

APPLICATION REVIEW

Z-22-72

HEARING DATE: November 14, 2022

1. **CASE #** Z-22-72
Energov # SP-000033-2022
PROPERTY ADDRESS: 1624 Rambler Drive
LEGAL DESCRIPTION: Lots 5B and 6, Block 9, Country Club Estates Addition

2. **APPLICANT/OWNER:** San Juana Gonzalez
MAILING ADDRESS: 1624 Rambler Drive Waco, TX 76710

Co-Owner: Martin Gonzalez

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 along Rambler Drive, south of Fish Pond Road, within the Parkdale Viking Hills Neighborhood and Council District V. There is an existing single-family, 3-bedroom home on the property. The applicant proposes to operate 1 or 2 bedrooms 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 paved 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.
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: 24 mailed;

CASE #Z-22-72

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: Rambler Drive
Classification: Collector Number of Lanes: 2 travel lanes
Estimated Capacity (at LOSD) 20,000 vpd Avg. Daily Traffic 2,800 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 36 VPD Future: 36VPD
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 65' Pavement 34'
Required: ROW 60' Pavement 34'
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 via curb & gutter; 8" Water & 8" Sewer serve site. (CM)

CASE #Z-22-72

INSPECTION SERVICES REVIEW

Comments:

No comment. (GD)

UTILITY SERVICES REVIEW

Comments:

No comment received.

LEGAL SERVICES REVIEW

Comments:

No comments. (WC)

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, San Juana Gonzalez, 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.

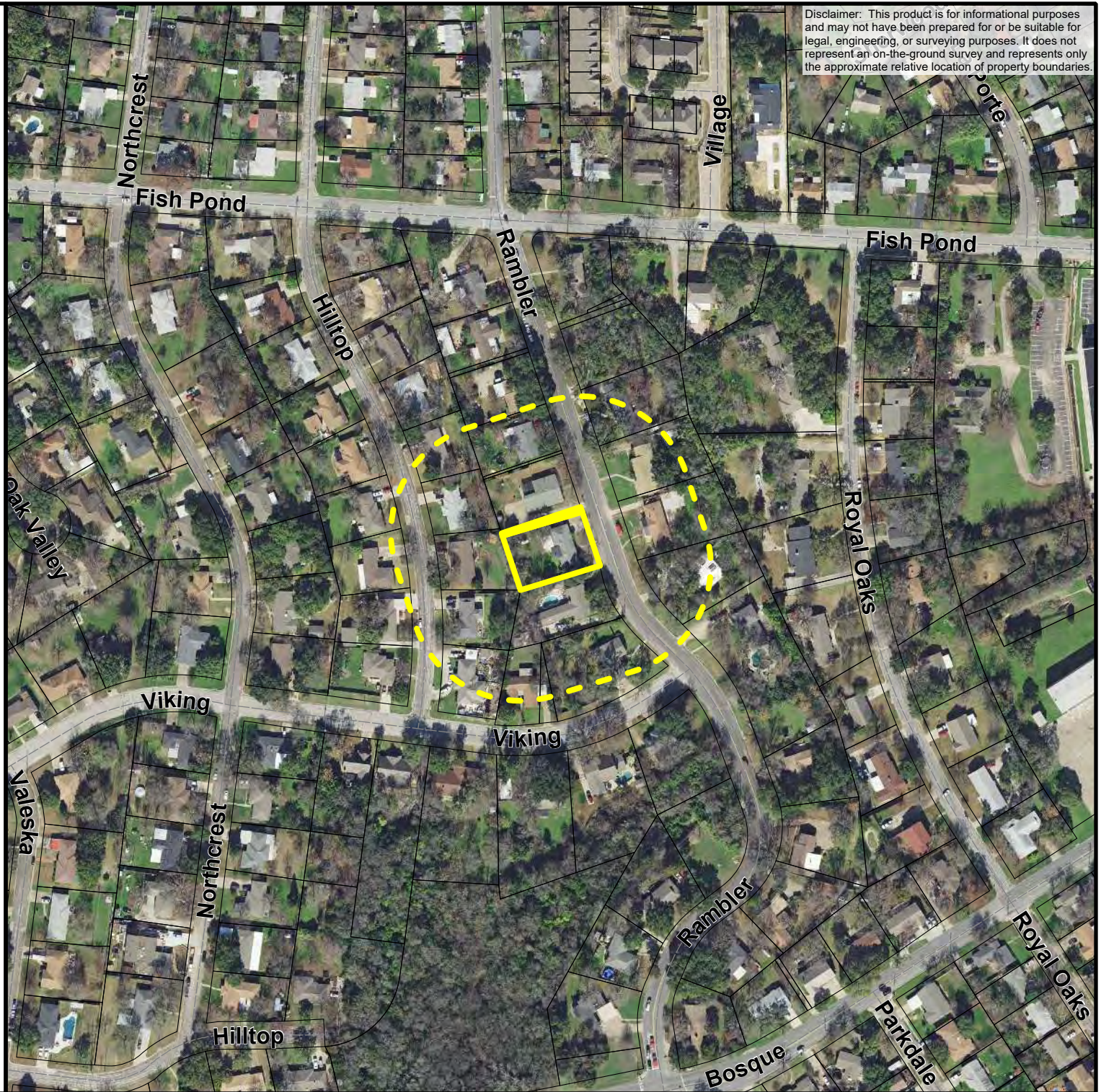
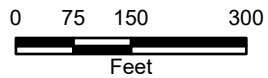
Zoning Case Z-22-72
1624 Rambler Dr
Waco TX, 76710
SP - STR Type I
Property Location Map

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-22-72
 200' Property Notice Buffer


























November 2022



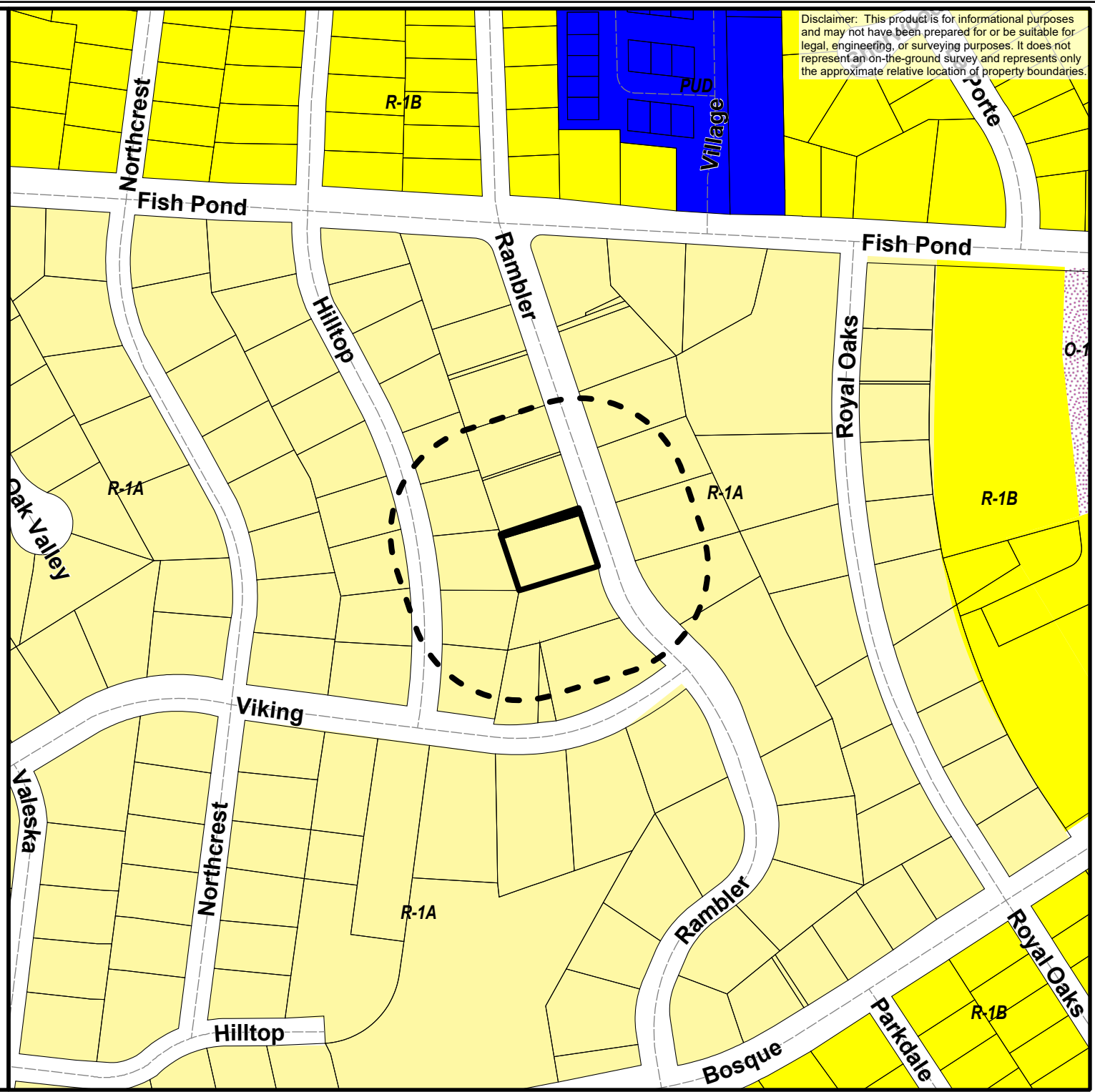
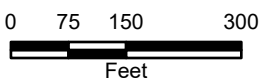
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Zoning Case Z-22-72
 1624 Rambler Dr
 Waco TX, 76710
 SP - STR Type I
 Location Map and
 Surrounding Zoning Categories

-  Z-22-72
-  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



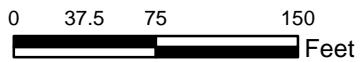
Zoning Map

For reference with
Special Permit Request

STR I
1624 Rambler Drive

Legend

 R-1A



10/31/2022



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.

Special Permit Narrative

Request – STR Type I

Address: 1624 Rambler Drive

Summary:

The plan for this home is to Airbnb rooms of her home. She plans to only rent to one renter at a time. The property will be managed by The Bentley Team, Andrea Smedshammer, that will include Airbnb account management and client booking and check in communication. The drive way dimensions are 18' x 35'.

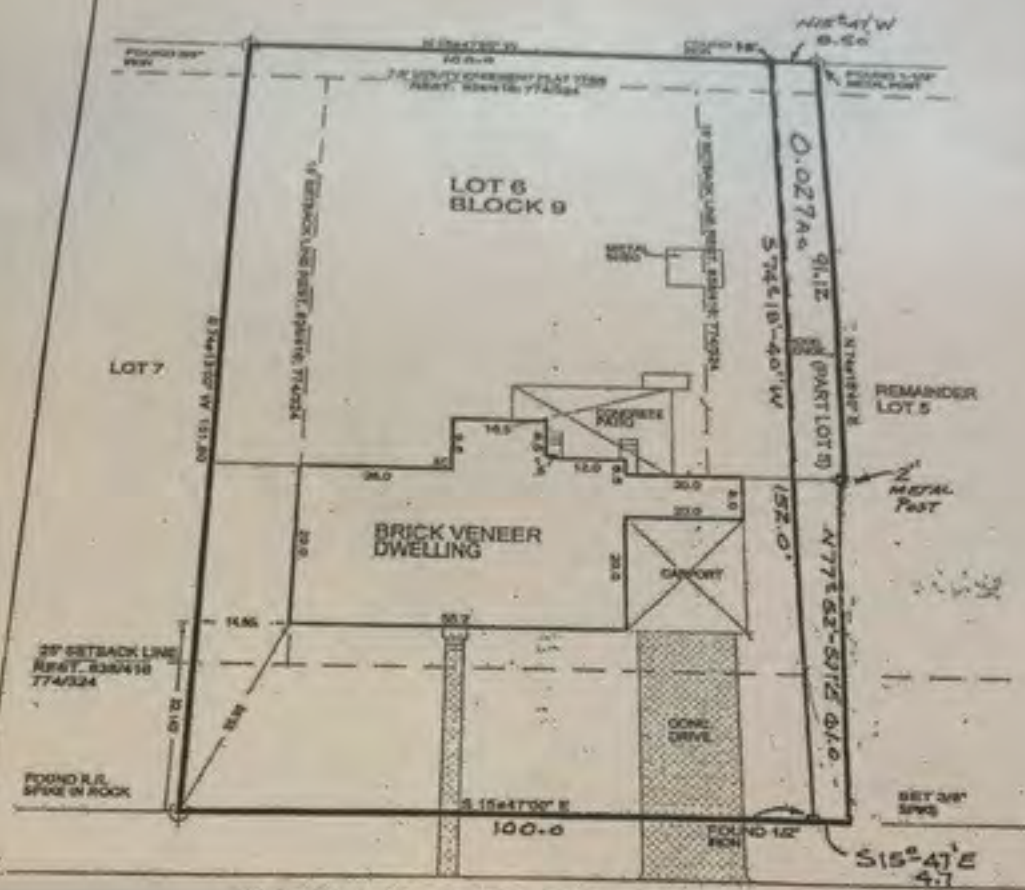
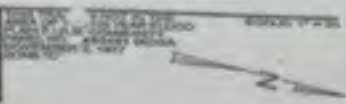


Front of home



Parking/ driveway

SURVEY PLAT
 TO ALL PARTIES INTERESTED BY PRESENT SURVEY: This is to certify that I have, this date made a careful and accurate survey of the ground of property located at No. 1624 SANGER ST in the City of Waco, being part of Lot 6 and Block 9, of the Country Club Estates Addition, Part of the City of Waco, Texas described in Volume 772 Page 8 of the Deed records of and from County, Texas.



#1624 RAMBLER DRIVE
 (60' R.O.W.)

I hereby certify that this survey was performed by persons working under my supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements being within the boundaries of the property, set back from the property lines the distance indicated and that the distance from the nearest intersection street or road is as shown on said plat. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS.



JAHN COMPANY, INC
 5700 SANGER #10-12
 WACO, TEXAS 76710
 (817) 772-8880

SCALE:	DATE:
1" = 20'	07/06/97
JOB:	FILE NO. 97295
DRAWN BY:	CAD: F.S.

Stanley L. Jahn
 STANLEY L. JAHN
 PROFESSIONAL LAND
 SURVEYOR NO. 2399