

APPLICATION REVIEW

Z-16-73

HEARING DATE: November 29, 2016

1. CASE # Z-16-73
PROPERTY ADDRESS: 2501 S. University Parks Drive
LEGAL DESCRIPTION: Lot 4, Block A, Brazoria Addition

2. APPLICANT: Waco OsoVerde, LP
MAILING ADDRESS: Derrick Turnbull, 4124 Hyer St. #5, Dallas, TX 75205

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:

The property is located along the southwest side of S. University Parks, near Gurley Lane, and within the Brazos River Corridor overlay district. There are 3 units that are being proposed, out of the large student housing apartment complex, for corporate/short term rentals. Each 5-bedroom would be professionally managed by apartment complex staff. This is a mixed use area with primarily rental property for student housing in the surrounding vicinity.

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: 71 mailed; returned

CASE NO. Z-16-73

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system:

Classification: Minor Arterial Number of Lanes: Two

Estimated Capacity (at LOSD) 10,000-12,000 vpd Avg. Daily Traffic 6,300 vpd (MPO 2010)

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 X Needs Reconstruction ___

2. Street width: Existing: ROW 130' Pavement 52'

Required: ROW 84' Pavement 64'

3. Curb and Gutter:

Needs to be installed X 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)

INSPECTION SERVICES REVIEW

Comments --

No comment. (GD)

LEGAL SERVICES REVIEW

Comments -- . (JP)

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: min

IS THE FIRE RESPONSE TIME ADEQUATE?: (Y) YES (N) NO

Fire Department Comments and Recommendations:

. (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-16-73

PROPERTY OWNERS LIST

Applicant: Oso Verde Apartments

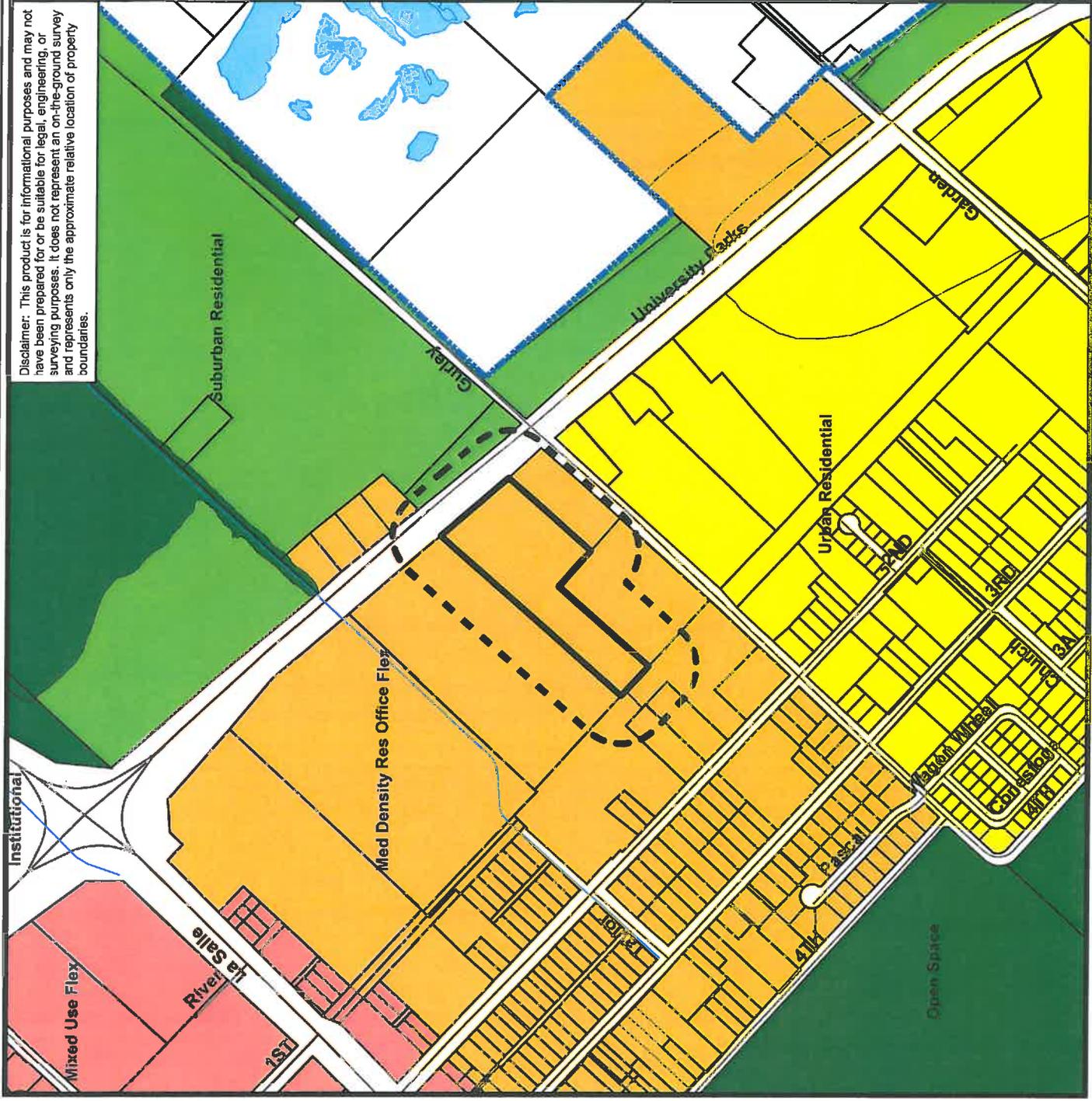
Owner: Waco Oso Verde LP

SPECIAL PROVISIONS & CONDITIONS
FOR TEMPORARY RESIDENTIAL RENTAL UNIT

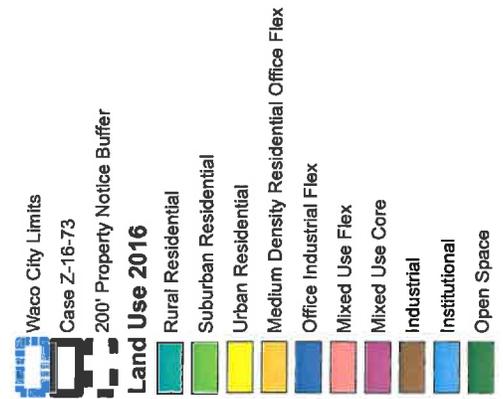
1. The permit hereby granted is to, Waco OsoVerde, LP, and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, this permit shall become null and void, and the lawful use of the property listed as the location for 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 3 temporary residential guest vehicles, per unit to be used as a temporary residential rental unit, 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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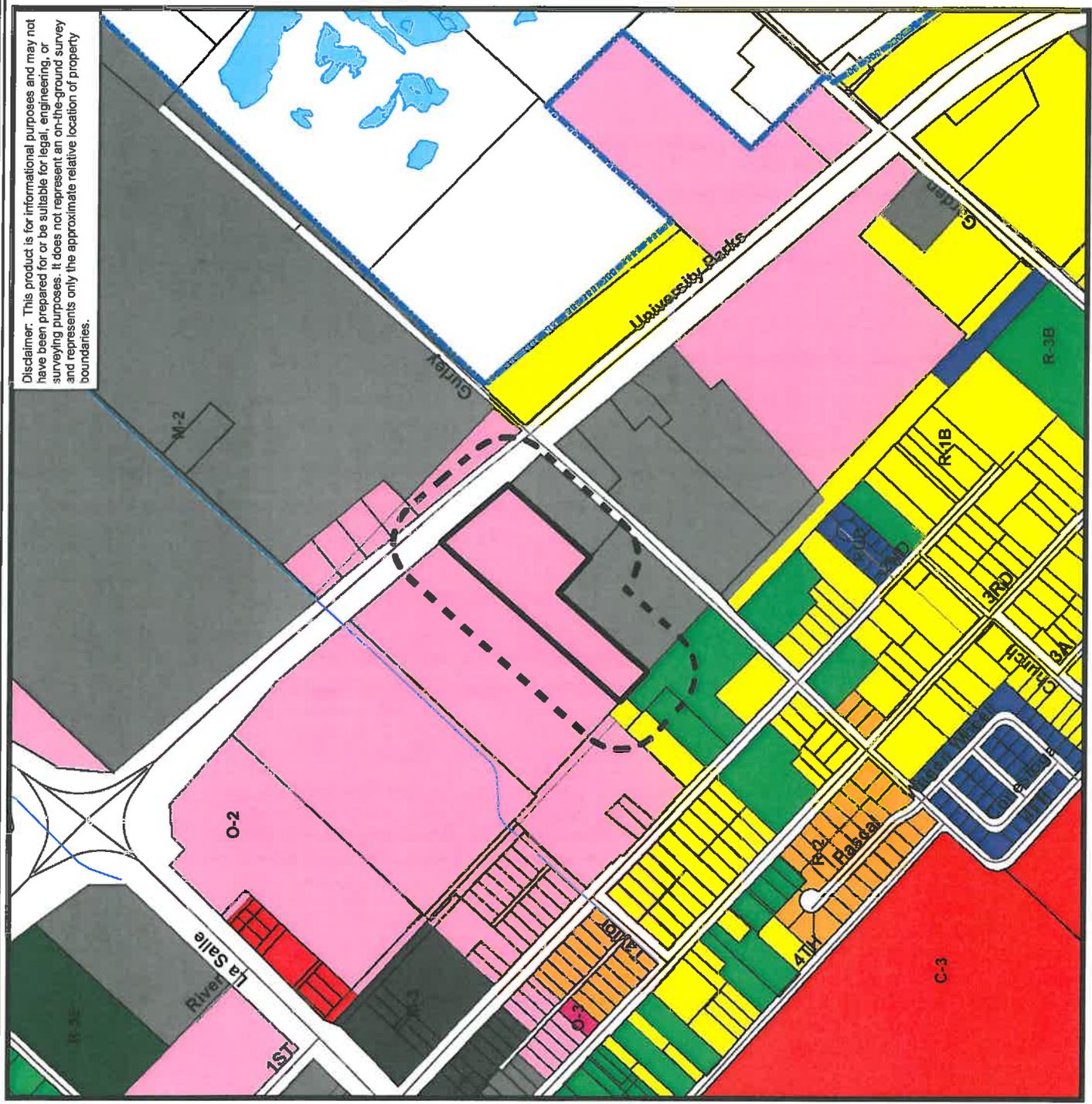
Zoning Case Z-16-73
 2501 S. University Parks Dr.
 Med Density Res Office Flex
 Property Location Map
 and Surrounding
 Land Use 2016



November 2016



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Special Permit for a
Temporary Residential Rental Unit
in O-2 District
Property Location Map
and Surrounding
Zoning Categories

- Waco City Limits
- Case Z-16-73
- 200' Property Notice Buffer

Zoning Categories

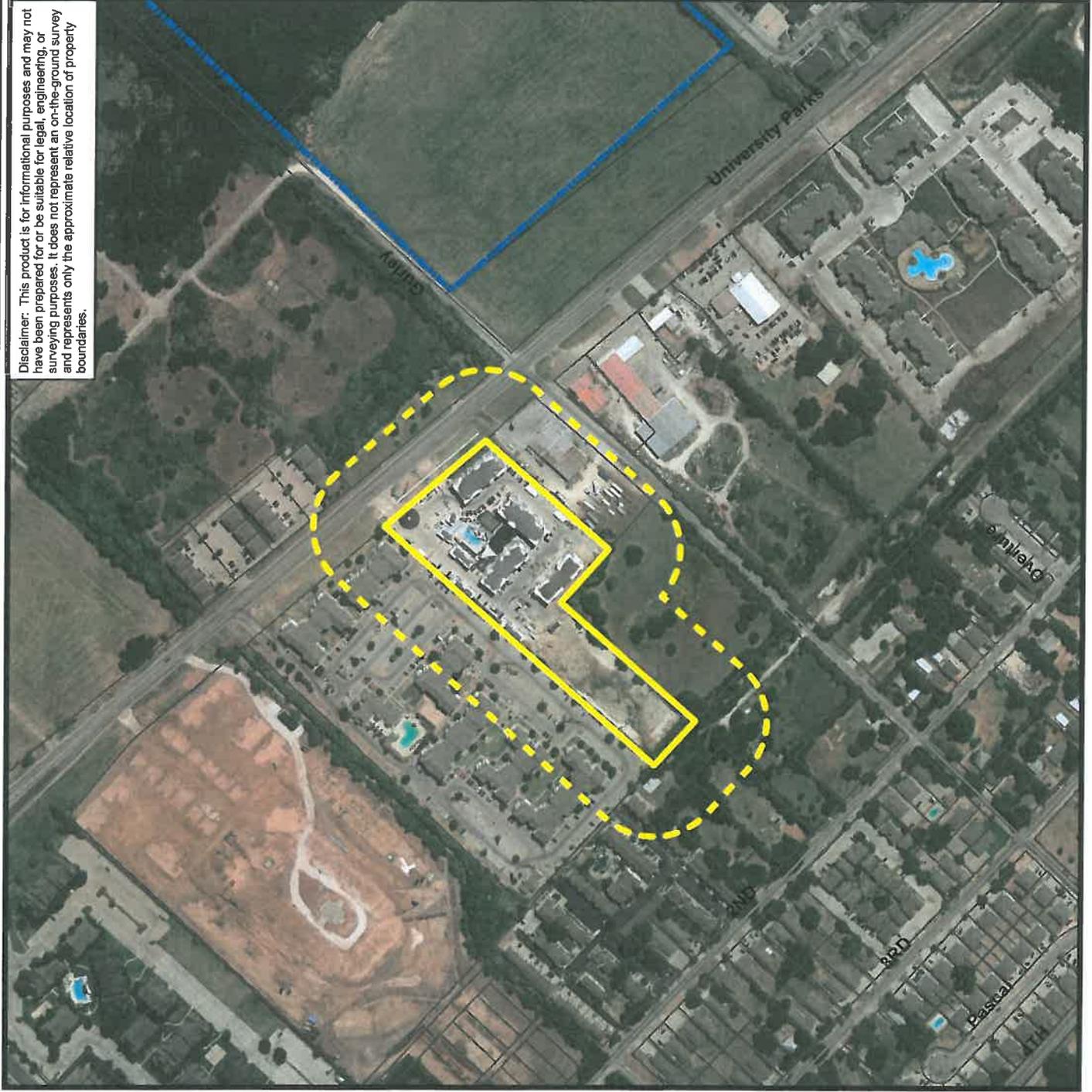
- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



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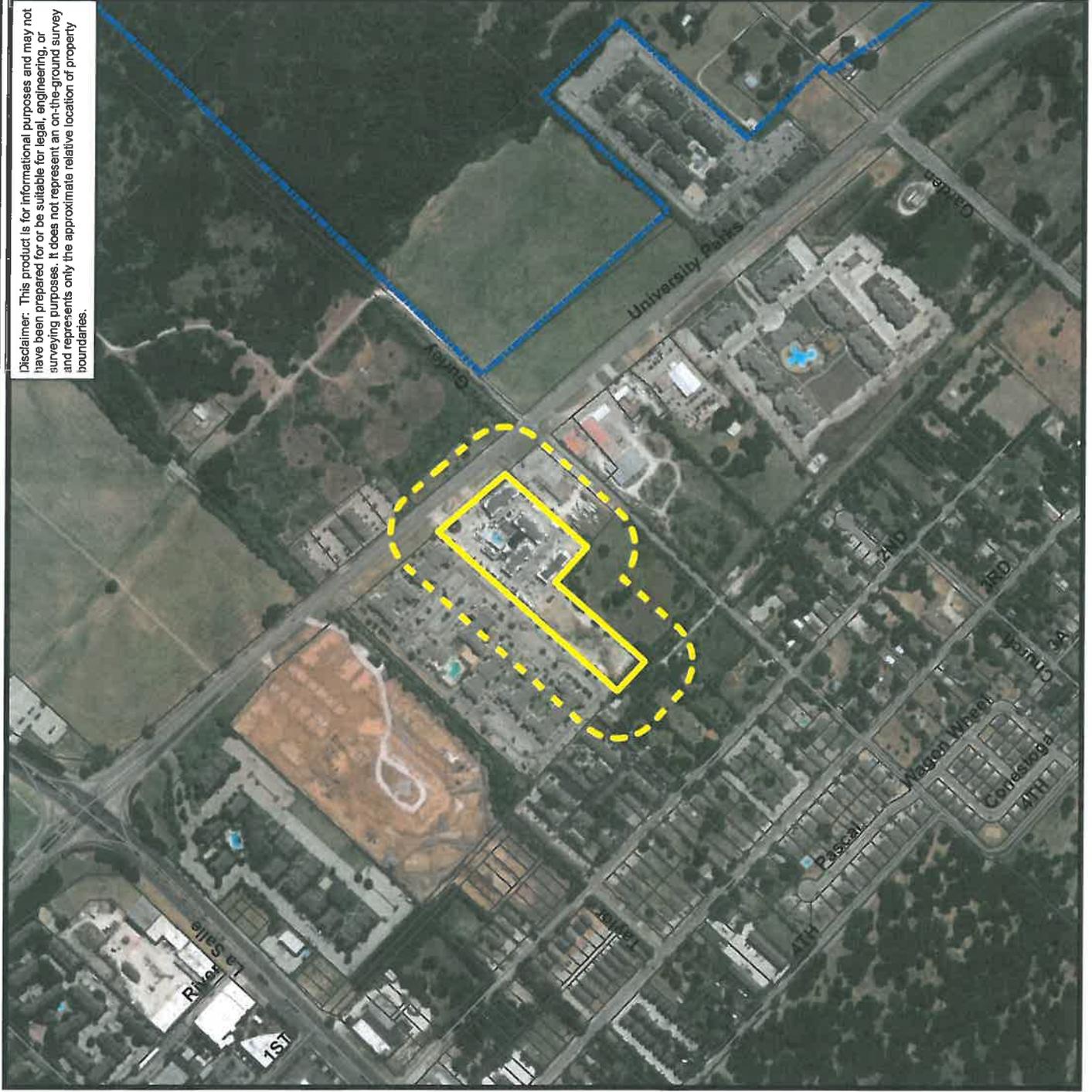
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200' Property Notice Buffer



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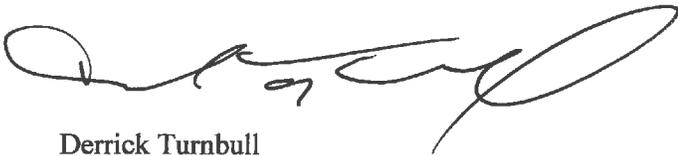
Beatriz Wharton
Urban Planner
City of Waco

September 13, 2016

Re: OsoVerde Apartments Application for Special Use Permit – Short-Term Lodging/Corporate Housing

Hi Beatriz, per our conversation, I'd like to submit for a special use permit to allow for some of my apartment units be rented on a shorter term basis (shorter than 1 month). I'd like to have 3 apartments (currently 710, 713, 723) to be used as corporate apartments to house weekly, weekend, and occasionally overnight guests. The property is currently open and operating as an apartment complex and has already been permitted under the O-2 zoning I believe. We have more than one parking space per bedroom, so there is already ample parking. Everything else is designed and set up for this special use as this is already operating to house guests..... we are just requesting shorter term leases. Please let me know if you have any questions or would like additional information.

Regards,

A handwritten signature in black ink, appearing to read "Derrick Turnbull", written in a cursive style.

Derrick Turnbull

Managing Partner

Waco OsoVerde LP

(214) 536-7104

derrickturnbull@gmail.com

SITE PLAN

OSO VERDE APARTMENTS
2501 S. UNIVERSITY PARKS DR.

CORPORATE APARTMENTS

