

Legislation Details (With Text)

File #:	21-510	Name:	
Type:	Recommendation	Status:	Individual Item Ready
File created:	5/14/2021	In control:	Planning Commission
On agenda:	6/1/2021	Final action:	
Title:	SUP21-156 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-3" Commercial District, addressed at 218 South Peach Avenue.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Aerial Map, 2. Site Plan, 3. Floor Plan, 4. Land Use Maps (Zoning, Existing, Future Land Use, Short Term Rental), 5. Notification List and Map, 6. Photographs		
Date	Ver.	Action By	Action
			Result

PRESENTER:

Applicant/Owner: Senaido Rodriguez, Jr.

SUBJECT:

SUP21-156 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the "C-3" Commercial District, addressed at 218 South Peach Avenue.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Council District 1**BACKGROUND INFORMATION:**

Applicant/Owner: Senaido Rodriguez, Jr.
1886 W. Mill Street
New Braunfels, TX 78130

Staff Contact: Matt Greene
(830) 221-4053 mgreene@nbtexas.org

The subject property is located on the west side of Peach Avenue between Spur Street and S. Business IH 35, is zoned "C-3" Commercial District, and contains a 1,152 square-foot single-family residence constructed in 1949 with an addition constructed in 1993. There are 9 lots out of the 20 lots on the neighborhood block zoned the cumulative/pyramidal C-3 District, with one R-3 Lot and the remaining 10 lots zoned R-1A-6.6, therefore the area is developed with a mix of commercial and

residential uses. However, the subject block is mostly residential with the exception of the City cemetery, which encompasses approximately half of the block.

The applicant is requesting a Special Use Permit (SUP) to allow short term rental (STR) of the property. The house has 2 bedrooms and 2 bathrooms. Per the Zoning Ordinance, maximum occupancy of an STR with 2 bedrooms and 2 bathrooms is limited to 6 occupants.

The minimum off-street parking requirement for this proposed STR is 2 spaces, or one per sleeping room. The existing paved driveway can accommodate two tandem parked vehicles.

Short-term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety and neighboring properties. If the SUP is approved, short-term rental registration and online payment of hotel occupancy taxes are also required.

Surrounding Zoning and Land Use:

North - C-3 / Single-family dwellings

City of New Braunfels, Texas

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South - C-3 and R-1A-6.6 / Single-family dwellings and a cemetery

East - Across S. Peach Ave., R-1A-6.6 / Single-family residences

West - C-3 / A restaurant and single-family residences

ISSUE:

Short term rental would be consistent with the following actions in the Comprehensive Plan:

Action 1.3: Encourage balanced and fiscally responsible land use patterns.

Action 1.14: Ensure regulations do not unintentionally inhibit the provision of a variety of flexible and innovative lodging options and attractions.

The property lies within the New Braunfels Sub Area near existing Civic, Education and Employment Centers and is in close proximity to future Market Centers and Recreational and Transitional Mixed-Use Corridors.

FISCAL IMPACT:

If approved, short term rental of the property will be subject to local and state hotel occupancy tax.

RECOMMENDATION:

While this would be the first introduction of lodging facilities in the block, a short-term rental on this property, following all the standards of the Zoning Ordinance, would complement the overall mix of uses in this area. The location would allow easy access to main thoroughfares and visitor destinations without extensive vehicular traffic through the interior of the neighborhood. Staff recommends approval in accordance with the Zoning Ordinance requirements for short term rentals that protect the surrounding residential neighborhood, plus the following conditions:

1. The residential character of the property must be maintained.
2. 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.

3. Occupancy is limited to a maximum of 6 guests.
4. The applicant will register the short-term rental and create an account for online payment of hotel occupancy taxes.
5. All other standards of the Zoning Ordinance will also be met.

Notification:

Public hearing notices were sent to 19 owners of property within 200 feet of the request. To date, staff has received no responses.

Resource Links:

- Chapter 144, Sec. 3.3-9 “C-3” Commercial District of the City’s Code of Ordinances:
[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 3.6 Special Use Permits of the City’s Code of Ordinances:
[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)
- Chapter 144, Sec. 5.17 Short-Term Rental of the City’s Code of Ordinances:
[<https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

Attachments:

- Aerial Map
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