

PH 2022-681

Subdivision Plats

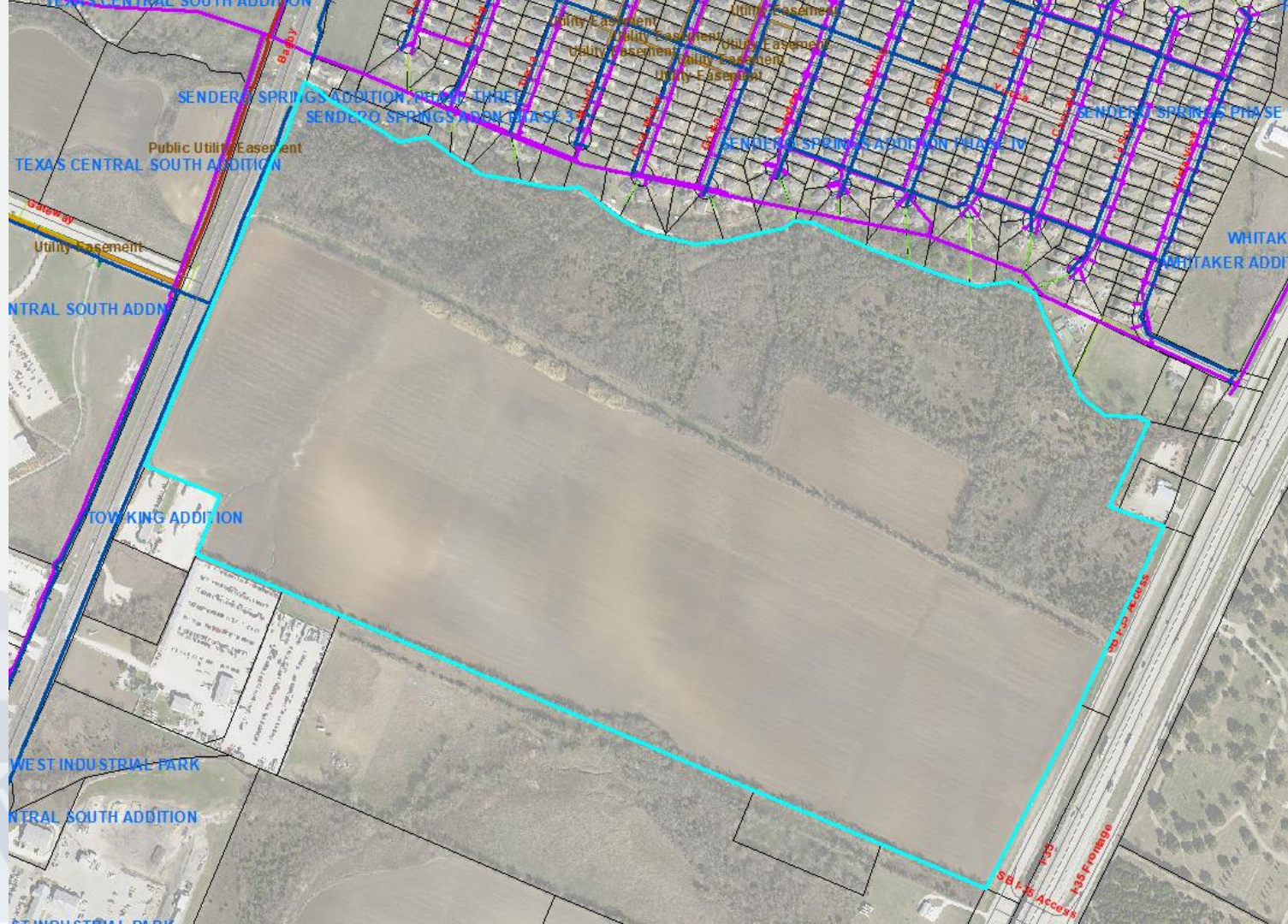


CITY OF WACO

Preliminary Plat of the M & M Industrial Park Addition



CITY OF WACO



Final Plat and Construction Plans of the Church Road Estates Addition, Phase One



CITY OF WACO



FIELD SERVICES: TMS 03/28

FINAL PLAT
Church Road Estates Addition, Phase One
to the City of Waco, McLennan County, Texas, being 46.14 acres of land out of the Alford Willingham Survey, Abstract Number 897 & the Isaac Pitts Survey, Abstract Number 713, McLennan County, Texas, being that called 1.00 acre of land described in a deed to Big H Properties, LLC, recorded under Instrument Number 2021009798 of the Official Public Records of McLennan County, Texas, and being that called 44.93 acres of land described in a deed to Big H Properties, LLC, recorded under Instrument Number 2022012613 of the Official Public Records of McLennan County, Texas.

0 = 1/2" Iron Rod Set, "Blockings"
(Unless Otherwise Noted)

LINE	BEARING	DISTANCE
1	N 72° 20' 44" E	1263.95
2	N 72° 20' 44" E	1263.95
3	N 72° 20' 44" E	1263.95
4	N 72° 20' 44" E	1263.95
5	N 72° 20' 44" E	1263.95
6	N 72° 20' 44" E	1263.95
7	N 72° 20' 44" E	1263.95
8	N 72° 20' 44" E	1263.95
9	N 72° 20' 44" E	1263.95
10	N 72° 20' 44" E	1263.95

LINE	BEARING	DISTANCE
1	N 72° 20' 44" E	1263.95
2	N 72° 20' 44" E	1263.95
3	N 72° 20' 44" E	1263.95
4	N 72° 20' 44" E	1263.95
5	N 72° 20' 44" E	1263.95
6	N 72° 20' 44" E	1263.95
7	N 72° 20' 44" E	1263.95
8	N 72° 20' 44" E	1263.95
9	N 72° 20' 44" E	1263.95
10	N 72° 20' 44" E	1263.95

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 72° 20' 44" E	1263.95	11	N 72° 20' 44" E	1263.95
2	N 72° 20' 44" E	1263.95	12	N 72° 20' 44" E	1263.95
3	N 72° 20' 44" E	1263.95	13	N 72° 20' 44" E	1263.95
4	N 72° 20' 44" E	1263.95	14	N 72° 20' 44" E	1263.95
5	N 72° 20' 44" E	1263.95	15	N 72° 20' 44" E	1263.95
6	N 72° 20' 44" E	1263.95	16	N 72° 20' 44" E	1263.95
7	N 72° 20' 44" E	1263.95	17	N 72° 20' 44" E	1263.95
8	N 72° 20' 44" E	1263.95	18	N 72° 20' 44" E	1263.95
9	N 72° 20' 44" E	1263.95	19	N 72° 20' 44" E	1263.95
10	N 72° 20' 44" E	1263.95	20	N 72° 20' 44" E	1263.95

Lorenzo D Bragg Survey
Abstract No. 101

Homestead Affidavit
Remainder of Called 136.20
W. Paul Ellis and Doris D. Ellis
Vol. 1415, Pg. 704
O.P.R.

Called 8.00 acres
Joe E. Ellis
Virginia K. Ellis
Vol. 723, Pg. 511
O.P.R.

Homestead Affidavit
Remainder of Called 136.20
W. Paul Ellis and Doris D. Ellis
Vol. 1415, Pg. 704
O.P.R.

COUNTY CLERK'S USE ONLY

COUNTY CLERK'S FILE NUMBER



713, Box 307, Box, Texas 76797
TAMU, TAMU, TAMU, TAMU
TAMU, TAMU, TAMU, TAMU



ALL RIGHTS RESERVED BY:
BLACKLAND SURVEYING LLC 2022

RED SEAL

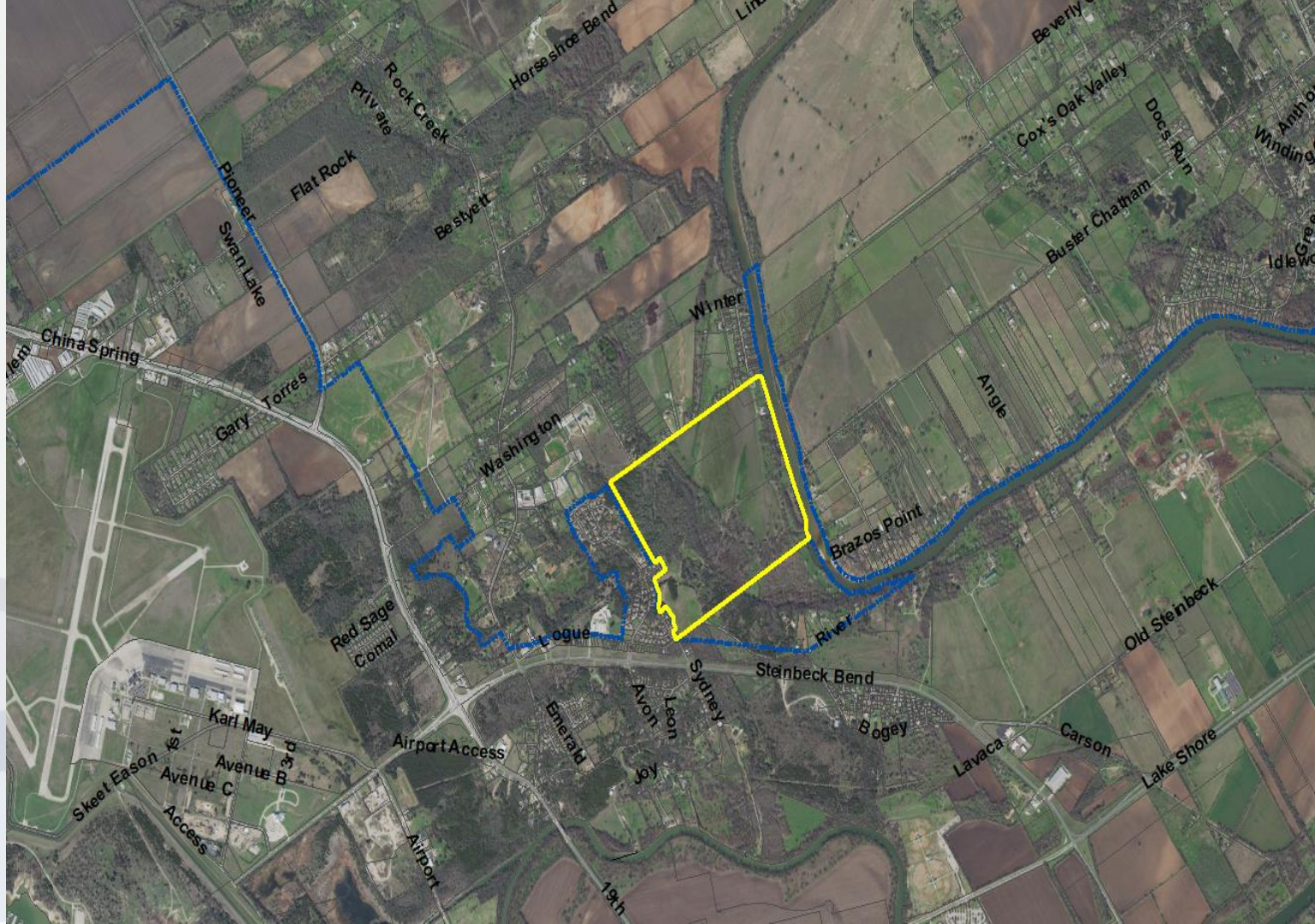
SURVIVED: 8/25/2021

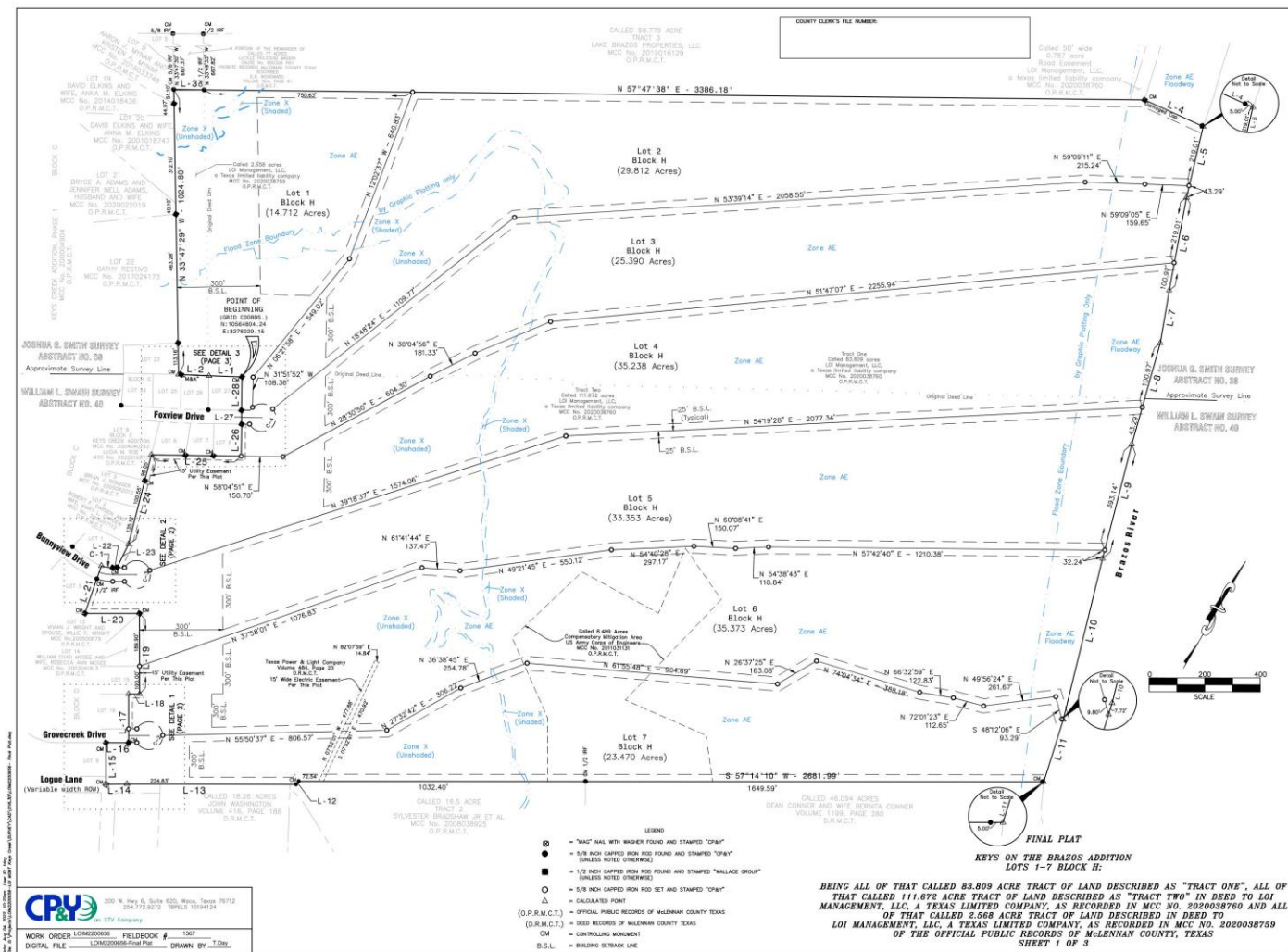
Job Number: 21-08-0408

Final Plat and Construction Plans of the Keys on the Brazos Addition



CITY OF WACO





Final Plat and Construction Plans of the Copper Springs Addition, Phase III



COUNTY CLERK'S FILE NUMBER

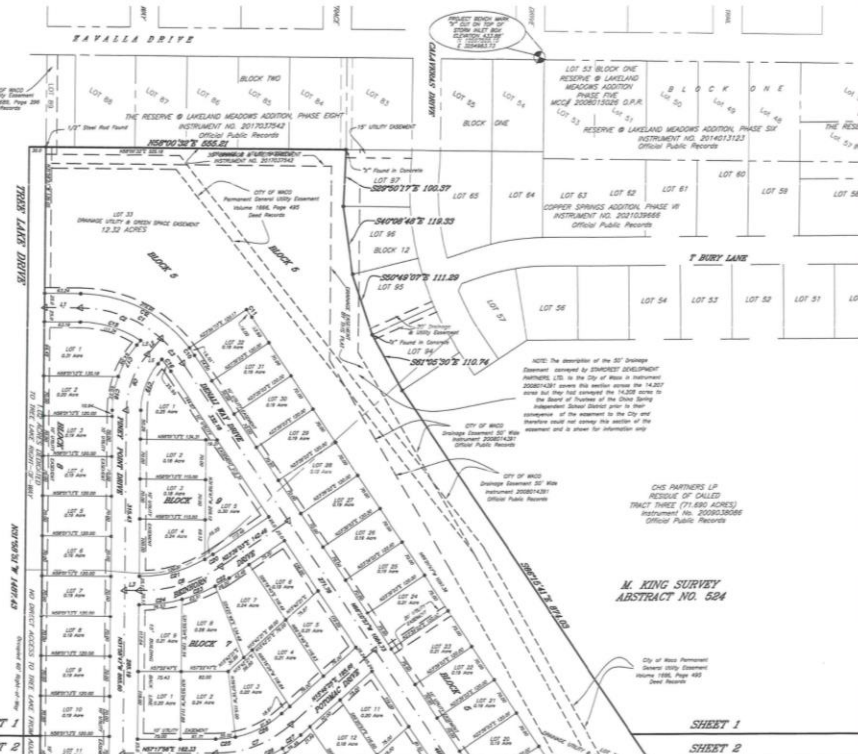


NOTES:
34.44 ACRES
5 BLOCKS
78 LOTS

• = 1/8" STEEL ROD CHAPPED MARK SET

CURVE TABLE		
CURVE LENGTH	CHORD BEARS	CHORD BEARS
1.00	1.0000	1.0000
2.00	1.9998	1.9998
3.00	2.9994	2.9994
4.00	3.9988	3.9988
5.00	4.9979	4.9979
6.00	5.9967	5.9967
7.00	6.9951	6.9951
8.00	7.9931	7.9931
9.00	8.9907	8.9907
10.00	9.9878	9.9878
11.00	10.9844	10.9844
12.00	11.9805	11.9805
13.00	12.9761	12.9761
14.00	13.9712	13.9712
15.00	14.9658	14.9658
16.00	15.9599	15.9599
17.00	16.9534	16.9534
18.00	17.9463	17.9463
19.00	18.9386	18.9386
20.00	19.9302	19.9302
21.00	20.9211	20.9211
22.00	21.9113	21.9113
23.00	22.9008	22.9008
24.00	23.8896	23.8896
25.00	24.8777	24.8777
26.00	25.8651	25.8651
27.00	26.8518	26.8518
28.00	27.8378	27.8378
29.00	28.8231	28.8231
30.00	29.8077	29.8077
31.00	30.7915	30.7915
32.00	31.7745	31.7745
33.00	32.7567	32.7567
34.00	33.7381	33.7381
35.00	34.7187	34.7187
36.00	35.6984	35.6984
37.00	36.6772	36.6772
38.00	37.6551	37.6551
39.00	38.6321	38.6321
40.00	39.6082	39.6082
41.00	40.5833	40.5833
42.00	41.5574	41.5574
43.00	42.5305	42.5305
44.00	43.5026	43.5026
45.00	44.4737	44.4737
46.00	45.4437	45.4437
47.00	46.4126	46.4126
48.00	47.3803	47.3803
49.00	48.3468	48.3468
50.00	49.3121	49.3121
51.00	50.2762	50.2762
52.00	51.2391	51.2391
53.00	52.2007	52.2007
54.00	53.1611	53.1611
55.00	54.1202	54.1202
56.00	55.0780	55.0780
57.00	56.0345	56.0345
58.00	56.9897	56.9897
59.00	57.9436	57.9436
60.00	58.8961	58.8961
61.00	59.8472	59.8472
62.00	60.7969	60.7969
63.00	61.7451	61.7451
64.00	62.6918	62.6918
65.00	63.6370	63.6370
66.00	64.5806	64.5806
67.00	65.5226	65.5226
68.00	66.4630	66.4630
69.00	67.4018	67.4018
70.00	68.3390	68.3390
71.00	69.2745	69.2745
72.00	70.2083	70.2083
73.00	71.1404	71.1404
74.00	72.0708	72.0708
75.00	73.0000	73.0000
76.00	73.9279	73.9279
77.00	74.8545	74.8545
78.00	75.7798	75.7798
79.00	76.7038	76.7038
80.00	77.6264	77.6264
81.00	78.5476	78.5476
82.00	79.4673	79.4673
83.00	80.3855	80.3855
84.00	81.3021	81.3021
85.00	82.2171	82.2171
86.00	83.1305	83.1305
87.00	84.0423	84.0423
88.00	84.9524	84.9524
89.00	85.8608	85.8608
90.00	86.7674	86.7674
91.00	87.6722	87.6722
92.00	88.5752	88.5752
93.00	89.4764	89.4764
94.00	90.3757	90.3757
95.00	91.2731	91.2731
96.00	92.1686	92.1686
97.00	93.0621	93.0621
98.00	93.9536	93.9536
99.00	94.8431	94.8431
100.00	95.7305	95.7305

FINAL PLAT COPPER SPRINGS ADDITION, PHASE III
to the City of Waco, McLennan County, Texas, being 34.44 Acres of land in the City of Waco and M. King Survey, Abstract No. 584 in McLennan County, Texas and being out of that called Tract Three, the residue of 71.800 acres described in a deed to CHS Partners LP of record as Instrument 2009030586 in the Official Public Records of McLennan County, Texas and that called 14.808 acres described in a deed to the said CHS Partners LP of record as Instrument 2017003828 in the said Official Public Records of McLennan County.



SHEET 2

SHEET 1



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Auslin Ave. Ste. 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10184244

1 of 3

SCALE 0 100 200

ADDRESS: TREE LAKE DATE: NOVEMBER 2021
WORK ORDER NO. 21-11-4915 DRAWN BY: GSA
SHEET: 1 of 3 21-11-4915 Copper Springs Phase II FIELDBOOK/PG. CH



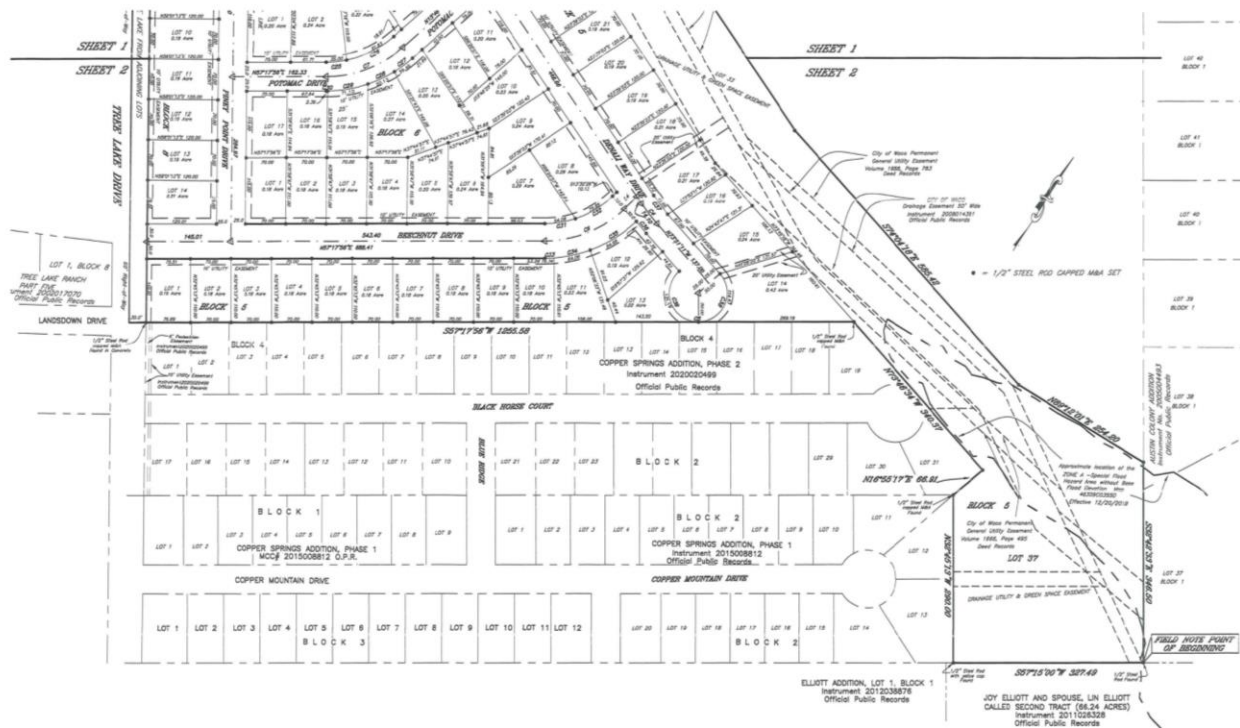
SURVEYORS' RED SEAL

SURVEYORS' CERTIFICATION

The plat shown herein was prepared from an on the ground survey performed by me in December 2021 and corner monuments are as shown.

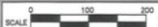
Robert E. Mitchell R.P.L.S. 5801

SURVEYED DECEMBER 2021



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

Sheet:
2 of 3



WORK ORDER NO. 21-11-4815
DIGITAL FILE 21-11-4815 COPPER SPRING PHASE II



SURVEYED: December 2021

SURVEYORS CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN MAY 2021 AND CORNER MONUMENTS ARE AS SHOWN.

He All in
ROBERT E. WILCHESL, JR. 10-10-1980

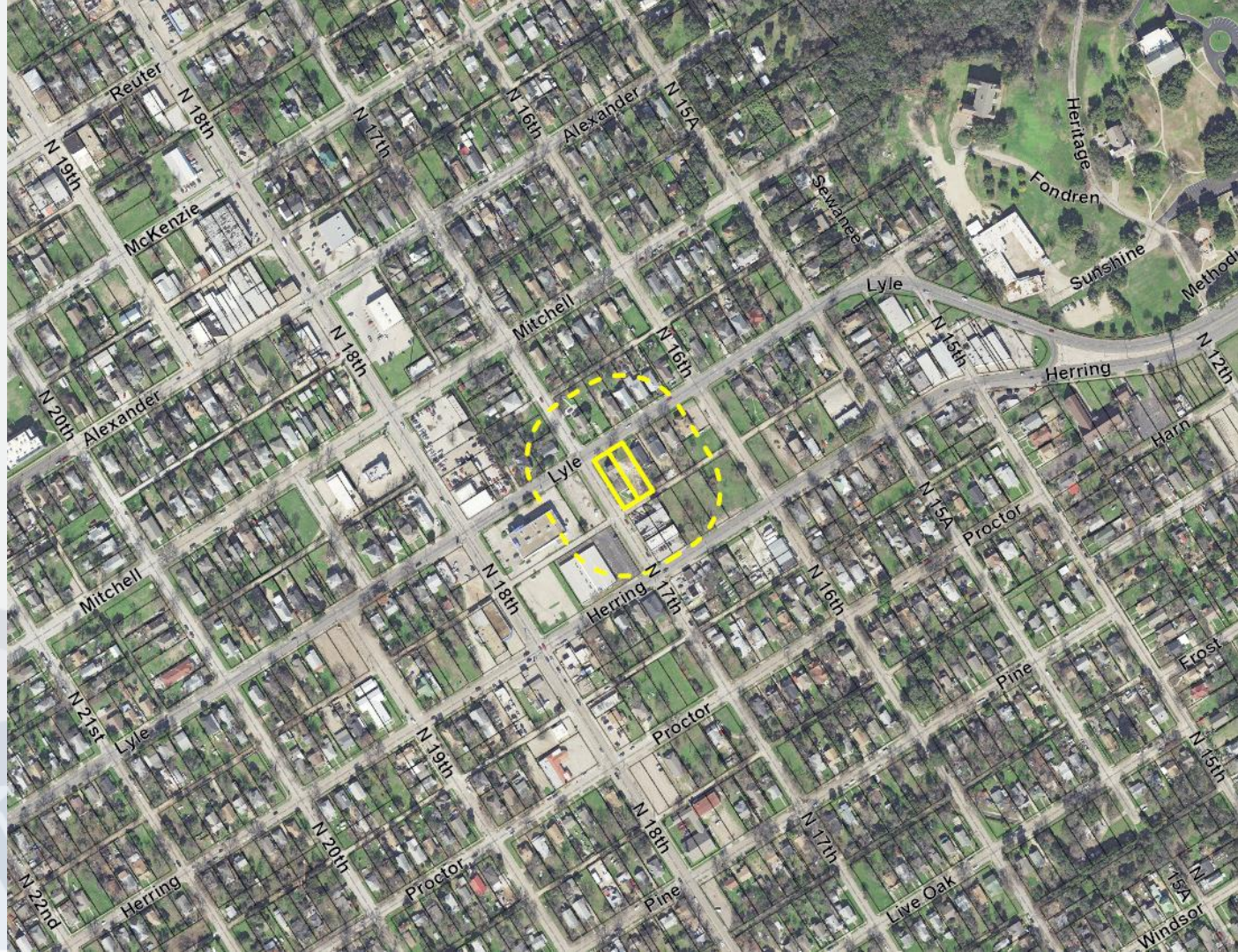
PH 2022-682

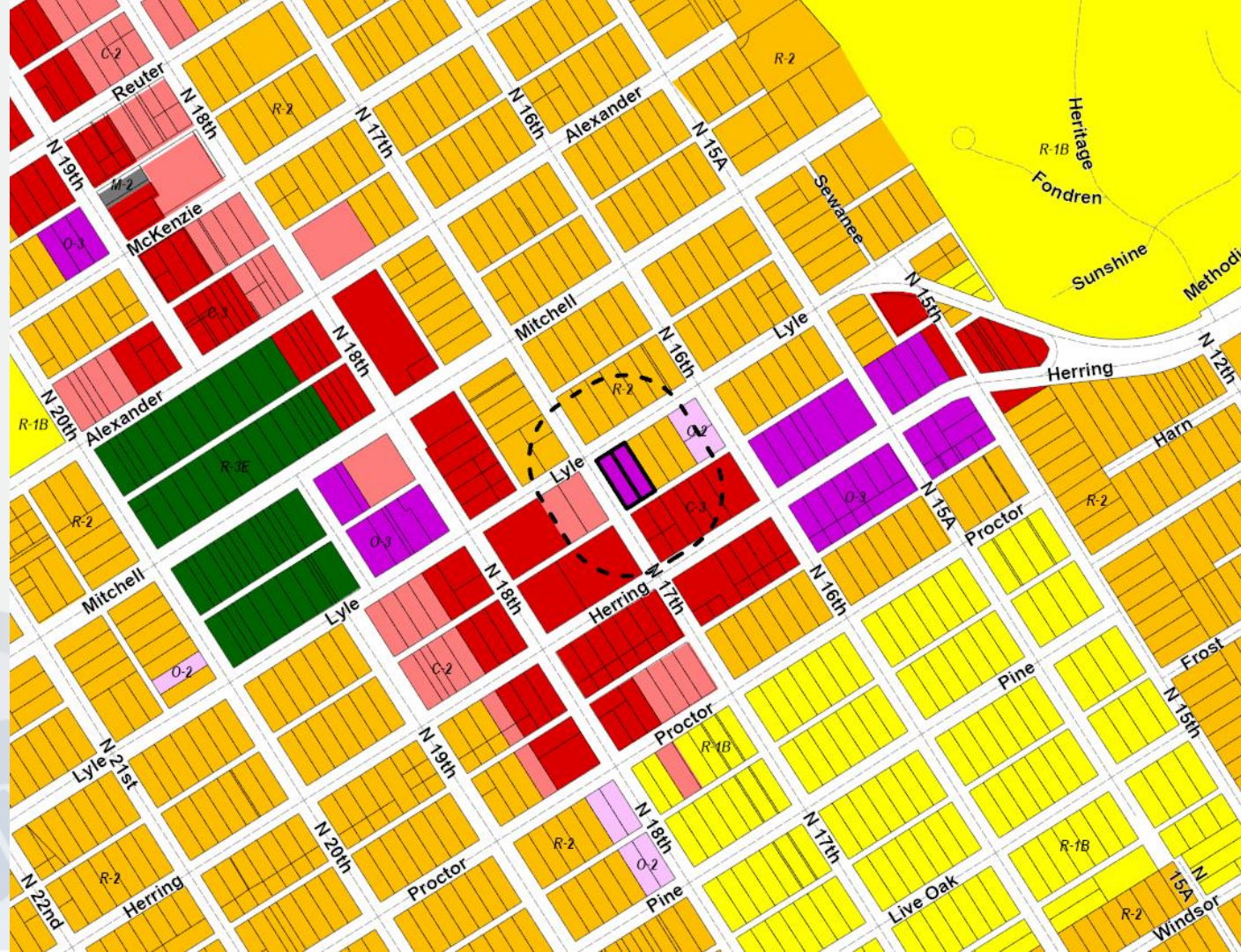
1618 and 1628 Lyle Avenue

- Applicant: Central Alcoholic Foundation, Inc.
- Renewal of a Special Permit for a Transitional Shelter II in an O-3 District
- Property Size: 0.37 acres
- Within the Cameron Park NA
- Council District IV

Transitional Shelter II Definition

- A residential facility providing temporary shelter for 6 or more persons who are receiving therapy and/or counseling from support staff who are present at all times the residents are present, for one or more of the following purposes:
 - (1) To help residents recuperate from the effects of drugs or alcohol addiction;
 - (2) To help homeless persons or families achieve independence and obtain permanent housing; or
 - (3) To provide temporary shelter for persons who are victims of domestic abuse.











Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

*Note: Recommend renewing
for another 5 years.*

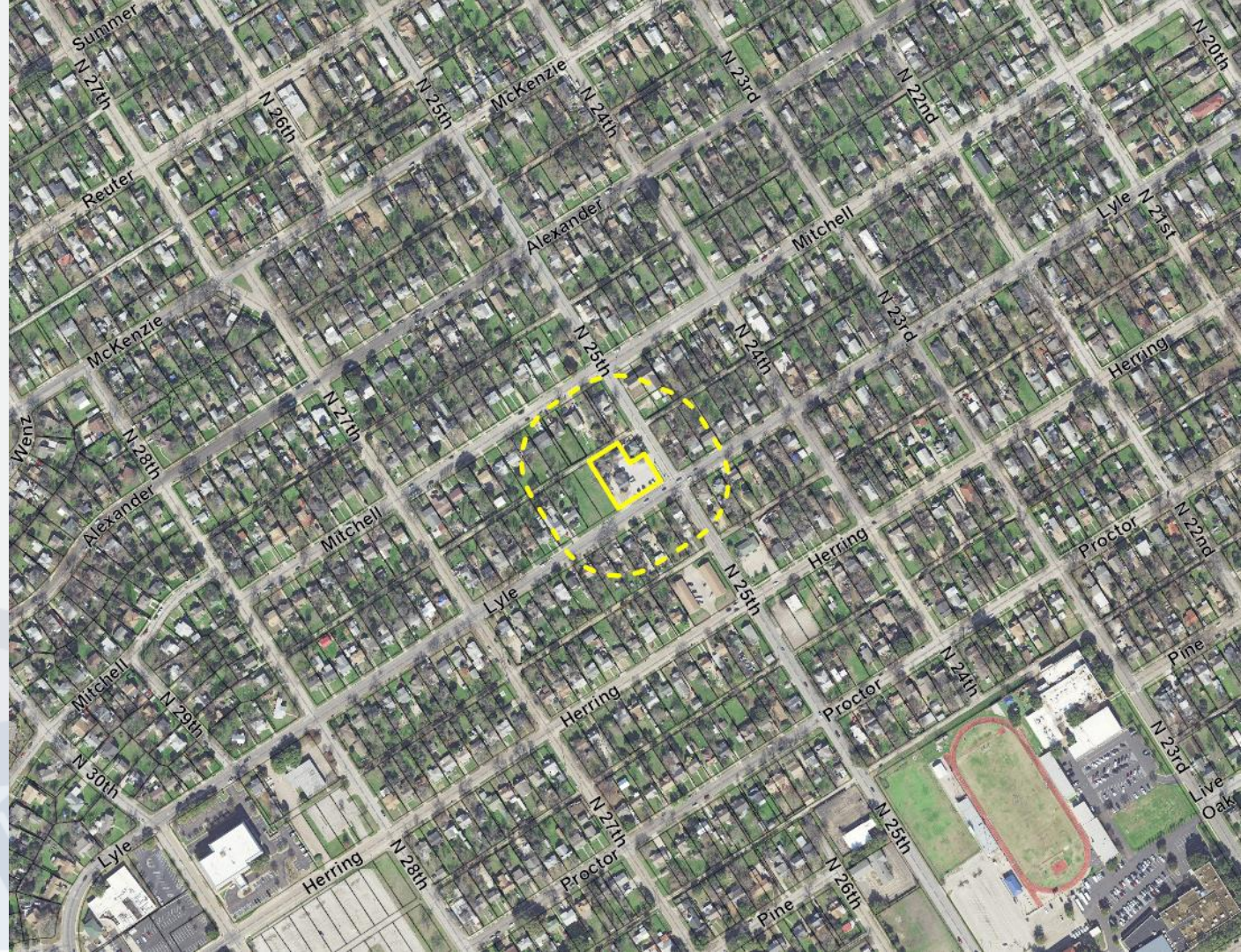


CITY OF WACO

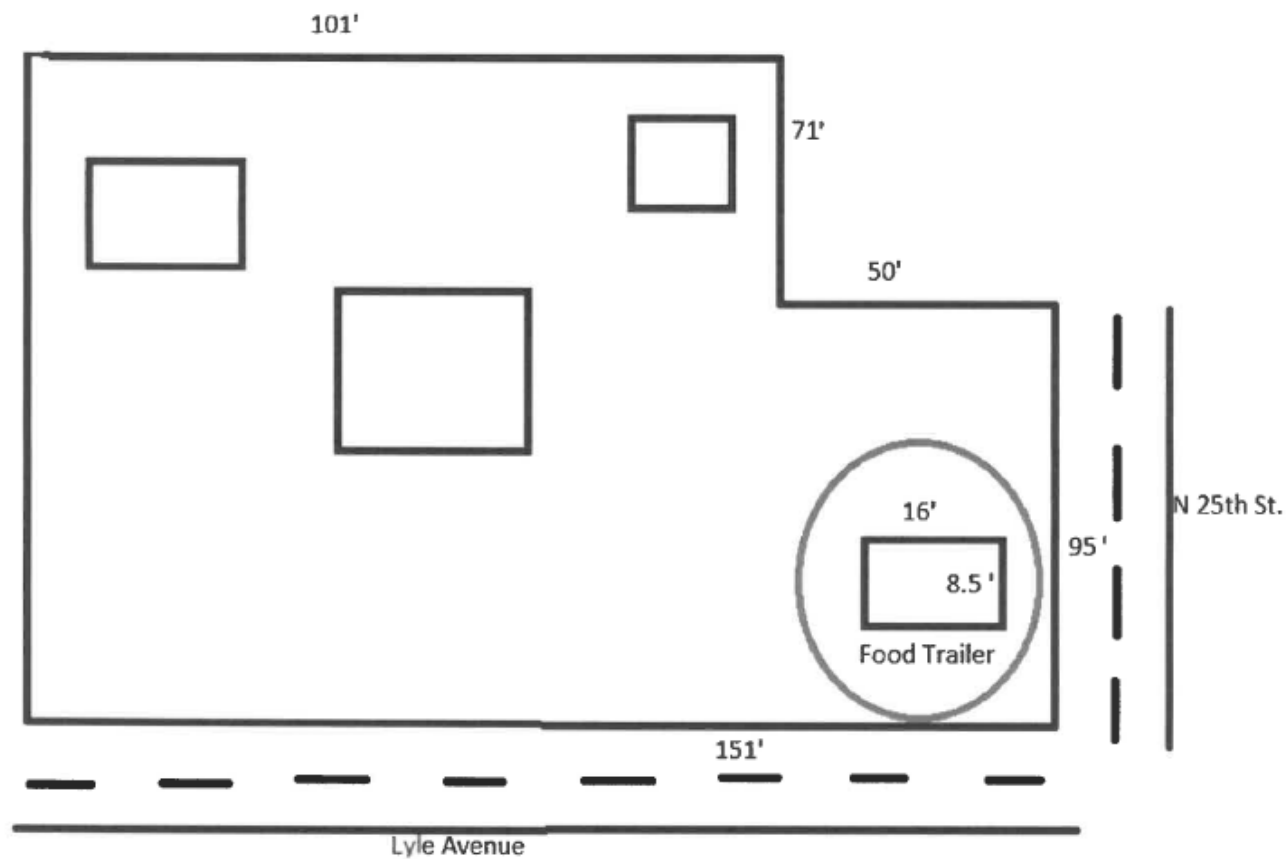
PH 2022-683

2505 Lyle Avenue

- Applicant: Janet Vega Ruiz, on behalf of Los Compadres
- Special Permit to extend the hours of operation and allow food truck sales between the hours of 7 p.m. and 11 p.m. in an O-3 District
- Property Size: 0.49 acres
- Within the Dean Highland Neighborhood
- Council District IV











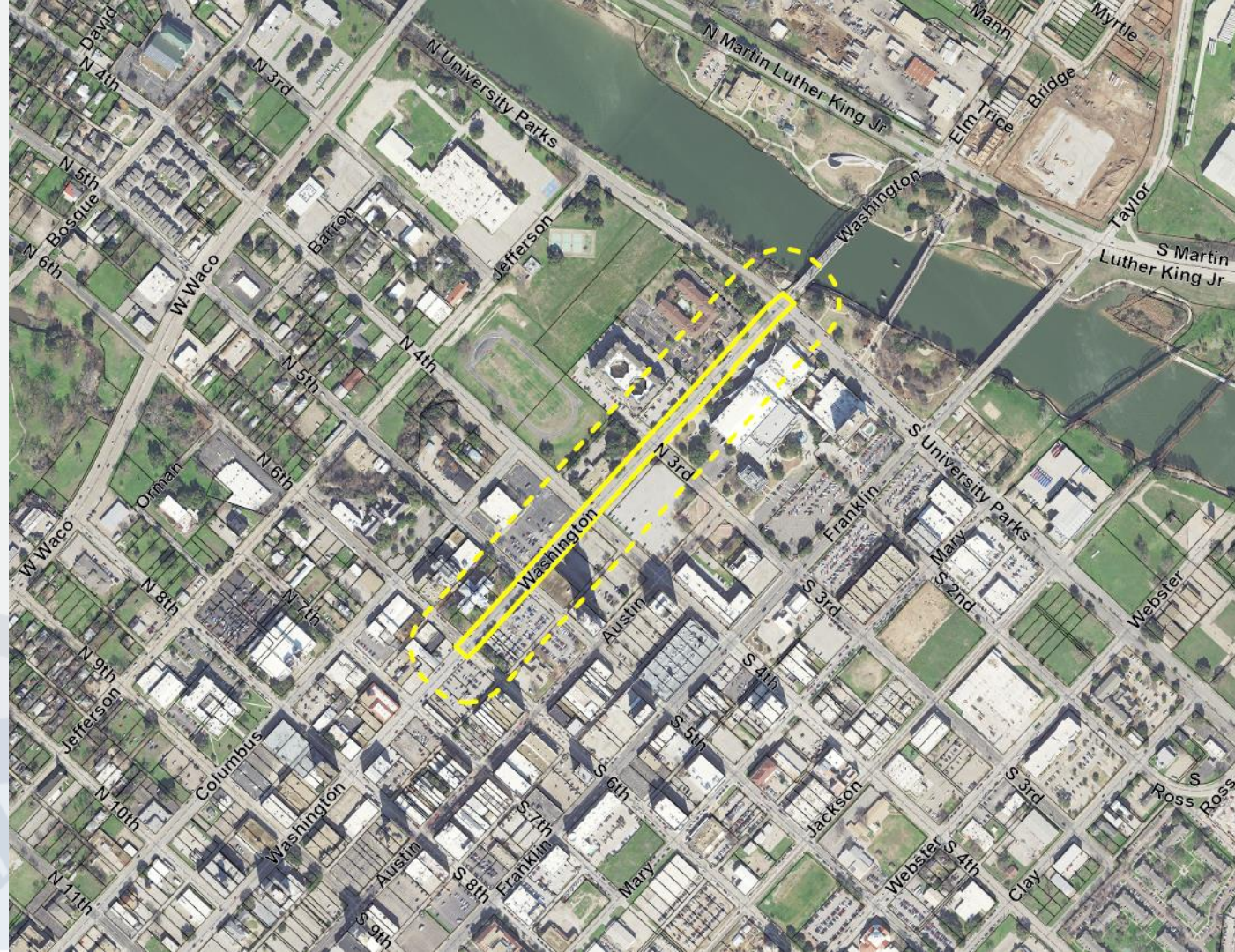
Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the findings required per Sec. 28-122 of the Zoning Ordinance

Note: Recommend extending hours to 9pm on Monday through Thursday, and 11pm on Friday and Saturday, with 1 year time limit.

PH 2022-684

Honorary Street Naming

Consider a request for an honorary street naming of Lester Gibson Way for a portion of Washington Avenue from University Parks Drive to 6th Street.







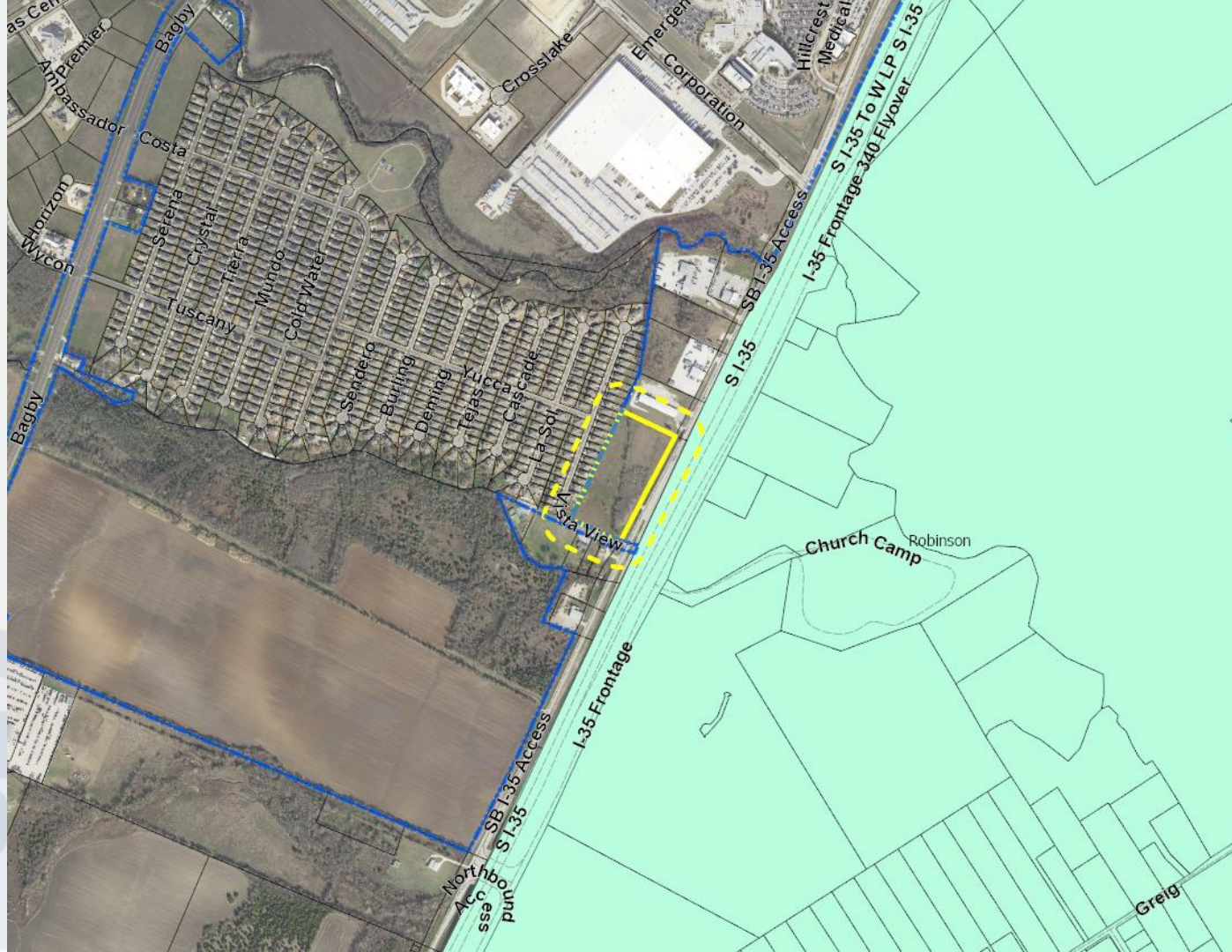




PH 2022-685

6378 South Interstate 35

- Applicant: Tractman Properties, LLC
- Voluntary annexation
- Total Property Size: Approximately 8.598 acres
- Council District III
- Industrial Land Use Designation & M-2 Zoning



COMING SOON!
THE FUTURE HOME OF

Family Owned & Operated
WCTRACTOR
SINCE 1939


Kubota


L SERIES

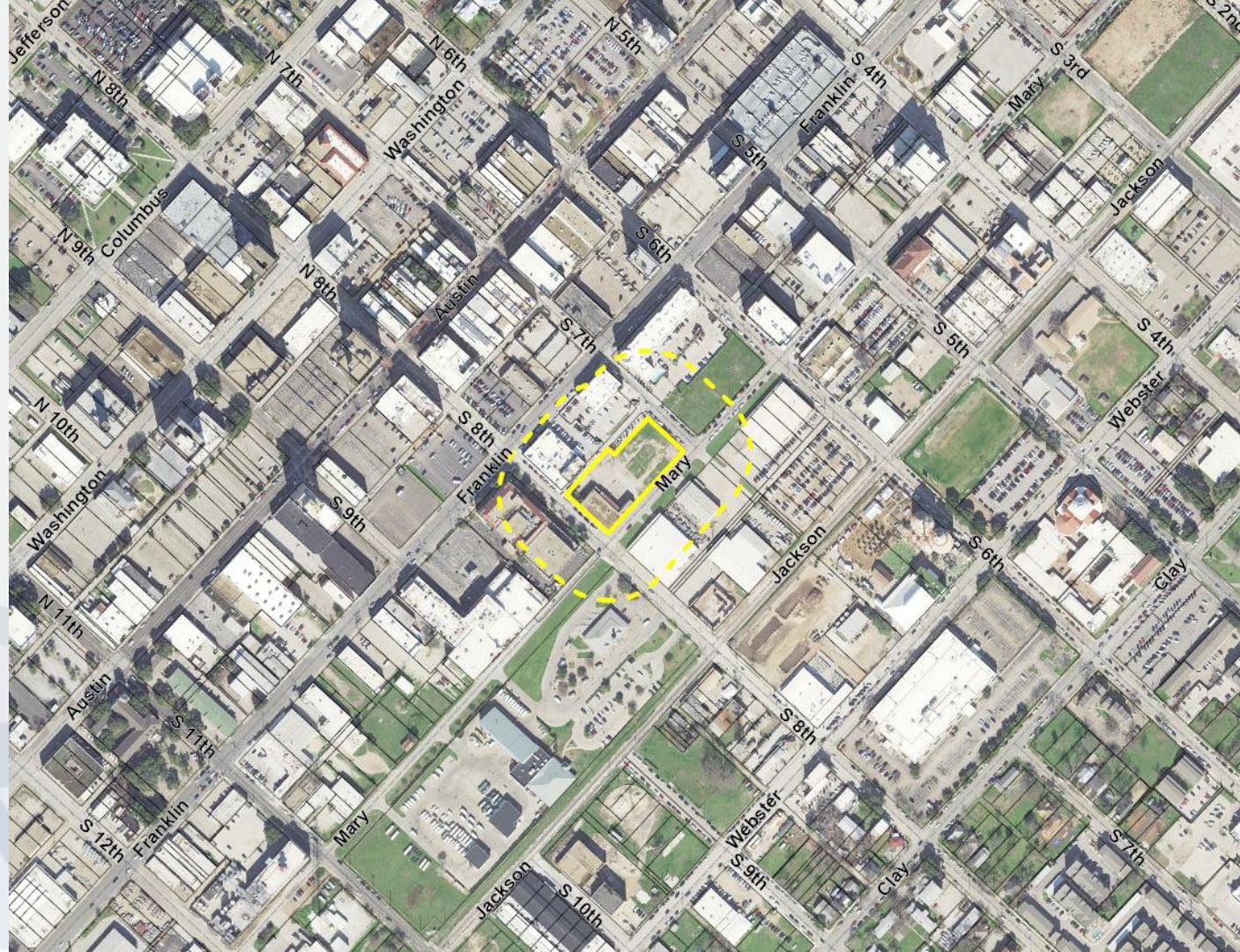
LAMAR

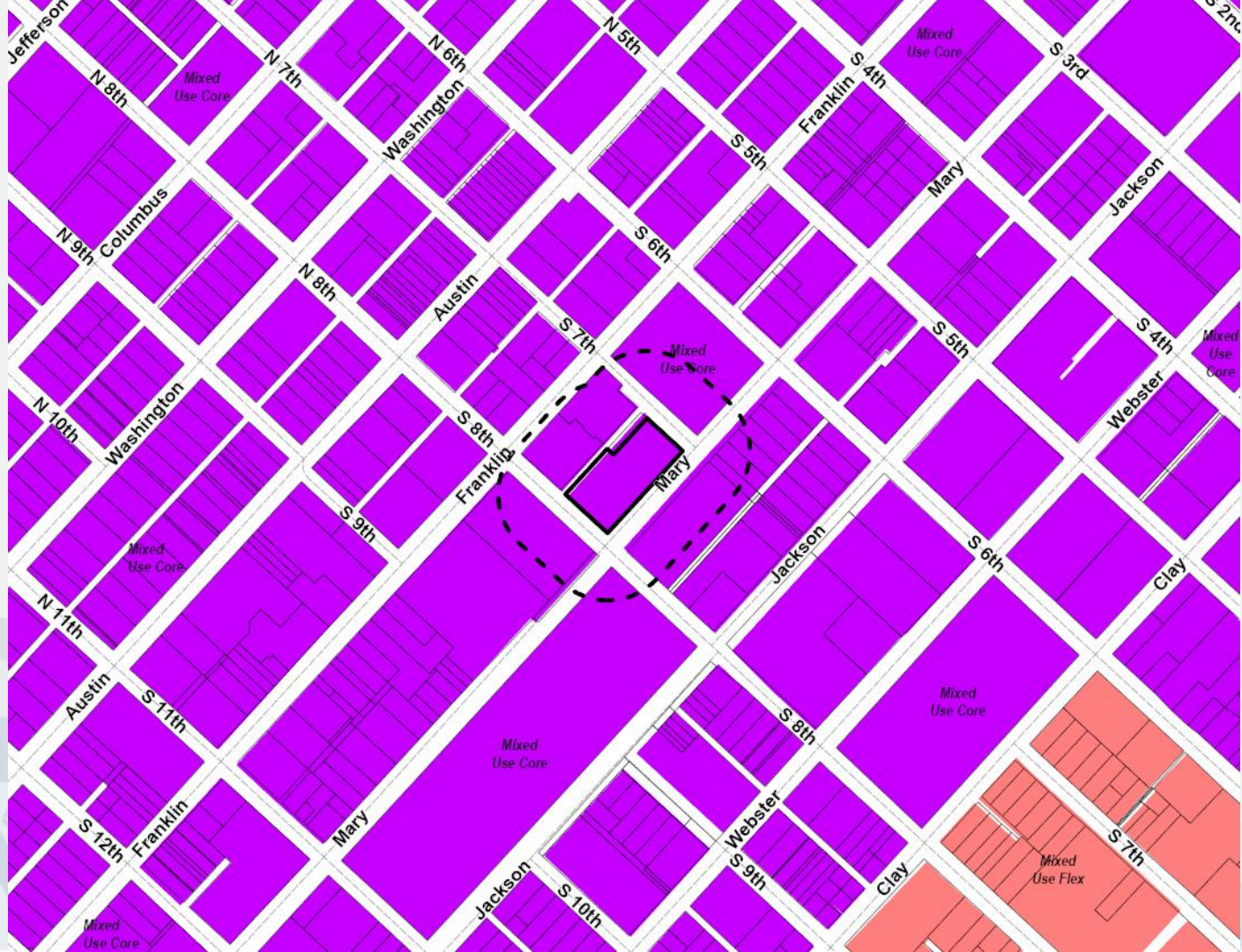


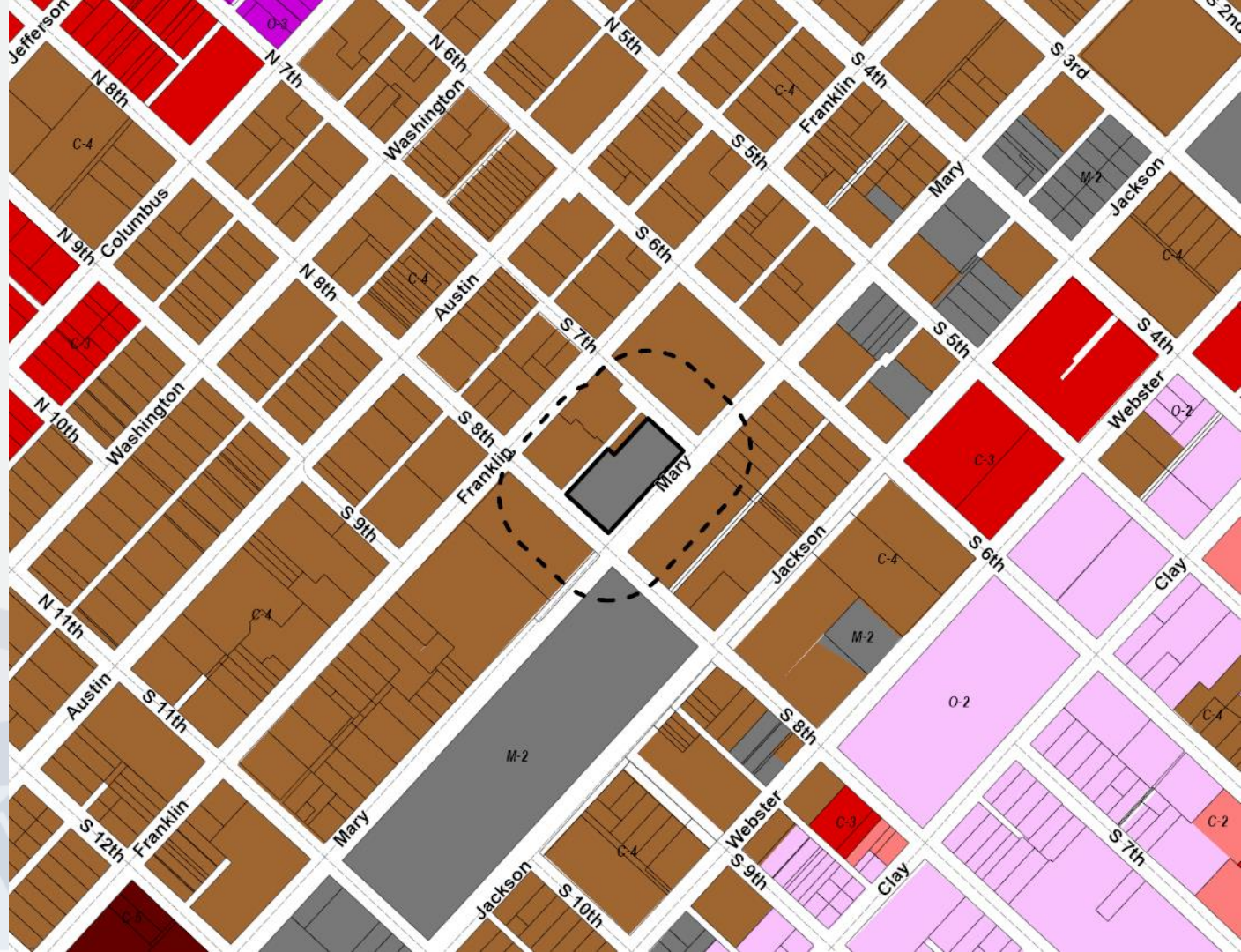
PH 2022-686

228 S. 8th Street

- Applicant: Charles Merritt, on behalf of Bearland 22, LLC
- Rezone from M-2 to C-4
- Property Size: approx. 1.2 acres
- Within the Downtown Neighborhood Association
- Council District II













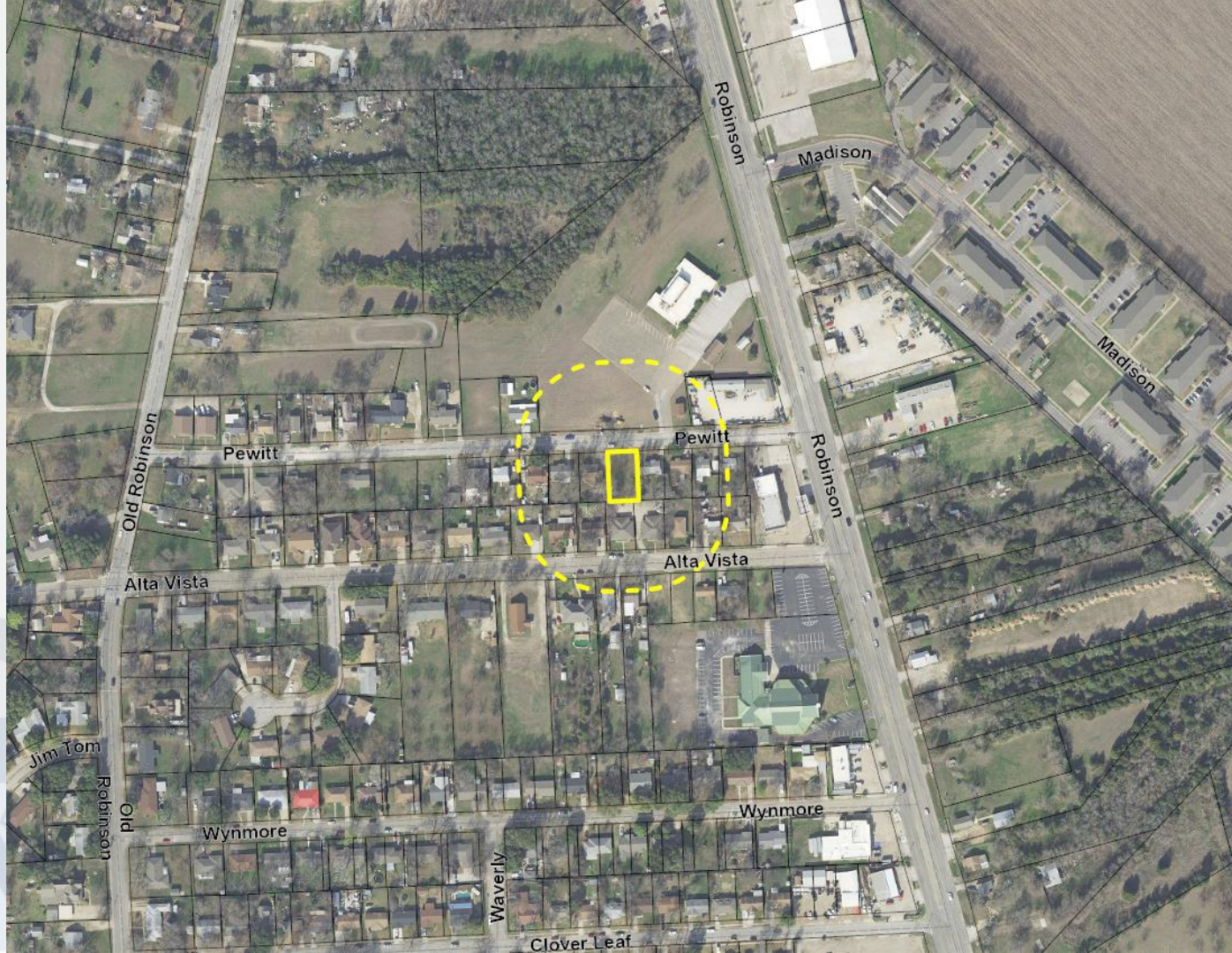
Plan Commission recommends **APPROVAL** of this request to change the zoning from **M-2 to C-4** based on the following findings:

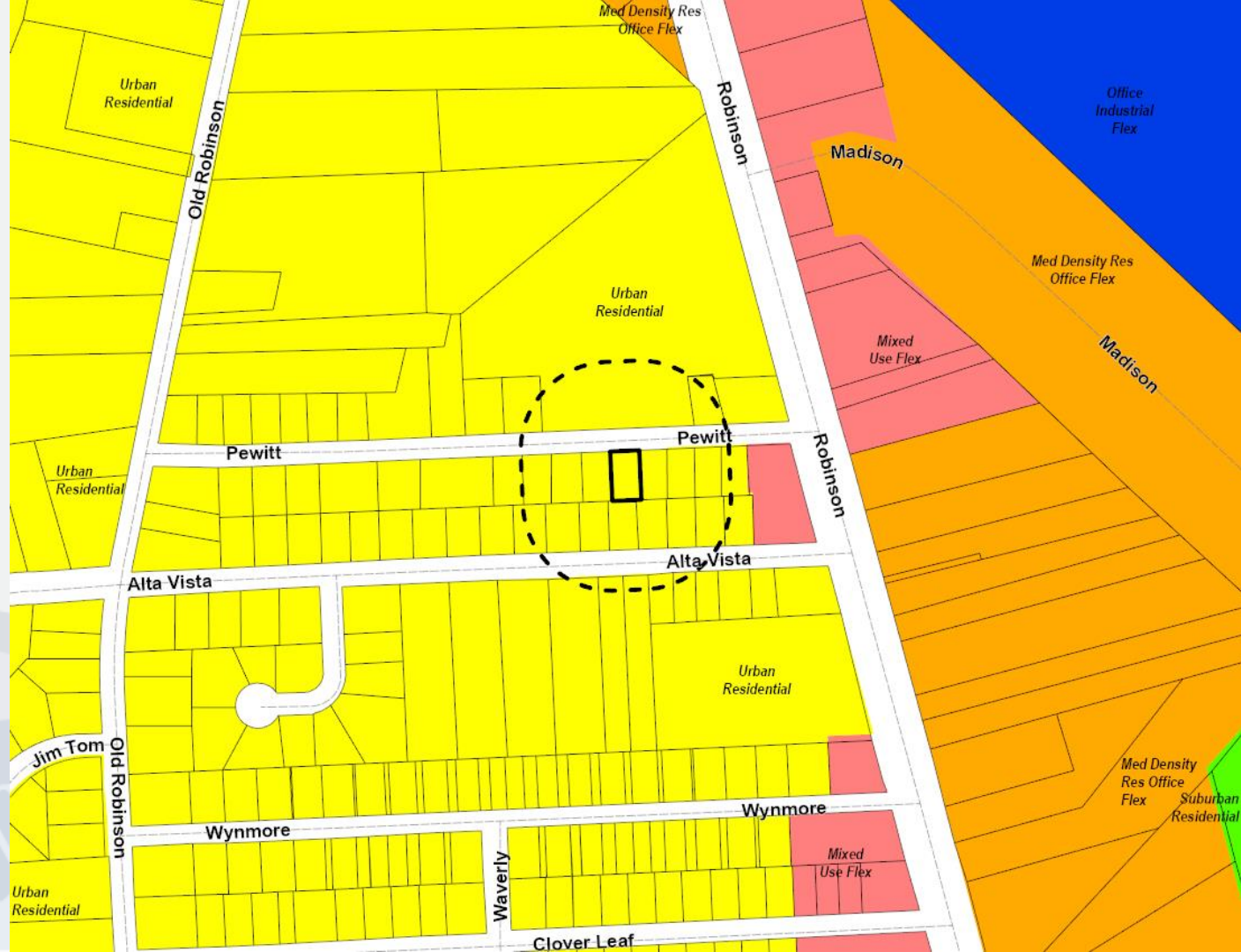
- The proposed zoning is in conformance with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The existing public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
- The area has been transitioning from industrial uses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

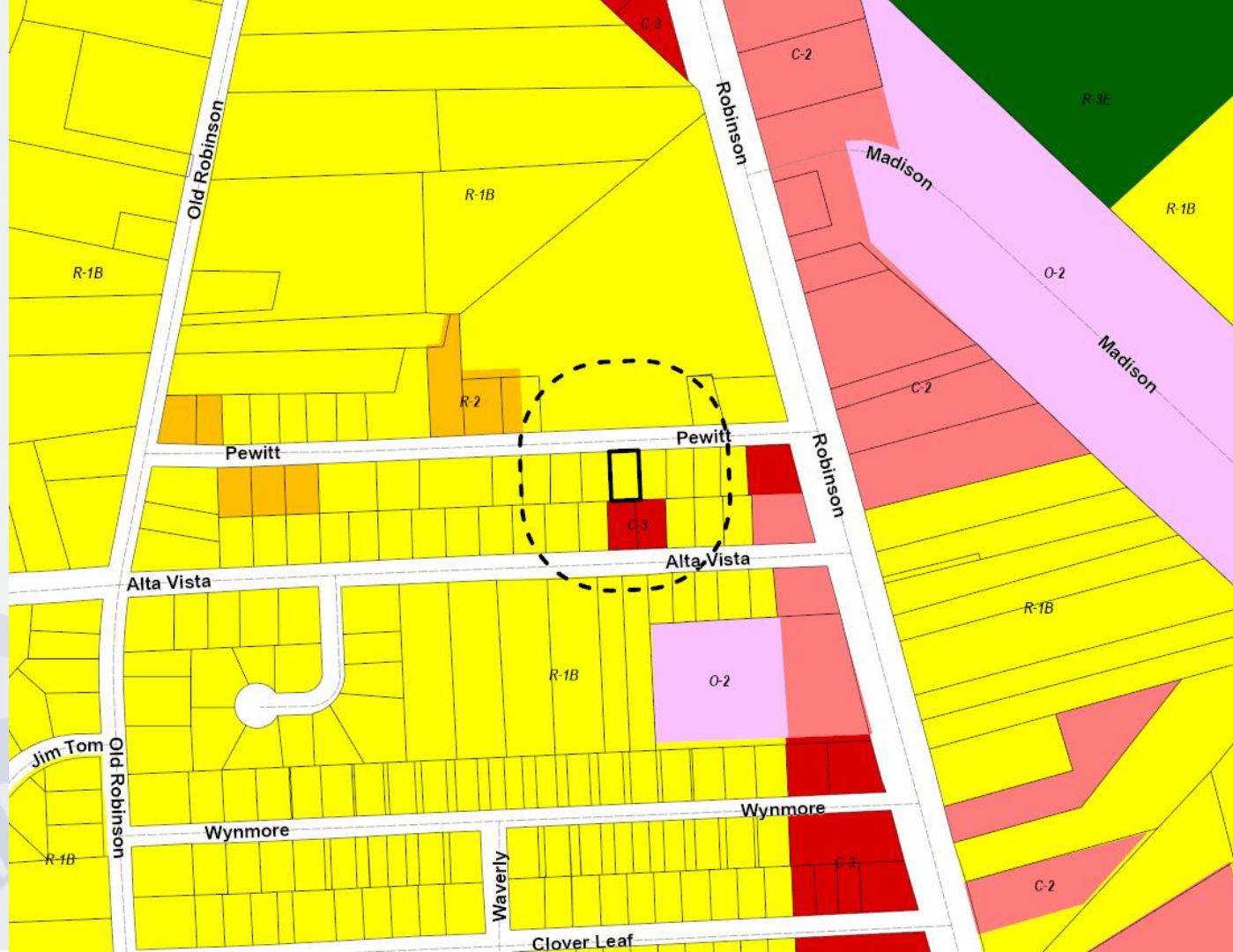
PH 2022-687

3308 Pewitt Drive

- Applicant: Valentin Lopez
- Rezone from R-1B to R-2
- Property Size: app. 0.16 acres
- Within the Alta Vista Neighborhood
- Council District II











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

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