



**Planning & Community Development Department  
Planning Division**

550 Landa St. New Braunfels, Tx 78130  
(830) 221-4050 www.nbtexas.org

CC/Cash/Check No.: #5422 Case No.: SUP19-106  
Amount Recd. \$ 1508.69  
Receipt No.: 1145

**RECEIVED**

**APR 10 2019**

BY: M. Okalley

Submittal date - office use only

## Special Use Permit Application

**Any application that is missing information will be considered incomplete and will not be processed.**

1. Applicant - If owner(s), so state; If agent or other type of relationship, a letter of authorization must be furnished from owner(s) at the time submitted.

Name: Lakoba 4, L.P.

Mailing Address: 690 Laurel Lane, New Braunfels, Tx., 78130

Telephone: 830 609 9066 Fax: \_\_\_\_\_ Mobile: 830 237 3220

Email: moniquehouston@gmail.com

2. Property Address/Location: 444 E. San Antonio St., New Braunfels, Tx., 78130

3. Legal Description:

Name of Subdivision: City Block 1043, Lot A Block 1043

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

4. Existing Use of Property: Tube Rental

5. Current Zoning: C-4

6. Proposed Special Use Permit\*: Type 1 ☒ OR Type 2 \_\_\_\_\_

\*see page 4 for information regarding Type 1 and Type 2 Special Use Permits

7. Proposed Use of Property and/or Reason for Request (attach additional or supporting information if necessary): to allow a commercial tuber entrance and

take out.



April 22, 2019

To whom it may concern,

Thank you so much for your consideration of amending the Special Use Permit for 444 Tubing Company. 444 Tubes has been run by Gregg and I and our children as a family business for the past two years, 2017 and 2018. We have owned the property for almost thirty years and have had access to the Comal River from the original property for this length of time. We strive to promote family friendly tubing in a safe environment, offering discounts for military, teachers and public servants. The stairs that provide Comal River access on our property were staffed in 2018 by a team member who monitored the access. We were able to assist our guests from 444 and other tubers that used the stairs for various safety and health reasons, which spanned from small children to families and the elderly.

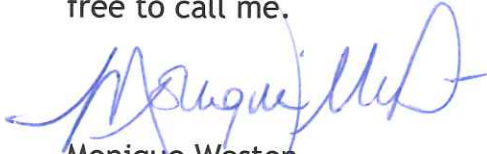
We would like to request to remove the ADA requirement from the 444 Tubing Company SUP due to several concerns. Firstly, our business was down due to the enforcement of the can ban and the negative media coverage that it brought to our area. Along with the reduction in income is the enormous cost of the ADA requirement entrance into the Comal River. Due to the slope of our property we have received cost estimates of approximately \$250,000 or more to add a handicapped entrance into the Comal River. It was a difficult summer with other negative media coverage due to the concern over the river level in New Braunfels and the oil spill in July. Our business was reduced to half of what we experienced just the season before.

Secondly, is our concern for the use of our property for handicapped guests. For the past two seasons, guests who need assistance due to various handicaps have contacted us ahead of time or made themselves aware to management. Their comfort and safety has been a group effort with our team managing their shuttle ride, entrance into the river at Prince Solms Park and a group awareness of their estimated time of exiting the river to enable the guest a safe exit with the help of our staff from the Comal River to the shuttle and back to our property. In 2017, we were able to help less than ten guests who needed one on one support of their river ride. I am grateful for that opportunity and the fact that we were aware of every step of their tubing experience. I believe each person felt honored and safe in the way that we were able to assist them. In 2018, we were able to assist diabetics, blind, and deaf guests and with each of these experiences we were able to put together a better plan to better accommodate our guests. In many cases our guests chose to begin their floats from our property with our awareness of their needs, keeping us informed. It has never been a simple event, we must be aware of their timing in the River and be in communication with them for the guests safety.

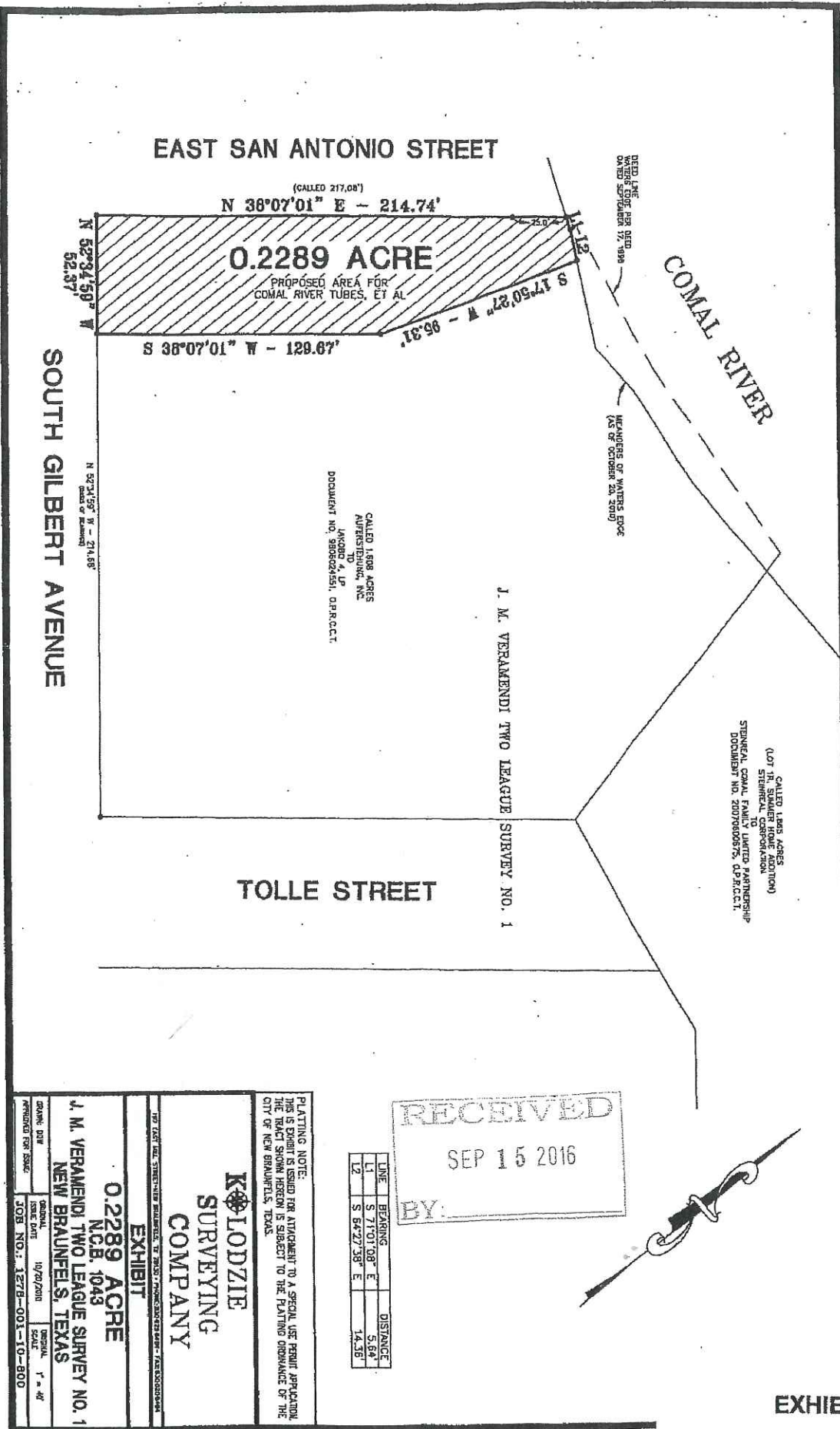
Lastly, at 444 Tubing Company we strive to promote safety and a family environment above volume. We stay available and in contact with the city staff, and have fostered a relationship of cooperation with the city to enable us to monitor river capacity, river flow and staging the river.

In 2018 when our stairs were open, we were able to assist many from the Comal River who had been hurt or traumatized from going through the tube chute. We were able to use the access as an exit during the oil spill. We felt blessed to be able to offer our private entrance as an alternative to the tube chute. We have taken care to provide handrails and staff assistance to make our guests and others feel safe.

Thank you so much for your time and consideration. If you have any questions regarding 444 Tubing Company or any of the information I have provided please feel free to call me.



Monique Weston  
830-237-3220



**RECEIVED**  
**APR 10 2019**  
BY: .....

**RECEIVED**  
**SEP 15 2016**  
BY: .....

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 71°01'08" E | 5.64'    |
| L2   | S 64°27'38" E | 14.38'   |

**PLATTING NOTE:**  
THIS IS EXHIBIT ISSUED FOR ATTACHMENT TO A SPECIAL USE PERMIT APPLICATION.  
THE TRACT SHOWN HEREON IS SUBJECT TO THE PLATTING ORDINANCE OF THE  
CITY OF NEW BRAUNFELS, TEXAS.

**KLODZIE**  
**SURVEYING**  
**COMPANY**

**EXHIBIT**

**0.2289 ACRE**  
**N.C.B. 1043**  
**J. M. VERAMENDI TWO LEAGUE SURVEY NO. 1**  
**NEW BRAUNFELS, TEXAS**

|                                   |                          |
|-----------------------------------|--------------------------|
| DATE: 09/15/2016                  | SCALE: 1" = 40'          |
| APPROVED FOR ISSUANCE: 10/20/2011 | JOB NO.: 1278-001-10-800 |

**EXHIBIT "A"**