

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.3 ACRES, BEING OUT OF THE CITY BLOCK SUBDIVISION 3007, LOT 4, CURRENTLY ADDRESSED AT 1258 WEST SAN ANTONIO STREET, FROM C-2 (GENERAL BUSINESS DISTRICT) TO C-2 SUP (GENERAL BUSINESS DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW A 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 1258 West San Antonio Street, to allow short term rental of a residence in the C-2 (General Business 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 City Block Subdivision 3007, Lot 4, being as depicted 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.
3. A paved driveway with two paved 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 26th day of May 2026.

PASSED AND APPROVED: Second reading this 8th day of June 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

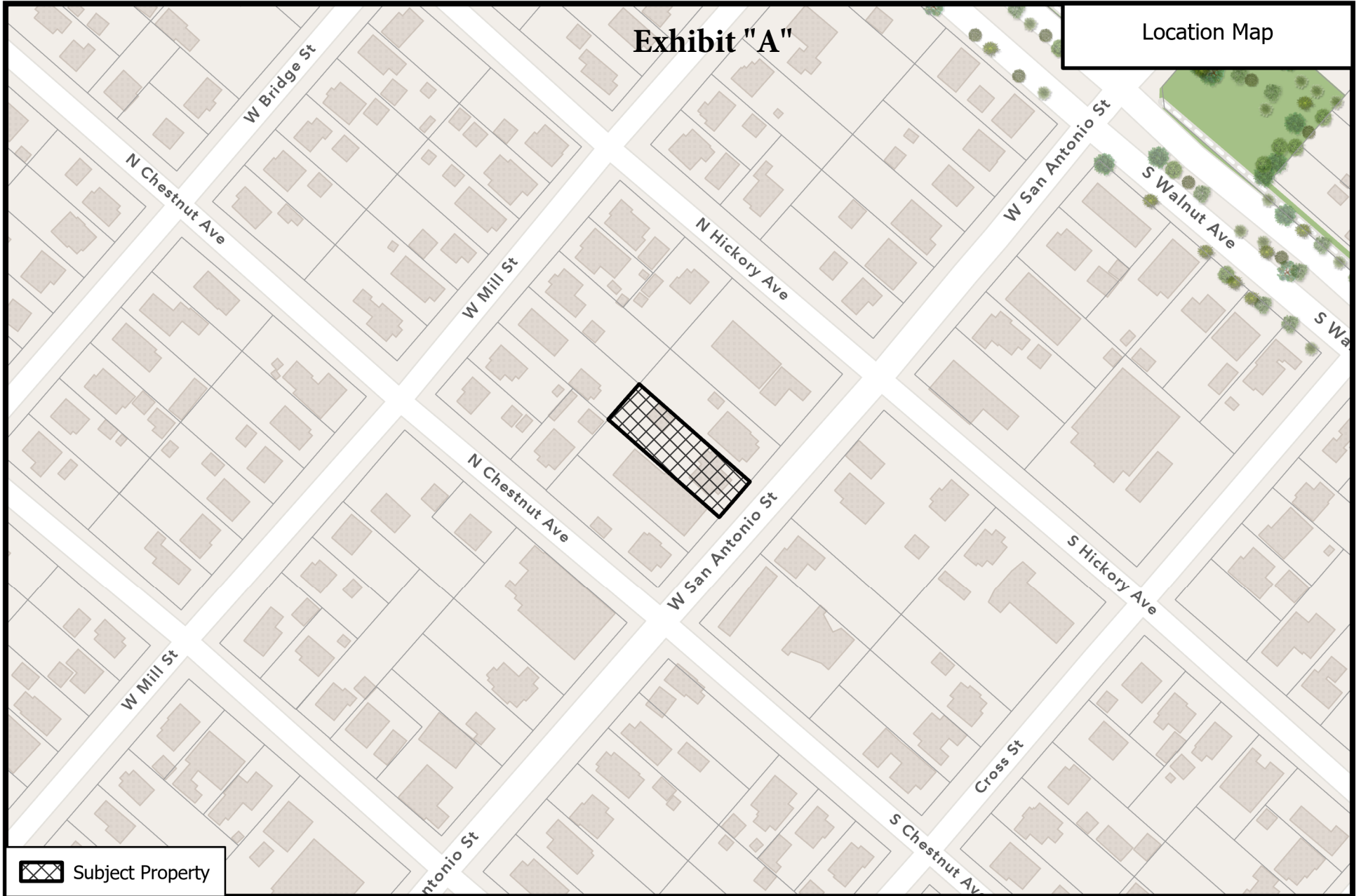
GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit "A"

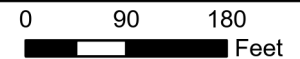
Location Map



 Subject Property



SUP26-122 1258 W San Antonio

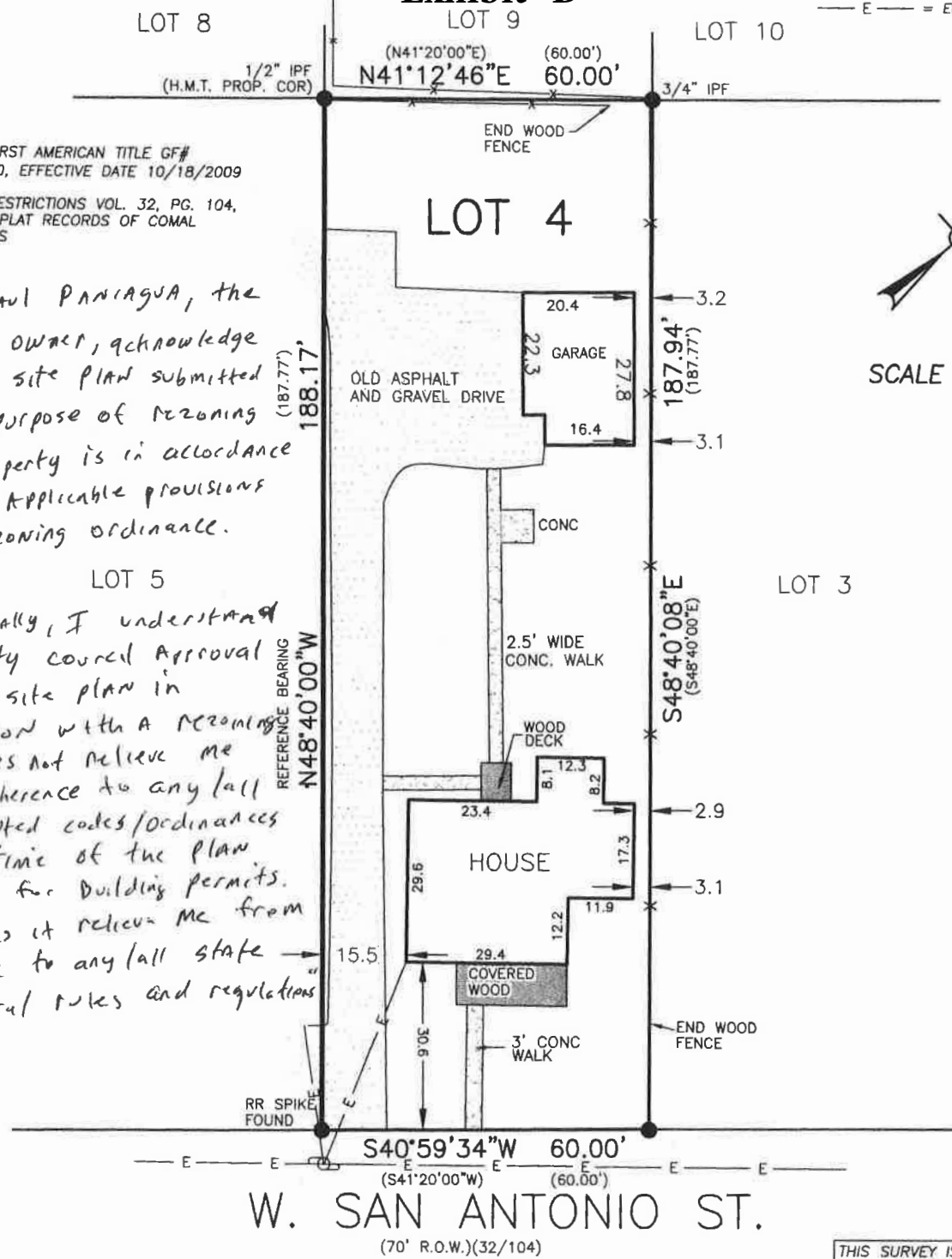


BEING LOT 4, BLOCK 35, NEW CITY BLOCK 3007, SOUTHWEST NEW BRAUNFELS, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 32, PG. 104, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS

LEGEND:

- = POWER POLE
- = FOUND 1/2" IRON PIN FOUND UNLESS OTHERWISE NOTED
- R.O.W. = RIGHT-OF-WAY
- () = PLAT CALLS (32/104)
- E = ELECTRIC LINE

Exhibit "B"



REFERENCE FIRST AMERICAN TITLE GF# 1399940-SA60, EFFECTIVE DATE 10/18/2009

REFERENCE RESTRICTIONS VOL. 32, PG. 104, OF MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

ALL Paul Paniagua, the property owner, acknowledge that this site plan submitted for the purpose 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 adherence to any all city-adopted codes/ordinances at the time of the plan submittal for building permits. Nor does it relieve me from adherence to any all state or Federal rules and regulations.



SCALE 1"=30'

Description Name: S:\Projects\1705_Survey\1705_Survey\Map 3007_Southwest New Braunfels\Lot 4\ASB010.dwg User: thornhill Date: 1/21/2009 2:52pm

HMT
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www.HMTNB.com
PH:(830)625-8555
FAX:(830)625-8556

1258 W. SAN ANTONIO ST.
NEW BRAUNFELS, TEXAS



STATE OF TEXAS
COUNTY OF COMAL

THIS SURVEY IS CERTIFIED TO:
PABLO PANIAGUA, SENTE MORTGAGE
AND FIRST AMERICAN TITLE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

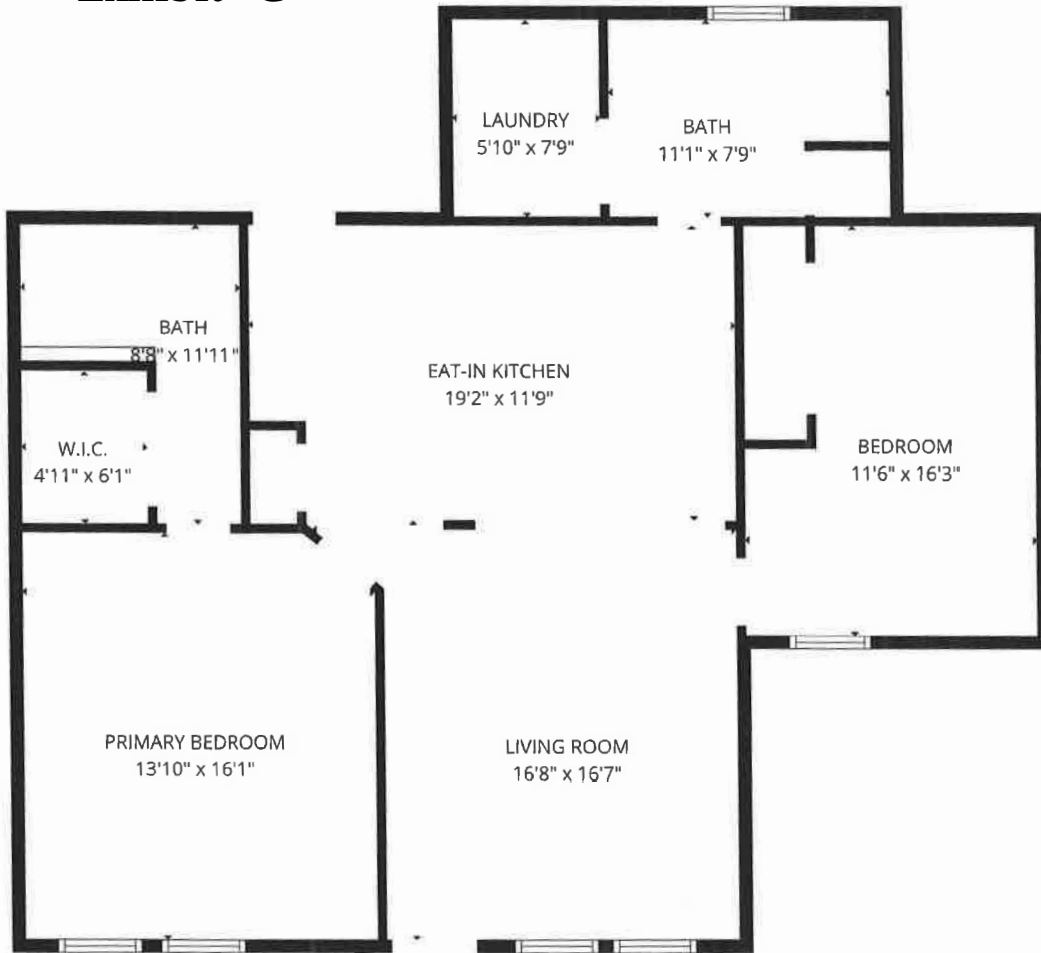
THIS 21ST DAY OF JANUARY 2009

Thor Thornhill
THOR THORNHILL

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6177

ASB010

Exhibit "C"



FLOOR PLAN PREPARED BY ARCHITECTURAL MEASUREMENTS DEPTD. HIGHLY RELIABLE BUT NOT GUARANTEED.