



City of
New Braunfels
Planning & Community Development Department
Planning Division
550 Landa St. New Braunfels, Tx 78130
(830) 221-4050 www.nbtexas.org

CC/Cash/Check No.: <u>1022</u>	Case No.: <u>SUP20-039</u>
Amount Recd. \$ <u>1578⁰⁰</u>	RECEIVED FEB 28 2020 BY: <u>Caleb</u>
Receipt No.: <u>1022</u>	
<small>Submittal date - office use only</small>	

Special Use Permit Application to Allow Short Term Rental

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: BETTY L. & HARRY E. PHILLIPS
 Mailing Address: P.O. BOX 310227
 Telephone: 707-218-1991 Fax: N/A Mobile: SAME
 Email: ALCORN1950@YAHOO.COM

2. Property Address/Location: 274 E. ZINK ST.

3. Legal Description:
 Name of Subdivision: _____
 Lot(s): 243 & 242 Block(s): 2013 Acreage: LITTLE UNDER 1/3 ACRE

4. Existing Use of Property: TRIPLEX - MONTHLY RENTAL / to become duplex

5. Current Zoning: C 2

*Please note Short Term Rentals are **prohibited** in the following residential districts, & a Special Use Permit could **not** be requested:

- R-1 • ZH • TH • R-1A-43.5 • R-1A-8 • R-2A • B-1B
- R-2 • ZH-A • B-1 • R-1A-12 • R-1A-6.6 • B-1A • TH-A

6. Proposed Special Use Permit*: Type 1 _____ OR Type 2 X
 *see page 4 for information regarding Type 1 and Type 2 Special Use Permits

7. Explain how the proposed Short Term Rental use will be well suited for the neighborhood (attach additional or supporting information if necessary): SEE ATTACHED
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Attachment - Question No. 7

Special Use Permit Application to Allow Short Term Rental (STR)

Harry and Betty Phillips
274 E. Zink Street, New Braunfels, TX 78130

7. Explain how the proposal STR use will be well-suited for the neighborhood:

The property at 274 E. Zink Street, New Braunfels, Texas, was left to me by my grandmother, Georgia Flora Short, who rented her Tri-plex as a means of income. I hold the deed 100 percent to the property. My husband and I are remodeling it to become a 'duplex.' We are retaining much of the 1880 structure, repurposing wood, brick, etc. as much as possible, updating the interior/exterior to meet current city building, safety and fire codes.

The two-bedroom, one-bath, will be American with Disabilities ACT (ADA) accessible, complete with game or exercise room, a full kitchen with stainless steel appliances; and front-loading washer/dryer. The four-bedroom, three-bath, also will be ADA accessible, complete with a media and game or exercise room, a full kitchen with stainless steel appliances and a front-loading washer/dryer.

There are numerous short-term rentals in the immediate area: Meusebach, No. Market, Mill Street as well as Zink Street. We have spoken with neighbors across the street, on the corner, next door, down the street and behind us. All have declared the need for more STR's, especially in this highly-desirable area, and, they all welcome us. They are grateful that 'family' is finally able to renovate the old house and keep it consistent with the aesthetics of the neighborhood.

Thank you for considering our application.

Harry and Betty Phillips

274 E. Zink Street
New Braunfels, TX 78130
(707) 218-1990 or 1991

March 28, 2020

Holly Mullins
City of New Braunfels Planning Division
550 Landa Street
New Braunfels, TX 78130

RE: SPECIAL USE PERMIT - 274 E. ZINK STREET, NEW BRAUNFELS, TX 78130
ASSIGNED CASE NO. SUP20-039 ON FEBRUARY 28, 2020

We are in receipt of your email today, March 27, 2020, regarding updated City Ordinance Section 144-5.17 Short term rental or occupancy. Following is our revised plan for duplex:

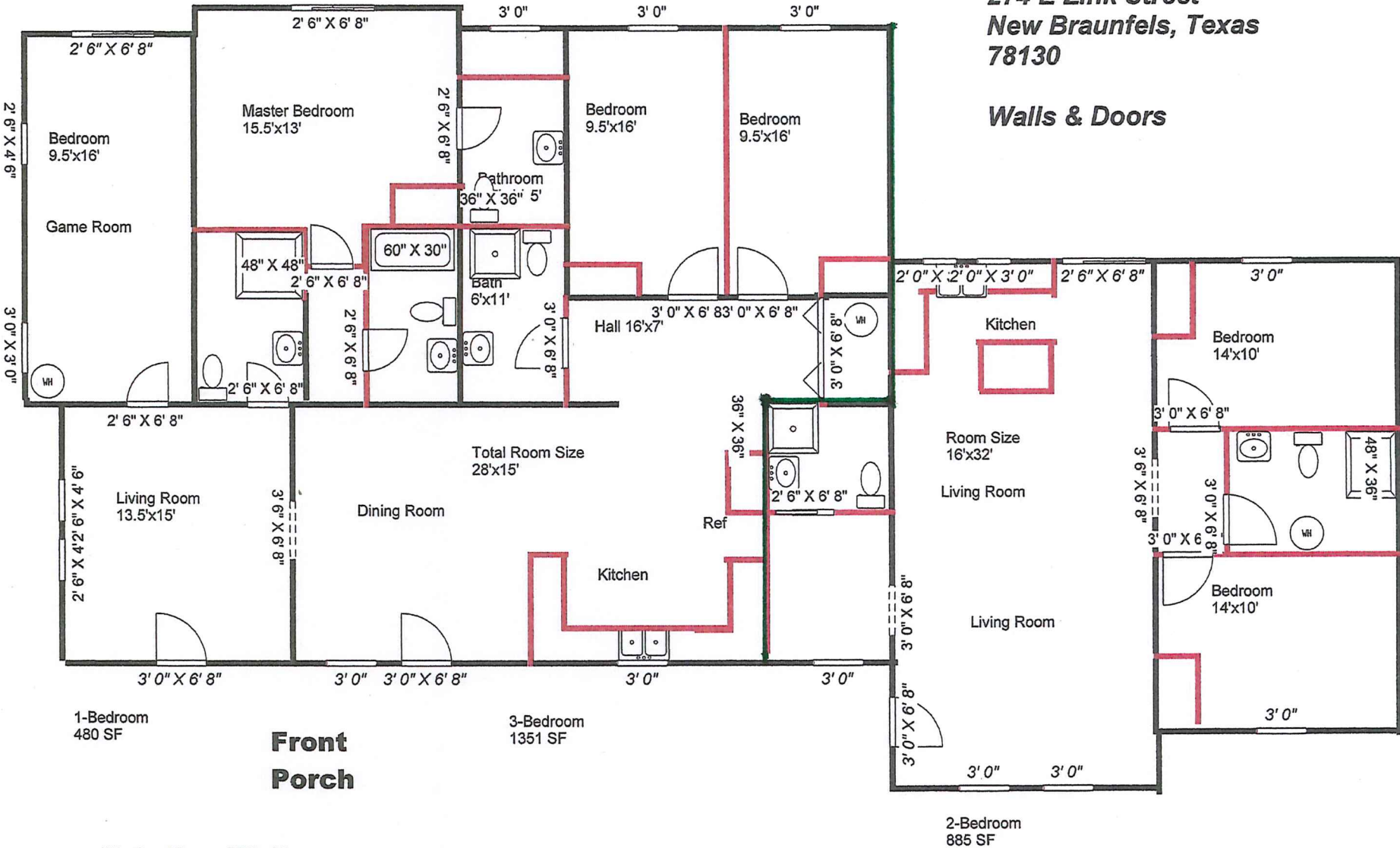
	DUPLEX PLAN SUBMITTED 2/28/20	REVISED DUPLEX PLAN (in conformance to new city ordinance)	OCCUPANCY REQUESTED	SPECIAL NOTES
1.	4 BEDROOMS, 3 BATHS	4 BEDROOMS, 4 BATHS <i>Master: (1) King bed Others: (1) Bunkbed, Q+F each</i>	14 + 2 extra	Added one full bath; large bedrooms; four occupants per bathroom (less than new requirement of five maximum occupants per bathroom.)
2.	2 BEDROOMS, 1 BATH*	2 BEDROOMS, 2 BATHS** <i>Bunkbeds Q+F each</i>	8 + 2 extra	Added one full bath; large bedrooms; four occupants per bathroom (less than new requirement of five maximum occupants per bathroom.)
	* We are planning this bathroom to be an ADA (Americans with Disability Act) - full walk-in shower.	** We will be using the space allotted for a game room to add another bathroom.	TOTAL: 22 + 4	
	PARKING	Parking for tenants will be on the right side of the house and is currently part brick driveway, part asphalt and part grass, and measures 35 ft. by 70 ft. We plan on keeping the brick driveway and asphalt, and pouring concrete for the remainder. Parked cars will be 'stacked' and there is plenty of room for 6+ cars.		

Unless circumstances force us to change, we plan on attending the Planning meeting April 7, 2020. Attached is an updated house plan with changes above. Thank you.

Harry and Betty Phillips
Owners

**274 E Zink Street
New Braunfels, Texas
78130**

Walls & Doors

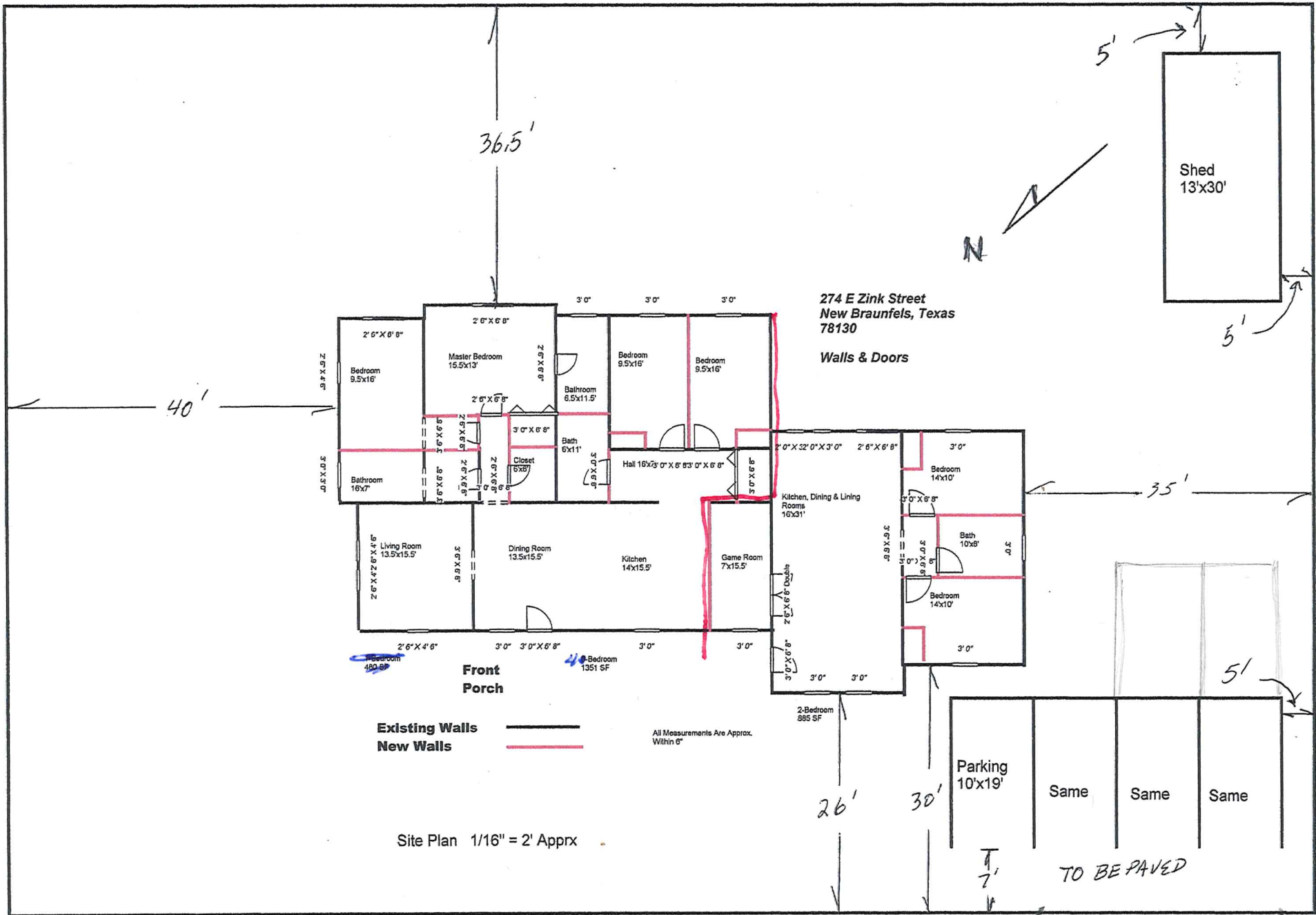


Existing Walls
New Walls



All Measurements Are Approx.
Within 6"

Market Street



274 E Zink ST Zink St Side

*H. Phillips
274 E. ZINK ST.*

From: Amanda Eubank

newbraunfelsescapes@gmail.com

Subject: New Braunfels Vacation Rental

Date: Feb 24, 2020 at 3:54:01 PM

To: alcorn1950@yahoo.com

To Whom it may concern,

New Braunfels Escapes will have the pleasure of representing Betty and Ed Phillip's vacation rental located at 274 E Zink St, New Braunfels, TX 78130 once they have secured a short term rental permit from the city of New Braunfels.

If you have any questions do not hesitate to contact me at the number below.

Thanks,

Amanda Eubank

Co-Owner

New Braunfels Escapes

1242 W San Antonio St

New Braunfels TX 78130

[830-632-5455](tel:830-632-5455)

newbraunfelsescapes@gmail.com

newbraunfelsescapes.com