

APPLICATION REVIEW

Z-16-68

HEARING DATE: November 29, 2016

1. CASE # Z-16-68
PROPERTY ADDRESS: 3109 Carroll Drive
LEGAL DESCRIPTION: Lots 4 & 5, Block C, Cameron Park Addition

2. APPLICANT: Michele Grinnan
MAILING ADDRESS: 12570 Oak Point Dr., Platte City, MO 64079

3. REQUEST:

SPECIAL PERMIT FOR TEMPORARY RESIDENTIAL RENTAL UNIT IN AN R-1A 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:

This property is located along Cedar Crest Drive, in North Waco near Cameron Park, and within the Brazos River Corridor overlay district. This is a predominantly single family neighborhood. The existing 3-bedroom single family home on the property was recently renovated and was featured on the Fixer Upper television series, known as “The Talking House”. The property owner does not reside on the property, but proposes to operate the short term rental with daughter as property manager, who lives next door. There is a paved driveway to the left of the home that leads to a covered carport that’s attached to the home.

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: 14 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

1. Street condition: Good Acceptable Needs Reconstruction X

2. Street width: Existing: ROW 50' 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 issue reported in this immediate area; therefore, Engineering has no comment. (TD)

CASE NO. Z-16-68

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-16-68

PROPERTY OWNERS LIST

Applicant: Michele Grinnon

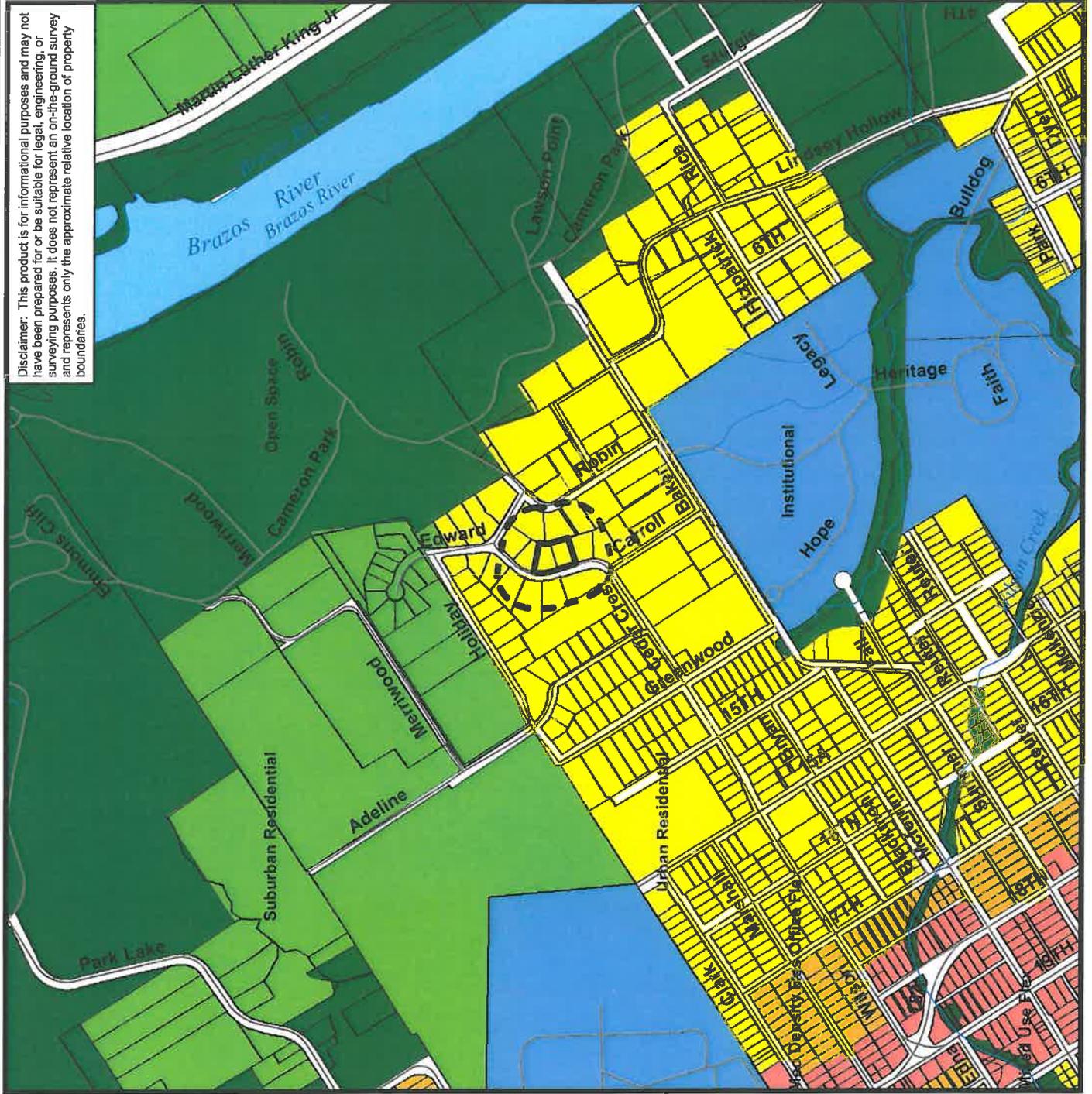
Owner: Same

SPECIAL PROVISIONS & CONDITIONS
FOR TEMPORARY RESIDENTIAL RENTAL UNIT

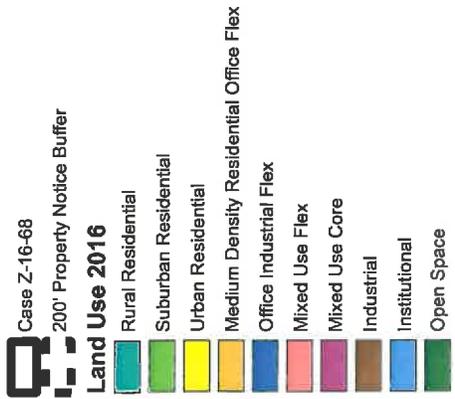
1. The permit hereby granted is to, Michele Grinnan, and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, this permit shall become null and void, and the lawful use of the property listed as the location for 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 3 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.

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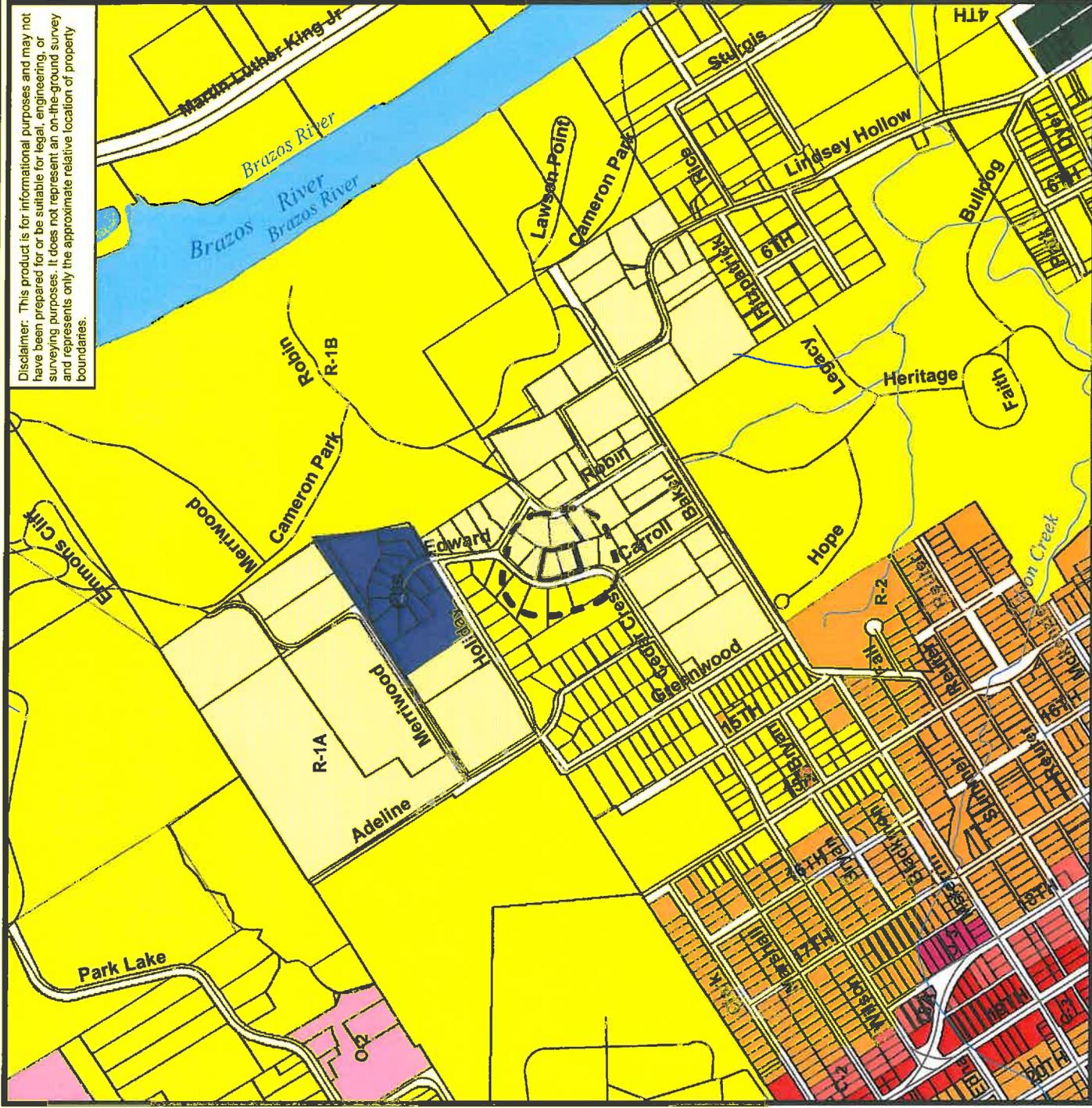
Zoning Case Z-16-68
3109 & 3119 Carroll Drive
Urban Residential
Property Location Map
and Surrounding
Land Use 2016



November 2016



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Zoning Case Z-16-68
3109 & 3119 Carroll Drive
Special Permit for a
Temporary Residential Rental Unit
in R-1A District
Property Location Map
and Surrounding
Zoning Categories

Case Z-16-68
 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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Zoning Case Z-16-68
3109 & 3119 Carroll Drive
Special Permit for a
Temporary Residential Rental Unit
in R-1A District
Property Location Map



Case Z-16-68
200' Property Notice Buffer



November 2016



Zoning Case Z-16-68
 3109 & 3119 Carroll Drive
 Special Permit for a
 Temporary Residential Rental Unit
 in R-1A District
 Property Location Map



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 200' Property Notice Buffer



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TO: Planning Commission & City Council

FROM: Michele Grinnan

DATE: September 12, 2016

RE: Request for Special Permit (temporary residential rental unit)

Thank you for considering my request for a temporary residential rental unit permit for the property located at 3109 Carroll Drive located in Cameron Park. I recently purchased and remodeled this historic 1955 Waco midcentury modern house (known as "The Talking House") and look forward to continuing to share it with visitors to your city. My Daughter, Genevieve Peel is the property manager and lives next door to the property. We market the property on Airbnb and have a 5-star rating! Most of our guests are Baylor Alumni families attending an athletic event, business/educators working with Baylor University and visitors to Magnolia and the Silos. I am current on all Texas state taxes (filed quarterly) and Waco city taxes (filed monthly).

The house has 3 bedrooms, 2 baths and is approximately 1600 square feet with a covered 2 car parking area and an additional double driveway parking pad – enough on-site parking for at least 6 cars in the driveway. The house has been completely updated and remodeled by contractor Don Bush. He worked closely with the city of Waco and filed all required city permits and inspections.

I recently retired from teaching and am currently living and working part-time in the Kansas City area. I reside on the property when I make frequent and extended-stay visits with my daughters and grandchildren in the Waco and Dallas areas. The ability to "rent out" this property affords me funds for continued improvement of the property and a place where I can enjoy my Grandchildren.

Thank you.

Michele Grinnan

Michele Grinnan
816-377-3387

We are curating a little social media in hopes of visitors to experience Waco from a local space. Below is a link to encourage our guests to participate in the Waco culture and of course #shopwaco.

<https://www.instagram.com/talkinghouse1955/>

LIN SINGLE COPY 5 CENTS

WACO, TEXAS, FRIDAY, SEPTEMBER 2, 1934

NUMBER 289

FOR COUNTY

Work Started On New Budget

County commissioners will get to work tomorrow on the 1935 county budget. The budget will be prepared by the county auditor, J. H. ...

Authority Of Peron Increased

Recent acts of the Texas legislature have increased the authority of the county auditor. The new laws give the auditor more power over the county's finances...

The county auditor will be in charge of the county's finances. He will be responsible for the collection of taxes and the disbursement of funds...

New Navy Fighter Named 'Crusader'

The new Navy fighter plane has been named 'Crusader'. It is a biplane and is designed for high-speed flight. It will be used for reconnaissance and attack missions...

Mayor To Cut Talking House Door Ribbon

Mayor J. H. ... will cut the ribbon on the new talking house. The house is a new type of house that has a built-in radio. It will be the first of its kind in the city...

Woman Dies In Mishap

A woman died in a mishap on the highway. She was driving a car and lost control. The car rolled over and she was killed. The driver was not injured...

Baylor Shares In Payments By Foundation

Baylor University has received a payment from the foundation. The payment is for the purchase of a new building. The foundation is a private organization that supports education...

Explosion Rips Chicago Plant

An explosion ripped through a plant in Chicago. The explosion was caused by a gas leak. The plant was damaged and several workers were injured. The cause of the explosion is still under investigation...

CITIZENS

CITIZENS ...



SUNDAY BOYS RIDERS ... They hunted with Bill ...

1,900 First Graders Will Enroll Today

About 1,900 first graders will enroll in school today. The enrollment is expected to be the highest in years. The schools are preparing for the new school year...

Phillips Now Unofficially In 1956 Race

Phillips is now unofficially in the 1956 race. He is expected to run for the office of ...

Austin Schools Get 13 Negroes

Austin schools have received 13 new students. The students are from various parts of the state. The schools are preparing to accommodate them...

Morrow-o-Meter Says It's Hay Fever Time

The Morrow-o-Meter says it's hay fever time. The weather is expected to be warm and sunny, which is ideal for hay fever. People with hay fever should take precautions...



13 students They hunted with Bill ...

Dove Season Living Up To Prediction

Dove season is living up to prediction. The number of doves is expected to be high this year. Hunters are flocking to the area to take advantage of the season...

Israel Says It Will Abide By UN Truce

Israel says it will abide by the UN truce. The government has announced that it will comply with the terms of the truce. This is a significant step towards peace in the region...

Bumpas Says He Held Out Against Reds

Bumpas says he held out against the Reds. He is a prominent figure in the community and has been vocal in his opposition to communism. He believes in the principles of democracy and freedom...

REPORT FROM CIRCLEVILLE

REPORT FROM CIRCLEVILLE ...

Bus Union Stands Firm in Demands On Contract Here

AMERICAN MOTORS Auto Workers Start Strike

AMERICAN MOTORS ... Auto workers at American Motors have started a strike. The workers are demanding better wages and working conditions. The strike has caused a disruption in the company's production...

Well Probed For Second Mob Victim

Well Probed For Second Mob Victim ... The investigation into the mob killing is continuing. The police are probing for a second victim. The case is being handled as a matter of public safety...

Workers Continue On Strike

Workers Continue On Strike ... The workers' strike is still ongoing. The union is firm in its demands. The company is struggling to keep operations running during the strike...

Ike Moves To Prevent Rail Strike

Ike Moves To Prevent Rail Strike ... President Eisenhower is taking steps to prevent a rail strike. He is working with the railroads and the government to reach a settlement. A rail strike would have a major impact on the economy...

Weather Outlook Falls on House

Weather Outlook Falls on House ... The weather outlook is being discussed in the House. The forecast is for a mix of sun and clouds. The House is concerned about the impact of the weather on the economy...

Property Lien Ruled Out If Service Fees Unpaid

Property Lien Ruled Out If Service Fees Unpaid ... A court has ruled that a property lien cannot be placed on a property if service fees are not paid. This is a significant ruling for property owners and service providers...

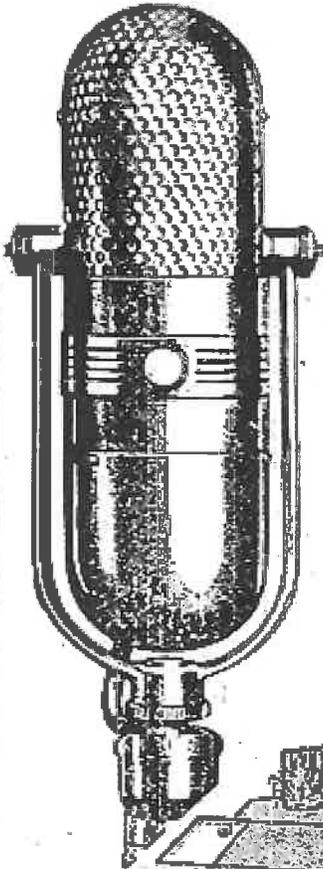
Negroes Ask Brownell To Investigate Group

Negroes Ask Brownell To Investigate Group ... A group of Negroes has asked Governor Brownell to investigate a certain group. They believe the group is involved in illegal activities. The governor has agreed to look into the matter...

REPORT FROM CIRCLEVILLE

REPORT FROM CIRCLEVILLE ...

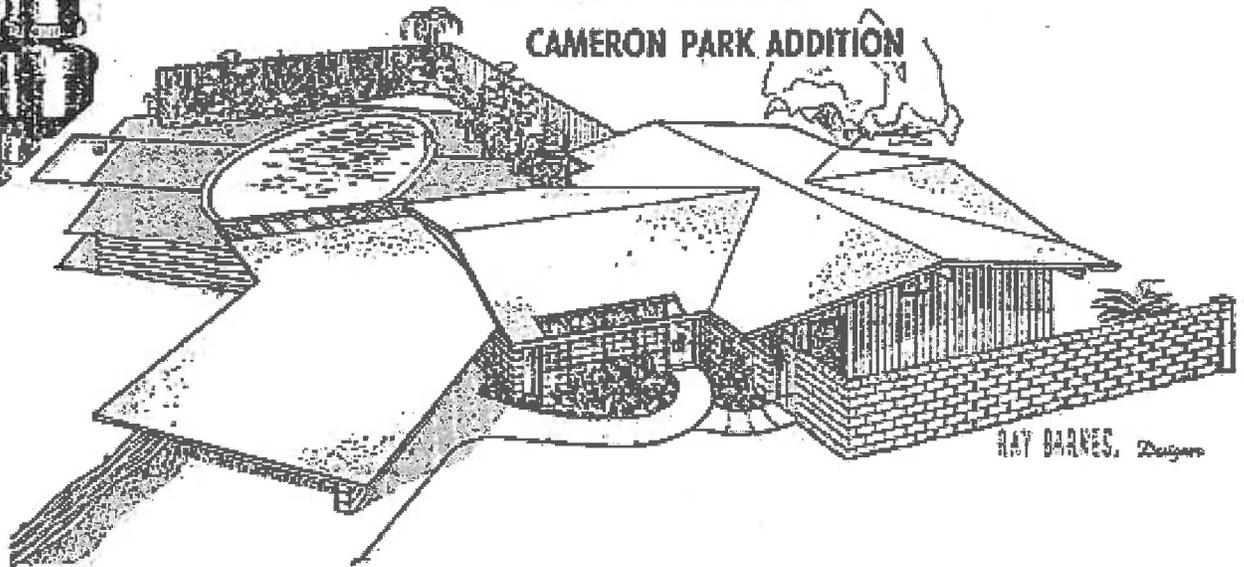
1ST NATIONAL BANK IN SERVICE IF NECESSARY



the
"All Electric" **C. J. Mitcham**

TALKING HOUSE

3109 CARROLL DRIVE in
CAMERON PARK ADDITION



An open invitation to one
and all to see and hear the
most amazing house that
ever talked to a Texan

open house

FREE

NO CHARGE FOR ADMISSION
Come out as many times as you wish
... bring the family!

TODAY thru SEPT. 11

Sundays and Labor Day, 2 to 9 P. M.—Weekdays, 5 to 9 P. M.



