

**ORDINANCE NO. 2018-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS GRANTING A TYPE 2 SPECIAL USE PERMIT TO ALLOW SHORT TERM RENTAL OF A SINGLE FAMILY DWELLING IN THE “C-3” COMMERCIAL DISTRICT, ON LOT 8, CITY BLOCK 5119, ADDRESSED AT 481 EAST TORREY STREET; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

---

**WHEREAS**, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

**WHEREAS**, in keeping with the spirit and objectives of a Special Use Permit, the City Council has given due consideration to all components of said permit; and

**WHEREAS**, the City also recognizes that granting such a permit is possible while promoting the health, safety, and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

**WHEREAS**, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatibility and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144, of the New Braunfels Code of Ordinances; and

**WHEREAS**, the property is located in an area suitable for short term rentals; and

**WHEREAS**, the City Council desires to grant a Type 2 Special Use Permit for Lot 8, City Block 5119, addressed at 481 East Torrey Street, to allow the short term rental of a single family dwelling in the “C-3” Commercial District; **now therefore**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:**

**SECTION 1**

**THAT** pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by adding the following described tract of land as a "Special Use Permit" for the uses and conditions herein described:

“Being Lot 8, City Block 5119, addressed at 481 East Torrey Street, as delineated in the attached Exhibit ‘A’, to allow the short term rental of a single family dwelling in the “C-3” Commercial District.”

**SECTION 2**

**THAT** the Special Use Permit be subject to the following additional restrictions:

1. The existing residential character and appearance of the building must be maintained.
2. The property will remain in compliance with the approved site plat attached as Exhibit 'B'. Any significant changes to the site plan will require a revision to the SUP.
3. Signage must be posted on the premise instructing guests to observe quiet time beginning at 10PM.

**SECTION 3**

**THAT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 4**

**THAT** if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 5**

**THIS** ordinance will take effect upon the second and final reading of same.

**PASSED AND APPROVED:** First Reading this the 29th day of May, 2018.

**PASSED AND APPROVED:** Second Reading this the 11th day of June, 2018.

**CITY OF NEW BRAUNFELS**

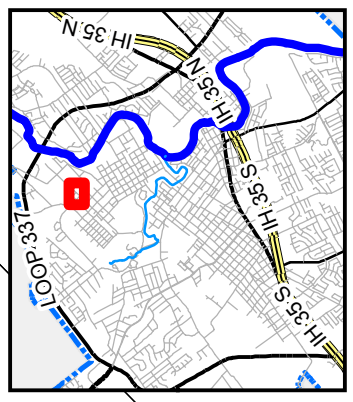
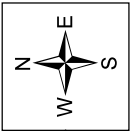
\_\_\_\_\_  
**BARRON CASTEEL**, Mayor

**ATTEST:**

\_\_\_\_\_  
**PATRICK D. ATEN**, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**VALERIA M. ACEVEDO**, City Attorney



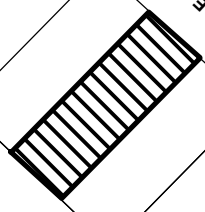
Location Map

Legend  
Subject Property

AMERICAN BLVD

E TORREY ST

LAKEVIEW BLVD

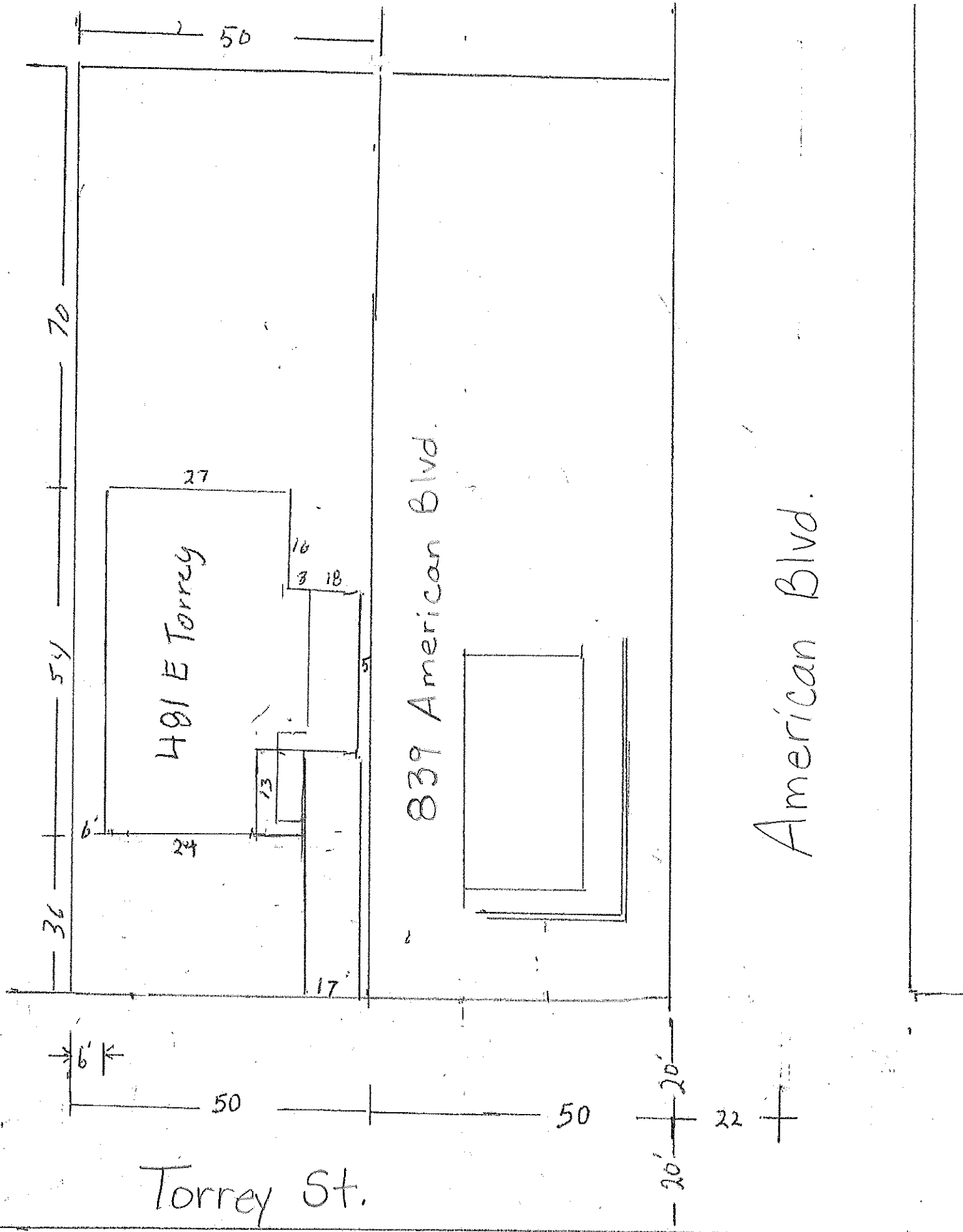


Map Created: 5/4/2018

PZ-18-009  
481 E. Torrey St.  
SUP for Short Term Rental in the C-3 District



EXHIBIT "A"



27

BR



BR

2'3" wide

15'

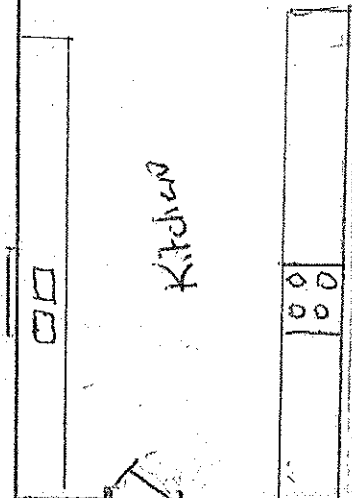
10

0

8

19

DR



Kitchen

LR

2'8"

CAR  
PORT

27

WASHER  
DRYER



BR

18

8

24