

PH 2020-175

Subdivision Plats





Smith

Hwy 84

Hwy 84

Mcgregor

Wildflower

Peacock

Edinburgh

Cumberland

Cotton Belt

Dak Meadow

Woodhaven

Leaning
Arbor

Stone Creek Ranch
Elin Grove

Shady Trail
Stone Creek

Stone Canyon
Stone Harbor

Winding Creek

Bent Trail
Sienna Bend

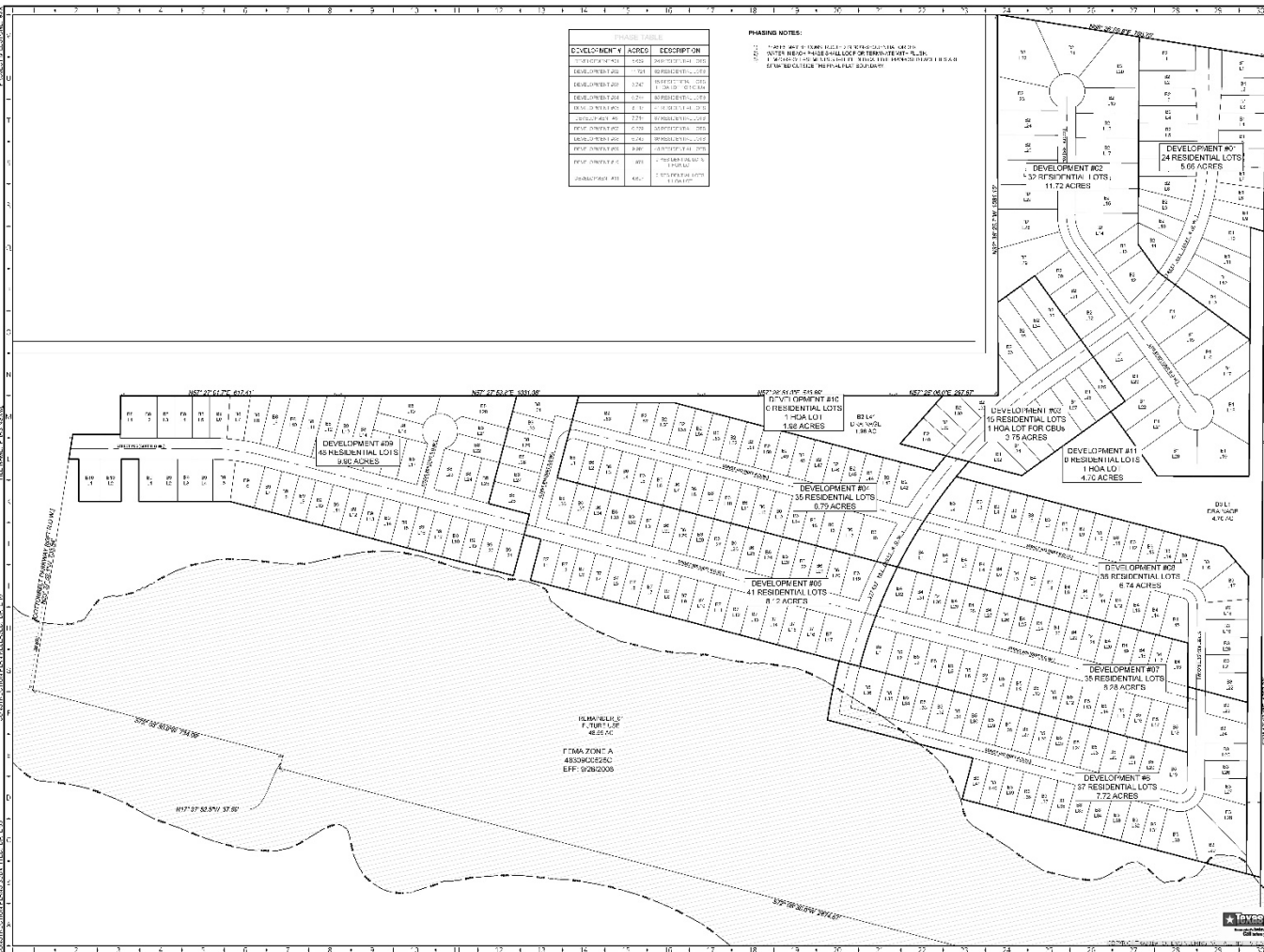
Stone Creek Ridge

Boulder

CONCEPT SUBMITTED: FIRST RELEASE WITH MR. PETERSON ON 7-17-79

PHASE TABLE		
DEVELOPMENT #	ACRES	DESCRIPTION
DEVELOPMENT #101	0.520	3040' X 100' X 100'
DEVELOPMENT #102	7.91	80' X 100' X 100'
DEVELOPMENT #103	0.267	100' X 100' X 100'
DEVELOPMENT #104	0.270	100' X 100' X 100'
DEVELOPMENT #105	0.270	100' X 100' X 100'
DEVELOPMENT #106	7.71	80' X 100' X 100'
DEVELOPMENT #107	0.270	100' X 100' X 100'
DEVELOPMENT #108	0.270	100' X 100' X 100'
DEVELOPMENT #109	0.000	100' X 100' X 100'
DEVELOPMENT #110	0.000	100' X 100' X 100'
DEVELOPMENT #111	0.000	100' X 100' X 100'

EMATING NOTES:

[illegible]

OWNER: 1982 LAND INVESTMENTS LLC
DEVELOPER: LWJ, LLC
PROP ID#: 1358D3
ISO: MCGREGOR
FIRM PANEL: 48309C0525C
WTR CCN: 10039 (CITY OF WACO)
SS CCN: 20010 (CITY OF WACO)
ELECTRIC: ONCOR ELECTRIC
CABLE: TBD
PHONE: TBD

KEY NOTES

GENERAL NOTES:

21. ADJOINING PROPERTY LINES ARE APPROXIMATE.

H05, 9V: T2D / VERT 9V: T2D

UNLESS OTHERWISE NOTED,
COSTS ARE IN DOLLARS AND IN HUNDREDS
OF THOUSANDS DOLLARS.



DESCRIPTION	ACRES	DESCRIPTION
LC15	58.26	1211 LOTS
R.O.W.	7.50	45 FT. DTS
DRAINAGE	0.57	50 FT. DTS
REMAINDER	15.50	55 FT. DTS
DEVELOPMENT	0	60 FT. DTS
MULTI-FAMILY	0	72 FT. DTS
CONCRETE &	0	127 ACRES LOTS
TOTAL	121.94	TOTAL LOTS



GARRETT D. NORRIS, JR.
16 EAST AVE. 4
S.W. 18 202A
TEMPLE, TX 76801
254-228-4707
512-710-7100



Garrett Hardyke, P.E.
9/3/2019

**THE SPRINGS ADDITION
WACO ETJ, MCLENNAN COUNTY, TX
US 84 @ COTTONBELT PKWY
PHASING MASTERPLAN**

SHEET SIZE: 24" X 36"	PRINT DATE: 9/3/19	CO
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COPIED FOR
FILE OR


MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
 800 Austin Ave. Ste. 25, Waco Texas 76784 767-5151
 P. O. Box 1000, Waco Texas 76784



Larry

Bowen

Camp Ground

Williams

Homes

Cove

Bellmead

Treasure Island

Paradise Island

Katy

Polk

Camp Ground

Loop 340

Old Mexia

King Ranch
South Fork Ranch

Orchard

Harry James

Tennie

Carl

Calvary

FINAL PLAT
SOUTH FORK ADDITION, PHASE XX
CITY OF WACO, MCLENNAN COUNTY, TEXAS.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

●	= 1/2-INCH STEEL ROD FOUND
○	= 1/2-INCH STEEL ROD SET CAPPED M&A
■	= 1/2-INCH STEEL ROD FOUND CAPPED M&A

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S49°09'29"E	123.88	225.02	123.69	6°01'58"
C2	S49°58'34"E	15.55	200.03	15.35	4°23'48"
C3	N48°10'27"W	31.98	250.02	32.00	7°20'02"

CALLED TRACT 1
 (157.28 ACRES)
 BAUER JACKSON, LTD.
 MCC # 2012035313 O.P.R.

POINT OF BEGINNING
TEXAS GRID COORDINATES:
N 105 41 00.7 00

COUNTY CLERK'S FILE NUMBER

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

VICINITY MAP SCALE: 1"=2000'

COUNTY CLERK'S FILE NUMBER



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:
1 of 2



WORK ORDER NO: 20-01-3357 ADDRESS: SOUTHFORK RANCH ROAD
DIGITAL FILE: 20-01-3357-PRE.DWG DRAWN BY: KCM

SURVEYORS RED SEAL

SURVEYORS' CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE
GROUND SURVEY PERFORMED BY ME IN JUNE, 2017 AND
CORNER MONUMENTS ARE AS SHOWN.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ROBERT E. MITCHELL R.P.L.S. 5801

SURVEYED 06/2017



Williams
Cove

Bellmead

Treasure Island

Paradise Island

Polk

Loop 340

Old Mexia

Orchard

King Ranch

Riala Ranch

South Fork Ranch

North Fork Ranch

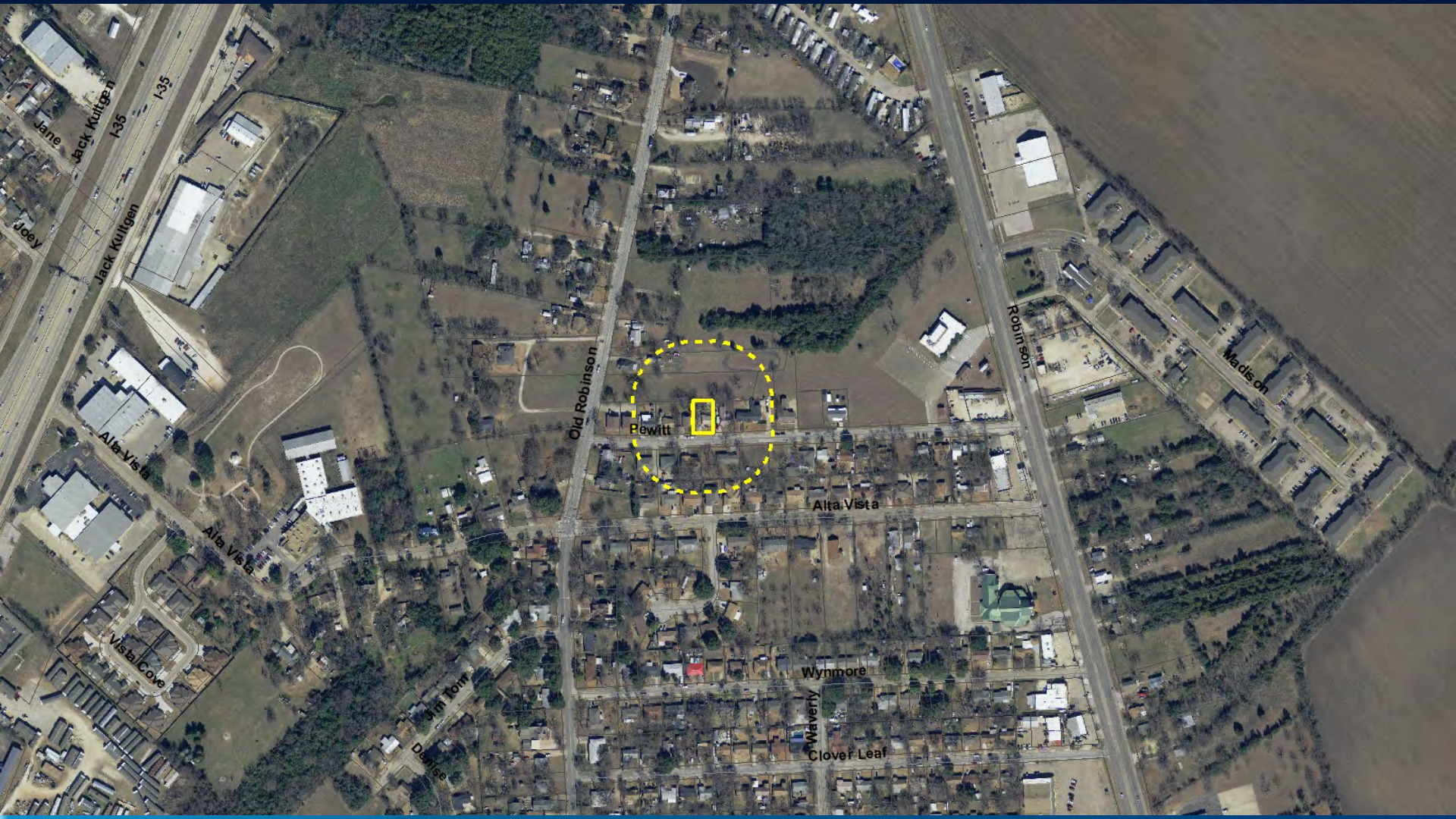
SURVEYED 03/2017

PH 2020-176

3425 Pewitt Drive

- Applicant: Catrina Dyer
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: approx. 0.164 acres
- Located at the north side intersection of Old Robinson and Alta Vista, and within the Alta Vista Neighborhood.





Jane

Jack Kuitgen

I-35

I-35

Joey

Jack Kuitgen

I-35

I-35

Alta Vista

Alta Vista

Alta Vista

Alta Vista

Vista Cove

Vista Cove

Vista Cove

Vista Cove

Jim Tom

Jim Tom

Jim Tom

Jim Tom

Danise

Danise

Danise

Danise

Old Robinson

Rewitt

Alta Vista

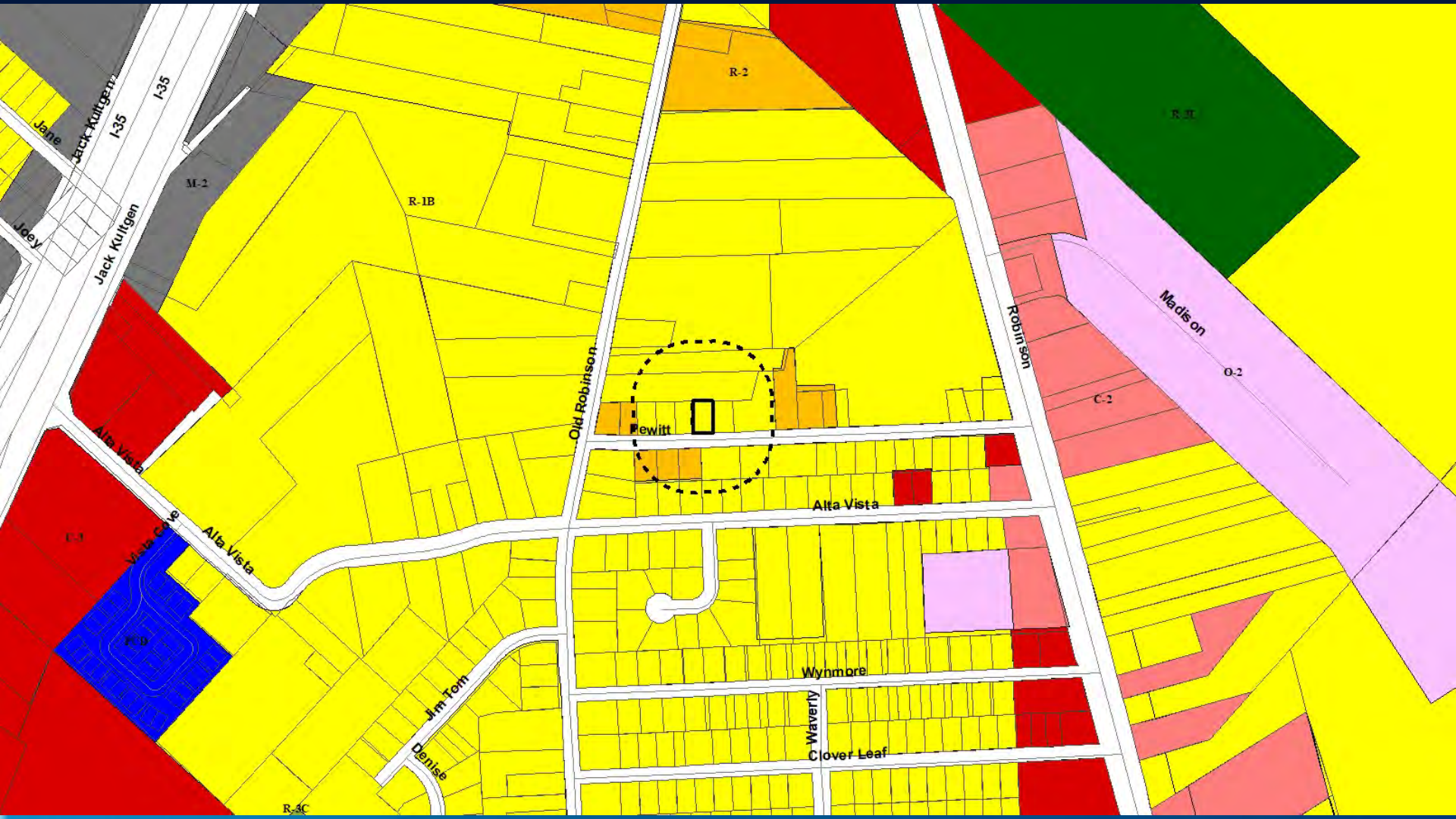
Wynmore

Waverly

Clover Leaf

Robinson

Madison





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 2020-177

3107 Lasker Avenue

- Applicant: Back Arrow Investments
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: approx. 0.4198 acres
- Located along the northeast side of Lasker, at the intersection of Lasker Avenue and 31st Street, and within the Dean Highland Neighborhood.



Cumberland

Maple

Trice

28th

27th

31st

30th

Trice

33RD

DEAN HIGHLAND EL

Trice

34th

Lasker

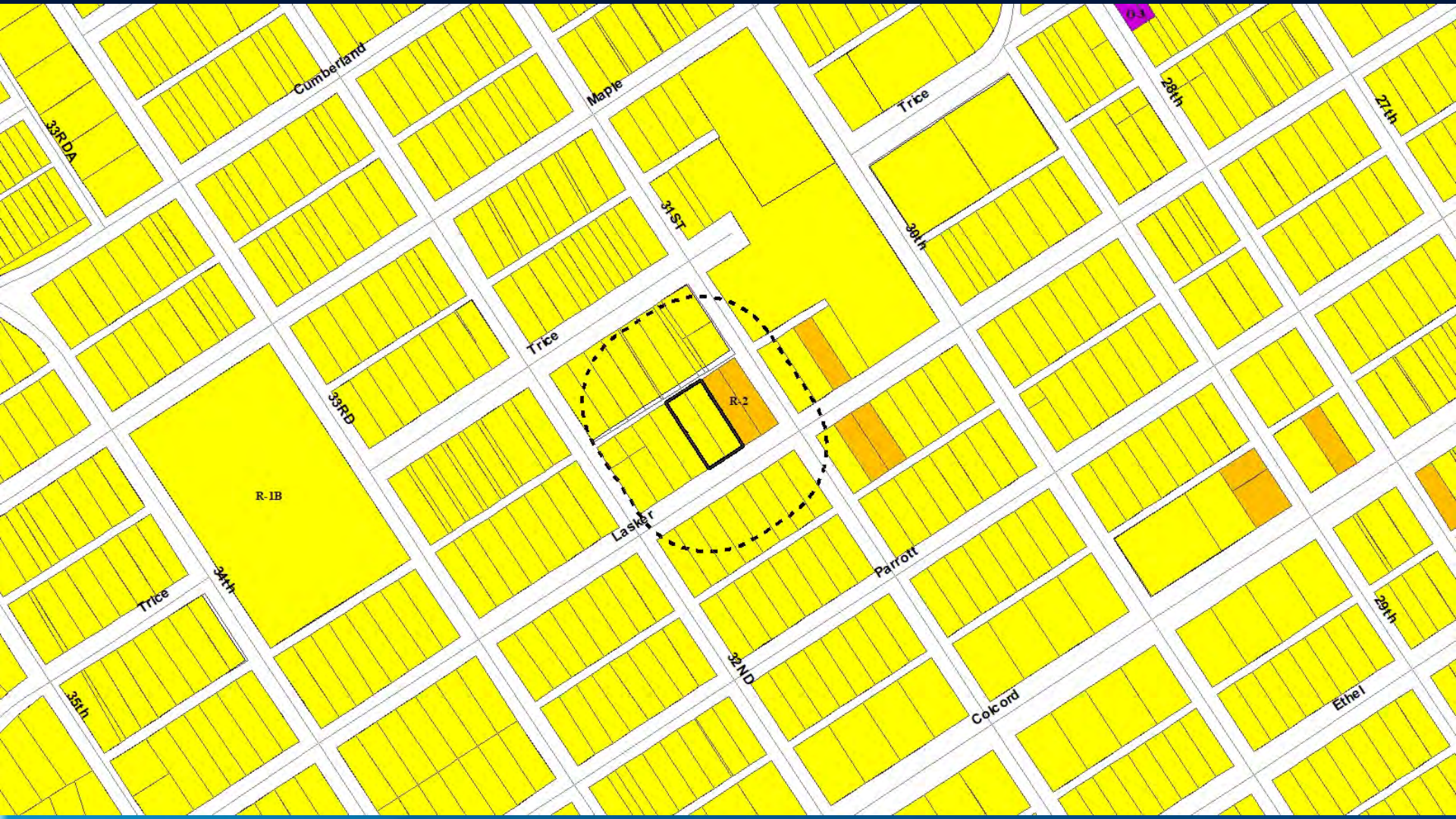
Parrott

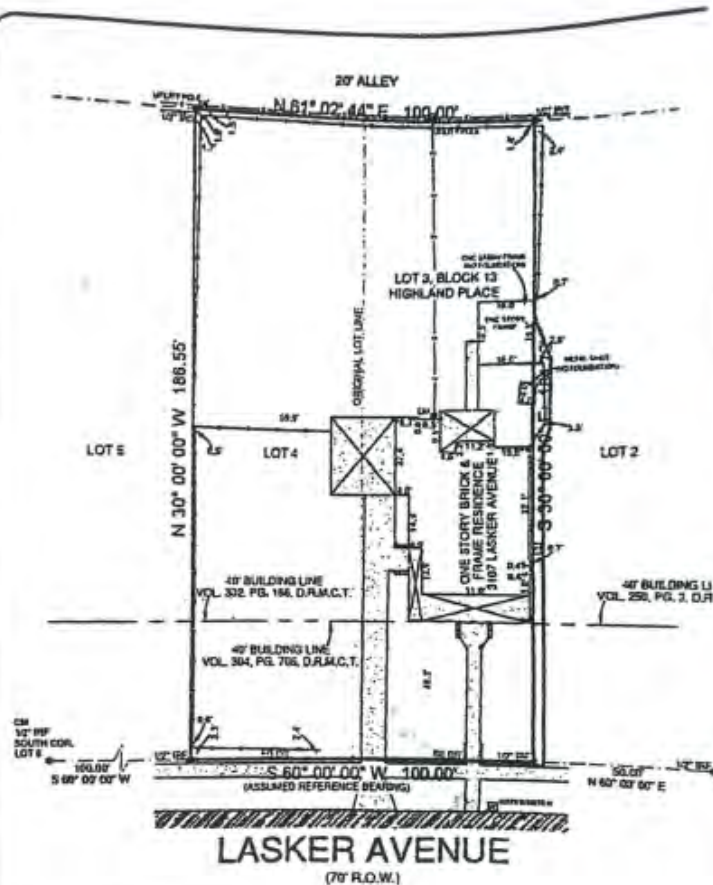
32ND

Concord

29th

Ethel





LEGEND:

CHALK LINE TO FACE	ADJUSTED
CHALK LINE TO FACE	CONCRETE
IMPALED POST TO FACE	BRICK
WOOD PILE	T&F
WOOD PILE	WOOD
FLY STING LINE	
8-8-8 METER	



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

- That the proposed use would 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 2020-178

1920 Washington Avenue

- Applicant: Taylor Allen
- Special Permit for a Short Term Rental Type III in an O-2 District
- Property Size: approx. 1.77 acres
- Located along Washington Avenue between 18th and 23rd Street, south of Waco Drive, and within the Austin Avenue Neighborhood.





Fort

21st

20th

Barnard

Columbus

16th

17th

2nd

Jefferson

21st

22nd

Waco

23rd

24th

Washington

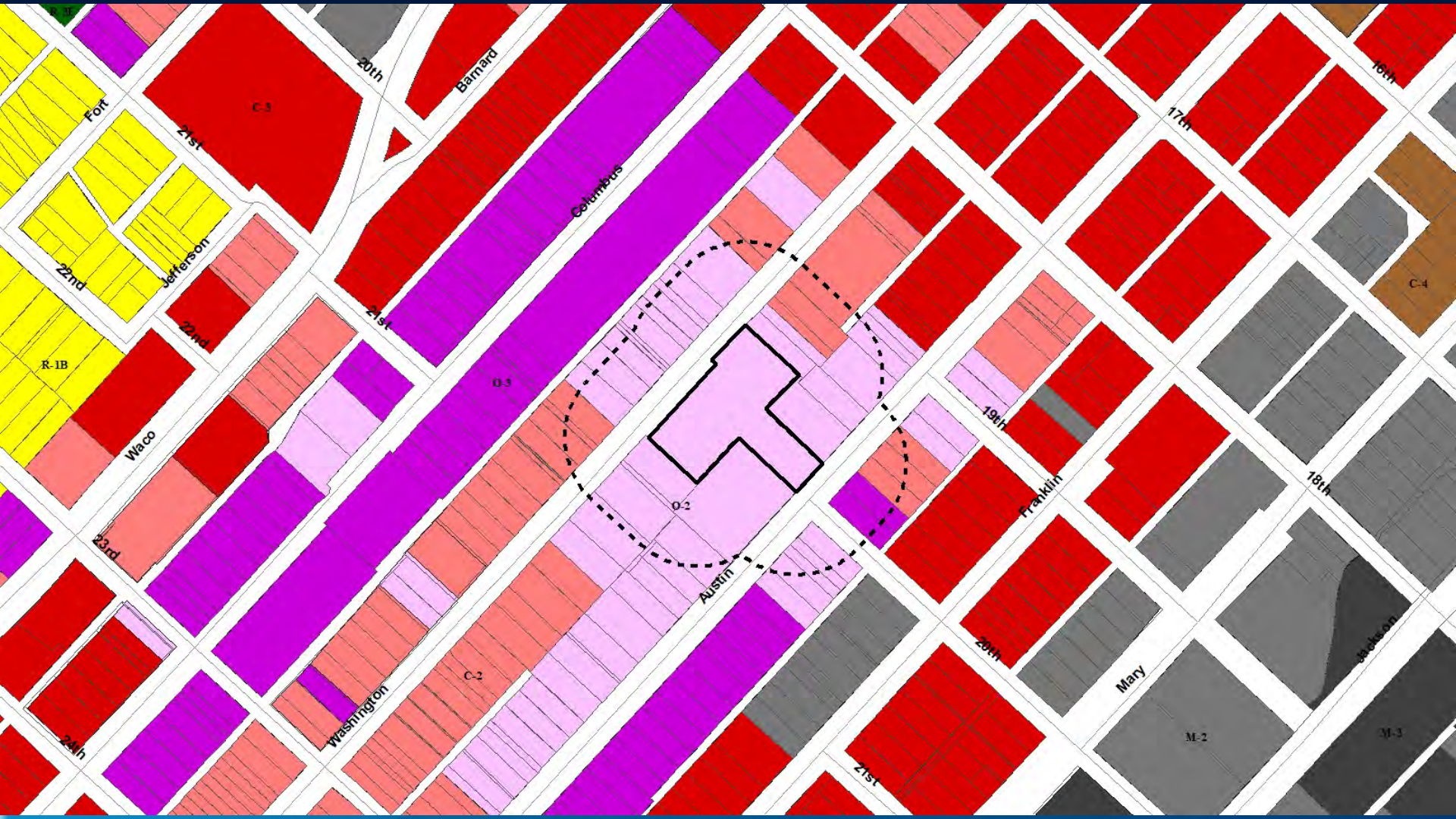
Austin

Franklin

20th

Mary

Larkin





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

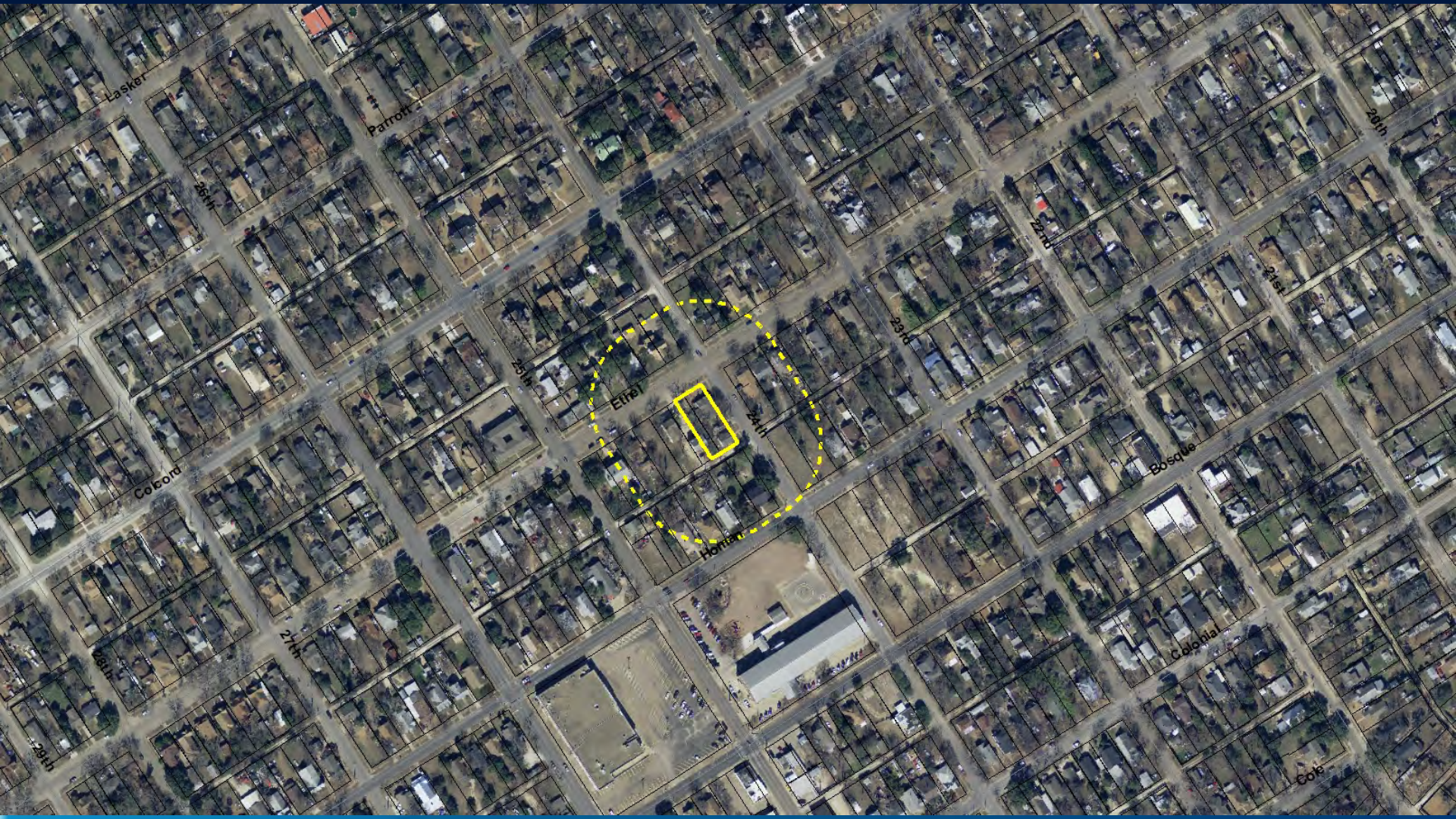
- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, 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 2020-179

2400 Ethel Avenue

- Applicant: Deanna Baxley
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: approx. 0.28 acres
- Located at the intersection of Ethel Avenue and 24th Street and within the Sanger Heights Neighborhood.





Lasker

Parrott

26th

26th

22nd

21st

23rd

25th

Ethel

24th

Homer

Bosque

Colford

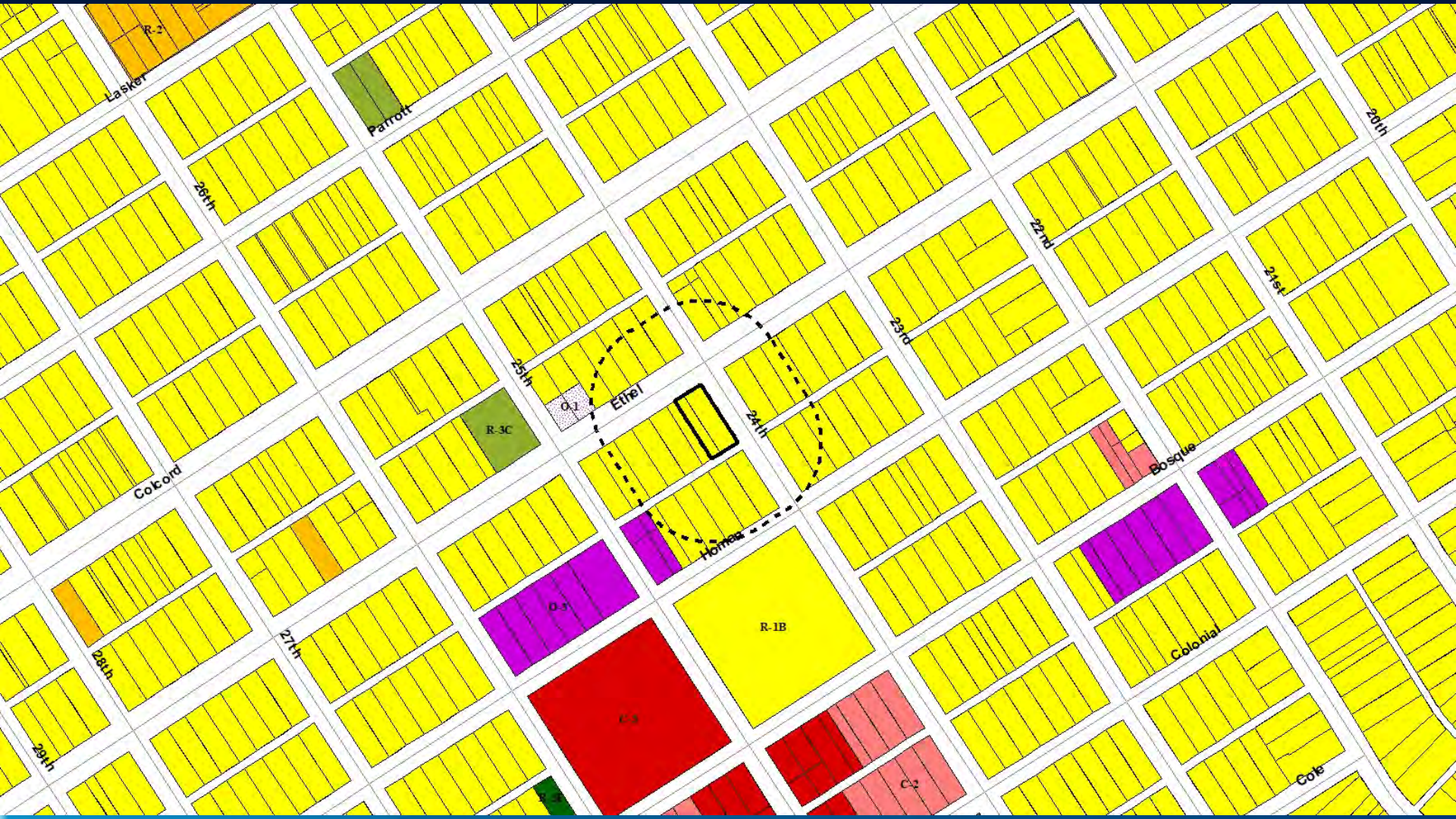
21st

20th

28th

Colonial

Cob



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LIFE OF
THE DOOR
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SUNNY
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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.

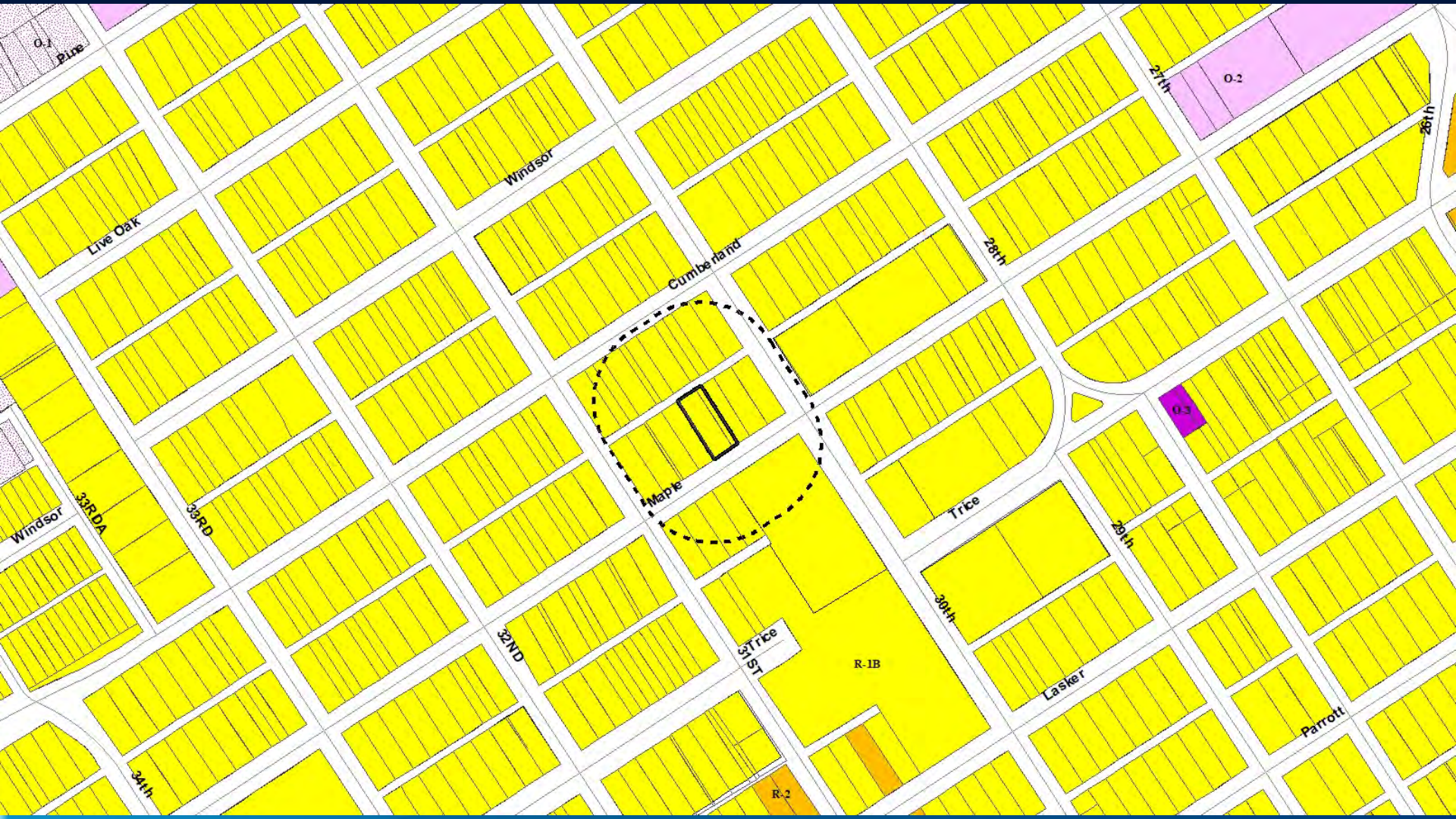
PH 2020-180

3015 Maple Avenue

- Applicant: Jennifer Jopling
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: approx. .25 acres
- Located near the intersection of Maple Avenue and 30th Street in the Dean Highland Neighborhood Association.









Plan Commission recommends **DISAPPROVAL** of the special permit subject to the special provisions and finding:

- That the proposed use would 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 2020-181

4900 Steinbeck Bend Road

- Applicant: Jim Peevey
- Special permit for a Vet Clinic, Kennels/Boarding, and Crematorium in an R-1B and C-3 District – previously approved case for *Z-11-17*
- Property Size: approx. 20.06 acres
- Located at the northwest corner of Steinbeck Bend Road and Lake Shore Drive.





Logie

Steinbeck Bend

Fort Gates

Cameron

Bismark

Station Creek

Bogey

Old Steinbeck

Carson

Lavaca

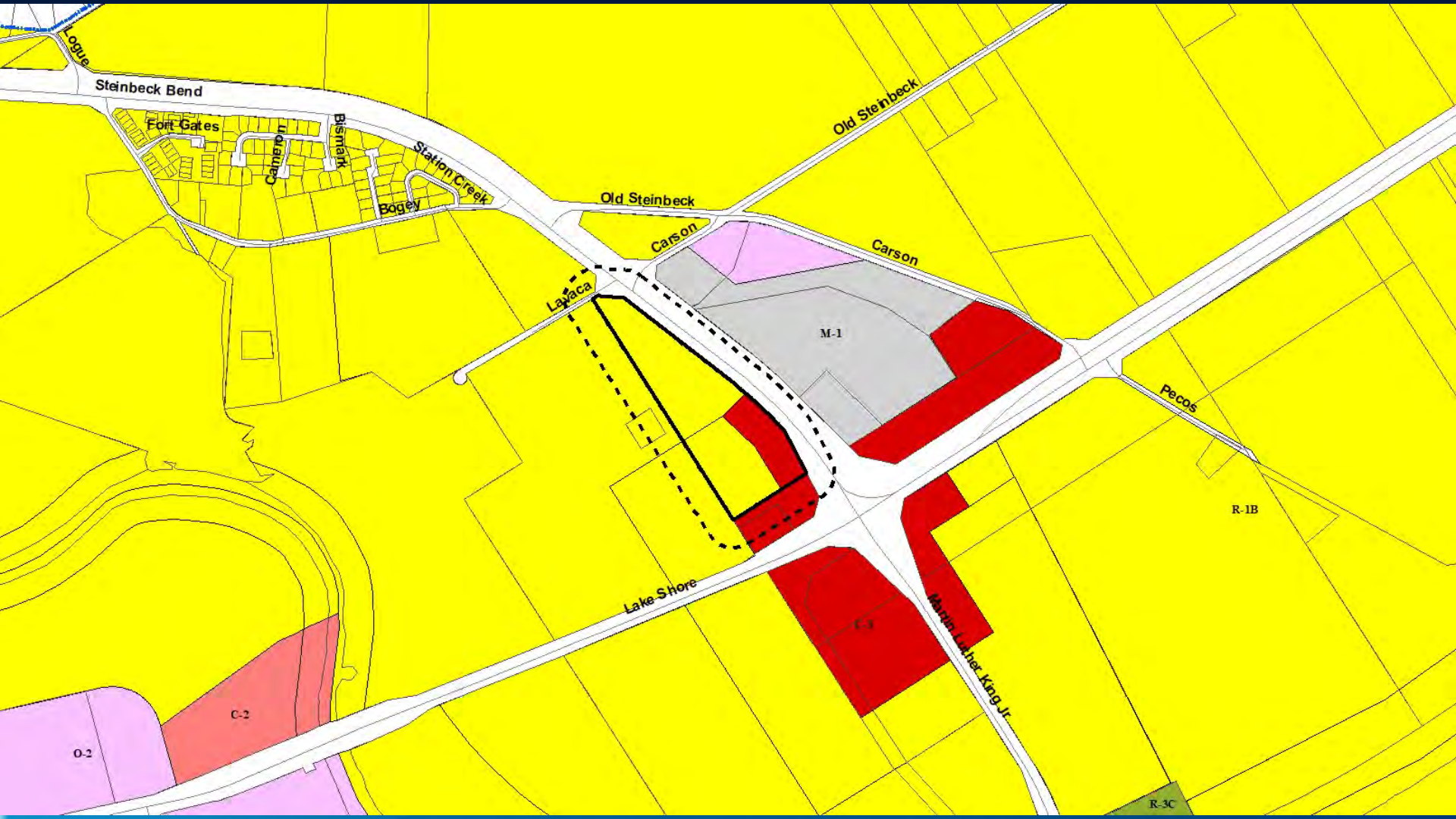
Old Steinbeck

Carson

Pecos

Lake Shore

Martin Luther King Jr









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

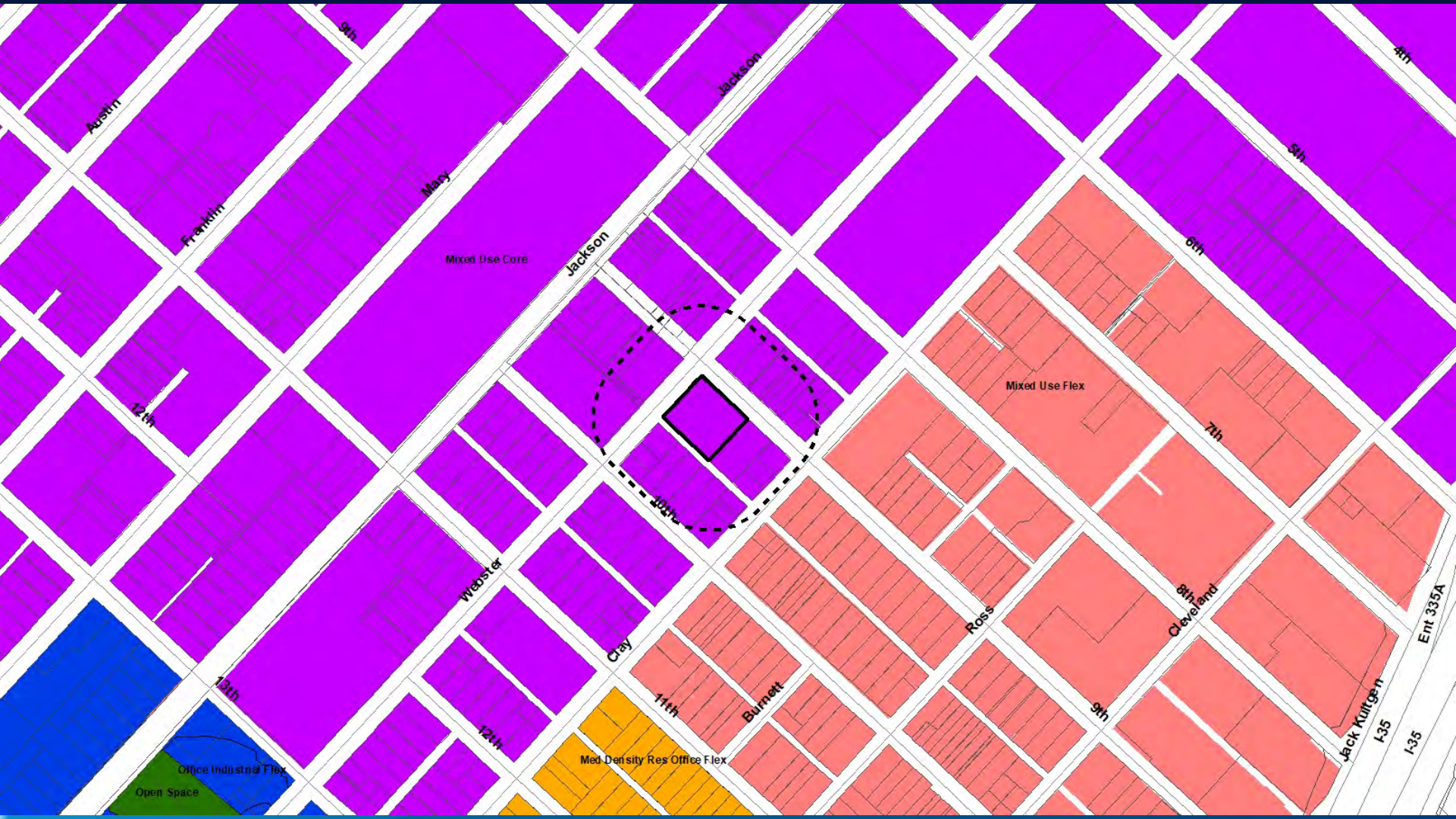
- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, 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 2020-183
910 Webster Ave.

- Applicant: Matt D. Fatheree
- Rezone from M-2 to C-4
- Property Size: approx. 0.69 acres
- Located between 9th and 10th Streets on Webster Ave.













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

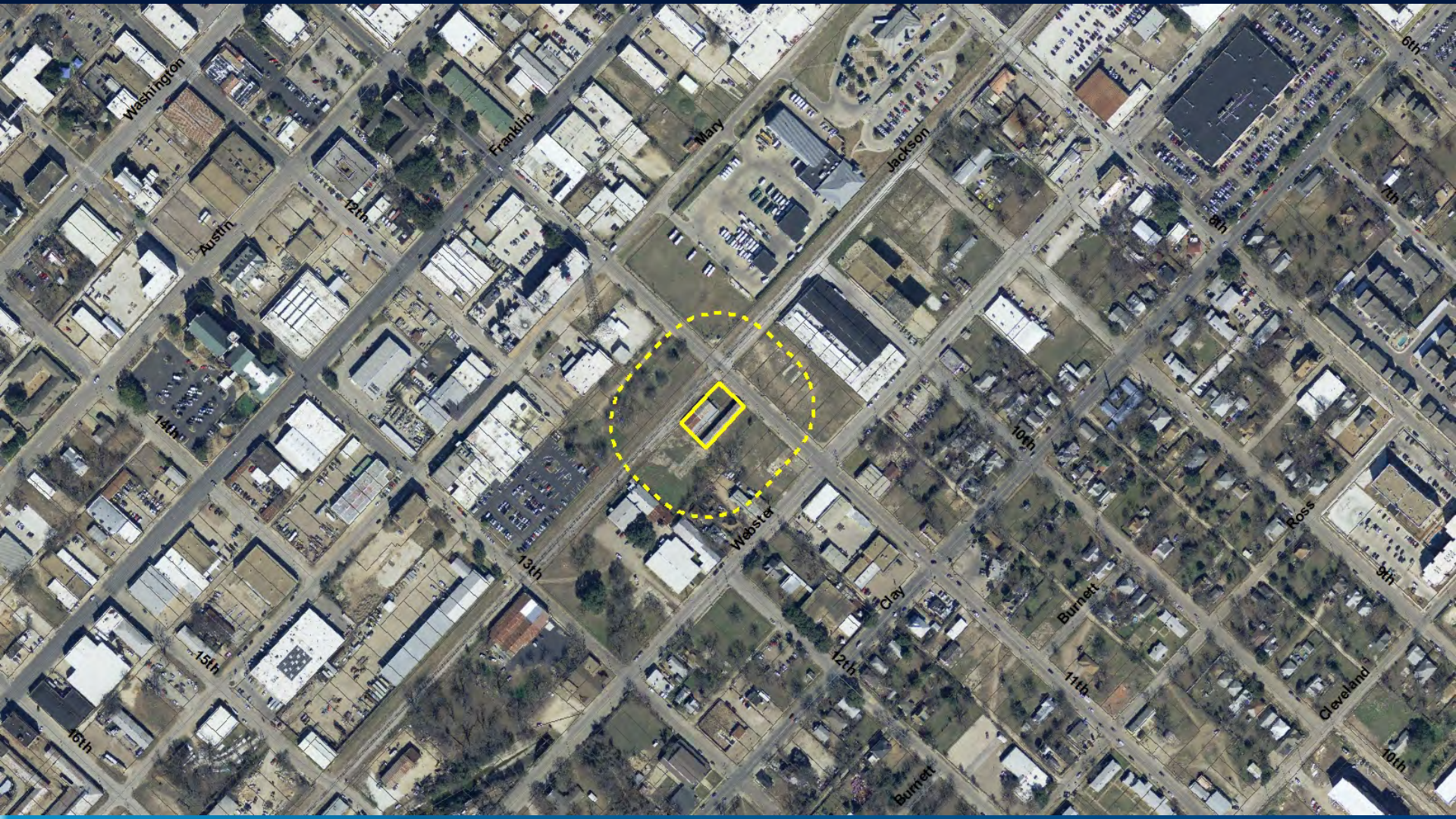
- The proposed zoning is in keeping with the land use component of the Comprehensive Plan, as revised and the Imagine Waco, A Plan for Greater Downtown.
- The properties meet all the size & width requirements for C-4 zoning.
- The public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
- There is C-4 zoning in the vicinity of the subject property.
- The proposed C-4 zoning allows for compatible mixed uses that are consistent with the transition of the area.

PH 2020-184

401 S. 11th Street

- Applicant: Jordan Ogden
- Rezone from M-2 to C-4
- Property Size: approx. 0.377 acres
- Located along the south side of S. 11th Street, between Jackson Avenue and Webster Avenue.





Washington

Franklin

Mary

Jackson

Austin

12th

6th

8th

8th

14th

10th

Webster

13th

Ross

9th

15th

Clay

Burnett

10th

12th

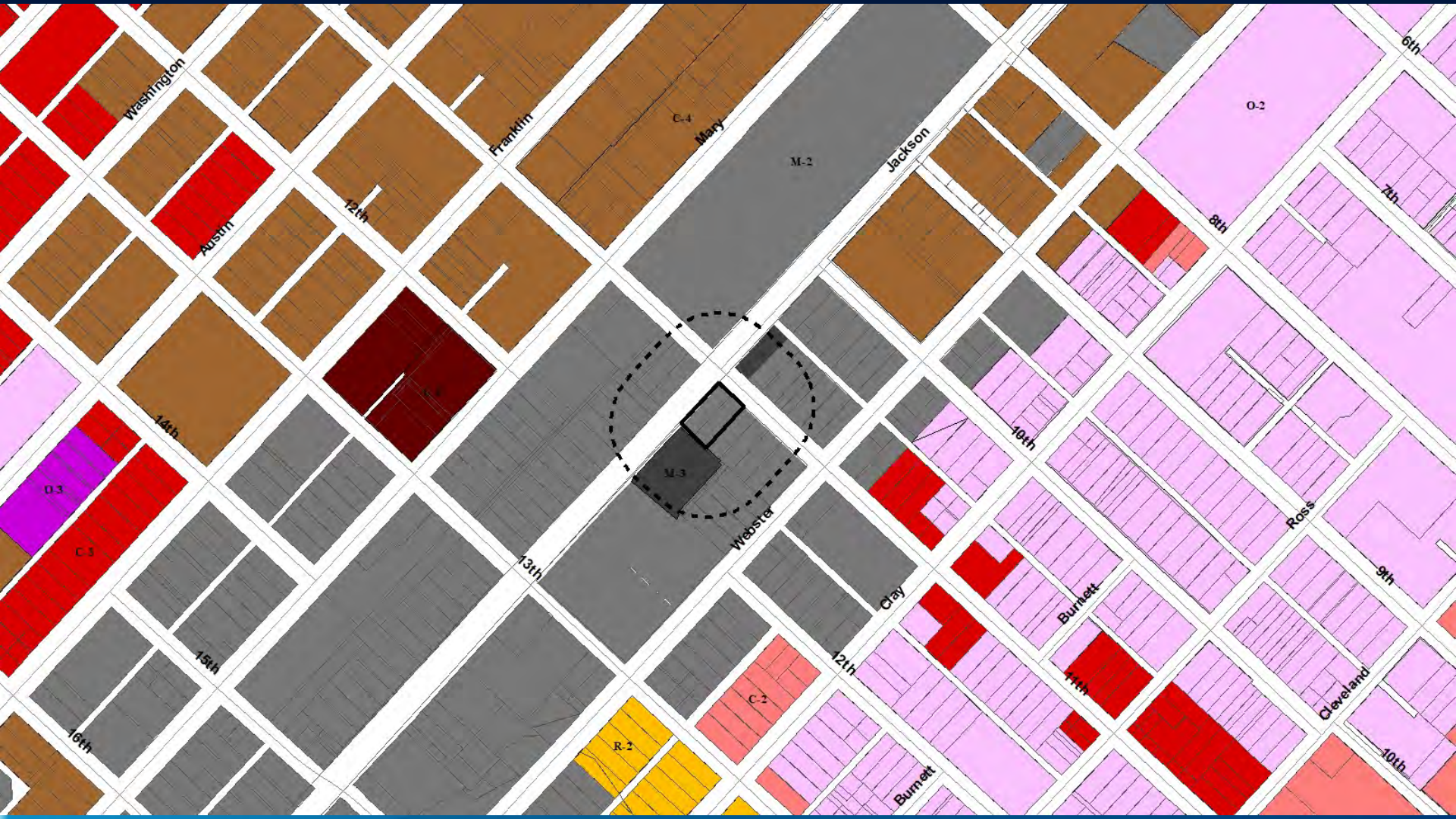
11th

Cleveland

10th

Burnett







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 keeping with the land use component of the Comprehensive Plan.
- The public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
- The property meets all the area and width requirements for the C-4 zoning district.
- There is C-4 zoning adjacent to the subject property.



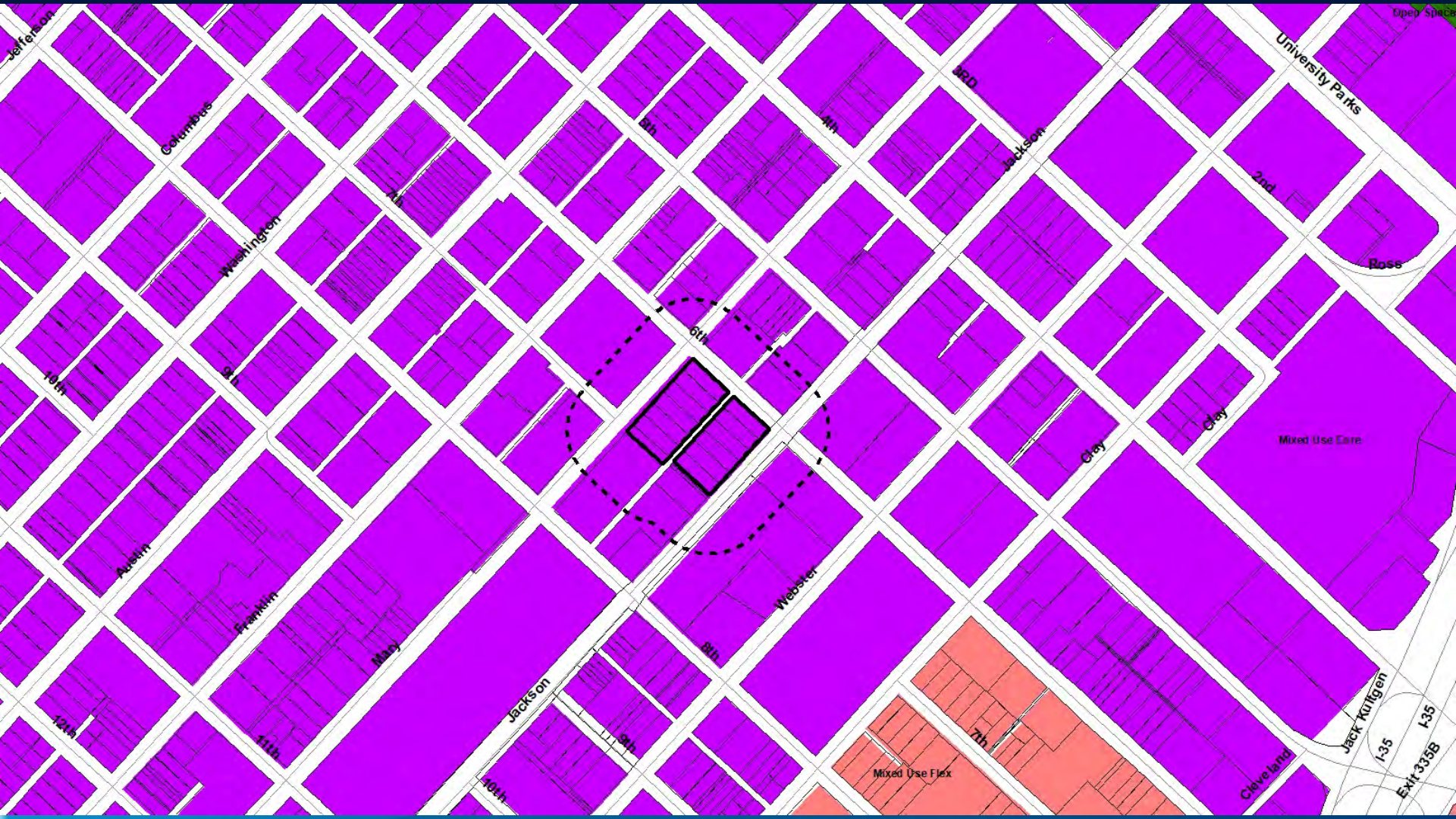
PH 2020-185

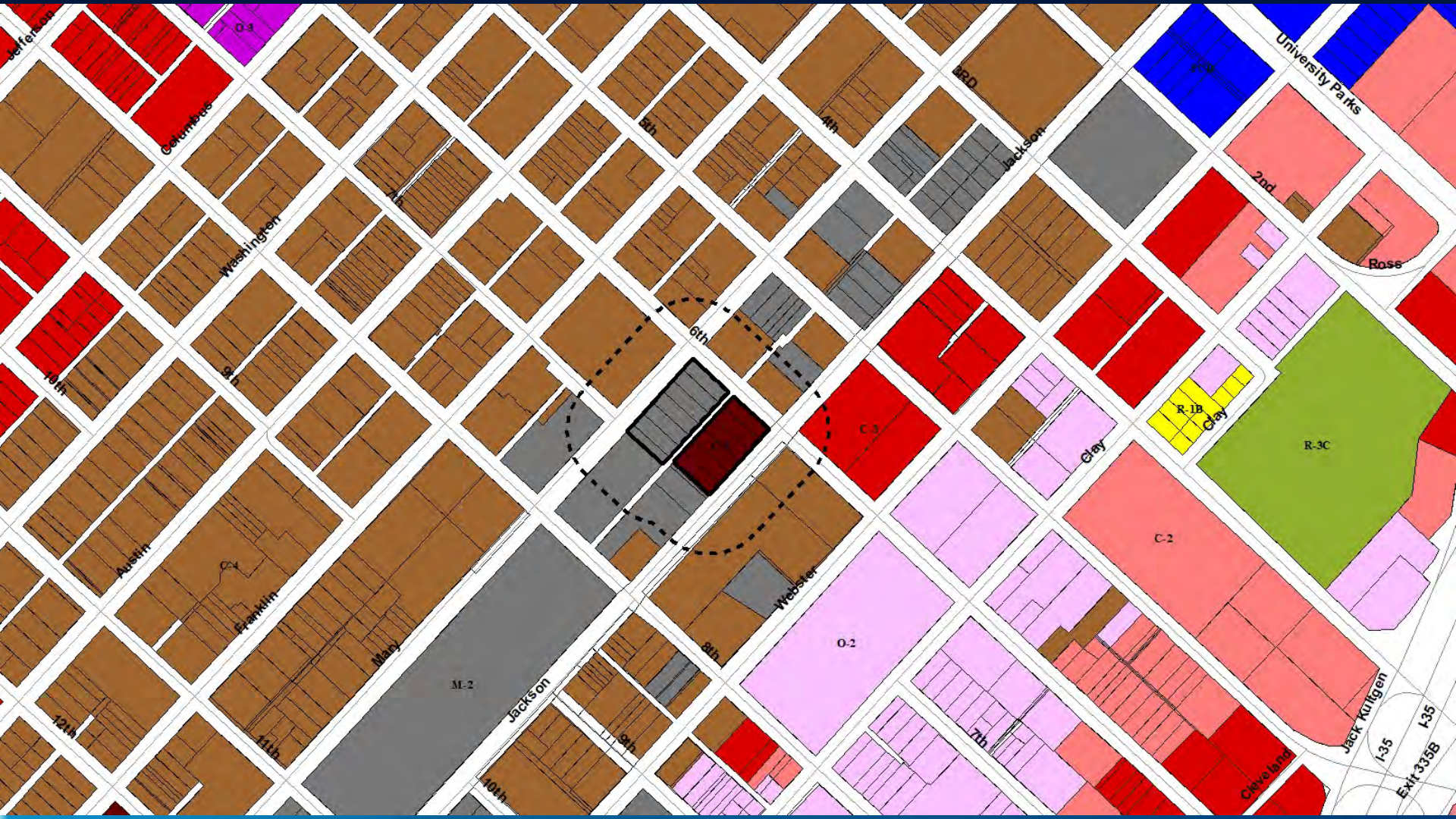
301 S. 6th Street

- Applicant: Jerry Crenshaw
- Rezone from M-2 to C-4
- Property Size: approx. 1.25 acres
- Located along the North side of Jackson Avenue, between N. 6th Street and N. 8th Street, one block south of Franklin Avenue.















Plan Commission recommends **APPROVAL** of this request to change the zoning from **M-2 & C-5 to C-4** 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 C-4 zoning district.
- The property meets all the area and width requirements for the C-4 zoning district.
- There is C-4 zoning adjacent to the subject property.

