

APPLICATION REVIEW

Z-20-54

HEARING DATE: August 25, 2020

1. CASE # Z-20-54
Energov # SP-000027-2020
PROPERTY ADDRESS: 2701 Herring Avenue
LEGAL DESCRIPTION: Lot 20, Block 60, Dean Addition

2. APPLICANT/OWNER: Golden Texas, LLC
MAILING ADDRESS: 230 Halbert Lane, Waco, TX 76705-5455

3. REQUEST:

SPECIAL PERMIT FOR SHORT TERM RENTAL TYPE II IN AN R-1B DISTRICT

Short Term Rental Type II. A single family or duplex 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 property is not part of a multi-family residential use. 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 at the southwest corner of Herring Avenue and N. 27th Street, within the Dean Highland Neighborhood. There is an existing 3 bedroom single family home on the property. The applicant has the property under contract for purchase and proposes to operate the home as a short term rental for only one group at a time, at which time the rental would be managed and monitored. There is enough room to park at least 3 vehicles on the property via a paved driveway that is accessed off of N. 27th Street and leads to a detached garage.

This property was previously permitted and licensed as a short term rental type II, but the special permit is not transferable.

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: 25 mailed; _ returned

CASE #Z-20-54

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: Herring Avenue
Classification: Minor Arterial Number of Lanes: 2 travel lanes (one-way)
Estimated Capacity (at LOSD) 12,500 vpd Avg. Daily Traffic 6000 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 10 vpd Future: 10 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:
None. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good Acceptable X Needs Reconstruction
2. Street width: Existing: ROW 56' Pavement 36'
Required: ROW 84' Pavement 64'
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.
10. Engineering Department comments and recommendations: Adjacent drainage system is surface (curb & gutter); 12" Water serves site; 6" Sanitary Sewer serves site. (CM)

INSPECTION SERVICES REVIEW

Comments:

No comment. (GD)

UTILITY SERVICES REVIEW

Comments:

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 N (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:

None. (DL)

POLICE DEPARTMENT REVIEW

Comments:

SPECIAL PROVISIONS & CONDITIONS FOR
SHORT TERM RENTAL TYPE II

1. The permit hereby granted is to, Golden Texas, LLC, 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 II 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-20-54
 2701 Herring Avenue
 Special Permit for STR Type II
 in R-1B
 Property Location Map
 and Surrounding
 Zoning Categories

-  Z-20-54
-  200' Property Notice Buffer

Zoning Categories

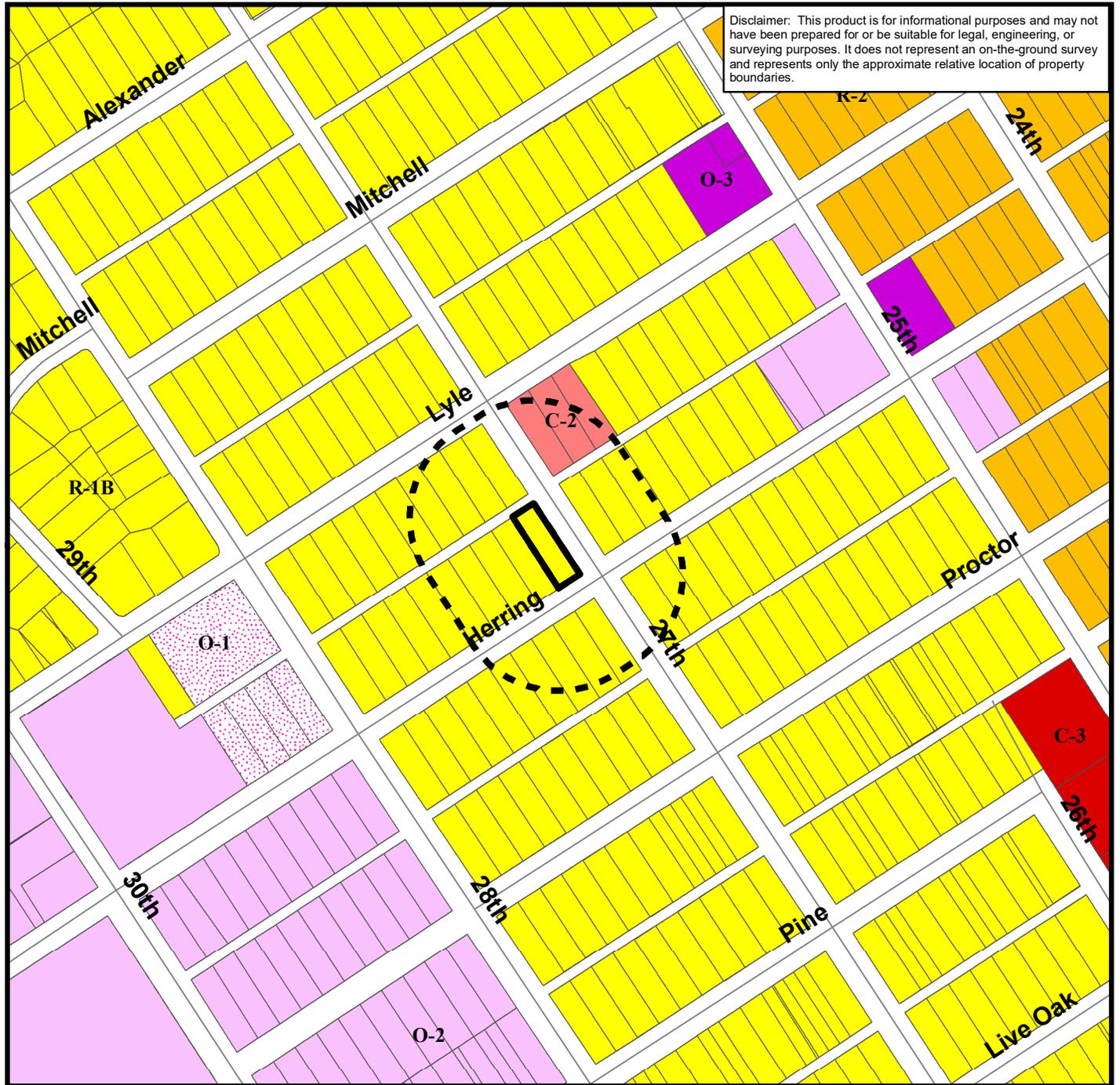
-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



August 2020



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.



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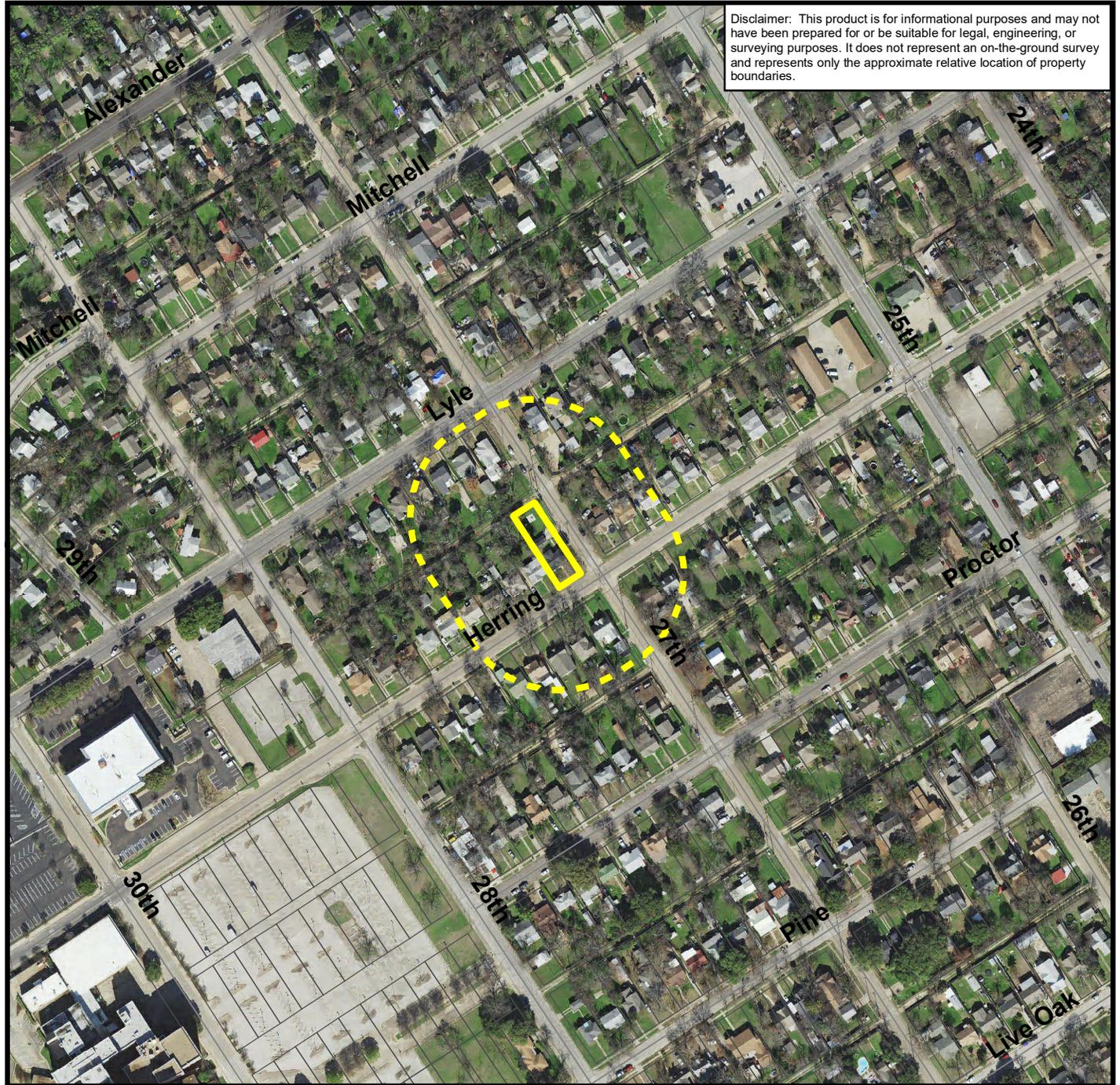


August 2020

0 87.5 175 350
Feet



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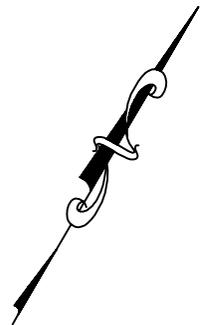
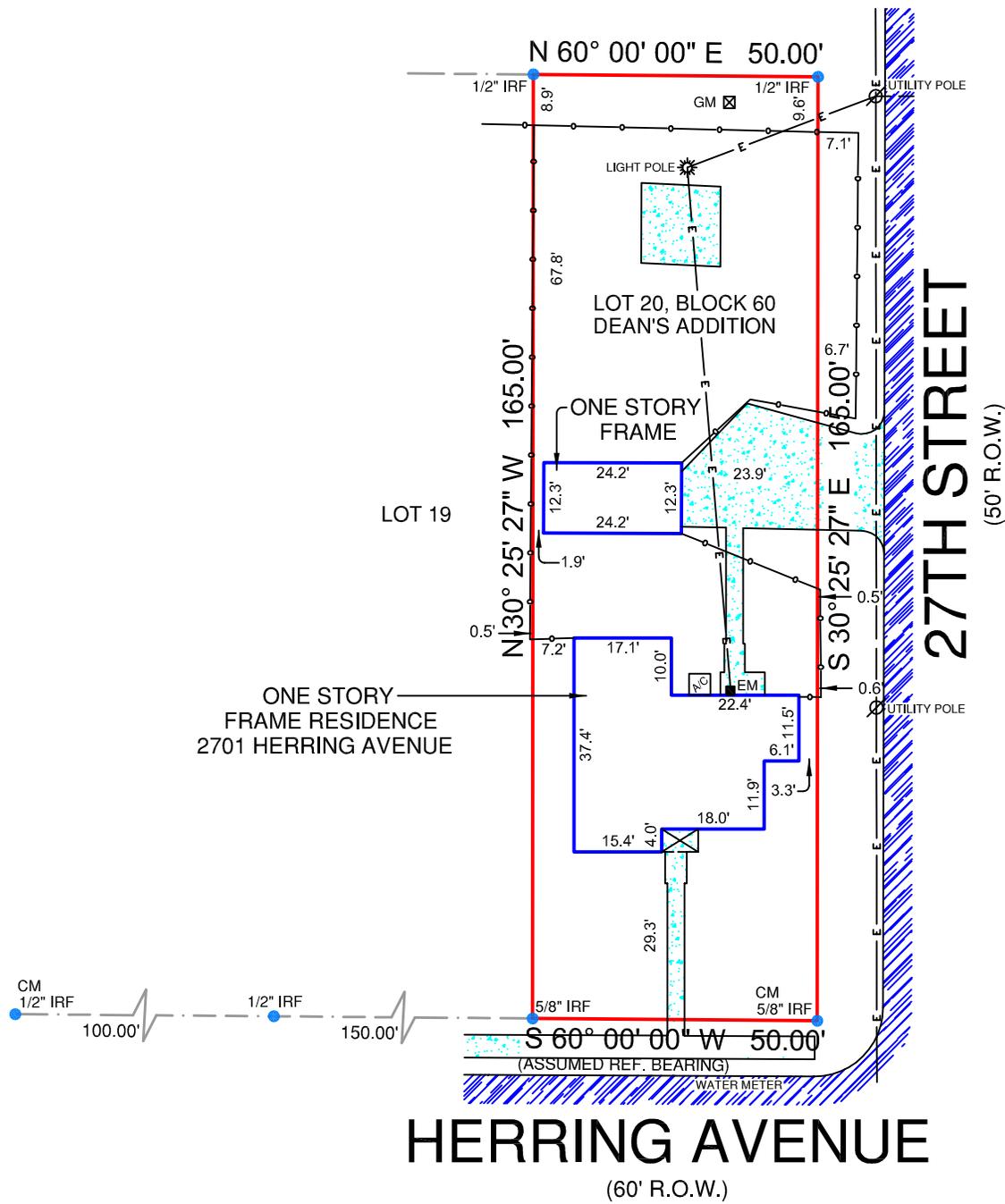
2701 Herring

June 29, 2020

Narrative of use for Short Term Rental Type 2 at 2701 Herring, 76708

Sonya Medrano is the managing member of Golden Texas, LLC. She recently formed this company in order to own and manage this short-term rental on 2701 Herring. The property is under contract at this time. We believe the property is located in Council District 4 and its property ID is 171028. It is a single-family residence that is currently being used for and licensed as an STR Type 2. Sonya would like to continue using the property in this way. She will be managing it herself. The house is a three-bedroom, one-bathroom that sleeps six guests. The lot is 50' wide by 165' long with ample parking in the rear. It has a concrete double-wide parking pad by the fenced back yard plus a large parking area that is fenced in with a drive through gate. The home will not be owner occupied. The home is named the Pecan Hill House and is currently available through Air BnB.

20' ALLEY



LEGEND:

—●— WIRE FENCE	ASPHALT =
—○— CHAINLINK FENCE	CONCRETE =
—□— WROUGHT IRON FENCE	GRAVEL =
—◇— WOOD FENCE	TILE =
—▽— VINYL FENCE	WOOD =
—E— ELECTRIC LINE	BRICK =
GM = GAS METER	STONE =
EM = ELECTRIC METER	(WOOD) RAILROAD TIE =
IPF = IRON PIPE FOUND	
IRS = IRON ROD FOUND	
IRS = IRON ROD SET	
CM = CONTROLLING MONUMENT	

NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING LOT 20, BLOCK 60, OF DEAN'S ADDITION, AN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 401, PAGE 285, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	18-072049
BORROWER	AUTUMNE HOLLINGSWORTH & TYLER HOLLINGSWORTH
TECH	CHH
FIELD	CB

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48309C0370 C, DATED SEPTEMBER 26, 2008.

DATE: 07/24/2018 JOB NO.: 18-06258
FIELD: 07/24/2018

2701 HERRING AVENUE, WACO, TX 76708
LOT 20, BLOCK 60, DEAN'S ADDITION



Robert T. Paul, Jr.
Registered Professional Land Surveyor



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Plano, Texas 75093
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premierorders@premiersurveying.com



DATE: _____

ACCEPTED BY: _____



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Firm Registration No. 10146200



2701

