

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.2 OF AN ACRE, BEING OUT OF THE BUENA VISTA ADDITION SUBDIVISION, BLOCK 3, GREATER PART OF LOT 8, CURRENTLY ADDRESSED AT 265 SCHOOL AVENUE, FROM C-3 (COMMERCIAL DISTRICT) TO C-3 SUP (COMMERCIAL DISTRICT WITH SPECIAL USE PERMIT TO ALLOW SHORT TERM RENTAL OF A RESIDENCE); 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 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 265 School Avenue, 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 Buena Vista Addition Subdivision, Block 3, Greater Part of Lot 8, being as delineated on Exhibit "A" and depicted on Exhibit "B" attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan Exhibit "C" and floor plan Exhibit "D". 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 24th day of November 2025.

PASSED AND APPROVED: Second reading this 8th day of December, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

LINE	BEARING	DISTANCE
L1	S 36°22'40" E (S 35°48' E)	24.99'
L2	S 28°23'00" W	57.66'
L3	N 37°08'57" W (N 35°48' W)	50.04' (50')
L4	N 35°40'54" W (N 35°48' W)	149.74' (150')

SCHOOL AVENUE
(60' R.O.W.)

CELIA SILVA, ET AL
TRACT
DOC. NO. 201606021131

FRANCIS J. FUREY
TRACT
VOL. 271, PG. 378

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL.
85, PG. 158-159, DEED RECORDS, COMAL COUNTY, TEXAS.

LEGEND

	= CALCULATED POINT
	= FUND. 1/2" IRON ROD
	= SET 1/2" IRON ROD CAPPED WALS
	= FUND. TYPE III MONUMENT
	= RECORD INFORMATION
B.S.	= BUILDING SETBACK
R.D.	= RECORD DIGNITY MONUMENT
	= WATER METER
	= OVERHEAD ELECTRIC
	= WIRE FENCE
	= WOOD FENCE
	= CHAIN LINK FENCE
	= POWER POLE
	= POINT OF BEGINNING

Owner: *T.B.D.*

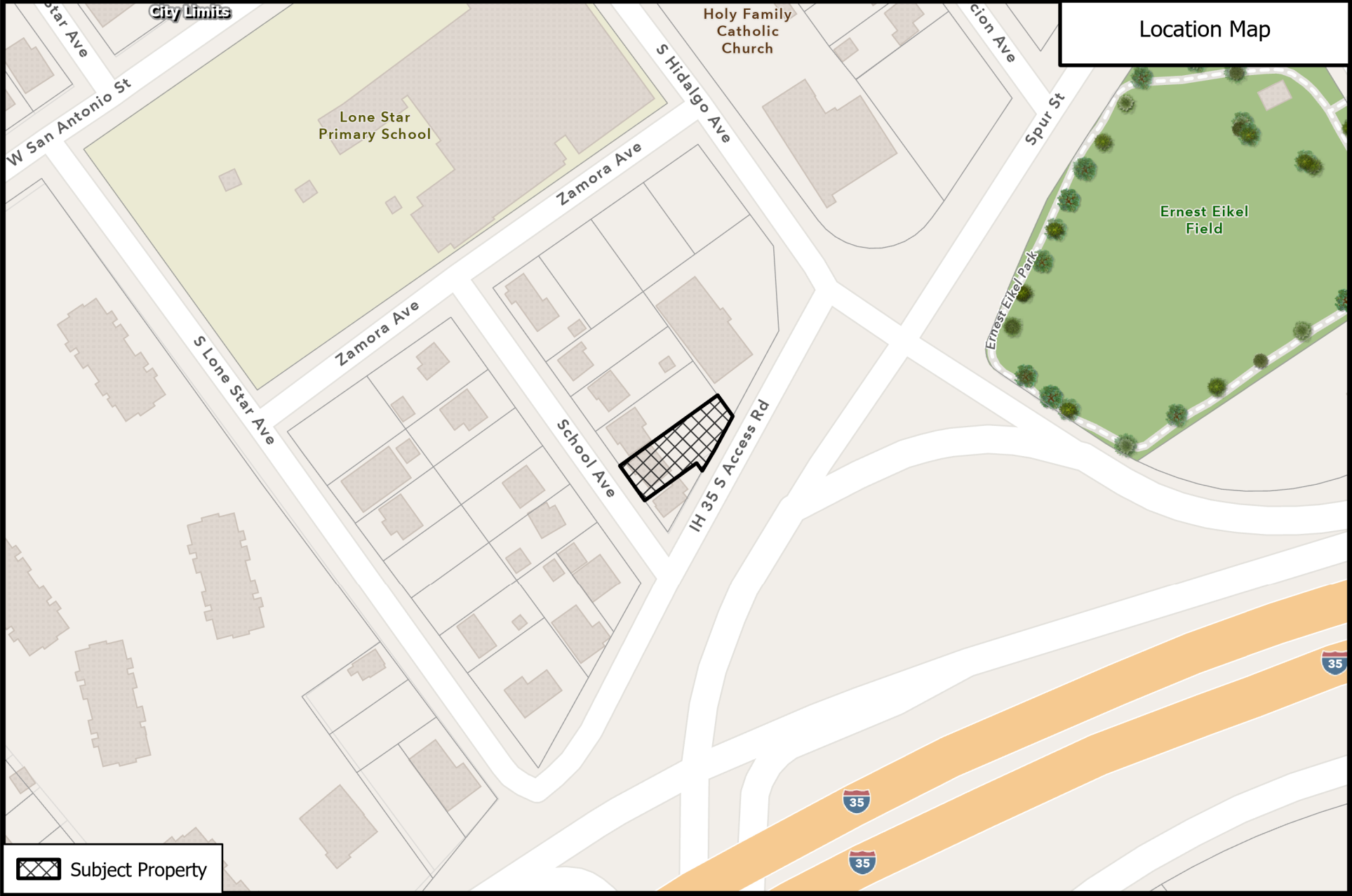
TITLE COMPANY: *N/A*



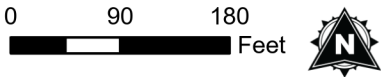

 MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5095

SCALE: 1"=30'

EXHIBIT "B"



SUP25-368 265 School Ave - SUP for STR



Path: \\chfs-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-368 - 265 School Ave -

Source: City of New Braunfels Planning
Date: 10/31/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

EXHIBIT "C"



- NOTE:
1. GENERAL CONTRACTOR TO VERIFY PROPERTY LINES AND BUILDING SETBACKS TO CONFORM TO CURRENT CITY OF NEW BRAUNFELS ZONING REQUIREMENTS.
 2. VERIFY EXISTING MATURE TREES AND SALVAGE ANY NOT WITHIN BUILDING FOOTPRINT.
 3. GC TO VERIFY LOCATION OF CITY UTILITIES IN FIELD.

SITE PLAN LEGEND

PROPERTY LINE	---
RECD. SETBACK MIN	---
ACTUAL SETBACK	---
NORTH ARROW	

"I, Wood River Homes LLC, the property owner, acknowledge that the 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 adhering to any/all City-adopted Codes/Ordinances at the time of plan submission for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations."

1. SITE PLAN
1" = 10'-0"



Consultant:
Address:
Phone:
Fax:
e-mail:

Consultant:
Address:
Phone:
Fax:
e-mail:

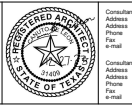
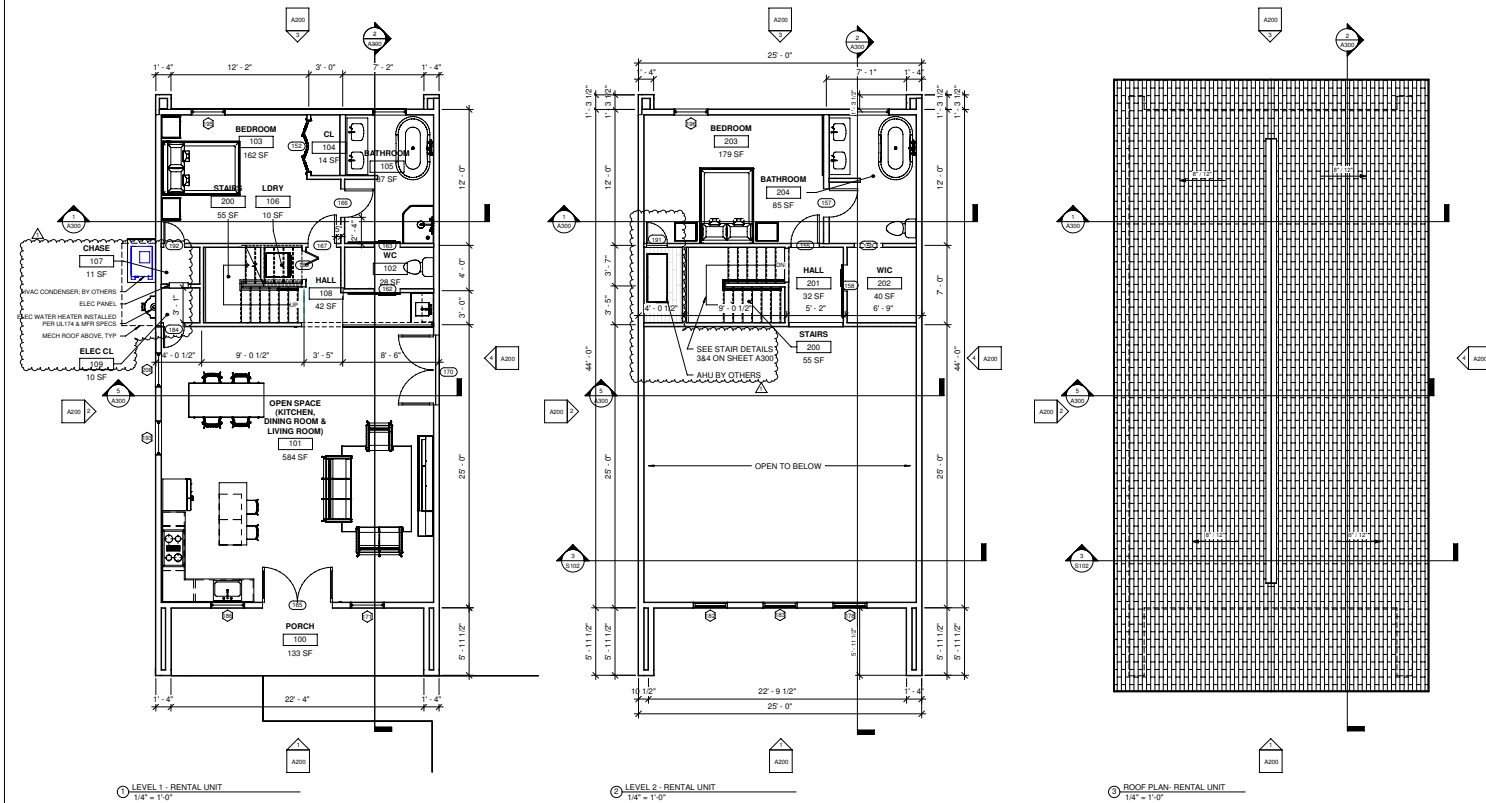
JOE RIOS
SCHOOL AVE RENTAL
265 School Ave
New Braunfels, TX 78130

SITE PLAN
Project number 223033
Date 02.02.2024
Drawn by JGR
Checked by CdL

C101
Scale As indicated

EXHIBIT "D"

PERMIT SET



Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

No.	Description	Date
1	BLDG DEPT	03/01/2024

JOE RIOS
SCHOOL AVE RENTAL
265 School Ave
New Braunfels, TX 78130

FLOOR PLAN - RENTAL UNIT		
Project number	223033	
Date	02.02.2024	
Drawn by	JGR	
Checked by	CdL	
Scale 1/4" = 1'-0"		

A101