

APPLICATION REVIEW

Z-22-65

HEARING DATE: October 25, 2022

1. CASE # Z-22-65
Energov # SP-000028-2022
PROPERTY ADDRESS: 10341 Fallen Leaf Drive
LEGAL DESCRIPTION: Lot 23, Block 1, Creekside Addition Phase 1

2. APPLICANT/OWNER: Ryan and Madison Thomas
MAILING ADDRESS: 10341 Fallen Leaf Drive, Waco, TX 76712

3. REQUEST:

SPECIAL PERMIT FOR SHORT TERM RENTAL TYPE I IN AN R-1A DISTRICT

Short Term Rental Type I. An owner occupied residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The owner must reside in the primary structure on the property and be present at the property for the duration of any short term rental.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located at Waco city limits, near the City of Hewitt, within the West Waco Neighborhood and Council District III. There is an existing single-family, 4-bedroom home on the property. The applicants propose to operate 1 bedroom as a short-term rental for only one group at a time. The owners would continue to reside in the home during any short-term rental. There is enough space to park at least 4 vehicles within the paved driveway and garage on 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.
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: 39 mailed;

CASE #Z-22-65

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: Fallen Leaf Drive
Classification: Local Number of Lanes: 2 travel lanes
Estimated Capacity (at LOSD) 6,000 vpd Avg. Daily Traffic 200 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: N/A Future: N/A
3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: yes/no
 - b) Increased traffic congestion: yes/no
 - c) Pedestrian traffic: yes/no
 - d) Visibility problems: yes/no
4. Traffic Department comments and recommendations:
None. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good X Acceptable Needs Reconstruction
2. Street width: Existing: ROW 50' Pavement 28'
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: Drainage system is conveyed via curb & gutter; 8" Water & 8" Sewer serve site. (CM)

CASE #Z-22-65

INSPECTION SERVICES REVIEW

Comments:

No comment. (GD)

UTILITY SERVICES REVIEW

Comments:

No comment received.

LEGAL SERVICES REVIEW

Comments:

No comment received.

FIRE DEPARTMENT REVIEW:

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

Fire Department Comments and Recommendations:

No comment received.

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED __N__ (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:

No objections. (DL)

POLICE DEPARTMENT REVIEW

Comments:





No comment received.

SPECIAL PROVISIONS & CONDITIONS FOR
SHORT TERM RENTAL TYPE I

1. The permit hereby granted is to, Ryan and Madison Thomas, 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 short term rental type I shall be operated in accordance with all applicable regulations, including Chapter 13, Article XIII Bed and Breakfast Facilities and Short Term Rental Facilities license ordinance. 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. 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.
6. This permit shall automatically terminate if:
 - a. the Director of Planning Services denies the issuance or renewal of the Short Term Rental Facility license ("the license") to the permittee or revokes the license issued to the permittee; and
 - b. either (a) the permittee does not appeal the decision to deny or revoke the license to the City Council within the required time period, or (b) the permittee appeals the decision to deny or revoke the license to the City Council and the City Council upholds the decision to deny or revoke the license.
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. A Short Term Rental Facility license is required and must be renewed every two years and comply with Chapter 13, Article XIII of the City of Waco code of ordinances.
10. A Short Term Rental Facility license must be acquired within 6 months of approval of the special permit.

Zoning Case Z-22-65
10341 Fallen Leaf Dr
Waco TX, 76712
SP - STR Type I
Property Location Map

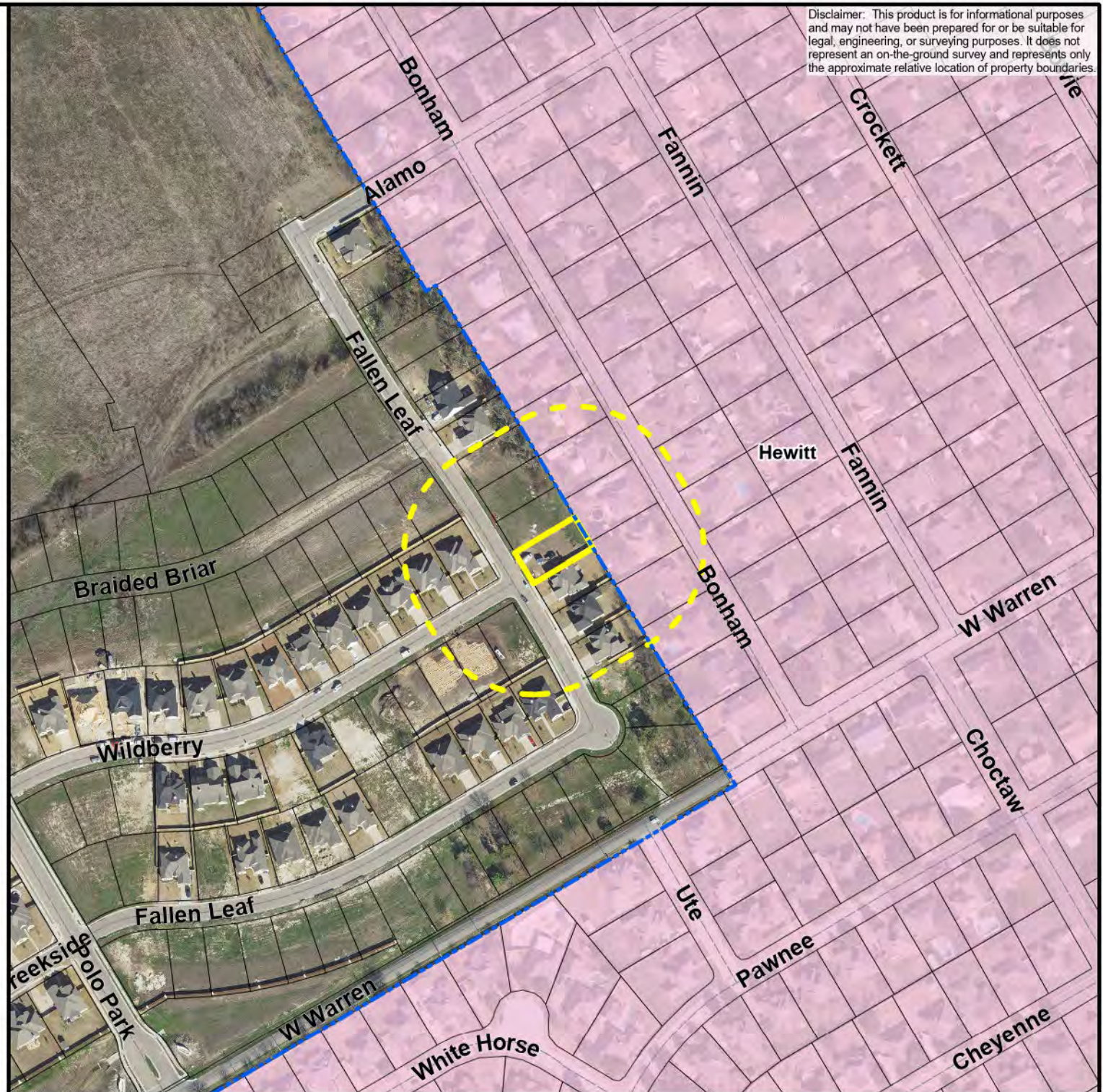
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

-  Waco City Limits
-  Z-22-65
-  200' Property Notice Buffer
-  Hewitt




























October 2022

0 75 150 300
Feet



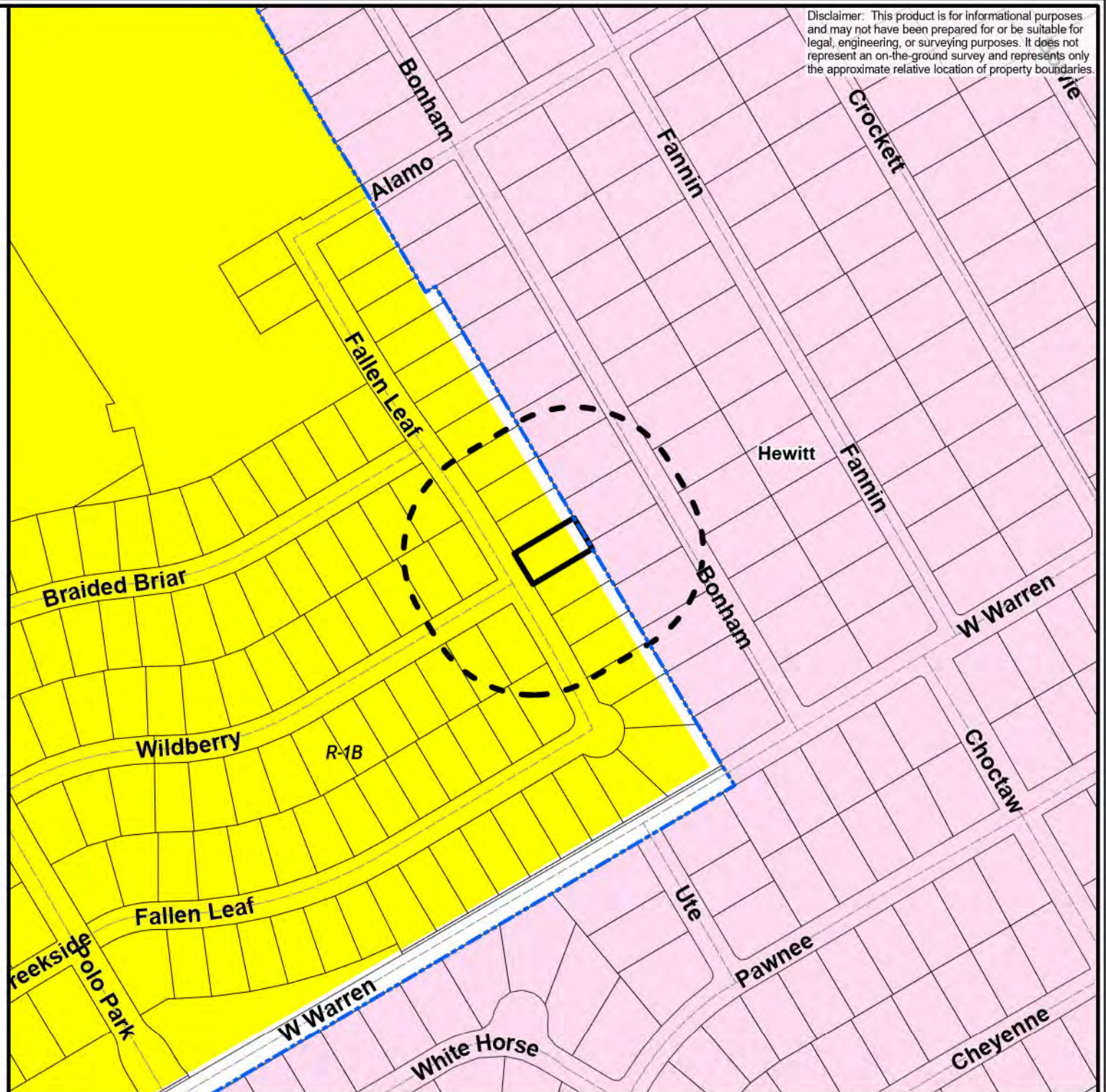
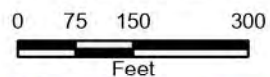
Zoning Case Z-22-65
 10341 Fallen Leaf Dr
 Waco TX, 76712
 SP - STR Type I
 Location Map and
 Surrounding Zoning Categories

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-  Waco City Limits
-  Z-22-65
-  200' Property Notice Buffer
-  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
-  Hewitt



October 2022



Special Permit Narrative
Request - STR Type I in R-1B District

Address: 10341 Fallen Leaf Dr
SP-000028-2022

Description: The property is located in Creekside Neighborhood in Hewitt area off of Warren Street. It's a safe neighborhood with a mix of young and old families. The neighbors are generally very friendly, reliable, and understanding. There are not many functional issues, if any.

We would love to be able to rent out a room in our house to Parents, couples, and even single young adults to be able to have a retreat or getaway as we host them.

This is a relatively new construction, modern farmhouse style, 4 Bed 2 Bath single family residential property located in the Waco City Limits that we own with no structural issues. We think this would be a great addition to the growing pool of short-term rentals in Waco. Especially as Woodway grows alongside Downtown Waco.





The Associates with Bright Star Custom Home Design, Drafting and Design, (hereinafter "Designer")

Designer does not warrant (expressly or implied) the resulting structure and is not responsible for any structural design problems, liability or damages resulting from the design plan. The design plan should be reviewed by a local architect or engineer to verify that it meets all local codes. Designer is not responsible to make the necessary revisions to enforce code compliance and structural integrity. The owner and/or builder are responsible for obtaining a survey, for complying with deed restrictions and subdivision requirements and for locating and verifying actual property lines, building setback lines, utility easements, drainage easements, and/or any other requirements related to this design. Changes made from the design plan without the consent of the Designer are unauthorized and relieve Designer of responsibility for all consequences arriving from such changes. Only a qualified designer, architect, contractor or structural engineer should attempt to modify any portion of this design plan. All measurements should be verified by the builder on job site.

ALL INSIDE MEASUREMENT ARE WALL FACE TO WALL FACE.

EXTERNAL SIDING WALLS 4 1/2"
EXTERNAL STONE/SIDING WALLS 9"

INTERNAL WALLS 3 1/2"

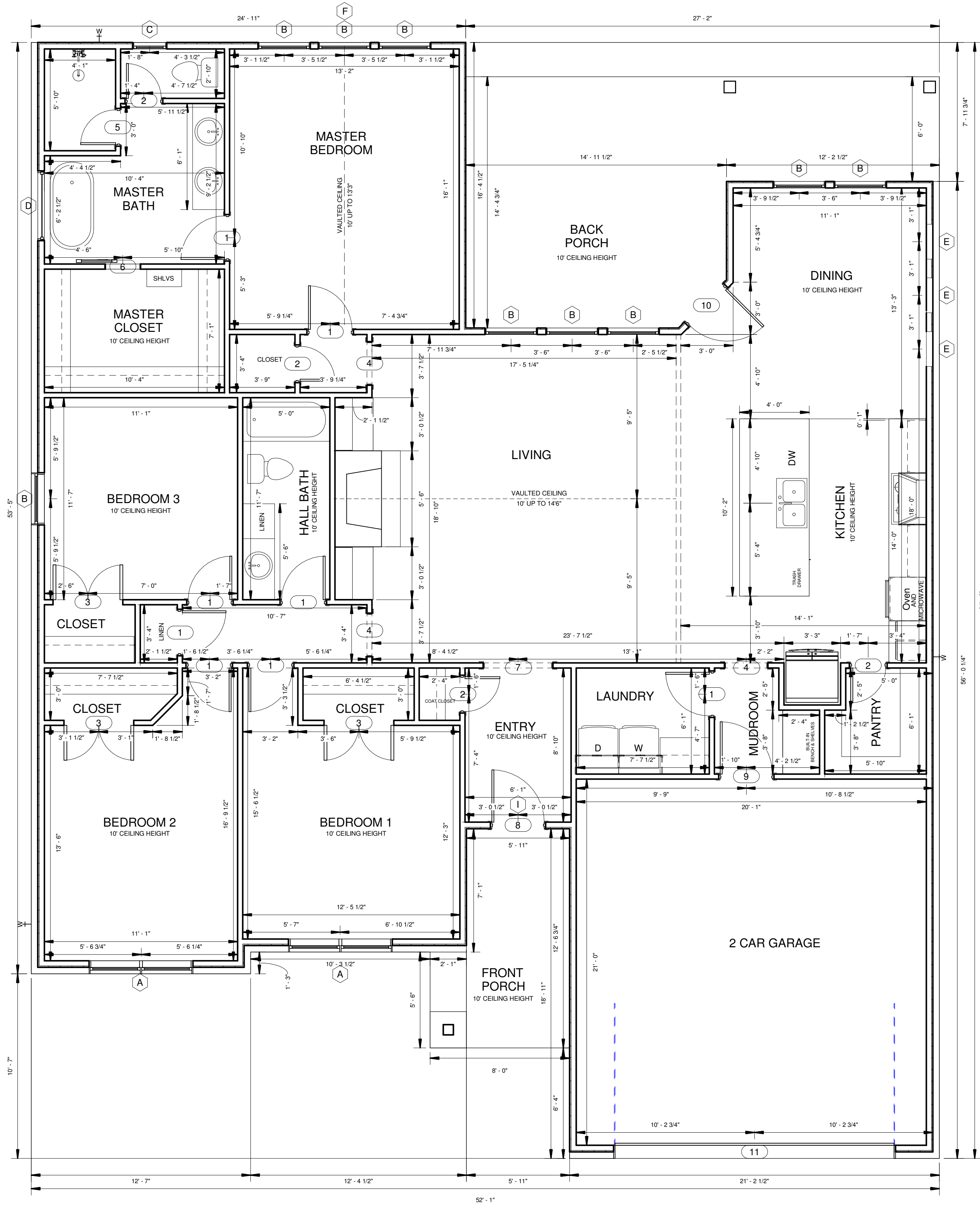
LIVING SQ. FT. 2144

FRONT PORCH 86
BACK PORCH 283
GARAGE 460

TOTAL SLAB SQ. FT. 2973

WINDOW SCHEDULE			
SYMBOL	COUNT	DESCRIPTION	SIZE
A	2	TWIN SINGLE HUNG VINYL	3'0" X 6'0"
B	9	SINGLE HUNG VINYL	3'0" X 6'0"
C	1	SINGLE HUNG VINYL	2'0" X 3'0"
D	1	FIXED VINYL	4'0" X 4'0"
E	3	FIXED VINYL	2'0" X 2'0"
F	1	SINGLE HUNG VINYL	3'0" X 2'6"
G	1	TWIN SINGLE HUNG VINYL	2'6" X 4'0"
H	1	SINGLE HUNG VINYL	2'6" X 3'6"
I	1	TRANSOM VINYL	3'0" X 1'6"

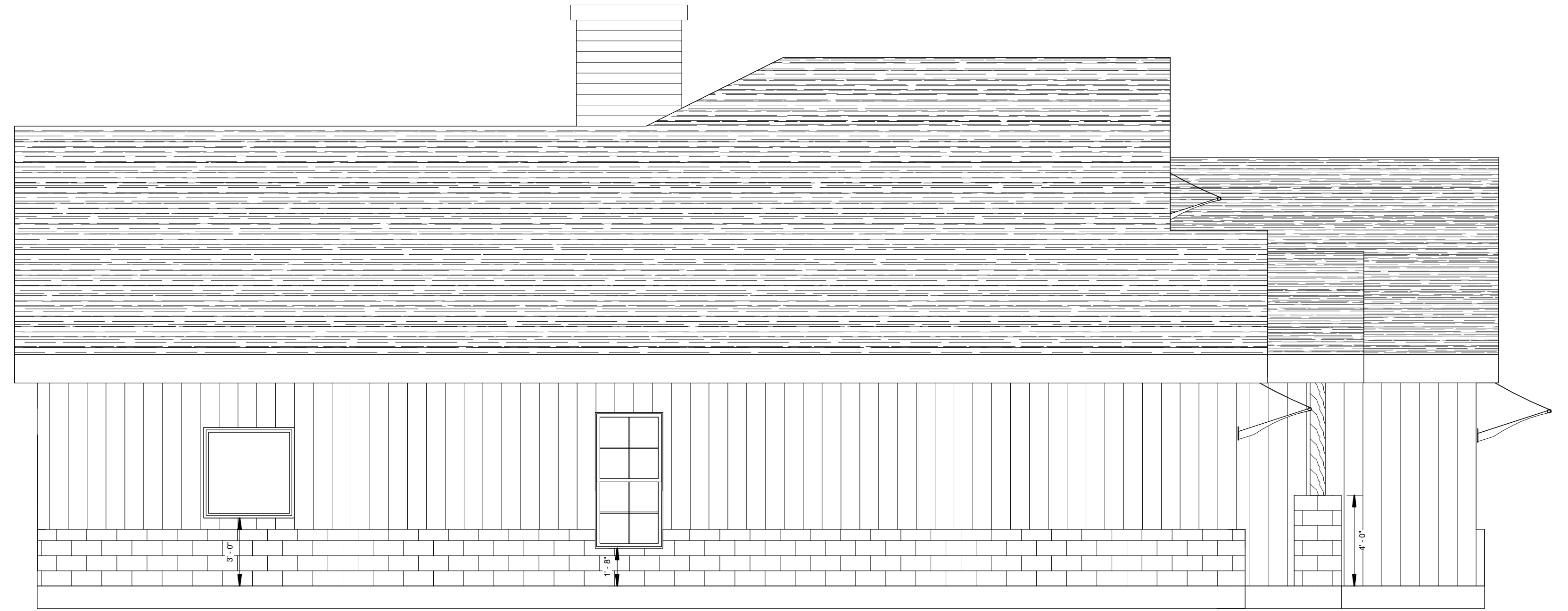
DOOR SCHEDULE			
SYMBOL	COUNT	DESCRIPTION	SIZE
1	8	SINGLE 6 PANEL HC INTERIOR	2'6" X 6'8"
2	4	SINGLE 6 PANEL HC INTERIOR	2'0" X 6'8"
3	3	DOUBLE 6 PANEL HC INTERIOR	2'0" X 6'8"
4	3	CASED OPENING	2'6" X 7'0"
5	1	SINGLE GLASS SHOWER DOOR	2'0" X 6'0"
6	1	BARN DOOR STYLE 6 PANEL INTERIOR	2'0" X 6'8"
7	1	CASED OPENING	4'0" X 7'0"
8	1	SC EXTERIOR PER OWNER SPECIFICATION	3'0" X 7'0"
9	1	SINGLE 6 PANEL SC EXTERIOR	3'0" X 6'8"
10	1	DOUBLE 15 LITE SC EXTERIOR	3'0" X 7'0"
11	1	GARAGE DOOR PER OWNER SPECIFICATION	16'0" X 7'0"



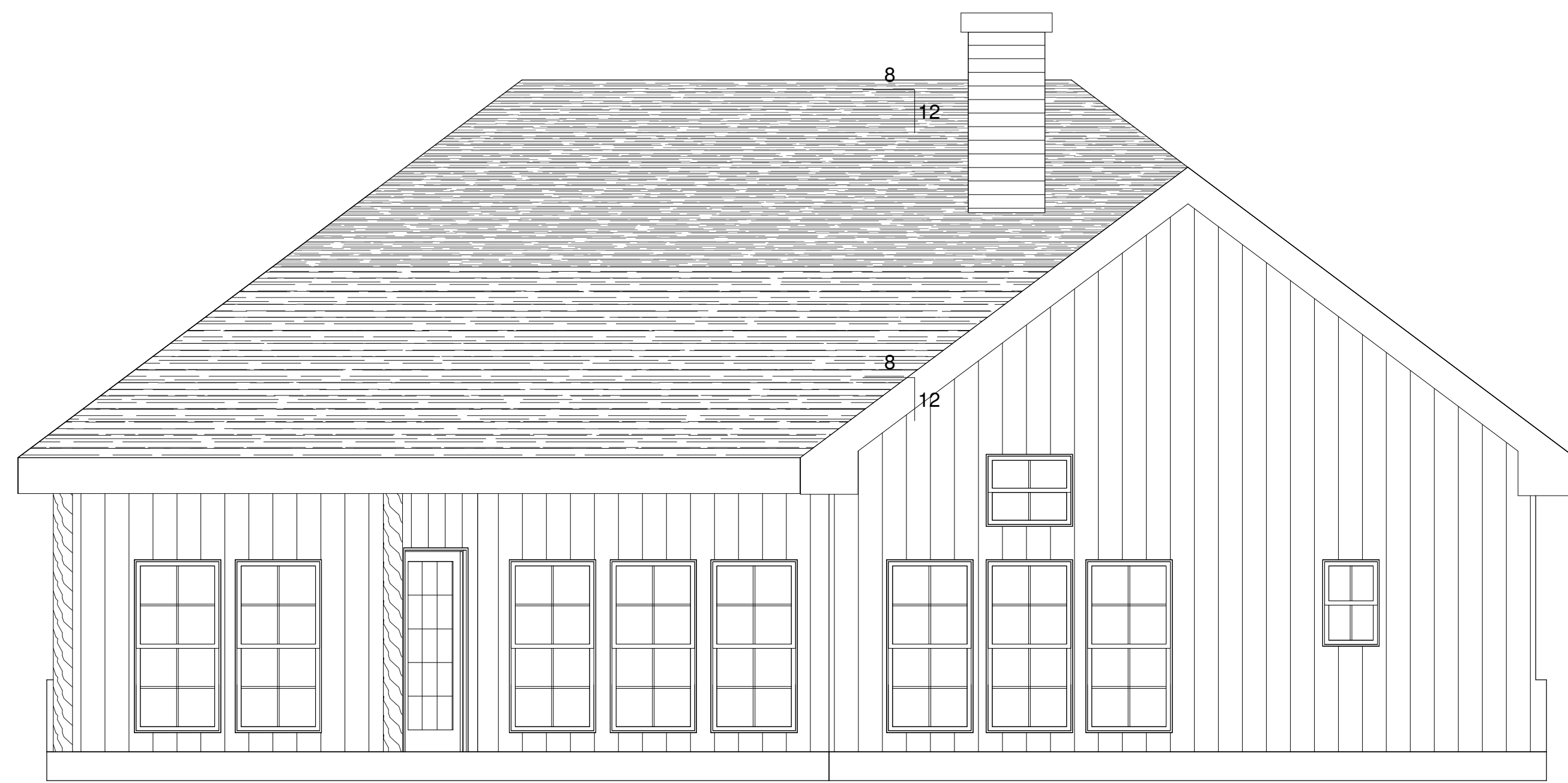
1 FLOOR PLAN
1/4" = 1'-0"



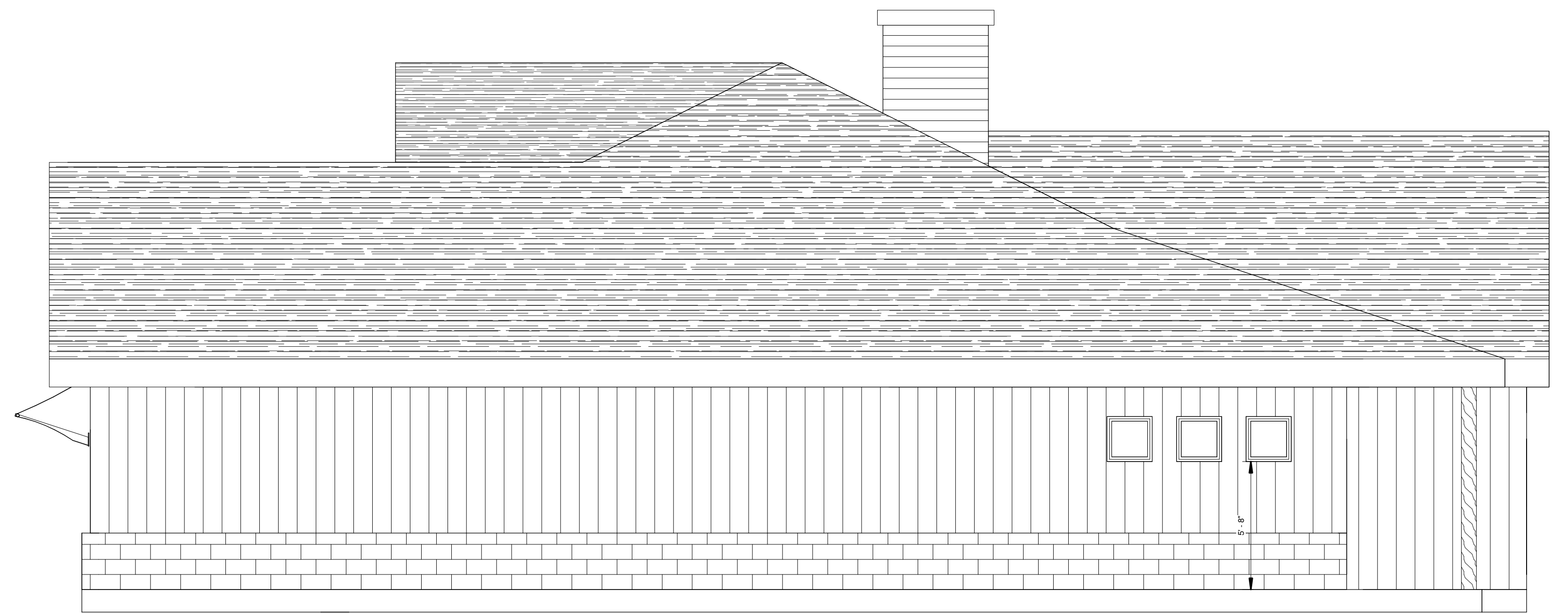
① FRONT VIEW
1/4" = 1'-0"



③ LEFT VIEW
1/4" = 1'-0"



② BACK VIEW
1/4" = 1'-0"



④ RIGHT VIEW
1/4" = 1'-0"