

**ORDINANCE NO. 2024-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING 0.21 ACRES, BEING OUT OF THE KUEHLER ADDITION SUBDIVISION, NEW CITY BLOCK 1054, LOT 7, CURRENTLY ADDRESSED AT 296 E FAUST ST, FROM C-3 (COMMERCIAL DISTRICT) TO C-3 SUP (COMMERCIAL DISTRICT WITH A SPECIAL USE PERMIT FOR SHORT TERM RENTAL OF A RESIDENCE); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

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**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 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 compatible 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 rental use; and

**WHEREAS**, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

**WHEREAS**, the requested rezoning is in accordance with the City's Strategic Plan; and

**WHEREAS**, the City Council desires to grant a Special Use Permit at address, to allow short term rental of a residence 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 tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being out of the Kuehler Addition Subdivision, New City Block 1054, Lot 7, being as depicted on Exhibit "A" attached.

**SECTION 2**

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

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan Exhibit "B" and floor plan Exhibit "C". Any significant changes to the site plan will require a revision to the SUP.

**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 28<sup>th</sup> day of October 2024.

**PASSED AND APPROVED:** Second reading this 12<sup>th</sup> day of November 2024.

**CITY OF NEW BRAUNFELS**

\_\_\_\_\_  
**NEAL LINNARTZ**, Mayor

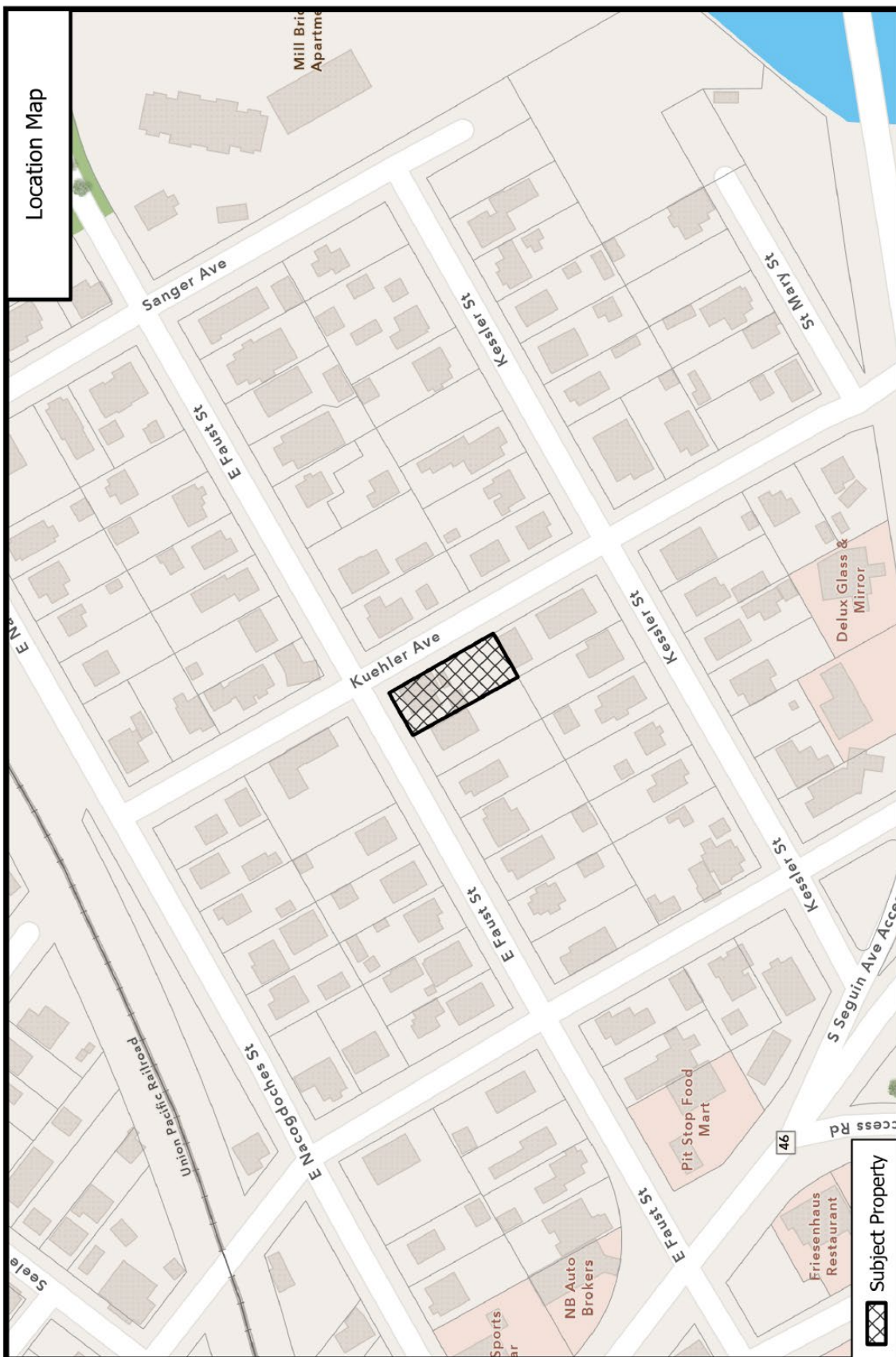
**ATTEST:**

\_\_\_\_\_  
**GAYLE WILKINSON**, City Secretary

**APPROVED AS TO FORM:**

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

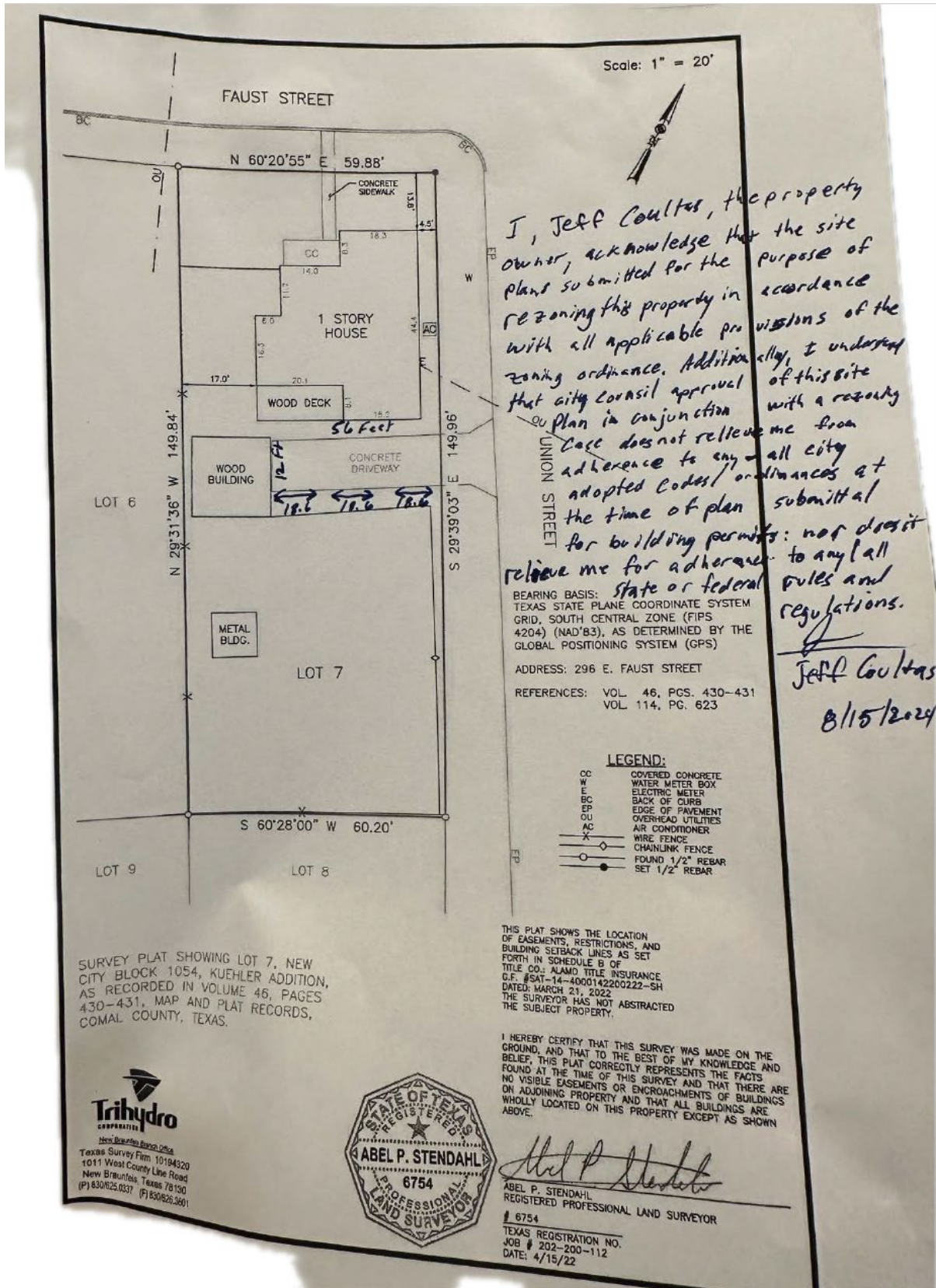
EXHIBIT "A"



Location Map

Subject Property

EXHIBIT "B"



I, Jeff Coulter, the property owner, acknowledge that the site plans submitted for the purpose of rezoning this property in accordance with all applicable provisions of the zoning ordinance. Additionally, I understand that city council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any all city adopted codes/ordinances at the time of plan submittal for building permits: nor does it relieve me for adherence to any all state or federal rules and regulations.

Jeff Coulter  
8/15/2024

SURVEY PLAT SHOWING LOT 7, NEW CITY BLOCK 1054, KUEHLER ADDITION, AS RECORDED IN VOLUME 46, PAGES 430-431, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

**Trihydro**  
CORPORATION  
New Braunfels Survey Office  
Texas Survey Firm 10194320  
1011 West County Line Road  
New Braunfels, Texas 78130  
(P) 830/625-0337 (F) 830/625-3601



ABEL P. STENDAHL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
# 6754  
TEXAS REGISTRATION NO.  
JOB # 202-200-112  
DATE: 4/15/22

# EXHIBIT "C"

## Building Sketch

Borrower/Client			
Property Address 296 E Faust Sketch			
City	County	State	Zip Code
Lender			

I Jeff Coulter, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the zoning ordinance. Additionally, I understand that city council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

