

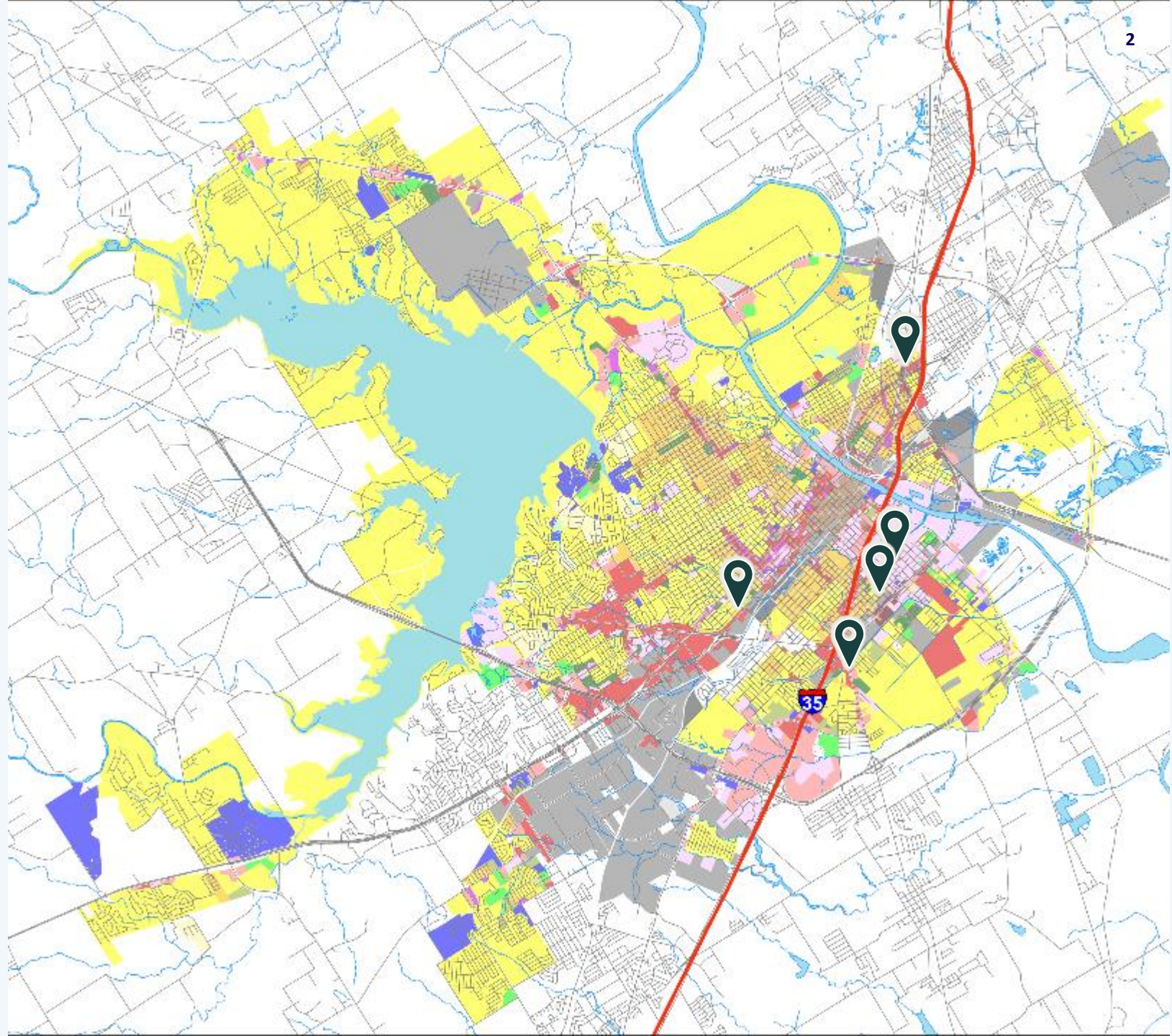
# City Council Meeting Planning Public Hearings



Tuesday September 16, 2025

# Today's Agenda

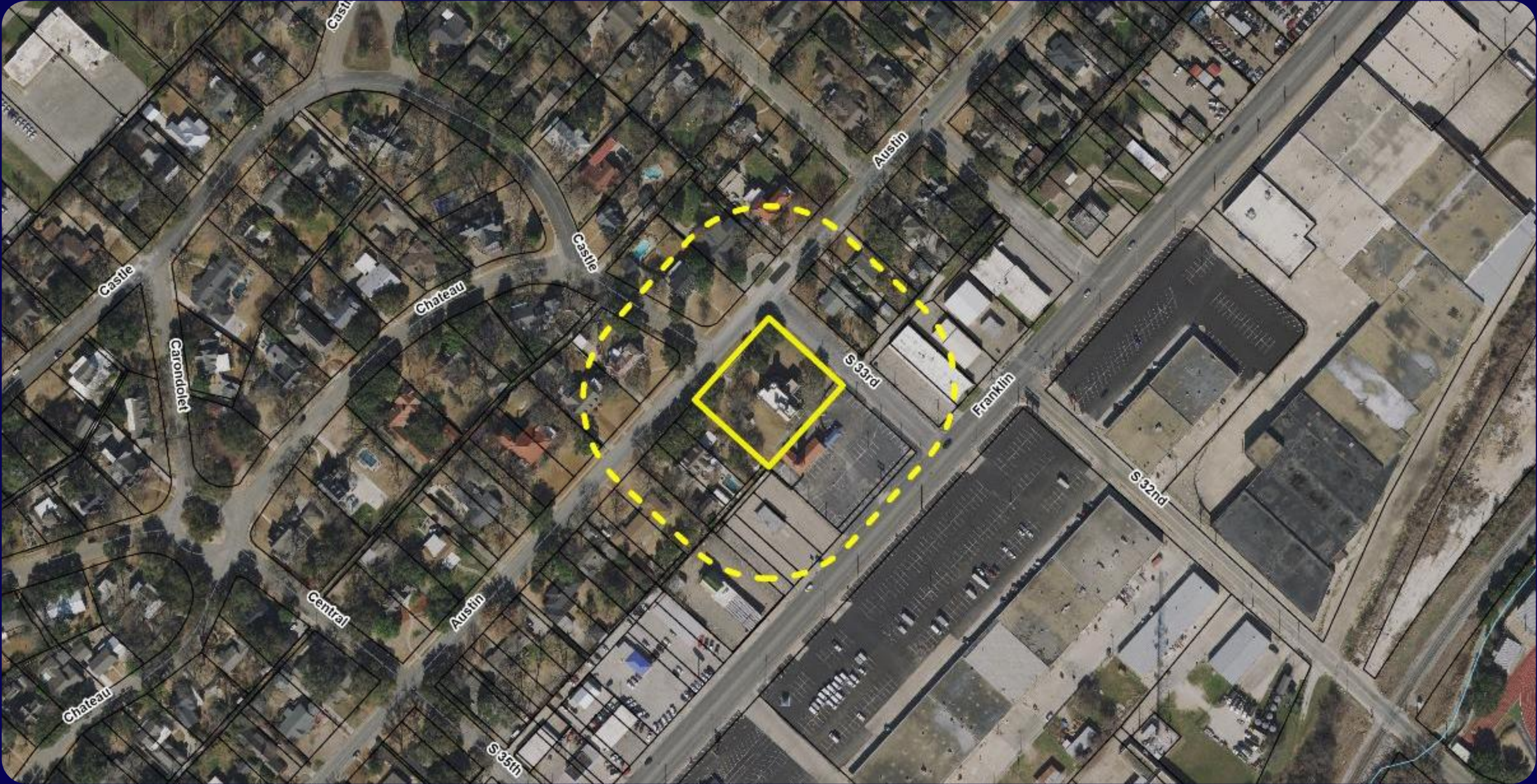
- 2 Special Permits
- 1 Concept PUD
- 2 Zone Changes



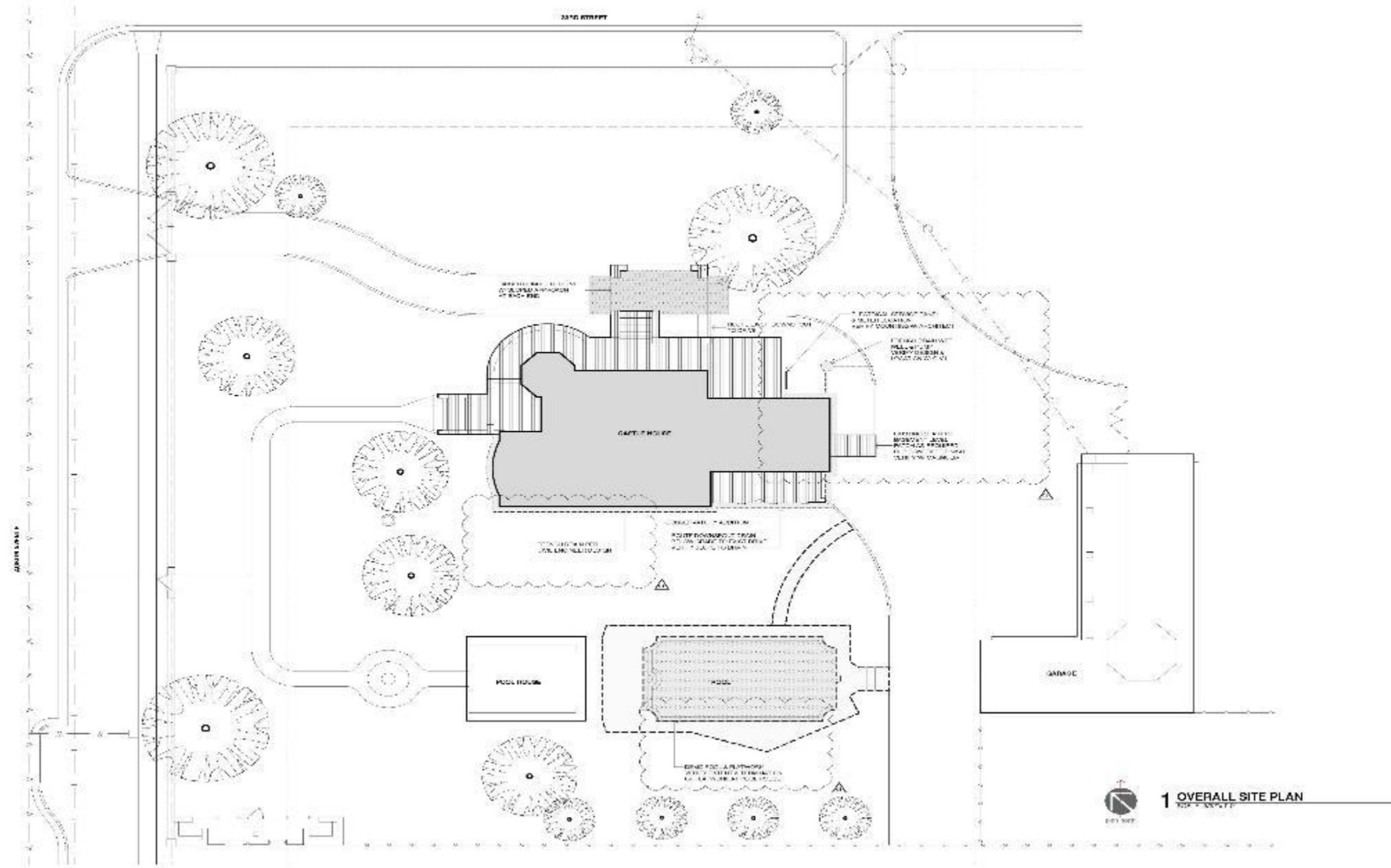
# Public Hearing G-2

## 3300 Austin Ave

- Applicant: Janessa Givens, Magnolia Realty
- Request: Renewal of a Special Permit for a House Museum in an R-1B Single Family Residence District
- Property Size: 0.815 Acres
- Within the Austin Ave NA
- Council District III







OFFICE: 817.871.1000  
FAX: 817.871.1001  
WWW.CITYOFWACO.TX

**MAGNOLIA HOMES**  
2805 Avenue  
3300

**The Cottonland Castle**  
3300 Austin Avenue, Waco TX 76710

PROJECT DATE: 11/11/2011  
PROJECT: 11/11/2011  
ISSUE: 11/11/2011

PROJECT: 11/11/2011  
ISSUE: 11/11/2011

**SITE PLAN**  
**A1.1**





## Plan Commission 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.

\*Staff recommends the provisions and conditions noted under the “Special Provisions and Conditions – House Museum” section of this report.



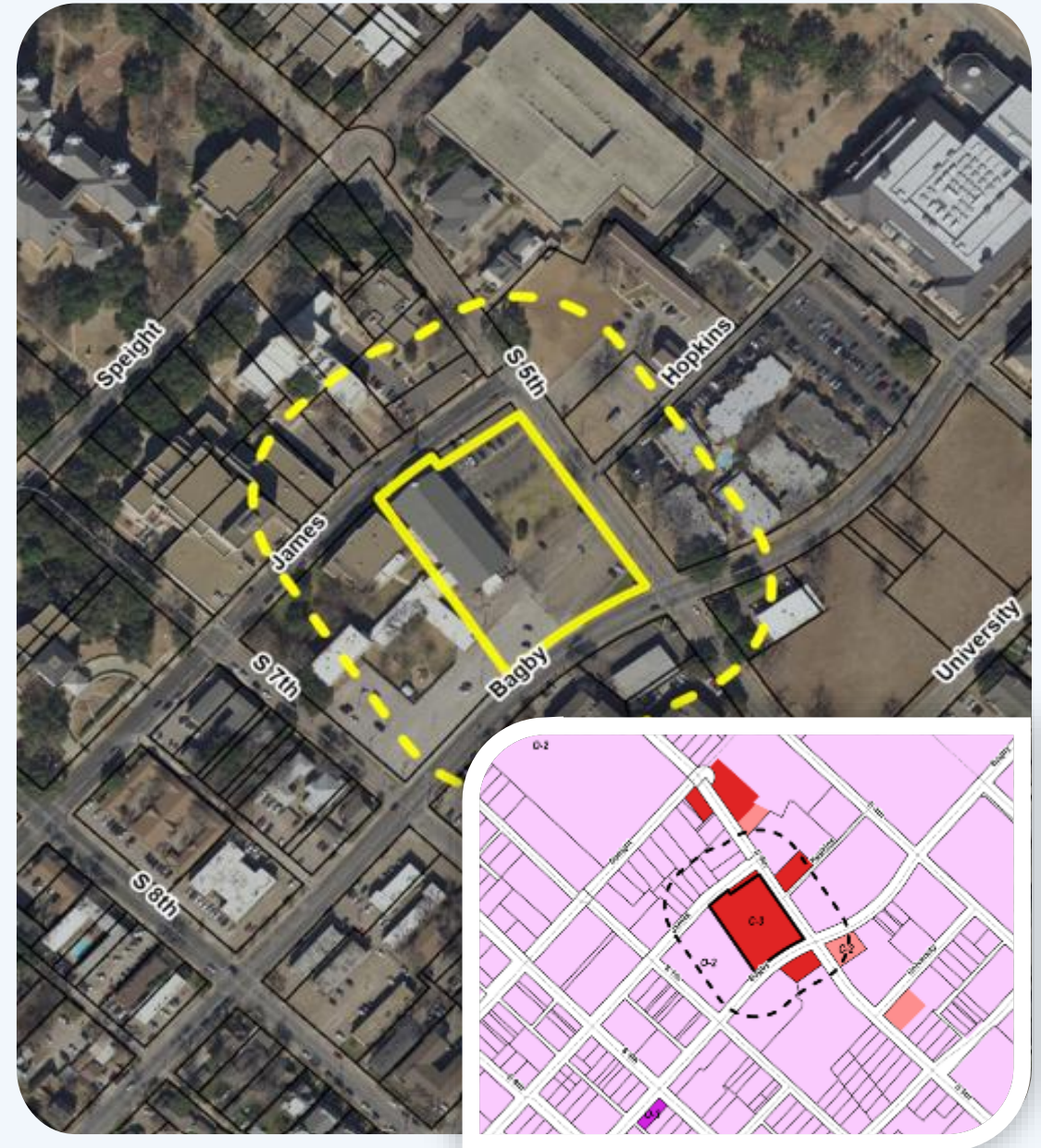
## Special Provisions (Highlights):

8. The operation of the facility shall be conducted in such a manner that it does not create parking problems or traffic congestion for the adjoining neighbors or for the immediate neighborhood.
9. Parking shall be limited to the off-street parking lot on the Franklin side of the house. No on-street parking shall be allowed for House Museum tour guests along Austin Avenue or N. 33rd Street.
10. Hours of operation shall be limited from 9:00 A.M. TO 5:00 P.M. on Friday, Saturday and Monday; and from the hours of 9:00 a.m. to 2:00 p.m. on Tuesday, Wednesday, and Thursday.
11. This permit shall be for a period of two (2) years and will expire on September 16, 2027.
12. Visitors shall not be allowed within 10 feet of the neighboring property.

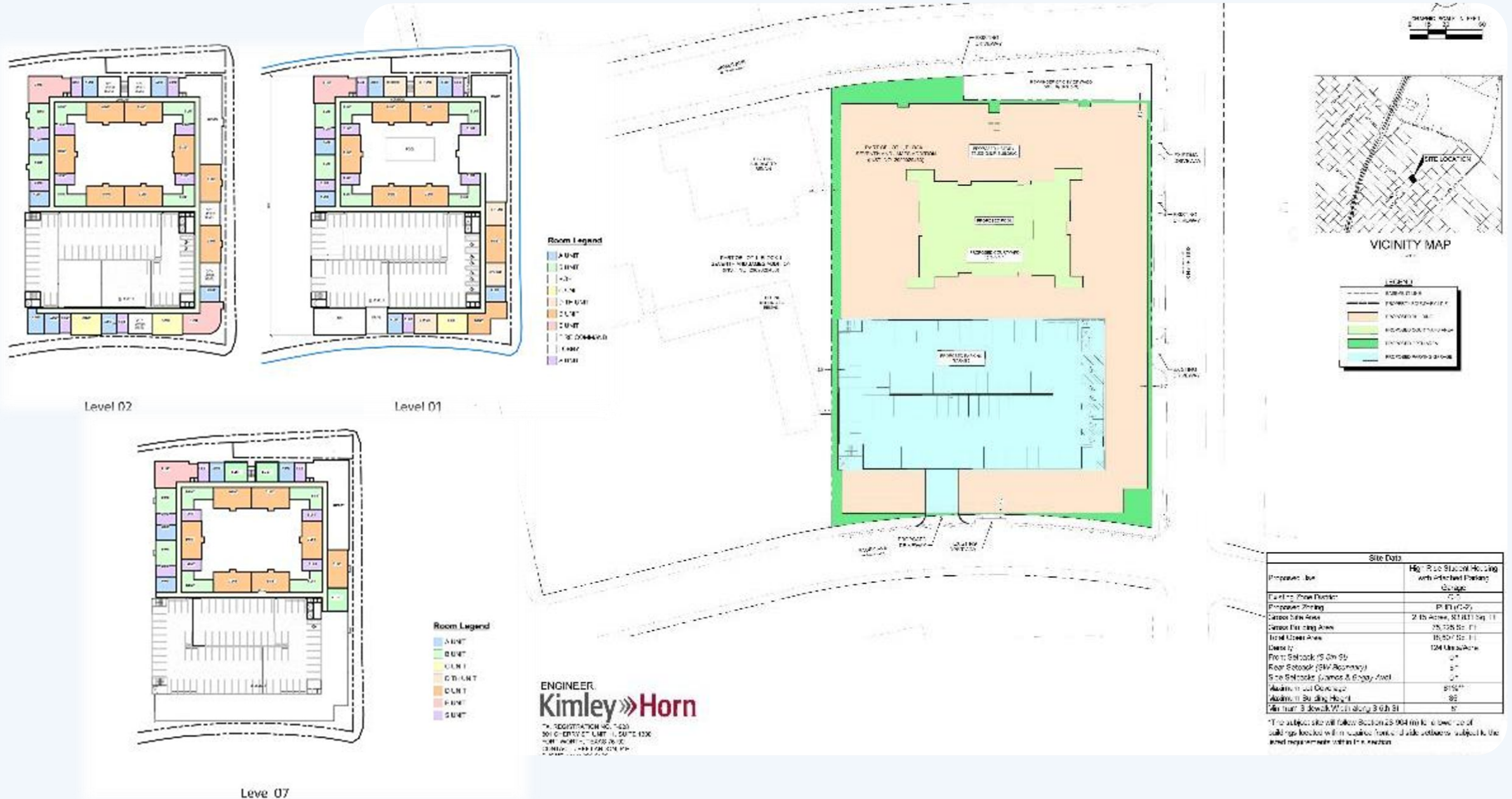


# Public Hearing G-3

- Location:
  - 602 James Ave
- Council District:
  - District II
- Applicant:
  - Kimley-Horn on behalf of Parallel Co.
- Items for approval:
  - Concept PUD – Multifamily development



# Site Layout



## South 5<sup>th</sup> Street View



# James Avenue View



# Zoning Data

| O-2 Zoning Requirements                                                                         | C-3 Zoning Requirements                                                                                                                                             | Proposed PUD                                                                                                                               |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Density Allowed:</b> 40 DU/Acre = ~173 total units                                           | <b>Density Allowed:</b> N/A                                                                                                                                         | <b>Proposed Density:</b> 265 total units proposed;<br>621 “bedroom” count proposed                                                         |
| <b>Minimum Lot Width:</b> 50’                                                                   | <b>Lot Width:</b> 100’                                                                                                                                              | <b>Proposed Lot Width:</b> 266’                                                                                                            |
| <b>Minimum Lot Area:</b> 1,089 square feet for each dwelling unit (40 units per acre)           | <b>Lot Area:</b> 20,000 ft <sup>2</sup>                                                                                                                             | <b>Proposed Lot Area:</b> n/a                                                                                                              |
| <b>Minimum Setbacks:</b><br>Front: 25’<br>Street Side (Corner): 15’<br>Side: 5’<br>Rear: 25’    | <b>Minimum Setbacks:</b><br>Front: 10’ setback<br>Street Side (Corner): 10’<br>Side: 15’ adjacent to O-2 zoned property<br>Rear: 15’ adjacent to O-2 zoned property | <b>Proposed Minimum Setbacks:</b><br>Front: 0’<br>Street Side (Corner): 0’<br>Side: 5’<br>Rear: 0’                                         |
| <b>Maximum Height:</b> None                                                                     | <b>Maximum Height:</b> 60’                                                                                                                                          | <b>Proposed Height:</b> 7 stories; 85’ (new)                                                                                               |
| Buildable Area 246’ x 313’ Lot: 76,998 ft <sup>2</sup> , approximately 79.8% of total lot area. | Buildable Area 246’ x 333’ Lot: 81,918 ft <sup>2</sup> approximately 84.8% of total lot area.                                                                       | Buildable Area 266’ x 363’ Lot: 93,282 ft <sup>2</sup>                                                                                     |
| <b>Sidewalks:</b> 5’ on all street frontages                                                    |                                                                                                                                                                     | <b>Sidewalks:</b> A 10’ pedestrian way must be provided along all street frontages. The pedestrian way shall include a minimum 8’ sidewalk |

## Site Data

|                                       |                                                        |
|---------------------------------------|--------------------------------------------------------|
| Proposed Use                          | High Rise Student Housing with Attached Parking Garage |
| Existing Zone District                | C-3                                                    |
| Proposed Zoning                       | PUD (O-2)                                              |
| Gross Site Area                       | 2.15 Acres, 93,831 Sq. Ft.                             |
| Gross Building Area                   | 75,225 Sq. Ft.                                         |
| Total Open Area                       | 18,607 Sq. Ft.                                         |
| Density                               | 124 Units/Acre                                         |
| Front Setback (S 5th St)              | 0’*                                                    |
| Rear Setback (SW Boundary)            | 5’*                                                    |
| Side Setbacks (James & Bagby Ave)     | 0’*                                                    |
| Maximum Lot Coverage                  | 81%**                                                  |
| Maximum Building Height               | 85’                                                    |
| Minimum Sidewalk Width along S 5th St | 8’                                                     |

\*The subject site will follow Section 28-904 (n) for allowance of buildings located within required front and side setbacks, subject to the listed requirements within this section.

\*\*The subject site will follow Section 28-216 (d) for allowance of paved recreational areas to be included as open space, inclusive of the proposed courtyard.





## Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-3 and O-2 to PUD** based on the following findings and subject to the following conditions:

### Findings:

1. The proposed PUD is consistent with the land use component of the Comprehensive Plan.
2. 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.

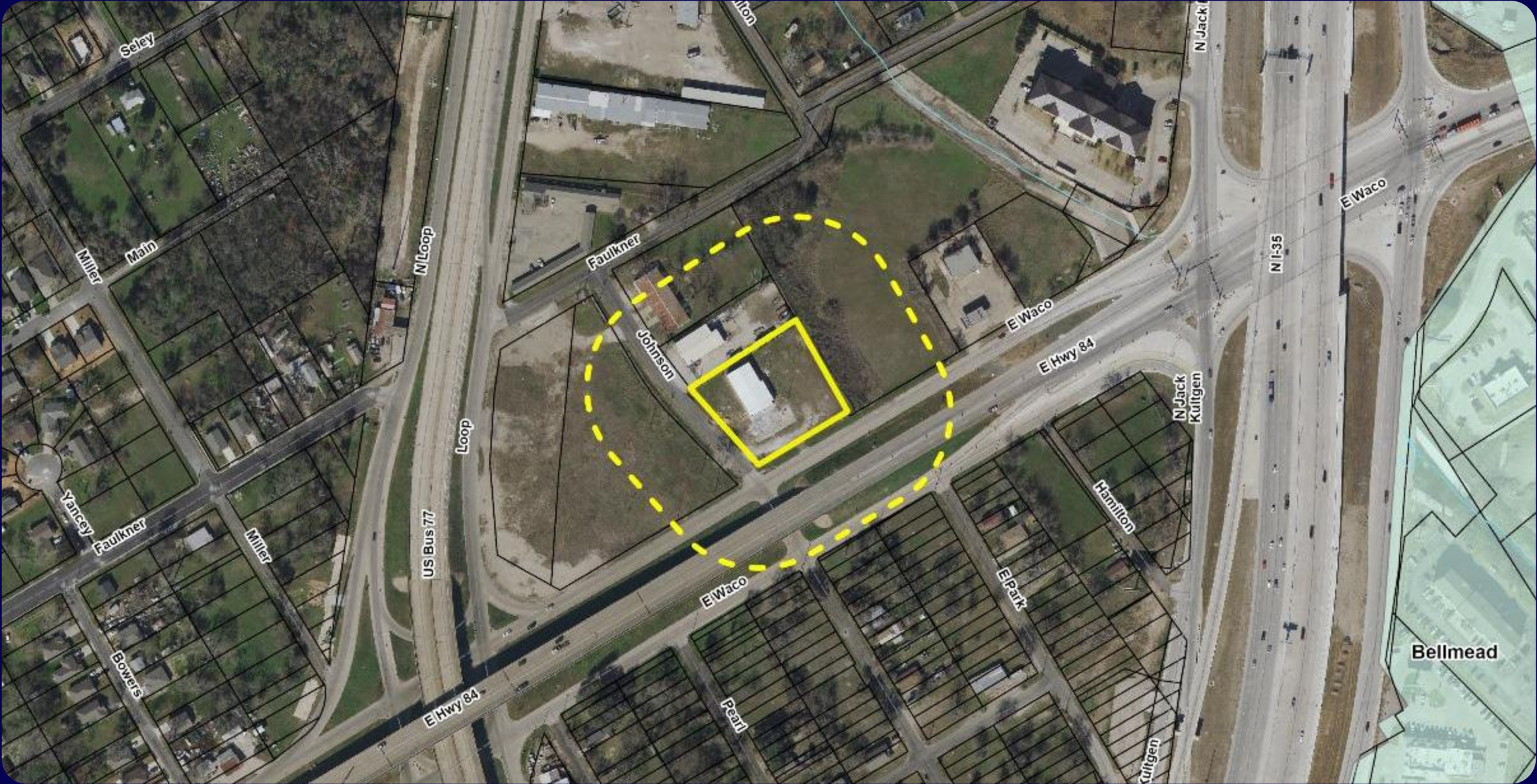
### Conditions:

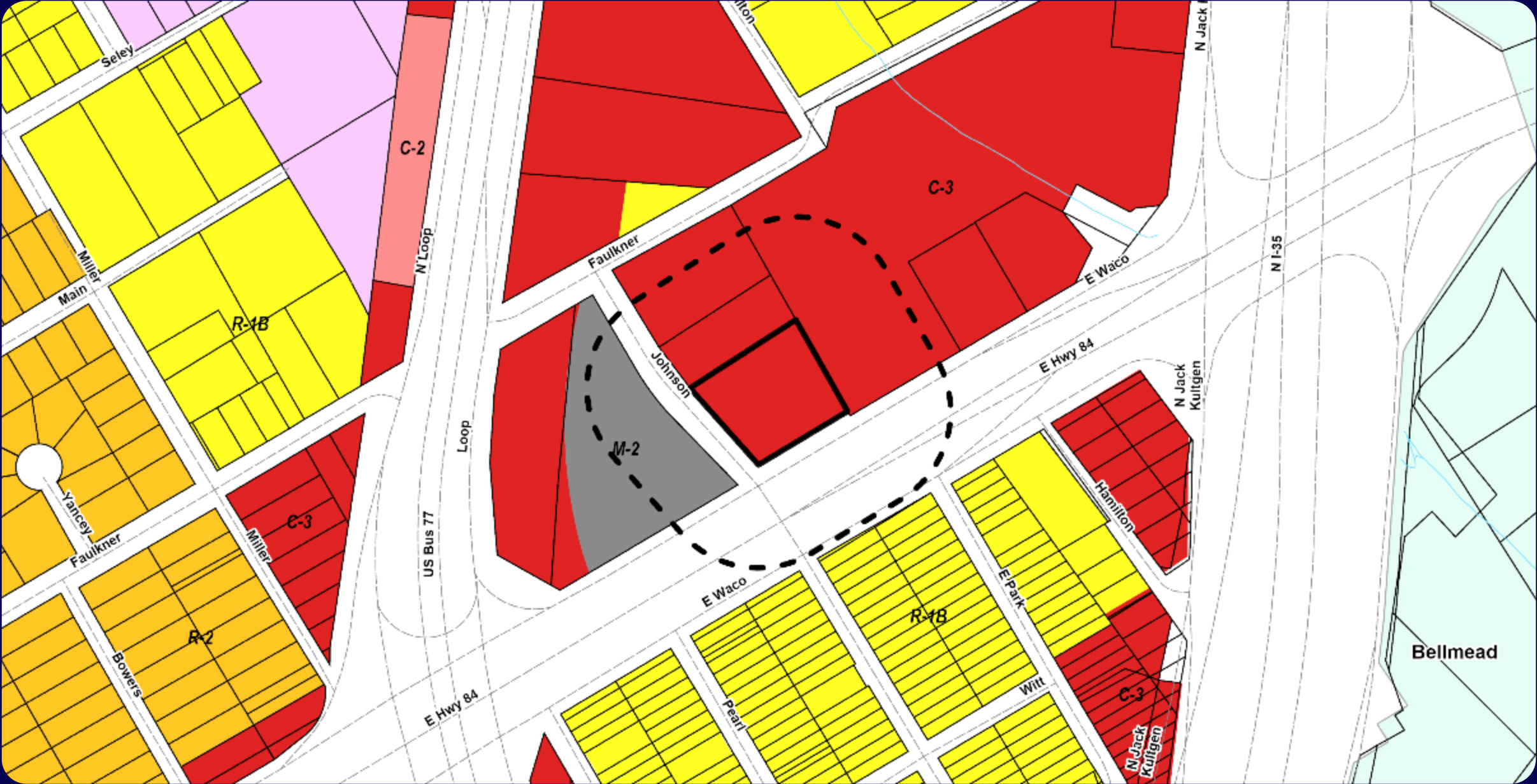
1. The final PUD plan must meet all development standards consistent with the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, vehicle and bicycle parking, bicycle and pedestrian access & circulation, landscaping and streetscape, refuse location & access, and fire protection location & access.
2. The property must be platted meeting all requirements of the City of Waco subdivision ordinance.
3. Age restrictions on tenants of the complex will not be part of the PUD regulations if approved.
4. A water and wastewater capacity study for the project shall be required to be submitted with the Final PUD application.
5. A traffic study shall be submitted with the Final PUD application in accordance with the scope attached herein.
6. With the Final PUD application, provide a plan demonstrating how the confined area between the new building and the remaining property will be maintained and properly secured.
7. A 10' pedestrian way must be provided along all street frontages. The pedestrian way shall include a minimum 8' sidewalk, street trees, lighting and bicycle racks. Any portion of the pedestrian way that remains unpaved must reside between the sidewalk and the street as landscaping or grass. Building lighting may be used to meet this requirement. Bicycle racks may be outside the pedestrian way if easily accessible.
8. With the Final PUD application, provide a temporary street closure plan for review and consideration to assist in alleviating negative impacts of adjacent street closures during construction and maintenance.
9. Any structural protrusions extending past the property line into the right-of-way will require an encroachment agreement prior to Final PUD approval.

# Public Hearing G-1

## 901 E Johnson St

- Applicant: Brian Wester, Yellowstone Landscape
- Request: Special Permit for a Contractor's Shop in a C-3 General Commercial District
- Property Size: 1.04 acres
- Within the Carver NA
- Council District I









- EMPLOYEE PARKING
- EQUIPMENT PARKING
- MATERIAL STORAGE
- TRUCK PARKING







## Plan Commission recommends ***APPROVAL*** of the ***Special Permit*** subject to the special provisions and conditions and based on the following findings\*:

### 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.

## Special Provisions (Highlights):

10. Enclosed outside storage shall be screened and not be more than 12 feet in height.
11. Materials stored outdoors shall be screened along both street frontages. Screening should consist of a solid wood fence or masonry wall at least six feet in height, with the finished side facing out from the lot on which such fence or wall is located.
12. A 4-foot-wide sidewalk shall be installed along the side of the corner lot adjacent to Hwy 84 (Waco Drive) prior to the issuance of a Certificate of Occupancy.”
13. This permit will remain valid for a period twelve (12) months after the issuance of the Certificate of Occupancy is issued, not to exceed two years from the date the special permit is granted, whichever occurs first. Upon expiration, the permittee must apply for renewal. Failure to renew will result in the permit being deemed abandoned and terminated, and the property must comply with the zoning regulations for its district under the City of Waco Zoning Ordinance.



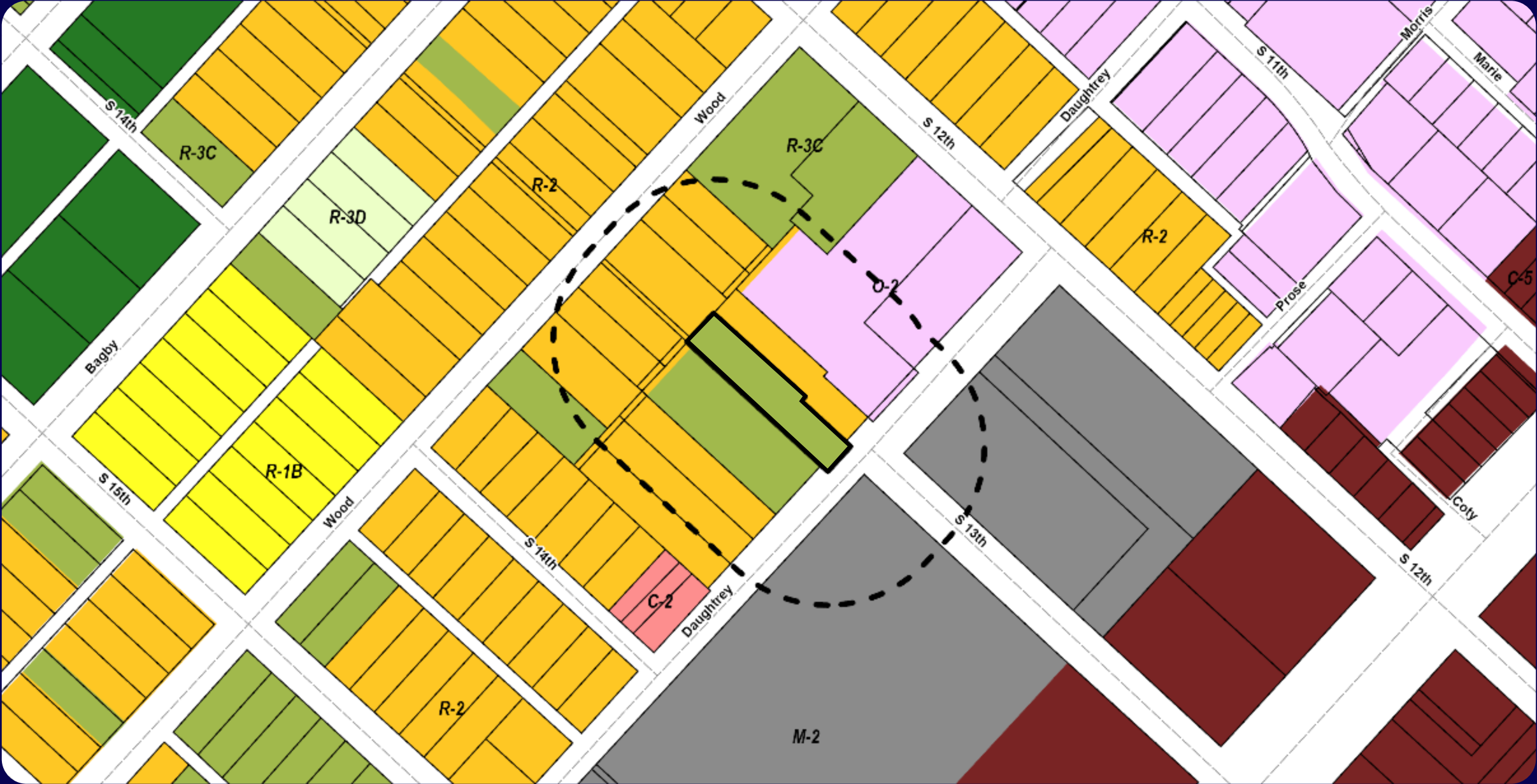
# Public Hearing G-4

## 1229 Daughtrey Ave

- Applicant: David Mercer
- Request: Rezone from R-2 Two Family & Attached Single Family Residence District to R-3C Multiple-family Residence District
- Property Size: 0.364 acres
- Within the Baylor NA
- Council District II











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

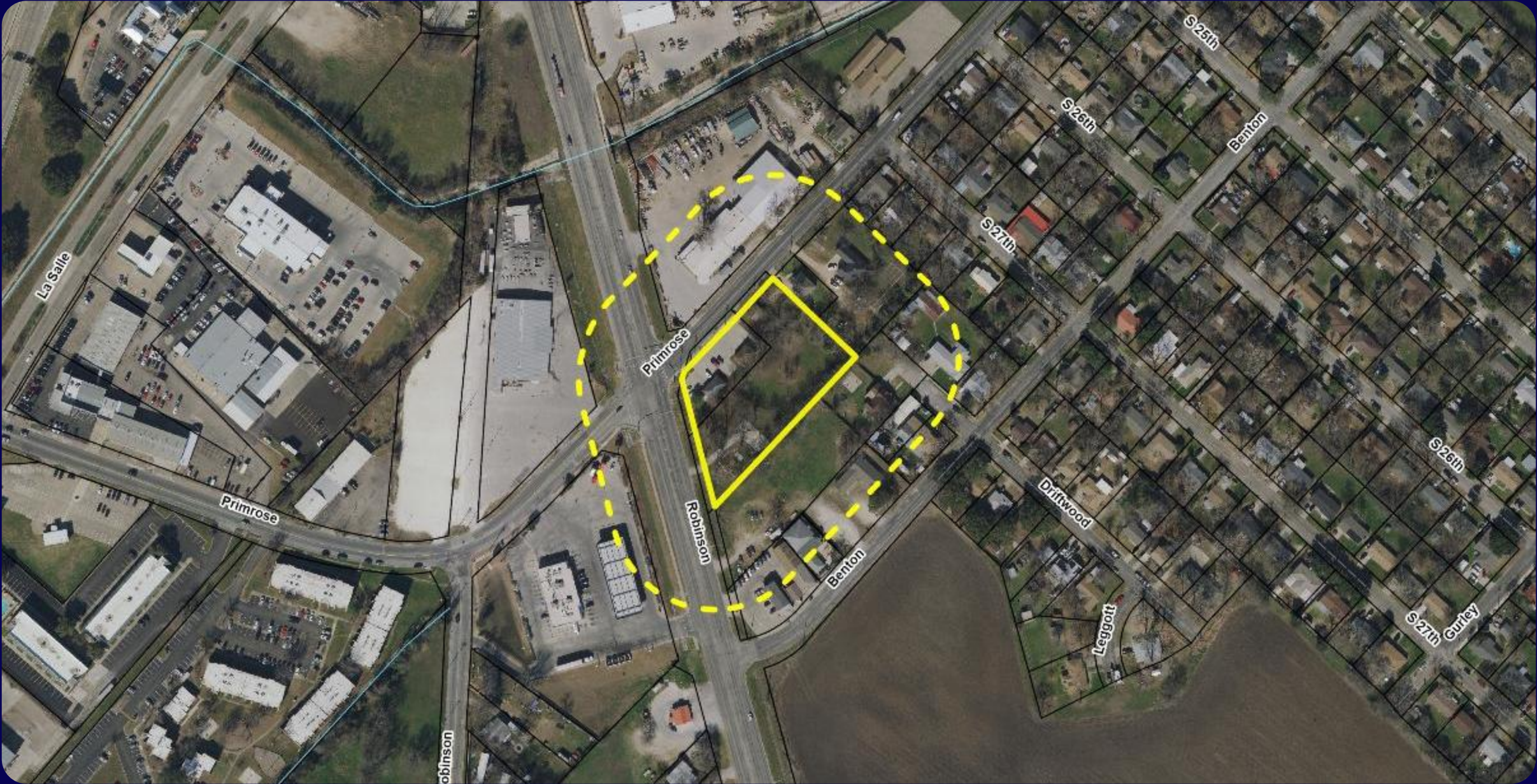
### Findings:

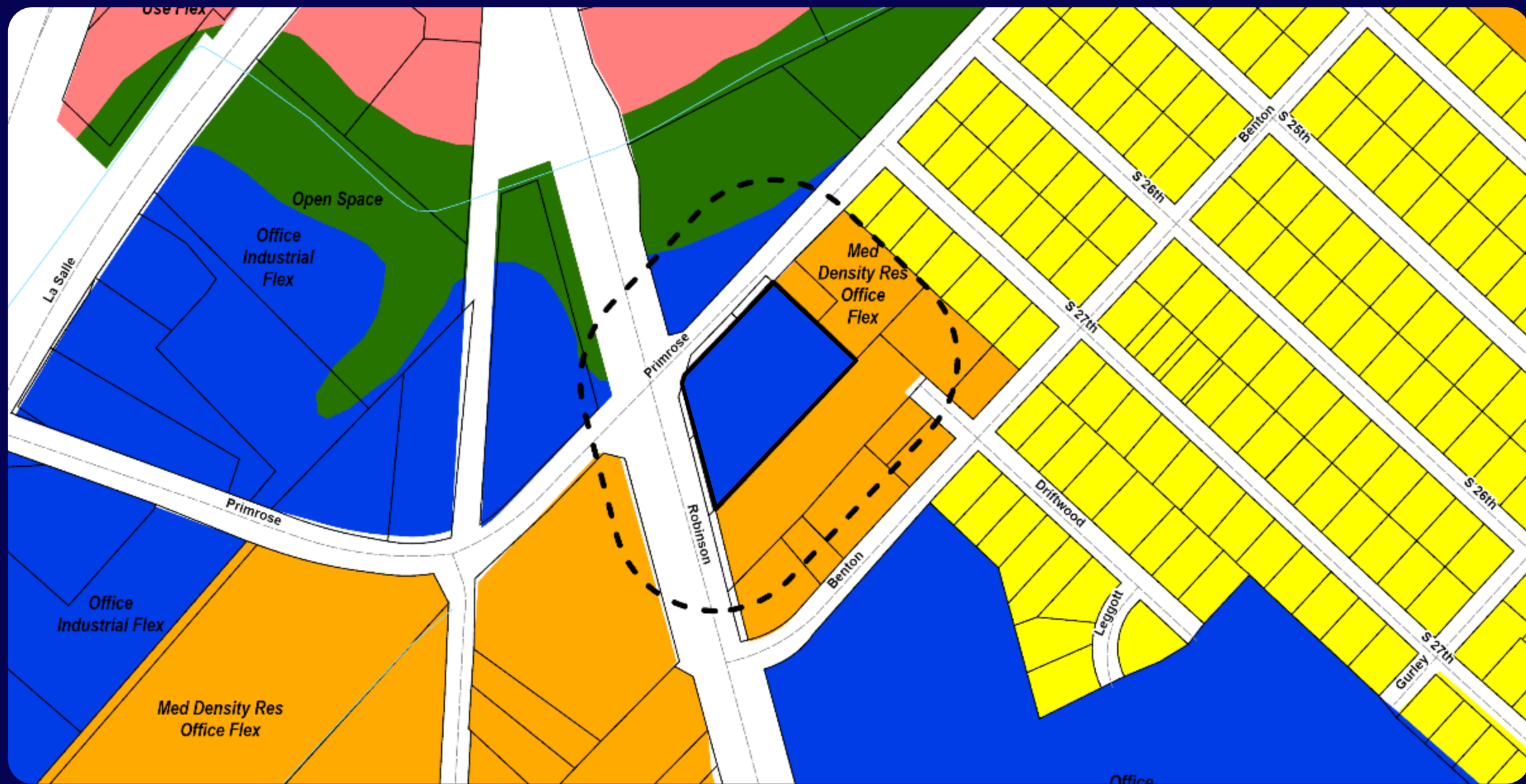
1. **Comprehensive Plan Alignment.** The proposed zoning aligns with the land use component of the Comprehensive Plan.
2. **Compliance with Dimensional Requirements.** The property meets all area and width requirements of the R-3C zoning district.
3. **Supported by Existing Infrastructure.** The existing public infrastructure is adequate to accommodate the uses permitted in the R-3C zoning district.
4. **Consistency with Surrounding Zoning and Development Pattern.** The surrounding area includes both R-2 and R-3C zoning, demonstrating a mixed-density residential character compatible with the proposed rezoning.
5. **Support for Strategic Housing Goals.** The rezoning aligns with the Waco Strategic Housing Plan by increasing the availability of lots that support higher-density housing near a major activity center, addressing the need for additional housing opportunities.

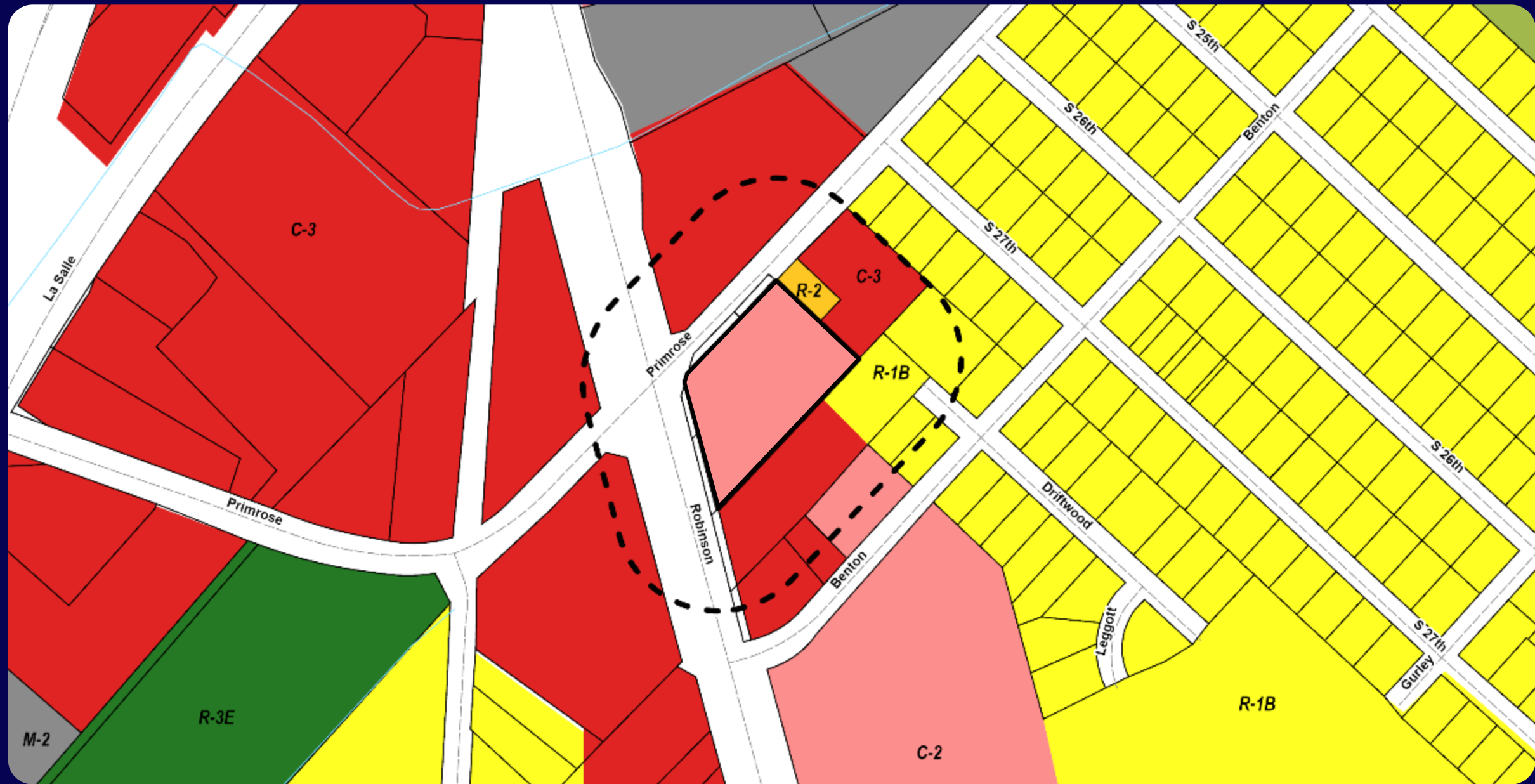


# Public Hearing G-5 2400 and 2416 Robinson Dr

- Applicant: Mary Villareal, The Interfield Group
- Request: Land Use Designation from Medium Density Residential Office Flex to Office Industrial Flex and to rezone from R-1B Single Family Residence District and C-3 General Commercial District to C-2 Community Commercial District
- Property Size: 1.675 acres
- Within the Alta Vista NA
- Council District II











## Plan Commission recommends **APPROVAL** of this request to change the Land Use Plan from **MEDIUM DENSITY RESIDENTIAL OFFICE FLEX** to **OFFICE INDUSTRIAL FLEX** based on the following findings:

### Findings:

1. **Adequacy of Public Infrastructure.** The public infrastructure is adequate to provide for zoning districts allowed in the proposed Office Industrial Flex land use designation.
2. **Consistent with Nearby Land use Designations.** Office Industrial Flex designation is consistent with the surrounding land uses and other area properties that are already designated as Office Industrial Flex.

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

### Findings:

1. **Comprehensive Plan Alignment.** The proposed zoning aligns with the Land Use component of the Comprehensive Plan, as recommended to be revised.
2. **Supported by Existing Infrastructure.** The existing public infrastructure is adequate to accommodate uses permitted in the C-2 district, including access provided by a collector street (Primrose Drive).
3. **Compliance with Dimensional Requirements.** The property meets all minimum area and width requirements for the C-2 zoning district.
4. **Compatibility with Surrounding Zoning and Development Patterns.** The proposed C-2 zoning is compatible with surrounding office and commercial uses located along a major thoroughfare (US 77).

# THANK YOU.

Please contact [planning@wacotx.gov](mailto:planning@wacotx.gov) if you have any questions.