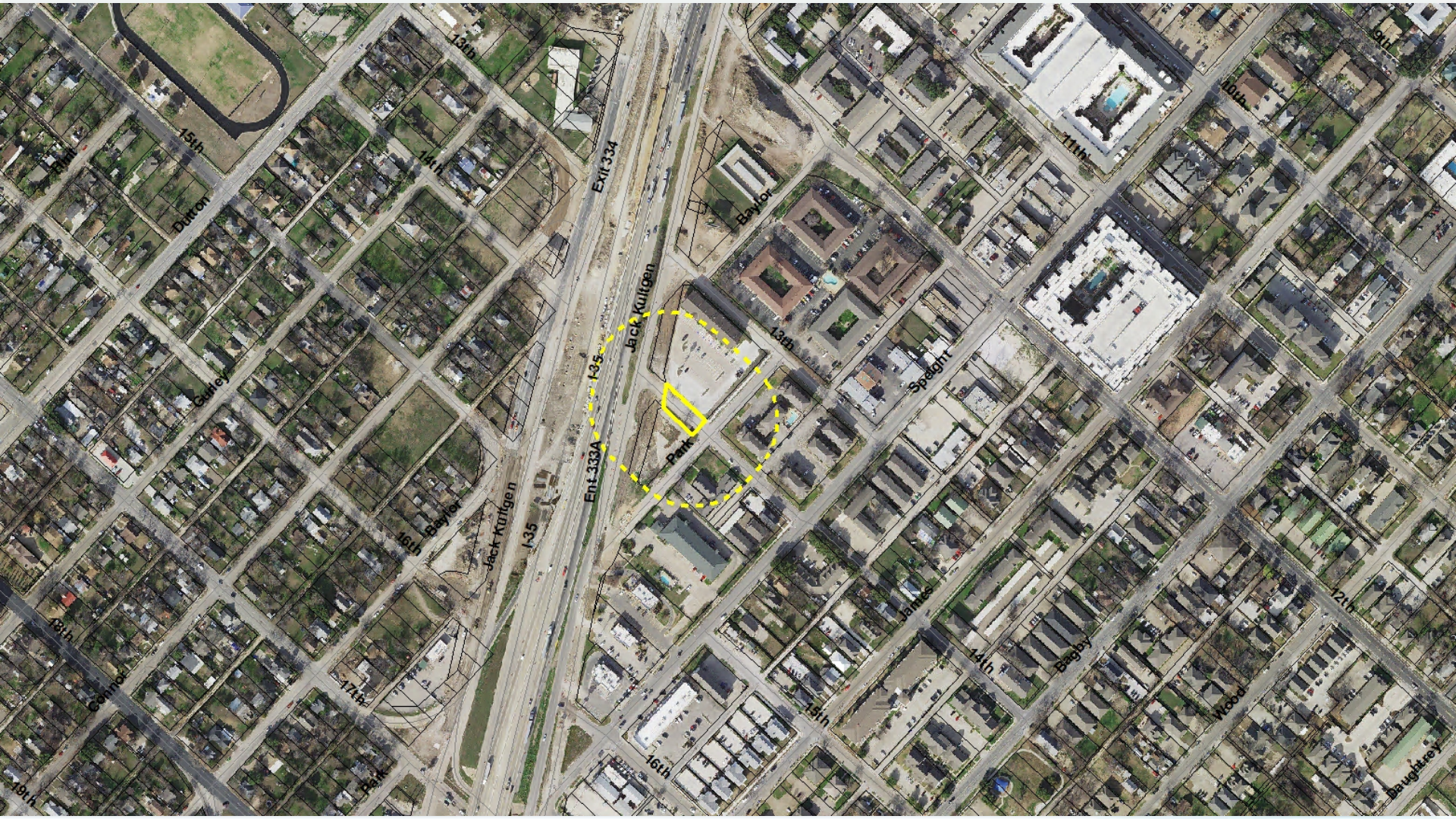


# PH 2021-502

- Applicant: Demla Investments, LTD
- Request: Abandonment of a portion of S. 14th Street right of way (0.184 acres), between Park Avenue and Interstate 35 frontage
- Council District II





15th  
Dutton

Curley

14th

16th

17th

18th

19th

Chino

13th

Exit 334

Exit 333A

Exit 334

Jack Kuitgen

Jack Kuitgen

I-35

Park

Baylor

13th

Spedert

James

14th

Boggy

Wood

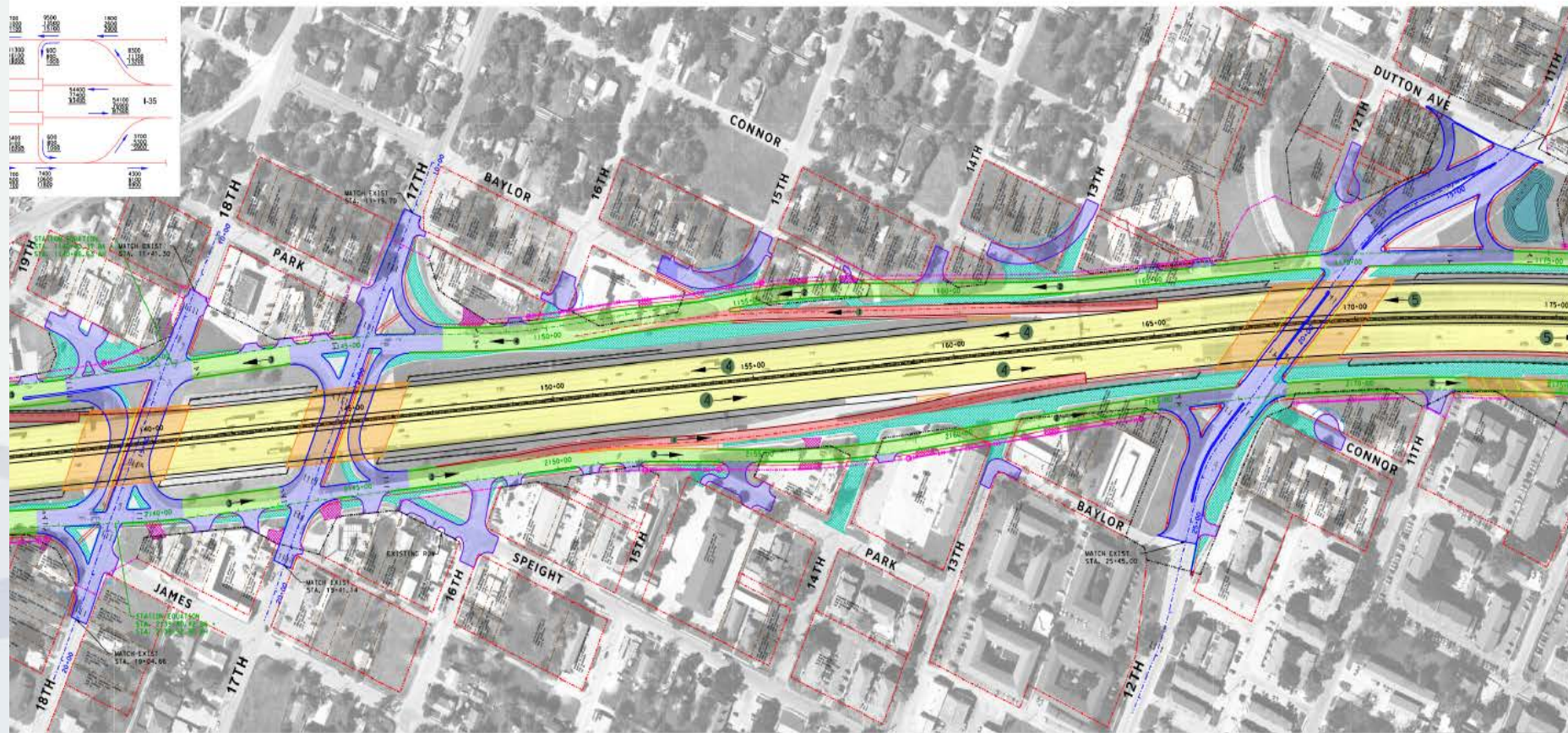
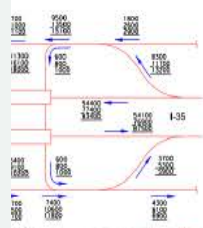
12th

10th

9th

Maugharey















Plan Commission recommends **APPROVAL** of the abandonment request based on the following findings and subject to the following 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.
- In Reviewing TxDOT IH-35 schematics, S 14th Street is expected to be removed between Park Avenue and the NB frontage road. Abandoning this section is appropriate with the expected future removal.

*Conditions:*

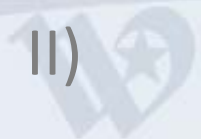
- All existing water and wastewater easements to be retained by the City of Waco for the area of the abandoned right-of-way or utilities can be relocated at developer's expense.



# PH 2021-503

## 4300 S. Jack Kultgen Expressway

- Applicant: Rodajo, Inc.
- Rezone from C-2 to PUD for Express Exterior Truck Wash Facility
- Property Size: approx. 6 acres
- Within the Alta Vista Neighborhood (Council District II)



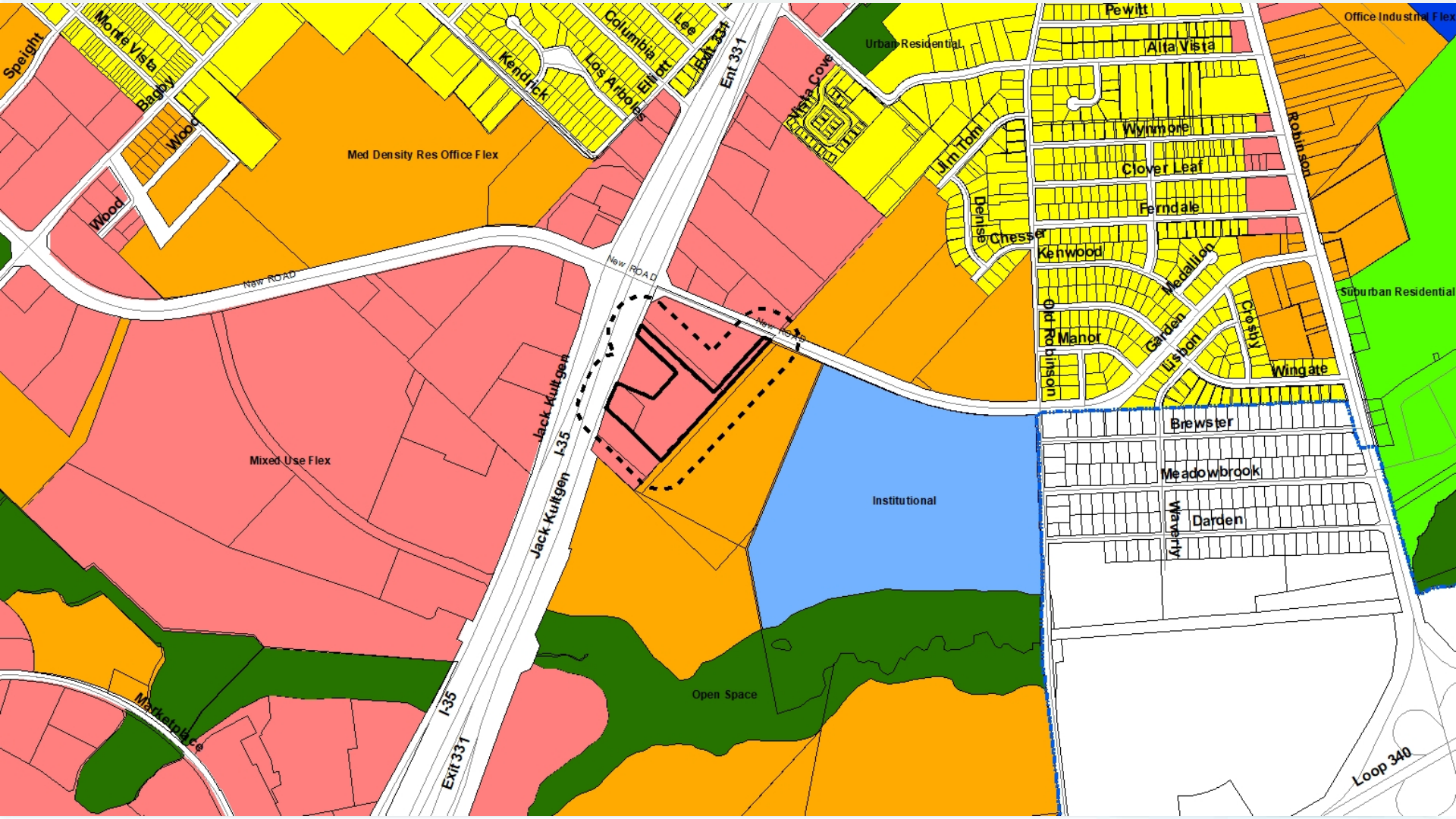
CITY OF WACO



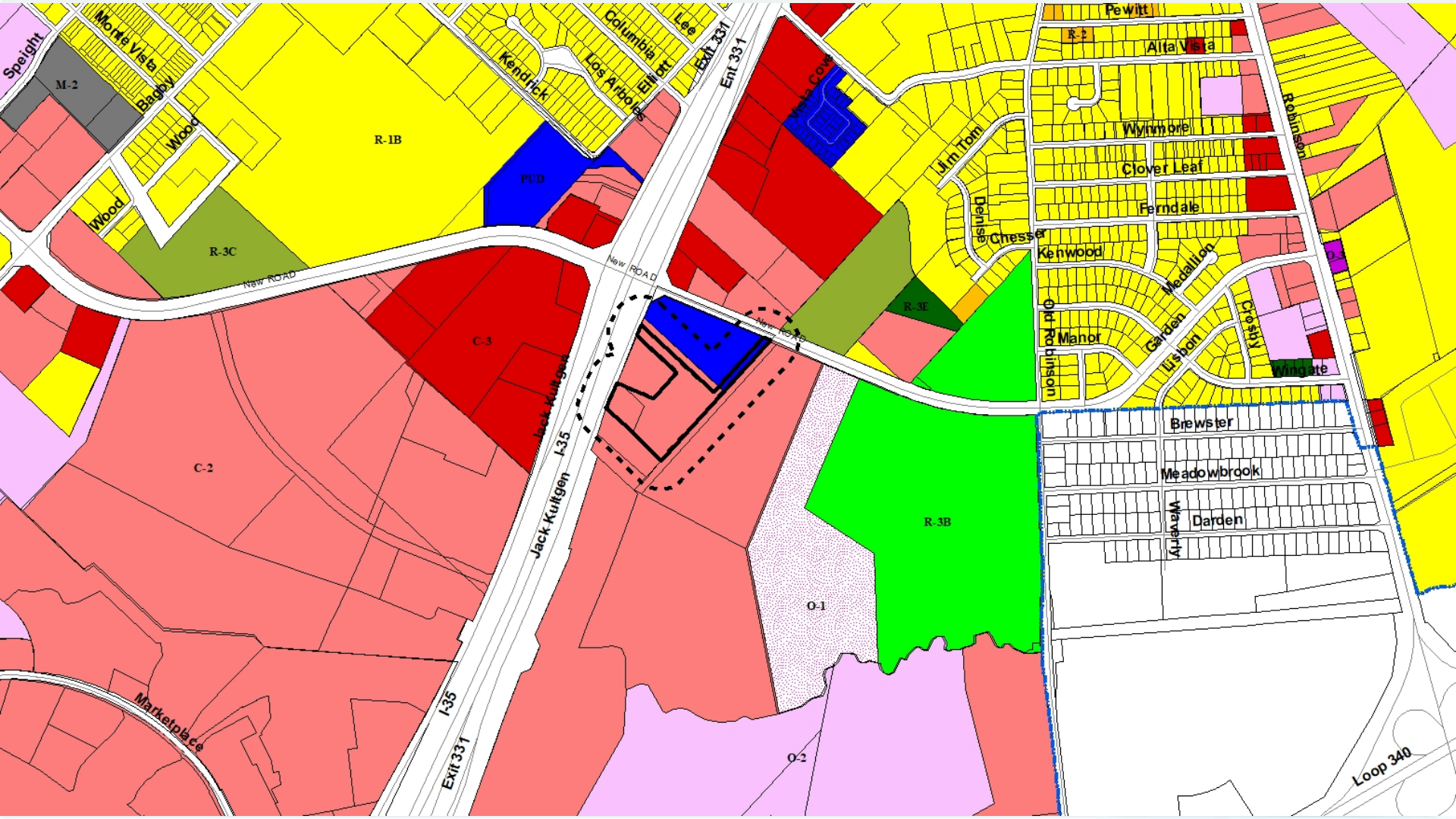


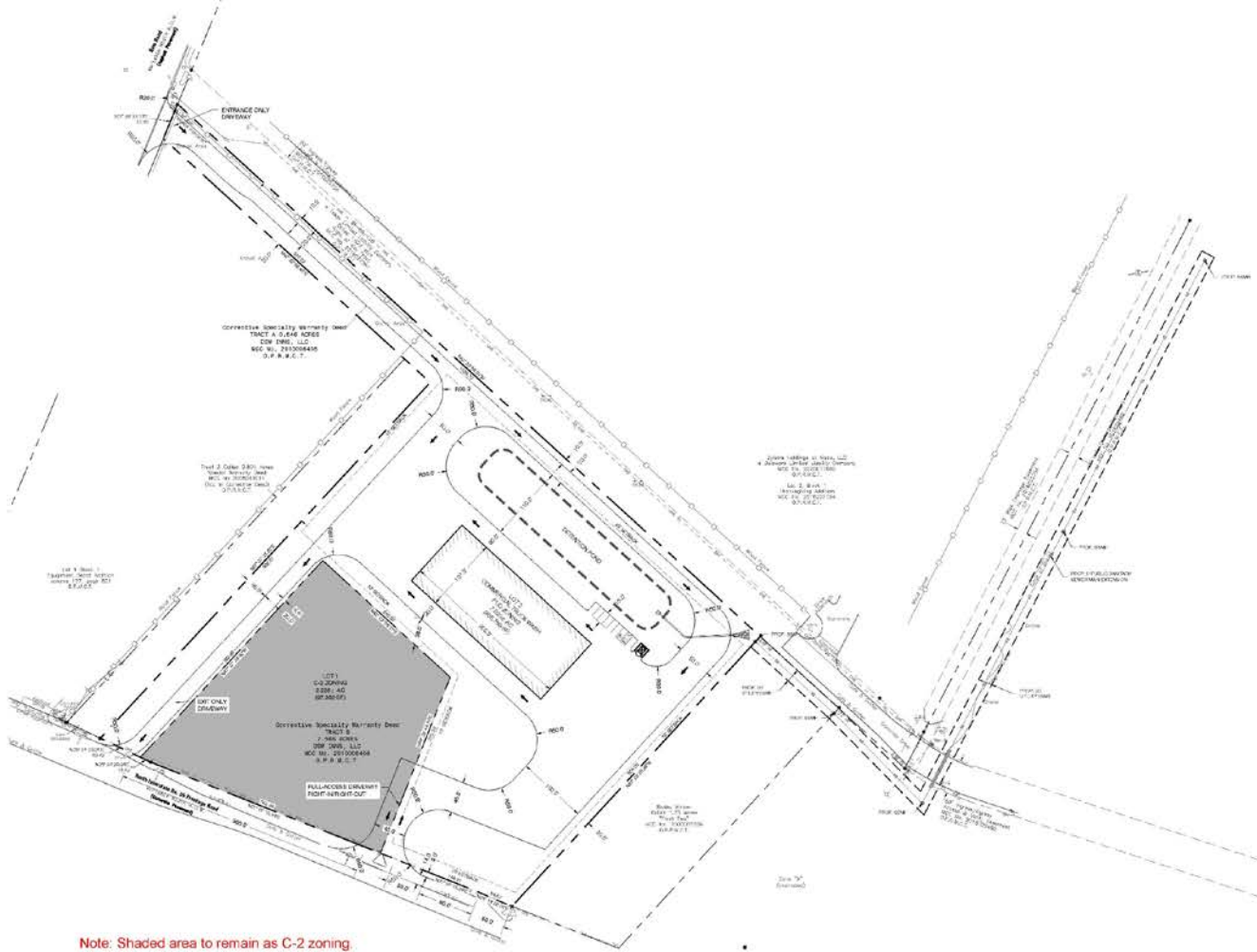
Speight  
Morne Vista  
Bobby  
Wood  
Wood  
Kendrick  
Cottonwood  
Hickory  
Ent 331  
Mills Cole  
Milton  
Chesapeake  
Kendrick  
Mansfield  
Wingale  
Brewster  
Meadowbrook  
Garden  
Loop 340  
Exit 331  
Jack Kuitgen I-35  
Markelberg











Note: Shaded area to remain as C-2 zoning.

## SITE DATA

<b>LOT 1</b>	
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL
EXISTING ZONING:	D-1
PROPOSED ZONING:	D-1
LAND AREA:	2.255 AC (97,461 SF)
<b>LOT 2</b>	
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL TRUCK/HAUL
EXISTING ZONING:	D-1
PROPOSED ZONING:	D-1
LAND AREA:	1.033 AC (44,794 SF)
BUILDING AREA:	28,800 SF
PROVIDED PARKING:	8 SPACES (INCLUDING 1 ADA SPACE)

## VICINITY MAP



## AERIAL PHOTO



NOT FOR PERMIT











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

- The proposed PUD is in keeping with the purpose and intent of the PUD ordinance by providing a high level of urban amenities and design standards while allowing flexibility in the use and development of the land.



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# Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-2 to PUD** subject to the following conditions:

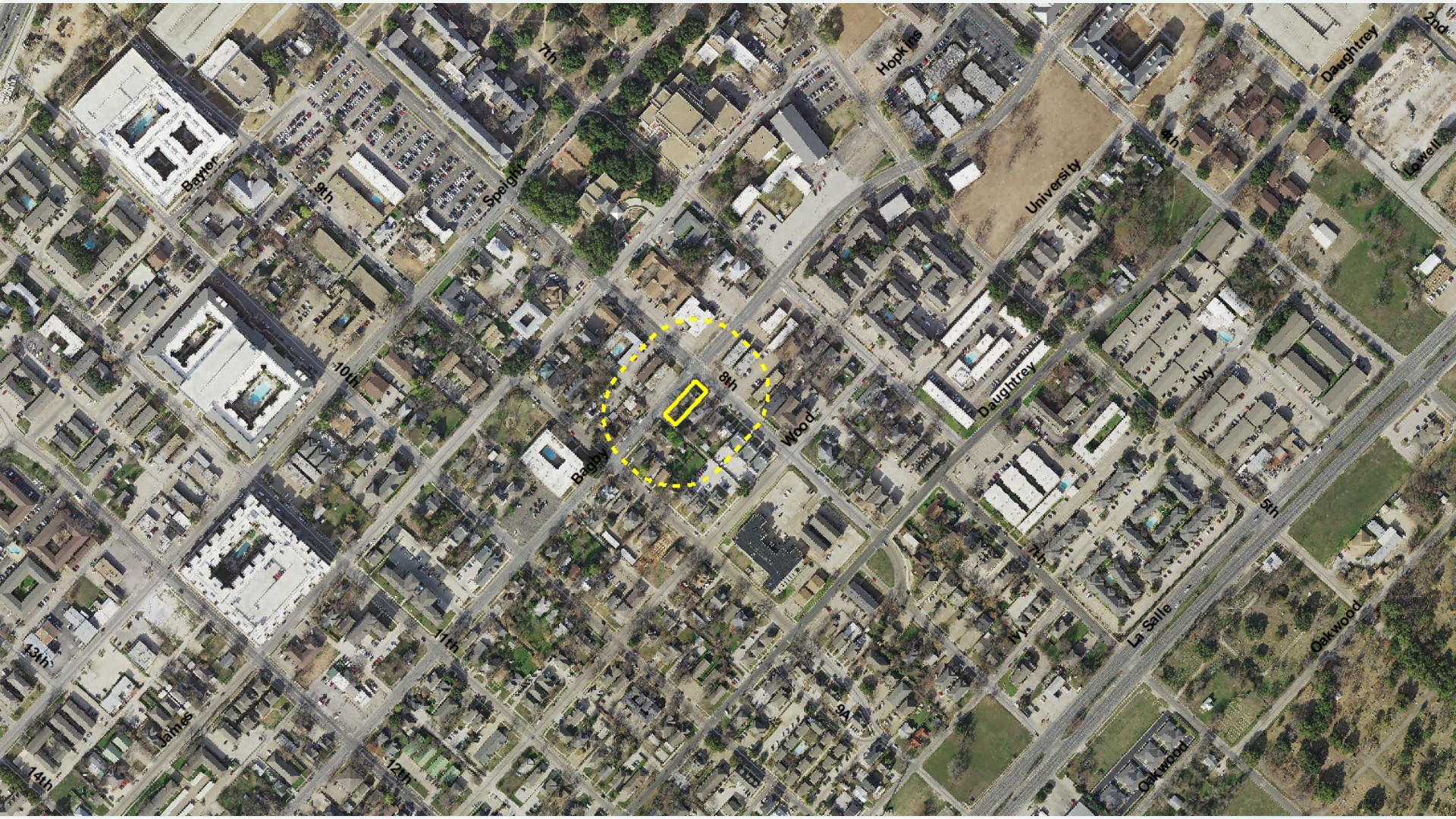
- The final PUD plan must meet all development standards consistent with the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, signage regulations, parking, site coverage, access & circulation, landscaping, refuse location & access, and fire protection location & access.
- Property shall be platted prior to issuance of building permits. Off-site sewer extension and easement dedication shall be required.
- The Entrance Only driveway off S. New Road shall be vacated and removed when the proposed road extension through the adjacent Thanksgiving Park Development is constructed. If the road extension remains private, an acknowledgement agreement shall be established with the adjacent property owner of the Thanksgiving Park Development regarding a future connection to S. New Road.
- The Exit Only driveway that is proposed along the northern property line shall remain as Exit Only and its use will be limited to truck wash traffic only.
- A cross access agreement shall be established for the southern driveway. This agreement shall grant access to truck wash traffic and future traffic for the remaining C-2 zoned portion of property.
- Sidewalk is required along the northbound IH-35 frontage road and S. New Road.
- Access to S. New Road shall be Right-In driveway only.

# PH 2021-504

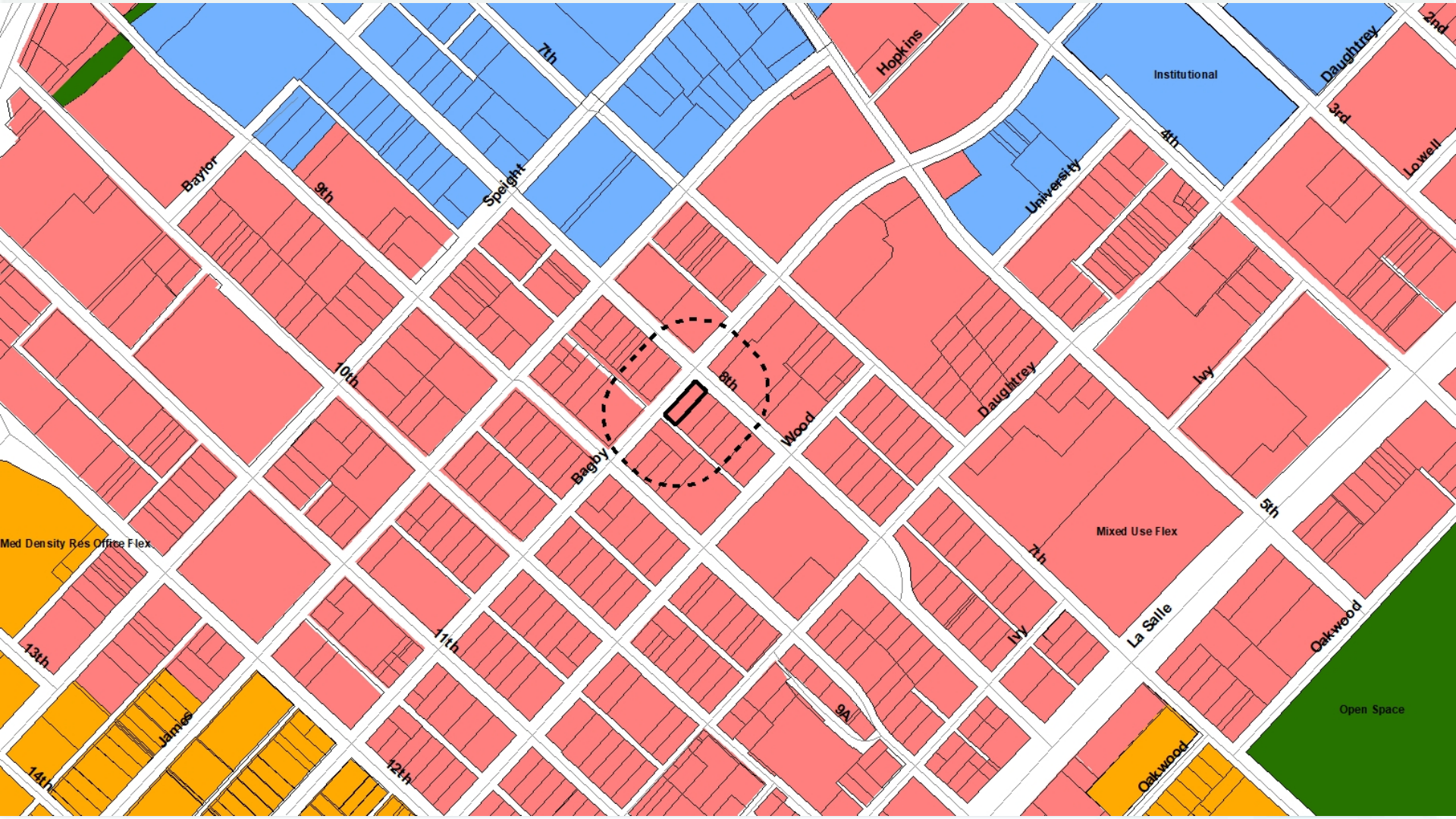
## 1801 S. 8th Street

- Applicant: Betsy Ferguson, on behalf of DBB Investments, LLC
- Rezone from O-2 to O-3
- Property Size: app. 0.17 acres
- Within the Baylor Neighborhood

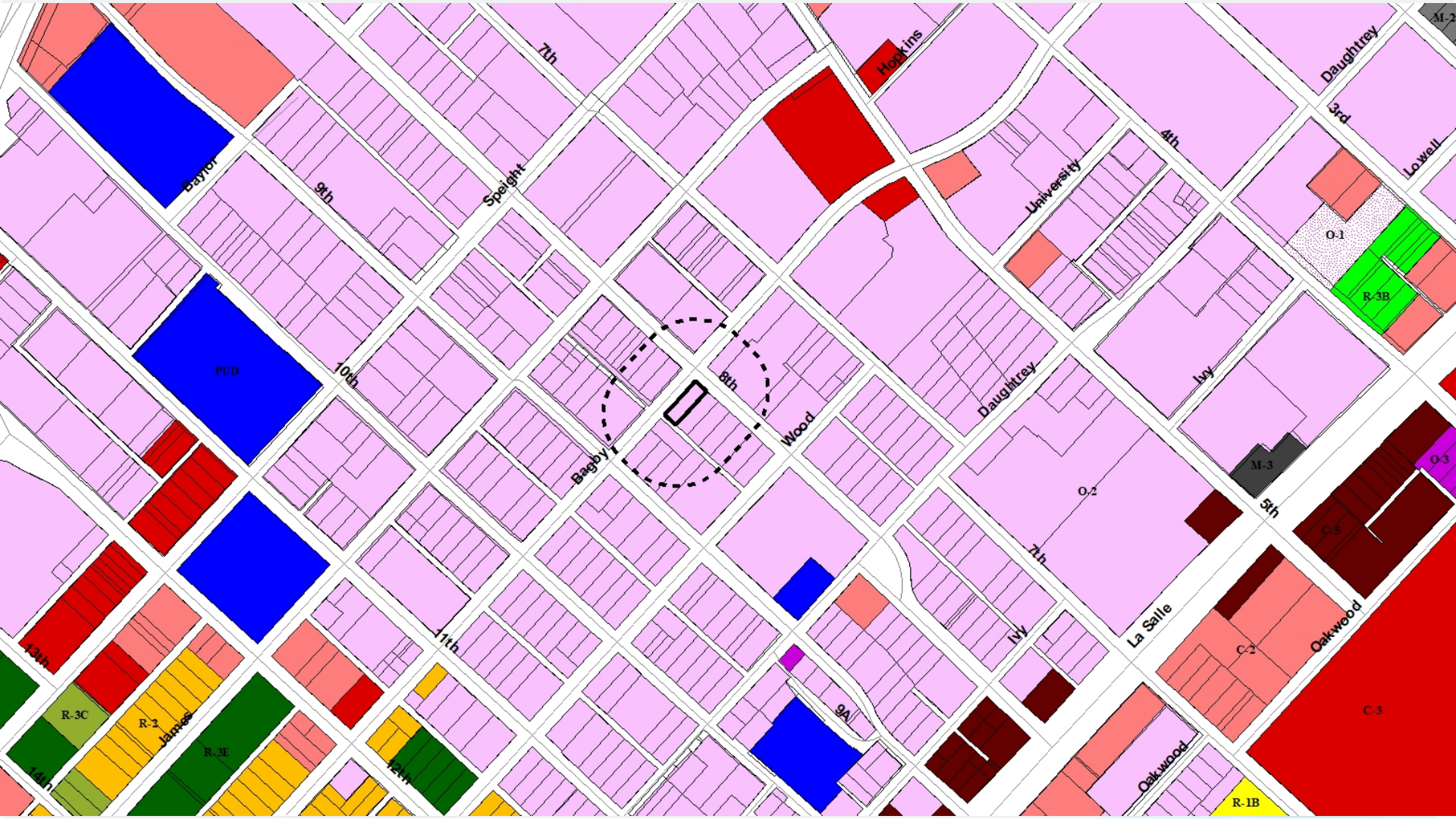


















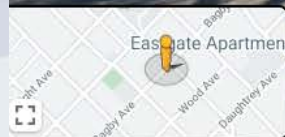


801 Bagby Ave

Waco, Texas



Street View





Plan Commission recommends **APPROVAL** of this request to change the zoning from **O-2 to O-3** 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-3 zoning district.
- The property meets all the area and width requirements for the O-3 zoning district.
- The proposed O-3 zoning is compatible with the surrounding area.

# PH 2021-505

## Residential Design Standards



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# Ordinance revisions based on HOTBA and Plan Commission input

## **Section 28-223.01 Application of regulations**

- a. Duplexes- Regulations now only applies to single-family attached and duplexes that have detached single family located in the same block **located in residential zoning districts**. Blocks that contain all single-family attached or duplexes are no longer subject to design requirements. Ex. Belmont development

# Building Scale and Massing

Similar form characteristics to other homes in the same block

– Within 20% of:

- Building Location on Lot
- Height of Building
- Width of Building
- Roof Pitch

– Only applies to block faces that are at least 75% built out





# Ordinance revisions based on HOTBA input

## **Section 28-223.012 Building Scale and Relationship**

- a. Height requirement for blocks with varying heights- Added exemption to height requirements for block-faces that have a mix of single and two store homes.
- b. Added a clarifying statement that fractions will be rounded to nearest whole number for purposes of determining compliance of the building scale and relationship section.



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# Building Scale and Massing

## Location of Parking

- No Garage
  - Driveway parking shall be provided on side or rear of house
    - » Exceptions maybe needed for narrow lots and no access to alleys
  - Shall not take up more than 50% of front yard
    - » 75% is current standards





# Building Scale and Massing

## Location of Parking

- Garage
  - Side load should have architectural elements on façade
  - Front load should comprise less than 50% of front façade and protrude no more than 10 feet from front façade



# Ordinance revisions based on HOTBA input

## Section 28-223.04 Location of Parking

- a. Added “improved” to the alley exemption for required side or rear yard parking on lots 50’ in width or below. Now requirements states “Legally platted lots with a width of 50’ or below as of the effective date of this section that have no access to an improved alley are exempt from this requirement subject to the parking area including the driveway does not constitute more than 50 percent of the front yard.”
- b. Clarified that the measurement of width for the front load garage not comprising more than 50% of the front façade shall be the width of the garage door only.
- c. Added an exemption to the requirement that front load garages cannot comprise more than 50% of front façade for legally platted lots with a width under 50’ subject to the façade containing at least 2 of the architectural features listed in the building architectural features section.
- d. Added an exemption to the requirement that front load garages cannot comprise more than 50% of front façade for 2-story homes that have a front load garage on 1<sup>st</sup> floor and living space on 2<sup>nd</sup> floor subject to façade containing at least 2 of the architectural features listed in the building architectural features.
- e. Clarified that the requirement that garages not protrude more than 10 feet from the front façade only applies to front load garages.



# Building Architectural Elements

- Avoidance of expansive blank facades through inclusion of elements:
  - 2'x10' offset for every 30' of façade +
  - Inclusion of one architectural features such as:
    - Main structure articulation/building offsets
    - Projecting bay or cantilevered box windows
    - Stoops
    - Porches
    - Chimneys
    - Structural window awnings or canopies
    - Roof dormers
    - Columns
    - Second-story roof overhang
    - Porte-cocheres
    - Raised/ Pier and Beam foundations



# Limitation on Repetition and Uniformity

- Requirement of front elevation variation  
(Choose 3):

- Change in roofline
- Change in roof pitch
- Inclusion or exclusion of a front porch or front entry structure,
- Difference in number of dormers;
- Change in number of front facing garage bay doors;
- Changes in exterior materials covering 50% or more of front facade;
- Garages recessed or projected by a minimum increment of four (4) feet;
- Addition of a bay window
- Difference in number of windows

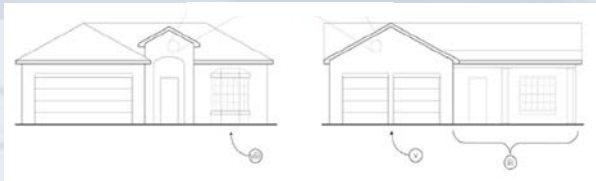
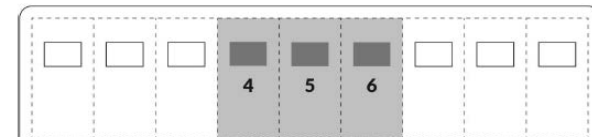
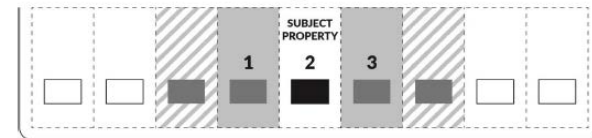


Figure 1.



One-Family dwelling that is two (2) lots removed on either side of the subject property on the same block face.



# Ordinance revisions based on HOTBA input

## **Section 28-223.05 Front Façade Variation**

- a. Added language to match application standards in Section 28-223.01.
- b. Added landscaping as a design element that can be counted towards the 3 elements needed for front façade variation.



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