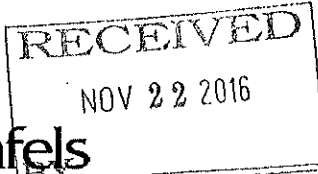




City of
New Braunfels



APPLICATION FOR SPECIAL USE PERMIT

550 LANDA STREET
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050

PLANNING

P2-16-063

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: Amanda Ransom - purchasing property currently owned by Shirley Schriewer

Mailing Address: 652 Lakeside Pass, New Braunfels, Texas 78130

Telephone: 830-832-6716

Fax:

Mobile:

Email: amanda_ransom@yahoo.com

2. Property Address/Location: 160 W. North Street, New Braunfels, Texas 78130

3. Legal Description: N/A

Name of Subdivision:

Lot(s): G Block(s): 5085 Acreage: .1919 acres (8,359 sqft)

4. Existing Use of Property: Residential

5. Current Zoning: C-1

6. Check if Proposed Special Use Permit is: Type 1 OR Type 2 ☒

7. Proposed Use of Property and/or Reason for request (attach additional or supporting information if necessary): Remodel existing structure and add two additional cottages to allow for overnight rentals. Please see attached additional information.

8. ATTACHMENTS:

☒

Metes and bounds description and survey if property is not platted.

☒

Map of property in relation to City limits/major roadways or surrounding area.

☒

If requesting a Type 2 Special Use Permit, applicant must attach a development/site plan as described on pages 2 and 3 of this application.

Letter of permission attached

Copy of deed showing current ownership.

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

11/21/16

Date

Amanda Ransom

Print Name & Title

Signature of Owner(s)/Agent

For Office Use Only

Fee Received By: M. Simment Amount: \$530.00 Receipt No.: 233145

Date Received: 11-22-16 Zoning signs issued: Date: No.:

Cash/Check Number: 3323 Case Number: P2-16-063

160 W. North Street, New Braunfels, Texas 78130

Special Use Permit – Type 2 application

The purpose of this is to detail the proposed project at 160 W. North Street in New Braunfels. Jacob and Amanda Ransom currently have the home under contract in an option period. The sale of the home is dependent upon the approval of the requested SUP type 2. The Ransoms are requesting a SUP type 2 to allow for the current structure to be remodeled and one additional cottage to be added to allow for overnight rentals of both units.

The Area

The property is at the corner of W. North Street and Nowotny, just steps to the original entrance of Schlitterbahn. Over the years this area has changed from residential to highly commercial with the success of Schlitterbahn. The associated Schlitterbahn infrastructure that was developed including parking lots, bus routes, employee areas and overnight rentals to accommodate the patrons of this business have rendered the area as an undesirable area for long term residency. It has however led to the remaining homes having the highest and best use as overnight rentals.

The property currently has a C-1 zoning. The home is surrounded by parking lots with C-4 zoning, a home owned by the waterpark, a commercial business and a home that is rented on a long term basis. Many of the houses in the area are overnight rentals owned by Schlitterbahn. An aerial map detailing these homes along with the properties sharing property lines with 160 W. North Street is attached. As the planning commission can see, allowing for the planned renovations and additions for overnight rental is in line with the surrounding area use.

The Proposed Project

Inspiration

While traveling in New England, the Ransoms stayed at the Cottages of Cabot Cove in Maine and ever since have been interested in developing a property in New Braunfels with the ability to offer a combination of cottages for overnight rental. These cottages are less than 300 square feet but provide a very unique lodging experience. Due to the land area of 160 W. North Street, several small cottages such as these cannot be added to the back. The single cottage being added will have the look and feel of the inspiration property in Maine and the current home will be remodeled in the same manner. Please see the attached picture or visit cabotcovecottages.com to view the overall look and feel of what we want to offer. In addition Amanda Ransom has a background in interior design and looks forward to providing a very unique and desirable lodging experience for visitors.

The Plan

The property is being developed with families in mind. The cottage will have the ability to be rented by a single larger family or two families and the larger house will accommodate several families. The property is designed so that each structure has their own parking, entrances and outdoor areas if they are rented individually but gates can be opened and flow changed should large groups rent the property together. The look and feel of exteriors and interiors will keep in mind the goal of higher rental rates and appropriate and respectful clientele.

Main House

The main house currently stands at 1,044 square feet with an attached garage of 280 square feet. The garage will be remodeled in to a master bedroom, bath and laundry room. Some minor walls will be altered to allow for better use and flow of the property. In addition the exterior of the property will be remodeled removing the asphalt shingles and adding hardy board to achieve a cottage look. Please see

the attached inspiration picture to understand the look and quality that will be achieved. In addition a cover will be added over the front porch and a door will be added to have better accessibility to the dedicated side yard for this unit. Please see the floor plan for all specific revisions and additions.

Back Cottage

A single two story cottage will be built on the currently unusable L portion of the land. It is currently unusable due to the large rear setback requirement of 20'. The cottage will be 14' wide and 52' long including the screened in front porch. These dimensions allow for a 5' setback to the front, side and rear of the property. This cottage will consist of two bedrooms and a bunk room. The larger upstairs bedroom will offer a king bed with the smaller downstairs bedroom offering a queen bed. The separate bunk room will offer two twin over twin bunk beds. The cottage also offers two full bathrooms, a full kitchen, washer and dryer and a dedicated yard.

Site Plan

The parking to the rear will consist of 4 parking places with three of those spaces being dedicated to the back cottage and one to the main home. The asphalt drives and curb cutout are already existing, but will be renovated to have a new appearance and include labels and painted lines. The current eroded section of curb will be replaced. An additional parking area to the front is being requested to add dedicated parking for the main house. This will allow for two parking places that will have an asphalt apron and crushed granite thereafter to maintain a more natural feel at the front of the home.

To the back of the main house, a fence will be constructed with a separate gate for entry in to the cottage area. There will then be gates that divide the yard areas. Should one group rent both properties, gates may be opened up for accessibility to all yards. To maintain the neighboring properties' privacy, a wooden fence will be constructed along the entire length of the back of the property and along any line that is currently open between wood fences.

All yard areas dedicated to each unit will be crushed granite with container gardens and vines to minimize water usage and maintenance. Appropriate and inviting landscaping will be added to the front and side of the main house to soften the look of parking places, HVAC units, etc. and will again minimize water usage and maintenance.

The signage proposed will be installed on the wall facing Nowotny. It will consist of the pictured Inn sign with the name of the property and website or phone number. It will be front lighted from a single source hung on the wall above the sign. This sign is outside the typical 4 square foot allowance on residential properties but is necessary for high visibility by passing foot and car traffic and to communicate the overall message of what the property is trying to achieve in look and feel.

Phases and Timeline

While requesting at this time for every detail of the SUP type 2 application to be approved, the project will be built out in phases. This allows for development as positive cash flow is achieved, for interest of those lodging at the property to be built as new and different details are added and for the highest quality product to be produced without cutting corners trying to get it ready for the first summer seasons.

Spring/Summer 2017 – Main house to be remodeled and overnight permit applied for

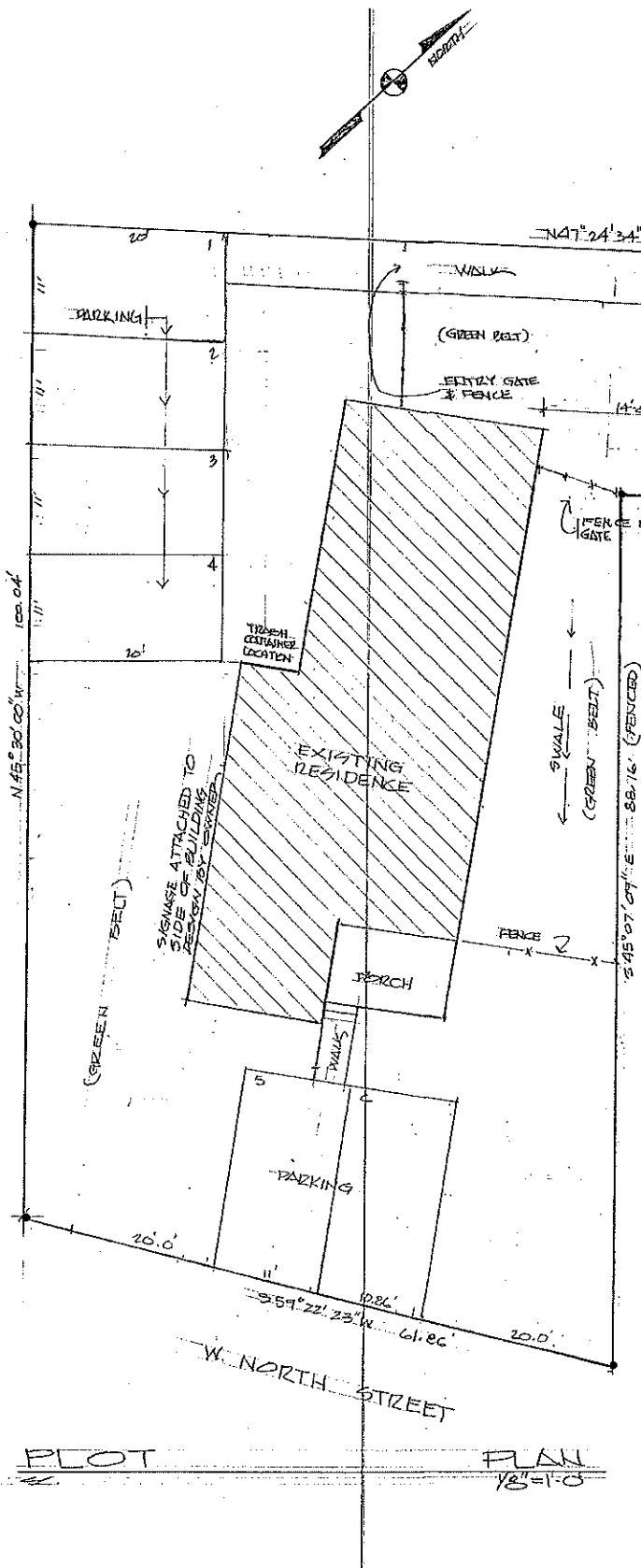
All of the construction plans will be in place, permits pulled and will commence as soon as the SUP has final approval from city council. There will be approximately a 6 week construction period that will culminate in the completion of the request for the permit for the overnight rentals that has already been approved via the SUP type 2 application process. The outside of the house will be remodeled and landscaping will be put in place. At this time the parking at the side will be utilized for the main house.

Fall 2018/Winter 2019 – Cottage to be constructed with completion in February of 2019 and overnight permit of new cottages approved. Additional parking to the front of the property for main home will also be added at this time.

Spring/Summer 2019 – March 2019 Begin rental of new cottage

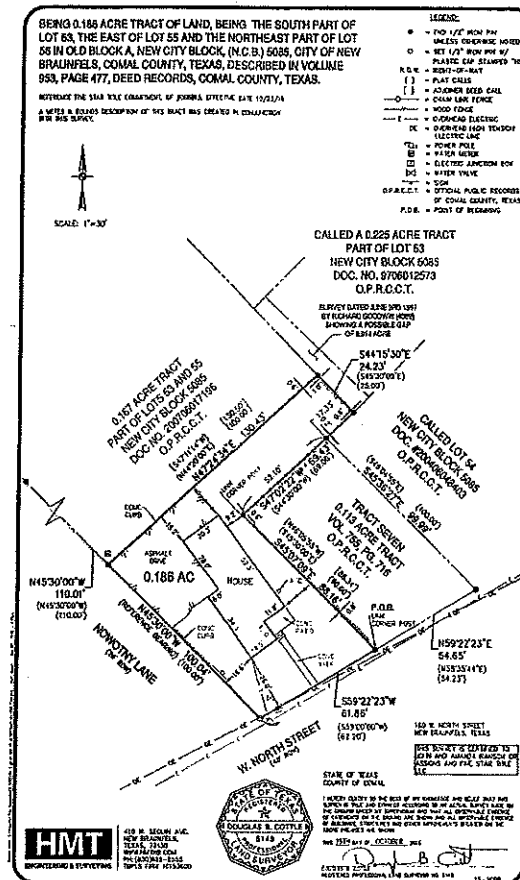
This project is very much in line with the uses of the surrounding area and serves to provide unique, high quality lodging to our tourist population. We look forward to aligning the look and use of this corner property with the standards of the City of New Braunfels. Thank you for your consideration of this application.

NOWOTNY LANE

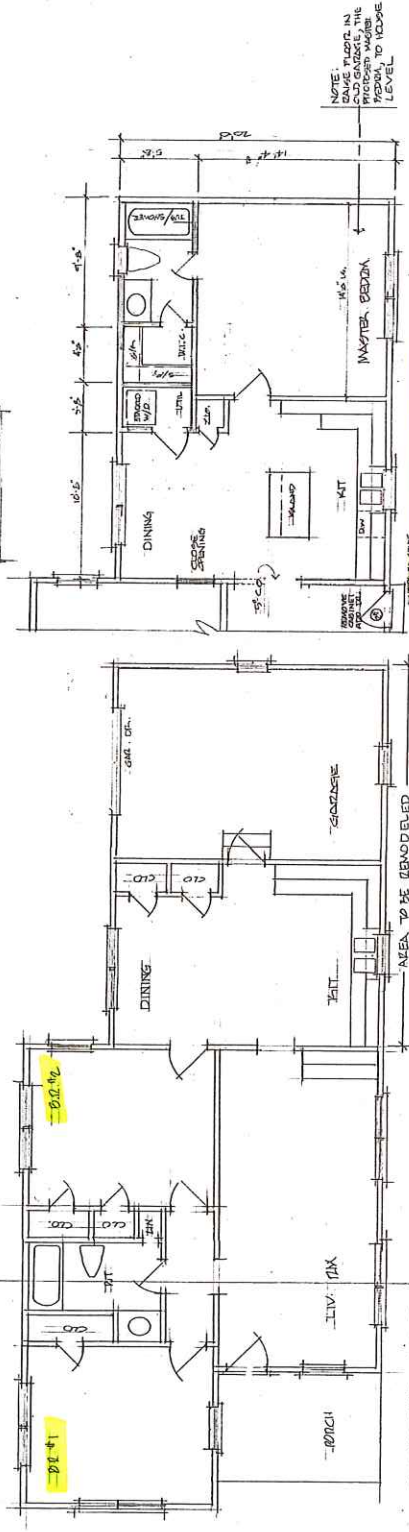


PLOT

PLAN
1/8"=1'-0"

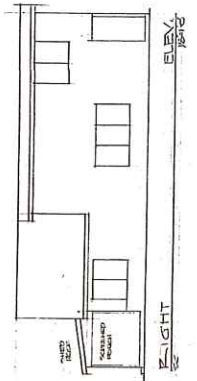
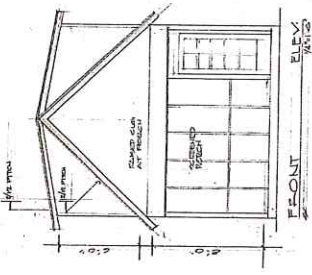
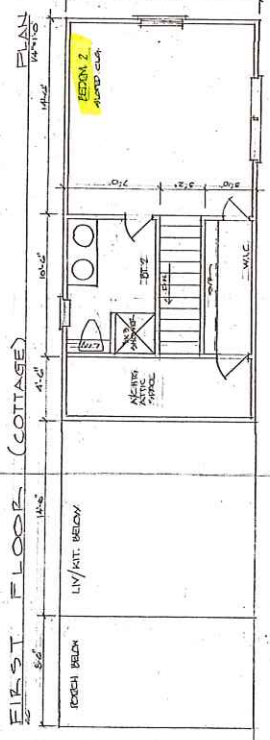
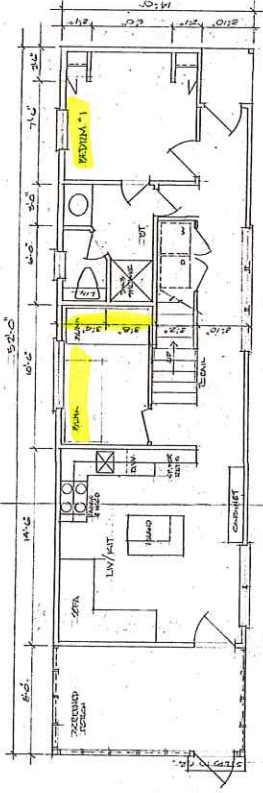


WALL LEGEND
EXISTING WALLS
NEW WALLS



PROPOSED MASTER BEDRM FLOOR PLAN

NOTE: DRAIN FLOOR IN PROPOSED MASTER BEDRM TO BE RELOCATED TO HOUSE LEVEL



PROJECT FOR 160 W. CENTRAL STREET, NEW BRUNSWICK, NJ 08901



DESIGN CONSULTANT
BDB SELF
NEW BRUNSWICK, NJ 08901

REVISION DATES
1 11-16-2012
2 11-17-2012
3 11-18-2012

SHEET NO. A-1

PLAN NO. 111112

West North

1234567890

westnorthinn.com

42"

68"

Proposed Sign



- 160 w. North
- Parking Lot
- Overnight Rental or home owned BY Schlitterbahn

General additional