

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING 0.14 ACRES OUT OF NEW CITY BLOCK 4074, BAUS ADDITION, BLOCK A, LOT 9, CURRENTLY ADDRESSED AT 559 WEST NACOGDOCHES STREET, FROM C-3 (COMMERCIAL DISTRICT) TO C-3 SUP (COMMERCIAL DISTRICT WITH A SPECIAL USE PERMIT FOR SHORT-TERM RENTAL); 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 City Council desires to grant a Special Use Permit at 559 West Nacogdoches Street, 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 0.14 acres out of New City Block 4074, Baus Addition, Block A, Lot 9, 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.
3. A paved driveway with three parking spaces must be available for use prior to the issuance of a Short Term Rental permit.

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 8th day of January, 2024.

PASSED AND APPROVED: Second reading this 22nd day of January, 2024.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"

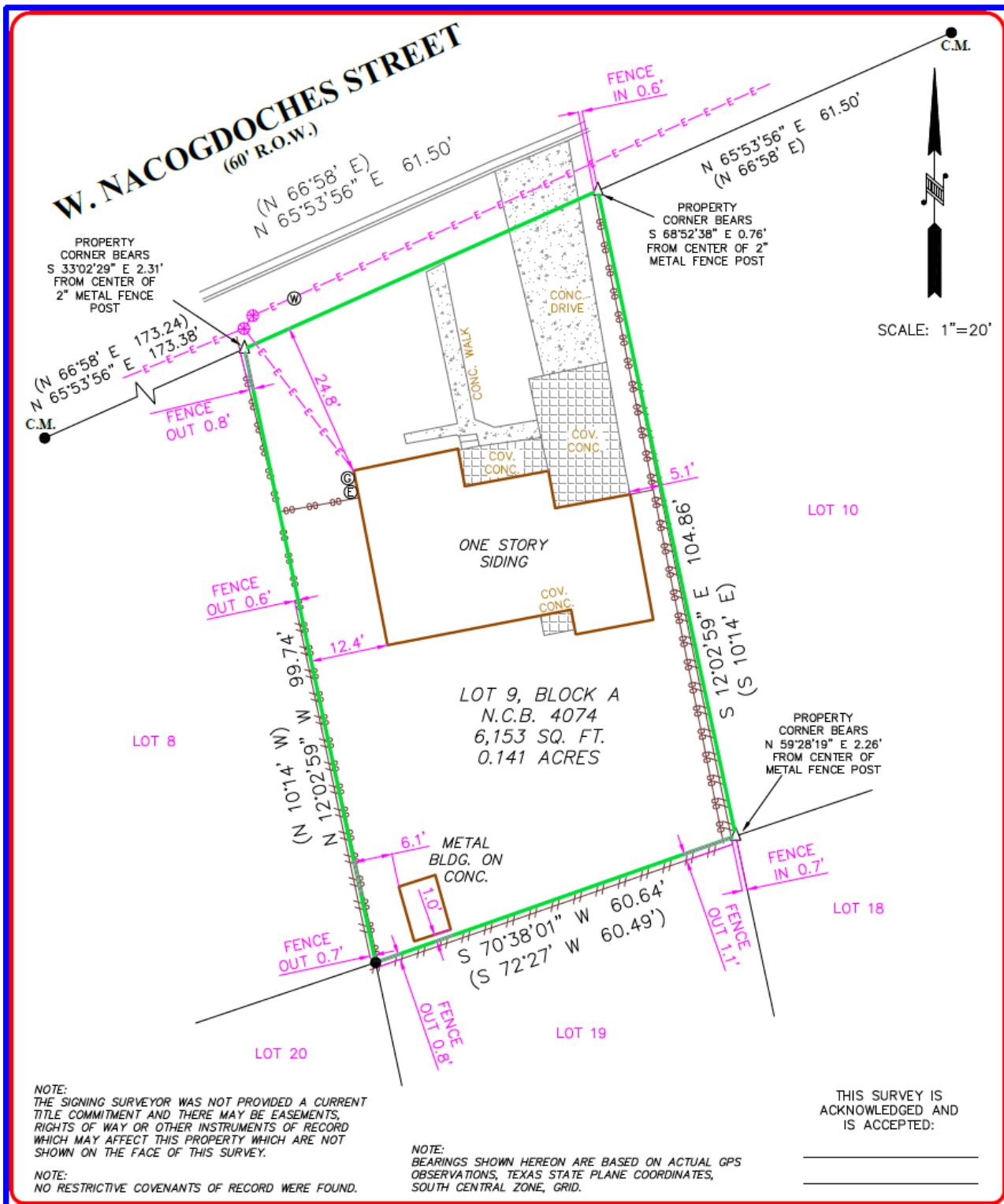
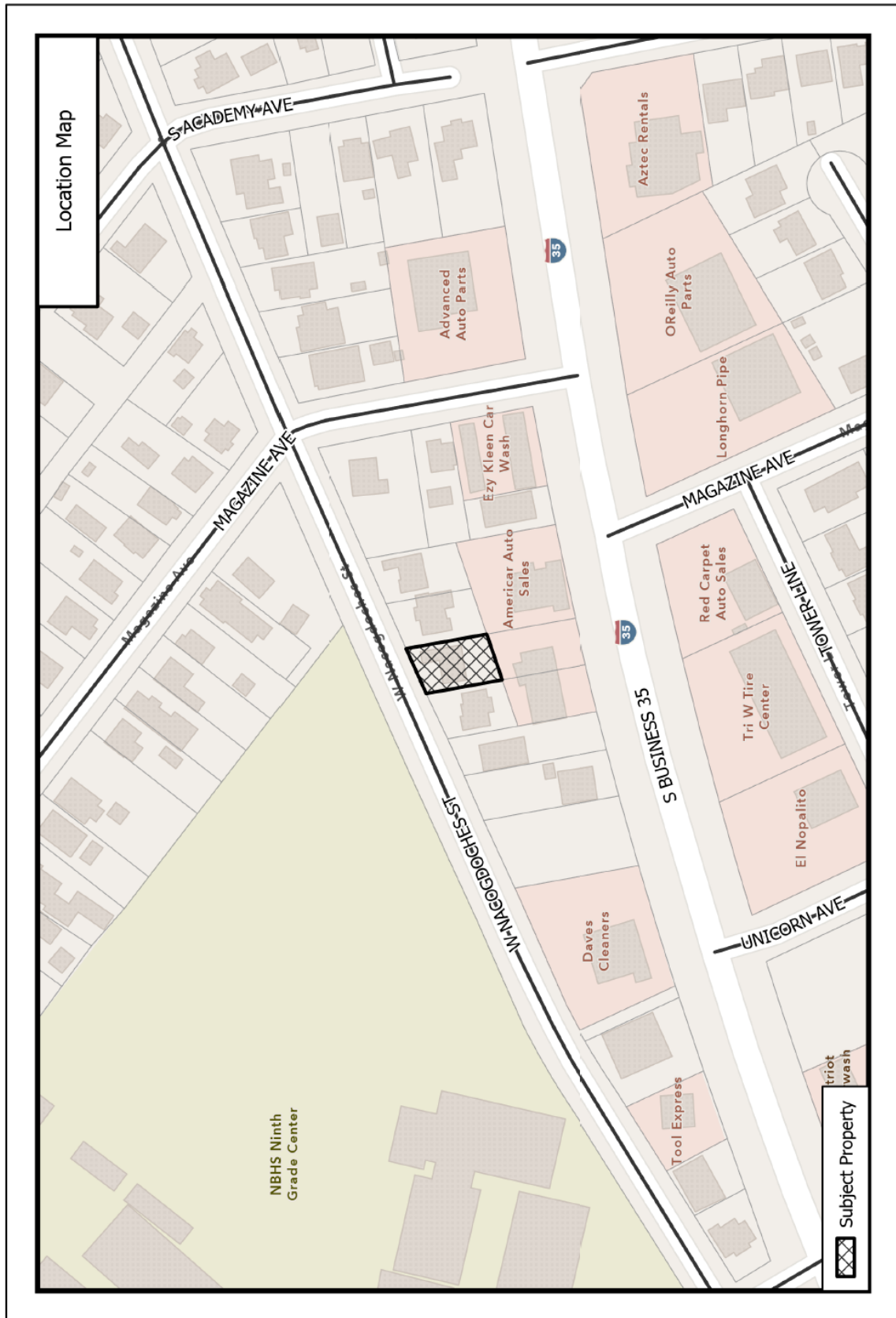
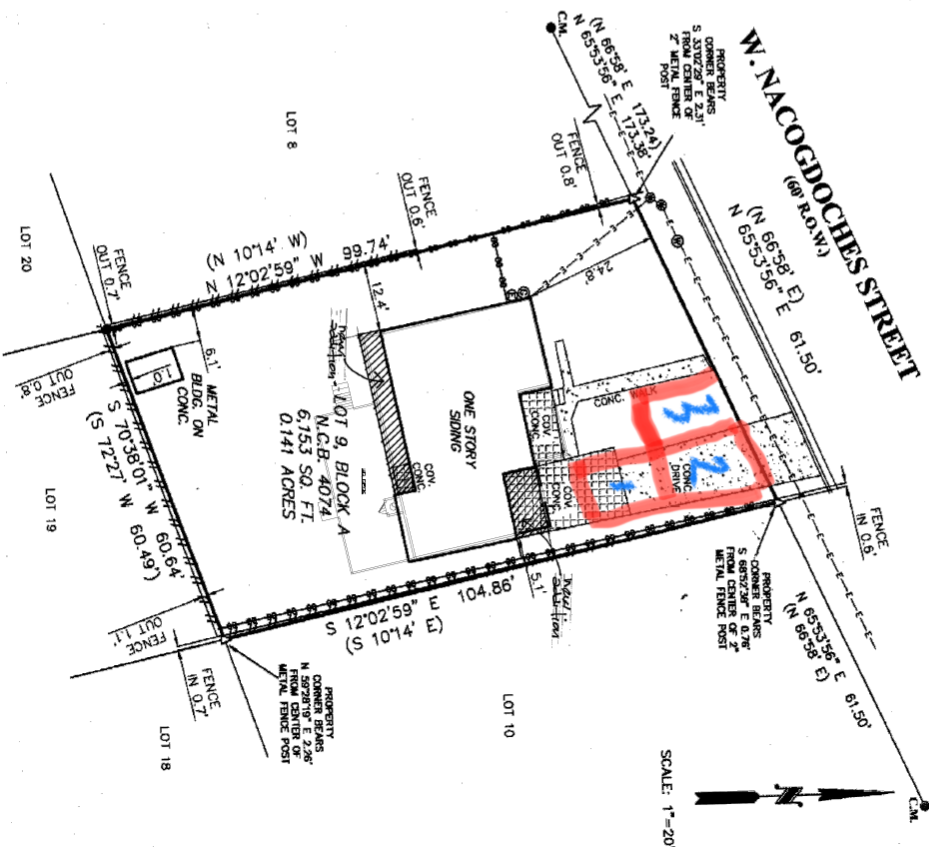


EXHIBIT "B"



6

1. 10x20'
2. 10x20
3. 10x20 with new approach



This floor plan shows a 3-bedroom house with the following details:

- Overall Dimensions:** 34'-0" wide by 48'-0" deep.
- Rooms and Features:**
 - Master Suite:** Includes a wood floor, 8'0" HI CLO., and a new 2'6" PKT. DR.
 - Master Bath:** Features a tile shower, 8'0" HI CLO., and a linen closet.
 - Kitchen:** Includes a sink, disposal, and a new microwave above the cooktop.
 - Living Room:** Features a wood floor and a new 30'0" S.H. 2X10 HDR.
 - Bedroom 1:** Includes a 30'0" S.H. 2X10 HDR and a 6'0" HI CLO.
 - Bedroom 2:** Includes a carpet floor, a 6'0" HI CLO., and a 2'6" PKT. DR.
 - Bedroom 3:** Includes a carpet floor, a 30'0" S.H. 2X10 HDR, and a 6'0" HI CLO.
 - Bath 2:** Features a tile floor, a toilet, and a linen closet.
 - Porch:** Includes a 36" HI. WOOD RAILING and a 12'X12" HD. COL. W/ TRIM.
- Other Details:**
 - Stairs lead up to the second floor.
 - Dimensions for various walls and openings are provided throughout the plan.
 - Notes indicate the installation of new materials and the selection of doors and hardware.

SCALE: 1/4" = 1'-0"