

## Legislation Text

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**File #:** 21-779, **Version:** 1

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**PRESENTER:**

Christopher J. Looney, AICP, Planning and Development Services Director

**SUBJECT:**

Approval of a resolution regarding a request from the Heritage Society of New Braunfels to waive the application fee for a rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the C-1 Local Business District at 1370 Church Hill Drive.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

Applicant/

Owner: Heritage Society of New Braunfels  
Justin Ball, Executive Director  
1370 Church Hill Drive  
New Braunfels, TX 78130  
(210) 246-2006      [director@nbheritagesociety.org](mailto:director@nbheritagesociety.org)

Staff Contact: Matthew Simmont  
(830) 221-4058      [msimmont@nbtexas.org](mailto:msimmont@nbtexas.org)

The Heritage Society of New Braunfels, a 501(c)3 corporation, is requesting a waiver of fees associated with the proposed rezoning application to allow short term rental of a residence on the museum property commonly known as the Heritage Village.

**ISSUE:**

The Heritage Society of New Braunfels has operated the Heritage Village and the Museum of Texas Handmade Furniture on Church Hill Drive since 1985 with the mission to preserve the history of New Braunfels. This request for fee waivers would apply to all application related fees for the short term rental of a single apartment unit located at 1370 Church Hill Drive.

The proposed fee waiver is consistent with the following action from Envision New Braunfels

- *Action 3.35:* Support local non-profits whose mission includes Comprehensive Plan goals.
- *Action 8.3:* Foster opportunities for collaboration with local non-profits.

**FISCAL IMPACT:**

Application fees offset the costs associated with the City's examination of plans and processing of development applications, thereby reducing the impact to the taxpayer. If approved, the waiver would result in a reduction of application revenue to the Development Services Fund.

- Special Use Permit base application fee: approximately \$2,513 - the applicant is intending to pay all additional fees associated with the application/use (newspaper notice, signs, mailings and inspection fees)

**RECOMMENDATION:**

Approval. Staff supports application fee relief or discounts for not-for-profit organizations. The City Council has provided reduced fees or discounts for such organizations for a variety of development-related fees such as street banners, special event permits, building permits, platting fees and health permits. The Heritage Society of New Braunfels is a not-for-profit entity that provides services to the community and relies on local contributions and assistance for support.

Attachments:

1. Applicant's Request
2. Location Map
3. Ordinance