

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING ORDINANCE NO. 2011-97, ADDING “BOUTIQUE HOTEL” AS A PERMITTED USE IN THE “GRUENE LAKE VILLAGE” SPECIAL DISTRICT; 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 the “Gruene Lake Village” Special District, the City Council has given due consideration to all components of said district; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council desires to amend Ordinance No. 2011-97 by adding “boutique hotel” as a permitted use in the “Gruene Lake Village” Special District; **now, therefore;**

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

SECTION 1

THAT the City of New Braunfels, Texas, Code of Ordinances, Chapter 144, Section 3.8-5(a)(1) is hereby amended by adding “Boutique Hotel (a small hotel with a maximum of 6 rooms)” as a permitted use in the “Gruene Lake Village” Special District, as described in Exhibit ‘A’ attached.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

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THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.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 in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of April, 2018.

PASSED AND APPROVED: Second reading this 14th day of May, 2018.

CITY OF NEW BRAUNFELS

BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

3.8-5 Purpose. Gruene Lake Village

The "Gruene Lake Village" Special District is intended for a broad range of office and retail uses for development of Lots 1, 2 and 3, Block 1, Cotton Crossing Subdivision, Unit 10. The following regulations shall apply to the "Gruene Lake Village" Special District:

(a) *Authorized uses.*

(1) *Uses permitted by right:*

Residential uses:

Residential use in buildings with the following non-residential uses:

Non-residential uses:

Adult day care (no overnight stay)
Adult day care (with overnight stay)
Amusement devices/arcade (four or more devices)
Antique shop
Armed services recruiting center
Art dealer / gallery
Artist or artisan's studio
Bakery (retail)
Bank, savings and loan, or credit
Barber/beauty shop, haircutting (non-college)
Bed and Breakfast Establishments
Book store
Boutique Hotel (a small hotel with a maximum of 6 rooms)
Caterer
Check cashing service
Church/place of religious Assembly
Cleaning, pressing, and dyeing pickup stations
Clinic (dental)
Clinic (emergency care)
Clinic (medical)
Coffee shop
Confectionery store (retail)
Consignment shop
Contractor's temporary on-site construction office (only with permit from Building Official; see Sec. 5.9)
Convenience store without gas sales
Credit agency
Curio shops
Custom work shops
Drapery shop / blind shop
Drug sales/pharmacy
Electrical substation
Florist
Garden shops and greenhouses
Golf course (public or private)
Governmental building or use (state/federally owned and operated)
Greenhouse
Handicraft shop
Kiosk (providing a retail service)
Laundromat and laundry pickup stations
Locksmith
Martial arts school
Municipal use owned or operated by the City of New Braunfels, including libraries

Museum
Needlework shop
Nursing/convalescent home/sanitarium
Offices, business or professional including banks
Park and/or playground (public or private)
Photographic studio (no sale of cameras or supplies)
Photographic supply and printing
Refreshment/beverage stand
Restaurant
Restaurant/prepared food sales
Shoe repair shops
Small equipment repair (i.e. computer, bicycle, appliance)
Specialty shops in support of project guests and tourists
Stores, shops and markets for neighborhood retail trade
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)
Tailor shop
Travel agency
Video rental / sales
Water storage (surface, underground or overhead), water wells and pumping stations
that are part of a public or municipal system

(b) *Maximum height, minimum area and setback requirements:*

- (1) *Height.* 75 feet.
- (2) *Front building setback.* 25 feet.
- (3) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in any residential zone, a side building setback of not less than six feet shall be provided.
- (4) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.

Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See illustration 8 in Sec. 5.1-1)
- (5) *Residential setback.* Effective November 8, 2006, where any building abuts a one or two family use or zoning district, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (6) *Rear building setback.* 20 feet.
- (7) *Width of lot.* 60 feet.
- (8) *Lot depth.* 100 feet.
- (9) *Parking.* See Section 5.1 for permitted uses parking.

(c) Area included in "Gruene Lake Village" Special District: See Exhibit "A"



Exhibit "A"
Gruene Lake Village Special District