

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.18 OF AN ACRE OUT OF CITY BLOCK 5103, WEST PORTION OF LOT 23, CURRENTLY ADDRESSED AT 160 EAST KLINGEMANN 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 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 160 East Klingemann Street, to allow 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 adding the following tract of land as a "Special Use Permit" for the uses and conditions herein described:

Being 0.18 of an acre out of City Block 5103 Subdivision, West portion of Lot 23, 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 12th day of January, 2026.

PASSED AND APPROVED: Second reading this 26th day of January, 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary









APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"

LEGEND

These standard symbols will be found in the drawing.

- | | |
|---|-------------------|
|  | BOUNDARY LINE |
|  | CHAINLINK FENCE |
|  | HOG WIRE FENCE |
|  | OVERHEAD ELECTRIC |
|  | SET MAG NAIL |
|  | CALCULATED POINT |
|  | FOUND IRON ROD |
|  | ELECTRIC METER |
| (DEED) | RECORDED ON DEED |
| (F.M.) | FIELD MEASURED |

Legal Description of the Land:

BEING A 0.18 ACRE TRACT OF LAND, OUT OF LOT 23, NEW CITY BLOCK 5103, WITHIN THE CORPORATE LIMITS OF THE CITY LIMITS OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, SAME BEING CALLED THE SOUTHWEST PART OF LOT 23, CONVEYED TO JOSEFA (JODIE) CEDILLO, IN DOCUMENT NUMBER 201906024624, OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

At date of this survey, the property is in FEMA designated Zone X as verified by FEMA map Panel No: 48091C Q435 F effective date of September 2, 2009
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to _____

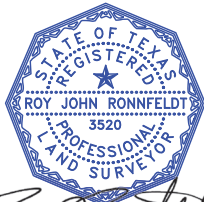
and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: **JOSEFA (JODIE) CEDILLO**

Address: 160 E. KLINGEMANN STREET GF No. ---
Legal Description of the Land:
 SEE ABOVE....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



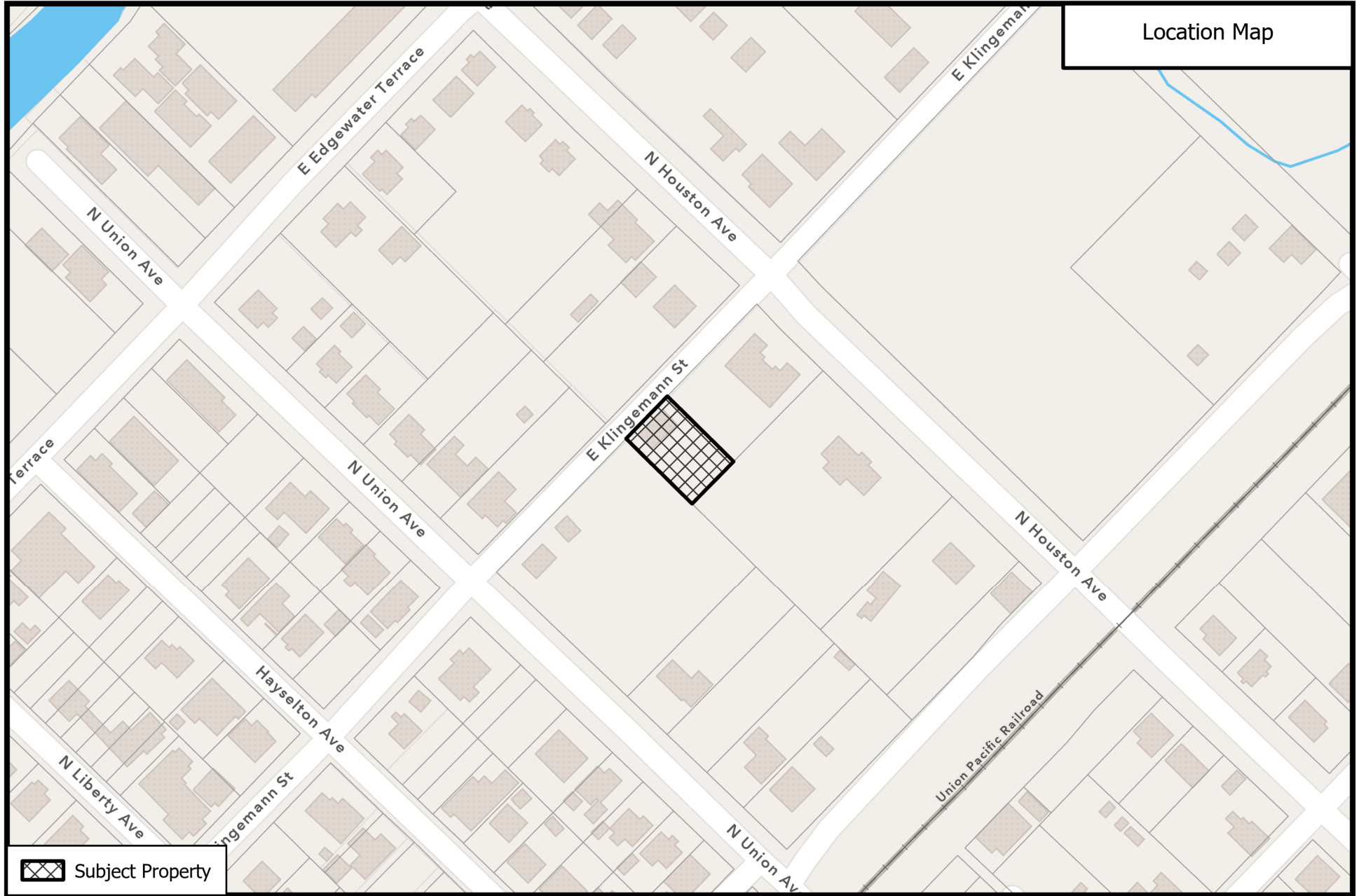
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

FINAL "AS-BUILT" SURVEY

JOB NO.:	1909065009	NO.	REVISION	DATE
DATE:	09/12/19			
DRAWN BY:	MN/SV			
APPROVED BY:	RJR			

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

EXHIBIT "B"



SUP25-388 R-2 to C-O SUP for Short Term Rental

0 90 180
Feet

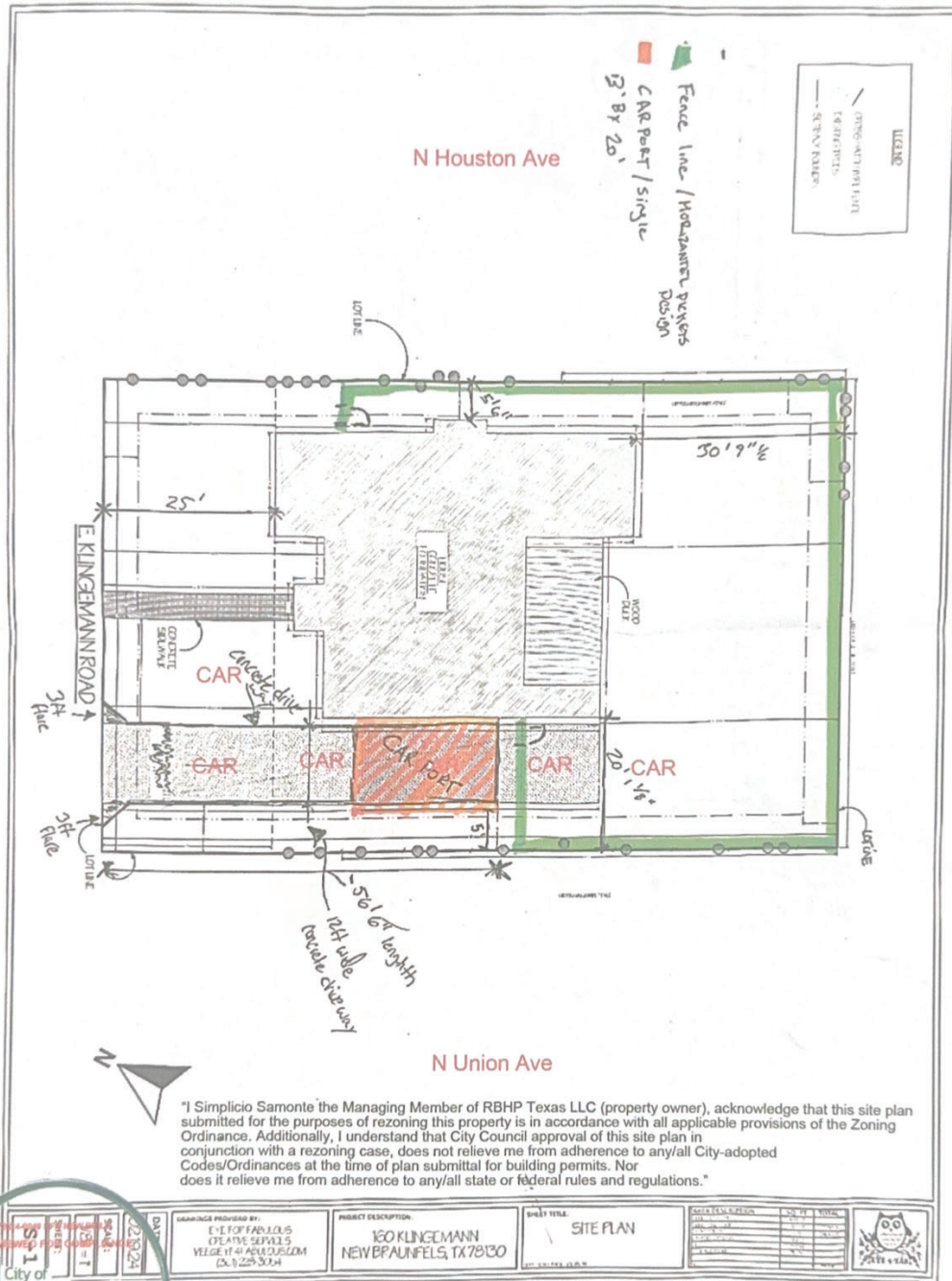


Path: \\CHFS-1\Departments\Planning\ZoneChange & SUPs\2025\SUP25-388 - 160 E Klingemann

Source: City of New Braunfels Planning
Date: 12/2/2025

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.

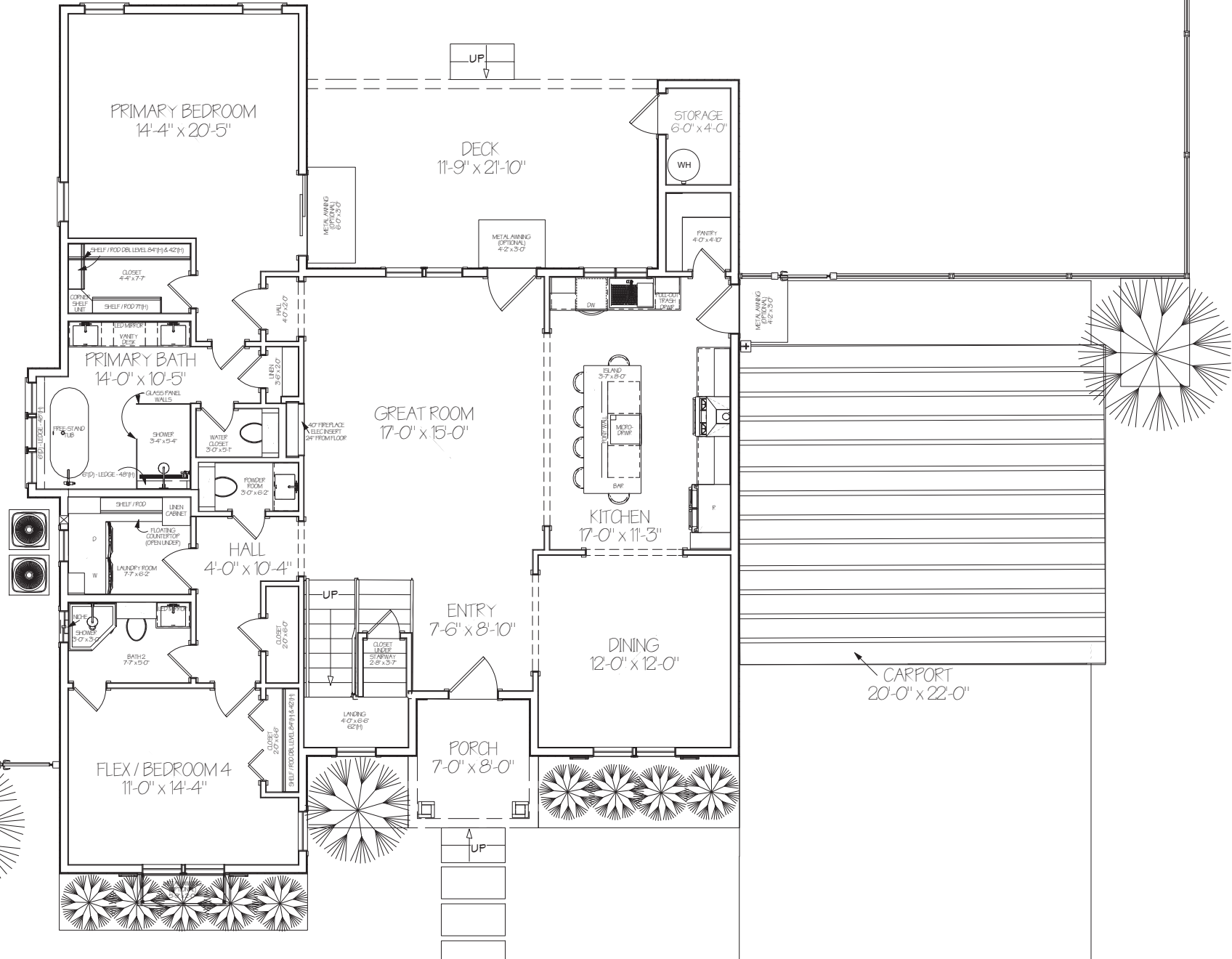
EXHIBIT "C"



APPROVED FOR SUBMITTAL REVIEWED FOR COMPLIANCE 04/28/24	DESIGNED BY: CTE OFFFABULOUS CREATIVE SERVICES YELBERT 414 NEW BRUNSWICK (512) 225-3004	PROJECT DESCRIPTION: 160 KLINGEMANN NEW BRAUNFELS, TX 78130	SHEET TITLE: SITE PLAN 04/28/24	DATE: 04/28/24
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EXHIBIT "D"

Main Floor



AREA DESCRIPTION:	SQ. FT.	TOTAL
INTG. 1ST FLOOR	1000.0	1000.0
INTG. 2ND FLOOR	1000.0	2000.0
INTG. 3RD FLOOR	1000.0	3000.0
INTG. 4TH FLOOR	1000.0	4000.0
INTG. 5TH FLOOR	1000.0	5000.0
INTG. 6TH FLOOR	1000.0	6000.0
INTG. 7TH FLOOR	1000.0	7000.0
INTG. 8TH FLOOR	1000.0	8000.0
INTG. 9TH FLOOR	1000.0	9000.0
INTG. 10TH FLOOR	1000.0	10000.0
INTG. 11TH FLOOR	1000.0	11000.0
INTG. 12TH FLOOR	1000.0	12000.0
INTG. 13TH FLOOR	1000.0	13000.0
INTG. 14TH FLOOR	1000.0	14000.0
INTG. 15TH FLOOR	1000.0	15000.0
INTG. 16TH FLOOR	1000.0	16000.0
INTG. 17TH FLOOR	1000.0	17000.0
INTG. 18TH FLOOR	1000.0	18000.0
INTG. 19TH FLOOR	1000.0	19000.0
INTG. 20TH FLOOR	1000.0	20000.0
INTG. 21ST FLOOR	1000.0	21000.0
INTG. 22ND FLOOR	1000.0	22000.0
INTG. 23RD FLOOR	1000.0	23000.0
INTG. 24TH FLOOR	1000.0	24000.0
INTG. 25TH FLOOR	1000.0	25000.0
INTG. 26TH FLOOR	1000.0	26000.0
INTG. 27TH FLOOR	1000.0	27000.0
INTG. 28TH FLOOR	1000.0	28000.0
INTG. 29TH FLOOR	1000.0	29000.0
INTG. 30TH FLOOR	1000.0	30000.0
INTG. 31ST FLOOR	1000.0	31000.0
INTG. 32ND FLOOR	1000.0	32000.0
INTG. 33RD FLOOR	1000.0	33000.0
INTG. 34TH FLOOR	1000.0	34000.0
INTG. 35TH FLOOR	1000.0	35000.0
INTG. 36TH FLOOR	1000.0	36000.0
INTG. 37TH FLOOR	1000.0	37000.0
INTG. 38TH FLOOR	1000.0	38000.0
INTG. 39TH FLOOR	1000.0	39000.0
INTG. 40TH FLOOR	1000.0	40000.0
INTG. 41ST FLOOR	1000.0	41000.0
INTG. 42ND FLOOR	1000.0	42000.0
INTG. 43RD FLOOR	1000.0	43000.0
INTG. 44TH FLOOR	1000.0	44000.0
INTG. 45TH FLOOR	1000.0	45000.0
INTG. 46TH FLOOR	1000.0	46000.0
INTG. 47TH FLOOR	1000.0	47000.0
INTG. 48TH FLOOR	1000.0	48000.0
INTG. 49TH FLOOR	1000.0	49000.0
INTG. 50TH FLOOR	1000.0	50000.0
INTG. 51ST FLOOR	1000.0	51000.0
INTG. 52ND FLOOR	1000.0	52000.0
INTG. 53RD FLOOR	1000.0	53000.0
INTG. 54TH FLOOR	1000.0	54000.0
INTG. 55TH FLOOR	1000.0	55000.0
INTG. 56TH FLOOR	1000.0	56000.0
INTG. 57TH FLOOR	1000.0	57000.0
INTG. 58TH FLOOR	1000.0	58000.0
INTG. 59TH FLOOR	1000.0	59000.0
INTG. 60TH FLOOR	1000.0	60000.0
INTG. 61ST FLOOR	1000.0	61000.0
INTG. 62ND FLOOR	1000.0	62000.0
INTG. 63RD FLOOR	1000.0	63000.0
INTG. 64TH FLOOR	1000.0	64000.0
INTG. 65TH FLOOR	1000.0	65000.0
INTG. 66TH FLOOR	1000.0	66000.0
INTG. 67TH FLOOR	1000.0	67000.0
INTG. 68TH FLOOR	1000.0	68000.0
INTG. 69TH FLOOR	1000.0	69000.0
INTG. 70TH FLOOR	1000.0	70000.0
INTG. 71ST FLOOR	1000.0	71000.0
INTG. 72ND FLOOR	1000.0	72000.0
INTG. 73RD FLOOR	1000.0	73000.0
INTG. 74TH FLOOR	1000.0	74000.0
INTG. 75TH FLOOR	1000.0	75000.0
INTG. 76TH FLOOR	1000.0	76000.0
INTG. 77TH FLOOR	1000.0	77000.0
INTG. 78TH FLOOR	1000.0	78000.0
INTG. 79TH FLOOR	1000.0	79000.0
INTG. 80TH FLOOR	1000.0	80000.0
INTG. 81ST FLOOR	1000.0	81000.0
INTG. 82ND FLOOR	1000.0	82000.0
INTG. 83RD FLOOR	1000.0	83000.0
INTG. 84TH FLOOR	1000.0	84000.0
INTG. 85TH FLOOR	1000.0	85000.0
INTG. 86TH FLOOR	1000.0	86000.0
INTG. 87TH FLOOR	1000.0	87000.0
INTG. 88TH FLOOR	1000.0	88000.0
INTG. 89TH FLOOR	1000.0	89000.0
INTG. 90TH FLOOR	1000.0	90000.0
INTG. 91ST FLOOR	1000.0	91000.0
INTG. 92ND FLOOR	1000.0	92000.0
INTG. 93RD FLOOR	1000.0	93000.0
INTG. 94TH FLOOR	1000.0	94000.0
INTG. 95TH FLOOR	1000.0	95000.0
INTG. 96TH FLOOR	1000.0	96000.0
INTG. 97TH FLOOR	1000.0	97000.0
INTG. 98TH FLOOR	1000.0	98000.0
INTG. 99TH FLOOR	1000.0	99000.0
INTG. 100TH FLOOR	1000.0	100000.0

SHEET TITLE: FLOOR PLAN FIRST FLOOR

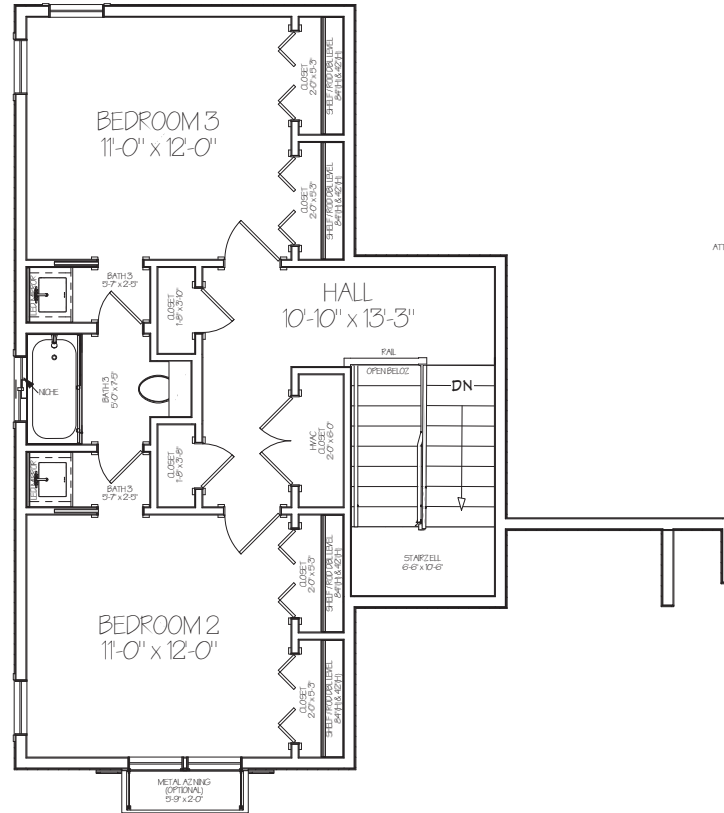
PROJECT DESCRIPTION: 160 KLINGMANN - NB TX 78130 REMODEL / REDESIGN

DRAWINGS PROVIDED BY: EYE FOR FABULOUS CREATIVE SERVICES VEE@EYEFABULOUS.COM (361) 228-3054

DATE: 11.25.23

SCALE: 1/4" = 1'

SHEET: A-1



AREA DESCRIPTION:	SQ. FT.	TOTAL:
Living - 1st Floor	1666.13	
Living - 2nd Floor	690.77	2356.9
Front Porch	617	2967.7
Carport	49.52	
Deck	257.94	
Storage Room	355.8	
All:		3545

SHEET TITLE:
FLOOR PLAN
SECOND FLOOR

NOTE: SCALE PAGE 596 1/8"=1'-0"

PROJECT DESCRIPTION:
160 KLINGMAN - NB TX 78130
REMODEL / REDESIGN

DRAWINGS PROVIDED BY:
EYE FOR FABULOUS
CREATIVE SERVICES
VEE@EYEFABULOUS.COM
(361) 228-3054

DATE:

11.25.23

SCALE:

$$\frac{1}{4}'' = 1'$$

SHEET:

A-2