

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.3 ACRES, BEING OUT OF CITY BLOCK 5092, SOUTHWEST PART OF LOT 29, ADDRESSED AT 256 EAST AUSTIN STREET, FROM R-2 (SINGLE-FAMILY AND TWO-FAMILY DISTRICT) TO C-O SUP (COMMERCIAL OFFICE DISTRICT WITH A 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 the C-O (Commercial Office District) District, the City Council has given due consideration to all components of said district; and

WHEREAS, the rezoning is in compliance with the Future Land Use Plan; 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 the Zoning Map by changing the zoning of approximately 0.2 acres being out of City Block 5092, southwest part of Lot 29, addressed at 256 East Austin Street, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence); 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 256 East Austin Street, to allow a Short-Term Rental of a Residence in the C-O (Commercial Office 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 rezoning the following tract of land from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence) with conditions herein described:

Approximately 0.3 acres, being out of City Block 5092, southwest part of Lot 29, as described on Exhibit "A", 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 "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 27th day of July 2026.

PASSED AND APPROVED: Second reading this 10th day of August 2026.

CITY OF NEW BRAUNFELS

MICHAEL FRENCH, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

City Attorney's Office

Exhibit "A"

Trihydro Corporation

1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130

PHONE (830) 626-3588

jhickman@trihydro.com

TBPELS Firm Registration #10194320

BEING, all that parcel of land situated in the corporate limits of the City of New Braunfels, Comal County, Texas, being known as the southwest part of Lot No. 29, New City Block 5092. Also being the same tract described in Document No. 202206045450, Official Public Records Comal County, Texas (O.P.R.C.C.TX.);

COMMENCING at an iron rod found on the southeast right-of-way line of E. Austin St. marking the west corner of a called 0.161 acre tract, called the northeast part of Lot 25, New City Block 5092 and recorded in Document No. 201606039704, O.P.R.C.C.TX.;

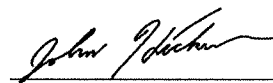
THENCE North 44°03'00" East, a distance of 62.94 feet to a 1/2-inch iron rod found on said southeast right-of-way line of E. Austin St. marking the north corner of said northeast part of Lot 25, same being the west corner of Lot 29 of said New City Block 5092 and the west corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE, North 44°07'36" East, a distance of 55.28 feet along said southeast right-of-way line of E. Austin St. with the northwest line of said Lot 29 to a 1/2-inch iron rod found marking the north corner of the herein described tract, same being the west corner of the remainder of a called 0.36 acre tract and being a portion of Lots 29 and 32, New City Block 5092 and recorded in Document No. 201206025395, O.P.R.C.C.TX.;

THENCE, South 45°47'51" East, a distance of 174.37 feet departing said southeast right-of-way line of E. Austin St. along the common line of this tract and said remainder of a called 0.36 acre tract to a 1/2-inch iron rod found marking the east corner of the herein described tract, same being on the northwest line of a called 0.705 acre tract, consisting of all of Lot 26 and a portion of Lots 25, 29, and 32, New City Block 5092 and recorded in Document No. 200606050859, O.P.R.C.C.TX.;

THENCE, South 44°16'08" West, a distance of 55.48 feet with the common line of this tract and said 0.705 acre tract to a 1/2-inch iron rod found marking the south corner of the herein described tract, same being an interior corner of said 0.705 acre tract and being on the southwest line of said Lot 29;

THENCE, North 45°44'04" West, along the southwest line of said Lot 29 at 63.3 feet a 1/2-inch iron rod found bears North 44°15'11" East, a distance of 0.92 feet and continuing for a total distance of 174.23 feet to the **POINT OF BEGINNING**. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.



John Mark Hickman, RPLS 7001

Job No.: TXSUR-025-0062

Date: 10/03/2025



EXHIBIT

A

1 OF 2

SURVEY SHOWING ALL THAT PARCEL OF LAND, SITUATED IN THE CORPORATE LIMITS OF THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, KNOWN AS THE SOUTHWEST PART OF LOT NO. 29, NEW CITY BLOCK NO. 5092. ALSO BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 202206045450 OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS.

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

DRAWN BY: PME

CHECKED BY: JMH

DATE: 10/03/2025

SCALE: NONE

FILE: TXSUR-025-0062

PREPARED BY:



New Braunfels Branch Office
Texas Survey Firm 10194320
1672 Independence Dr., Ste 315
New Braunfels, Texas 78132
(P) 830/626-3337 (F) 830/626-3601

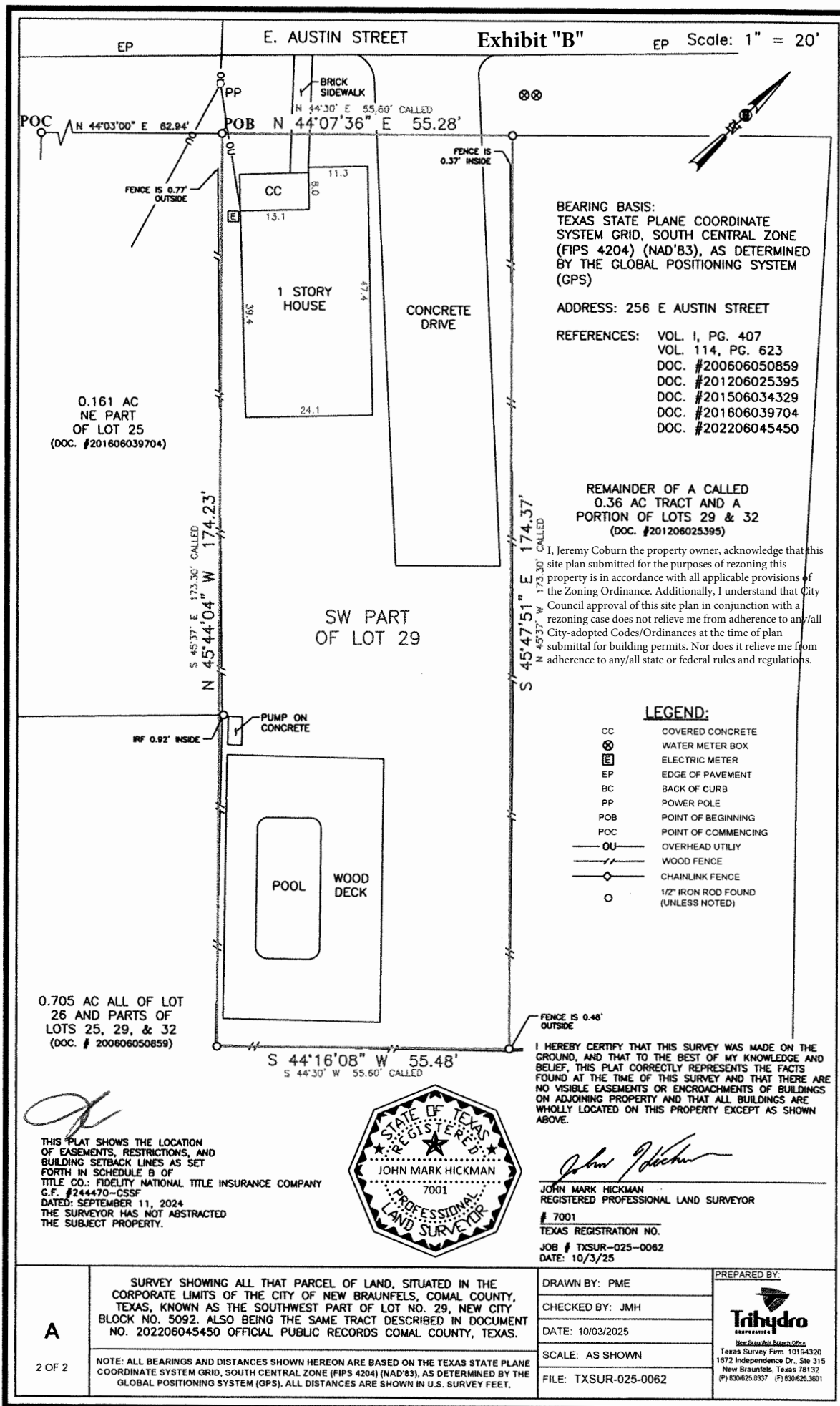
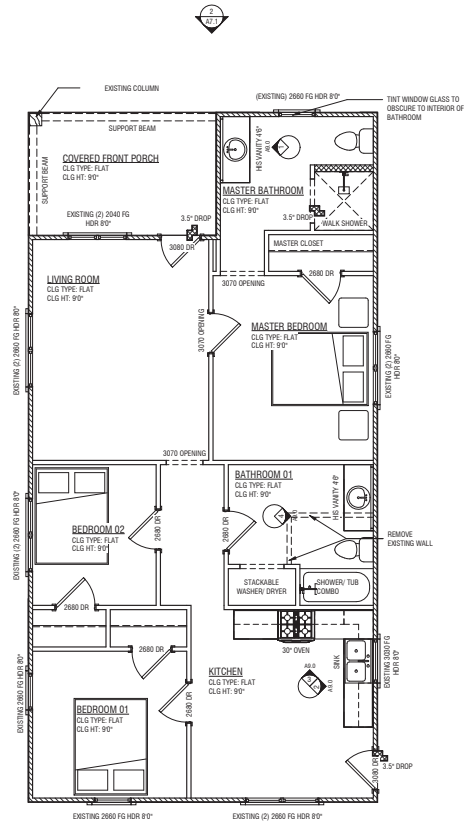
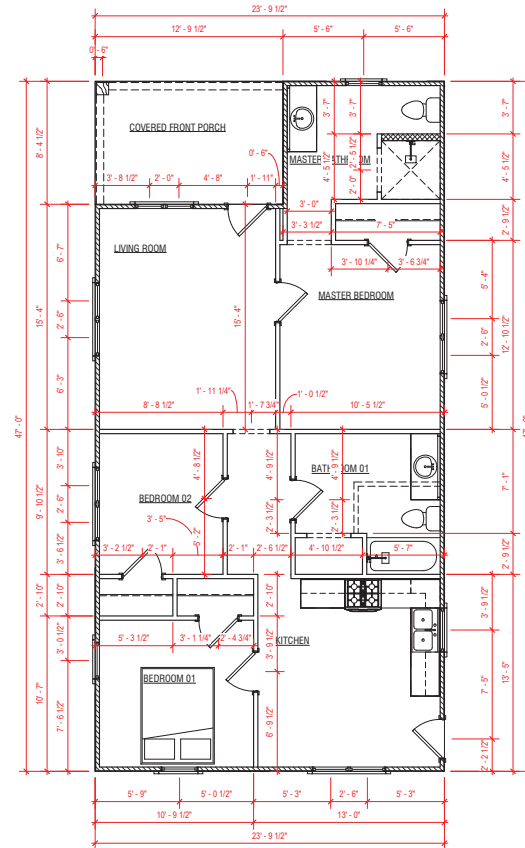


Exhibit "C"



1 FIRST FLOOR DETAILED LAYOUT
A7.1 1/4" = 1'-0"



2 FIRST FLOOR DETAILED LAYOUT
1/4" = 1'-0"

AREA SCHEDULE		
NAME	AREA	COMMENTS
MAIN CONDITIONED SPACE	1011 SF	
COVERED FRONT PORCH	107 SF	
	1118 SF	

DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND BUILDER THAT HE, "DESIGNER", RELIEVES HIMSELF OF LIABILITIES TO PROBLEMS AT SITE IN REFERENCE TO SAID WORKING DRAWINGS. THESE PLANS ARE PURCHASED BY THE OWNER OF BUILDING AS A MINIMUM SET OF PLANS AND SHOULD BE USED ONLY AS A GUIDELINE. THE BUILDER IS RESPONSIBLE FOR AND SHOULD REVIEW ALL DRAWINGS, SPECIFICATIONS, LOCAL CODES, ELECTRICAL, JOIST, HEADERS, FOUNDATION REQUIREMENTS, SITE RESTRICTIONS, FRAMING AND WOOD LOAD REQUIREMENTS ETC. PRIOR TO COMPLETION OF PLANS AND PRIOR TO ANY CONSTRUCTION.

PROJECT NAME: **EXISTING COBURN RESIDENCE**

SHEET NAME
FIRST FLOOR PLAN

272 EAST AUSTIN STREET, NEW BRAUNFELS, TX 78130

SHEET NUMBER:
A4.0

PAPER SIZE: ARCH D
DATE: Issue Date
SCALE: AS NOTED
DRAWN BY: SEP
CHECKED BY: CSB

SOLUTIONS LLC
Design & Estimating
christopher.blackwell@bmbesolutions.com

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