
Fwd: 307 Walker St second dwelling unit =please include in city council package with the recommendation for 307 Walker

From Pamela Streeter <pamelajstreeter@gmail.com>

Date Fri 6/6/2025 2:42 PM

To Veronica Welch <veronica.welch@glenrosetexas.org>

Begin forwarded message:

From: Alison Couch <alison.couch@glenrosetexas.org>

Subject: 307 Walker St second dwelling unit

Date: May 29, 2025 at 11:20:10 AM CDT

To: pamela [innontheriver.com](mailto:pamela@innontheriver.com) <pamela@innontheriver.com>

Cc: Jodi Holthe <jodi.holthe@glenrosetexas.org>, Stephen Boyd <stephen.boyd@glenrosetexas.org>

Pam,

I pulled the file for the unit at 307 Walker St who applied for the SUP for short term rental. Below is what I found in the file and from research.

- A building permit was issued 8/11/22 to install an accessory building to be used as a single family dwelling.
 - A plot/site plan is not included with the permit. I cannot confirm from the file what setbacks were approved.
 - Construction plans were not included with the permit, only a floor plan. I cannot confirm what type of foundation was approved.
 - Larry failed a final inspection on 6/13/24 due to no rear stoop and no foundation.
 - Stephen passed the final inspection on 3/6/25
- A building permit was issued on 6/16/23 to install a loft railing in guest house.
 - No plans are in the file for this project.
 - Dennis passed the inspection on the railing 6/16/23
- An electrical permit was issued 7/17/23 to add 2-20 amp circuits for small bathroom and small room. I assume this is for the guest house.
 - No plans are on file for this project.
 - This permit was amended 8/8/23 to upgrade the service to a 200 amp and trench 30-40' in the back yard.
 - Dennis passed rough in inspection on 9/18/23 and noted "electric service to accessory building and electrical rough in OK"
 - Larry failed a final inspection on 6/12/24, there are no notes.
 - Stephen passed the final inspection 3/6/25

- A plumbing permit was issued 8/10/23 to install plumbing to guest house.
 - No plans are on file for this project.
 - Dennis passed a rough in and top out inspection 8/17/23 according to the green tag.
 - Dennis failed a plumbing final inspection on 6/12/24 with various minor repairs required.
 - Larry failed a final inspection on 6/12/24 noting bathroom unfinished.
 - Stephen passed the plumbing final on 3/6/25
- Zoning (all zoning is taken from the current zoning code on the website, I have not gone back to research what the zoning requirements were 8/11/22 when they first got the permit)
 - The property is zoned R-1 which does allow a guest house. Our Ordinances do not have a definition of a guest house.
 - There is a conflict in the current code, 14.02.041 (c)(9) restricts R-1 lots to no more than one dwelling per lot. The use table allows a guest house.
 - A Short term rental is allowed with a use permit.
 - Setbacks should be 25' front yard, 7' side yards, 25' rear yard. Without visiting the site I cannot be sure but it doesn't look like there is 25' in the rear yard and the side yard is close.
 - Maximum lot coverage allowed is 40%, I do not have a current site plan to calculate lot coverage.
 - There are some notes to the schedule of district regulations table, but the sequencing appears to be incorrect. There is a note F relating to dwelling unit sizes but it is referenced in the rear yard setback row which makes no sense. I think note F should be in the minimum living area row, which would allow for a minimum 500sf efficiency unit. This guest house is approximately 16x6, or 96sf according to the floor plan I have on file. However, their permit application lists the square footage as 192, I cannot figure out what the actual size of the guest house is. But, it does not appear to meet the minimum square footage requirements.
 - There was talk last night about our ordinances requiring a permanent foundation for dwellings. I did not see anything like that in the ordinances online, but the 2018 IRC does require that. It should have been on a solid perimeter foundation according to the 2018 IRC.

Overall, the installation and construction of the guest house was inspected and approved by previous staff. Really the only way I can go back on any of that is if it poses an immediate life/safety hazard to the occupants, which I don't believe it does unless modifications have been made since it was last inspected by Stephen in March. It does not appear to meet many code requirements, but those do not necessarily pose an immediate life/safety hazard. Should we have permitted this? No. But we did, so now we're kind of stuck with it as a guest house.

All that said, the Short Term Rental SUP should be separate from the permitting history of the guest house in my opinion.

I'm happy to discuss any time.

Thank you,



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