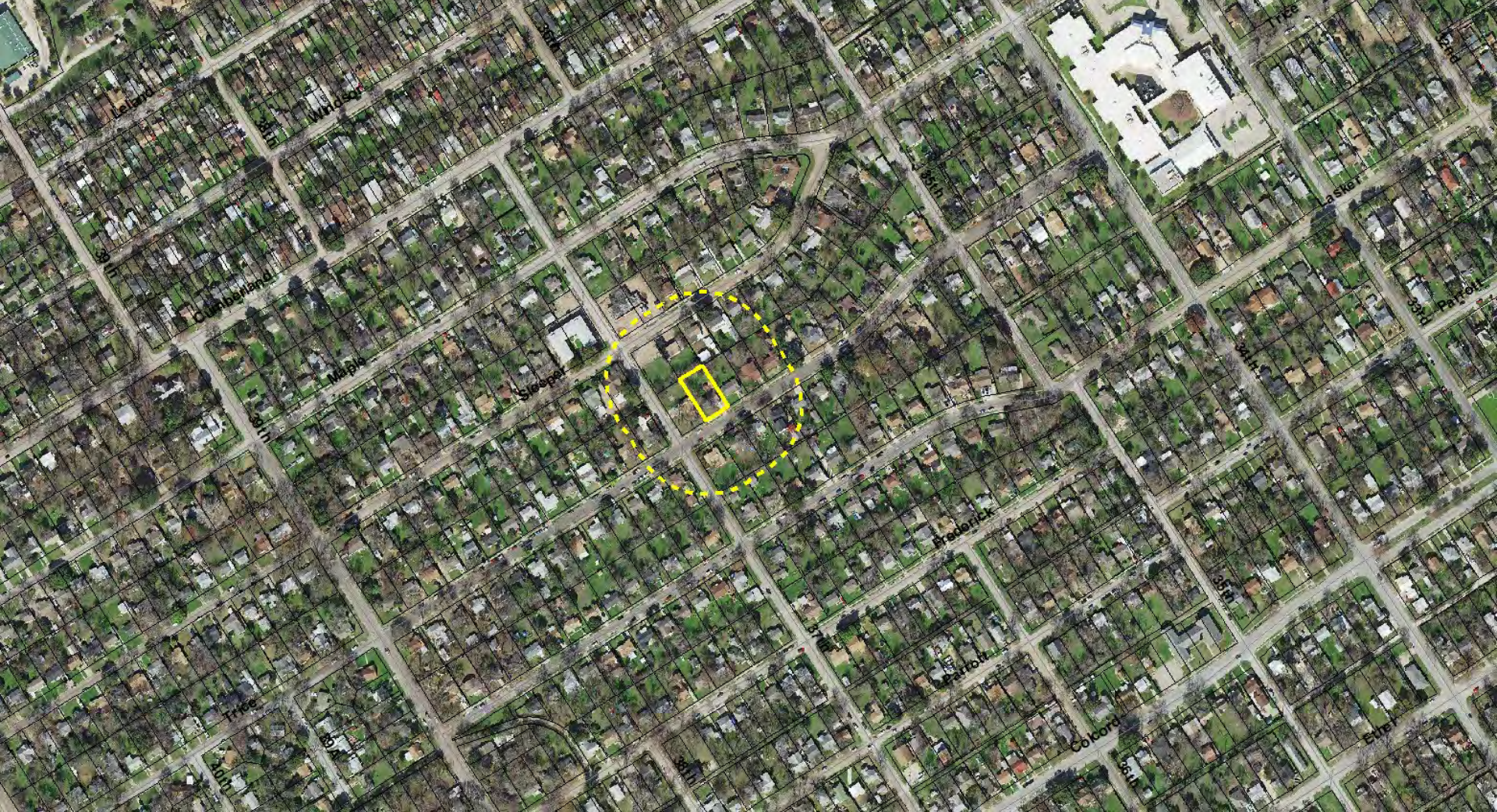
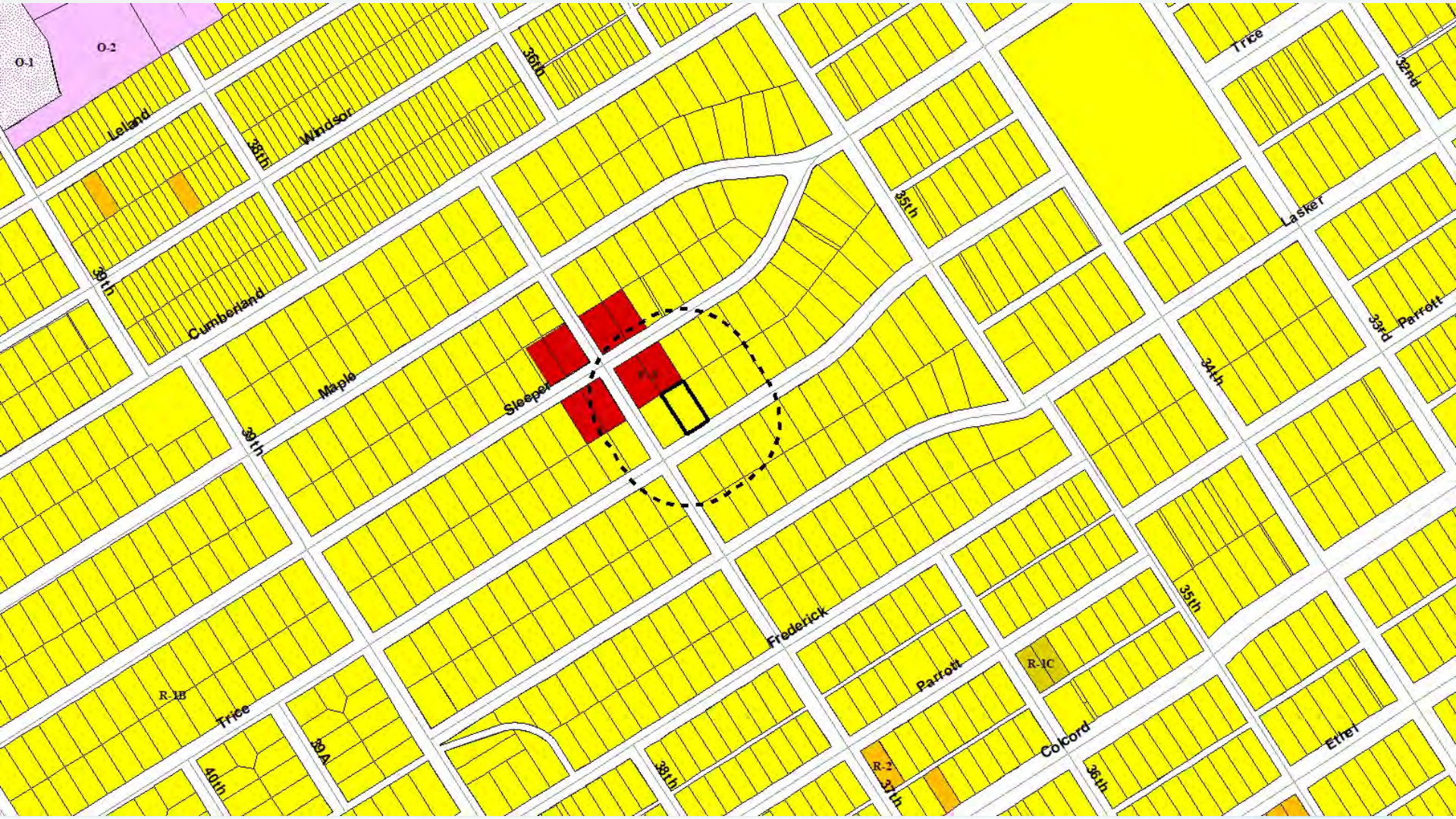


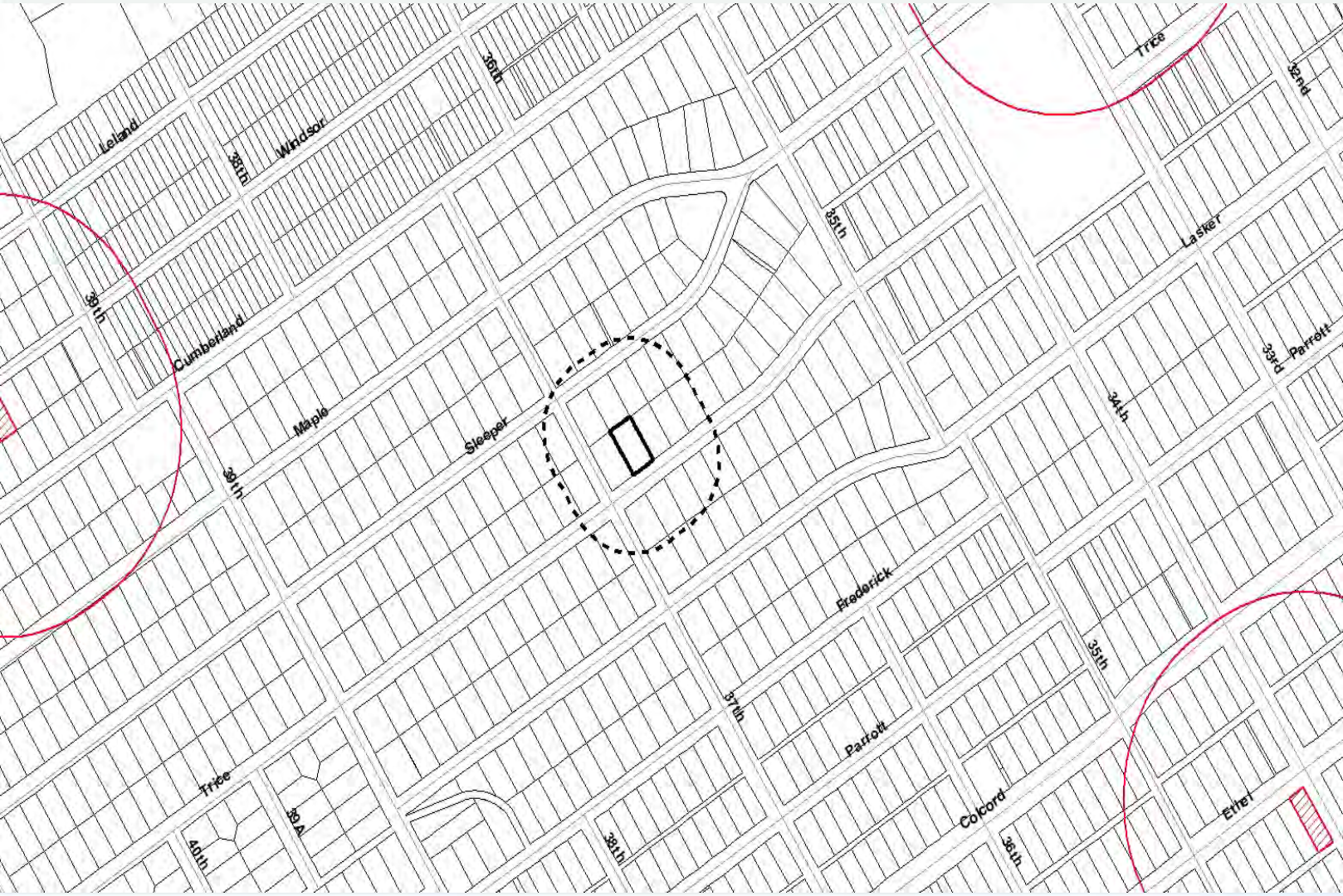
PH 2020-742

3621 Trice Avenue

- Applicant: Lisa Price, on behalf of FWC Hands Across Waco, Inc.
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.19 acres
- Located within the Dean Highland Neighborhood

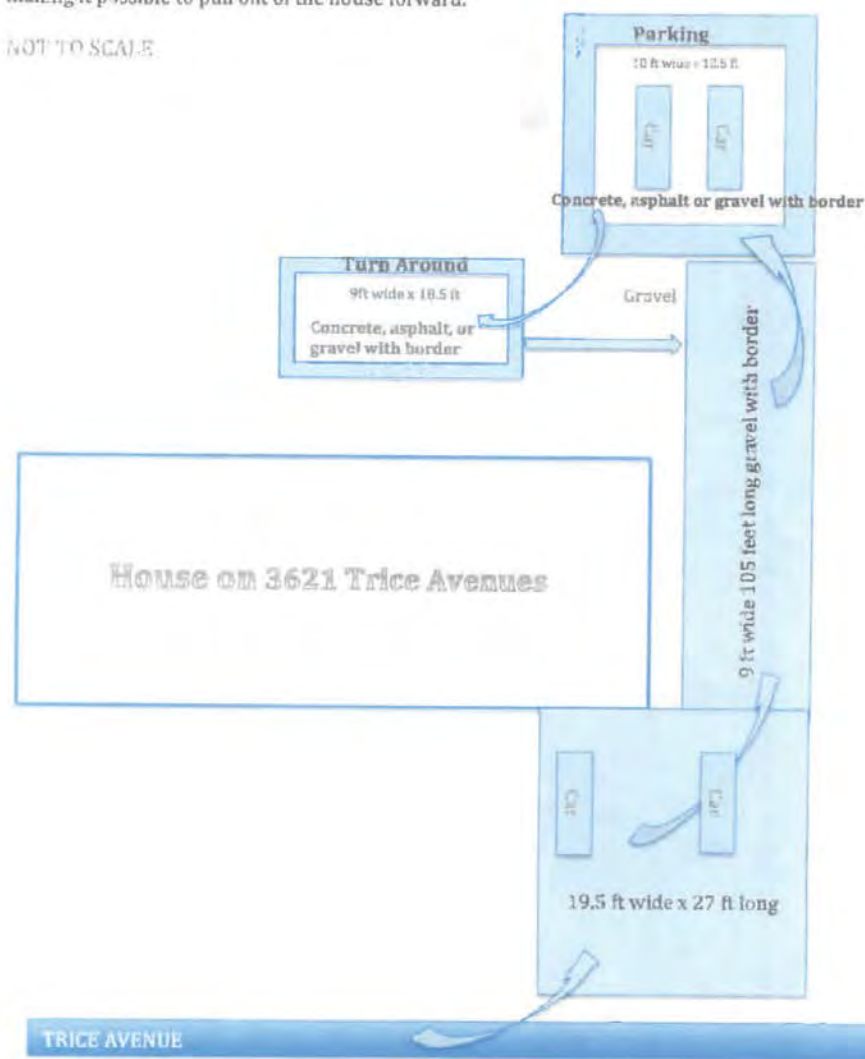






making it possible to pull out of the house forward.

NOT TO SCALE.





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

PH 2020-743

1701 Clay Avenue

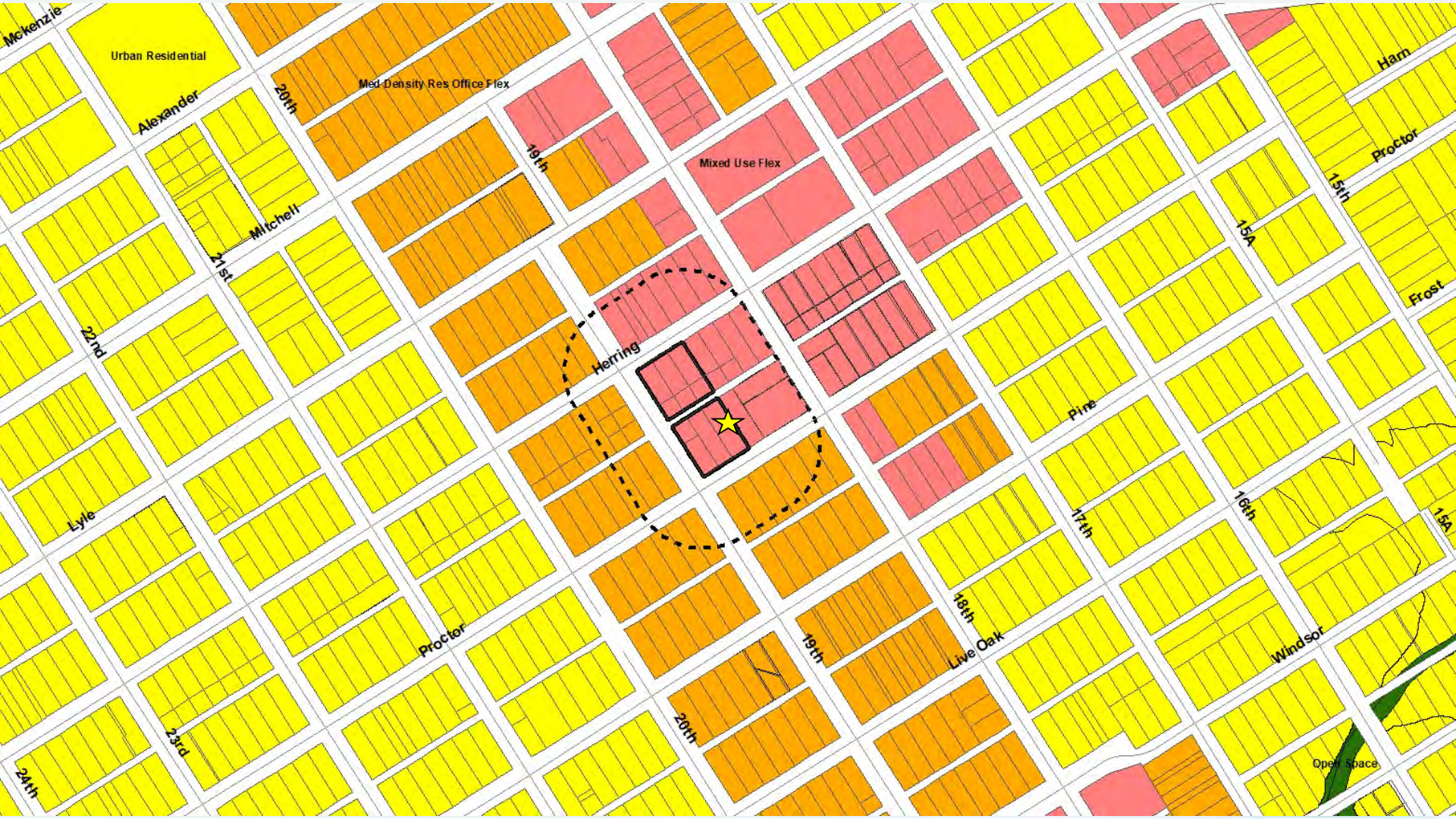
- Applicant: Nicholas Salazar
- Special Permit for Automobile Car-Washing Establishment in a C-2 District
- Property Size: . 0.22 acres
- Located within the University Neighborhood Association

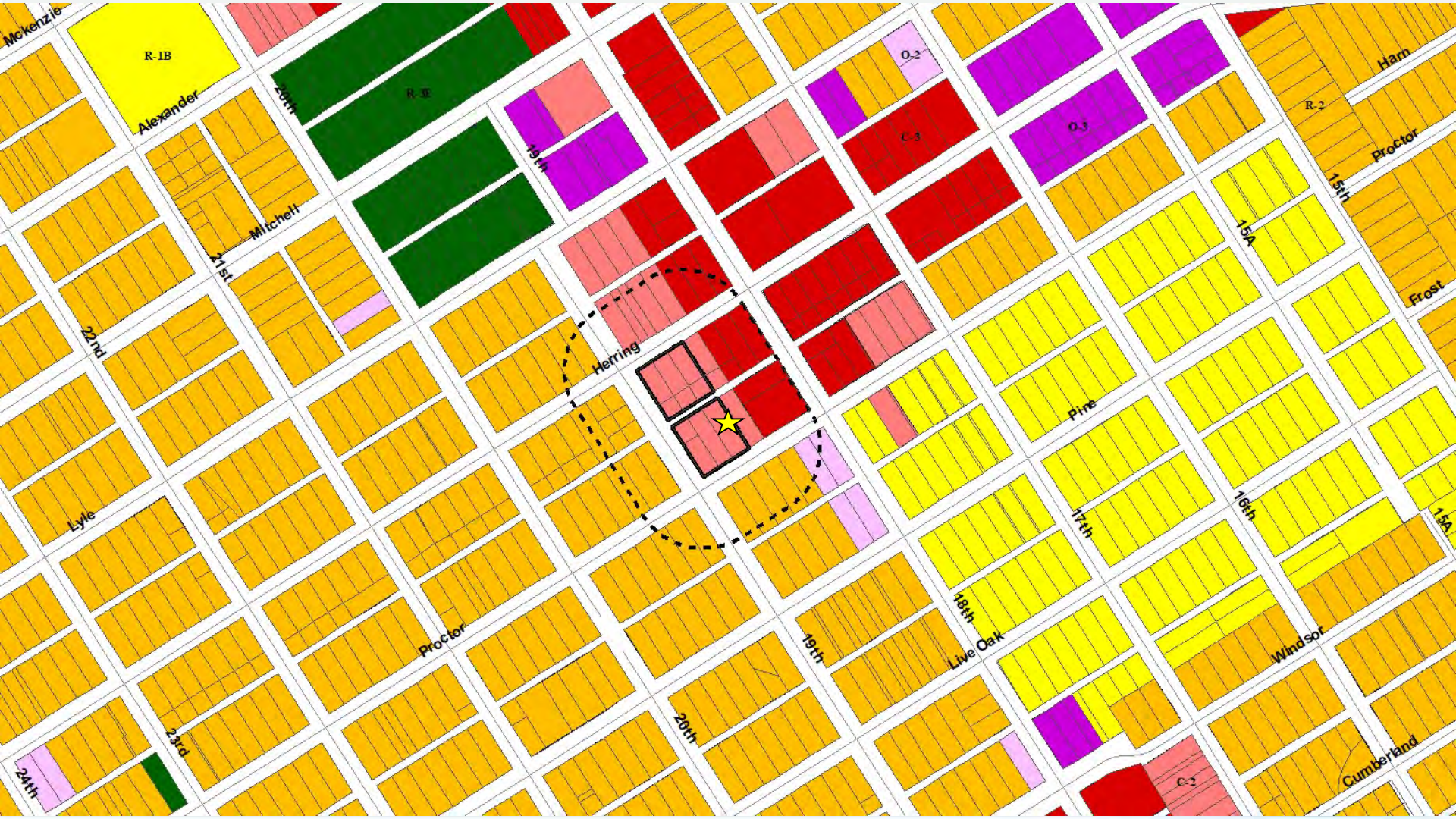
PH2020-744

1815, 1817, & 1827 Proctor Avenue, 2309-11 N. 19th Street and 1818, 1822, & 1826 Herring Ave.

- Applicant: Juan and Erendida Velasquez & City of Waco
- Land use designation change from Mixed Use Flex to Medium Density Residential Office Flex & Rezone from C-2 to R-2
- Property Size: total of 1.13 acres
- Located within the North Waco Neighborhood Association.







1827 Proctor Ave

Waco, Texas



Street View



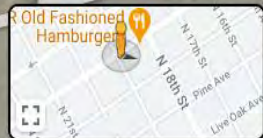
1826 Herring Ave

Waco, Texas

Google

Street View

Herring Ave



Google

Plan Commission recommends **APPROVAL** of this request to change the land use designation change from **MIXED USE FLEX 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 ***C-2 to R-2*** based on the following findings:

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan, as revised.
- The properties meet all the size & width requirements for R-2 zoning.
- The 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.
- The proposed R-2 zoning brings the existing residential uses into conformance with the zoning ordinance.