



PZ-18-001

APPLICATION FOR
SPECIAL USE PERMIT

550 LANDA STREET
NEW BRAUNFELS TX 78130

E-MAIL: planning@nbtexas.org

PHONE: (830) 221-4050

PLANNING

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: SKP Properties LLC (Roy and Kay Phillips)

Mailing Address: P.O. Box 1540 Lampasas, Tx 76550

Telephone: 830.515.9050 Fax: _____ Mobile: _____

Email: skayphillips@gmail.com

2. Property Address/Location: 564 S Castell Ave New Braunfels, Tx

3. Legal Description: CBD-CASTELL, COMAL, UNION

Name of Subdivision: _____

Lot(s): LOT 7 Block(s): CITY BLOCK 1022 Acreage: 0.1463

4. Existing Use of Property: Residential

5. Current Zoning: M-1 LIGHT INDUSTRIAL DISTRICT

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

7. Proposed Use of Property and/or Reason for request (attach additional or supporting information if necessary): Desired use of property is Short Term Rental. Many surrounding properties are businesses so the usage will provide no disruption to single family dwelling residents. Additionally, the drive way extends the length of the lot and can easily have 5 vehicles parked on it, not disrupting street traffic.

8. ATTACHMENTS:

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

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

X 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.

X Copy of deed showing current ownership.

_____ Mailed notification _____ x 2.15 each = _____ Notification signs 2 x \$15 each = 30

_____ Newspaper Notice 115.00 each

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

Kay Phillips
Signature of Owner(s)/Agent

1-11-18
Date

SKP Properties (Roy and Kay Phillips)
Print Name & Title

For Office Use Only			
Fee Received By: <u>MG</u>	Amount: <u>\$500.00</u>	Receipt No.: <u>237931</u>	
Date Received: <u>1-17-18</u>	Zoning signs issued: _____	Date: _____	No.: <u>2</u>



Good Day,

564 S Castell Ave New Braunfels, Tx was purchased by my husband and I in 2011. After completing extensive repairs, we have enjoyed this property as a second home for the past six years.

During the repairs, we ensured that measures were taken to complete the changes to the letter of the law, working with the city to pull a large amount of permits. Also, we maintained a large portion of the original charm while also including updates that only accentuate the charm of the home. We believe that after the completion of this remodel, we helped drive the economy and property values of surrounding areas up.

Our goal is to partner with the city to use this property as a short-term rental property as the location of the home is ideal for vacationers looking for restaurants, recreation and the overall enjoyment of New Braunfels. We will ensure that all prospective guests recognize and observe a quiet time(10:00 PM) and that there are never any more than six guests as the home is a three bedroom.

Regards,

Roy and Kay Phillips
Roy and Kay Phillips