

APPLICATION FOR A SPECIAL USE PERMIT FOR A BED AND BREAKFAST AT 534 CROSS RIVER ST.

Dear Planning Commission,

Our nearly ½ acre R2 zoned lot has two homes on it. For purposes here, there is the "Front" home which borders the street and the "Back" Home. We reside in the Front home. We wish to have the Back home available for a bed and breakfast.

A bed and breakfast on our property is well suited to allow New Braunfels guests, tourists, vacationers, peace and privacy that so many elderly people seek. Peace and privacy is how I would describe our older, quiet neighborhood and this home fits right in.

The back home we are requesting for consideration is completely hidden from the street. You would not know it is there and cannot see it from the street. Our .473-acre lot is surrounded on both sides with solid rock walls. These walls run from the street of the front home to the back of the second home with solid limestone rock 8 feet and 5 feet high and pictures are included in this packet. To enter the property for access (ingress and egress) to the back home you must go through an 8-foot gate with an 8-foot fence on either side as seen in the attached pictures and on the survey. Again, there is no visibility from the street or for the neighbors, and the back of the home fronts the Guadalupe River. Across the river is floodplain land with no structures or inhabitants.

We enjoy this older, quiet neighborhood and we are mature aged persons, with adult children and grandchildren. We do not have any tolerance for misbehavior and respect the privacy and contentment of our neighbors. Our intent is to continue to provide this for our neighbors. Again, being present on the property, we will not tolerate misconduct or annoyances. The nature and feel of the home including the high rental amount will most likely draw the above average income guests typically being more mature. Being here and on the property, we will specifically implement the following rules for tenants:

Ten is the absolute total number of people allowed in our 4 bedroom 2- ½ bath 2500+ square foot back home. This is with a king bed in 3 bedrooms and two queen beds in the oversized 12x18 bedroom. This home is fully equipped with handicap bars in all showers/tub and by all toilets. There is a wheelchair lift on the outside stairs to the second level specifically for the disabled. We have purposely not maxed the sleeping areas with futons, or sofa sleepers or counted living areas with couches. We will only allow a maximum of 10 guests.

A total of 4 cars maximum are allowed for guests even though there is ample off-street parking on the granite driveway, our front home driveway, and off-street frontage area as seen on the attached survey for a total of 10+ vehicles. Cameras are installed on the outside parking areas and can be monitored online by us to make sure there is no parking on the street.

Outside lights and sound off by 10:00 PM

There is no outside grilling or cooking and a bar b q pit is not available.

No glass is allowed – Plastic dishwasher safe dishes will be provided.

No sign will be placed in the yard advertising a b&b.

No one under 27 can apply for the b&b.

No pets. No animals of any kind allowed.

All presumptive tenants will be required to fill out an application and list the names, and ages of attendees and a \$2000 deposit is required before leasing approval.

To facilitate this process of obtaining a Special Use Permit, Mark, my husband and I met with our surrounding neighbors (excluding one) about our desire for a bed and breakfast for the back home. The majority of our neighbors have been approving of such and have signed a document of approval of which is included in this packet. The homeowners understand and have said it makes sense with two homes on a ½ acre lot. The neighbor we have not met with is next door at 490 Cross River and this home is in the "Susan B Lambert Trust" out of a bank in Dallas. Susan Lambert's descendants/owners in the Trust have not been to the home since we moved in 7 months ago. The prior owners and our neighbors say it is highly unlikely, we will see anyone there more than 2-3 times a year.

Addressing the 3.6-3 Standards (d) Character and Integrity page 4

As previously mentioned, the 8-foot gate is the means of ingress and egress. In case of emergency, there is a gate following a paved pathway on the opposite side of the front home that is accessible. The back home has three downstairs entrances/exits. There are two sets of stairs (indoor and outdoor) for entrance/exits on the second story.

There is ample parking for 6 vehicles on the crushed granite driveway to the gate – additional parking is available in the front of the street as seen in the attached survey. Please note there is parking availability for 10+ off street vehicles but we will not allow more than four vehicles for guests.

We have a designated area with 4 refuse containers, two waste and 2 recycle stored behind a tall hedge in front as seen on the attached survey. This is not visible to resident neighbors.

Utilities are underground and been in existence for many years. The back home is all electric.

Screening and buffering is completely obtained due to the location of the second home, the extensive stone walls, plus the massive Spanish Oaks and Pecan trees and mature shrubbery that surround and insulate our property.

The yard should meet all requirements as seen on the attached survey.

The home is standard height for a two story with interior ceiling heights of 9" feet.

Hours of operation outside - consist of exterior lights and all exterior sound off at 10PM.

N/A paving of street, alleys. Pathways are included on the survey outlined in red.

Drainage was determined long before we purchased the property. And to date neither the front nor back home has ever flooded, even during the 1993 flood.

The exterior construction is hardie plank.

Roadway adjustments do not apply.

I have included several black and white pictures of some of the areas discussed in this application including a signed memorandum from our surrounding neighbors that approve of our bed and breakfast.

In closing, please understand that we do not wish to rent our back home 24-7/365 days a year. We recognize that we could lease it out for long term, but then we would not be able to enjoy it with our family and friends in our current retirement. Profit is not our main goal. We do wish however to legally share this beautiful area for a few paying guests who appreciate New Braunfels and its charm as much as we do. We commit to making this a healthy, safe, sound mitigated environment for our neighbors and guests.

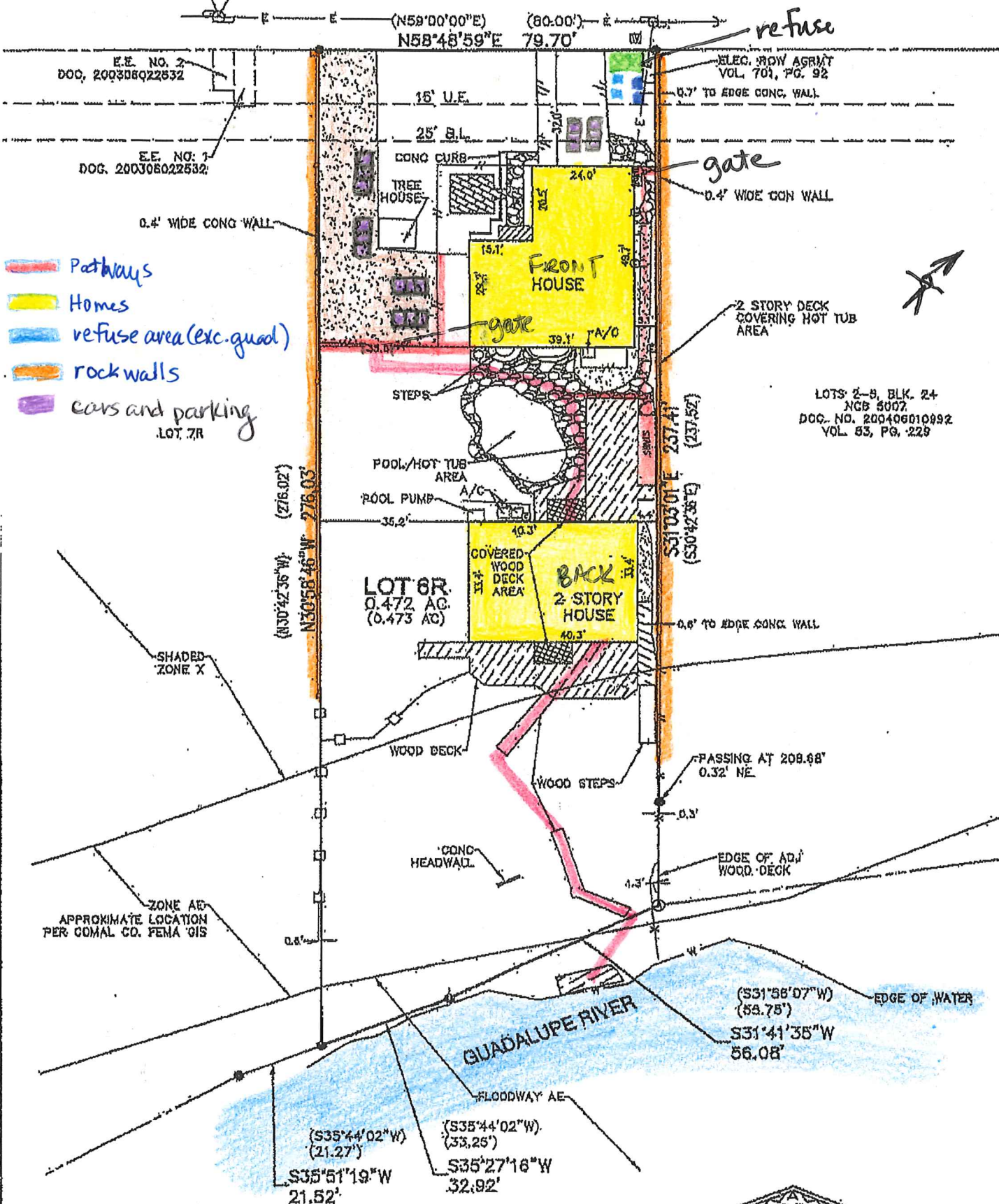
Best regards,

A handwritten signature in black ink that reads "Nancy K. Goodin". The signature is written in a cursive style with a large, stylized 'N'.

Nancy K. Goodin  
534 Cross River St  
New Braunfels, TX 78130

CROSS RIVER ST.  
(60' R.O.W.)

#8



- Pathways
- Homes
- refuse area (exc. quad)
- rock walls
- cars and parking

LOTS 2-8, BLK. 24  
NGB 5007  
DOC. NO. 200406010992  
VOL. 53, PG. 229

ZONE AD  
APPROXIMATE LOCATION  
PER COMAL CO. FEMA GIS



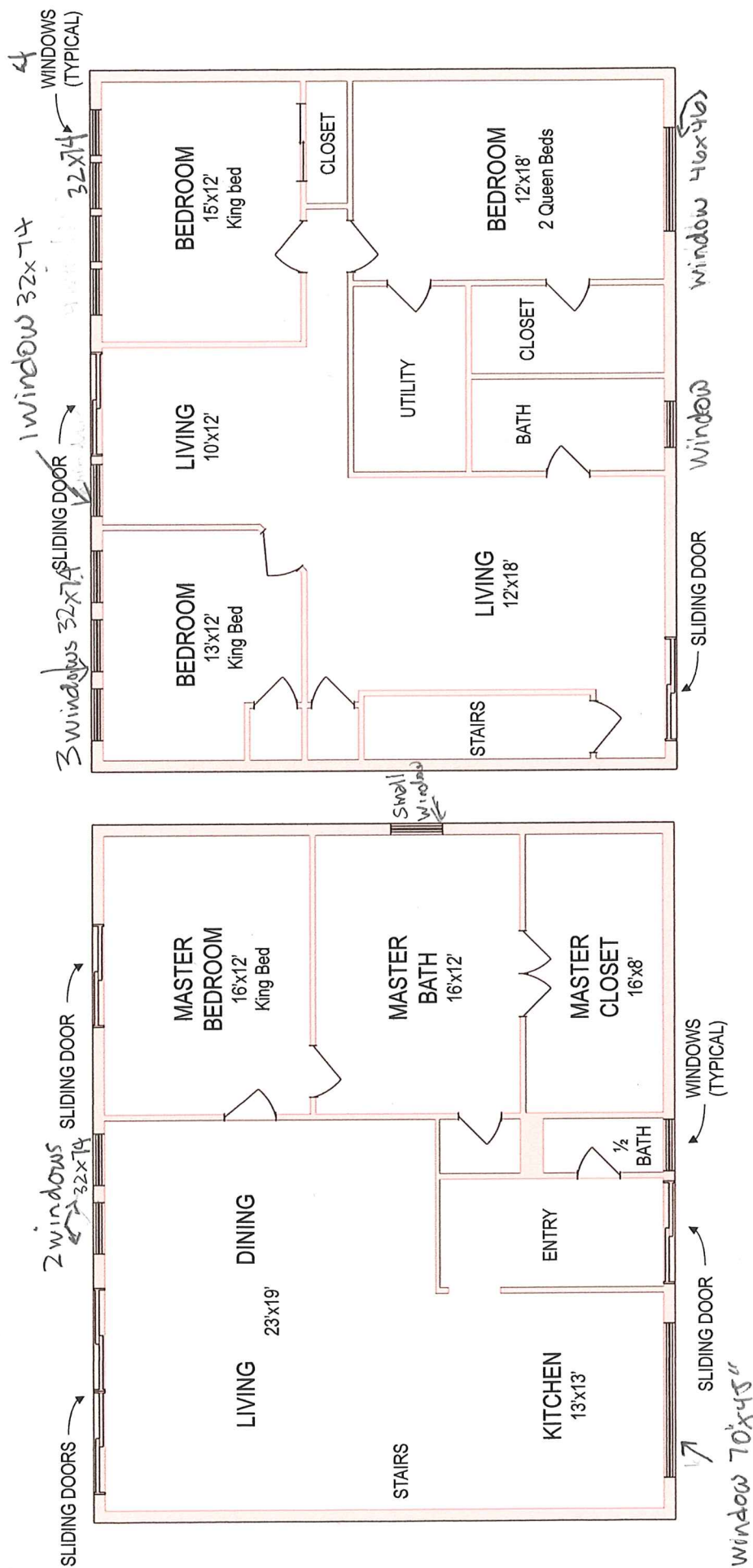
290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TYPE FIRM F-10961  
TBPLS FIRM 10153600



I HEREBY CERTIFY TO  
SURVEY IS TRUE AND  
THE GROUND UNDER IT  
OF EASEMENTS ON THE  
OF BUILDINGS, STRUCT  
ABOVE PREMISES ARE.  
THIS 2ND DAY OF DE  
REVISED DECEMB  
DOUGLAS S. COTTLE  
REGISTERED PROFESSIONAL

## FIRST FLOOR

## SECOND FLOOR

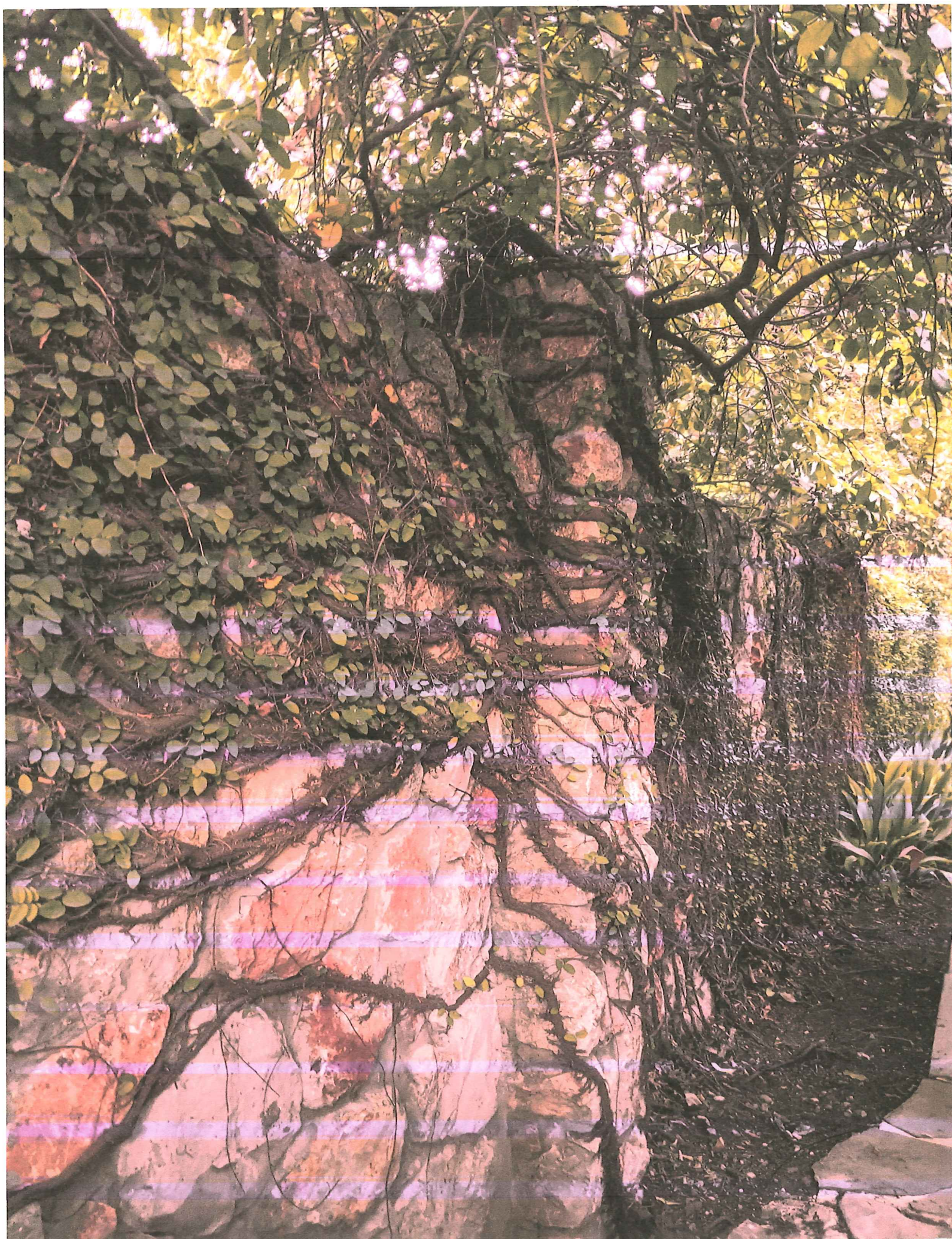


FLOOR PLAN  
534 CROSS RIVER ST  
NEW BRAUNFELS, TX 78130  
7-23-2020





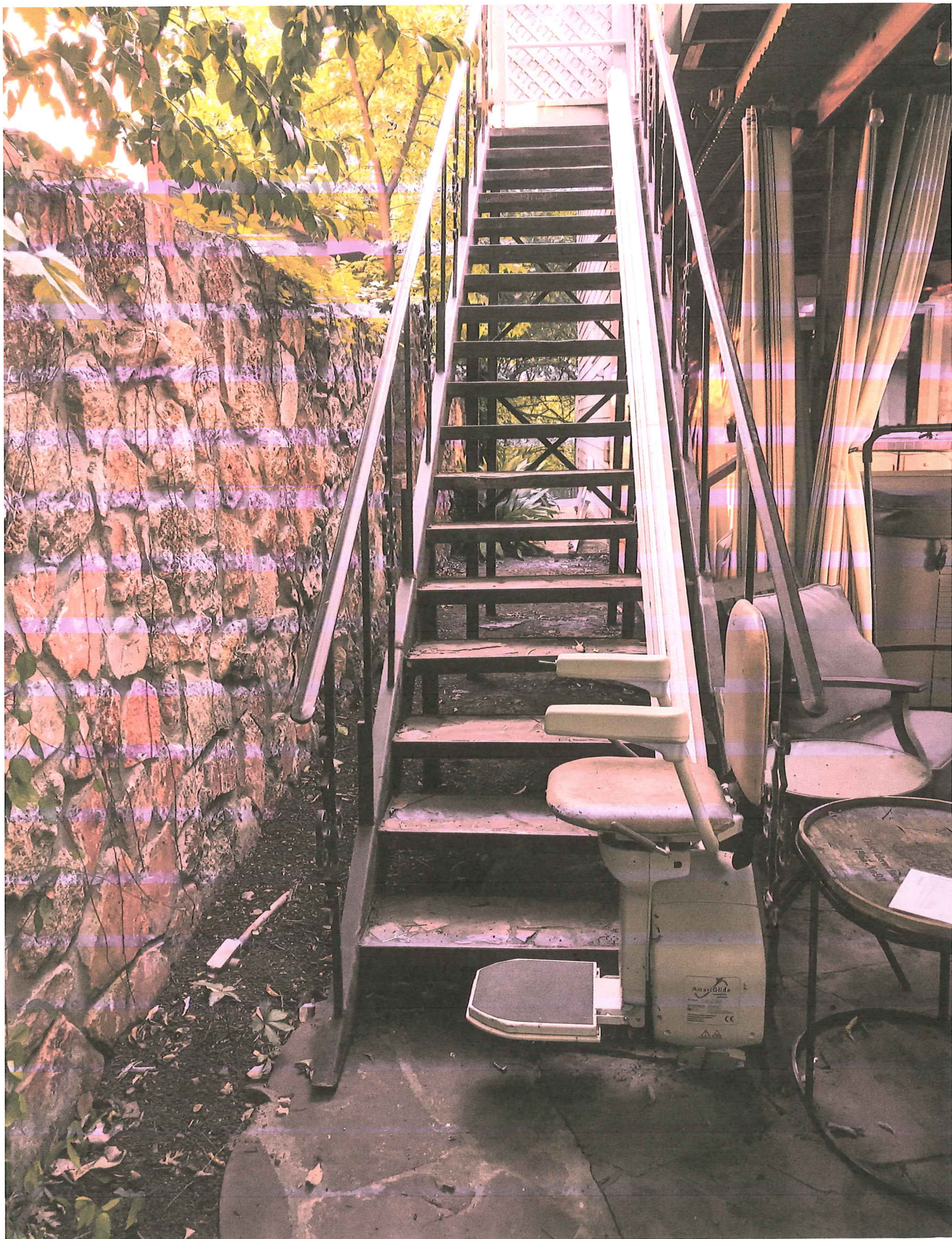














To: Planning Commission:

The following properties are located either directly next door, across the street or nearby and do not oppose the bed and breakfast for the back home as Nancy K. Goodin has described.

Name: Jodie Cedillo

Signature: Jodie Cedillo

Address: 590 Cross River

Date: 7/25/2020

Name: Frank Zehn

Signature: FRANK ZEHNER

Address: 550 Cross River  
New Braunfels, TX 78130

Date: 7/25/2020

Name: Manuel Silva  
590 50 Grant

Signature: Manuel Silva

Address:

Date: 7/25/2020

Name: Laurie Steves

Signature: Laurie Steves

Address: 527 Cross River St

Date: 7/24/2020

Name:

Signature:



Address:

Date:

Name:

*Gilbert Gonzales*

Signature:

*GILBERT GONZALES*

Address:

*598 S. Veramendi*

Date:

*26 July 2020*

Name:

Signature:

Address:

Date:

Name:

Signature:

Address:

Date:



7/27/2020

Gmail - signatures of neighbors.



Kay Harris <kaye.harris@gmail.com>

## signatures of neighbors.

**Kristen Nemier** <kristen.nemier@yahoo.com>  
To: Kay Harris <kaye.harris@gmail.com>

Mon, Jul 27, 2020 at 12:07 PM

Good afternoon,

To whom it may concern:

I Kristen Nemier neighbor located at 572 S. Veramendi do not oppose Nancy K. Goodin from utilizing her home as a bed and breakfast.

Regards,

*K. Nemier*  
**210-857-5359**

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