

APPLICATION REVIEW

Z-16-62

HEARING DATE: November 29, 2016

1. CASE # Z-16-62
PROPERTY ADDRESS: 2727 Columbus Ave.
LEGAL DESCRIPTION: Lots 1 & 2, Block 67, Glenwood Addition

2. APPLICANT: Aaron & Andrea Zimmerman
MAILING ADDRESS: 2727 Columbus Ave. (10)

3. REQUEST:

SPECIAL PERMIT FOR A BED AND BREAKFAST HOMESTAY IN AN R-2 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 northeast corner of N. 28th Street and Columbus Avenue, and within the Austin Avenue Neighborhood. The existing residence is a four-bedroom single family home that would offer one bedroom for short term rental and property owners would reside on the property. The bedroom to be rented out would not have access to the rest of the home and there is a driveway that leads to a 3 vehicle garage off of N. 28th Street. The property is surrounded by mostly single family homes and duplexes, but there are more mixed and commercial use properties one block over, along Waco Drive.

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: 18 mailed; returned

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

KEY

1. Street condition: Good ___ Acceptable A.B. Needs Reconstruction ___ A. Columbus Ave.
B. 28th Street

2. Street width: Existing: ROW A. 75'; B. 65' Pavement A. 34'; B. 36'

Required: ROW A. 50'; B. 50' Pavement A. 28'; B. 28'

3. Curb and Gutter:

Needs to be installed ___ Exists A.B. 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-16-62

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: None. (DL)

POLICE DEPARTMENT REVIEW

Comments No significant impact to Police Services. (JW)

CASE #Z-16-62

PROPERTY OWNERS LIST

Applicant: Aaron & Andrea Zimmerman

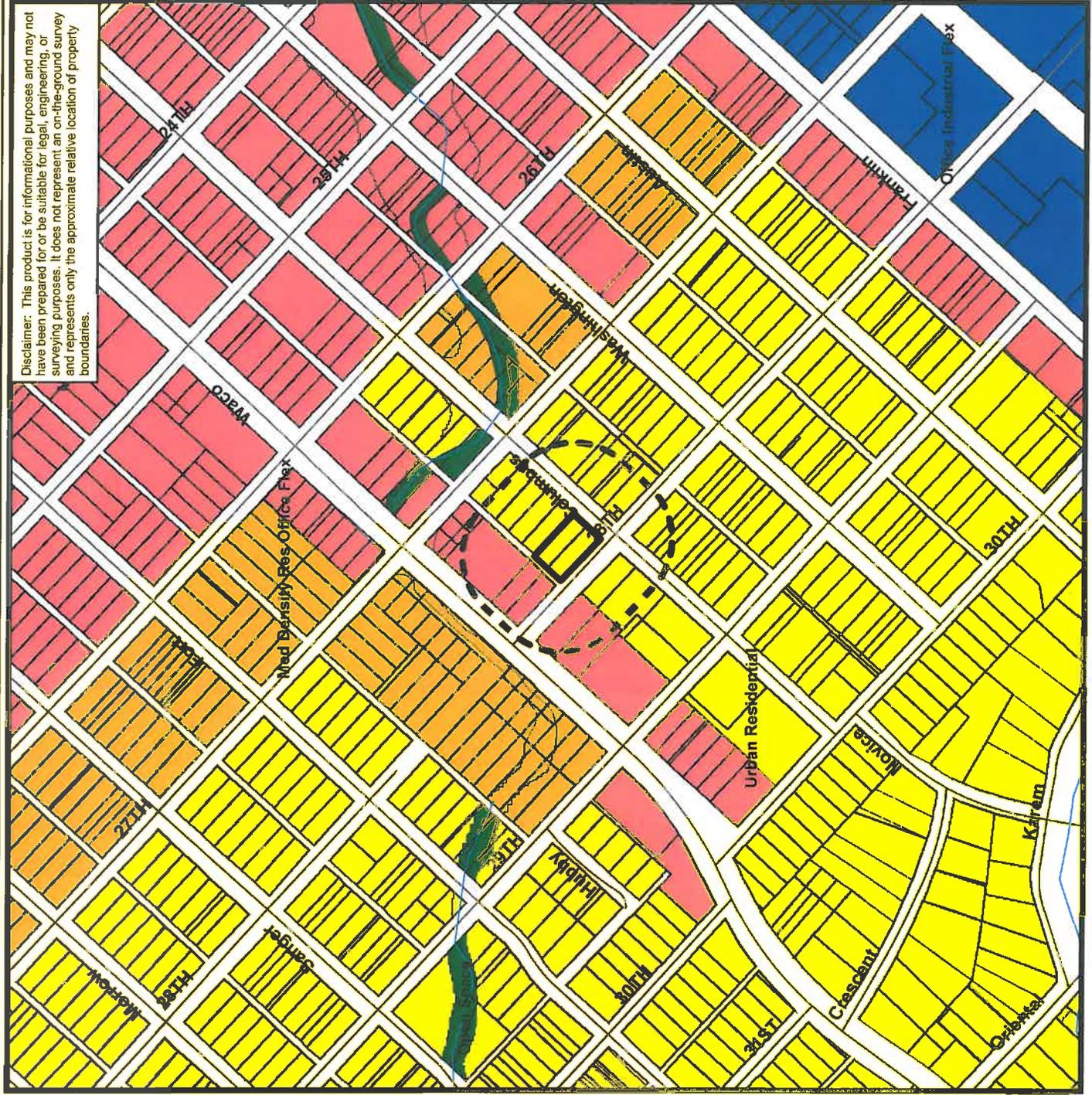
Owner: Same

SPECIAL PROVISIONS AND CONDITIONS
FOR BED AND BREAKFAST HOMESTAY

1. The permit hereby granted is to Aaron & Andrea Zimmerman, 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-16-62
2727 Columbus Avenue
Urban Residential
Property Location Map
and Surrounding
Land Use 2016

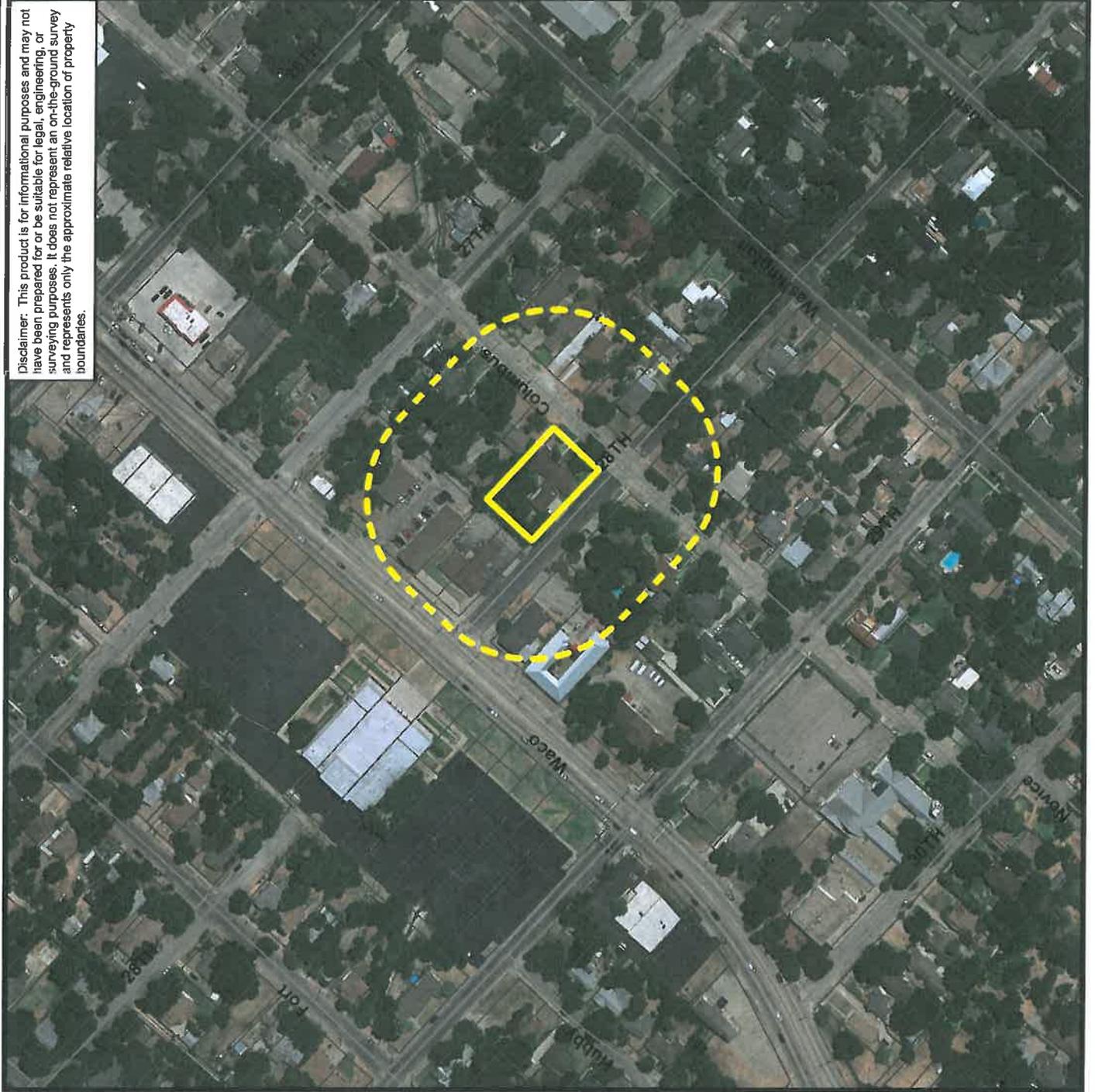
- Case Z-16-62
- 200' Property Notice Buffer
- Land Use 2016**
- Rural Residential
- Suburban Residential
- Urban Residential
- Medium Density Residential Office Flex
- Office Industrial Flex
- Mixed Use Flex
- Mixed Use Core
- Industrial
- Institutional
- Open Space



November 2016



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Special Permit for a
Bed & Breakfast Homestay
in R-2 District
Property Location Map



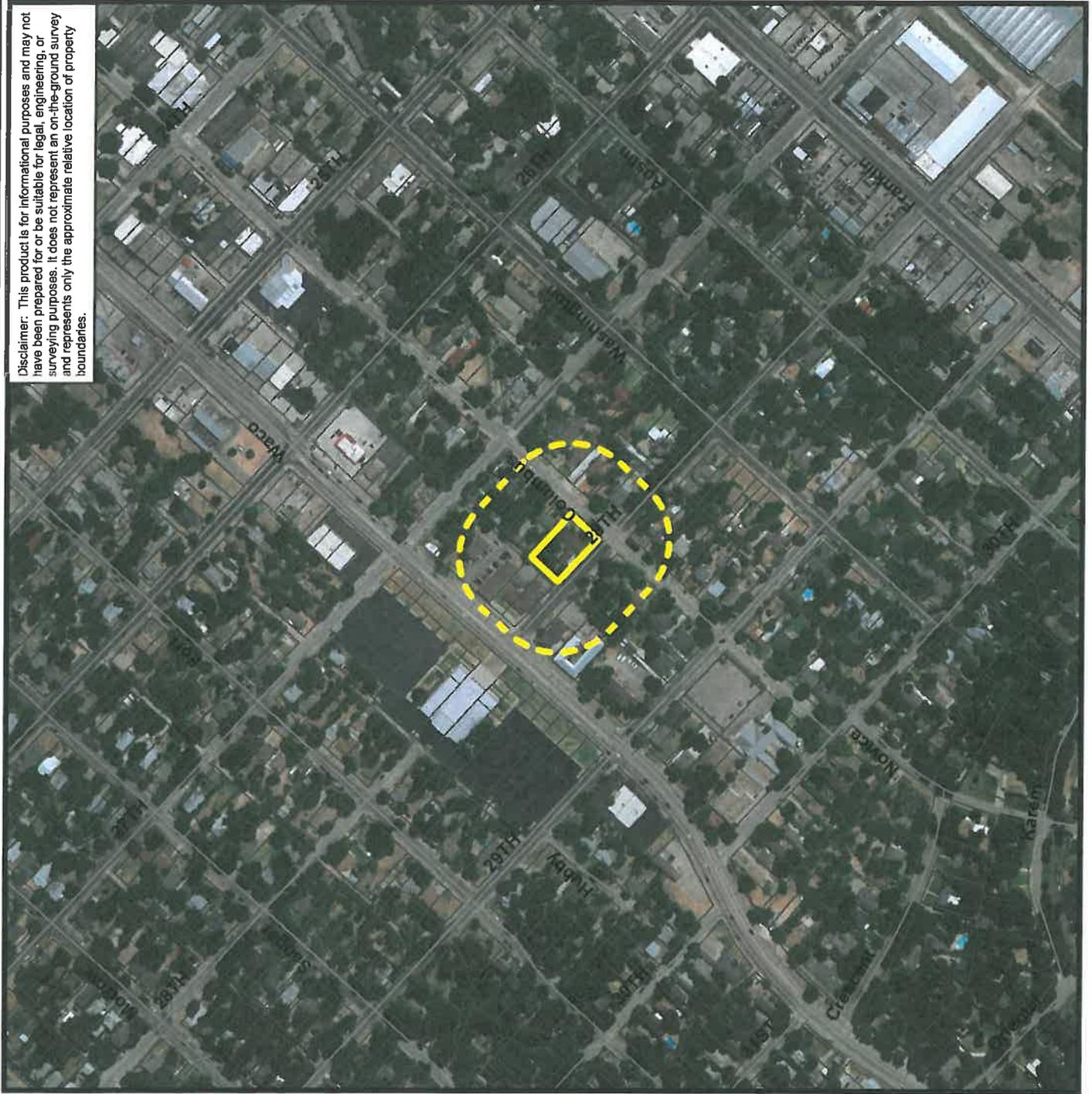
Case Z-16-62
200' Property Notice Buffer



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in R-2 District
Property Location Map



Case Z-16-62
200' Property Notice Buffer



November 2016



2727 Columbus Avenue
Waco, TX 76710

To Who It May Concern:

Attached, please find a drawing of our property at 2727 Columbus Avenue. This is our full time home in which we permanently reside. We rent out one guest room, with a private entrance and bathroom, through Airbnb. We do not rent out the room when we are on vacation. I have attached photos of the guest room. The guest does not have access to the rest of the home. The bedroom door to the hallway is locked with a one-way knob lock so the guest cannot enter the rest of the house. The guest may park in the driveway, in the designated guest parking spot, or on the street. We do not provide breakfast or any meals to the guest.

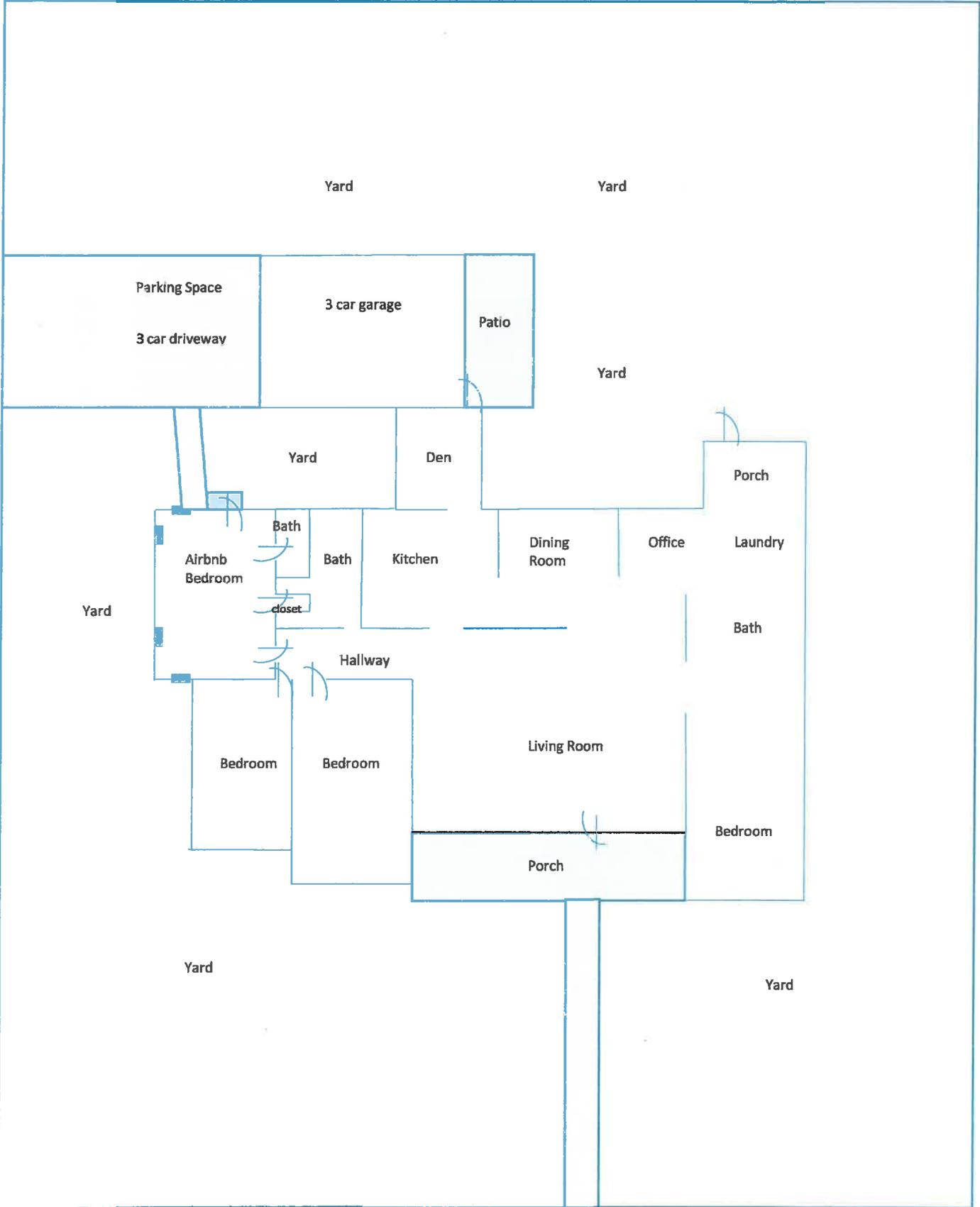
Our intent for the room is to rent it out when it is not in use by our family guests. Our families are out of state and the room sits vacant when not in use. The guests to our Airbnb have been professors (extended stay), people visiting Waco for football games, competitions, conferences, Silos, and just passing through Waco. Our guests enjoy the privacy as well as feeling like they are in a home. We are available to them at all times by phone, text, email or in person. We check the reviews of each guest prior to accepting them and we keep strict rules on noise. There are never more than two guests staying in the room. We do not allow children or pets. My husband is a pastor and I work part time. Our Airbnb has provided supplemental income and allowed me to continue caring for our three children (as opposed to working full time) and be involved in community endeavors.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Zimmerman', with a long horizontal flourish extending to the right.

Andrea Zimmerman
(617) 515-0460



28th Street

Columbus Avenue

Sidewalk

