

APPLICATION REVIEW

Z-16-67

HEARING DATE: November 29, 2016

1. CASE # Z-16-67
PROPERTY ADDRESS: 2010 Clover Ridge
LEGAL DESCRIPTION: Lot 10, Block 9, Hidden Valley Addition

2. APPLICANT: Lacy & Brandon Hodges
MAILING ADDRESS: 2010 Clover Ridge, McGregor, TX 76657

3. REQUEST:

SPECIAL PERMIT FOR TEMPORARY RESIDENTIAL RENTAL UNIT IN AN R-1B DISTRICT

Temporary residential rental unit. A residential dwelling unit where short-term lodging is provided for compensation, the owner does not reside on the property and breakfast provided for overnight guest is optional. Short term lodging shall be considered to be for a period of time under 30 days.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

The property is located at the southwest corner of Clover Ridge and Canyon Trail, near the City of Waco limits and near City of McGregor. This is a predominantly single family neighborhood. There is an existing 4-bedroom single family home on the property. Property owners live in the home, but propose to rent it out during the summer and on some weekends. There is a paved driveway to the right of the home that leads to a garage.

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: 12 mailed; returned

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system:

Classification: Local Number of Lanes: Two (cul-de-sac)

Estimated Capacity (at LOSD) 1,000-2,000 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 A.B. Needs Reconstruction ___ KEY
A. Clover Ridge Dr.
2. Street width: Existing: ROW A. 50'; B. 60' Pavement A. 27'; B. 33' B. Canyon Trail

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-16-67

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 (Y) YES (N) NO

DATE OF INSPECTION:

Health Department Comments and Recommendations: . (DL)

POLICE DEPARTMENT REVIEW

Comments No significant impact to Police Services. (JW)

CASE #Z-16-67

PROPERTY OWNERS LIST

Applicant: Lacy & Brandon Hodges

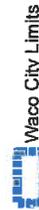
Owner: Same

SPECIAL PROVISIONS & CONDITIONS
FOR TEMPORARY RESIDENTIAL RENTAL UNIT

1. The permit hereby granted is to, Lacy & Brandon Hodges, 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 temporary residential rental unit 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 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 temporary residential rental unit 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 4 temporary residential guest vehicles shall be permitted to park on the property at any time.

14. No on-street parking shall be allowed for temporary residential 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.

Zoning Case Z-16-67
2010 Clover Ridge
Suburban Residential
Property Location Map
and Surrounding
Land Use 2016



Case Z-16-67
 200' Property Notice Buffer

Land Use 2016

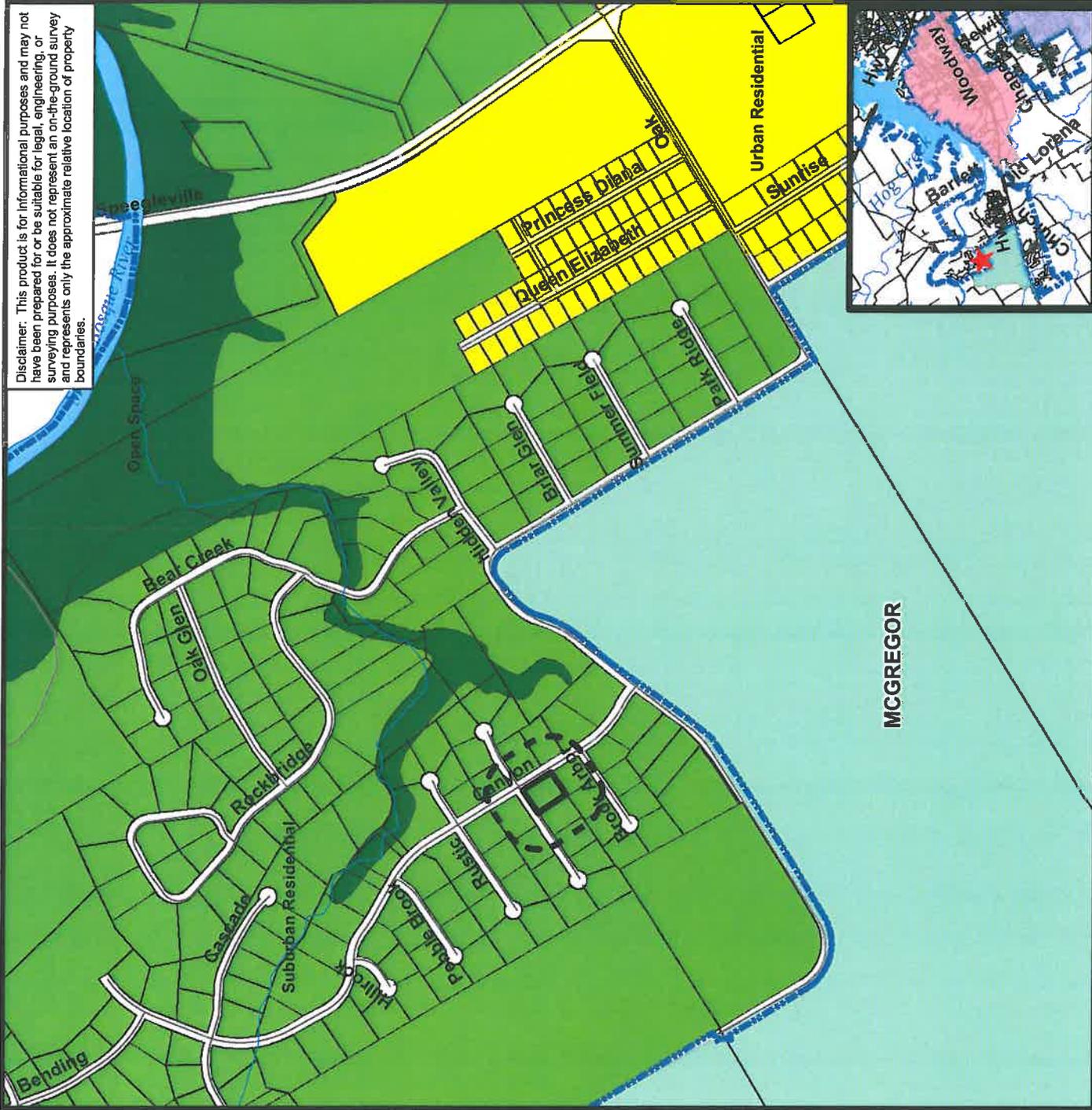
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Medium Density Residential Office Flex
-  Office Industrial Flex
-  Mixed Use Flex
-  Mixed Use Core
-  Industrial
-  Institutional
-  Open Space



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.

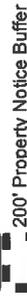


Zoning Case Z-16-67
2010 Clover Ridge
Special Permit for a
Temporary Residential Rental Unit
in R-1B District
Property Location Map
and Surrounding
Zoning Categories



Waco City Limits

Case Z-16-67



200' Property Notice Buffer

Zoning Categories

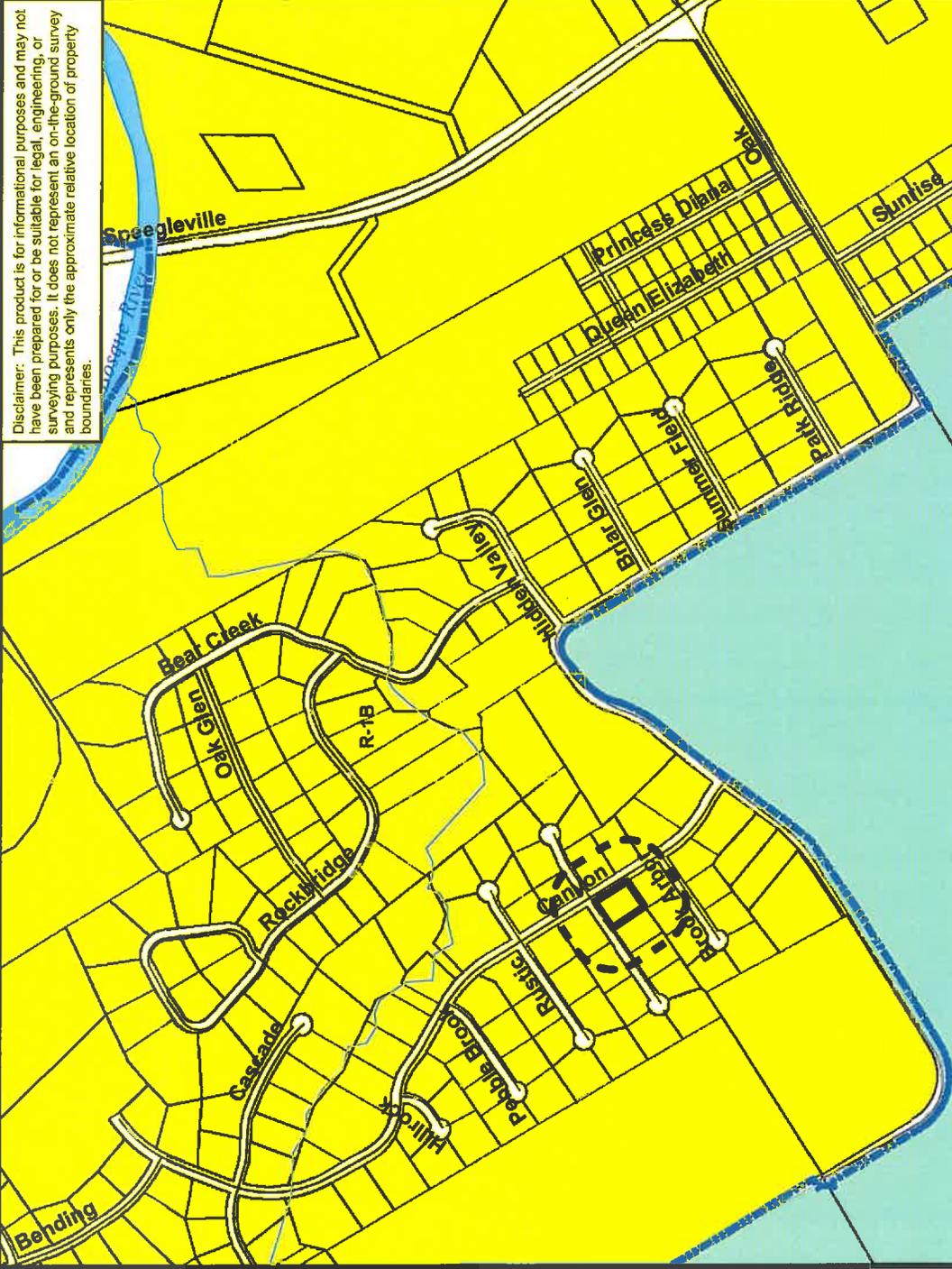
- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



November 2016



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MCGREGOR

Zoning Case Z-16-67
 2010 Clover Ridge
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 in R-1B District
 Property Location Map


 Waco City Limits
 Case Z-16-67
 200' Property Notice Buffer

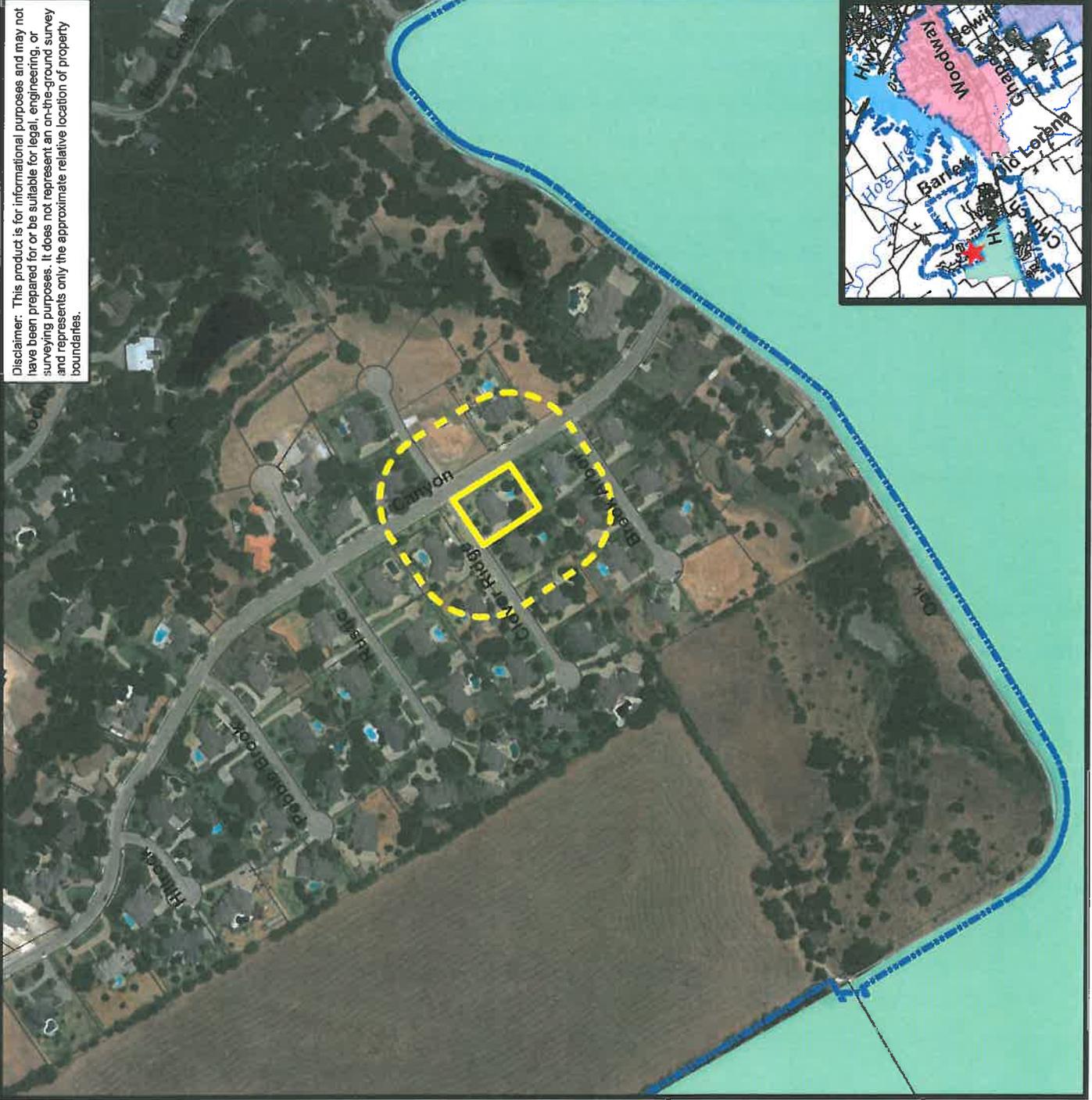


November 2016




 CITY OF WACO
 PLANNING SERVICES

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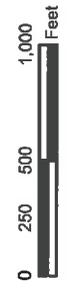
Zoning Case Z-16-67
 2010 Clover Ridge
 Special Permit for a
 Temporary Residential Rental Unit
 in R-1B District
 Property Location Map



200' Property Notice Buffer



November 2016



Request for Special Permit for a Temporary Residential Rental Unit in an R-1B District

Lacy & Brandon Hodges, 2010 Clover Ridge

Additional information received from Applicant:

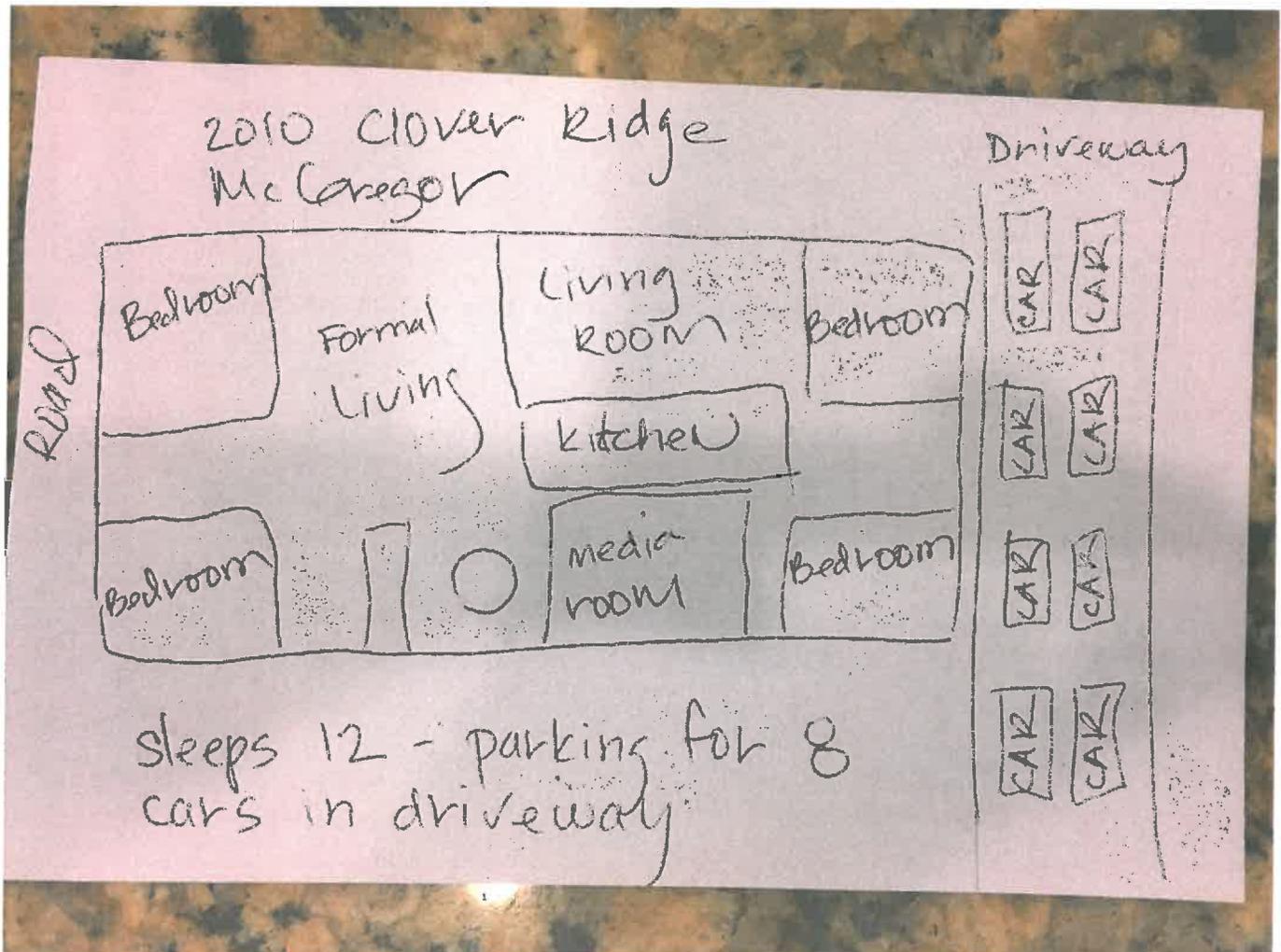
September 21, 2016

To whom it may concern,

My family and I plan to remain residents at 2010 Clover Ridge and keep the property in excellent condition. We love to travel and would like to rent our home out during the summer months for short stays to families gathering in Waco due to its central location. We may also rent our home out to families and parents of Baylor students who wish to gather together during graduation or football games. This is not something we plan to do every weekend as this is our primary residence. We make it very clear on the website that the home is not intended for big events, weddings, or large parties and an adult 30 years of age or older must rent the home and be present during the whole stay. No college students may rent the home. They will lose their deposit for any noise violation, smoking or malicious treatment of the house or property. We have plenty of driveway parking and street parking will be discouraged. So far we have had the most amazing renters who have gathered together to celebrate Baylor graduation, an 83rd bday, a girls' weekend reuniting old friends and a family vacation.

Lacy Hodges

Layout of Home



LOT 10, BLOCK 9, of the HIDDEN VALLEY ADDITION, PART FIVE, to the City of Waco, McLennan County, Texas, according to plat of record in Volume 596, Page 164, of the Official Public Records of McLennan County, Texas.

CLOVER RIDGE

(Address No. 2010)
(50' R.O.W.)

N55°53'04"E 154.09'

FIELD SERVICES: C. White - 4/88

TAX I.D. NO: 312597

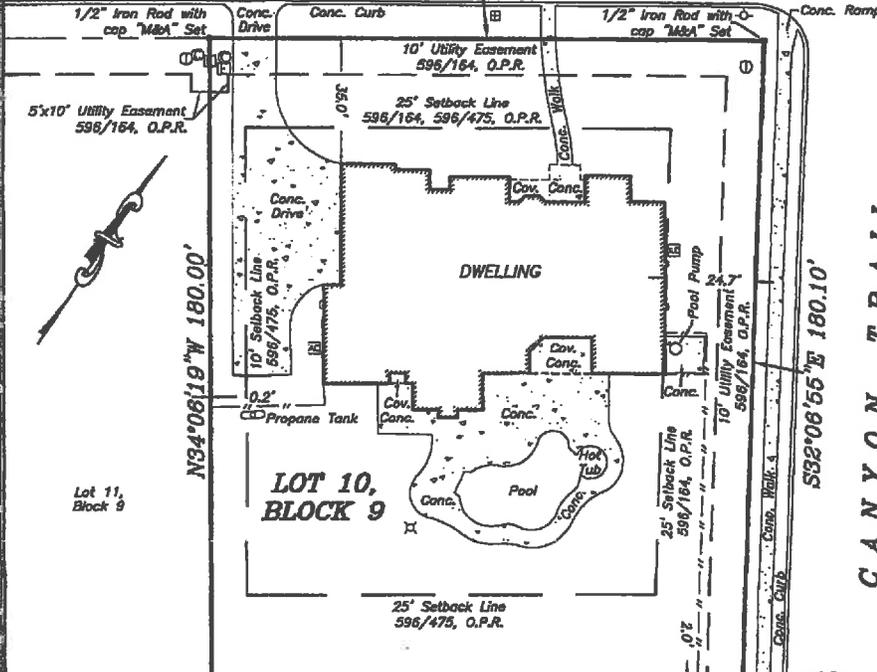
DRAWN BY: JESU

DIGITAL FILE: 15-06-8358.DWG

WORK ORDER NO: 15-06-8358

REQUESTED BY: Law Firm of Walt Fair, PLLC

1 OF 5



Lot 11, Block 9

LOT 10, BLOCK 9

DWELLING

Pool

Hot Tub

25' Setback Line 596/475, O.P.R.

Calculated Point Bears: S33°04'43"E 0.81' From a 3" Steel Post Found

Lot 9, Block 9

LEGEND

- ◊ - Fire Hydrant
- ⊗ - Light Pole
- ⊙ - Cable Riser
- ⊕ - Telephone Riser
- ⊞ - Electric Box
- ⊠ - Water Meter
- ⊡ - Electric Meter
- - 6" Wood Fence

O.P.R.- Official Public Records of McLennan County, Texas.
Walt Fair, PLLC - G.F. No. 2015-1191 - Effective Date: May 14, 2015.
Restrictions recorded in (Vol./Pg.) 596/475, O.P.R.

Only those easements / restrictions shown on the record plat and/or listed in the referenced title commitment are shown hereon.
MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

TO: Square One Mortgage, Inc. and its assigns, Walt Fair, PLLC, and Brandon Hodges and Lacy Hodges.

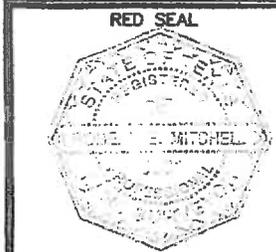
This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 16 day of June 2015.

Robert E. Mitchell
ROBERT E. MITCHELL, RPLS, NO. 5801

ALL RIGHTS RESERVED BY: MITCHELL & ASSOC., INC. 2015

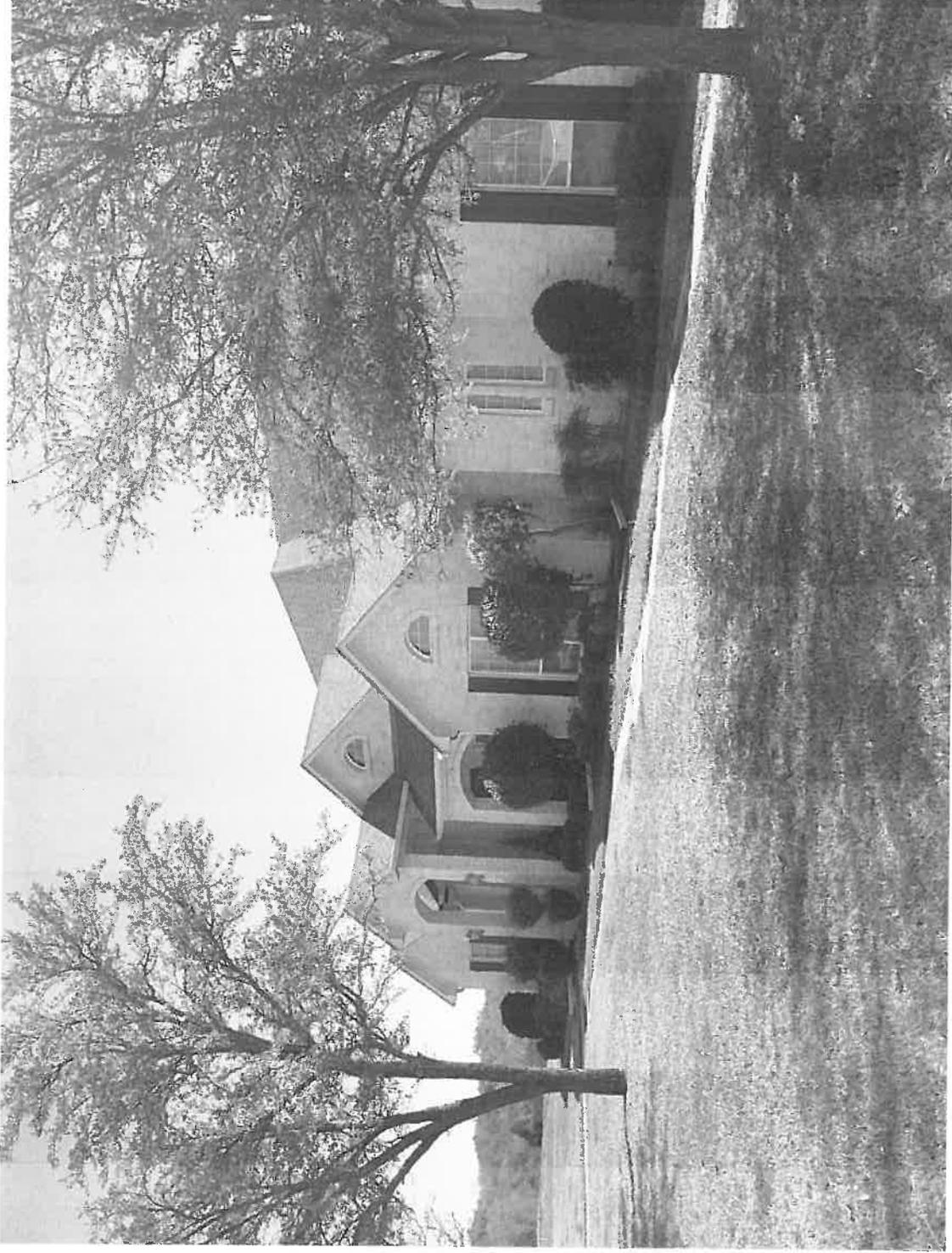


SURVEYED: 6/11/2015

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
6801 Sanger Ave., Ste. 111, Waco, Texas 76704-9151
T. K. S. & P. M. K. (Professional Seal)



VRBO.com #834875 - Outdoor Oasis with Pool and Hot Tub



Property description