

APPLICATION REVIEW

Z-16-70

HEARING DATE: November 29, 2016

1. **CASE #** Z-16-70
PROPERTY ADDRESS: 624 S. 7th Street
LEGAL DESCRIPTION: Lot 8, Block 5, Farm Lot 14 Addition

2. **APPLICANT:** Cameron & Jessica Bell
MAILING ADDRESS: 624 S. 7th Street (06)

3. REQUEST:

SPECIAL PERMIT FOR TEMPORARY RESIDENTIAL RENTAL UNIT IN AN O-2 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 the northeast side of S. 7th Street, near Downtown Waco, and within zone 1 of the College and University Neighborhoods overlay district. There is an old “shot gun” house that was moved from 10th Street to this site in 2015 and was featured on the Fixer Upper television series. The structure was renovated and is now a 1-bedroom home with an upstairs loft area. The property owners reside on the property several days per week and on some weekends, but propose to operate it as a short term rental when they do not stay there. This is a narrow site with a paved driveway to the left of 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

2. Street width: Existing: ROW 65' Pavement 35'

Required: ROW 50' Pavement 28'

3. Curb and Gutter:

Needs to be installed Exists 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-16-70

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-16-70

PROPERTY OWNERS LIST

Applicant: Cameron & Jessica Bell

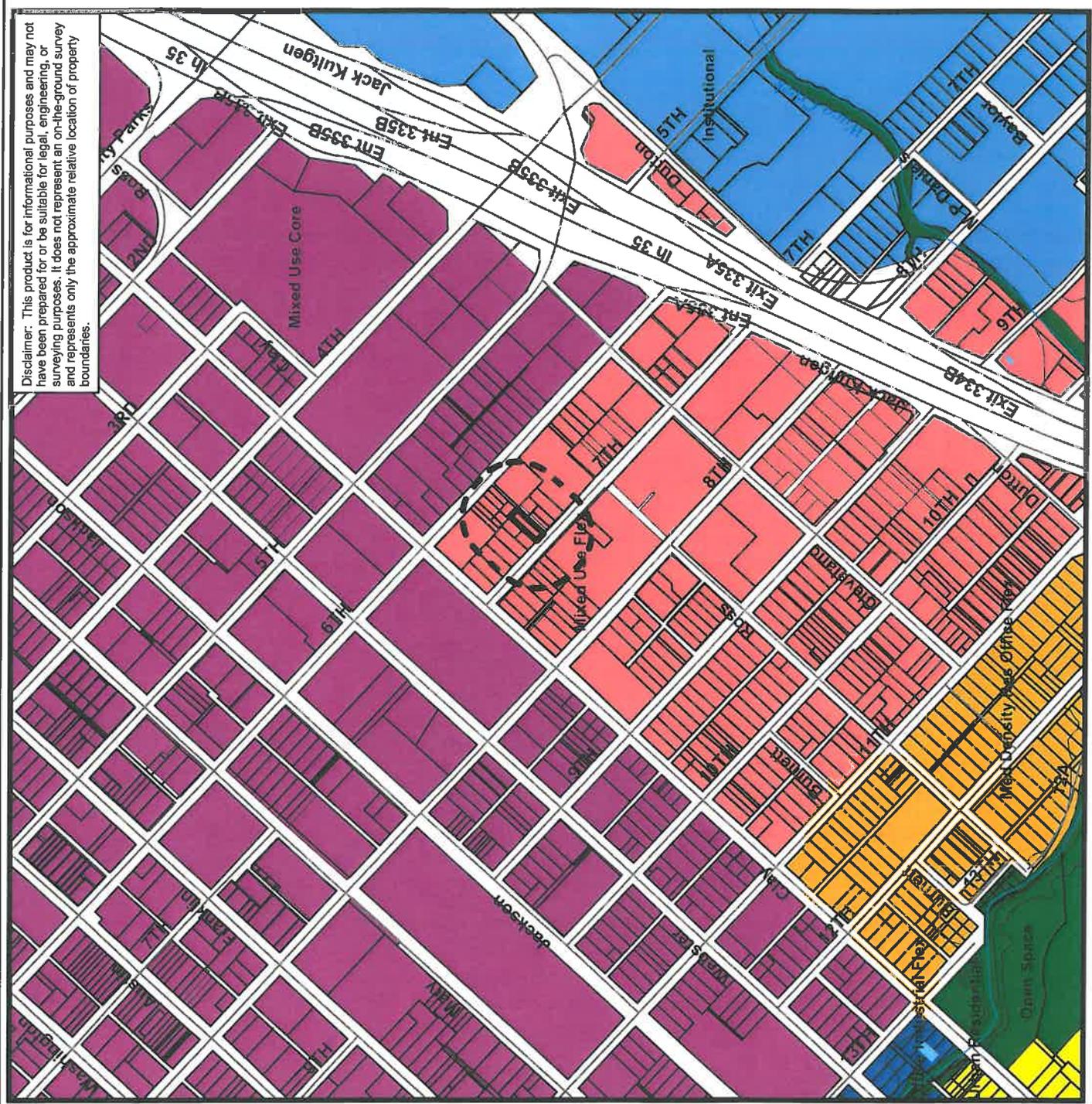
Owner: Same

SPECIAL PROVISIONS & CONDITIONS
FOR TEMPORARY RESIDENTIAL RENTAL UNIT

1. The permit hereby granted is to, Cameron & Jessica Bell, 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 three years and expire on December 20, 2019. 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 2 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.

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-16-70
624 S. 7th Street
Mixed Use Flex
Property Location Map
and Surrounding
Land Use 2016

 Case Z-16-70
 200' Property Notice Buffer

Land Use 2016

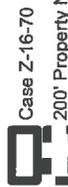
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Medium Density Residential Office Flex
-  Office Industrial Flex
-  Mixed Use Flex
-  Mixed Use Core
-  Industrial
-  Institutional
-  Open Space



November 2016



Zoning Case Z-16-70
624 S. 7th Street
Special Permit for a
Temporary Residential Rental Unit
in O-2 District
Property Location Map
and Surrounding
Zoning Categories



Case Z-16-70
 200' Property Notice Buffer

Zoning Categories

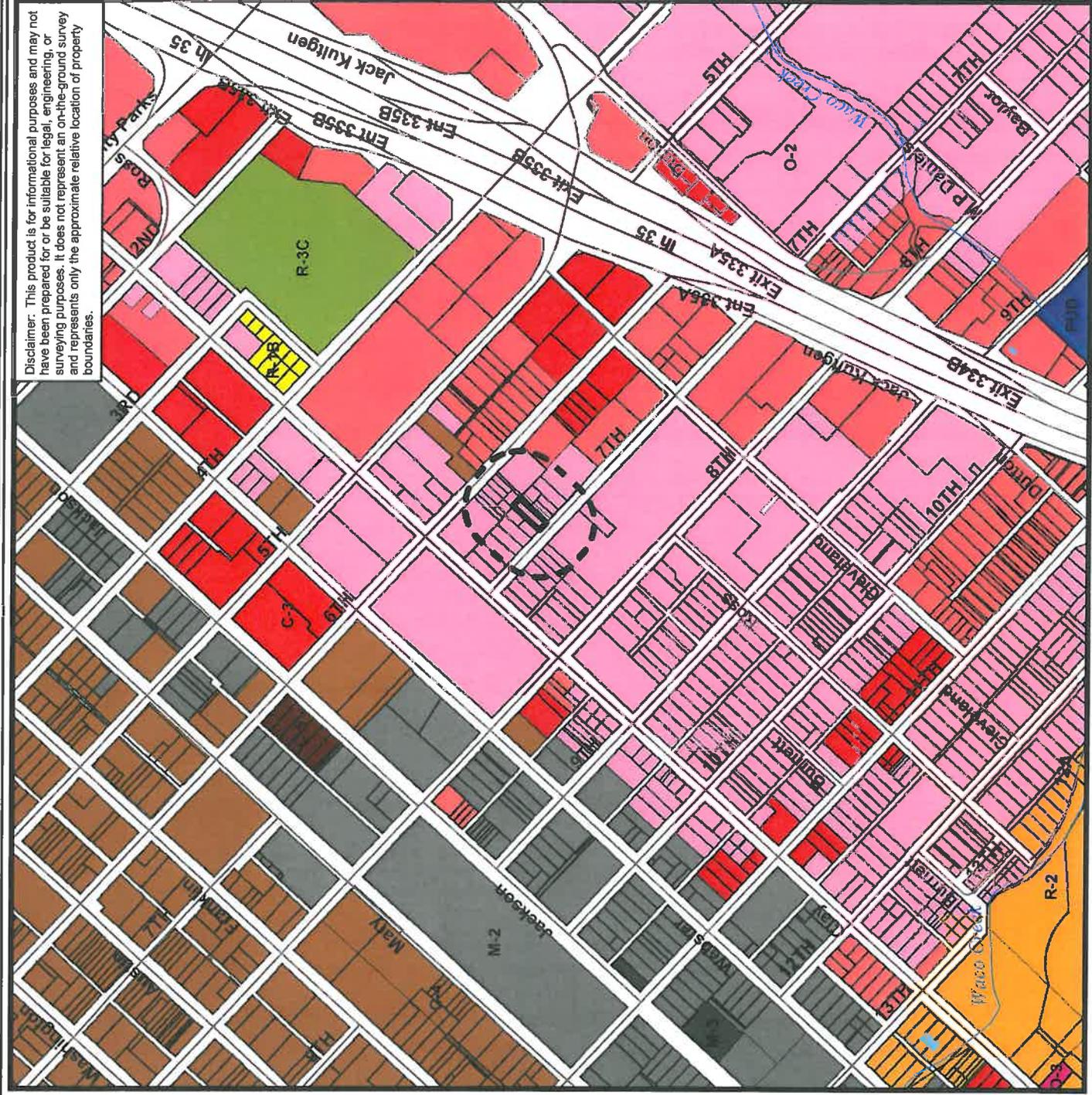
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- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



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Property Location Map



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200' Property Notice Buffer



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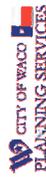
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200' Property Notice Buffer



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Brief Written Statement on "use" of the home -

Cameron's job brings him to Waco multiple times a week (his sales territory is in Waco) and that business allows him to stay at the house during the week. Also, we have family that live in Waco, so we often come into Waco to visit them on the weekends. We periodically use the house as a short term vacation rental. We have used the website - Airbnb to advertise our home. We have had much interest and a positive feedback from renters. We are very eager and willing to work with the City of Waco's requirements - please let us know what we need to do to stay in regulation/accordance. Thank you for your time!

- Cameron & Jessie Bell

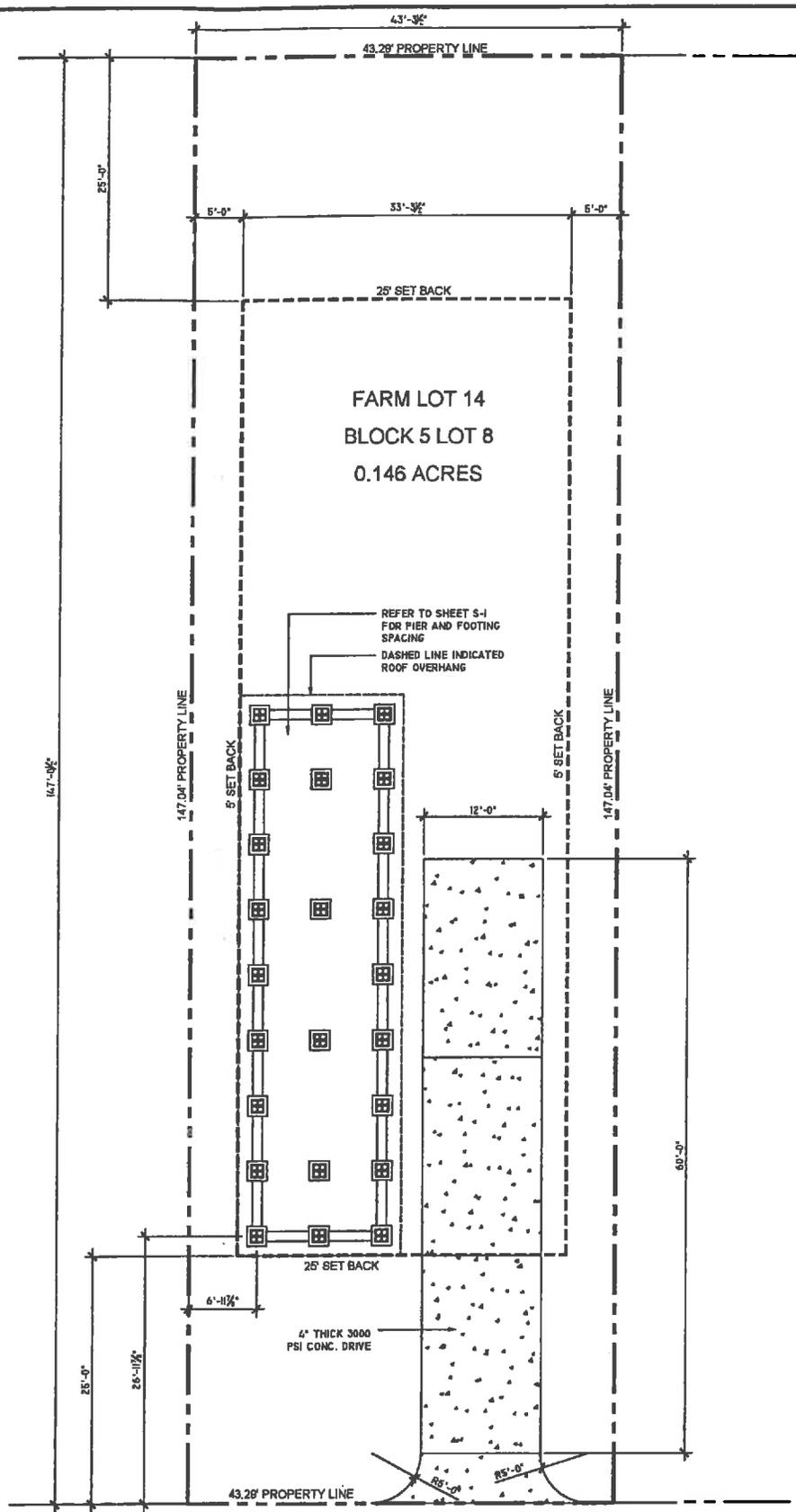
40.297.5171

214.636.1690

cbell@thekarony.com

jessruebell@yahoo.com

OWNER SHALL LOCATE ALL
 UTILITIES PRIOR TO DIGGING.
 OWNER IS RESPONSIBLE FOR STAKING
 LINES OF CONSTRUCTION BEFORE
 ANY WORK.
 OWNER SHALL COORDINATE ANY
 SUBJECTS WITH THE OWNER AND
 FUNDING UTILITY.
 OWNER IS TO INSURE THAT NO
 CONCRETE TRUCK WASH-OUT DRAIN
 OR WATER INLETS OR PUBLIC WATER
 MAINS SHALL NOT ENCRUST ANY
 ELEMENTS.



624 SOUTH 7th STREET

1 SITE PLAN
 1/8" = 1'-0"

DATE	REVISIONS	NO.

K I S S

ENGINEERING

STRUCTURAL | CIVIL | PROFESSIONAL DESIGNS
 445 RADLE ROAD WACO, TEXAS 76708
 abadderen31@yahoo.com
 (254)488-1344 - (254)733-4888

CAMERON BELL
 624 SOUTH 7TH STREET
 WACO, TEXAS 76706
 SITE PLAN

DATE	6/27/2015
DRAWN	SB
JOB NO.	061-2015
SCALE	VARIES
SHEET	

C-1



- 3. Add second story
- 4. Give each space a unique design element

