

PH 2020-094
Subdivision Plat





Hwy 84

Westwood

Creek Bend

Rapids

Fire Oak

Appaloosa

Painted Horse

Stallion

Palomino

Spring Ridge

Yellowstone

Lost Trails

Mesa Verde

Cimarron

Western Ridge

Oak Ridge

Treeline

Old McGregor

Woodway

Ritchie

Chapel View

Chapelwood

Chapel Creek

Chapel Downs

Chapel Ridge

Chapel Hill

Fossil Ridge

Limestone

Breezy

Reno

Riata

Ramada

Real

Regal

Royal

Woodstate

Panther

Rubio

Rey

Century

Chapel

FABIAN

Gold Camp

Van American

Fort Collins

Buffalo Pass

Wolf Creek

Morad

Meadow Mountain

La Village

Howitt

Mars

Hewitt

Regal

Darby

Regal

Regal

Regal

Regal

Regal

Regal

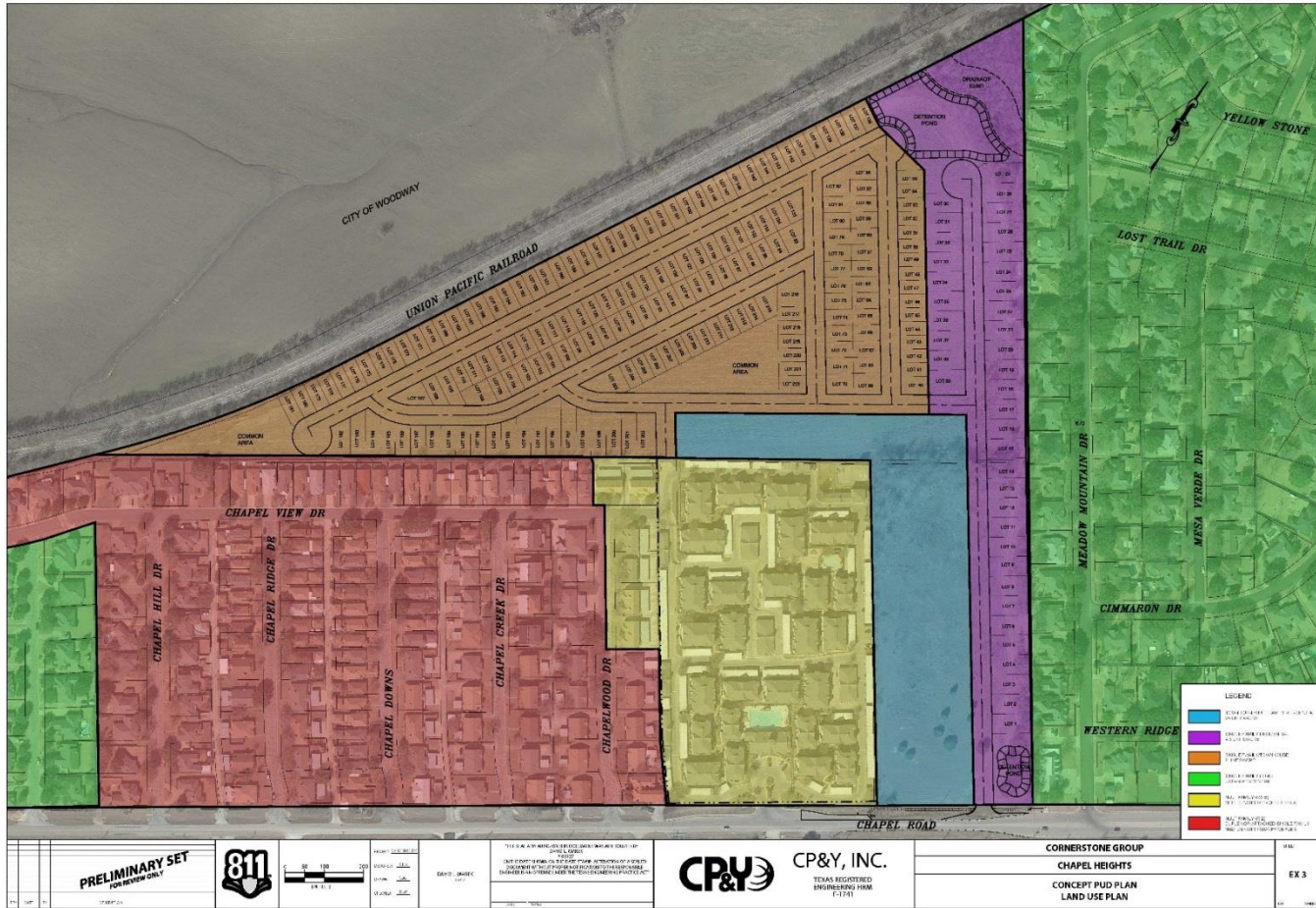
Regal

Regal

Regal

Regal

Approved PUD Concept Layout (Z-19-46)

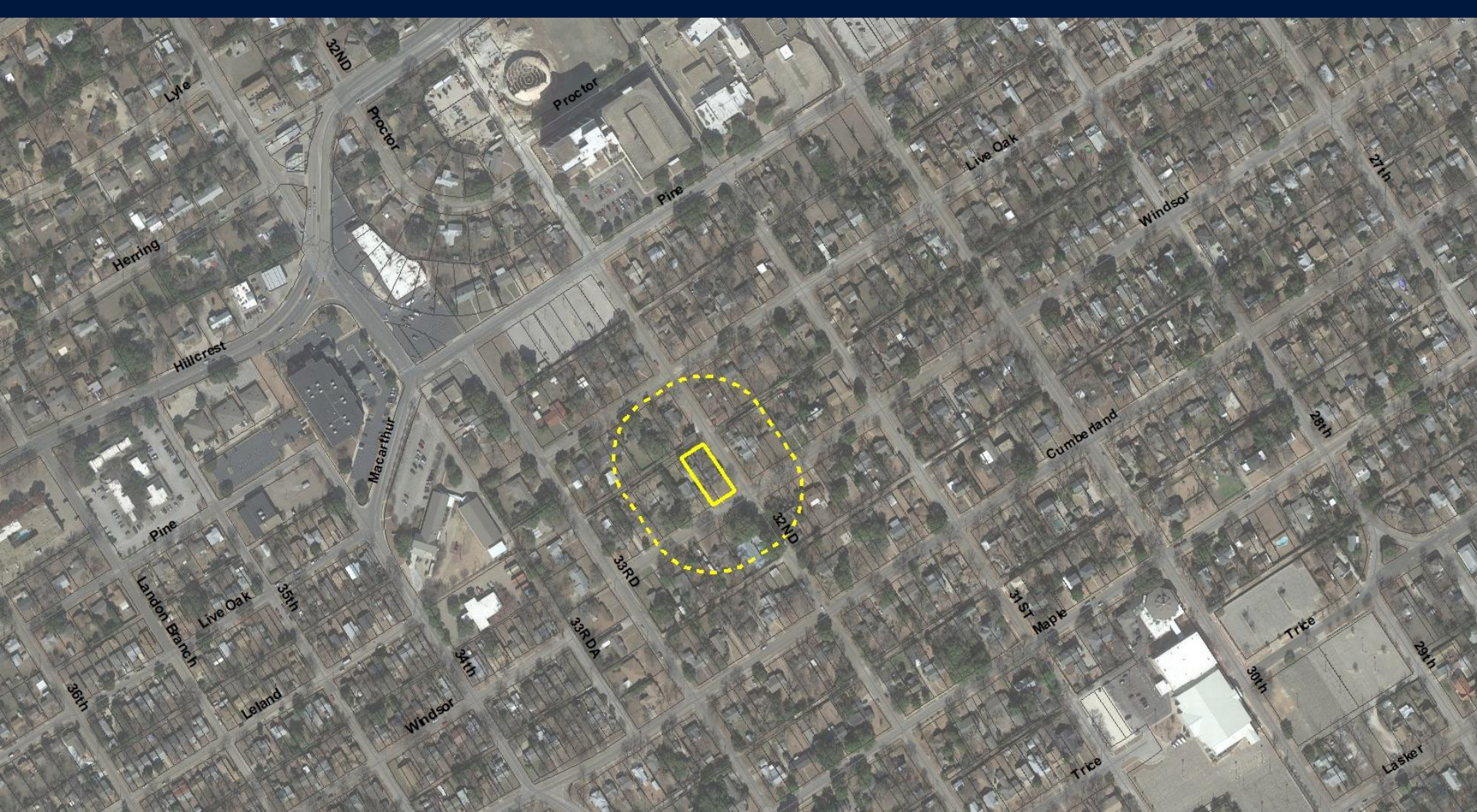


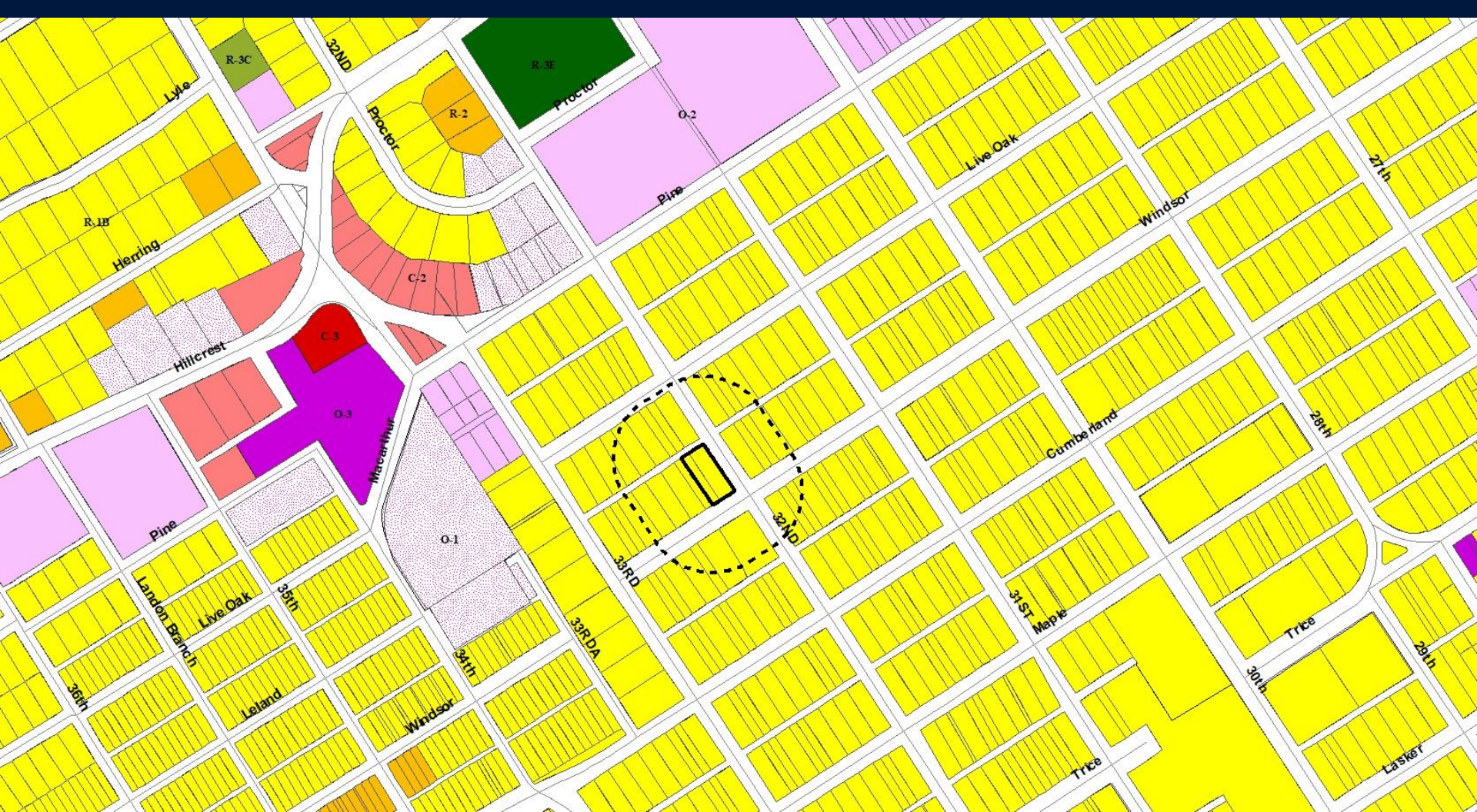
PH 2020-095

3201 Windsor Avenue

- Applicant: Mark and Elizabeth Ayers
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: apx. 0.28 acres
- Located at the northwest intersection of Windsor Avenue and N. 32nd Street, and within the Dean Highland Neighborhood.





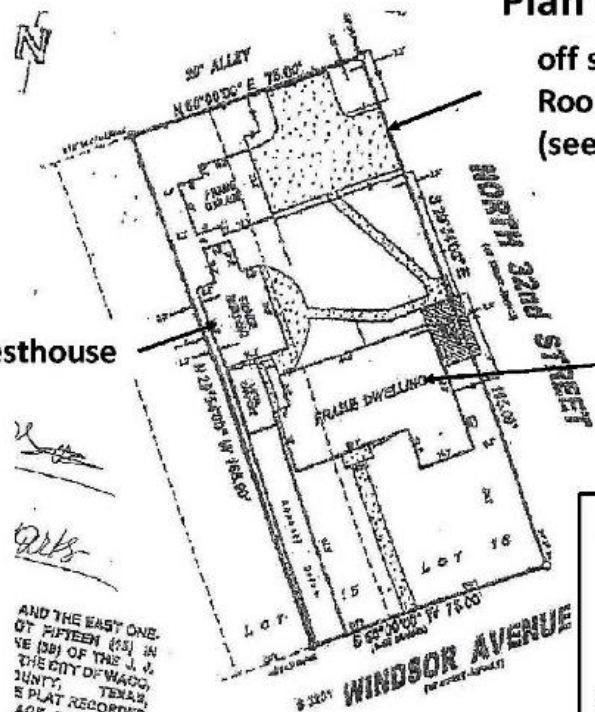


Plan Map for 3201 Windsor Avenue

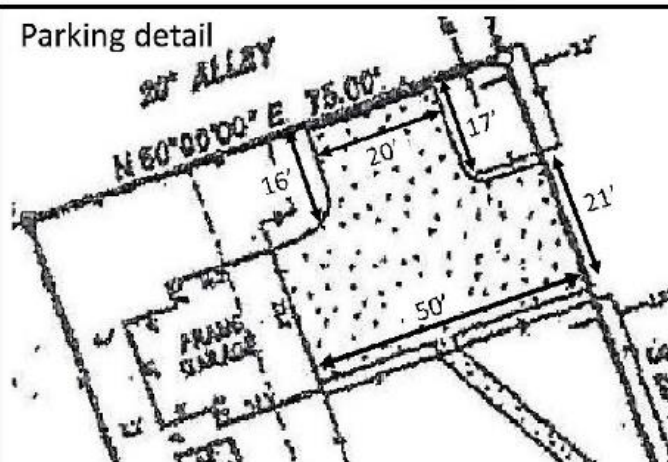
off street parking
Room for 4 cars
(see detail)

guesthouse

Main house



Parking detail







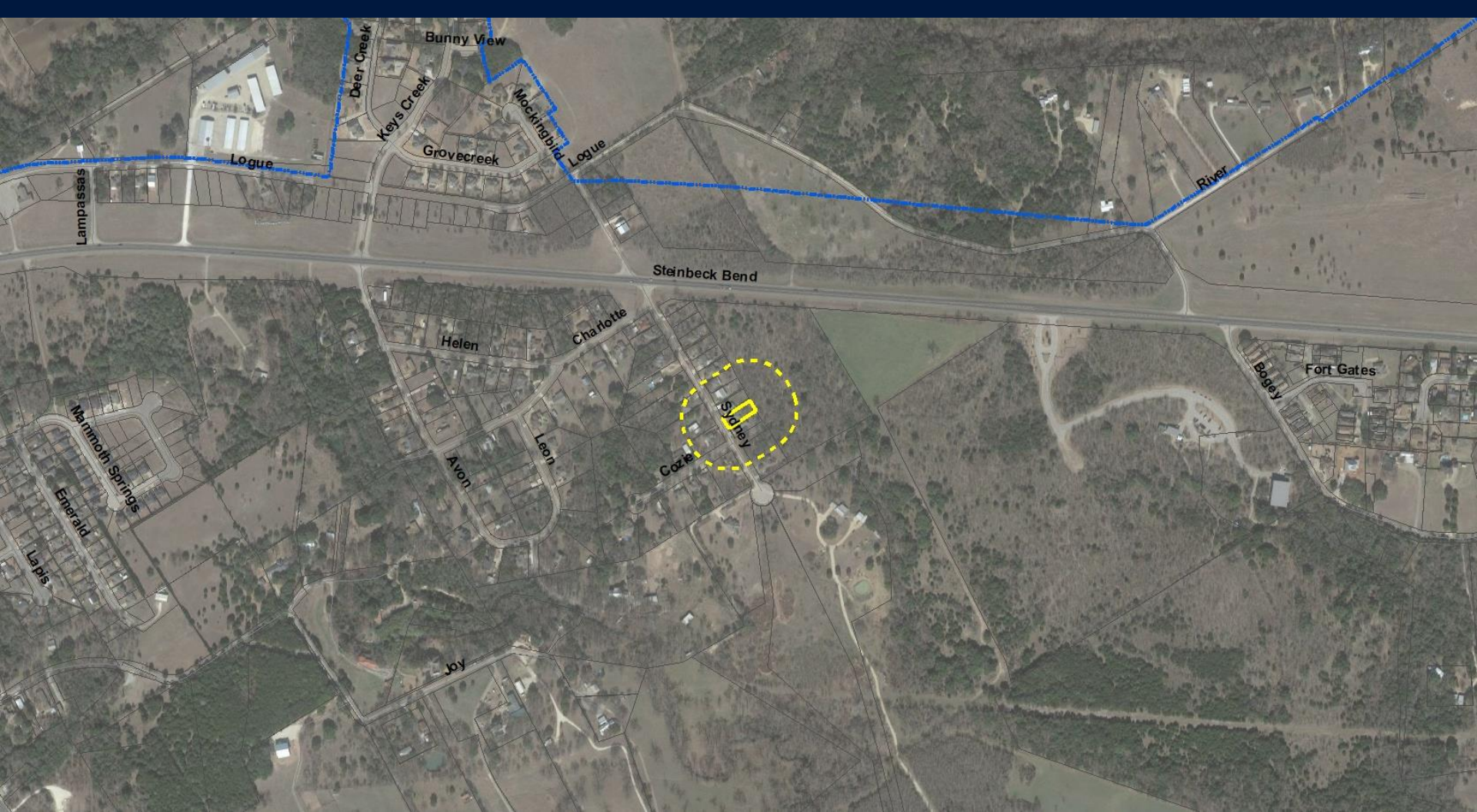
Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

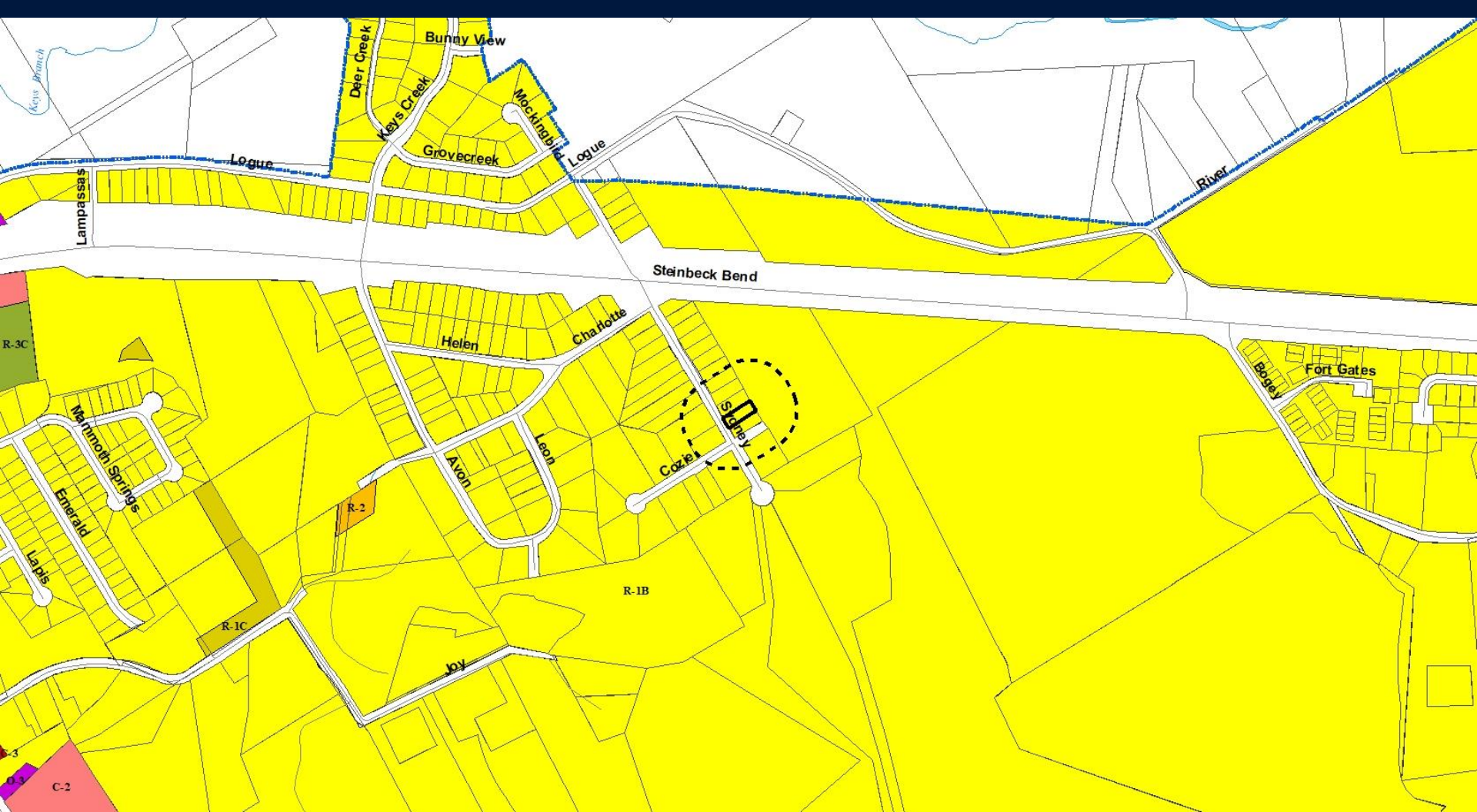
- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

PH 2020-096

6205 Sydney Drive

- Applicant: Margaret Cain
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.21 acres
- Located along the east side of Sydney Drive, south of Steinbeck Bend Drive, near Waco city limits, and within the North Lake Waco Neighborhood.





Marc Cain, Esq. Marc Cain & Associates, Attorneys at Law

3/27/19

TRACT 1
SALMON FAMILY TRUST
DOC. # 2003011816

LOT 5

(LOT 6)
**LOT 13
BLOCK K**
(0.214 ACRES)

(BEARING BASIS)
N 60°50'17" E 160.91' (160.95')

C.M. 3/8" REBAR FOUND

(S 27°05'44" E 58.64')

S 27°05'43" E 58.64'

DOWN GUY

OLD POWER POLE

(10" P.U.E.)

OLD POWER POLE

CONC.

ONE STORY
BRICK
RESIDENCE

CONC.

CONCRETE
DRIVE

C.M.

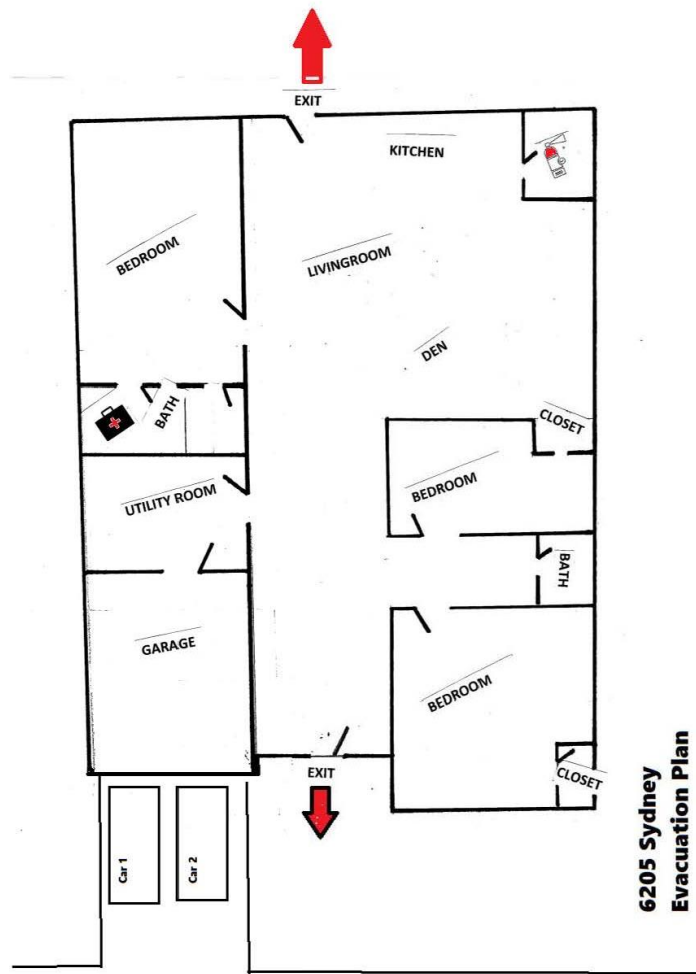
N 26°57'03" W 57.23'

DETAIL
N.T.S.

S 61°20'30" W 161.01'
(S 61°22'42" W 161.05')

FROM A 1/2" CAPPED IRON
REBAR SET AT THE
PROPERTY CORNER A 3/8"
IRON REBAR FOUND BEARS:
N 60°57'11" E 0.50". IRON
REBAR FOUND REFERENCED ON
SUBDIVISION PLAT.

FRO
REB
PRO
IRON
S O
REB
SUBI



**6205 Sydney
Evacuation Plan**



Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- 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.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

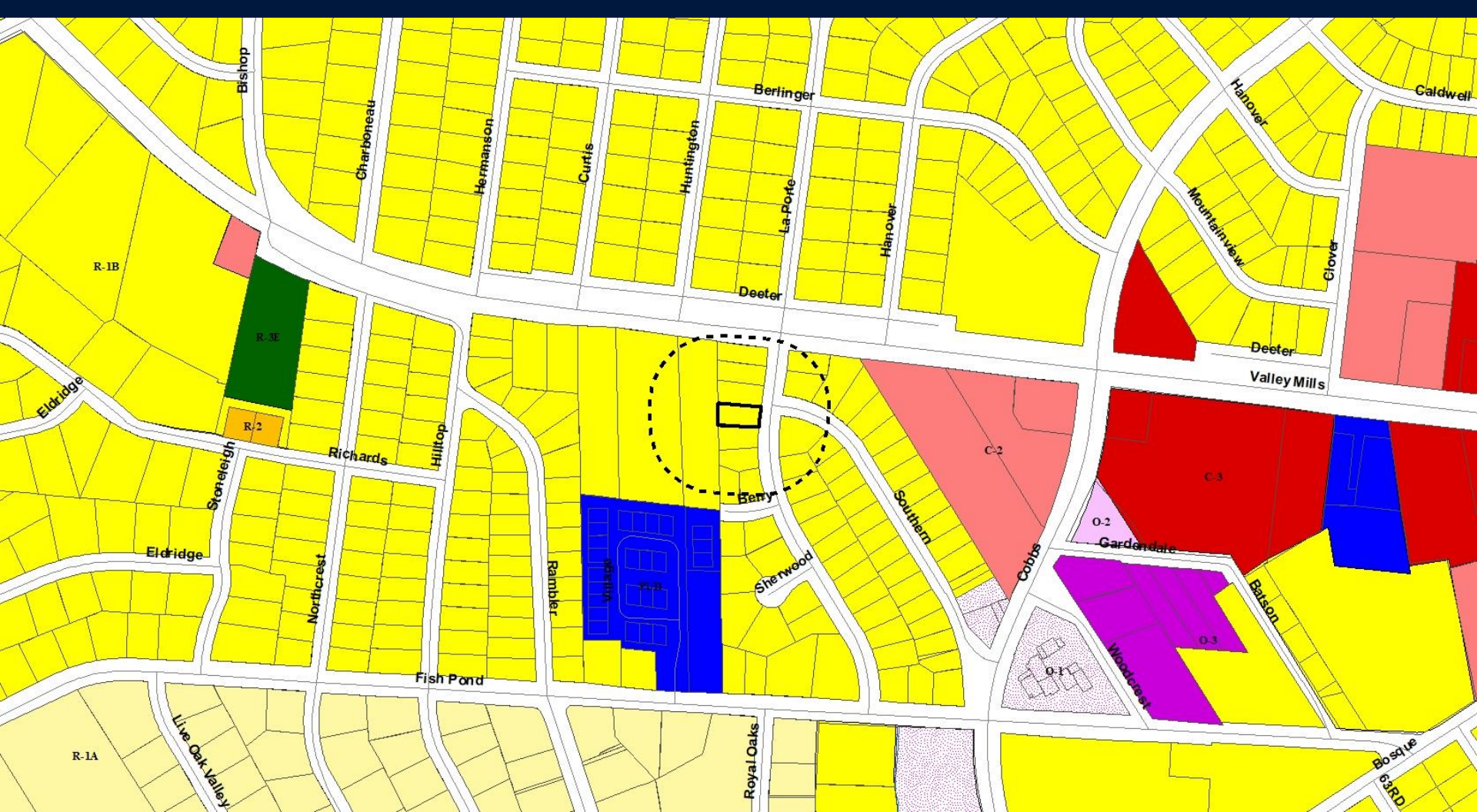


PH 2020-097

1918 La Porte Drive

- Applicant: Debbie Rockett
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.18 acres
- Located along the west side of La Porte Drive, south of North Valley Mills Drive, , and within the Parkdale Viking Hills Neighborhood.

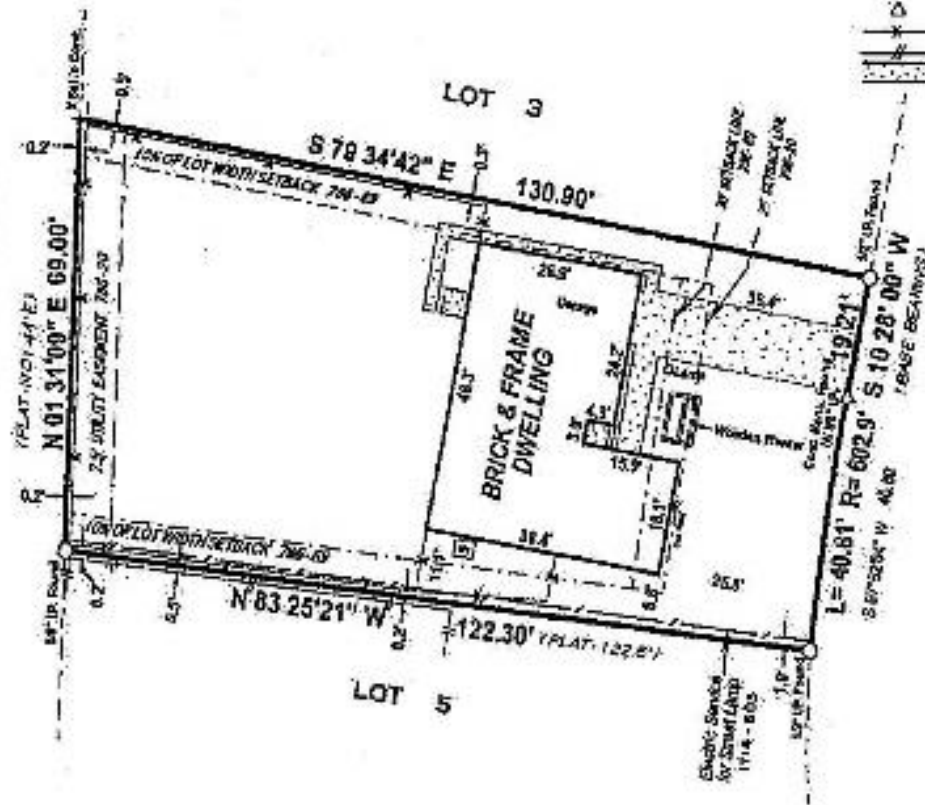




SCALE 1" = 30'

- IRON PIN
- △ CONCRETE MONUMENT
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE

ERNEST MATUSTIK 634-214



N



Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- 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.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.



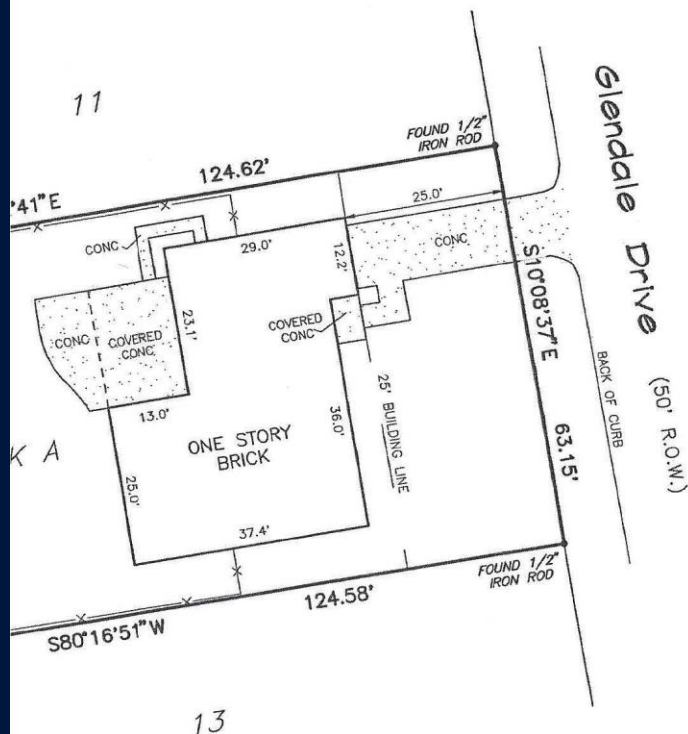
PH 2020-098

2312 Glendale Drive

- Applicant: Debbie Rockett
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.16 acres
- Located along the west side of Glendale Drive, south of Hillcrest Drive, North of N New Road, and within the Landon Branch Neighborhood.







NOTES:

1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.

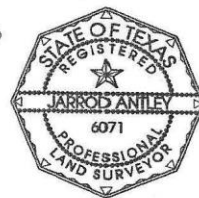
SCALE: 1" = 20'
DATE: 2/15/2019



I hereby certify that this plat is a true representation of an on the ground survey made on 2/15/2019 of Lot 12, Block A, Glendale Addition Part One to the City of Waco, McLennan County, Texas, a correct map of which is recorded in Volume 713, Page 556 of the Deed Records of McLennan County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by Alliant National Title Insurance Co. Inc., G.F. No. 2019-0288, effective date February 4, 2019.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071



LONE STAR
LAND SURVEYING & MAPPING
103 TRACE COURT MONTGOMERY, TEXAS 77316
PH: (832) 522-8716



Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- 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.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.



PH 2020-099

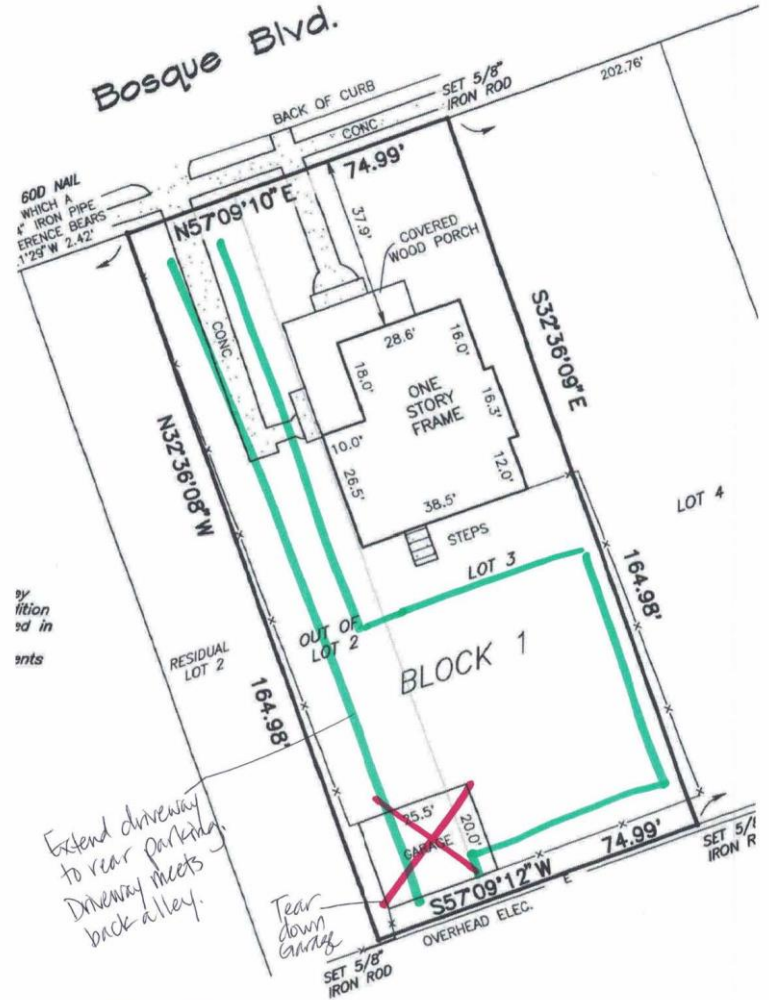
2124 Bosque Boulevard

- Applicant: Bridge Community Holdings, LLC
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.28 acres
- Located along the south side of Bosque Boulevard, east of N. 22nd Street, and within the Sanger Heights Neighborhood.





Bosque Blvd.







Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- 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.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

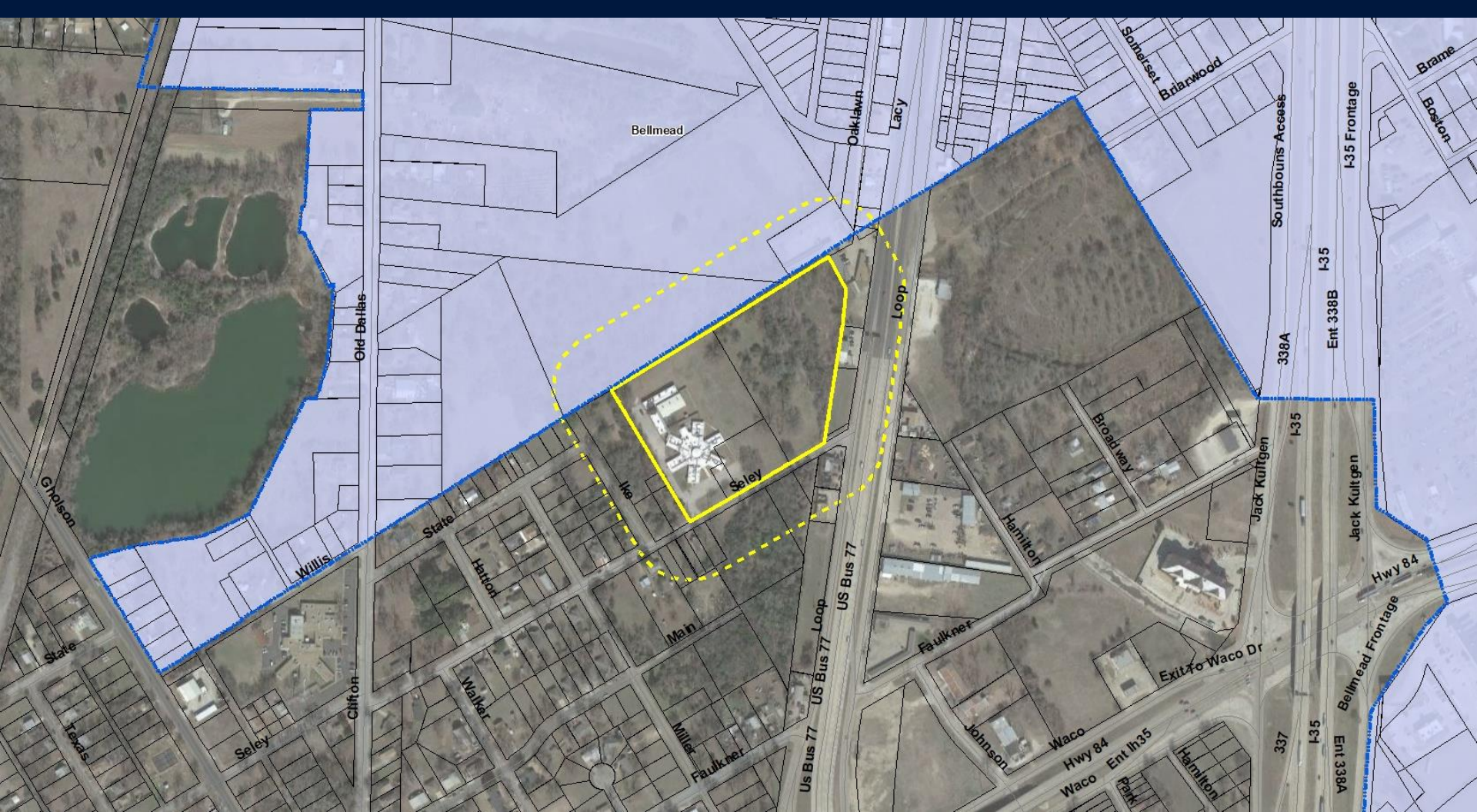


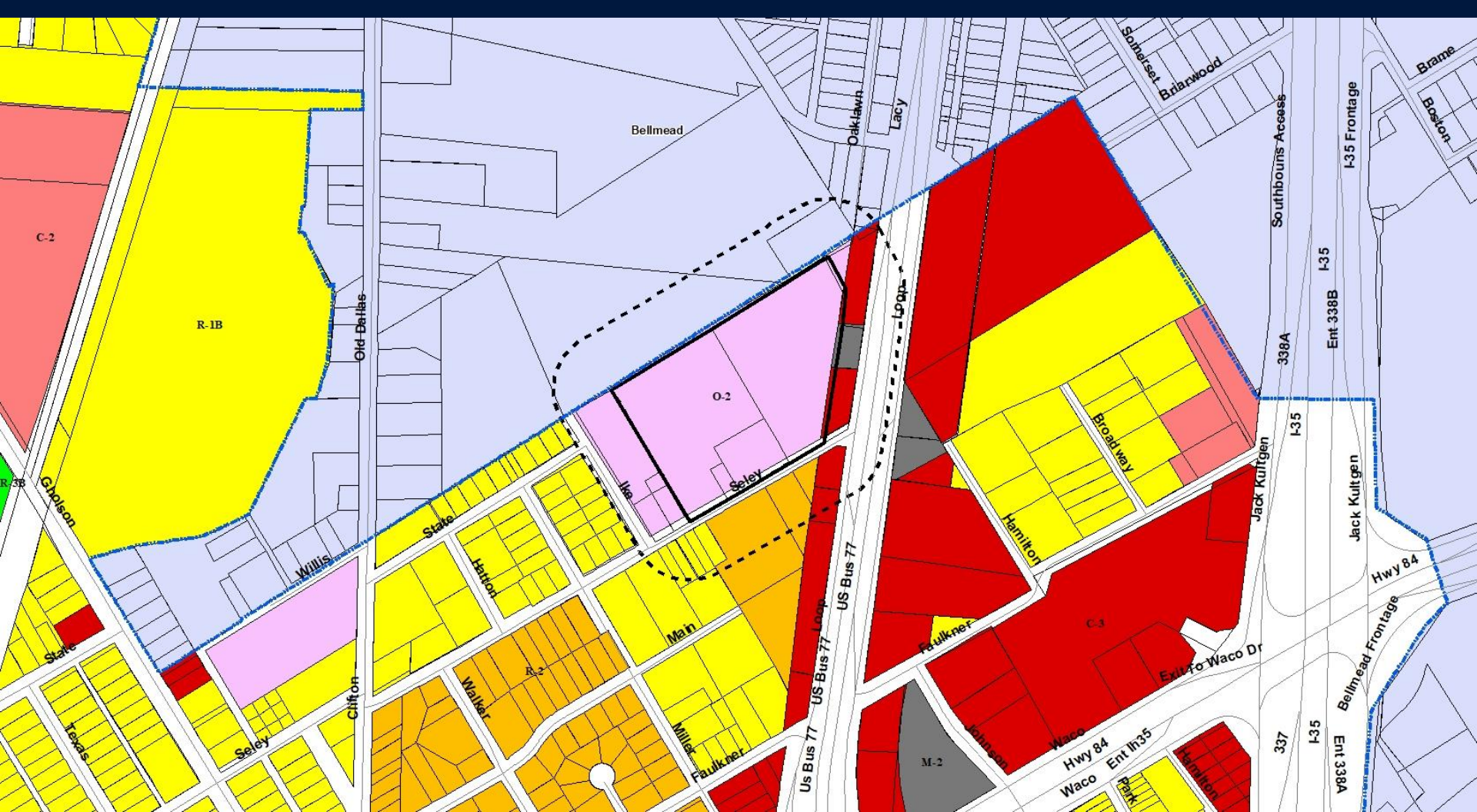
PH 2020-100

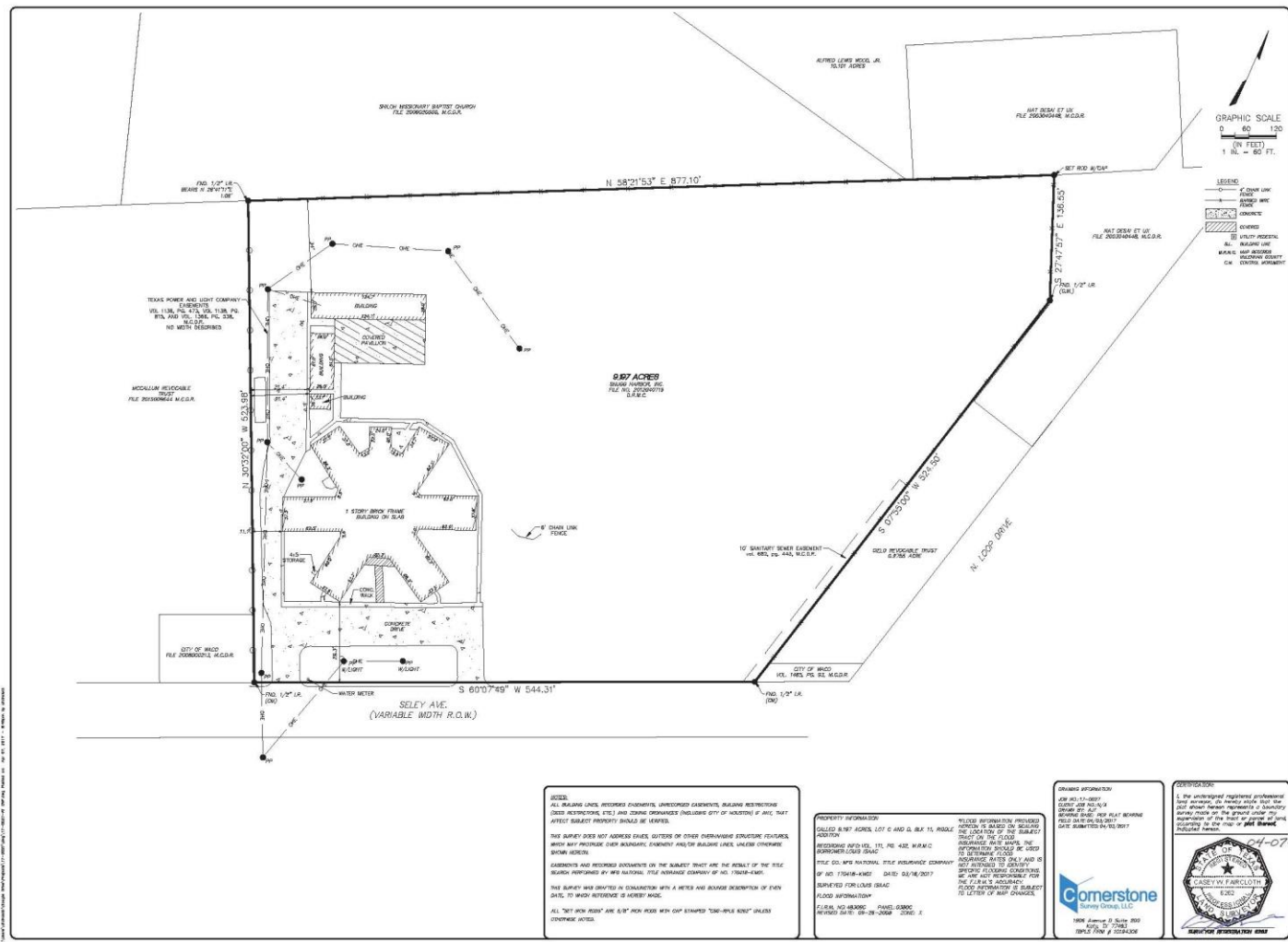
1916 Seley Avenue

- Applicant: 1916 Seley, LLC
- Special Permit for a Transitional Shelter II in an O-2 District
- Property Size: apx. 9.2 acres
- Located near the intersection of Seley St. and N. Loop Drive (Business 77) in the northeastern quadrant of the Carver neighborhood association.









Hand-drawn floor plan of a building with six wings. The central area contains a "55 X 30 Rec Cafeteria Space" and a "Rec Space 18 x 18". The wings are labeled: "Platinum" (top right), "Magnolia" (top left), "Surfside" (right), "Barcelona" (left), "Jazz" (bottom left), and "Hats" (bottom right). The plan includes numerous rooms, many labeled "BR" (Bedroom), and a "Foyer" area. A "Front Door" is indicated at the bottom center. Various exits are marked with red arrows and labels: "Exit Magnolia", "Exit Platinum", "Exit Surfside", "Exit Jazz", "Exit Hats", and "Exit Entrance". A legend in the bottom right corner explains the color coding: Blue denotes showers, Red denotes pool, Green denotes tennis, and Red denotes entrance.

- #1 Hats
- #2 Surfside
- #3 Platinum
- #4 Magnolia
- #5 Barcelona
- #6 Jazz

- Blue denotes showers
- Red denotes pool
- Green denotes tennis
- Red denotes entrance

- #1 Hats
- #2 Surfside
- #3 Platinum
- #4 Magnolia
- #5 Barcelona
- #6 Jazz

- Blue denotes sh
- Red denotes pub
- Green denotes to
- Red denotes e





Plan Commission recommends **DISAPPROVAL** of the special permit

Based upon information received from the applicant regarding the proposed facility, substantial documentation has not been provided in order for the Planning Services to make the following findings which are required by Section 28-122 of the Code of Ordinances of the City of Waco to grant the special permit.

- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- 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.

PH 2020-101

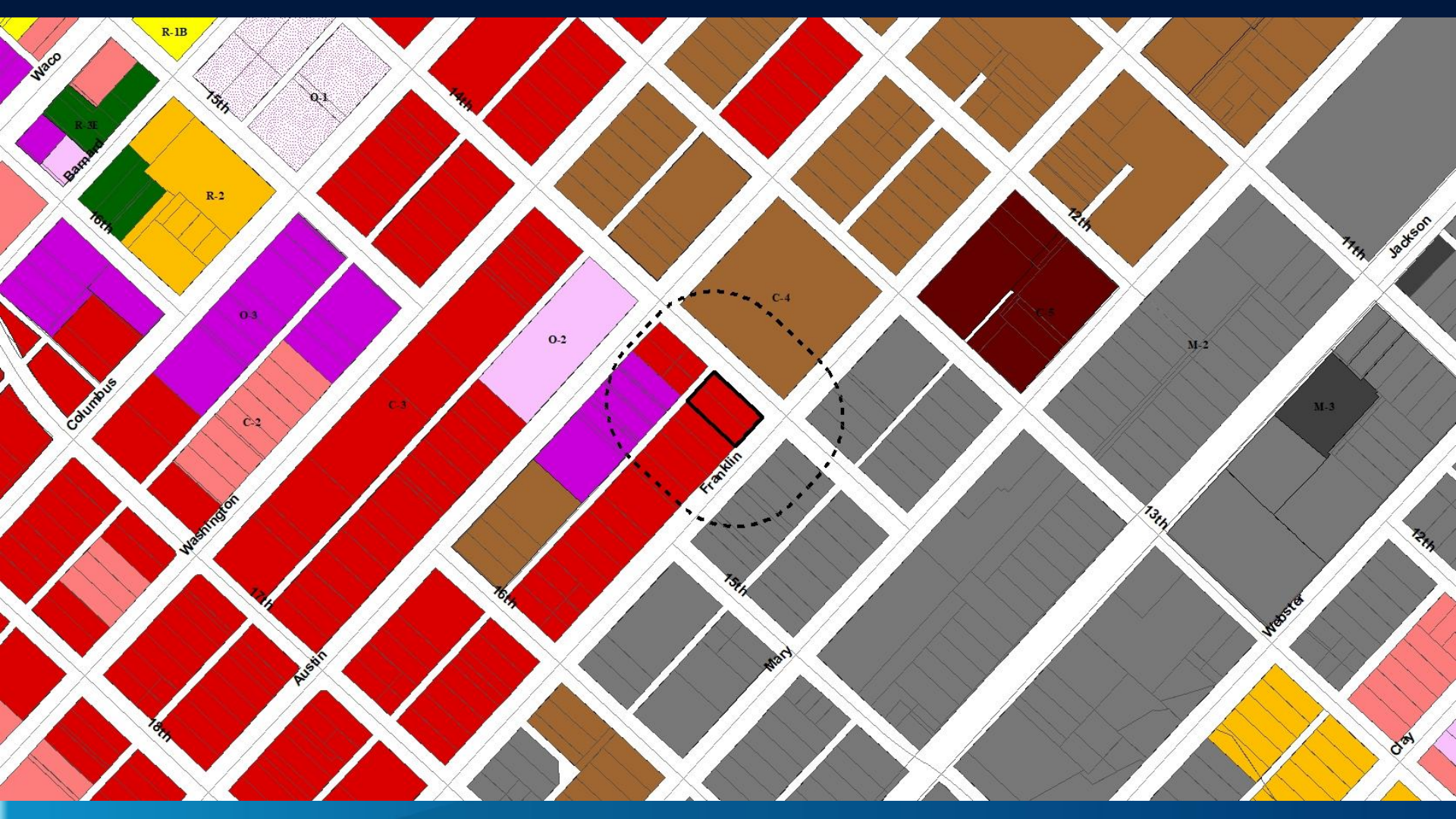
1401 Franklin Avenue

- Applicant: Steve McLaughlin
- Rezone from C-3 to C-4
- Property Size: apx. 0.38 acres
- Located at the northwest corner of Franklin Avenue and S. 14th Street, near downtown Waco.













Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-3 to C-4** based on the following findings:

- The proposed zoning is in conformance with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The existing public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
- The area has been transitioning from industrial uses to commercial mixed uses.
- There is C-4 zoning in the vicinity of the subject property.

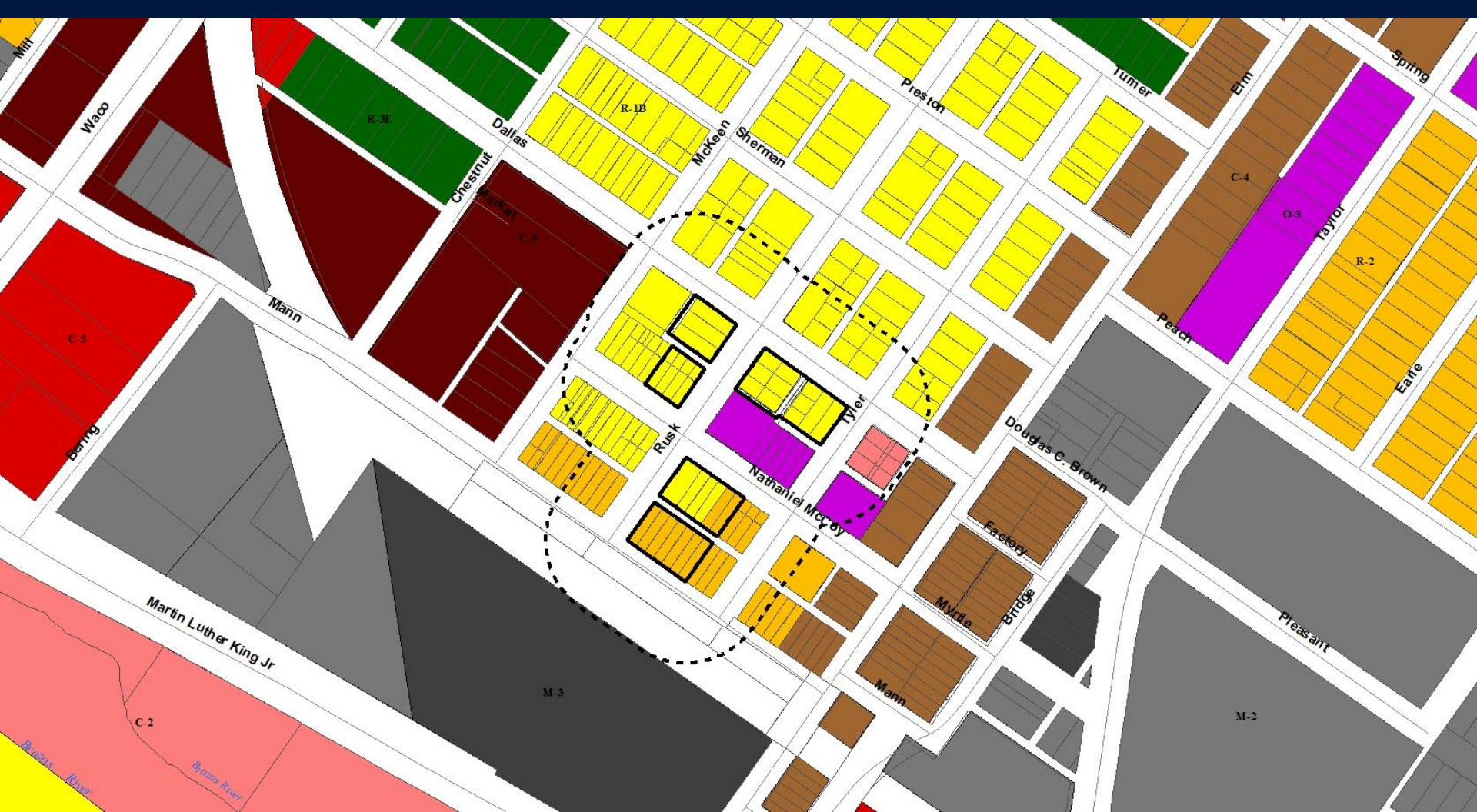
PH 2020-102

207, 209, 211, 213, 215, 217, & 219 Mann Street; 206, 208, & 212 Archer St; 214 Nathaniel McCoy St; 412 Rusk St; and 200, 202, 204, 210, 212, & 304 Dallas St

- Applicant: City Center Waco and City of Waco
- Land use designation change from Urban Residential to Medium Density Residential Office Flex
- Rezone from R-1B and R-2 to O-3
- Located between Mann and Dallas Streets, and McKeen Street and Tyler Street in East Waco, one block north of Elm Avenue, and within the Northeast Riverside Neighborhood Association.















Plan Commission recommends **APPROVAL** of the land use designation change from **URBAN RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL OFFICE FLEX** based on the following findings:

- The public infrastructure is adequate to provide for zoning districts allowed in the proposed medium density residential office flex land use designation.
- There is medium density residential office flex land use in the vicinity of the subject properties.



Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B and R-2 to O-3** based on the following findings:

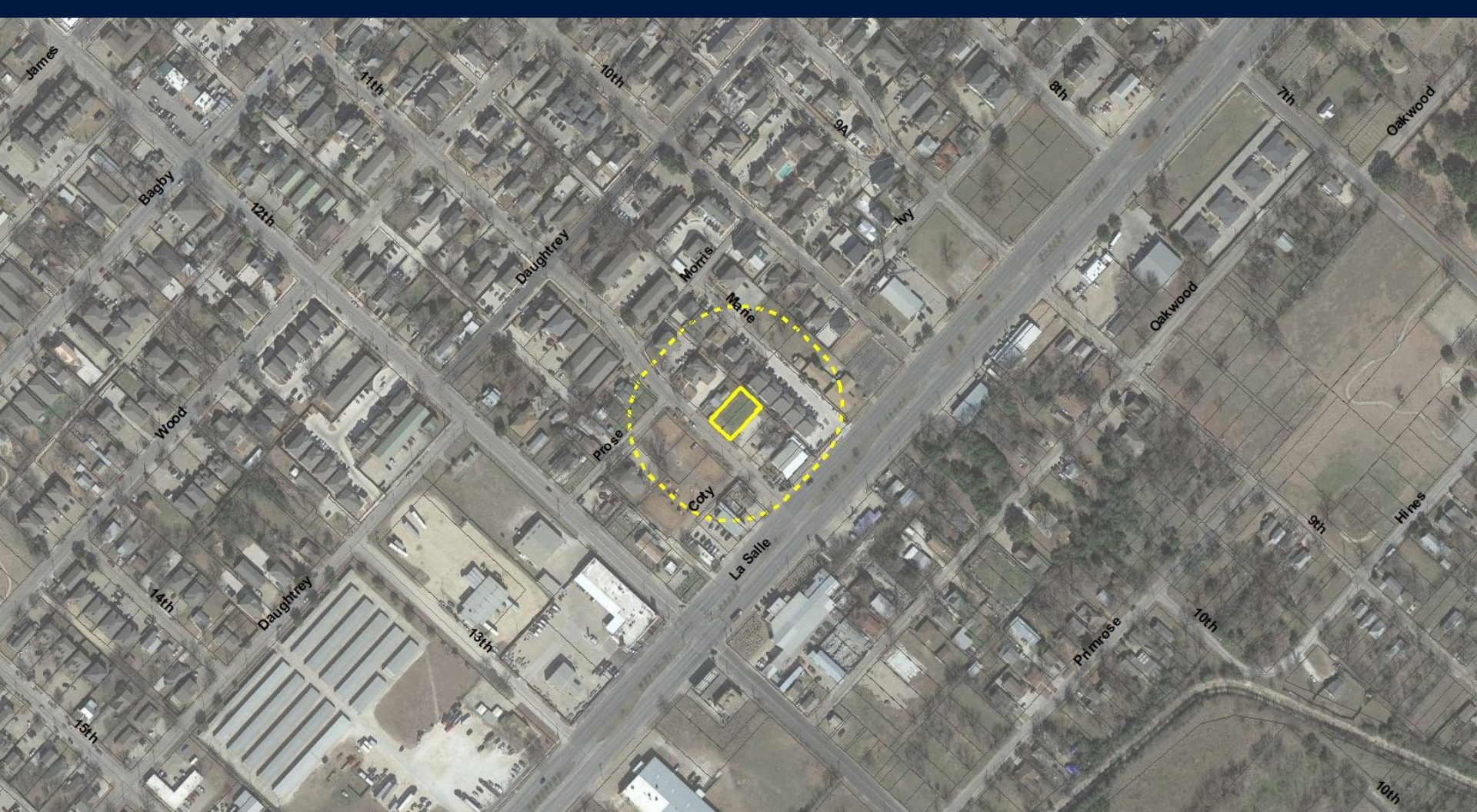
- The proposed zoning is in keeping with the land use component of the Comprehensive Plan, as revised and the Imagine Waco, A Plan for Greater Downtown.
- The properties meet all the size & width requirements for O-3 zoning.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- There is O-3 zoning in the vicinity of the subject property.
- The proposed O-3 zoning allows for compatible mixed uses that are consistent with the transition of the area.

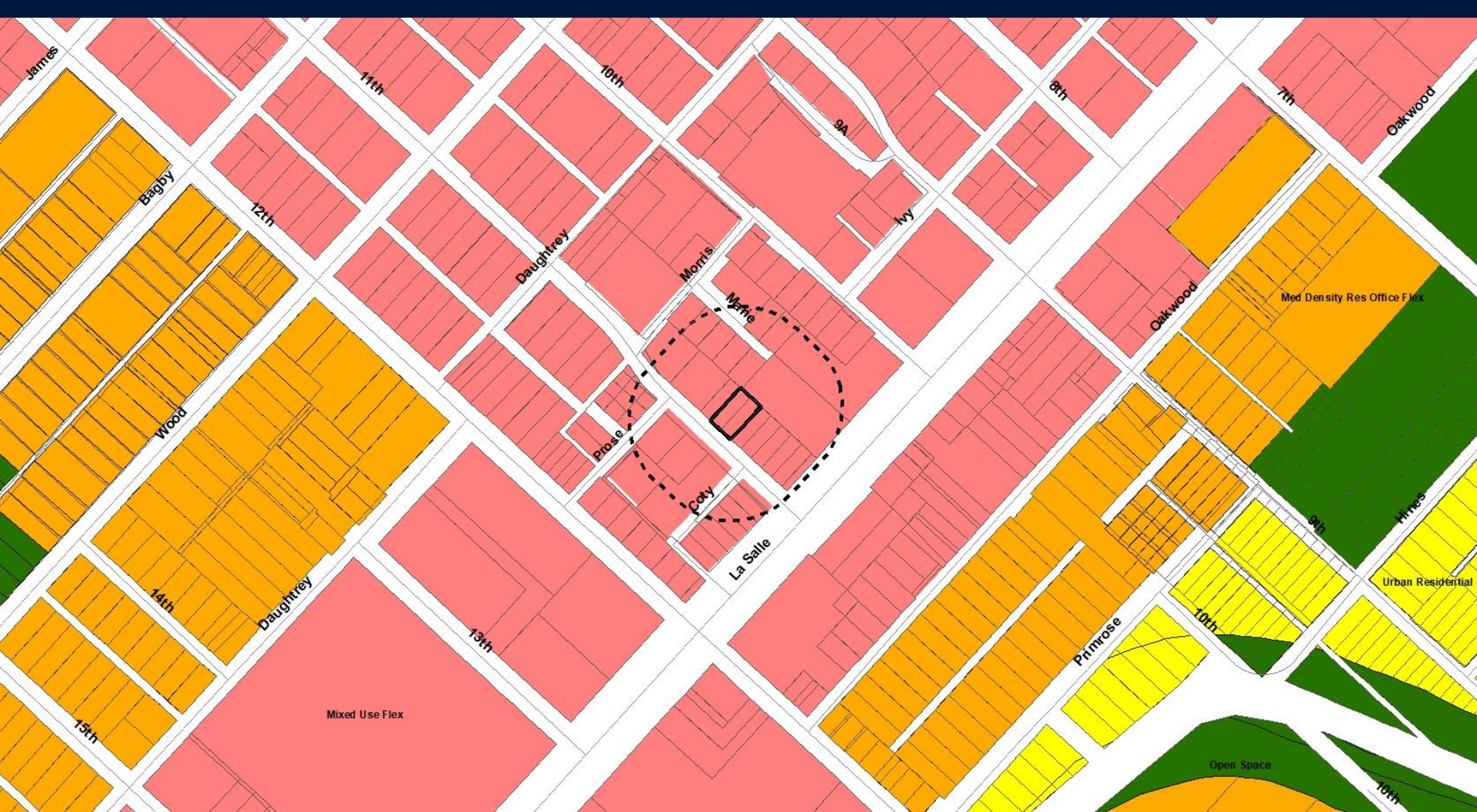
PH 2020-103

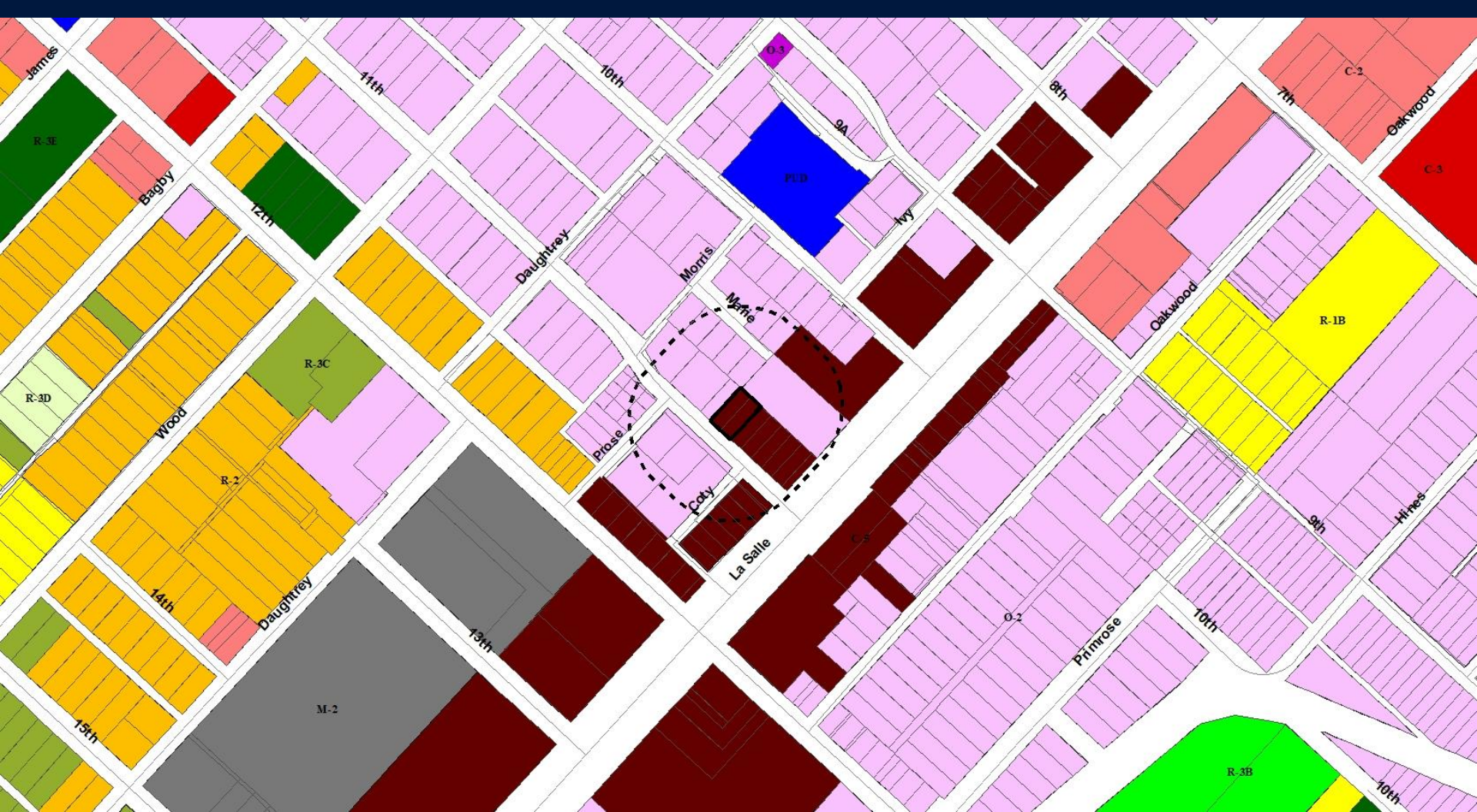
2114 & 2116 S. 11th Street

- Applicant: Scott Summy
- Rezone from C-5 to O-2
- Property Size: apx. 0.17 acres
- Located along the north side of S. 11th Street, between La Salle Avenue and Daughtrey Avenue, just within zone 1 of the College and University Neighborhoods overlay district near Downtown.













Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-5 to O-2** based on the following findings:

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- The public infrastructure is adequate to provide for uses allowed in the O-2 zoning district.
- The property meets all the area and width requirements for the O-2 zoning district.
- There is O-2 zoning adjacent to the subject property.



PH 2020-104

2116 – 2122 Columbus Avenue

- Applicant: Nickel Road Capital, LLC
- Rezone from O-3 to O-2
- Property Size: apx. 0.9 acres
- Located along the south side of Columbus Avenue, between N. 21st Street and N. 23rd Street, one block south of W. Waco Dr., and within the West End Overlay.





Sanger

Fort

22nd

21st

Barnard

Jefferson

22nd

21st

Waco

23rd

Fort

24th

Columbus

Austin

18th

19th

20th

Franklin

Mary

21st

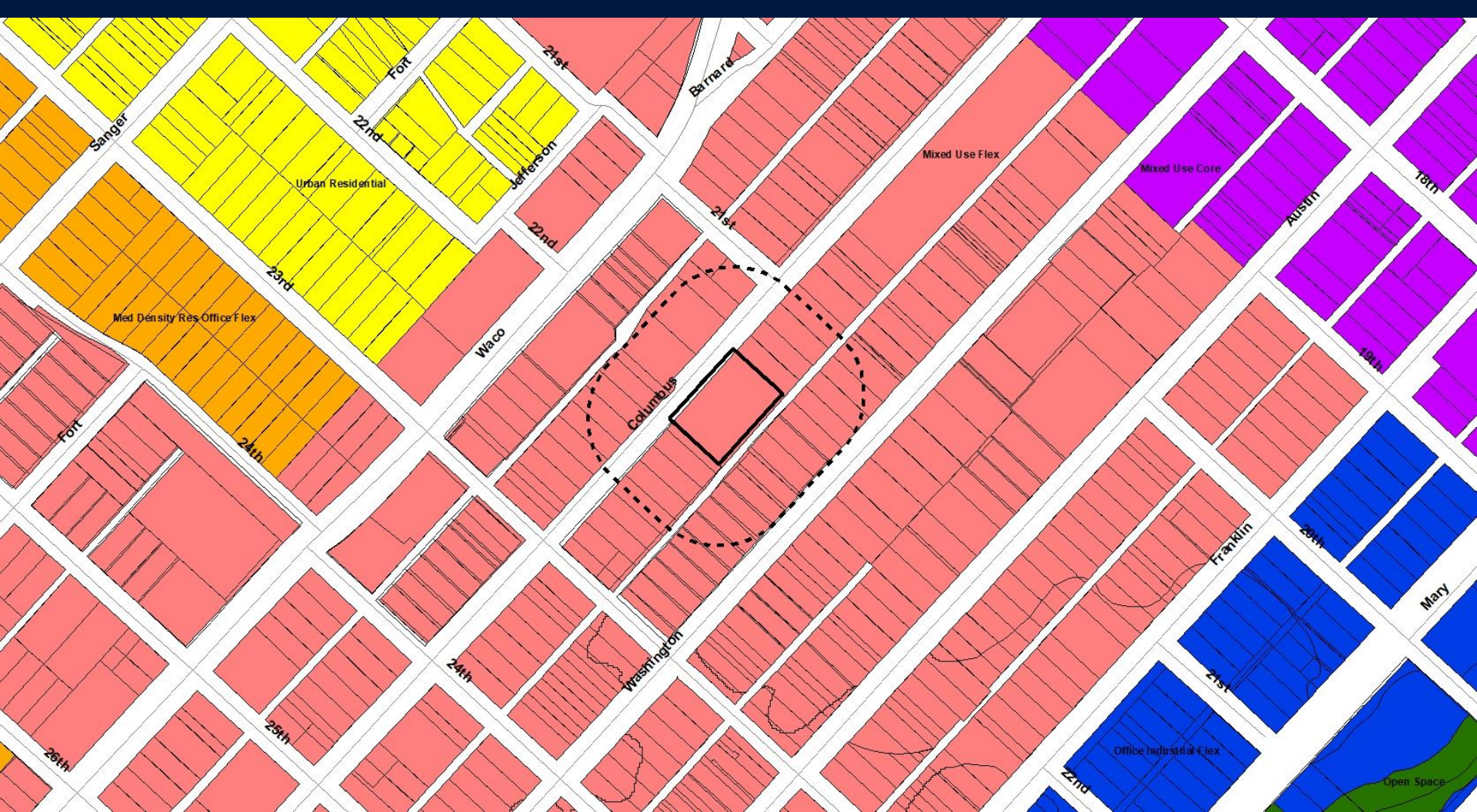
22nd

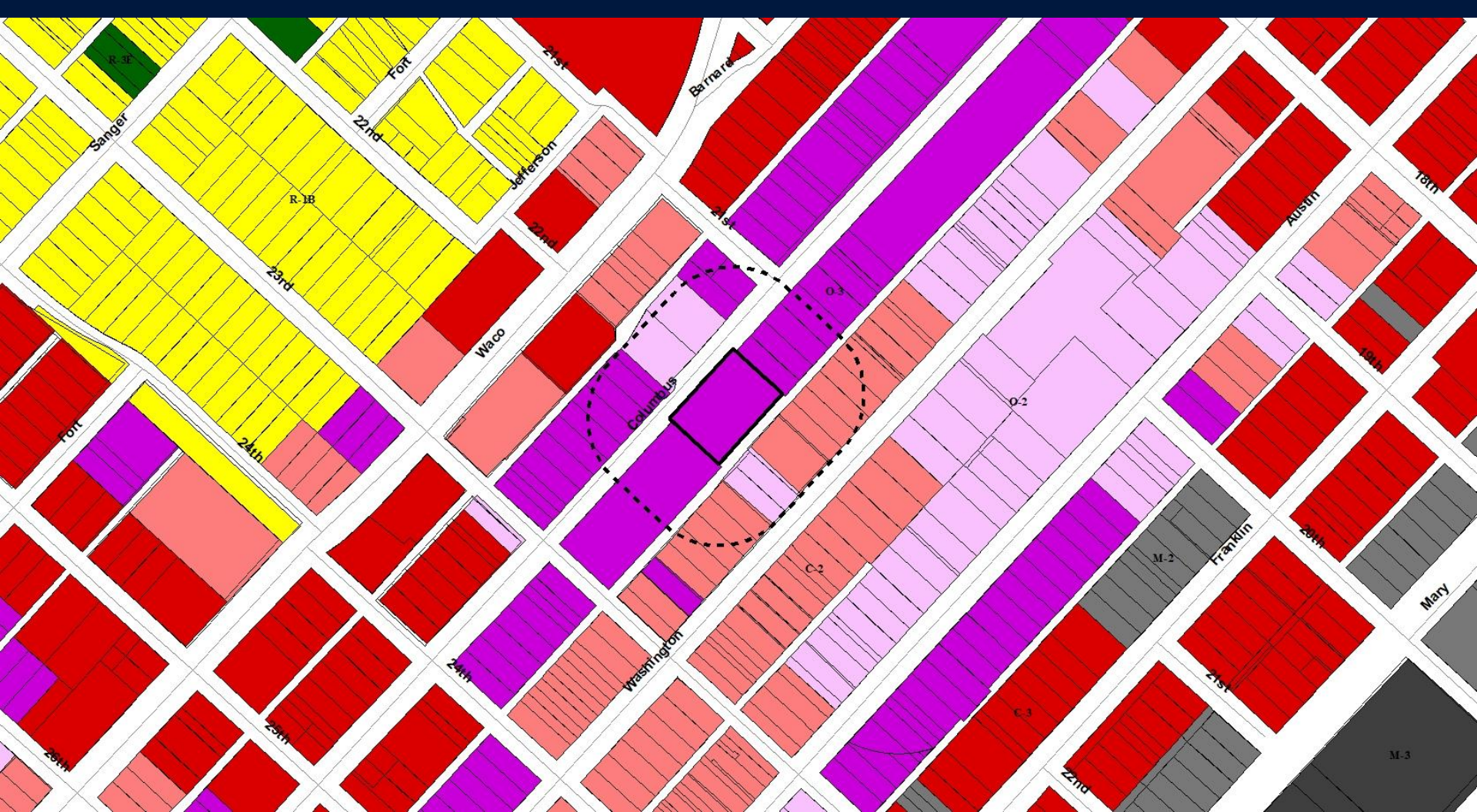
Washington

24th

25th

26th









Plan Commission recommends **APPROVAL** of this request to change the zoning from **O-3 to O-2** based on the following findings:

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The public infrastructure is adequate to provide for uses allowed in the O-2 zoning district.
- The property meets all the area and width requirements for the O-2 zoning district.
- There is O-2 zoning adjacent to the subject property.

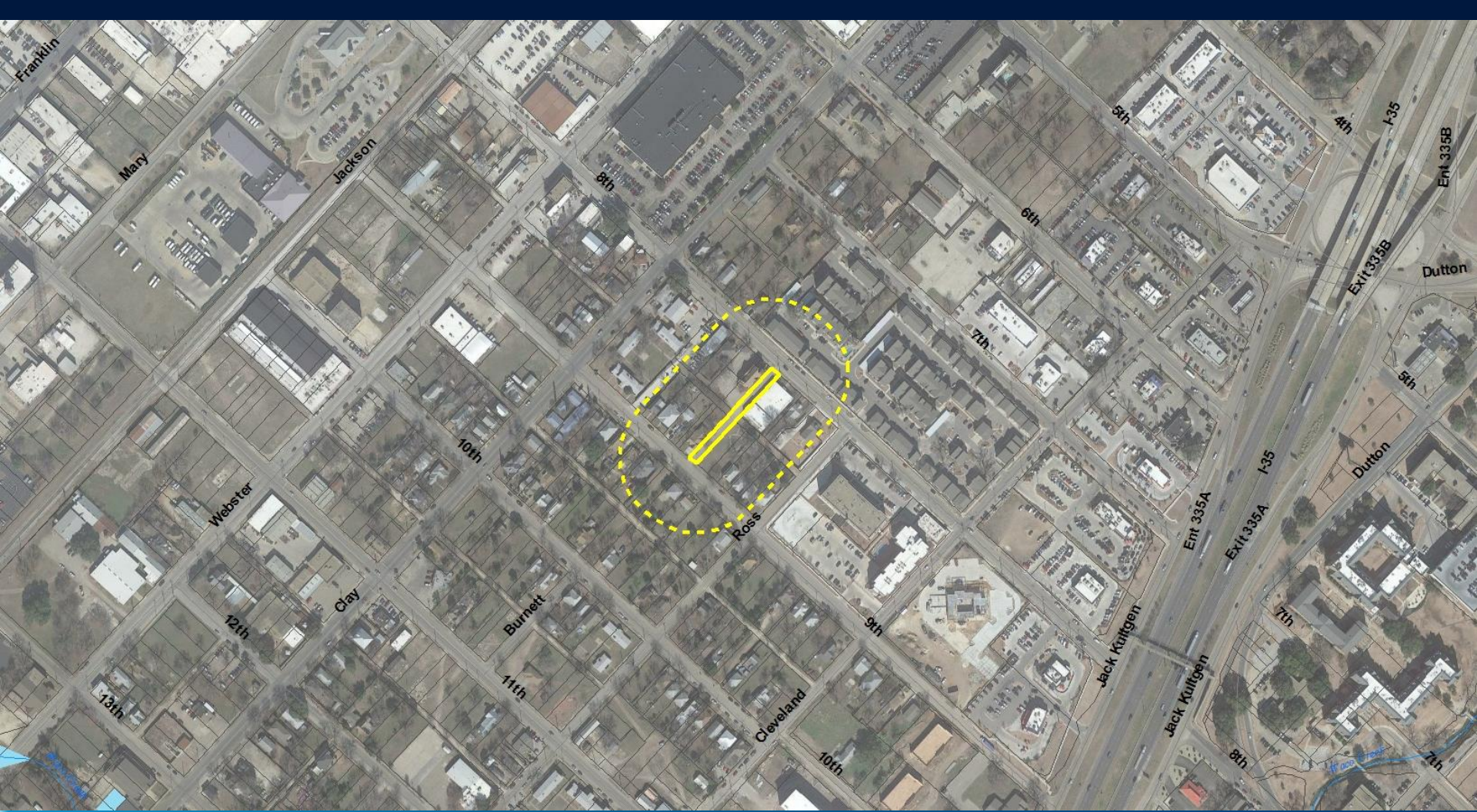


PH 2020-105

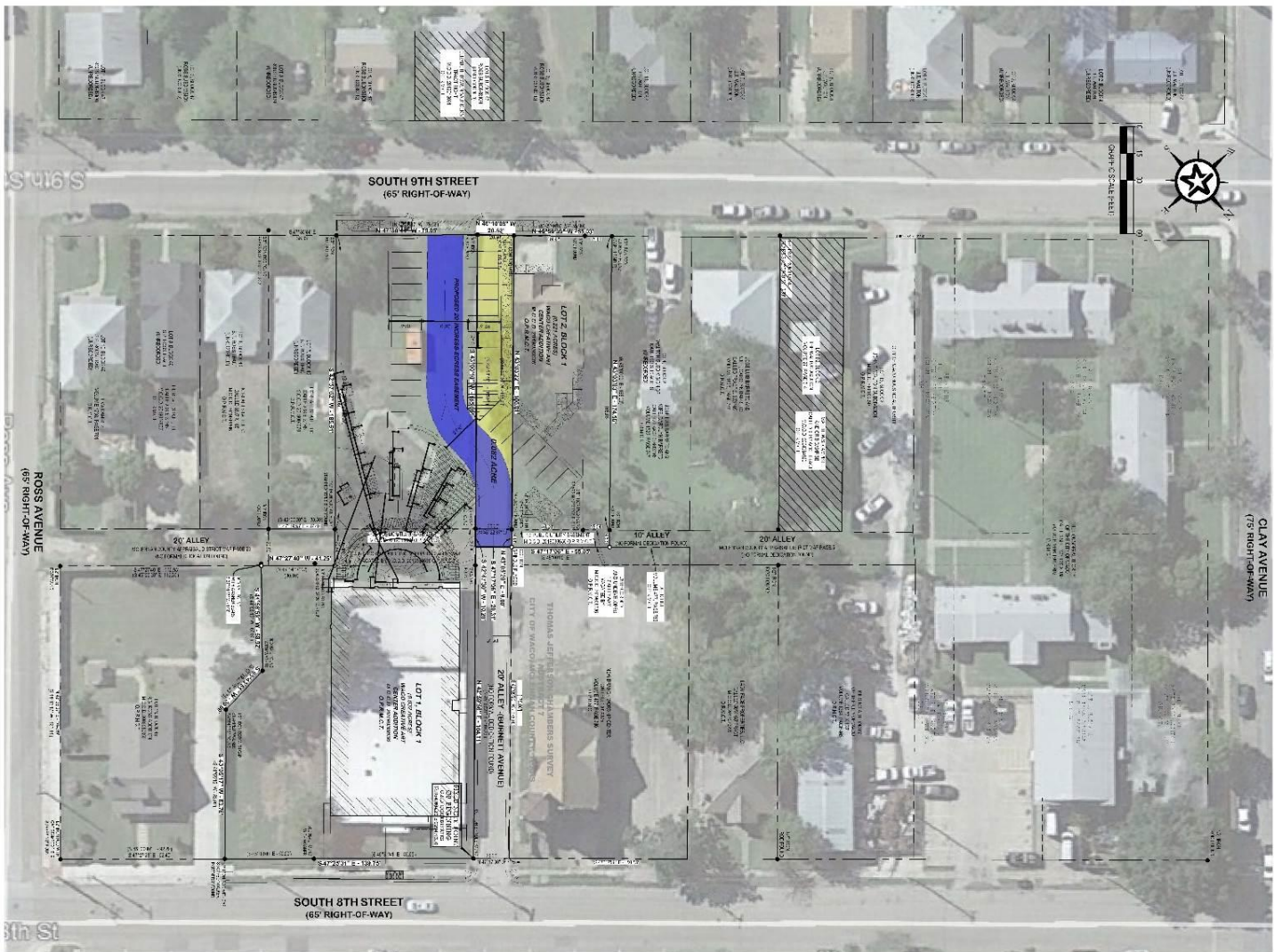
Alley between Ross Avenue and Clay Avenue

- Applicant: Waco Creative Art Center, Inc.
- REQUEST: Abandonment of 0.082 acre of a 20- of an undedicated alley, known as Burnett Avenue, on S 8th Street and S 9th Street, and located between Ross Avenue and Clay Avenue.
- BACKGROUND: Alley is proposed to be incorporated into the development of The Art Center of Waco facility located on either side of the alley









CLAY AVENUE
(75' RIGHT-OF-WAY)

SOUTH 9TH STREET
(65' RIGHT-OF-WAY)

SOUTH 8TH STREET
(65' RIGHT-OF-WAY)

ROSS AVENUE
(65' RIGHT-OF-WAY)

8th St

9th St

628 S 8th St

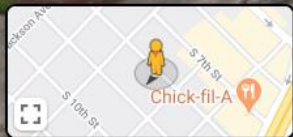
Waco, Texas

Google

Street View



Google



Plan Commission recommends **APPROVAL** of the abandonment request based on the following findings and conditions:

Findings:

- Public use of the right-of-way is not required for the proper flow of traffic or for emergency vehicle access to the area.
- Utility access for surrounding properties is not adversely impacted by the abandonment of this right-of-way.
- The abandonment provides better development opportunity for the properties surrounding the subject alley.

Condition:

- A 20 ft. wastewater easement shall be retained for the existing sewer line located in the alley way or be relocated out of the right-of-way at the developer's cost.
- An ingress/egress easement shall be dedicated through the property connecting remaining portion of the alley to 9th St.

PH 2020-106

716 E. Pecan Avenue

- Applicant: Nancy Grayson
- Designation of the property as a City of Waco local historic landmark
- Property Size: apx. 0.17 acres total
- Located along the west side of Pecan Avenue, between Peach Street and Spring Streets, within the Northeast Riverside Neighborhood.

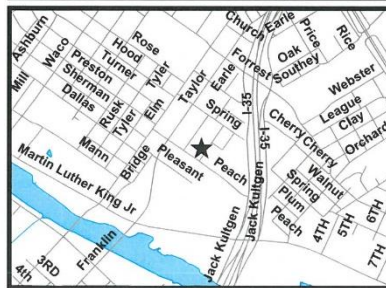
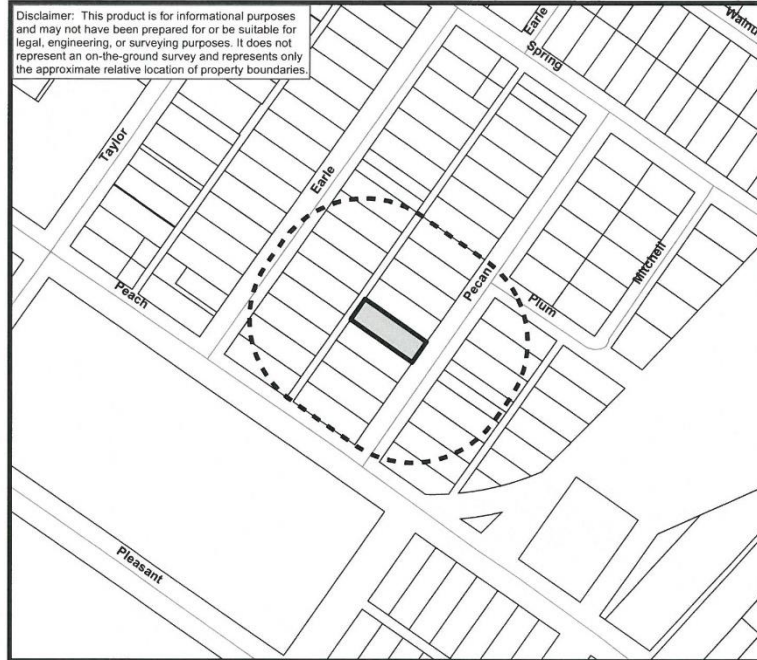


Historic Landmark Designation

Case H-20-1

716 E. Pecan

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.



- H-20-1
- 200' Property Notice



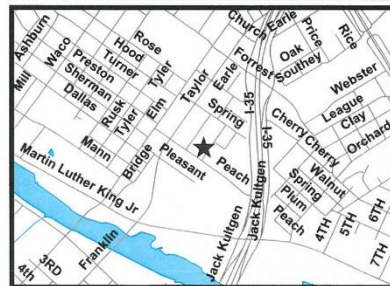
January 2020

 CITY OF WACO
PLANNING SERVICES

Historic Landmark Designation

Case H-20-1

716 E. Pecan



- H-20-1
- 200' Property Notice



January 2020

 CITY OF WACO
PLANNING SERVICES



Plan Commission recommends **APPROVAL** of this request for **Historic Landmark Designation** based on the following findings:

- It is designated as a “priority 2” structure in the local survey of historic properties adopted by the Waco City Council.
- It embodies the distinctive characteristics of a Vernacular Style residence associated with late 19th century architecture.
- It represents a distinctive and familiar visual feature of the city of Waco.

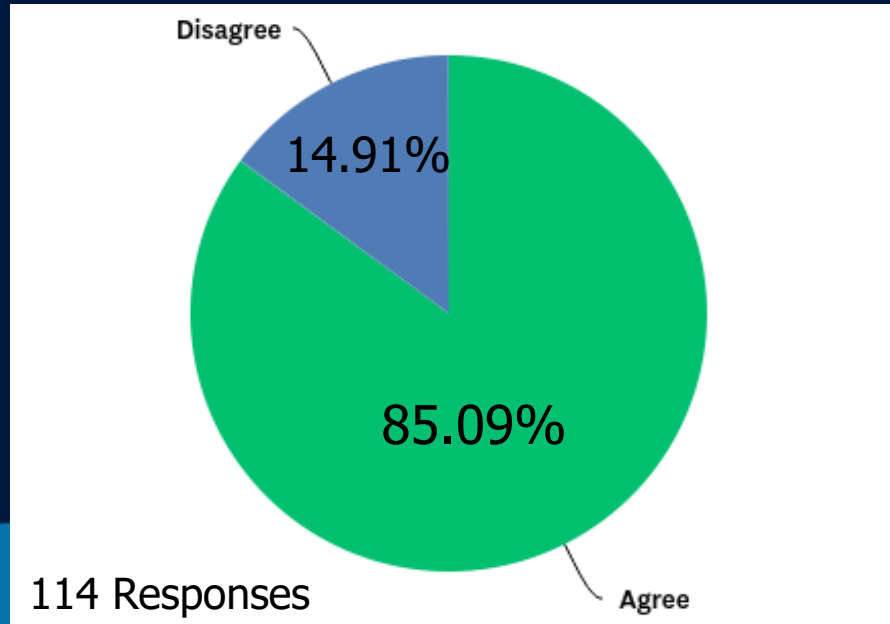
HISTORIC LANDMARK RECOMMENDATION:

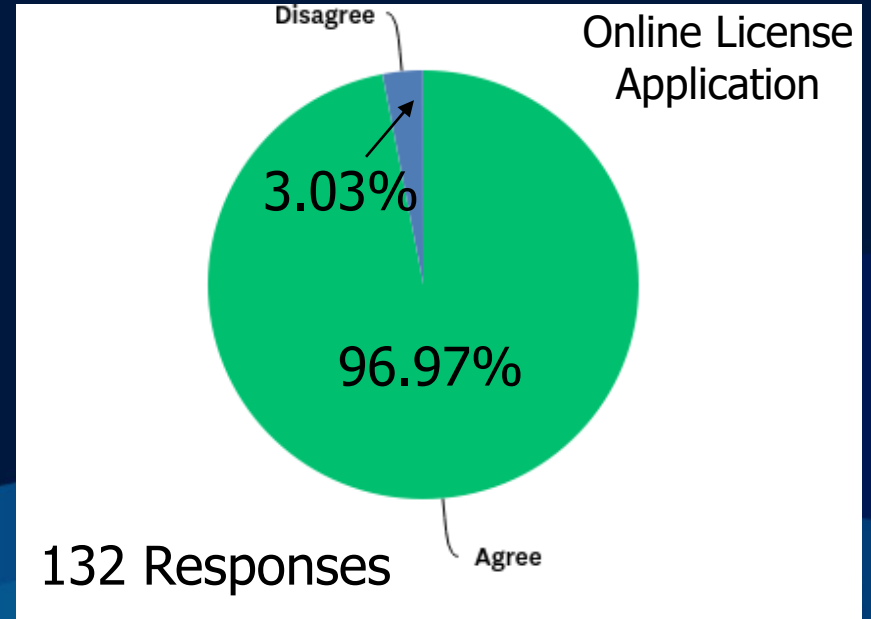
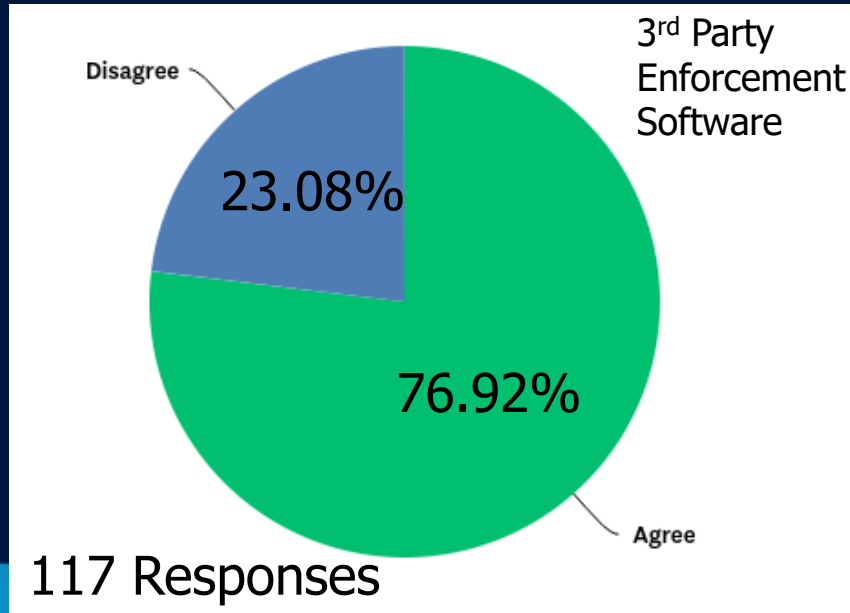
- By a vote of 9-0, the Historic Landmark Preservation Commission recommended approval of the historic landmark designation based on the findings listed above.

Ord. 2020-135

STR License Ordinance Amendment

- Extend the license period from one to two years.

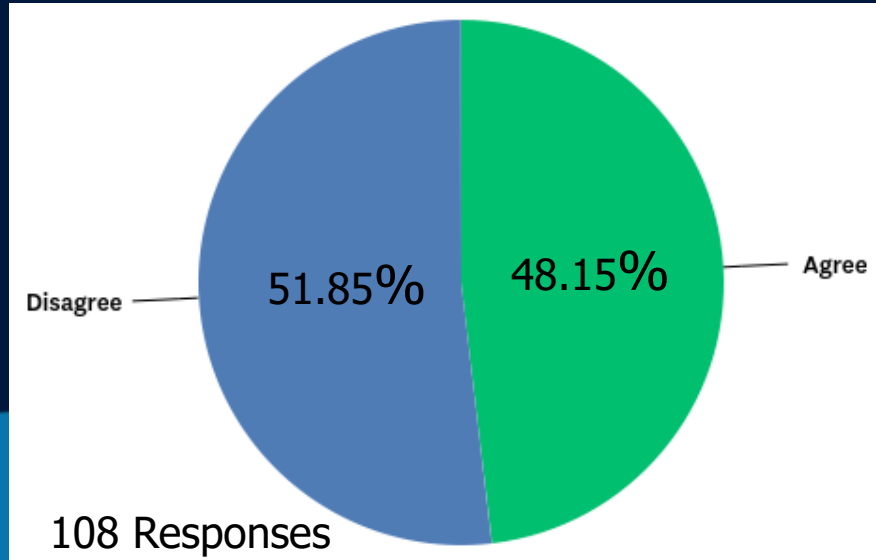




Ord. 2020-135

STR License Ordinance Amendment

- Extend the 500' buffer for Short Term Rentals (STR) Type II and Bed & Breakfast Homestay Establishments (BBHE) to R-2 zoning district.

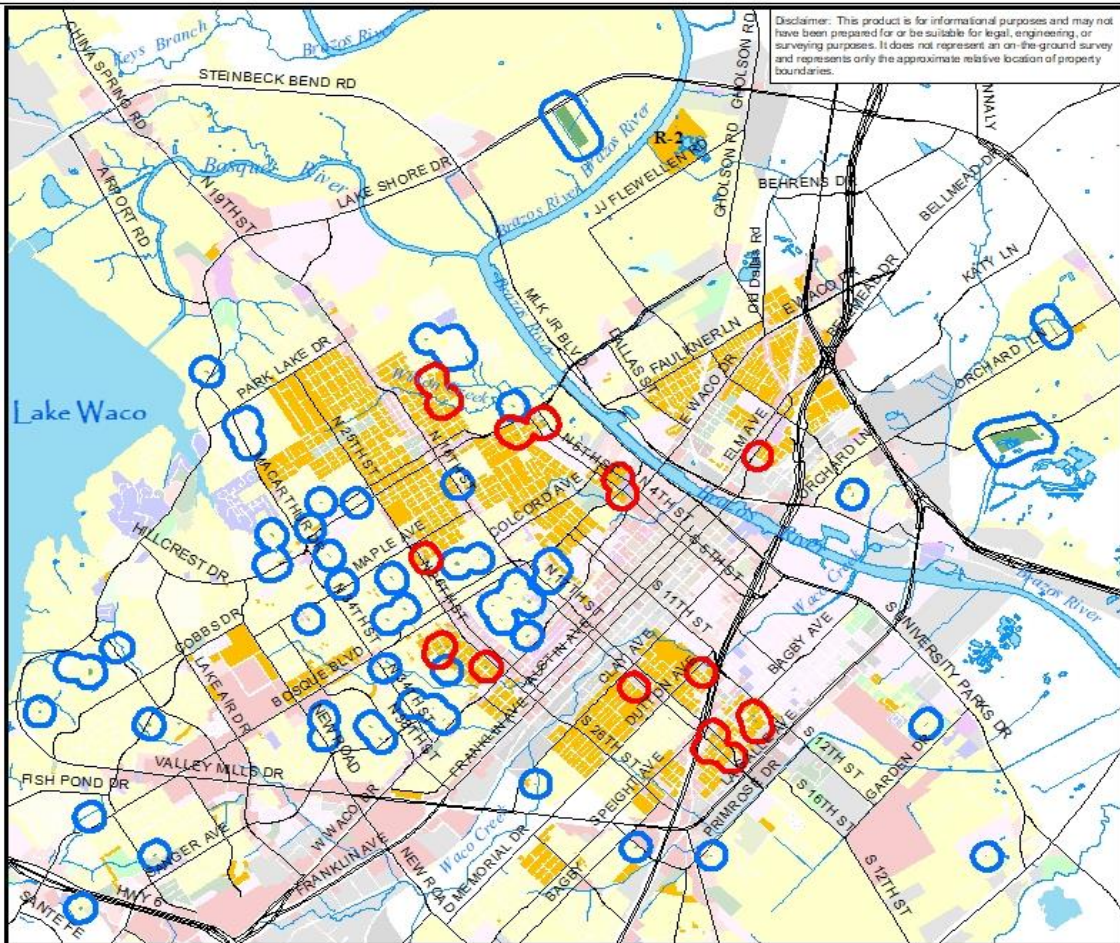


Distance Buffers for
STR II & Bed &
Breakfast Homestays
in R-1 & R-2 Zoning

- R-2 Zoning STR Buffers
- R-1 Zoning STR Buffers
- 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



W CITY OF WACO
PLANNING SERVICES

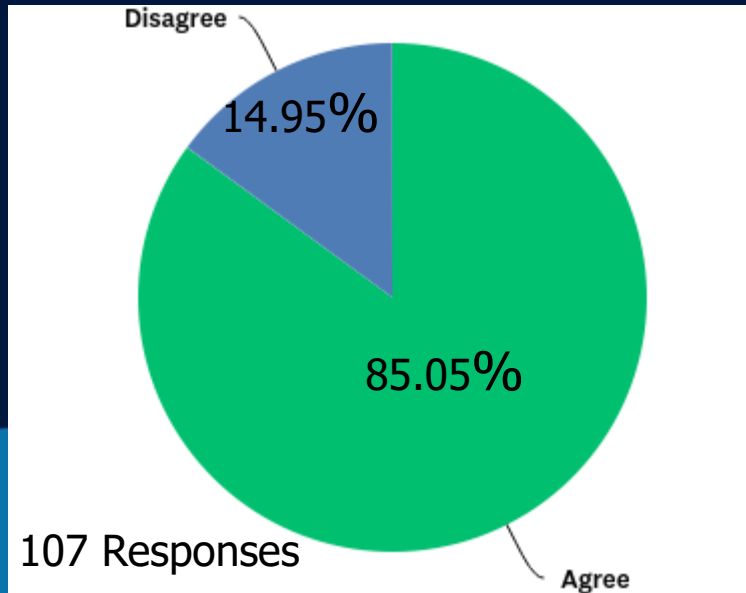


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Ord. 2020-135

STR License Ordinance Amendment

- Remove the on-street parking prohibition for STRs located on streets classified as a collector or arterial where on-street parking is not restricted.



Street Classification Thoroughfare Plan CLASS

- INTERSTATE
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR



0 1,500 3,000 6,000
Feet




Ord. 2020-135






















STR License Ordinance Amendment

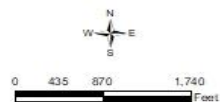
- Exempt STR Type III properties from the five unit short term rental maximum if they meet the following criteria:
 - a. The building is made up of individually owned units where each individual ***owner*** or person with an ***influential interest*** in a legal entity operates no more than five units as short term rentals;
 - b. The property is located in the Downtown District Overlay;
 - c. The property is zoned C-4; and

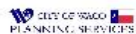


 Downtown Overlay District

Zoning Categories

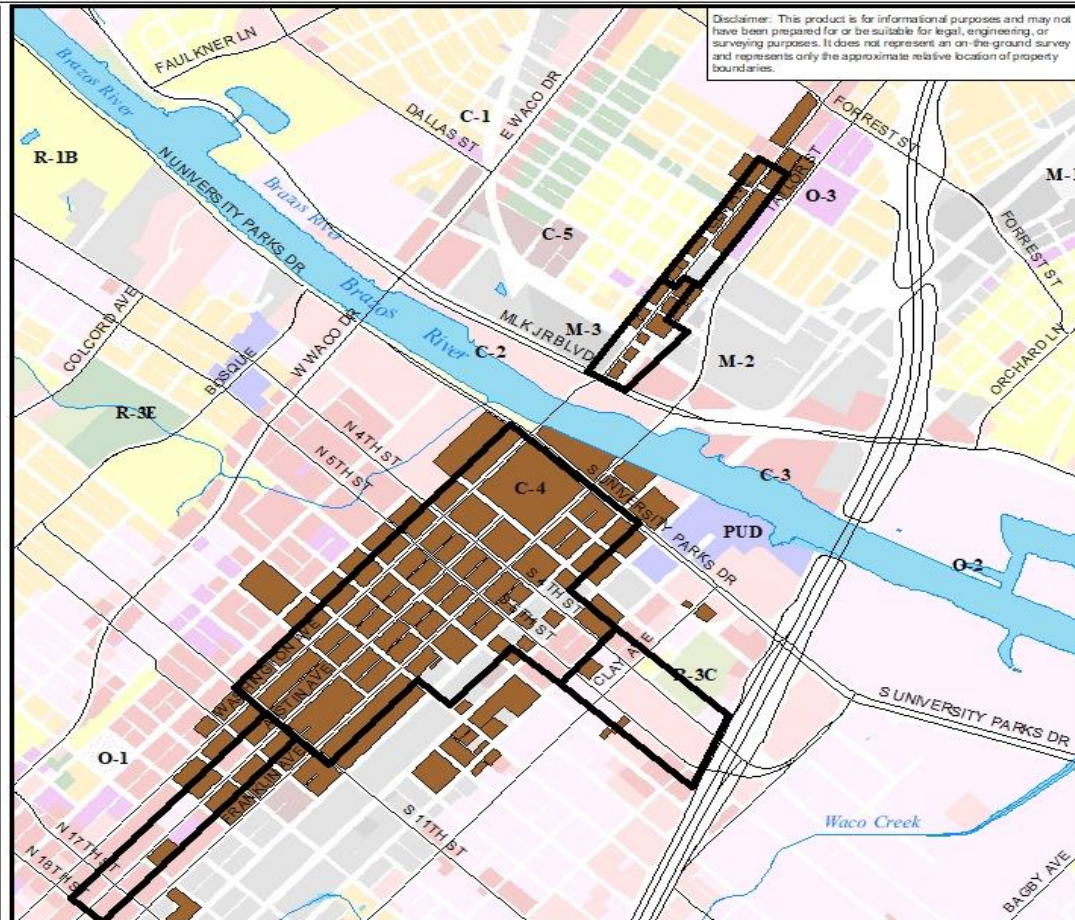
-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



 CITY OF WACO
PLANNING SERVICES

N:\planning\Cine\Z-18-37 Zoning.mxd 12/16/2019: CineP

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.

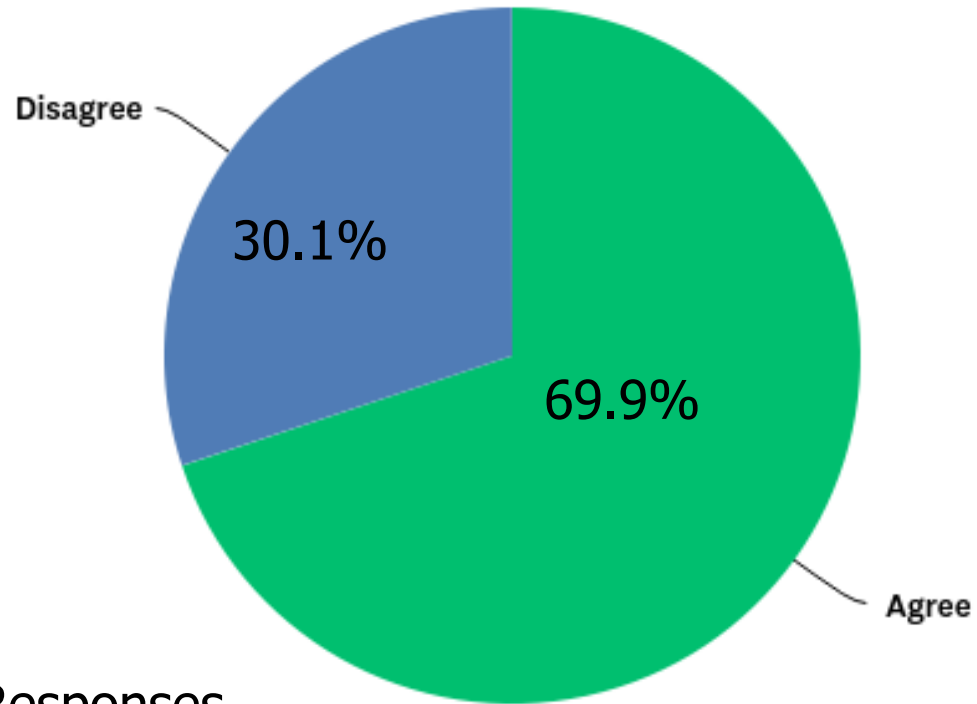


Ord. 2020-135

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d. The applicant provides written verification from the association governing the individual units, including a condominium association, owners' association, or management company for such condominium association or owners' association, that:

- i. Short Term Rentals are allowed in the building;
- ii. All individual owners or persons with an influential interest in a legal entity have been informed that Short Term Rentals are allowed in the building; and
- iii. There are written association policies, which have been provided to each owner, regulating the use of common areas by owners and occupants of the owner's unit.



103 Responses