

APPLICATION REVIEW

Z-16-74

HEARING DATE: November 29, 2016

1. CASE # Z-16-74
PROPERTY ADDRESS: 3215 Maple Avenue
LEGAL DESCRIPTION: Lots A10, 11, & B12, Block 37, Dean Addition

2. APPLICANT: Tampco, LLC
MAILING ADDRESS: Anne Tamporello, 3215 Maple Ave. (07)

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:

This property is located along the north side of Maple Avenue, between N. 32nd & N. 33rd Streets, within the Dean Highland Neighborhood. This is a predominantly single family area and the property is just down the street from Dean Highland Elementary School. The existing 3-bedroom home sits on a third of an acre lot. Property owners propose to live in the home and occasionally rent it out for short term stays, at which time they would leave the premises. There is driveway to the left of the home that leads to a detached two-vehicle carport at the rear of the property.

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: 16 mailed; returned

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system:

Classification: Collector Number of Lanes: Two

Estimated Capacity (at LOSD) 7,000-9,000 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 60' Pavement 27'

Required: ROW 60' Pavement 36'

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-16-74

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-16-74

PROPERTY OWNERS LIST

Applicant: Tampeco, LLC

Owner: Unknown Owner

SPECIAL PROVISIONS & CONDITIONS
FOR TEMPORARY RESIDENTIAL RENTAL UNIT

1. The permit hereby granted is to, Tampco, LLC, 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.

Zoning Case Z-16-74
3215 Maple Avenue
Urban Residential
Property Location Map
and Surrounding
Land Use 2016

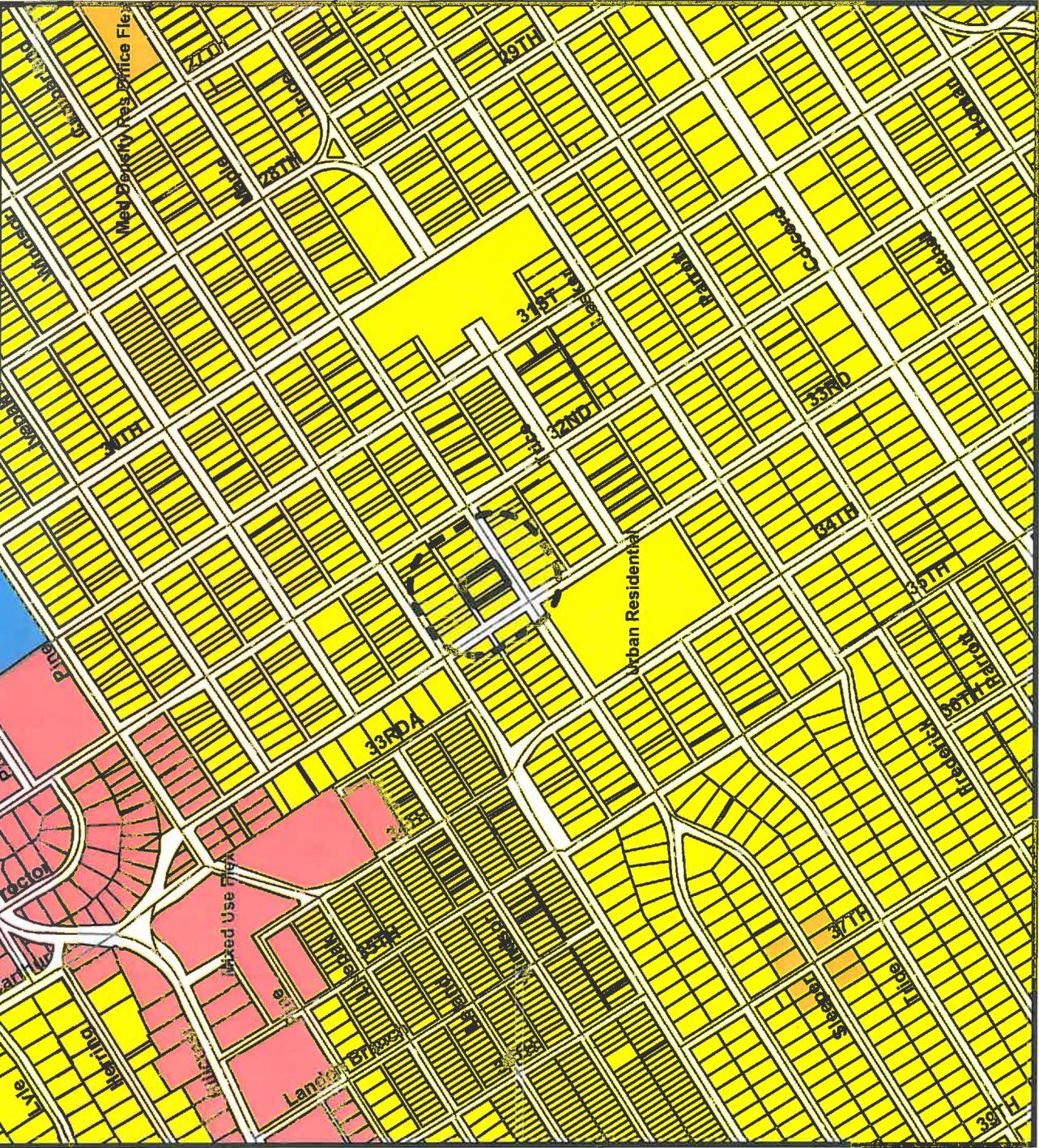
- Case Z-16-74
 200' Property Notice Buffer
- Land Use 2016**
- Rural Residential
 - Suburban Residential
 - Urban Residential
 - Medium Density Residential Office Flex
 - Office Industrial Flex
 - Mixed Use Flex
 - Mixed Use Core
 - Industrial
 - Institutional
 - Open Space



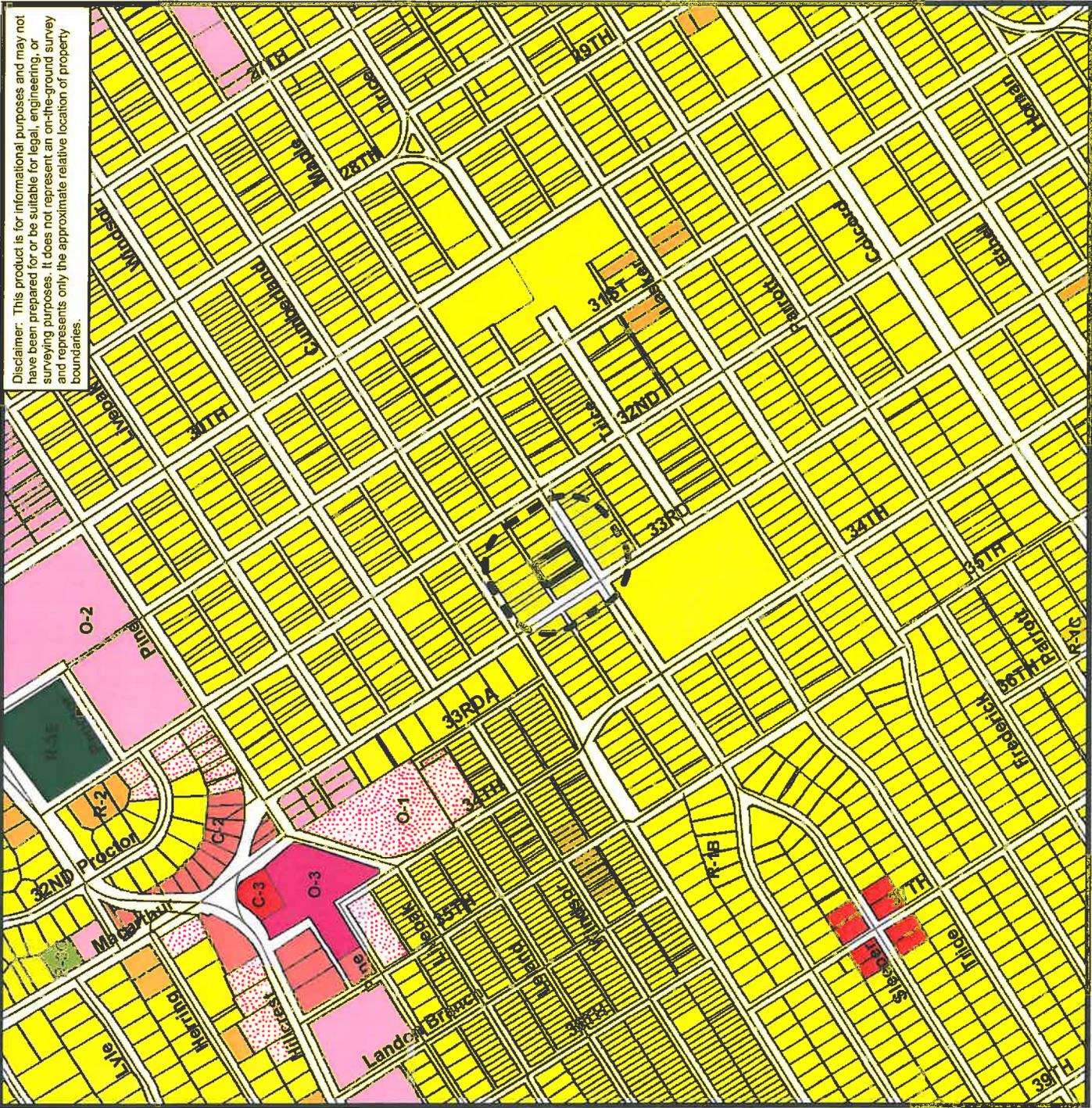
November 2016



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.



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Zoning Case Z-16-74
3215 Maple Avenue
Special Permit for a
Temporary Residential Rental Unit
in R-1B District
Property Location Map
and Surrounding
Zoning Categories

Case Z-16-74
200' Property Notice Buffer

Zoning Categories

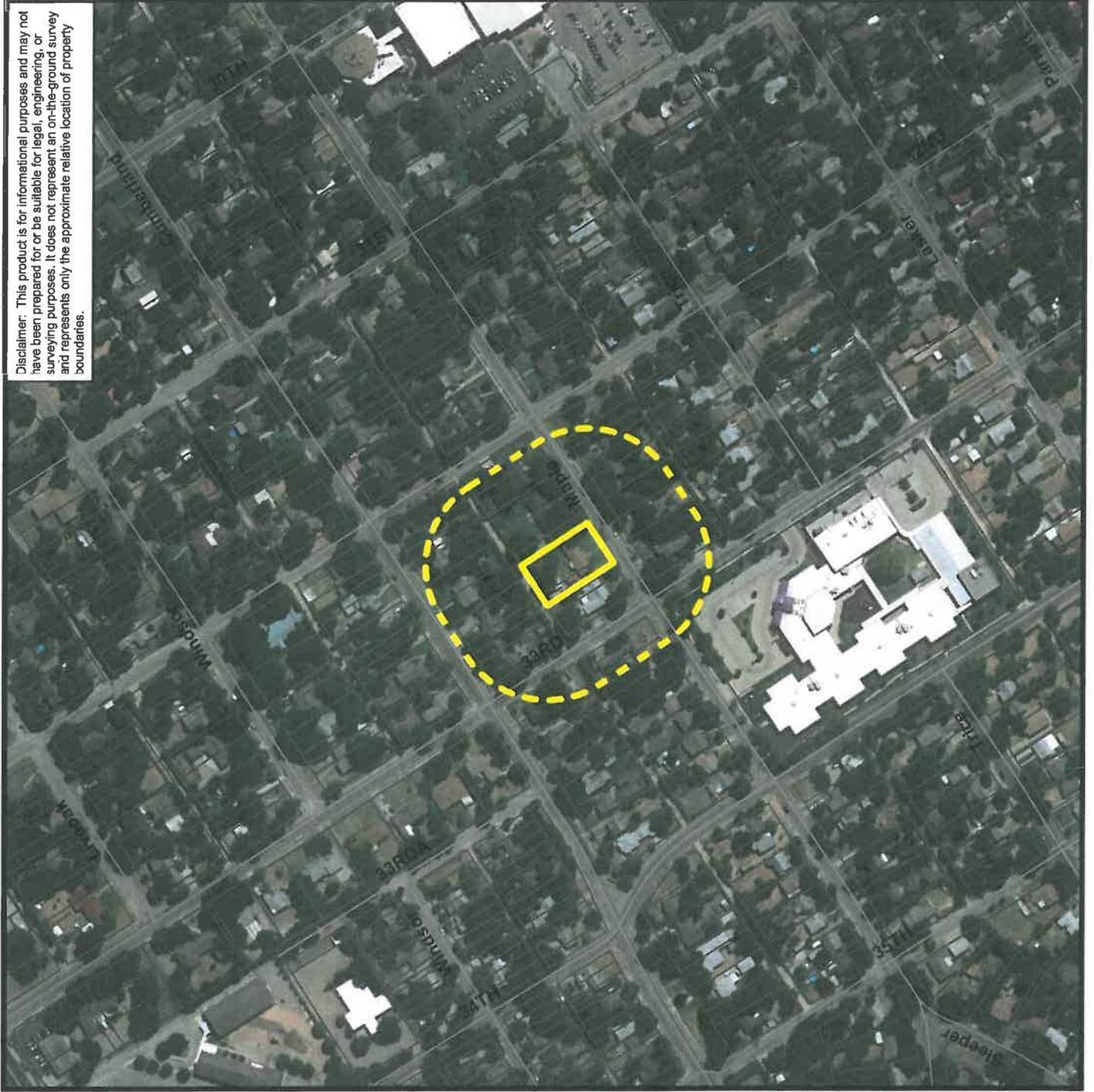
- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



November 2016



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Property Location Map



Case Z-16-74
200' Property Notice Buffer

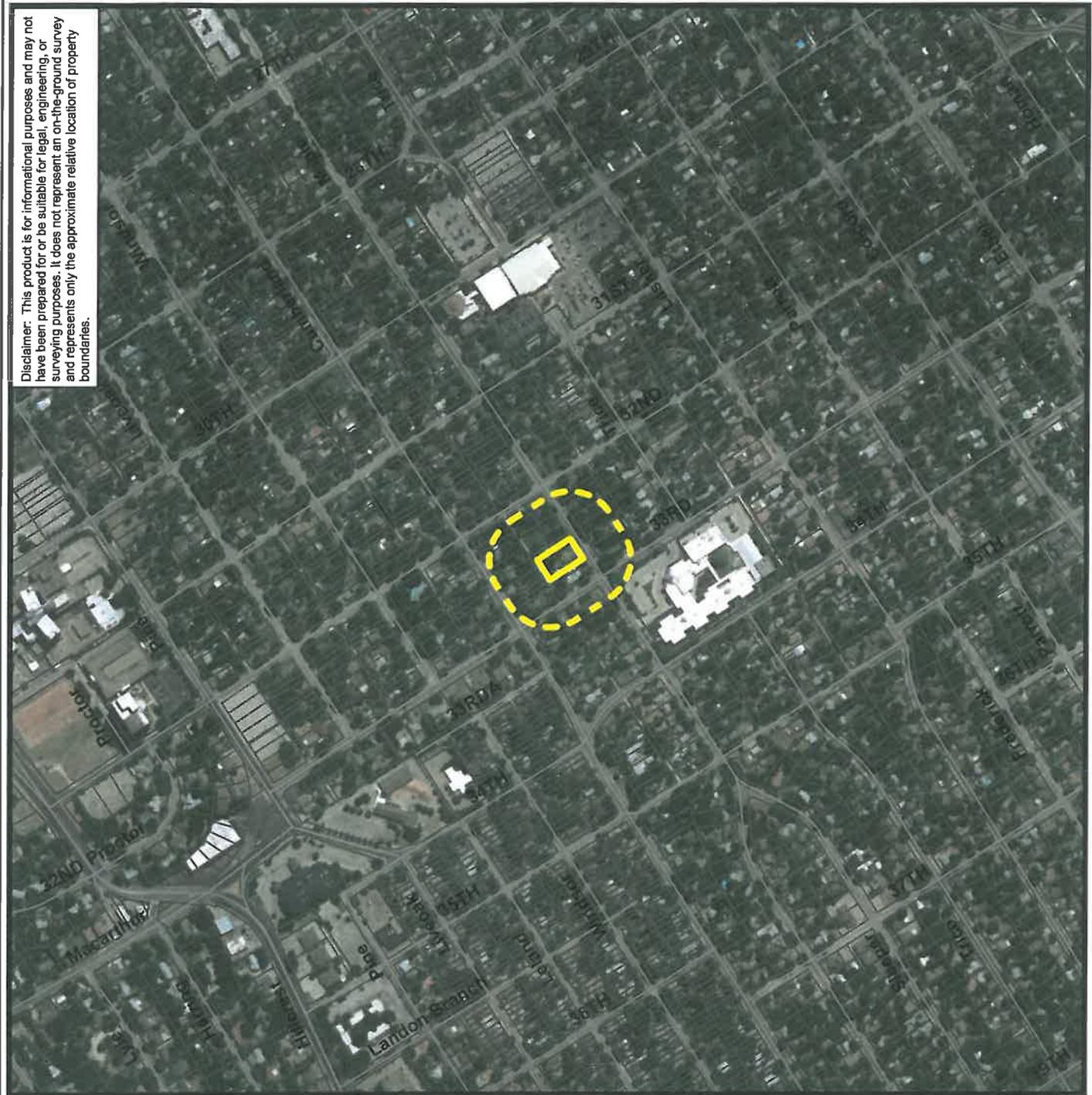


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CITY OF WACO
PLANNING SERVICES

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 200' Property Notice Buffer



November 2016



TAMPCO, L.L.C.
3215 Maple Ave. Waco, TX 76707

This beautifully renovated 1950's ranch style home is located in the Historic Dean Highlands Neighborhood, a short drive to McLane Stadium, Cameron Park, Magnolia Market, and all that downtown Waco has to offer.

Dean Highlands is a quiet neighborhood with charm, character, and a great sense of friendship and community. The tree-lined streets and beautiful old homes are in a convenient central location with very little commercial activity.

The property is located on the 3200 block of Maple Avenue, Waco TX 76707. This is my current residence and would be available for nightly rental only when I am not residing in the home. The house would have a 6 person occupancy and will be rented out on an occasional nightly basis by utilizing publicly available third party websites for booking vacation rentals, such as Airbnb. The oversized concrete driveway and multi-car carport will be used for parking vehicles, and this location prohibits large parties or gatherings so to not disturb our respected neighbors.

The city of Waco is growing and has so much to offer visiting parties that may prefer to forgo the standardized aspect of chain hotel stays. I would like to showcase the local aspect of life in Waco to others that are visiting our wonderful city for business or pleasure.

Simply stated, I am occasionally offering a tranquil escape from the hotel scene with easy access to Baylor campus and downtown for temporary nightly renters.

I have formed TAMPCO, L.L.C. to help streamline the business side of running a temporary residential rental unit. Numerous safety measures have been taken to ensure the security of both the renters and home owner. All applicable city, state, and federal taxes and permits will be adhered to for an amicable business relationship.

I am always open to any comments or suggestions to how I can increase the symbiotic relationship of running a small business in the City of Waco.

Thank you for your time and consideration,

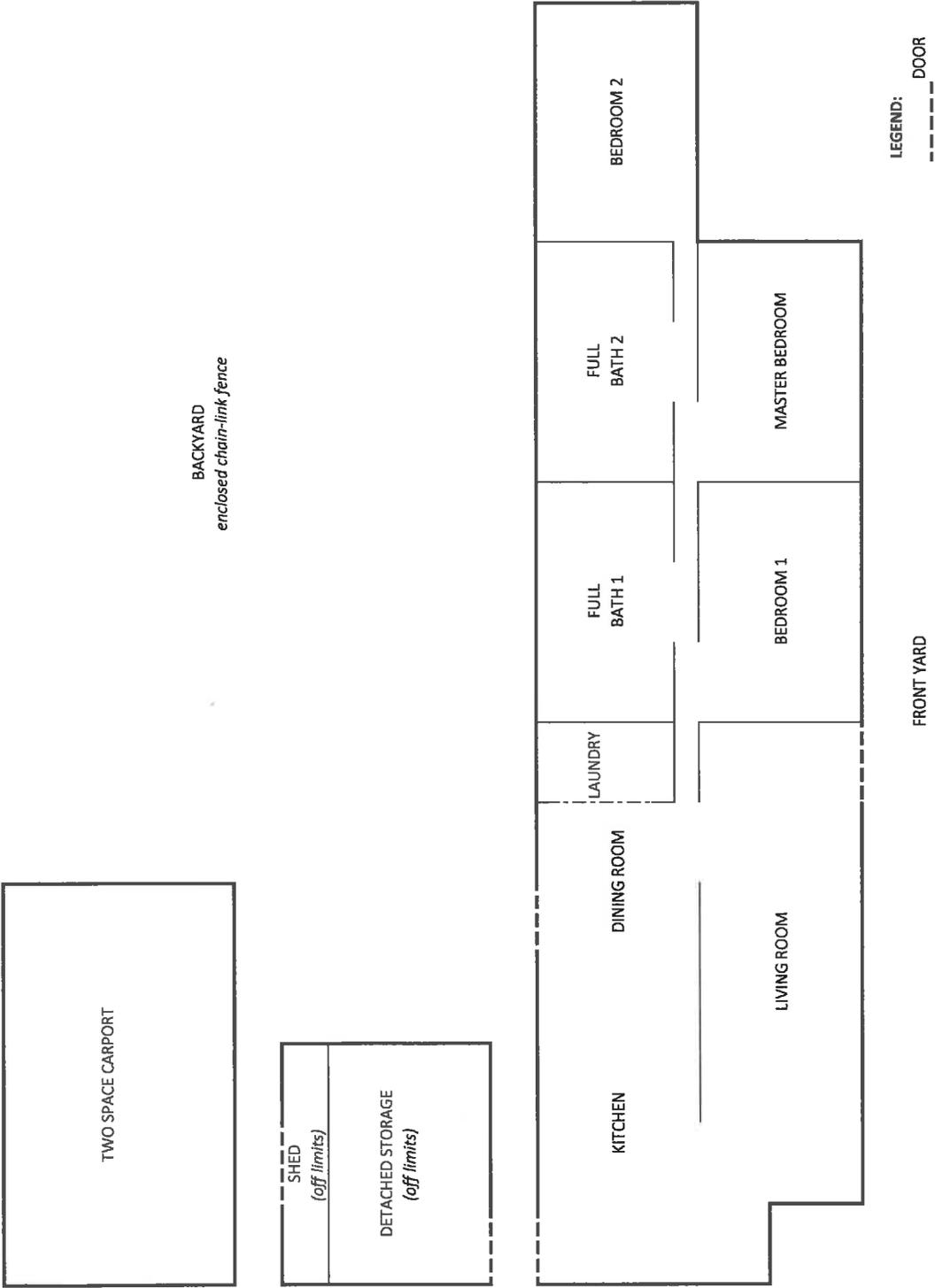


Anne Tamporello

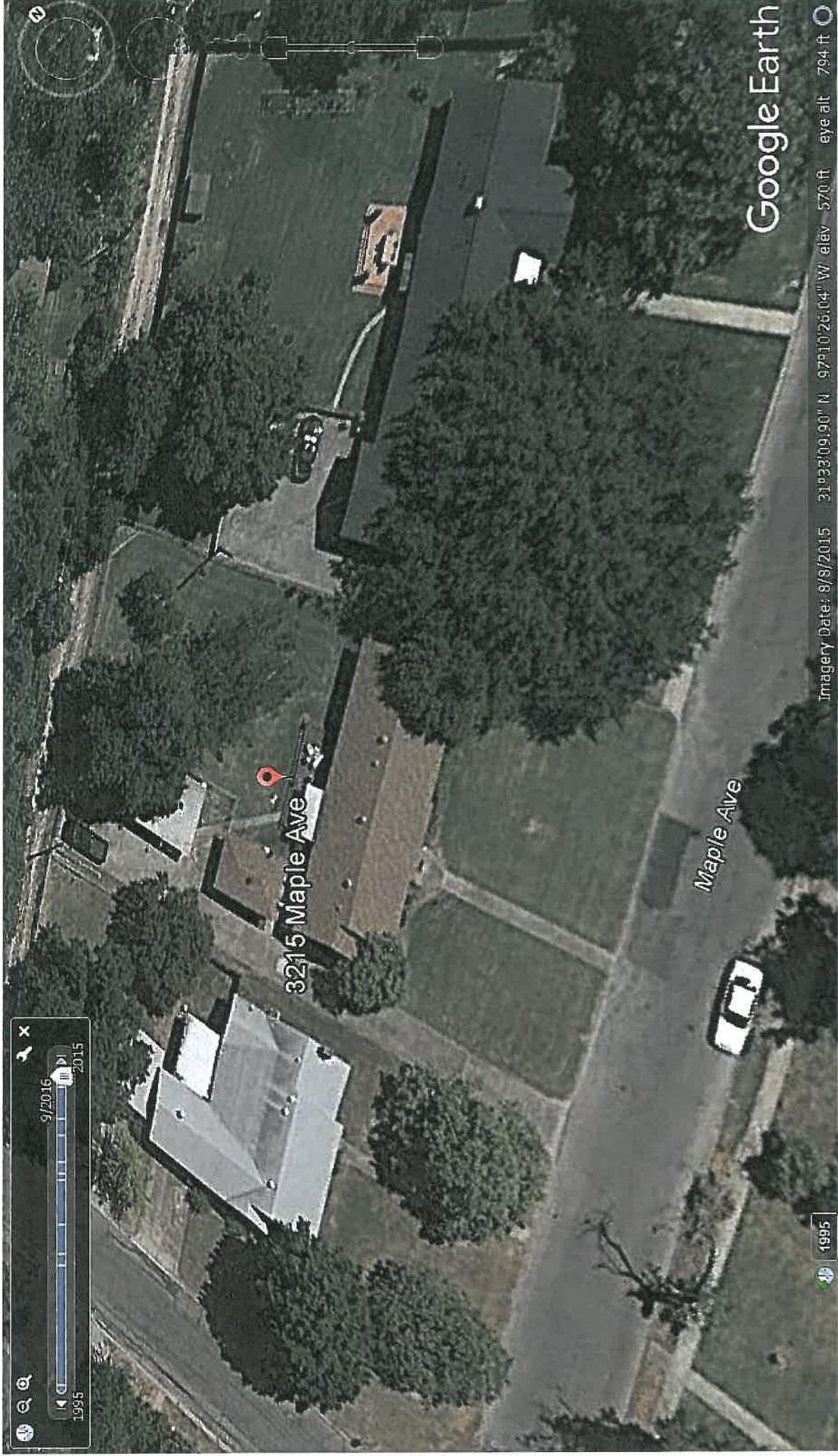
(signed)

BUILDING FLOORPLANS

3215 MAPLE AVE. WACO, TX 76707



*REFERENCE ONLY, DRAWING NOT TO SCALE



9/2016
2015
1995

1995

Google Earth

Imagery Date: 8/8/2015 31.033109,90.1 N 97.910126,04.1 W elev 570 ft eye alt 794 ft