

# 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 *DISAPPROVAL* of the special permit subject to the special provisions and conditions and based on the following findings\*:

1. That the proposed use is not compatible with the appropriate and orderly development of the area in which it is located, due to established deed restrictions that would prohibit this use.

\* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

*Note: This request was continued by Plan Commission at the October 25, 2022, meeting.*

**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: > 6 min**  
**IS THE FIRE RESPONSE TIME ADEQUATE?: N (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.



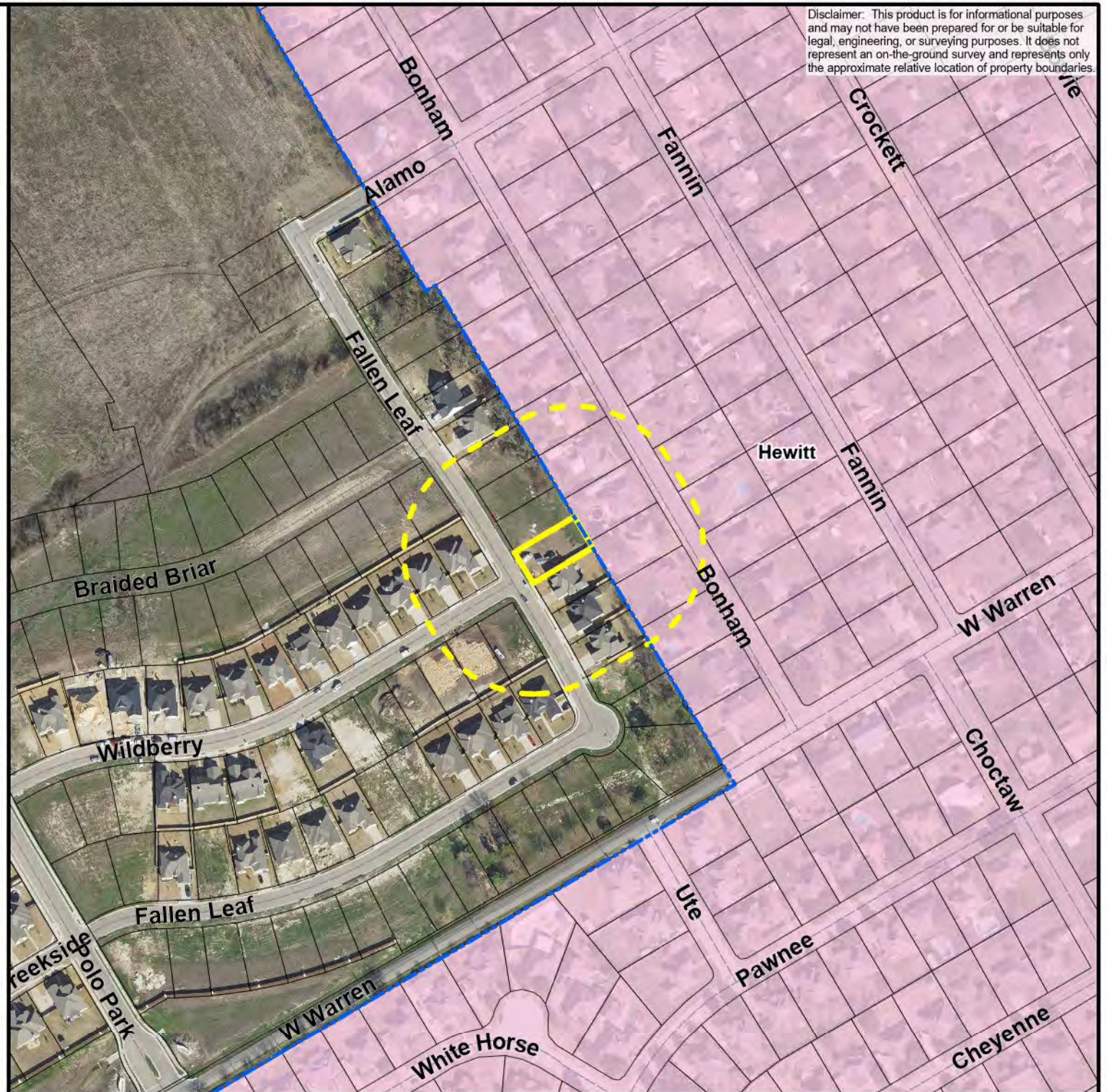
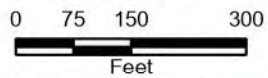
Zoning Case Z-22-65  
10341 Fallen Leaf Dr  
Waco TX, 76712  
SP - STR Type I  
Property Location Map

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




























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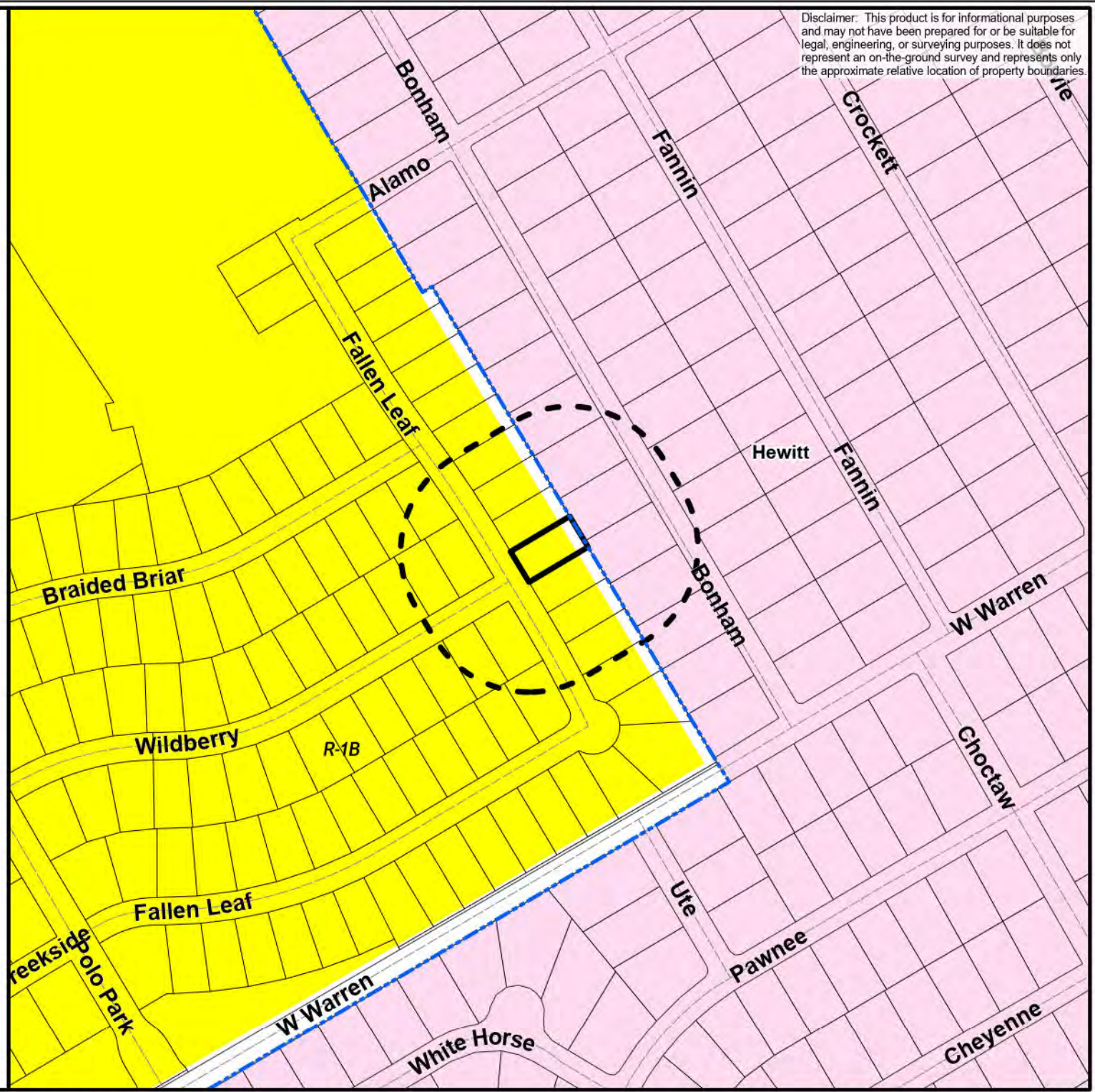
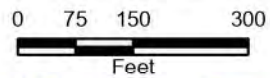
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Zoning Case Z-22-65  
10341 Fallen Leaf Dr  
Waco TX, 76712  
SP - STR Type I  
Location Map and  
Surrounding Zoning Categories

-  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



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**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"

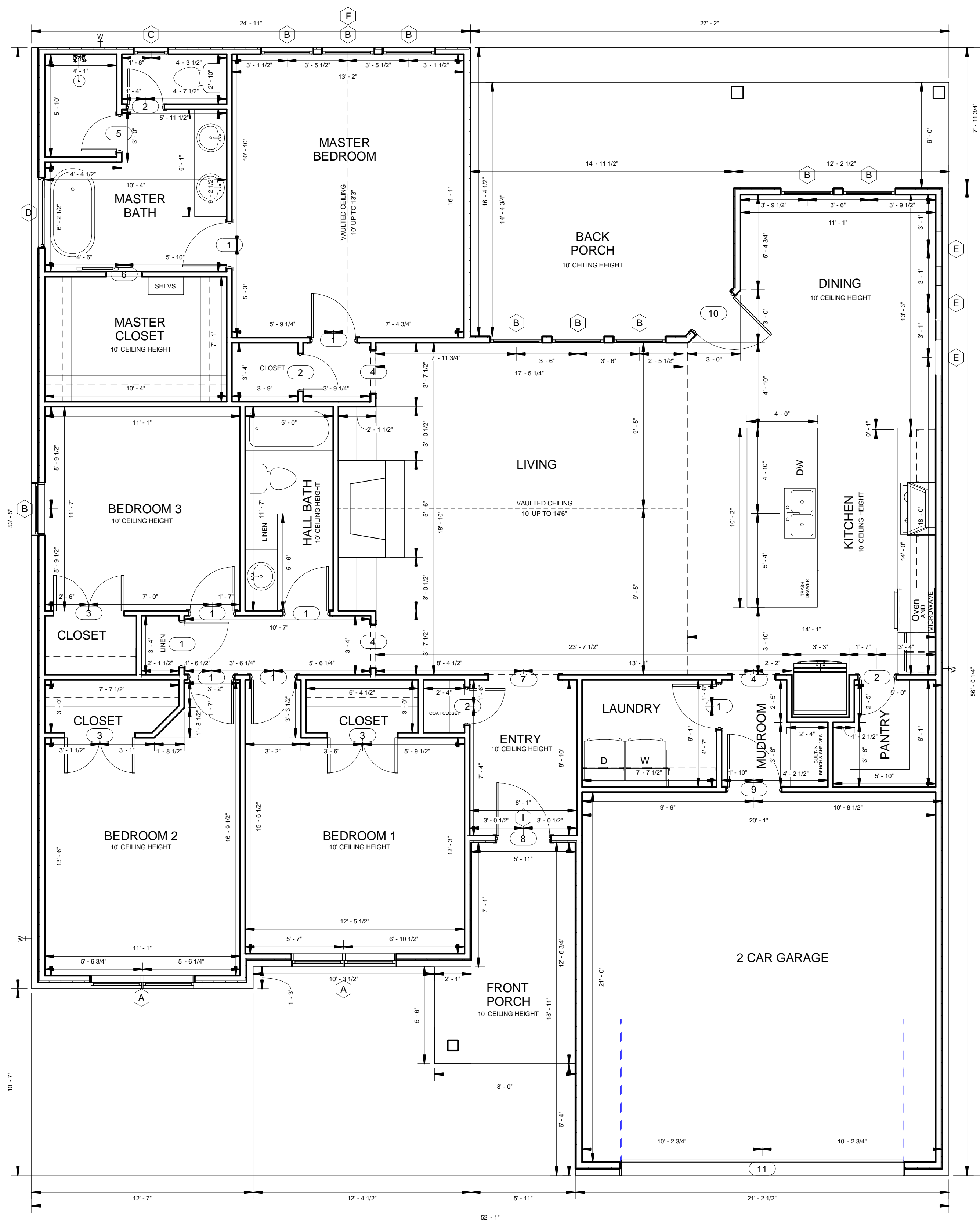
LIVING SQ. FT. 2144

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	30" X 60"
B	9	SINGLE HUNG VINYL	30" X 60"
C	1	SINGLE HUNG VINYL	20" X 30"
D	1	FIXED VINYL	40" X 40"
E	3	FIXED VINYL	20" X 20"
F	1	SINGLE HUNG VINYL	30" X 26"
G	1	TWIN SINGLE HUNG VINYL	26" X 40"
H	1	SINGLE HUNG VINYL	26" X 36"
I	1	TRANSOM VINYL	30" X 16"

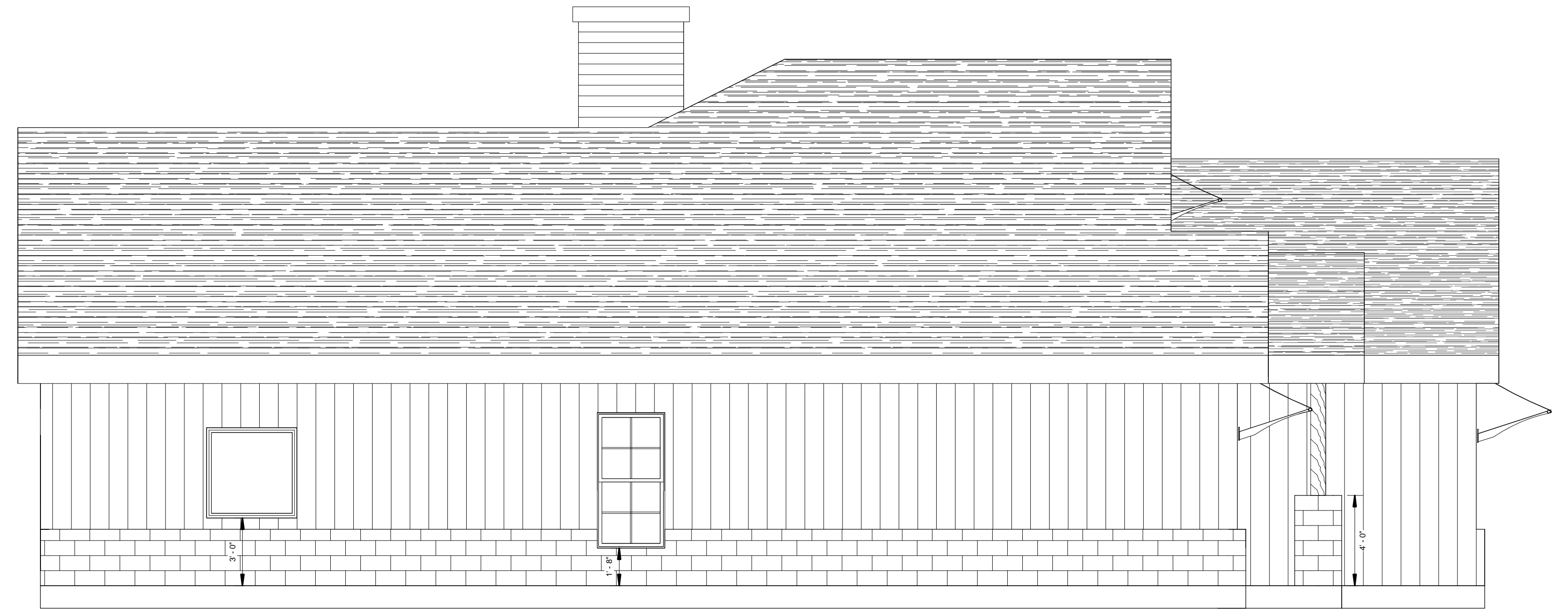
DOOR SCHEDULE			
SYMBOL	COUNT	DESCRIPTION	SIZE
1	8	SINGLE 6 PANEL HC INTERIOR	26" X 68"
2	4	SINGLE 6 PANEL HC INTERIOR	20" X 68"
3	3	DOUBLE 6 PANEL HC INTERIOR	20" X 68"
4	3	CASED OPENING	26" X 70"
5	1	SINGLE GLASS SHOWER DOOR	20" X 60"
6	1	BARN DOOR STYLE 6 PANEL INTERIOR	20" X 68"
7	1	CASED OPENING	40" X 70"
8	1	SC EXTERIOR PER OWNER SPECIFICATION	30" X 70"
9	1	SINGLE 6 PANEL SC EXTERIOR	30" X 68"
10	1	DOUBLE 15 LITE SC EXTERIOR	30" X 70"
11	1	GARAGE DOOR PER OWNER SPECIFICATION	160" X 70"



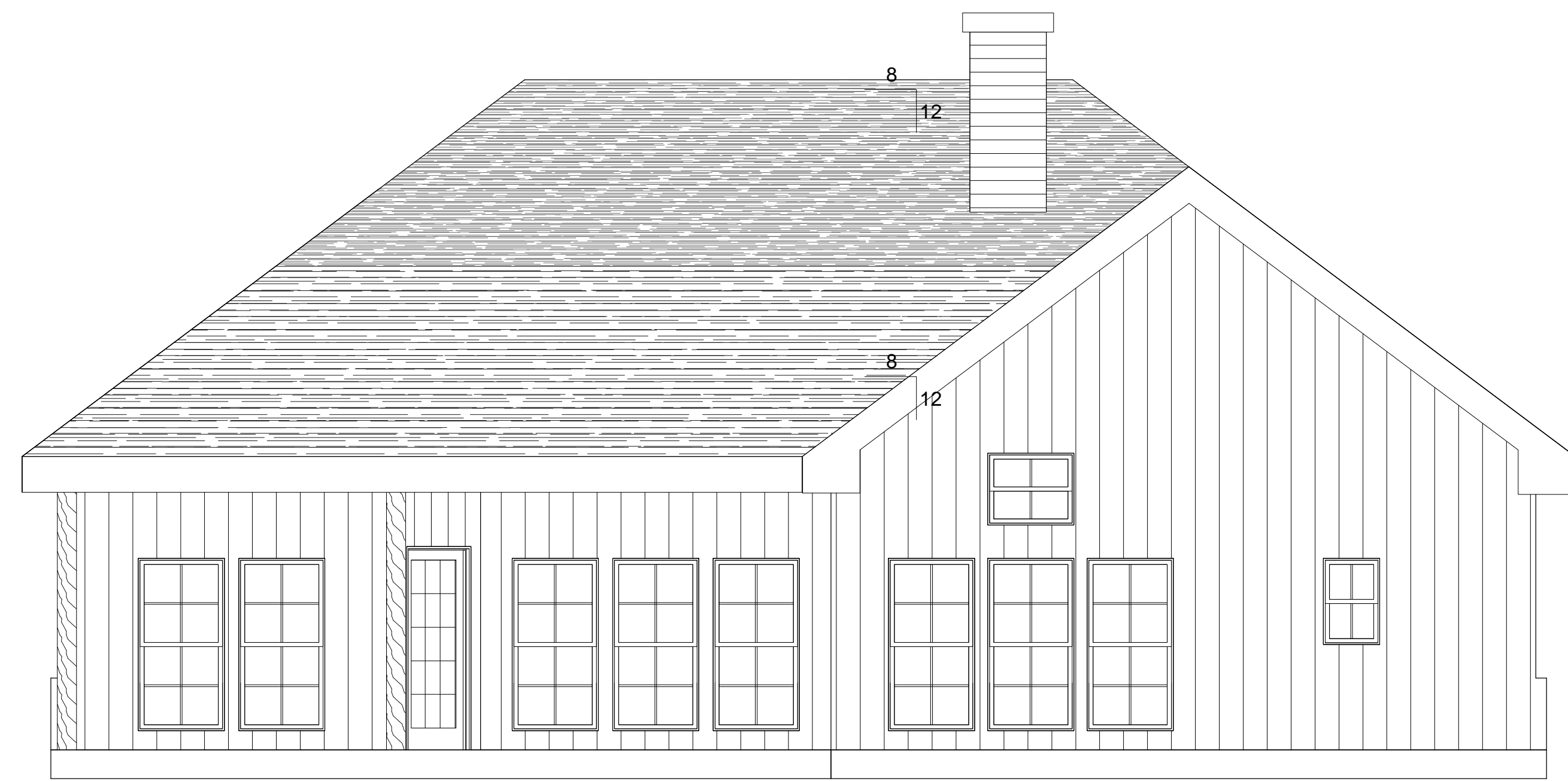
1 FLOOR PLAN  
1/4" = 1'-0"



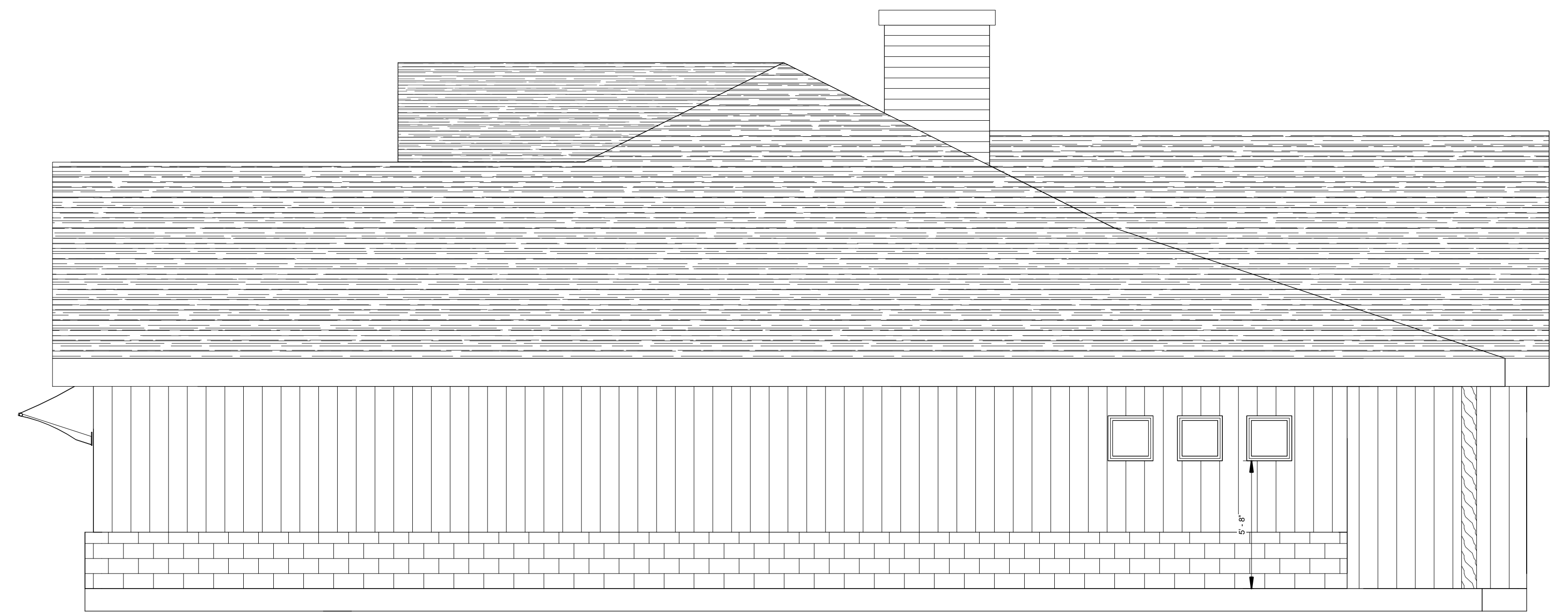
① FRONT VIEW  
1/4" = 1'-0"



③ LEFT VIEW  
1/4" = 1'-0"



② BACK VIEW  
1/4" = 1'-0"



④ RIGHT VIEW  
1/4" = 1'-0"