

APPLICATION REVIEW

Z-19-61

HEARING DATE: September 24, 2019

1. **CASE #** Z-19-61
PROPERTY ADDRESS: 1334 S. 12th Street
LEGAL DESCRIPTION: Unit 7 of the Lou Ann Condominium, Building C, Lot 29, Block D, J P Anderson Addition

2. **APPLICANT:** Marjorie P. Williamson
MAILING ADDRESS: 5534 FM 56, Clifton, TX 76634

3. REQUEST:

SPECIAL PERMIT FOR SHORT TERM RENTAL TYPE III IN AN O-2 DISTRICT

Short Term Rental Type III. A multi-family residential property where short term lodging is provided to only one group at a time per dwelling unit. The owner does not reside on the property or is not present at the property for the duration of any short term rental.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located along the north side of S. 12th Street and on the east side of Interstate Highway 35, near Baylor University. There is a multifamily complex on the property, known as the District 12 Condominiums. The applicant proposes to operate this 2 bedroom unit as a short term rental for only one group at a time. The property would be operated, managed, and monitored on a regular basis. There are two designated parking spots for this unit 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: 142 mailed;

CASE NO. Z-19-61

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: S 12th Street
Classification: Local Number of Lanes: 1 lane (one-way)
Estimated Capacity (at LOSD) 10,000 vpd Avg. Daily Traffic 2,500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 14 vpd Future: 14 vpd
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:
N/A. (CM)

ENGINEERING SERVICES REVIEW

A: S12th Street (Local)

1. Street condition: Good A Acceptable _____ Needs Reconstruction
 2. Street width: Existing: ROW Variable Pavement A:22' (Measured)
Required: ROW 50' Pavement 28'
 3. Curb and Gutter:
Needs to be installed _____ Exists A Needs Reconstruction
 4. Offsite Drainage facilities appears adequate to convey runoff resulting from the rezoning.
 5. Water is available to the property, and it appears to be able to serve the heaviest uses allowed under the requested zoning.
 6. Sewer is available to the property, and it appears to be able to serve the heaviest uses allowed under the requested zoning.
- Engineering Department comments and recommendations: Adjacent drainage system is enclosed system (42" RCP); 6" Water serves site; 6" Sanitary Sewer serves site. (CC)

INSPECTION SERVICES REVIEW

Comments --

No comment. (GD)

UTILITY SERVICES REVIEW

Comments --

No comment. (MN)

LEGAL SERVICES REVIEW

Comments

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 ____ (Y) YES (N) NO

DATE OF INSPECTION:

Health Department Comments and Recommendations:

No objections. (DL)

POLICE DEPARTMENT REVIEW



Comments

No significant impact to Police service. (JW)






















SPECIAL PROVISIONS & CONDITIONS FOR
SHORT TERM RENTAL TYPE III

1. The permit hereby granted is to, Marjorie P. Williamson, 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 III 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 annually and comply with Chapter 13, Article XIII of the City of Waco code of ordinances.

Zoning Case Z-19-61
 1334 S. 12th Street
 Special Permit
 Short Term Rental-Type III
 Property Location Map
 and Surrounding
 Zoning Categories

 Z-19-61
 200' Property Notice Buffer

Zoning Categories

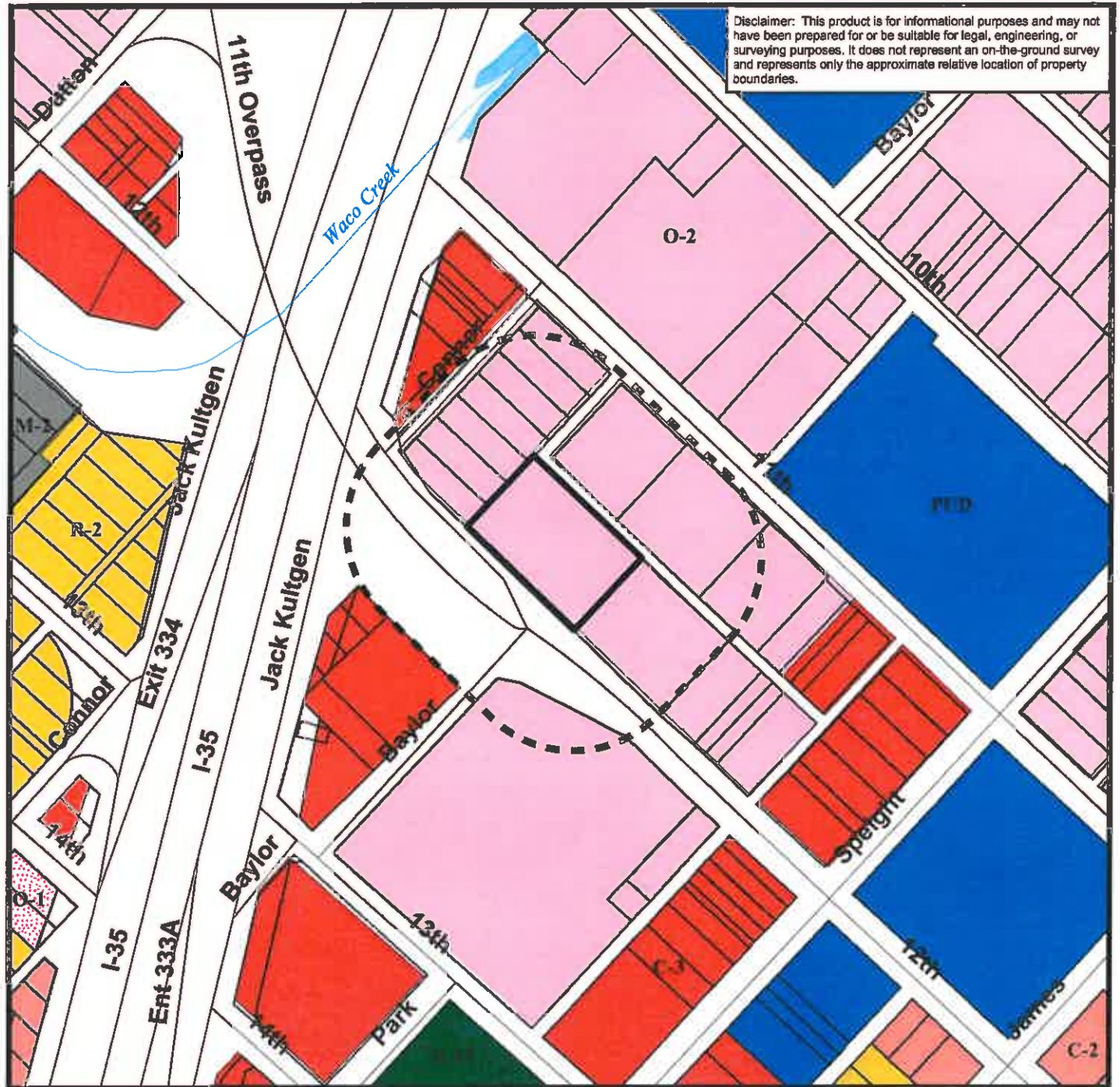
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-  R-1B
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-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



September 2019



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-19-61
1334 S. 12th Street
Special Permit
Short Term Rental-Type III
Property Location Map

 Z-19-61
200' Property Notice Buffer

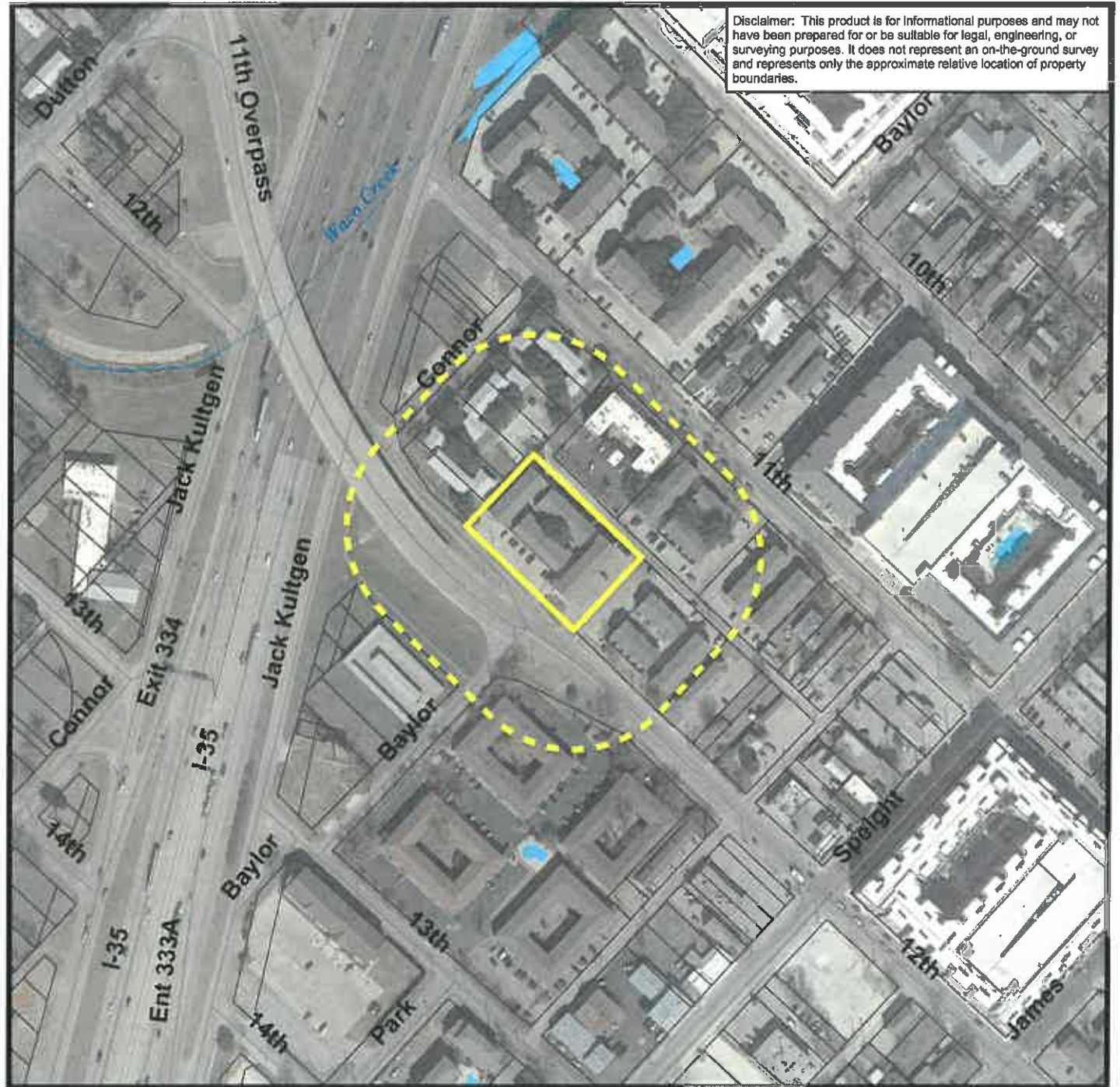


September 2019

0 75 150 300
Feet

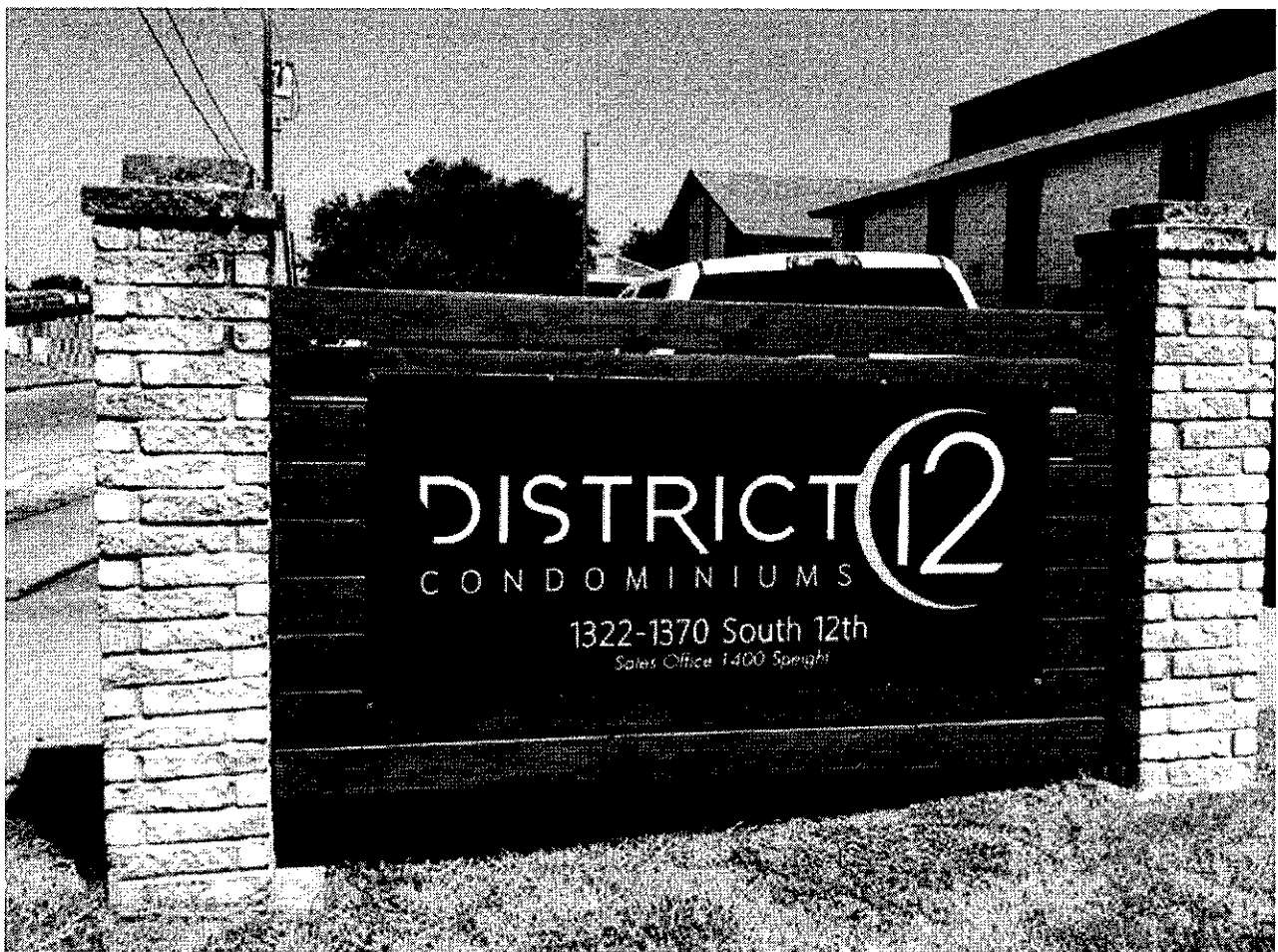


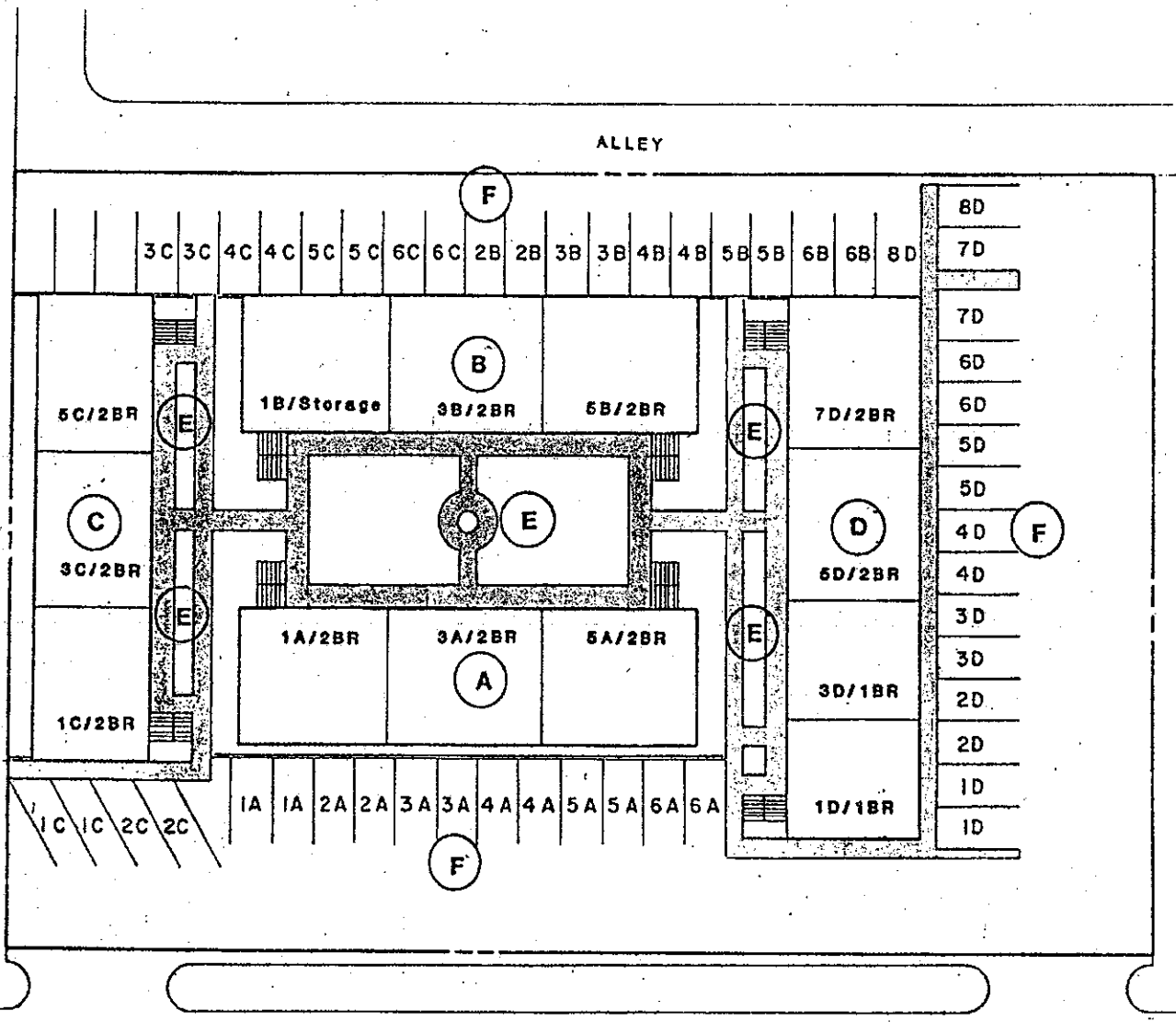
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District 12 Condos
1334 S. 12th

2 Br 2 Bath Condo located at 1334 S. 12th, Waco, Texas. This condo will be used for a short term rental, minimum 2 night stay. The condo is professionally managed by Heart of Texas Realty, LLC, dba Waco Vacation Rentals located at 1714 Columbus Ave., Waco, Texas. Owner does not live onsite.





ARRANGEMENT

- A 6 Unit Building (6-2 Br.)
- B 6 Unit Building (5-2 Br., 1 Storage)
- C 8 Unit Building (8-2 Br.)
- D 8 Unit Building (4-2 Br., 4-1 Br.)
- E General Common Area
- F Limited Common Area (parking)

958 S.F. PER 2BR.UNIT
 687 S.F. PER 1BR.UNIT

LOU-ANN CONDO'S

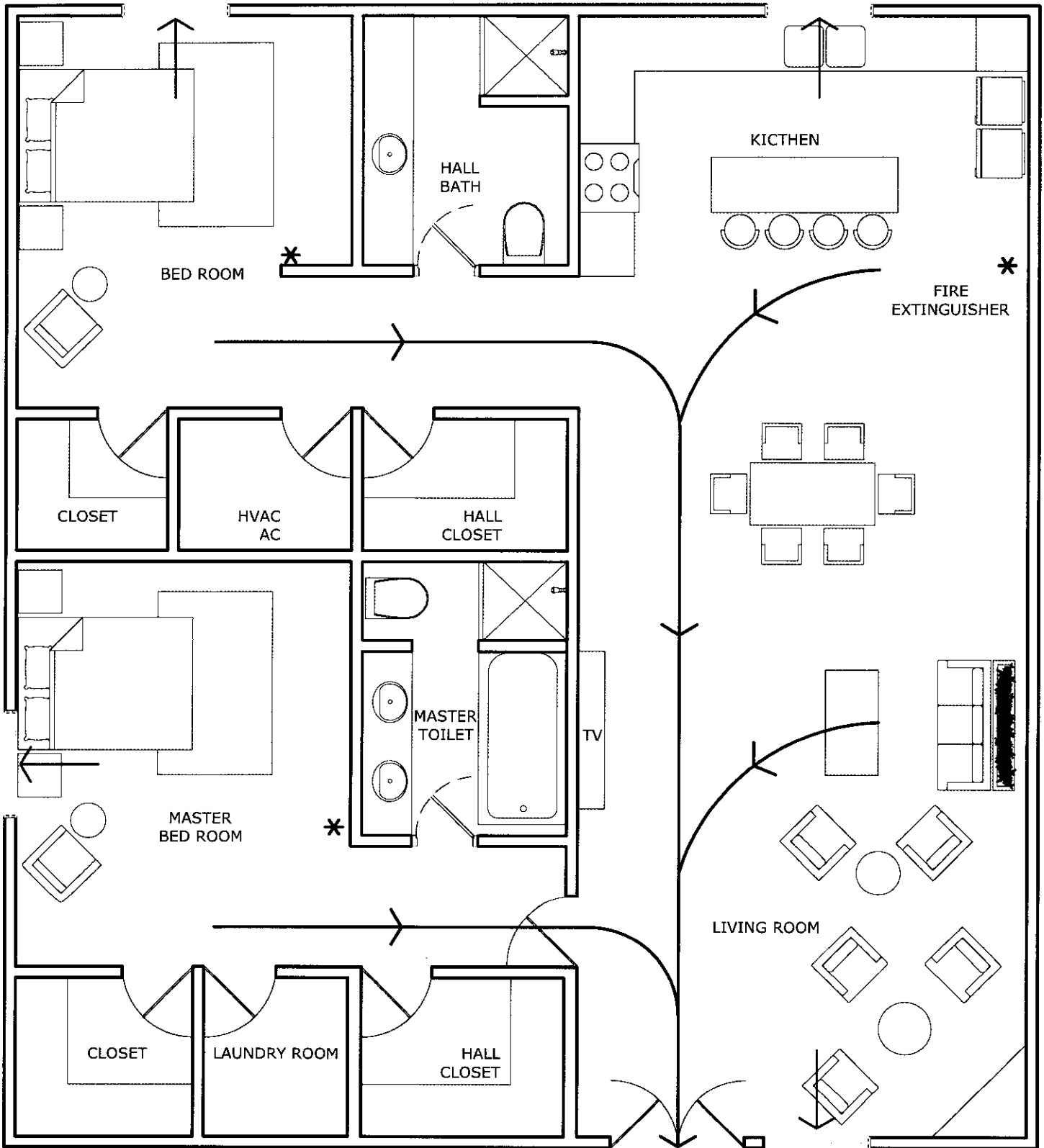
FIRST FLOOR

**1334 S. 12th
District 12 Condos**






Parking

EVACUATION PLAN



1334 S. 12th St.

- PRIMARY ESCAPE ROUTE 
- SECONDARY ESCAPE ROUTE 
- MAP LOCATIONS 
- WINDOW 