

ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS GRANTING A SPECIAL USE PERMIT TO ALLOW A BED AND BREAKFAST FACILITY IN THE “R-2” SINGLE-FAMILY AND TWO-FAMILY DISTRICT, ON LOT 3 CITY BLOCK 3025 SUBDIVISION, ADDRESSED AT 854 W. BRIDGE STREET; 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 bed and breakfast 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 Type 1 Special Use Permit on Lot 3 City Block 3025 Subdivision, addressed at 854 W. Bridge Street, to allow a bed and breakfast facility in the “R-2” Single-Family and Two-Family 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 Lot 3 City Block 3025 Subdivision, addressed at 854 W. Bridge Street,

as depicted in Exhibit "A" attached, to allow a bed and breakfast facility in the "R-2" Single-Family and Two-Family District.

SECTION 2

THAT the Special Use Permit be subject to the following conditions:

1. The facility must be owner occupied in residential zoning districts;
2. Maintain one parking space per guest room plus one for the owner;
3. Annual health and safety inspections are required; and
4. Only overnight guests may be served meals, limited to a continental-type breakfast of pre-packaged food unless the facility meets all requirements for commercial food service.
5. Weddings, parties, and other functions are not permitted unless approved by the Planning and Development Services Department.
6. The existing residential character and appearance of the buildings must be maintained.
7. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.
8. The owner must maintain an account for online payment of hotel occupancy taxes.
9. All other standards of the Zoning Ordinance will also be met. Any significant alterations to the attached documents will require an amendment to the SUP with a recommendation from the Planning Commission and approval by the City Council.

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 25th day of July, 2022.

PASSED AND APPROVED: Second reading this 8th day of August, 2022.

CITY OF NEW BRAUNFELS

RUSTY BROCKMAN, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

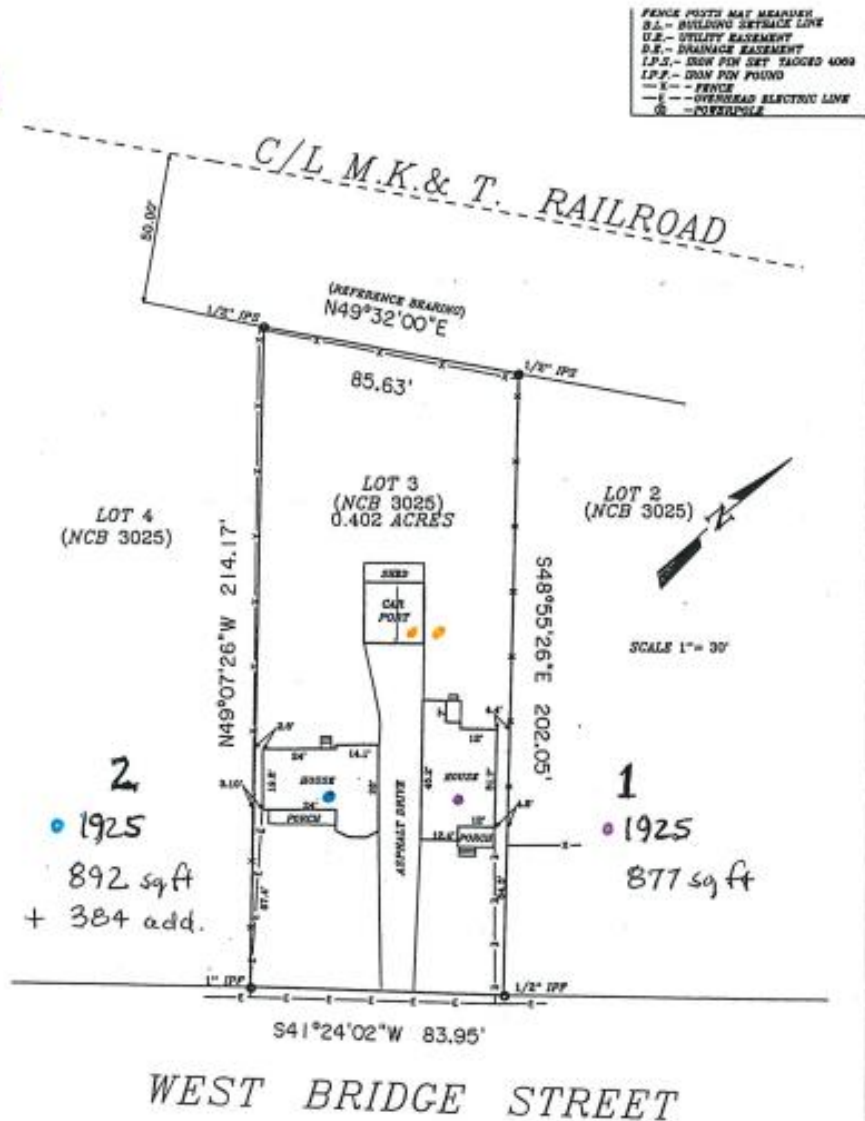
APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT "A"

- Precious Casita Bobo (PCB)
- My Residence
- Parking for PCB

Carport
528 sq ft
+ 640 sq ft
1168 sq ft



Lot 3
NEW CITY BLOCK 3025
Mergele Addition
Vol. 26, Pg. 222
Deed Records
Comal County, Texas



STATE OF TEXAS
COUNTY OF COMAL

S. CRAIG HOLLING, INC.
410 N. SECUM
NEW BRAUNFELS TX 78130
(830) 625-8555

I HEREBY CERTIFY TO THE BEST OF KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT 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 ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE

842 & 854 West Bridge Street