

APPLICATION REVIEW

Z-16-66

HEARING DATE: November 29, 2016

1. CASE # Z-16-66
PROPERTY ADDRESS: 3201 Windsor Avenue
LEGAL DESCRIPTION: Lots 15A & 16, Block 39, Dean Addition

2. APPLICANT: Martin E. & Kelsey H. Purks
MAILING ADDRESS: 3201 Windsor Ave. (08)

3. REQUEST:

SPECIAL PERMIT FOR 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 at the southwest corner of Windsor Avenue and N. 32nd Street, within the Dean Highland Neighborhood. This is a predominantly single family neighborhood. There is an existing single family home and a guest house at the rear of the property. Property owners live in the main house and propose to rent out the one-bedroom guest house for short-term rental. A gravel driveway is located along the left side of the main residence off of Windsor Avenue, and another paved driveway is located off of N. 32nd Street next to the guest house.

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: 15 mailed; returned

CASE NO. Z-16-66

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 B

KEY

A. Windsor Ave.
B. 32nd Street

2. Street width: Existing: ROW A. 80'; B. 60' Pavement A. 33'; B. 37'

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 issue reported in this immediate area; therefore, Engineering has no comment. (TD)

CASE NO. Z-16-66

INSPECTION SERVICES REVIEW

Comments --

No comment. (GD)

LEGAL SERVICES REVIEW

Comments -- . (JP)

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 min

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-16-66

PROPERTY OWNERS LIST

Applicant: Martin E. & Kelsey H. Purks

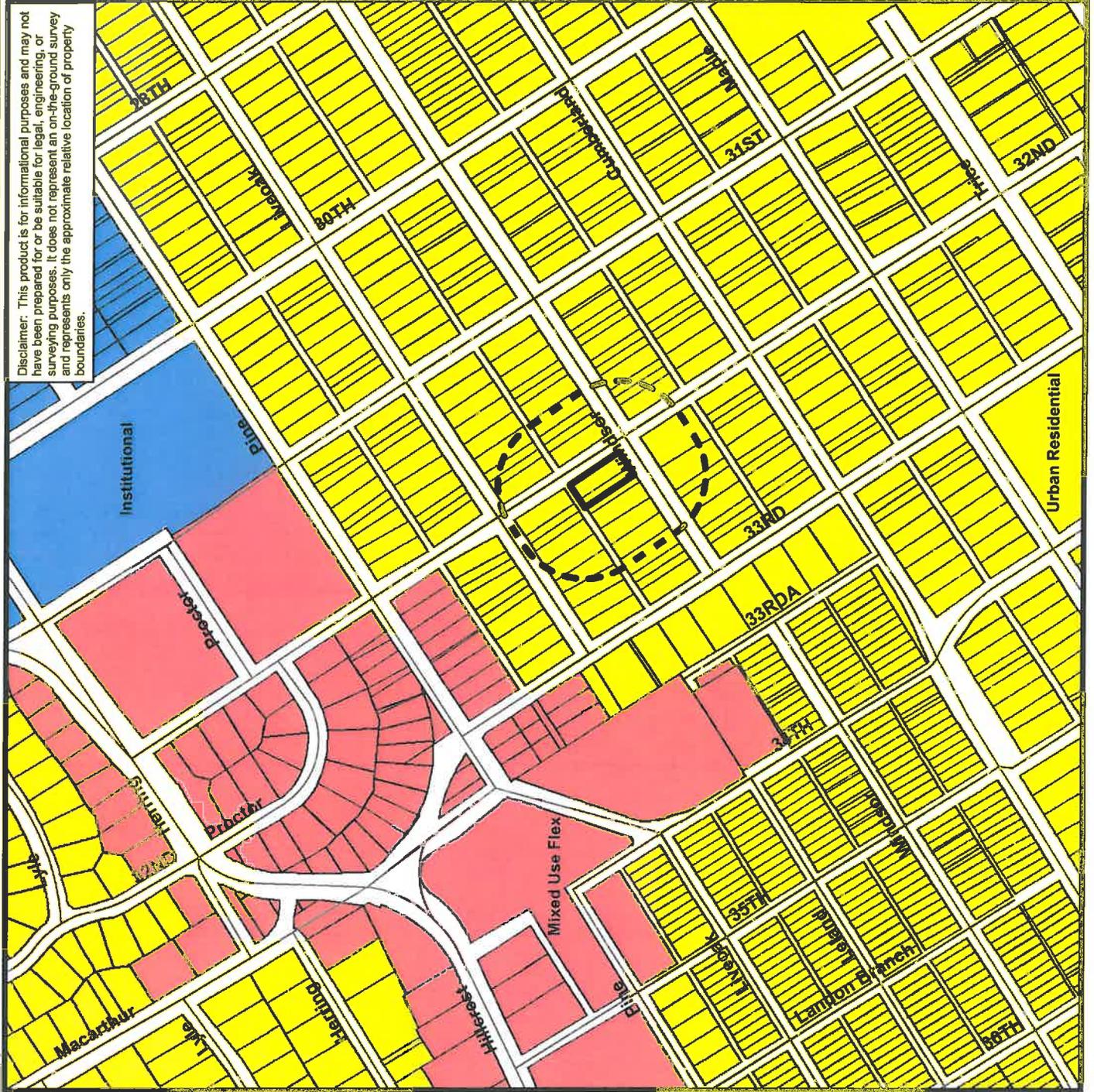
Owner: Same

SPECIAL PROVISIONS & CONDITIONS
FOR BED AND BREAKFAST HOMESTAY

1. The permit hereby granted is to, Martin E. & Kelsey H. Purks, and may not be transferred or assigned.
2. At any time if the permittee(s) 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. 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 the permittee shall make an 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 bed and breakfast homestay 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 bed and breakfast homestay. Contact information shall be filed with Planning Services Department.
16. The main house shall not be rented out as a bed and breakfast homestay.

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-16-66
 3201 Windsor Avenue
 Urban Residential
 Property Location Map
 and Surrounding
 Land Use 2016

Case Z-16-66
 200' Property Notice Buffer
Land Use 2016

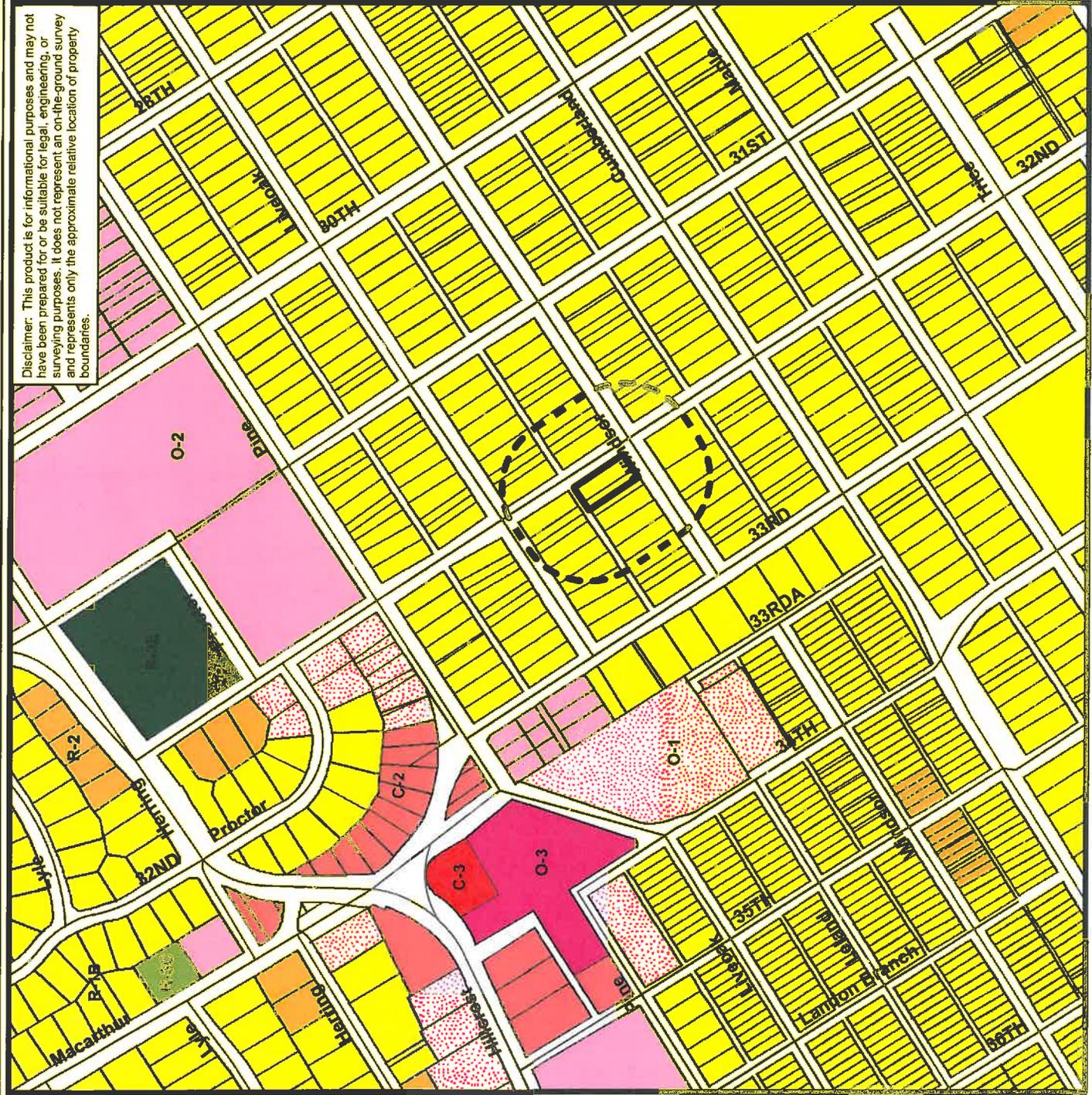
- Rural Residential
- Suburban Residential
- Urban Residential
- Medium Density Residential Office Flex
- Office Industrial Flex
- Mixed Use Flex
- Mixed Use Core
- Industrial
- Institutional
- Open Space



November 2016



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-16-66
3201 Windsor Avenue
Special Permit for a
Bed & Breakfast Homestay
in R-1B District
Property Location Map
and Surrounding
Zoning Categories



Case Z-16-66
 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



November 2016



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.



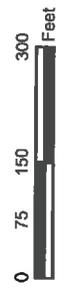
Zoning Case Z-16-66
3201 Windsor Avenue
Special Permit for a
Bed & Breakfast Homestay
in R-1B District
Property Location Map



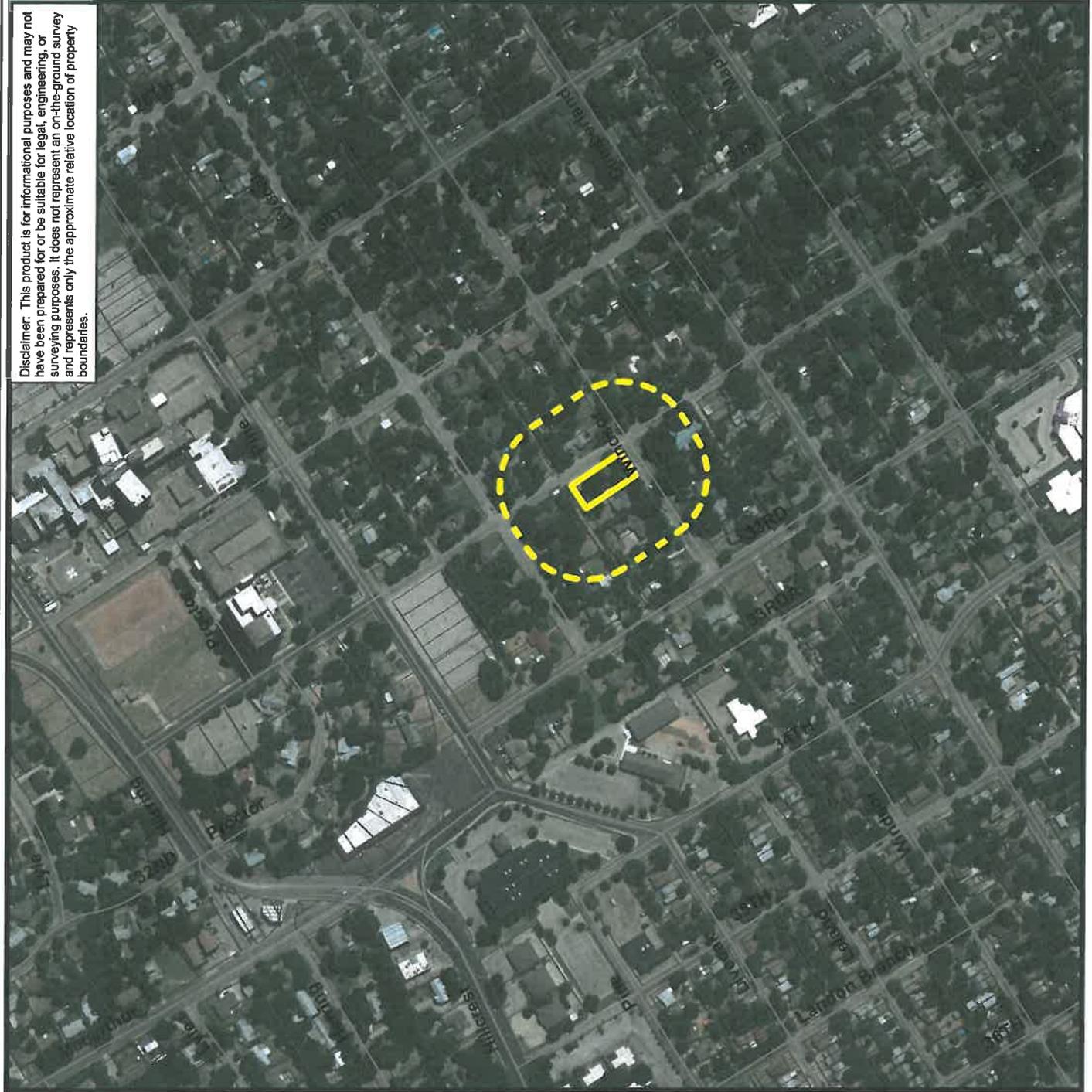
Case Z-16-66
200' Property Notice Buffer



November 2016



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-16-66
3201 Windsor Avenue
Special Permit for a
Bed & Breakfast Homestay
in R-1B District
Property Location Map



Case Z-16-66
200' Property Notice Buffer



November 2016



Special Permit for Short Term Rental

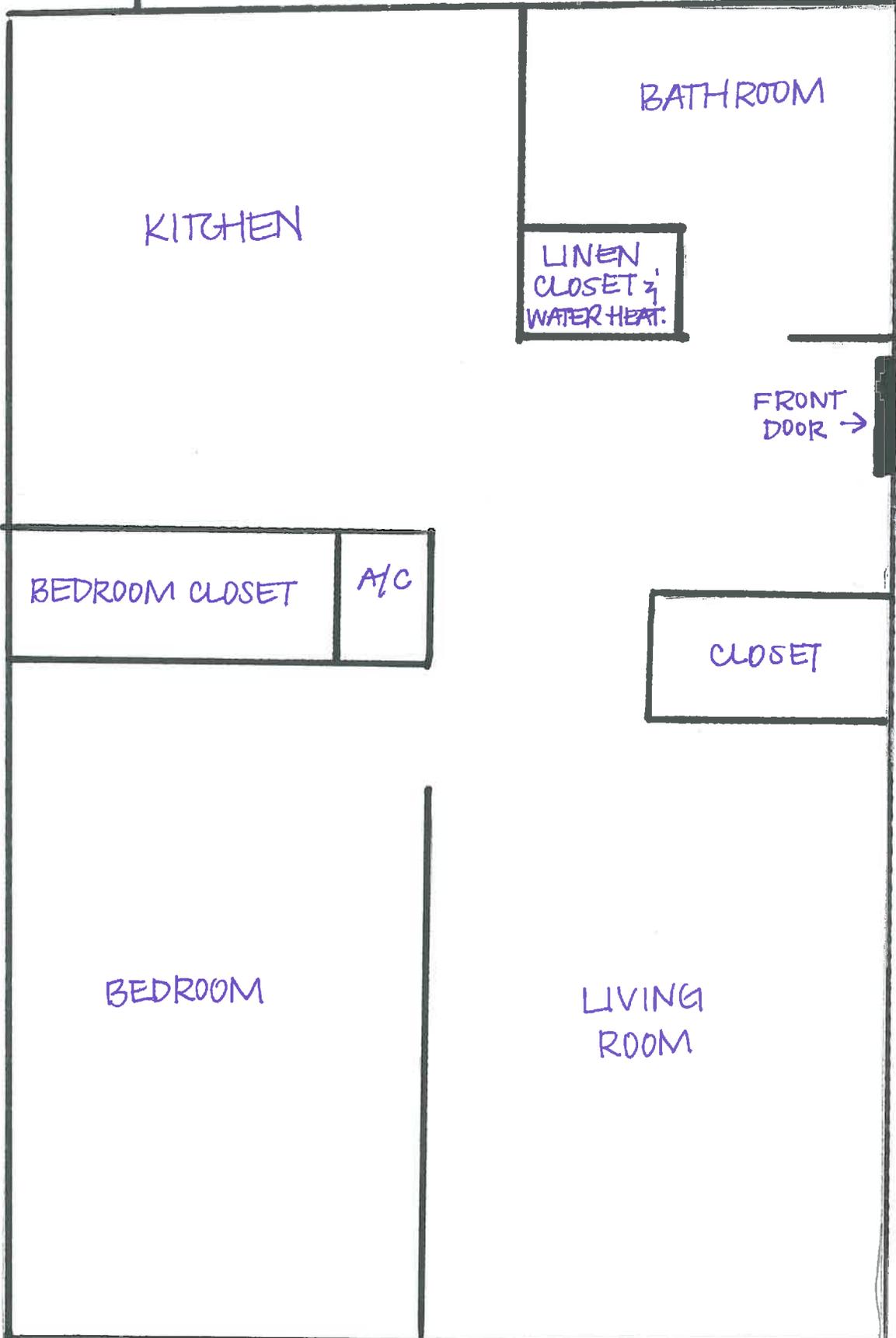
3201 Windsor Ave Waco, TX 76708

The main house at this address is a private single-family home currently occupied by Martin and Kelsey Purks. In the backyard of the main house is a small guest house, which we plan to rent on a short-term basis to Waco visitors in want of a home to stay in for the duration of their visit to Waco.

We hope to advertise our rental space on websites connecting homeowners to visitors seeking places to stay for their visit to Waco. (e.g. VRBO, HomeAway, Airbnb, etc).

Our mission is to provide a comfortable and hospitable space for Waco visitors to stay on their visit to our town.

SHED



KITCHEN

BATHROOM

LINEN CLOSET w/ WATER HEAT.

FRONT DOOR →

BEDROOM CLOSET

A/C

CLOSET

BEDROOM

LIVING ROOM

WALKWAY TO MAIN HOUSE

3201 WINDSOR AVENUE — BUNGALOW
APPROX. 400 SQ. FT.

