

APPLICATION REVIEW

Z-22-56

HEARING DATE: November 14, 2022

1. **CASE #** Z-22-56
Energov # SP-000022-2022
PROPERTY ADDRESS: 522 N. 33rd Street
LEGAL DESCRIPTION: Lots 7B and 8A, Block 5, Huaco Heights Addition

2. **APPLICANT/OWNER:** Riley Gage
MAILING ADDRESS: 522 N. 33rd Street, Waco, TX 76707

3. REQUEST:

SPECIAL PERMIT FOR SHORT TERM RENTAL TYPE I IN AN R-1B 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 along N. 33rd Street, between Waco Drive and Fort Avenue, within the Brookview Neighborhood and Council District IV. There is an existing single-family, 2-bedroom home on the property. The applicant proposes to operate 1 bedroom as a short-term rental for only one group at a time. The owner would continue to reside in the home during any short-term rental. There is enough space to park at least 3 vehicles within the driveway 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 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: 35 mailed;

CASE #Z-22-56

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: N 33rd Street
Classification: Local Number of Lanes: 2 travel lanes
Estimated Capacity (at LOSD) 6,000 vpd Avg. Daily Traffic 500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 30 vpd 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 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 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: Adjacent drainage system via curb & gutter (surface); 8" Water & 6" Sewer serve site. (CM)

CASE #Z-22-56

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: < 6 min
IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No comments. (GL)

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, Riley Gage, 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.

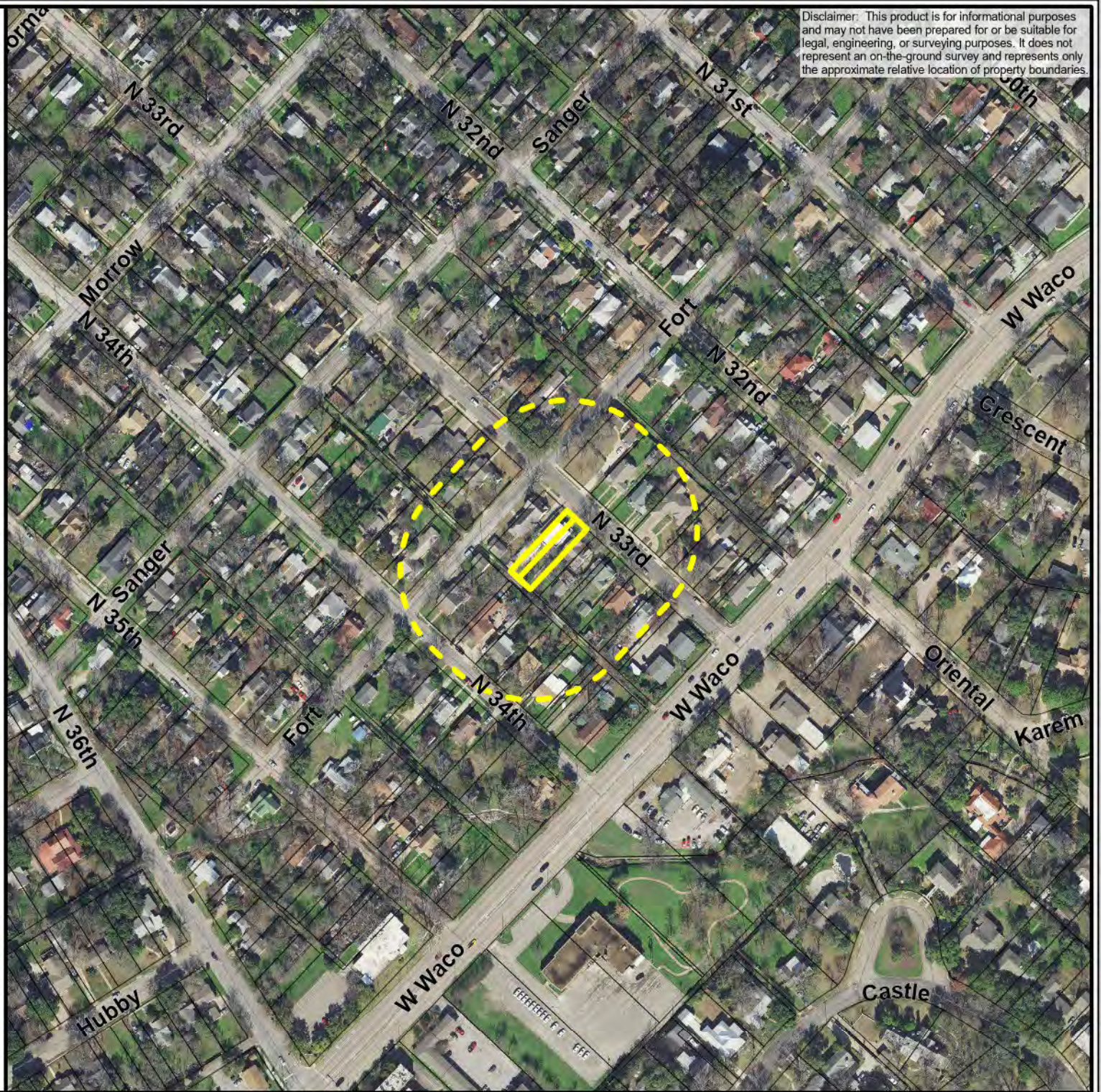
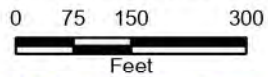
Zoning Case Z-22-56
522 N 33rd St Waco TX 76710
SP- STR Type I
Property Location Map

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.

-  Z-22-56
-  200' Property Notice Buffer


























November 2022



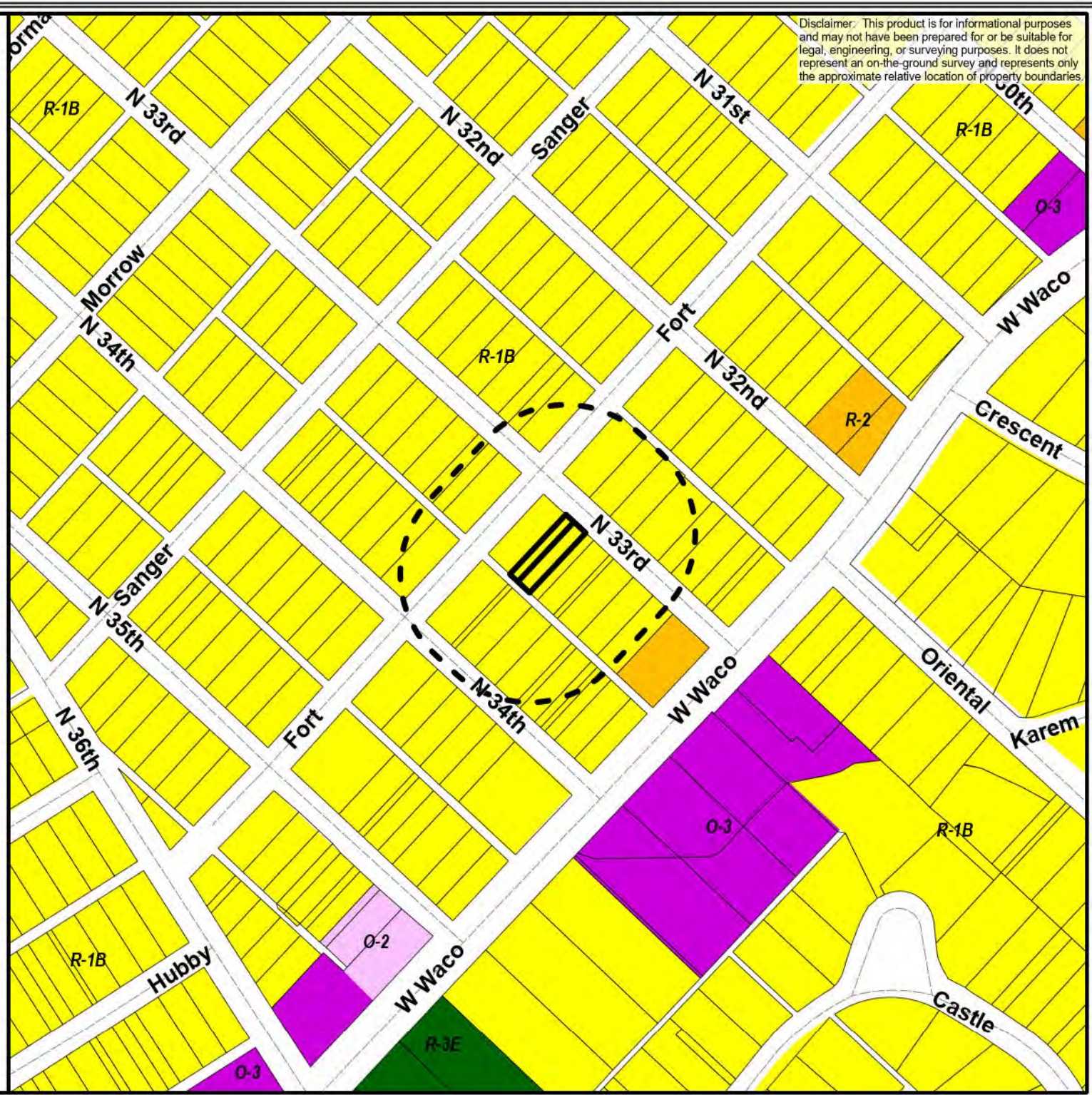
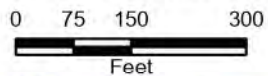
Zoning Case Z-22-56
 522 N 33rd St Waco TX 76710
 SP- STR Type I
 Property Location Map and
 Surrounding Zoning Categories

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-  Z-22-56
-  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



November 2022



Special Permit Narrative

Request – STR Type I

Address: 522 N. 33rd Street

Description:

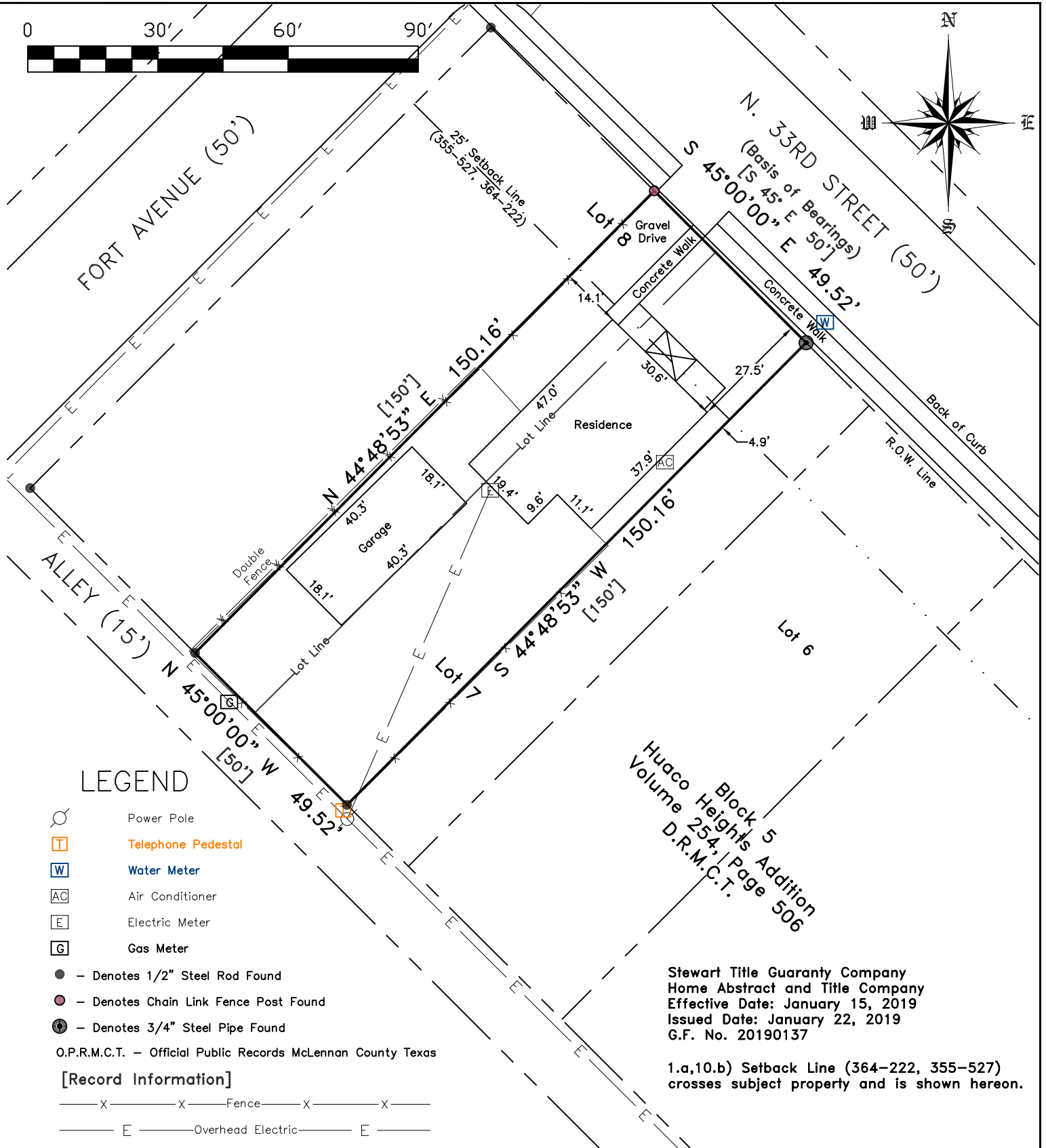
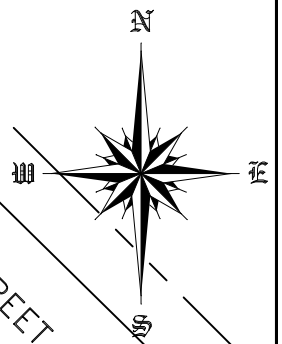
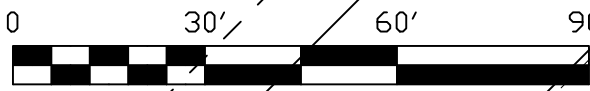
Renting one bedroom in my home. It will be managed by me, Riley Gage, the homeowner. There are two bedrooms in the home, one of which is intended to be rented out. Bedroom comes with its own closet and hall bathroom. Parking spaces will be available in the front as I (the owner) will park my vehicle in the back of the property. I will reside on the property while it is rented out. It will only be rented out to one or two people at a time.

This is a residential neighborhood in Brookview one street off of Waco Drive.









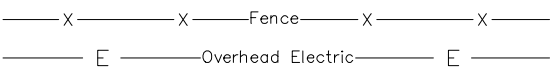
LEGEND

- Power Pole
- Telephone Pedestal
- Water Meter
- Air Conditioner
- Electric Meter
- Gas Meter

- - Denotes 1/2" Steel Rod Found
- - Denotes Chain Link Fence Post Found
- - Denotes 3/4" Steel Pipe Found

O.P.R.M.C.T. - Official Public Records McLennan County Texas

[Record Information]



Block 5
Huaco Heights Addition
Volume 254, Page 506
D.R.M.C.T.

Stewart Title Guaranty Company
Home Abstract and Title Company
Effective Date: January 15, 2019
Issued Date: January 22, 2019
G.F. No. 20190137

1.a,10.b) Setback Line (364-222, 355-527) crosses subject property and is shown hereon.

NOTES:

1. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON. ADDITIONAL RECORDED AND/OR UNRECORDED EASEMENTS, RESTRICTIONS, AND/OR COVENANTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
2. NO FLOOD ZONE DETERMINATION WAS MADE AS PART OF THIS SURVEY.

DESCRIPTION

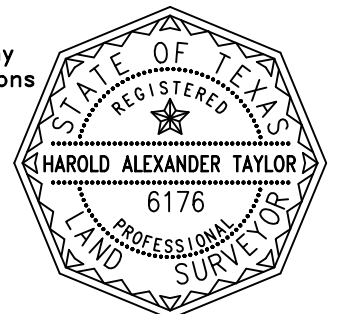
STATE OF TEXAS
COUNTY OF MCLENNAN

PLAT showing the South Twenty (20) feet of Lot Eight (8), and the North Thirty (30) feet of Lot Seven (7) in Block Five (5) of the Huaco Heights Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 254, Page 506, of the McLennan County Deed Records.

Bearings based upon the Southwest line of N. 33rd Street: South 45 degrees East.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on January 30, 2019; there are no visible easements, encroachments or protrusions except as shown hereon.

Harold Alexander Taylor
Registered Professional Land Surveyor
Texas Registration No. 6176
Date: January 31, 2019



TBPLS Firm# 10194191

SUNBELT
Technical Services
Surveying • Land Planning • Consulting
P. O. Box 253
Elm Mott, Texas 76640
(254) 292-0641

BOUNDARY SURVEY
PART OF LOTS 7 AND 8, BLOCK 5
HUACO HEIGHTS ADDITION
CITY OF WACO
MCLENNAN COUNTY, TEXAS

STS Job No: 19-0223
Property Address:
522 N. 33rd Street
Waco, Texas 76710

Sheet 1 of 2
Field Notes Attached
Prepared For:
Home Abstract and Title
Company
G.F. No. 20190137

*Measurements are rough estimates
*Does not include all closets
... = doors

522 Floor Plan B

SketchUp 5'10"

April 15th 2019

