



Planning & Community Development Department
Planning Division

550 Landa St. New Braunfels, Tx 78130
(830) 221-4050 www.nbtexas.org

CC/Cash/Check No.: 5965 Case No.: SUP20-142
Amount Recd. \$ 1565.00
Receipt No.: 18441



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: Ken and Lisa Brucks

Mailing Address: 226 Glen Haven, New Braunfels, TX. 78132

Telephone: (830) 226-5535 Fax: N/A Mobile: (210) 573-0200

Email: kenbrucks@bobrossrealty.com

2. Property Address/Location: 430 Landa, New Braunfels, TX. 78132

3. Legal Description:

Name of Subdivision: R & K Parkview Estates

Lot(s): 12 Block(s): 1 Acreage: .2

4. Existing Use of Property: residential

5. Current Zoning: C-1

*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 X OR Type 2 _____

*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

SUBMITTAL CHECKLIST:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
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<input type="checkbox"/>
<input type="checkbox"/>

APPLICANT:

☐ A survey and/or metes and bounds description of the property with an exhibit illustrating property boundaries (if property is not platted). *H/A*

☐ Letter of Authorization for appointed agent (if applicable). *H/A*

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

☐ Copy of deed showing current ownership.

Floor plan with the following information:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Layout of the building | <input checked="" type="checkbox"/> Sleeping areas |
| <input checked="" type="checkbox"/> Dimensions of each room | <input checked="" type="checkbox"/> Doors and windows |
| <input checked="" type="checkbox"/> Room Labels (kitchen, bathroom, dining room, garage, etc.) | |

Development/site plan with the following information:

(*Please note: Additional information may be requested.)

- | | |
|--|--|
| <input type="checkbox"/> Drawn to scale | <input type="checkbox"/> Location of all buildings |
| <input type="checkbox"/> North arrow | <input type="checkbox"/> Number of parking spaces (parking calculation table required) |
| <input type="checkbox"/> Property lines | <input type="checkbox"/> Dimensions of parking space and maneuvering space |
| <input type="checkbox"/> Adjacent street names | <input type="checkbox"/> Driveways (means of ingress/egress) |

☐ Application Fee: \$ 1500⁰⁰

\$1,500 + (.2 acres x \$100) = \$ 20⁰⁰ (max. \$4,000)

☐ Technology Fee: \$ _____

3% of application fee → \$ 1500⁰⁰ (application fee) x .03 = \$ 45⁰⁰

☐ Public Hearing Newspaper Notice: **\$236.00** (\$115 each for Planning Commission and City Council + \$6.00 (3% technology fee))

Public Hearing Mail Notifications and Signage.

*Please note: The total fee will be calculated by Staff after application submittal based on the quantity of mailed notices and signs and must be paid when sign(s) are picked up by the applicant when sign(s) are picked up by the applicant.

Please note: The signature indicates that the owner or an authorized agent has reviewed the requirements of this application and attached checklist, and all items on this checklist have been addressed and complied with. The owner/authorized agent understands that an incomplete application will **not** be accepted, and this application will **not** be accepted after the 4 p.m. deadline on an application deadline date, as outlined on the calendar attached to this application. The signature authorizes City of New Braunfels staff to visit and inspect the property for which this application is being submitted.

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

Ken and Lisa Brucks, (210) 573-0200, Kenbrucks@bobcrossrealty.com
 Owner's Name (Printed) Phone Number Email

226 Glen Haven, New Braunfels, TX. 78132
 Owner's Mailing Address

[Signature]
 Signature of Owner

7/21/20
 Date

7. Explain how the proposed Short-Term Rental use will be well suited for the neighborhood:

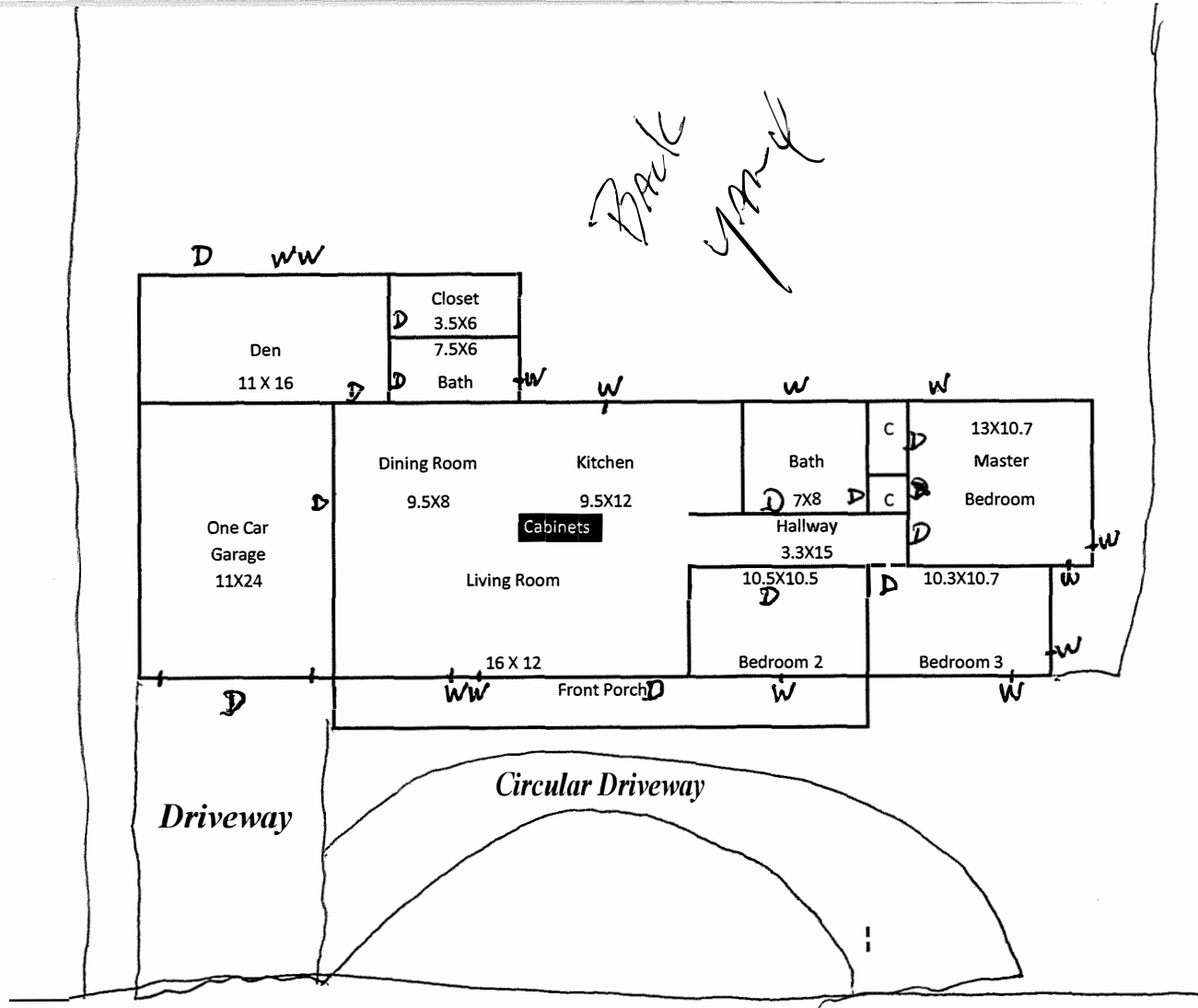
The Subject Property (430 Landa Street) is currently owned by Ken and Lisa Brucks. The property was previously owned by Lisa's mother, Dorothy Feters, who resided there for almost 60 years – until her death in 2019. Lisa was born and raised in that home and lived there until 1983. Lisa and Ken have a desire to keep the home and maintain it as a short-term rental business.

The property was rezoned several years ago to C-1. Ms. Feters received a life estate to the property, so upon her death in April 2019, the property became permanently rezoned to C-1. It was originally thought that the property might be better to repurpose the property to a small business-type office, however, the property would never be able to comply with the City's parking requirements to serve that need. So, Ken and Lisa are now left with a limited number of options. The home could either be sold as a residential dwelling, become a rent house or be repurposed to a short-term rental – allowing the owner to better maintain control on how the property is maintained and presented. Since the property is located at such a high- profile and visible location, it was thought that this option would serve the owner - and community - best.

The property is located within walking distance to Landa Park, The City Golf Course, City Hall, Wurstfest, Das Rec City Recreation Center, the Comal River and the Historic Downtown New Braunfels. There are already several other short-term rental homes in the area. As was stated before, this location lends itself nicely to this type of use – and since the property is already zoned for commercial use – it would seem to be an easily acceptable use for the property – especially given the challenges involved in converting it to a heavier commercial use.

The property sits on 1/5 of an acre, with a beautiful back yard and several tall mature trees. The home has 3 full bedrooms, 2 full baths, as well as a den, dining room and kitchen. Next to the subject property, on the right, is a former residential dwelling, currently being operated as pest control business. On the left of the property is a large vacant lot, currently owned by the owners of a plant nursery, which fronts on Walnut Avenue. The home has a driveway with a one-car garage and a circular turnaround. The back yard is currently fenced with a four-foot chain link fence, however, the owners plan to replace this fence with a six -foot cedar fence – which will totally encompass the back yard. Since the property has been in Lisa's family for over 60 years, they have a particular vested interest in keeping the property in a condition that the surrounding community, and all New Braunfels, would be proud of. In their opinion this is the best possible use for this property.

We respectfully ask that you approve our request to grant a Special Use Permit on this property, so the owners can move towards converting the property to short term rental facility by 2021.



SITE PLAN / FLOOR PLAN