

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
	RECORDED ON DEED
	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 EASEMENTS AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE as verified by FEMA map Panel No: 48091C 0435 F effective date of SEPTEMBER 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

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 herein 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 herein 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:

FINAL "AS-BUILT" SURVEY

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



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

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546
San Antonio, Texas 78213
Phone: (210) 572-1995
Fax: (210) 572-1993

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

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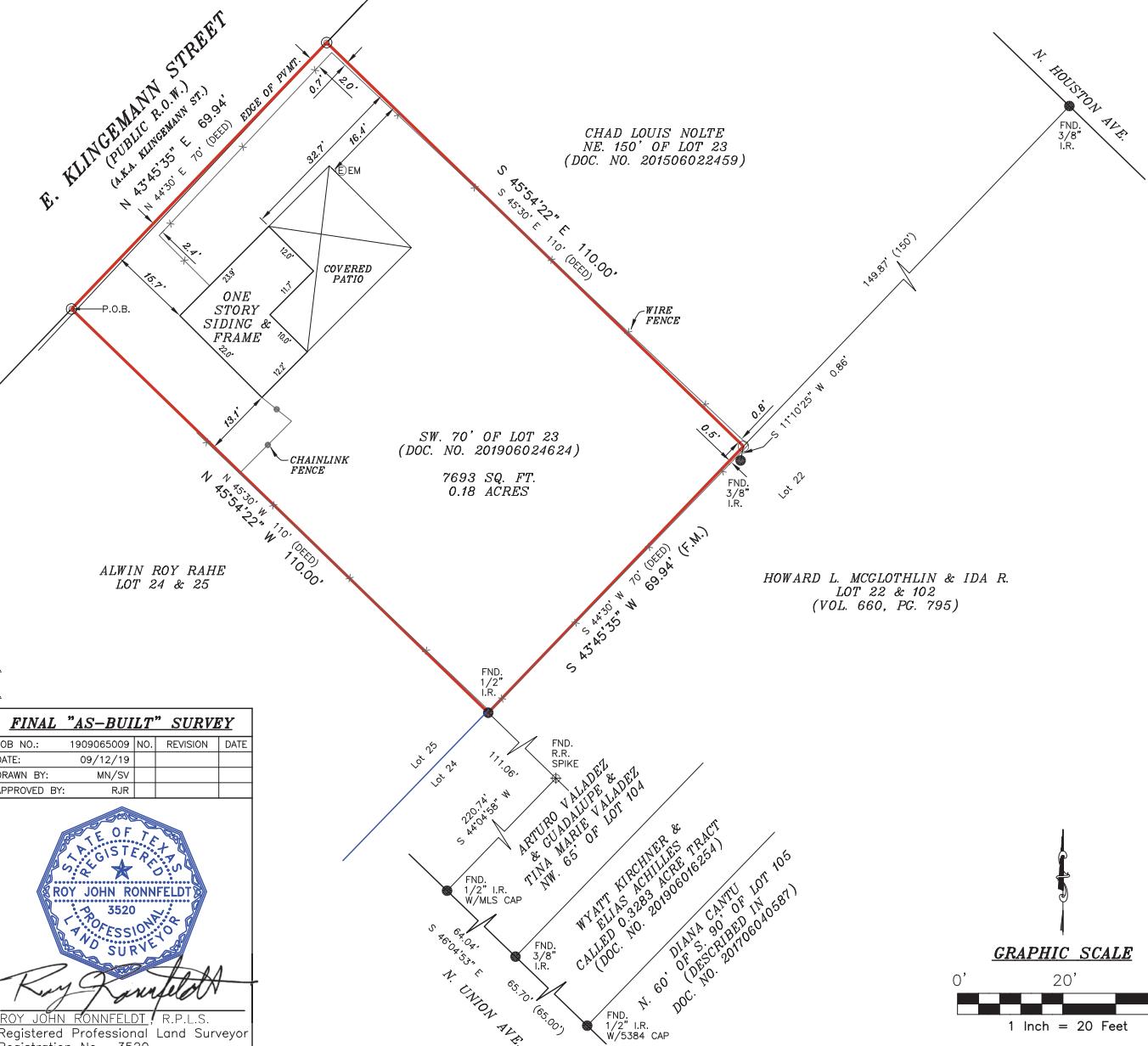
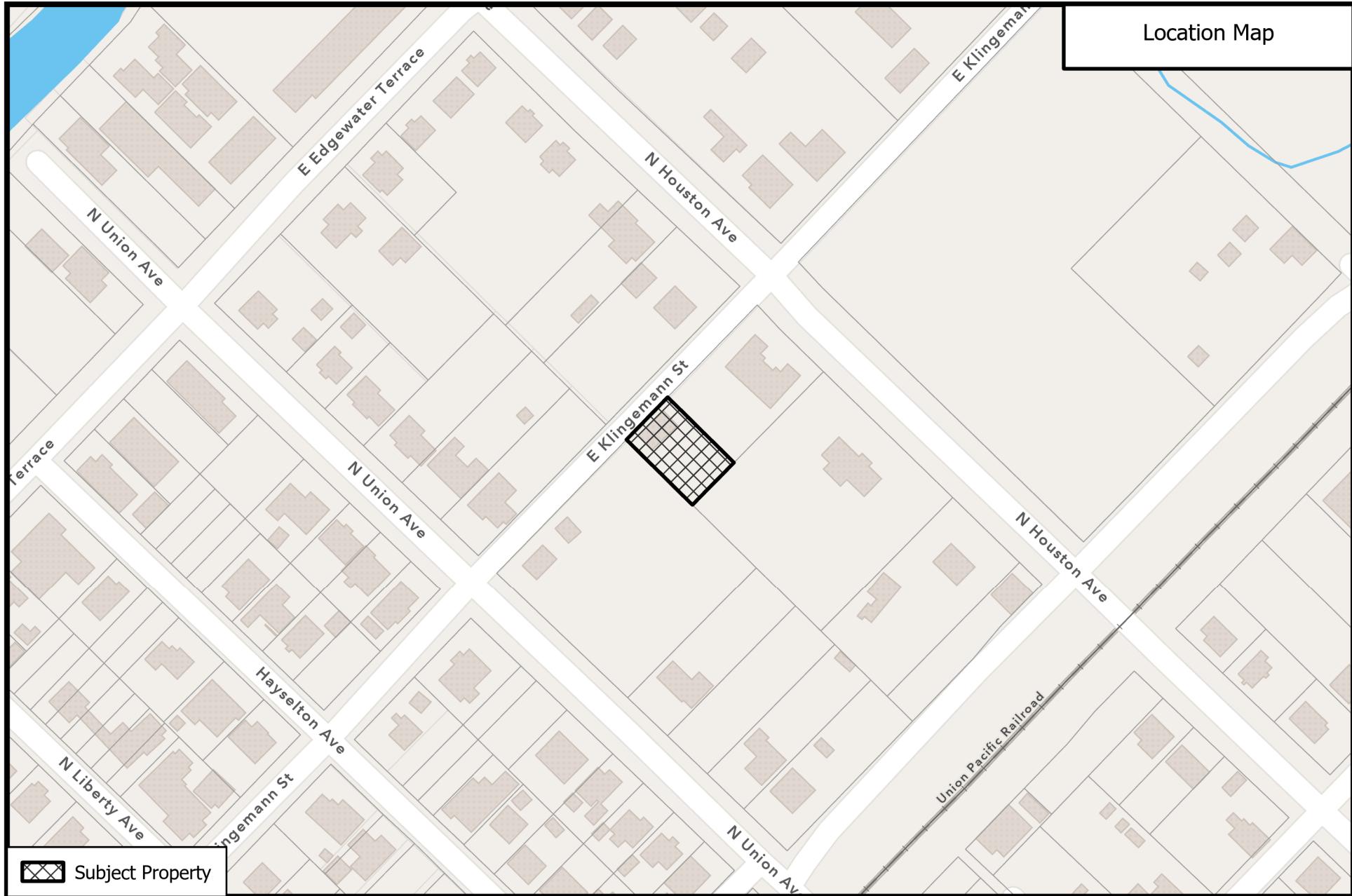


EXHIBIT "B"



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

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

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"

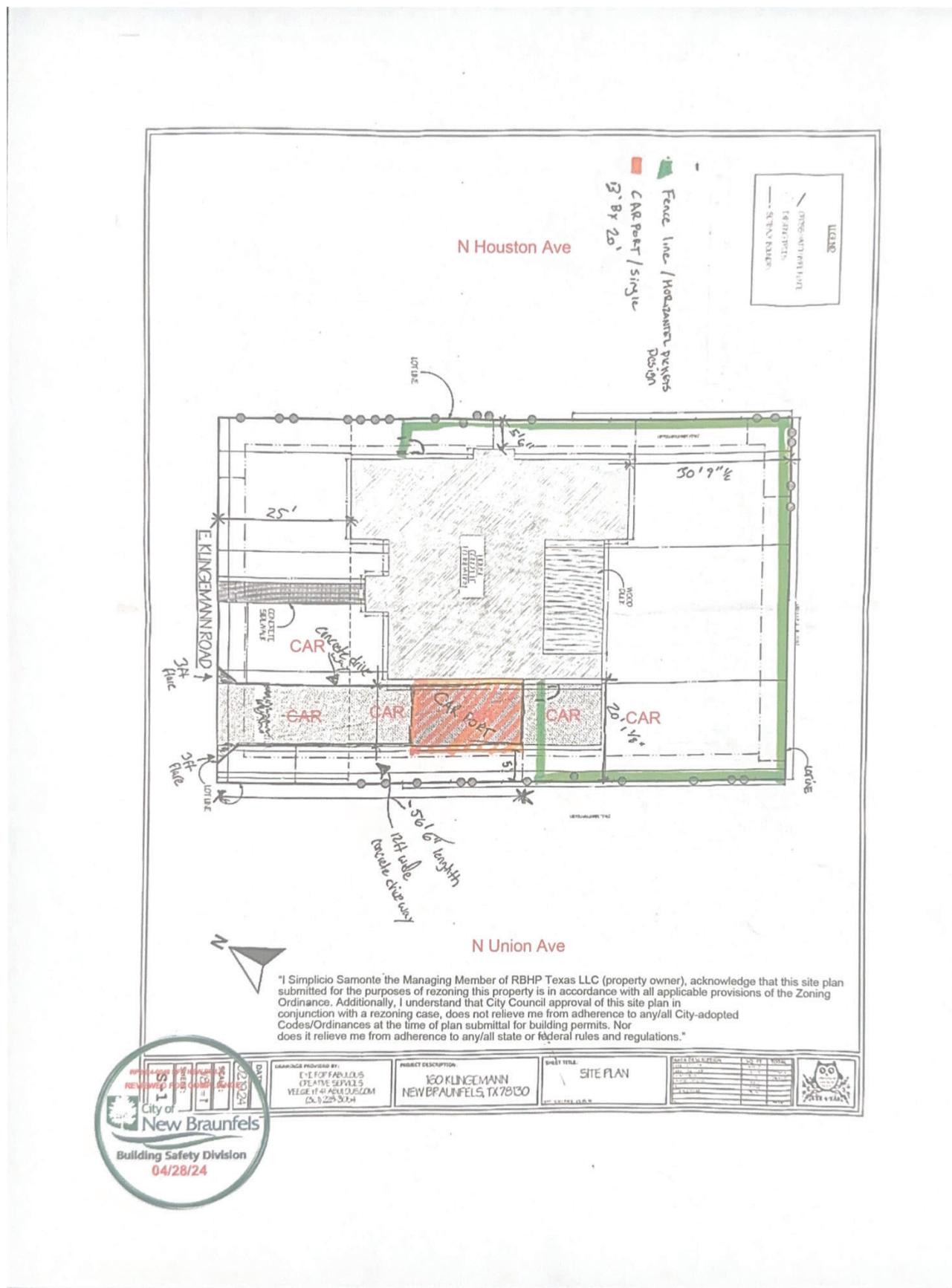
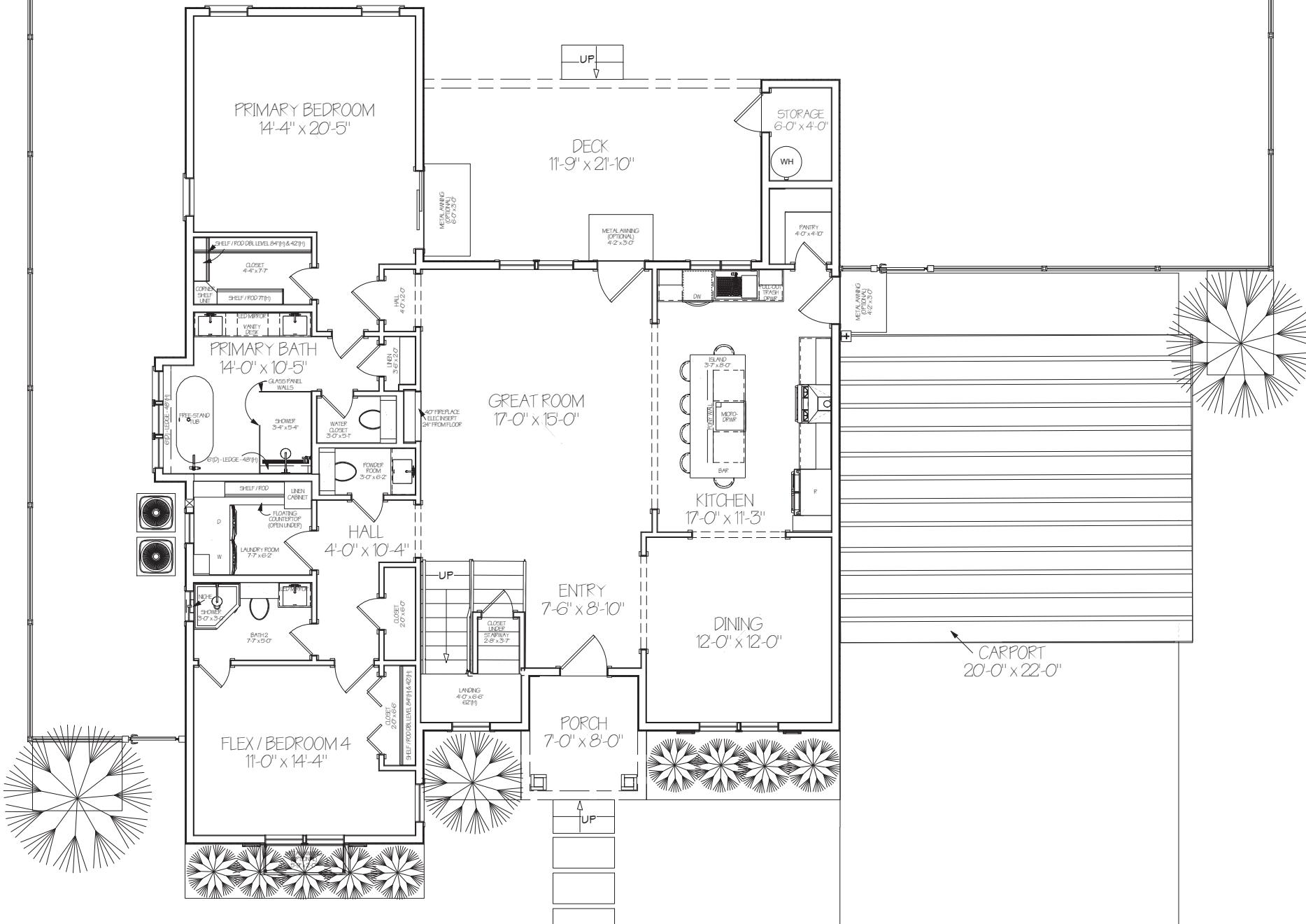


EXHIBIT "D"

Main Floor



FLOOR PLAN FIRST FLOOR

SHEET TITLE

PROJECT DESCRIPTION:
160 KLINGMAN
REMODEL

DRAWINGS PROVIDED BY:
EYE FOR FABULOUS
CREATIVE SERVICES
VEE@YE4FABULOUS.COM
(361) 228-3054

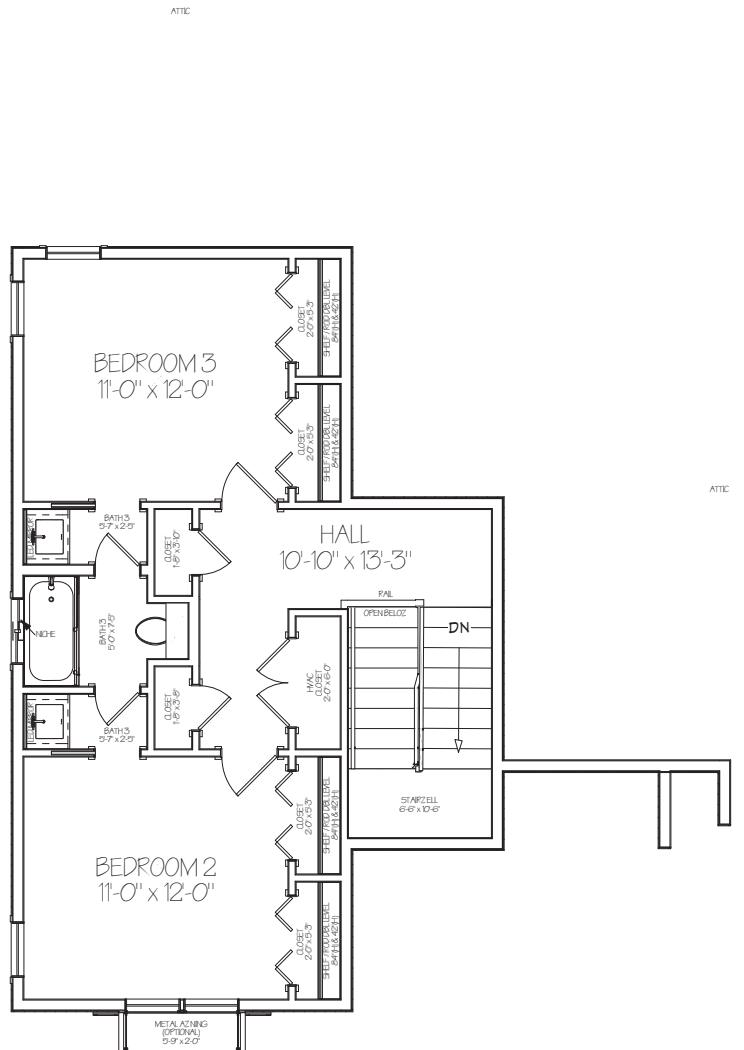
DATE:
11.25.23

SCALE:

SHEET:
A-1

A-1

Upstairs (2nd Floor)



PROJECT DESCRIPTION:
**160 KINGMAN
REMODEL**

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

DATE:

SCALE:

SHEET:

A-2



**FLOOR PLAN
SECOND FLOOR**

SHEET TITLE: F SE

8