City of New Braunfels

PLANNING

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BY:

# APPLICATION FOR A ZONING CHANGE

Planning and Community Development
550 Landa Street, New Braunfels, TX 78130
(830) 221-4050
www.nbtexas.org

Case Number: P2-18-003

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:*** Josh Cunningham of High Cotton Inn LLC
   ***Mailing Address:*** 118 Charm Dr.
   ***Telephone:*** 786-385-4557 ***Fax:*** ____ ***Mobile:*** SAME
   ***Email:*** highcottoninn@gmail.com
2. **Property Address/Location:** 2324 Gruene Lake Dr. Ste B, D, E
3. **Legal Description:** "Bed and Breakfast" to be changed to "Inn/hotel"
   **Name of Subdivision:** Gruene Lake Village
   **Lot(s):** ~~1 Bldg 10 Cotton Crossing~~ **Block(s):** Bldg 7 Cotton Crossing Units 10 **Acreage:** 1.853
4. **Existing Use of Property:** Bed and Breakfast
5. **Proposed Use of Property (attach additional or supporting information if necessary):** Inn/hotel
6. **Zoning Change Request:** ***Current Zoning:*** Bed and Breakfast ***Proposed Zoning:*** Inn/hotel
   **For "PDD Planned Development District", check if: Concept Plan ☐ OR Detail Plan ☐**
7. **Reason for request (please explain in detail and attach additional pages if needed):** This is not a bed and breakfast as there is no breakfast served and a manager/owner does not need to live on site.
8. **COUNTY:** ☑ COMAL ☐ GUADALUPE - **SCHOOL DIST:** ☐ CISD ☐ NBISD ☐ **OTHER** ____
9. **REQUIRED ATTACHMENTS:**
   - X Metes and bounds description and survey if property is not platted.
   - ____ 3 TIA worksheets and 2 Traffic Impact Analysis if required.
   - X Location in 100-year floodplain: Please provide a map of the floodplain overlaying the property proposed for zoning or, at a minimum, a copy of the proper FEMA flood map, with panel number. (Current floodplain maps are those most recently adopted by the City Council.)
   - ✓ Map of property in relation to City limits/major roadways or surrounding area.
   - X If requesting a Planned Development (PD), applicant must provide 17 development standards on the detail plan and/or provide the standards in a separate document as described in the Zoning Ordinance, Section 3.5; Provide 17 copies of the standards and Concept plan (1":200') for distribution; 4 copies of the survey (1":200') (if preparing revisions to existing Planned Development (PD) please provide one legible 11x17).
   - ____ Copy of deed showing current ownership.
   - ____ Mailed notification ____ x 2.15 each = ____
   - ____ Newspaper Notice 115.00 each
   - X Future Land Use Plan Update $500.00

***The undersigned hereby requests rezoning of the above described property as indicated.***

2/2/18
**Date**

**Signature of Owner(s)/Agent**

Josh Cunningham Owner High Cotton Inn LLC Agent of Property Owner
**Print Name & Title**

**For Office Use Only**

Fee Received By: KC Amount: 680.00 Receipt No.: 237958

Date Received: 2-2-18 Zoning signs issued: ____ Date: ____ No.: ____

Cash/Check Number: CC Case Number: P2-18-003