

APPLICATION REVIEW

Z-16-61

HEARING DATE: November 29, 2016

1. CASE # Z-16-61
PROPERTY ADDRESS: 1815 Morrow Ave.
LEGAL DESCRIPTION: Lots 13 & 14, Block 4, Cohen Addition

2. APPLICANT: Barbara Bridgewater
MAILING ADDRESS: 1815 Morrow Ave. (07)

3. REQUEST:

SPECIAL PERMIT FOR A BED AND BREAKFAST HOMESTAY IN AN R-1B DISTRICT

SUMMARY DESCRIPTION OF BED & BREAKFAST: A private residence that contains no more than six (6) guestrooms, where short term lodging is exchanged for compensation and where breakfast service is provided to overnight guest only. The owner shall reside on the Homestay establishment property.

- permitted by special permit in (RE, R-1A, R-1B, R-1C, R-2, R-3A, R-3B, R-3C, R-3D, R-3E, O-1, O-2, O-3, C-1, and C-2 Districts)
- permitted by right in C-3, C-4, and C-5 Districts

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located along the northwest side of Morrow Avenue, between 18th and 19th Streets, and within the Sanger Height Neighborhood and the Sanger Heights Conservation overlay district. The existing residence is a five-bedroom single family home that would offer one bedroom for short term rental and property owners would reside on the property. There is a large driveway to the right of the home with enough room for a minimum of 4 vehicles. The property is surrounded by a mix of single family homes, two nearby churches and a few other limited commercial uses, such as the Art Forum of Waco and The Arc of McLennan County.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of the special permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

NOTICES: 17 mailed; returned

CASE NO. Z-16-61

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system:

Classification: Local Number of Lanes: Two

Estimated Capacity (at LOSD) 5,000-7,000 vpd Avg. Daily Traffic Not Available vpd

2. Estimated increase in traffic on adjacent streets at full build out:

Immediate: Negligible Future: Not available

3. Will the development's impact be of sufficient magnitude to require mitigation for:

- a) Access problems: no
- b) Increased traffic congestion: no
- c) Pedestrian traffic: no
- d) Visibility problems: no

4. Traffic Department comments and recommendations:

No comment. (RK)

ENGINEERING SERVICES REVIEW

1. Street condition: Good ___ Acceptable ___ Needs Reconstruction X

2. Street width: Existing: ROW 60' Pavement 27'

Required: ROW 50' Pavement 28'

3. Curb and Gutter:

Needs to be installed _____ Exists X Needs Reconstruction _____

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.

5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.

6. Sewer is available to the property, and it will serve the heaviest uses allowed under the requested zoning?

7. Engineering Department comments and recommendations:

The property is served with both public water and sanitary sewer mains and there have been no drainage issues reported in this immediate area; therefore, Engineering has no comment. (TD)

CASE NO. Z-16-61

INSPECTION SERVICES REVIEW

Comments --

No comment. (GD)

LEGAL SERVICES REVIEW

Comments -- . (JP)

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6min

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No comment. (GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations: It should be verified what is meant by bed and breakfast. Under the Texas Food Establishment Rules, if a facility is considered limited (seven or fewer rooms, serves only to over-night quests, and is not a retail food establishment) the owner or manager must have a food manager certification. This is the only requirement. There are no permits or inspections, or fees required. (DL)

POLICE DEPARTMENT REVIEW

Comments . (JW)

CASE #Z-16-61

PROPERTY OWNERS LIST

Applicant: Barbara Bridgewater

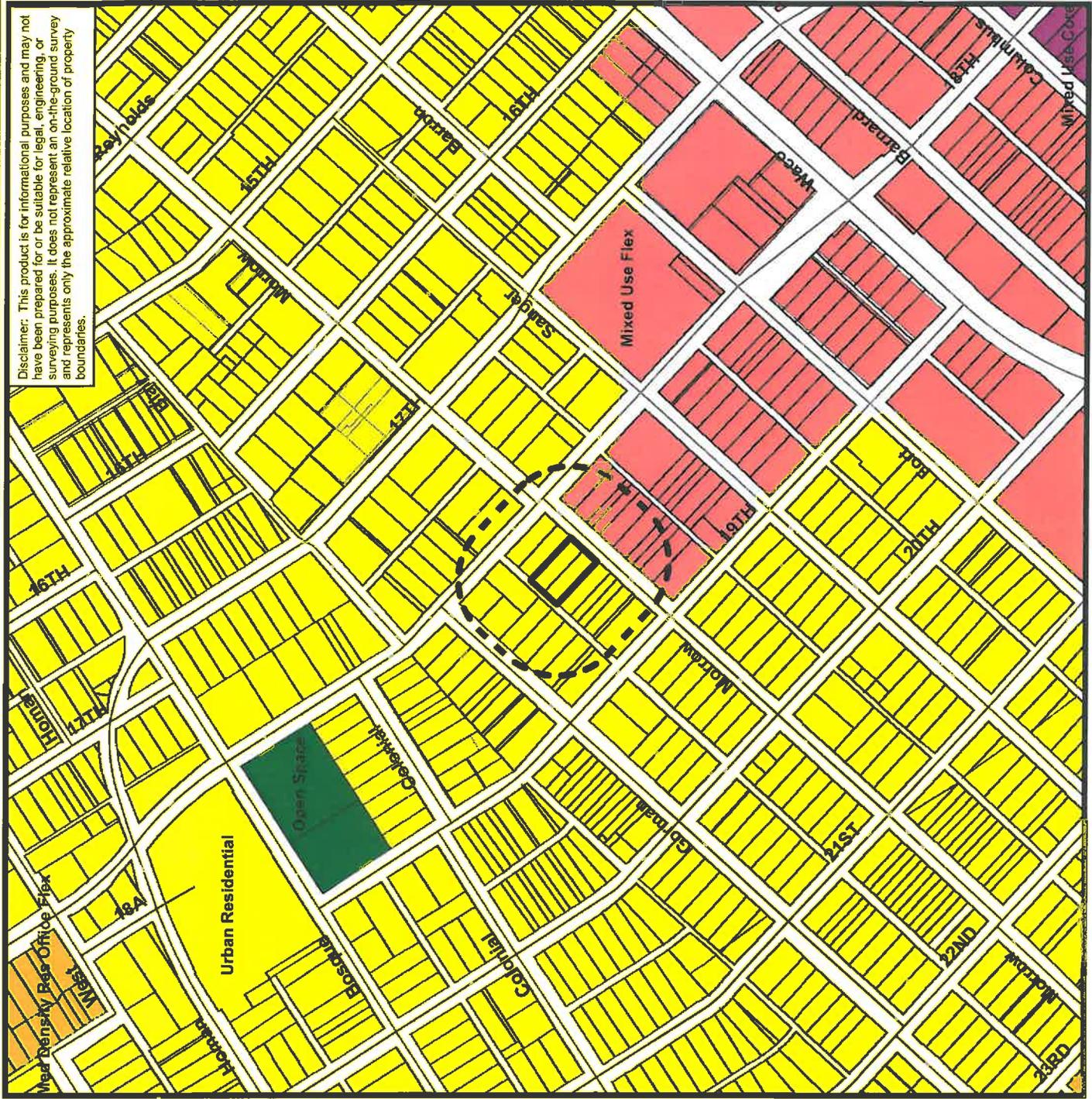
Owner: Philip Bridgewater ETUX

SPECIAL PROVISIONS AND CONDITIONS
FOR BED AND BREAKFAST HOMESTAY

1. The permit hereby granted is to Barbara Bridgewater, and may not be transferred or assigned.
2. At any time if the permittee ceases to use the permit for the purpose for which it has been granted, this permit shall become null and void, and the lawful use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. That said bed and breakfast homestay shall be operated in accordance with all applicable regulations and the permittee shall obtain all permits or licenses which may be required under the Ordinance of the City of Waco or other agencies of the County, State or Federal government. The property may be inspected by the Departments of Planning, Inspections Services, Fire Services, the Health District or any other responsible departments to ensure the building or premises complies with all applicable codes and special conditions.
5. A Life Safety Inspection for compliance with applicable City codes must be approved by the Inspections Services Department prior to issuance of the Special Permit. This inspection includes, but is not limited to, smoke detectors, at least one operable egress window per bedroom, required safety measures for pools (if applicable), and exterior stairwells (if applicable).
6. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of this special permit or any ordinance of the City of Waco, or for good and sufficient cause, upon notice to the permittee and after a public hearing.
7. The permittee shall comply with all building, plumbing, electrical and other related construction codes of the City of Waco.
8. The structure and the grounds shall be maintained and shall be kept in good repair and condition.
9. This permit shall be for a period of one year and shall expire on December 20, 2017. At expiration of said period, permittee shall make application for renewal of said special permit. If the permit is not renewed, it will be considered abandoned and terminated and the lawful use of the said premises shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
10. The bed and breakfast homestay shall be subject to City and State's hotel occupancy taxes.
11. Functions such as meetings, receptions, weddings and other social events provided for compensation are not permitted as part of the temporary residential rental unit special permit.
12. Functions such as meetings, receptions, weddings and other social events are not permitted to be held by the tenants. No outside vendors are permitted on the property.
13. A maximum of 2 bed and breakfast homestay guest vehicles shall be permitted to park on the property at any time.

14. No on-street parking shall be allowed for bed and breakfast homestay guest vehicles.
15. The owner or on-site manager shall be present or available at all times the property is being rented as a temporary residential rental unit. Contact information shall be filed with Planning Services Department.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Zoning Case Z-16-61
Urban Residential
Property Location Map
and Surrounding
Land Use 2016

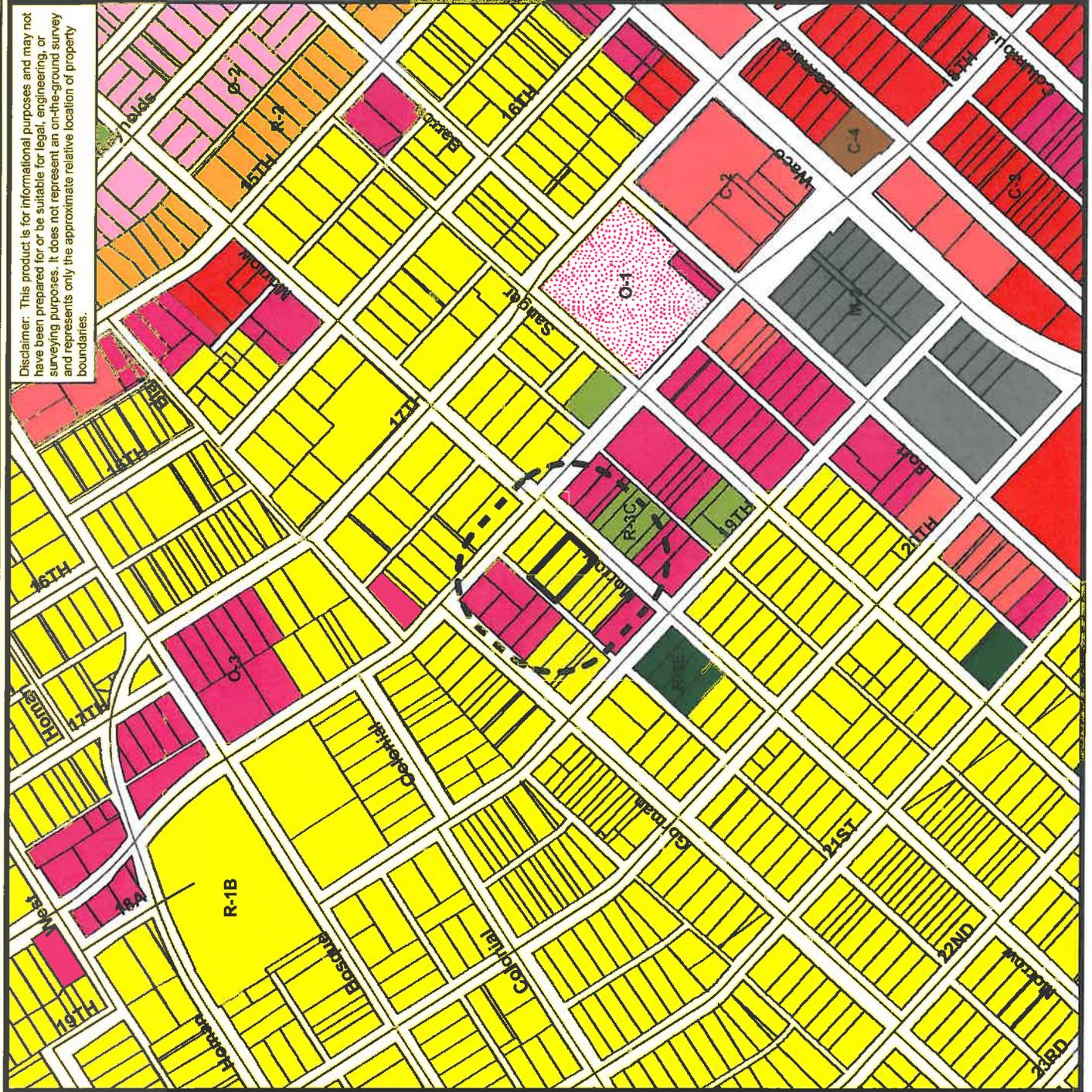
-  Case Z-16-61
-  200' Property Notice Buffer
- Land Use 2016**
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Medium Density Residential Office Flex
-  Office Industrial Flex
-  Mixed Use Flex
-  Mixed Use Core
-  Industrial
-  Institutional
-  Open Space



November 2016



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**Zoning Case Z-16-61
Special Permit for a
Bed & Breakfast Homestay
in R-1B District
Property Location Map
and Surrounding
Zoning Categories**

Case Z-16-61
200' Property Notice Buffer

Zoning Categories

- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



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Bed & Breakfast Homestay
in R-1B District
Property Location Map

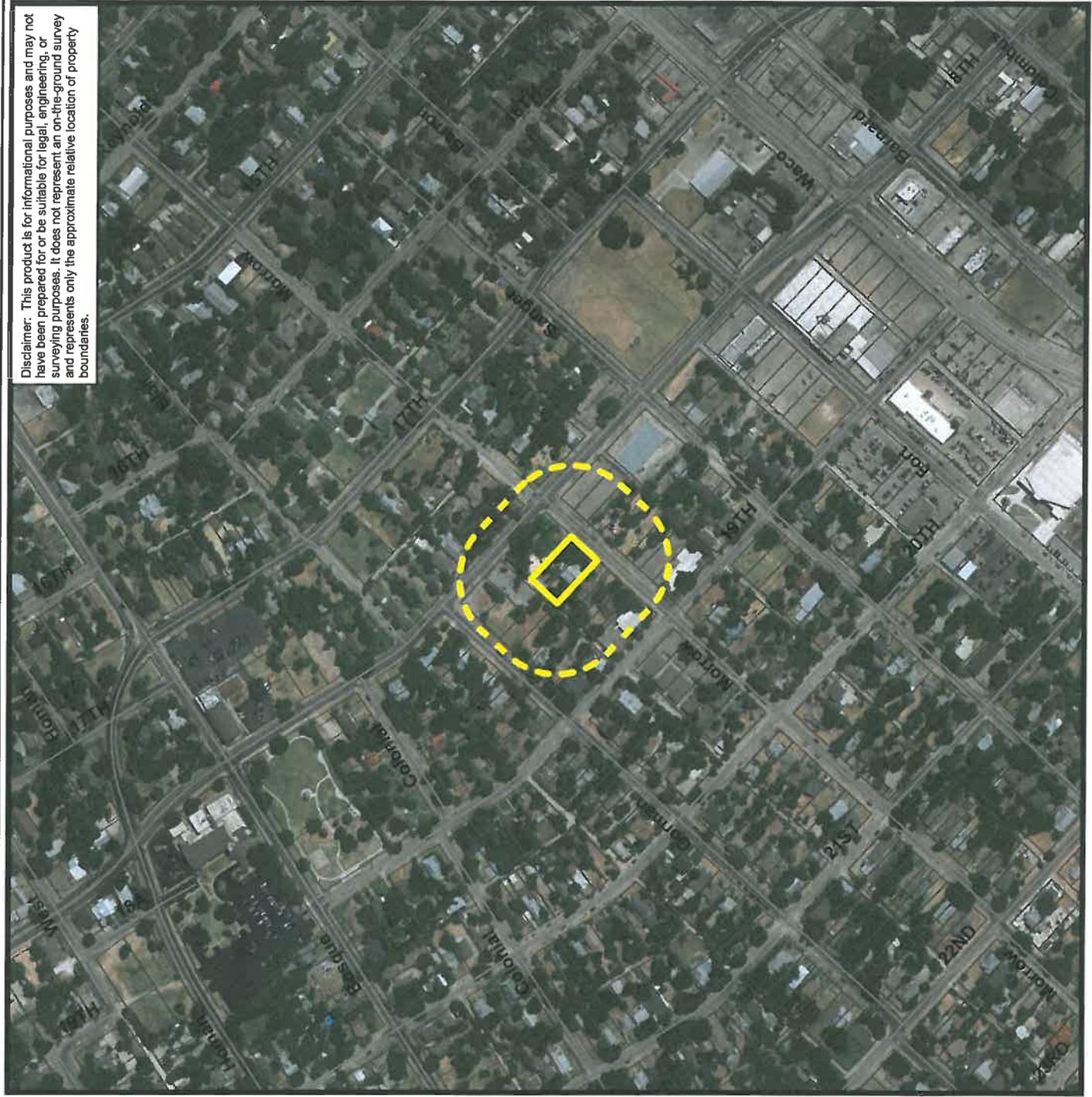
Case Z-16-61
200' Property Notice Buffer



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Zoning Case Z-16-61
Special Permit for a
Bed & Breakfast Homestay
in R-1B District
Property Location Map

Case Z-16-61
200' Property Notice Buffer



November 2016



September 1, 2016

We are requesting a special permit for a bed and breakfast home stay establishment on 1815 Morrow Avenue. This is our own home where we live, but we would like to allow Waco visitors to use one of our rooms in our house. We have a guest room on the second floor and a bathroom on the first floor for their use. These guests (through a site from AirBNB) inquire if there is space on certain weekends of the month to spend a night or a weekend with us in our home. Different than other bed-and-breakfasts in Waco who have many rooms and guests, we want to charge only a minimal fee to stay in our home and drink coffee with us in the morning! Since it is only 1 room with 1 bed in it, only small children would fit along with 1 or 2 related adults as we don't intend to rent out the property while we are gone. We also will not allow any pets or parties, and we feel our request would not disrupt our neighborhood.

We have plenty of room in our paved driveway for any guests to park so as to be off the street. We own 2 cars that are usually parked there, yet there is adequate space for 4 (and more on the stoned part of the driveway) without interfering with access from either the front street or the back alley.

Although we have often hosted guests in our Waco home for the past 18 years, we are requesting a special permit in order to participate in the AirBnB program that brings many visitors to Waco each year due to Baylor, Waco Conventions and Magnolia's new commercial efforts. We have used this program ourselves when we travel to other cities (and countries), and we think it is a good program for Waco outside of the regular hotels and bed-and-breakfasts.

Although we are happy to participate in the AirBnB program, we do not want to be listed as a public site for Waco, such as listing our home with other bed-and-breakfasts. We will gladly provide whatever data the city requests to be used for the city's information, and we understand that we need to pay taxes on a regular basis. We will not be posting any signage of any kind in our yard, as we will only be hosting with the closed AirBnB site.

If any other information is requested, please let us know. I can be reached at our home phone: 254-759-1649 or at my email address: bpbridgeh2o@hotmail.com.

Request for Special Permit for a Bed & Breakfast Homestay Establishment in an R-1B District
Barbara Bridgewater, 1815 Morrow Avenue

Additional information received from Applicant:

Name: Barbara Bridgewater

Scope: Our guest bedroom is upstairs with the other 4 bedrooms, all connected by a hallway. The guest bathroom is downstairs next to the kitchen.



Property Description is Incorrect

There are only three porches on the house: Two on the front (1st and 2nd FL) of equal square footage (176 sqft each) and one in the back (1st FL) of 104 sqft. The four (4) other porches of 48 sqft each do not exist.

Front Porches (1st and 2nd Floor)



Back Porch (1st floor)

