



APPLICATION FOR
SPECIAL USE PERMIT

550 LANDA STREET
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050

PLANNING

P2-16-061

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: Travis & Veronica Bates
Mailing Address: 5645 Hwy 46 West New Braunfels Texas 78132
Telephone: 8307081211 Fax: 830904-2168 Mobile: 830-708-1211
Email: tebates@gnvtc.com

2. Property Address/Location: 468, 476, 486 Market

3. Legal Description:
Name of Subdivision: _____
Lot(s): _____ Block(s): _____ Acreage: _____

4. Existing Use of Property: _____

5. Current Zoning: C-2

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): short term rental

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.
☒ Copy of deed showing current ownership.

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

[Signature]
Signature of Owner(s)/Agent

11-21-2016
Date
Travis & Bates
Veronica L. Bates
Print Name & Title

For Office Use Only

Fee Received By: M. Simment Amount: \$530.00 Receipt No.: 233142
Date Received: 11/21/16 Zoning signs issued: _____ Date: _____ No.: _____
Cash/Check Number: 5841 Case Number: P2-16-061

To Whom It May Concern,

In 2011, my wife Veronica and I came across an opportunity to purchase a piece of property on the corner of Market and Meusebach Streets. It was an interesting piece of property containing a house and several small cabins. We were excited to dig further into the history of the property. We spoke with a railroad historian at the Civic Center's Railroad Expo. He informed us that the house was used to accommodate the railroad supervisors along with their families. The cabins along the side of the property were built for and by the manual laborers. The cabins were originally built out of the wood removed from damaged boxcars. All of which occurred during the early 1900s. Unfortunately no one had taken interest in maintaining the integrity of this beautiful and historical property. In the past 25 years alone, NBPD frequently received calls for many disturbances caused by the tenants in the cabins. This made us want to help clean up the area where many tourist come while visiting New Braunfels.

In September of 2011 we finally closed on the property. Our first goal was to clean up and remove material not original to the house. While doing this we came across some interesting artifacts. The first one we discovered was an old felt hat nailed inside a wall with a handwritten name of Gus Gusstov dated October 25, 1908. We also came across old Spanish coins, arrowheads, old newspaper articles used to line the interior walls and numerous misc. glass bottles.

These artifacts helped drive our desire to keep the originality of the property. We also felt it was in the best interest not to move the cabins due to the location of the trees that had grown very close to them. One of the many features we wanted to preserve were the large pecan trees. We felt the need to work around them when planning the parking lot for the guests staying in the house and cabins.

We enlisted the help of HMT Engineering to survey and plan this parking lot. It will provide one parking spot per cabin located on 468 Market St., 2 for the house on 486 Market St, and 3 spots for the largest house on 476 Market St. All of this to help clear out parking along the street and to keep renters from parking in front of neighboring homes. This will coincide with our limit of two adults per bedroom on each cabin and home.

We also plan on installing a paved sidewalk along the frontage of Market Street. This is a high traffic area full of tourists so we felt it would be safest.

While planning the layout of the parking lot we were told to talk to NBFD as far as adequate clearance for the fire trucks in case of an emergency along with the usage of the emergency lane. We were asked not to plant any trees along the entryway of 476 Market Street. That way they had the clearance they needed.

While working with HMT we had them draw up plans to add a fence buffer towards the back of the property along the houses on Zinc Street.

During our project we received word of another historical house that was needing to be removed off of Comal Street, a few blocks away. After getting the permits passed and the house loaded, it was finally moved onto the property parallel with the main house. Our plan was to tie it in with the current architectural feel of that already present.

Our plans continue with the renovation of the house and cabins. We plan on modernizing and updating the amenities. Including tank-less water heaters, central HVAC systems, and all the modern appliances. We have also planned out our waste management. We plan on having one trash can used between 2 cabins and 1 for each of the two homes. We will continue to have the cans ready on the street side for disposal. As we have continued to do. We would like the option to install a sign at the entrance of the property that meets city code requirements. The name will be determined once one has been decided.

We love bringing the history of this place to life and to share it with others. What we are striving for in the end is a place where families can make new and great memories. We also hope this property will help bring beauty and vitality to the community and help grow the city's economy.

Travis & Veronica Batey
5645 W. State Hwy 46
New Braunfels, TX 78132
(830) 708-1211