

ORDINANCE NO. 2018-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS GRANTING A TYPE 2 SPECIAL USE PERMIT TO ALLOW SHORT TERM RENTAL OF A SINGLE-FAMILY DWELLING IN THE "C-1" LOCAL BUSINESS DISTRICT, ON LOTS 3 & 4, CITY BLOCK 5042, ADDRESSED AT 508 EAST SAN ANTONIO 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 also 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 compatibility 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 rentals; and

WHEREAS, the City Council desires to grant a Type 2 Special Use Permit for Lots 3 and 4, City Block 5042, addressed at 508 East San Antonio Street, to allow the short-term rental of a single-family dwelling in the "C-1" Local 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 described tract of land as a "Special Use Permit" for the uses and conditions herein described:

"Being Lots 3 and 4, City Block 5042, addressed at 508 East San Antonio Street, as delineated in the attached Exhibit 'A', to allow the short-term rental of a single-family dwelling in the "C-1" Local Business District."

SECTION 2

THAT the Special Use Permit be subject to the following additional restrictions:

1. The existing residential character and appearance of the building must be maintained.
2. The property will remain in compliance with the approved site plat attached as Exhibit 'B'. Any significant changes to the site plan will require a revision to the SUP.
3. The rental agreement and occupant information shall include a statement that occupants are not to back out onto East San Antonio Street.

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 of same.

PASSED AND APPROVED: First Reading this the 23rd day of July, 2018.

PASSED AND APPROVED: Second Reading this the 13th day of August, 2018.

CITY OF NEW BRAUNFELS

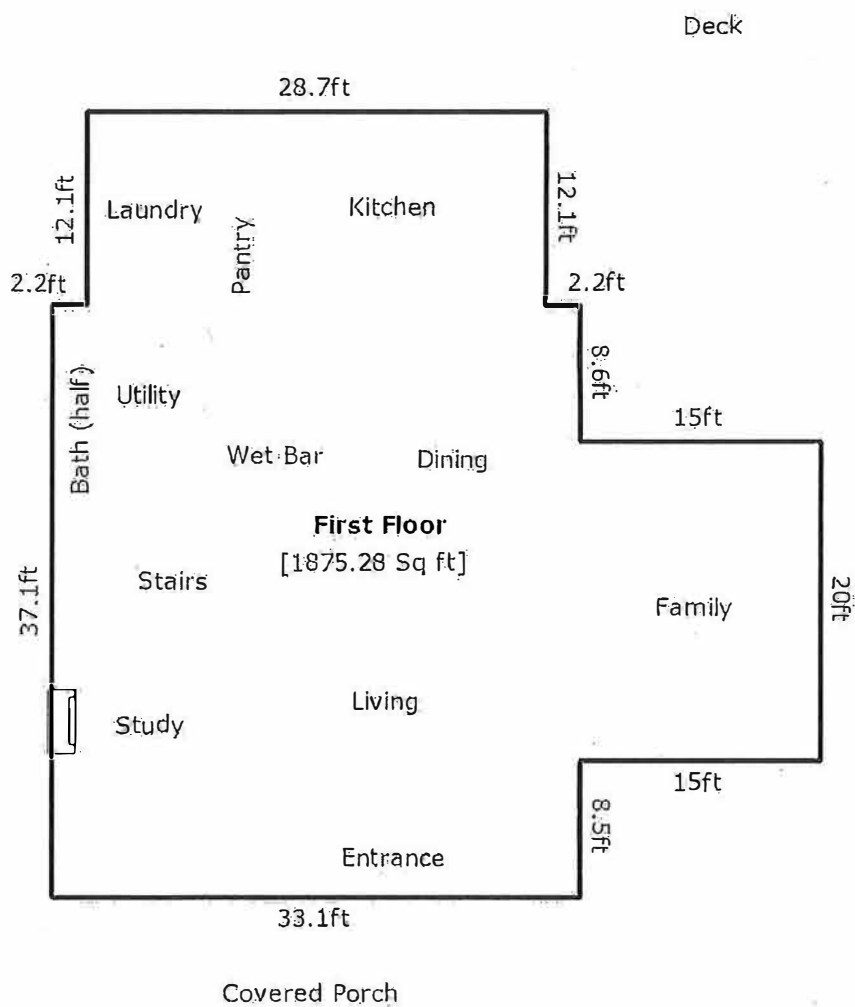
BARRON CASTEEL, Mayor

ATTEST:

PATRICK D. ATEN, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



Designed by aTo make, Inc.

Area Calculations Summary

Living Area
First Floor

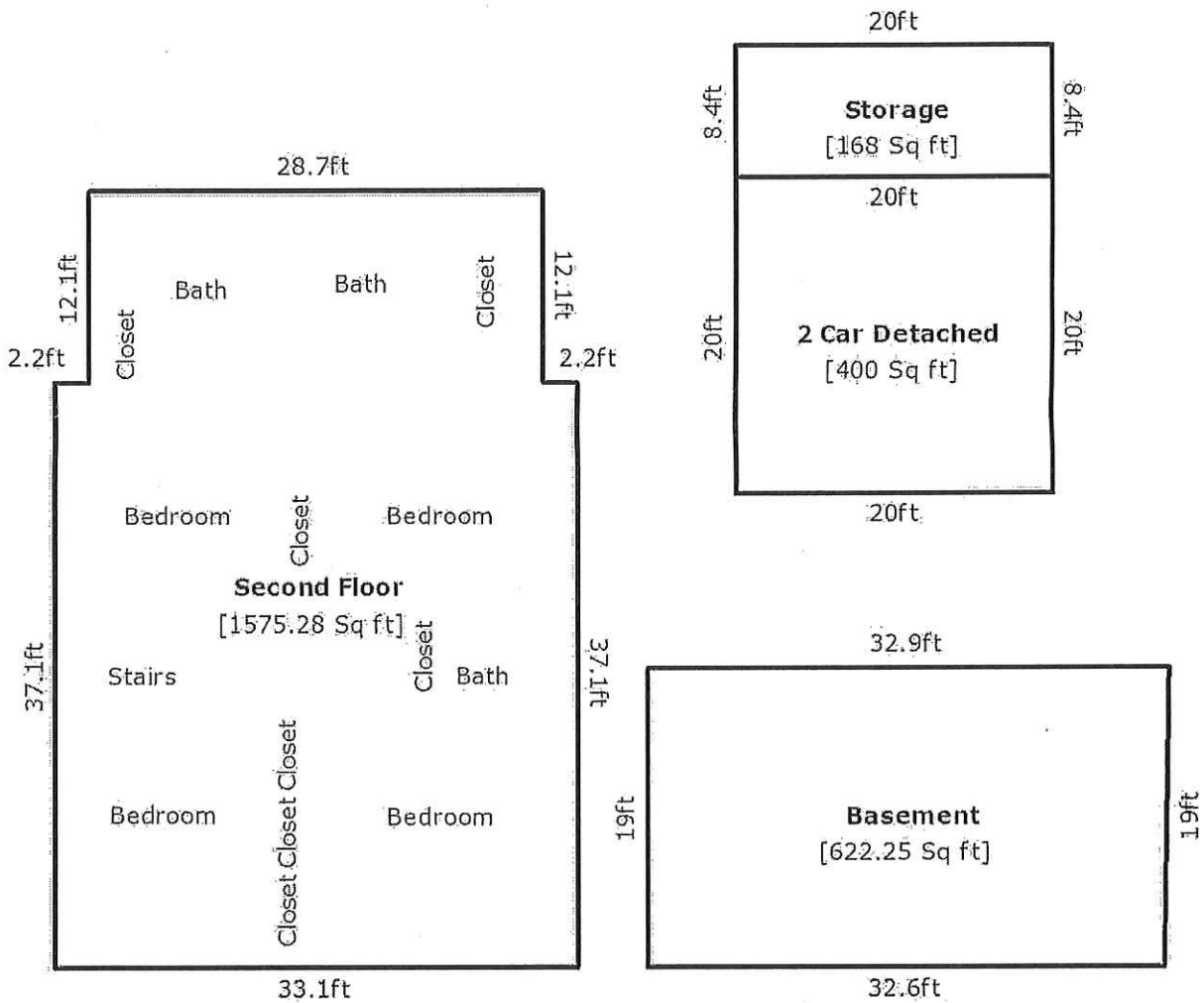
1875.3 Sq ft

Calculation Details

$28.7 \times 12.1 = 347.27$
 $20 \times 15 = 300$
 $37.1 \times 33.1 = 1228.01$

Total Living Area (Rounded):

1875 Sq ft

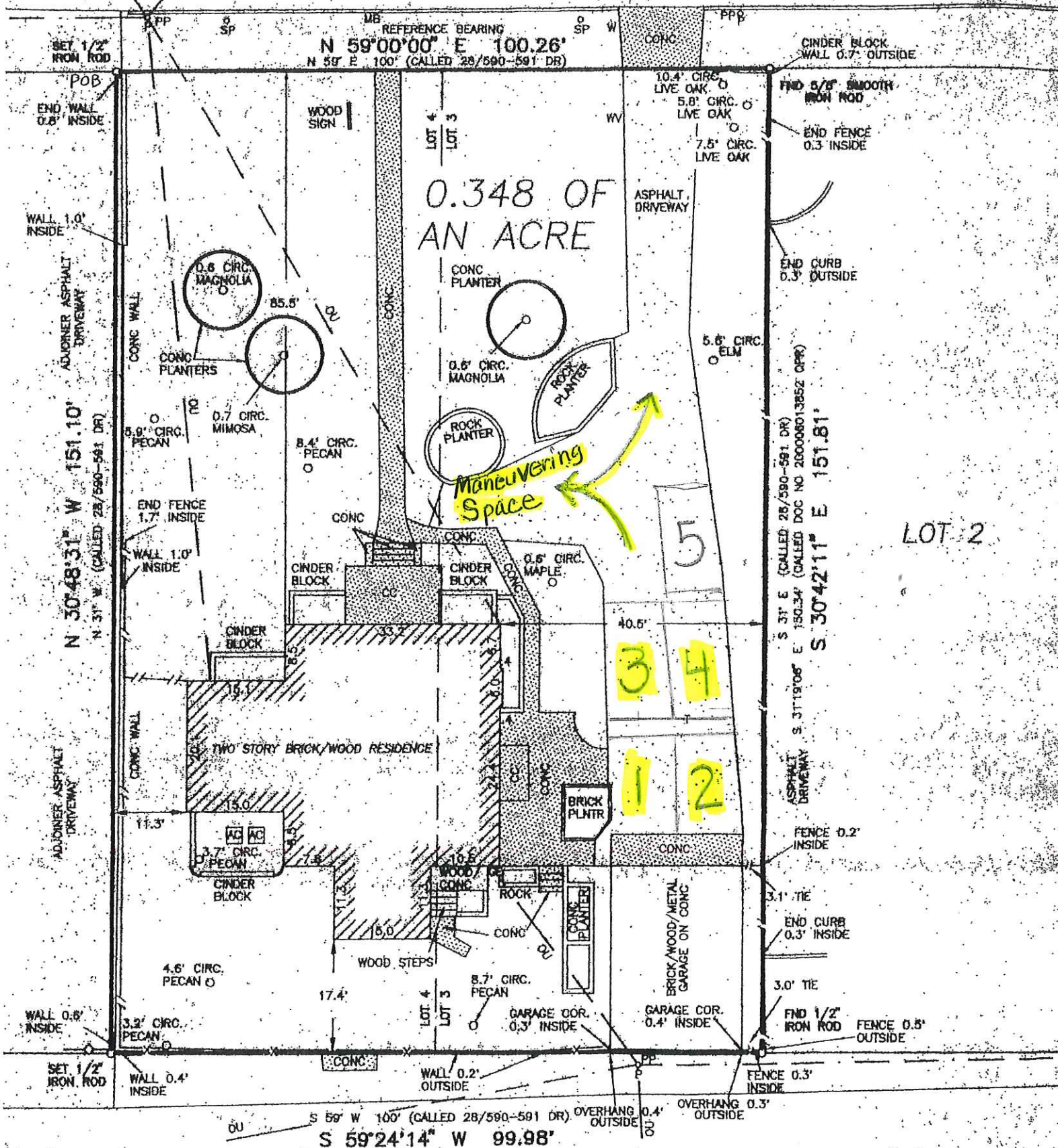


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Area Calculations Summary

Living Area		Calculation Details	
Second Floor	1575.3 Sq ft	$28.7 \times 12.1 =$	347.27
		$33.1 \times 37.1 =$	1228.01
Total Living Area (Rounded):			
	1575 Sq ft		
Non-living Area			
Basement	622.3 Sq ft	$19 \times 32.6 =$	619.4
		$0.5 \times 19 \times 0.3 =$	2.85
2 Car Detached	400 Sq ft	$20 \times 20 =$	400
Storage	168 Sq ft	$20 \times 8.4 =$	168

E. SAN ANTONIO STREET (70' ROW)



W. HEINEN LANE (CALLED 20' ALLEY 28/590-591 DR)

LEGEND: