

# PH 2020-802

## Subdivision Plats



CITY OF WACO









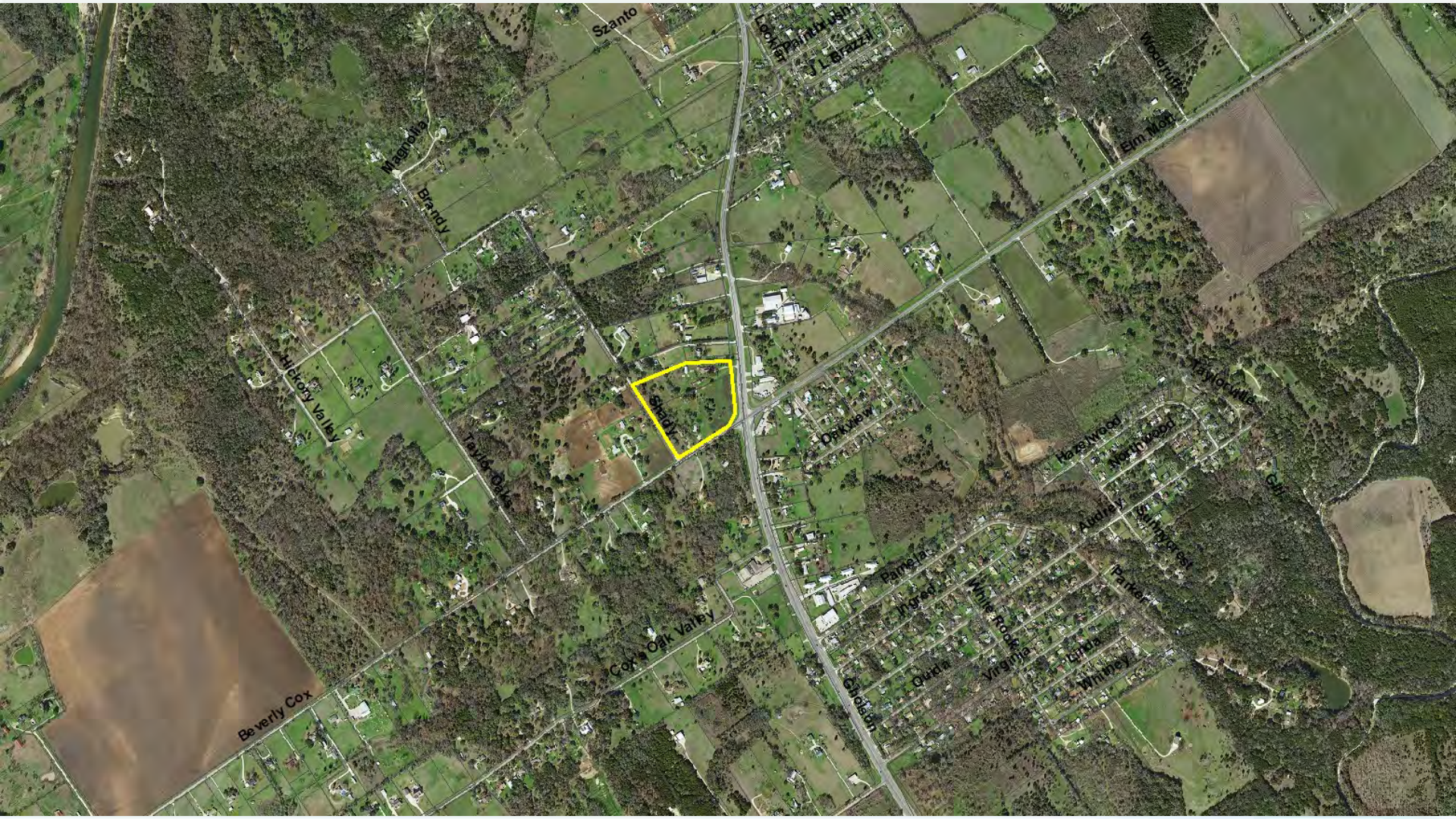












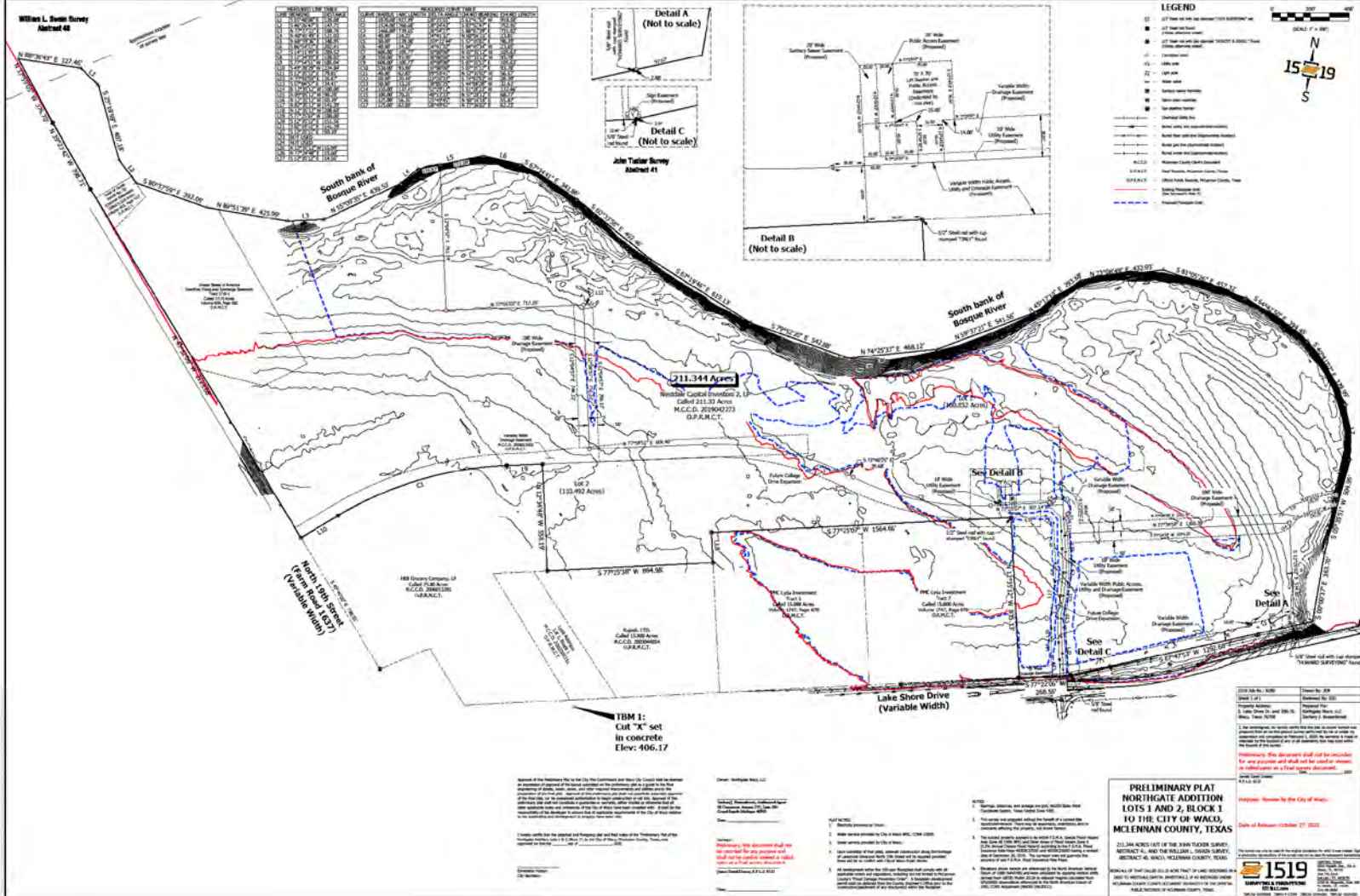














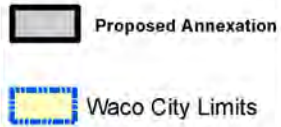
# PH 2020-803 through 805 Voluntary Annexations



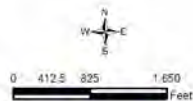
CITY OF WACO



# Annexation Petition 66.225 acres



Proposed R-1B  
Zoning



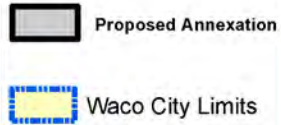
CITY OF WACO  
PLANNING SERVICES

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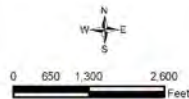




# Annexation Petition Anx-20-03

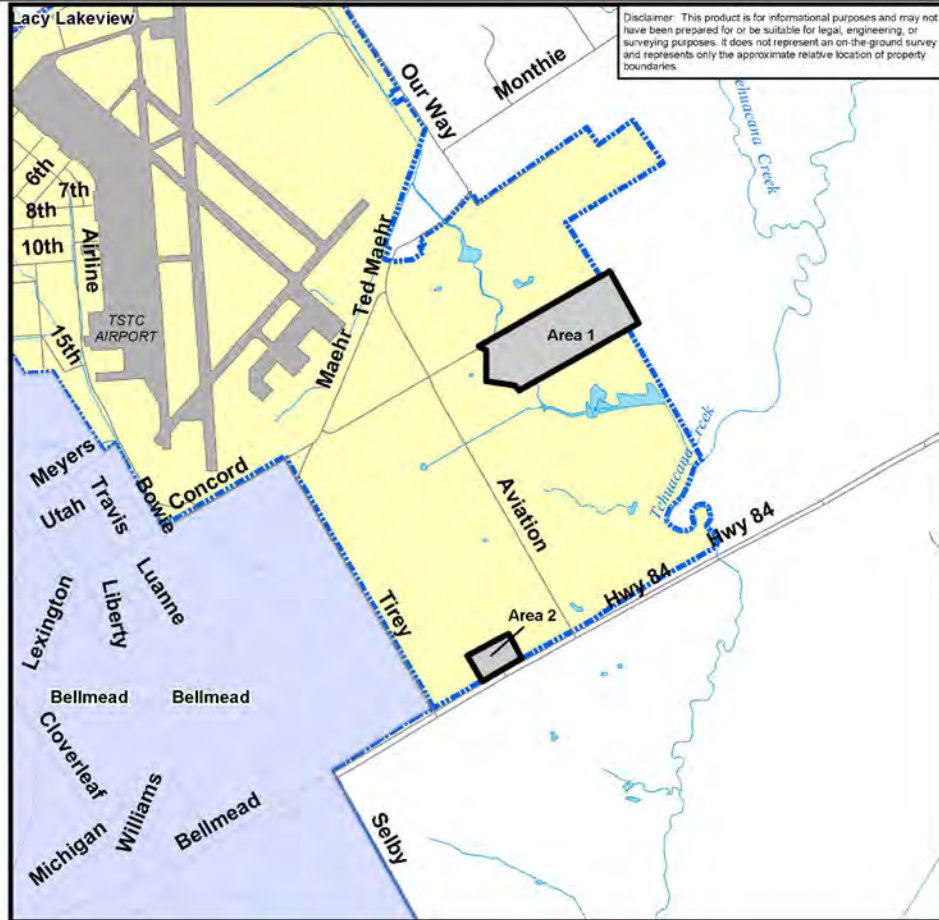


Proposed M-2  
Zoning



CITY OF WACO  
PLANNING SERVICES

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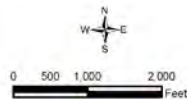




# Annexation Petition Anx-20-04

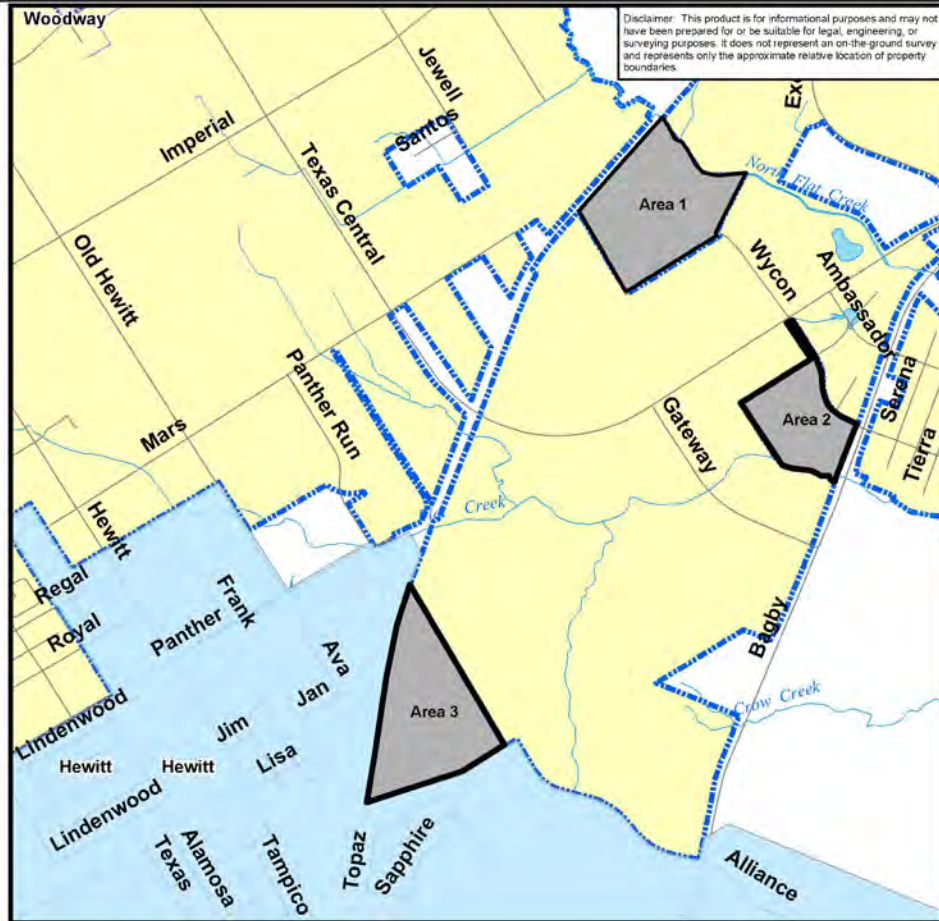


Proposed M-2  
Zoning



CITY OF WACO  
PLANNING SERVICES

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# PH 2020-806

## 3105 Trice Avenue

- Applicant: Gary Mayfield, on behalf of Serendipity Green Homes, LLC
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: approx. 0.19 acres
- Located near the northwest corner of Trice Avenue and N. 31<sup>st</sup> Street, within the Dean Highland Neighborhood.



















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 2020-807

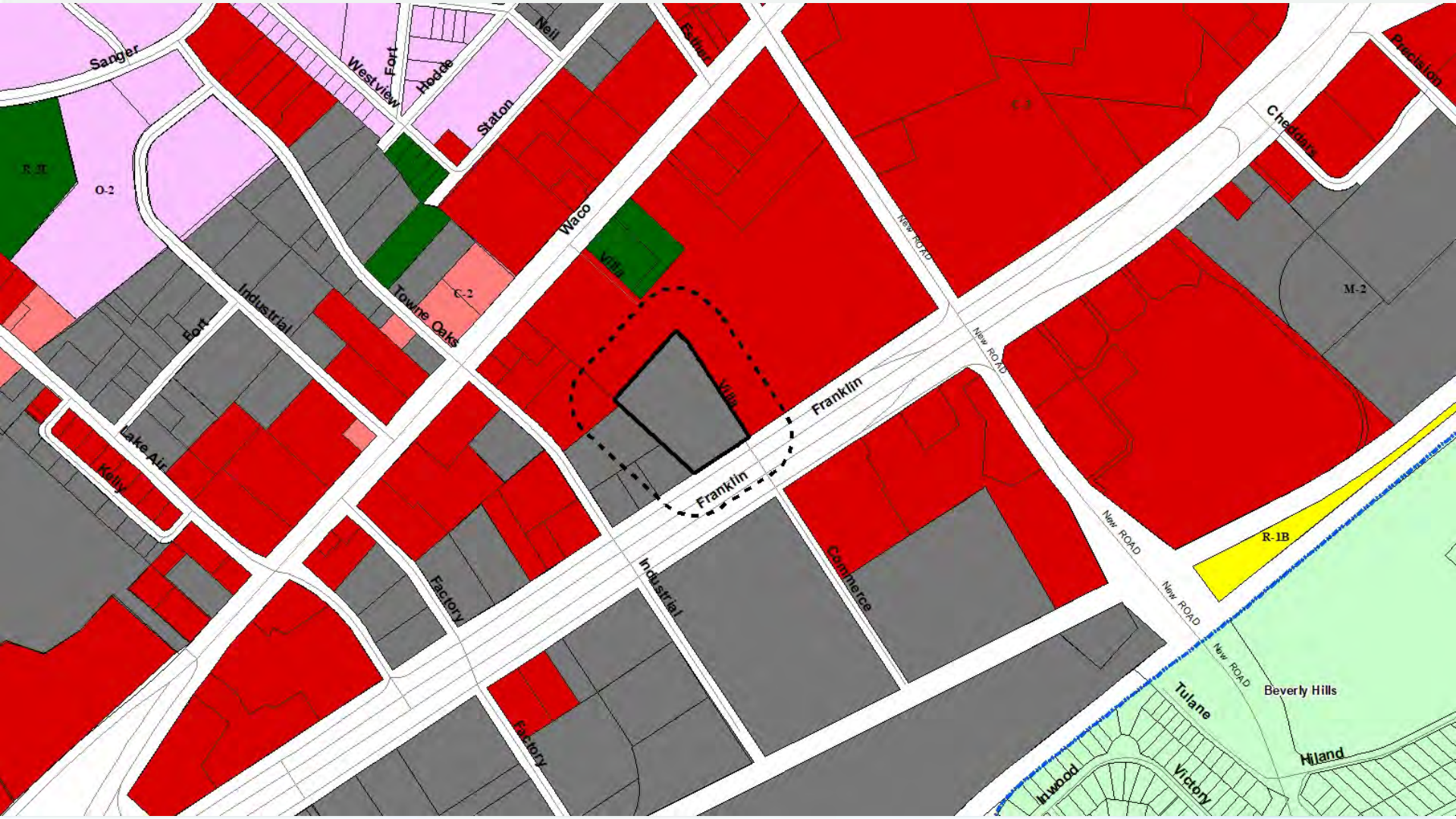
## 4901 Franklin Avenue

- Applicant: Brian Schroeder
- Special Permit for Sale, Rental, Parts, Repair and Storage of Recreation Vehicles in an M-2 District
- Property Size: Approx. 4.7 acres
- Located on the corner of Franklin Avenue and Villa Drive.













THE SEAL ON THIS DOCUMENT IS  
APPROVED BY JOHN SCALES P.E.  
#12754 - 4-30-2020



## SCALES ENGINEERING

PHL 254/498-6431  
FROM #: F-4159

1124 CLIFFVIEW ROAD

WACO MOTOR SPORTS

WACO.TEXAS

1901 FRANKLIN AVE.

DRAWN
CHECKED
DATE
REVISED
JOB NUMBER

**SW2.1**

SHEET OF

THE DESIGN AS SHOWN ON THESE PLANS SHALL NOT BE SIGNIFICANTLY CHANGED BY THE OWNER OR THE CONTRACTOR WITHOUT THE PRIOR APPROVAL OF THE ENGINEER AND THE NEGOTIATING AUTHORITY. ALL COST ASSOCIATED WITH CHANGES MADE WITHOUT PRIOR APPROVAL, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.







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

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- 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 2020-808

## 1518 Austin Avenue

- Applicant: Christopher & Michele Hill
- Special Permit for Flea Market in a C-4 District
- Property Size: approx. 0.38 acres
- Located east of the intersection of S. 16th and Austin Avenue, near Downtown Waco.











Back of Store



55ft

10X10

10X10

10X10

10X10

10X10

10X10

10X10

10X10

10X10

10X10

10X10

10X10

90ft













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- 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.

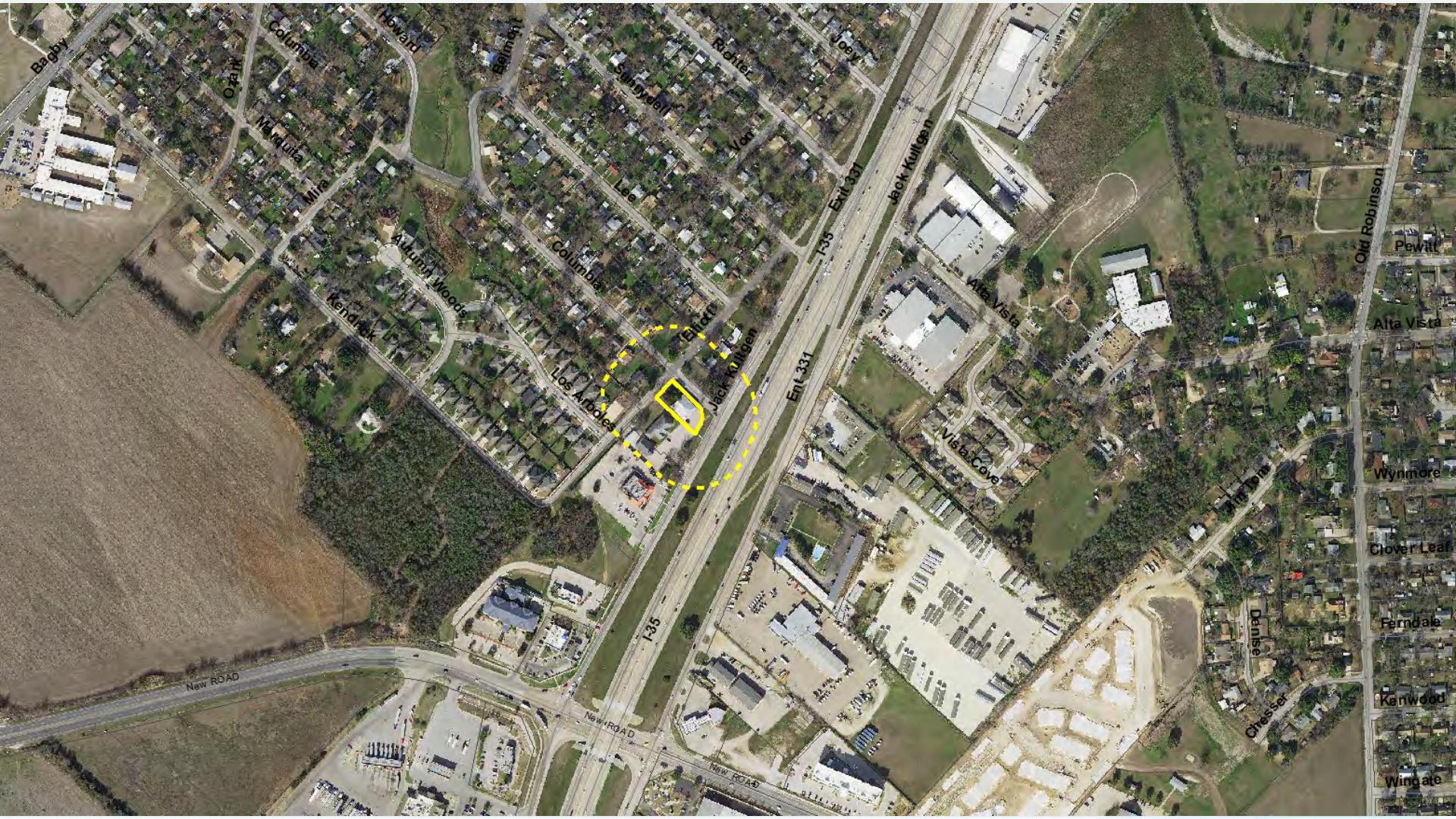


# PH 2020-809

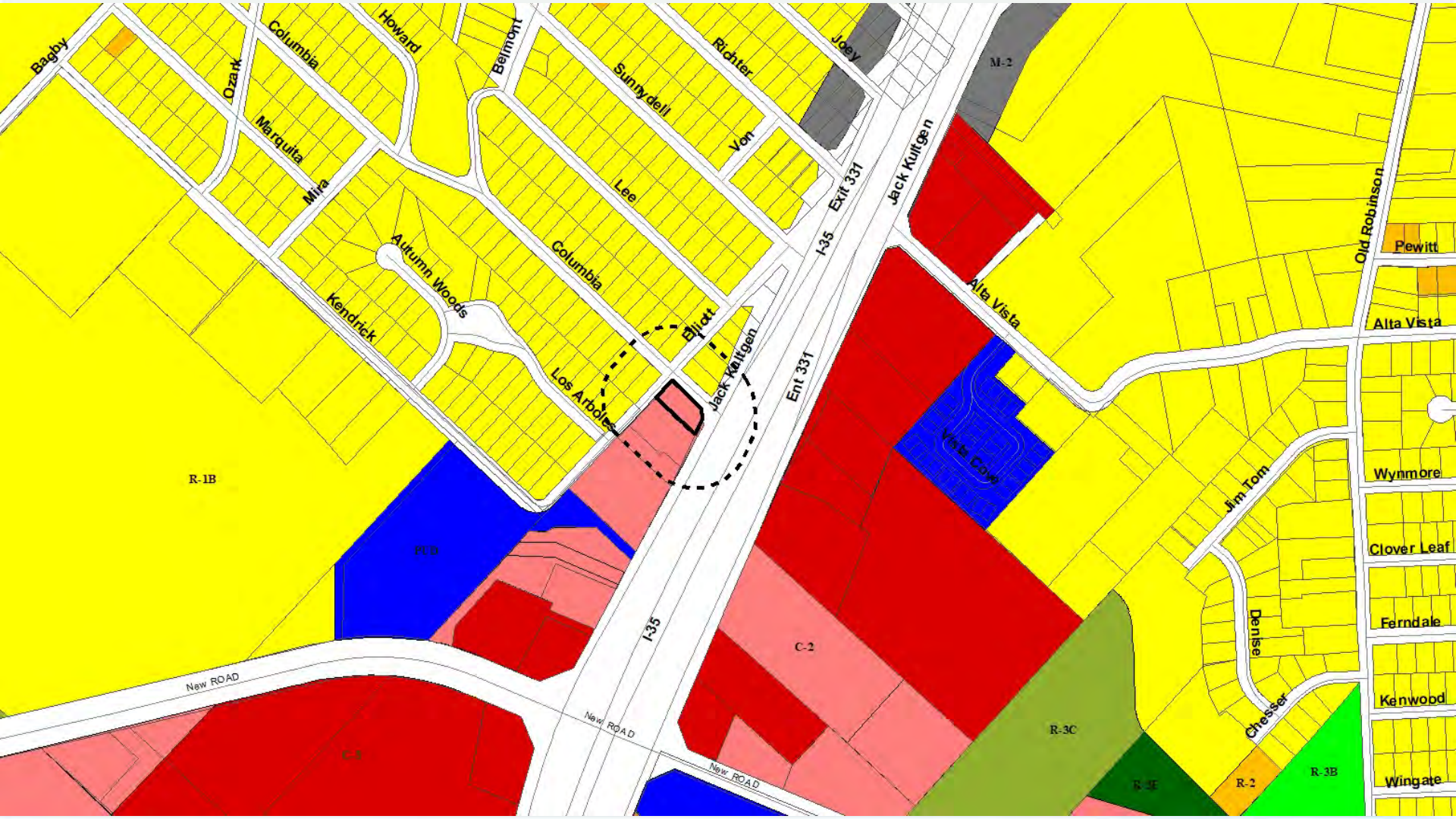
## 3901 S. Jack Kultgen Expressway

- Applicant: J. David Dickson, Attorney and Agent for VVC of Texas, LLC
- Amendment to a Special Permit for a Veterinary Clinic, not including open kennels, in a C-2 District
- Property Size: apx. 0.37 acres
- Located along the west frontage road of I-35, at the intersection of Columbia Street











ELLIOTT DR.

ELLIOTT DR.

LOT 3

LOC 2, BLOCK "A"  
COLUMBIA ADDITION  
AREA = .403 ACRES

COLUMBIA ST

2017 APR 11

(04.527)







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# PH 2020-810

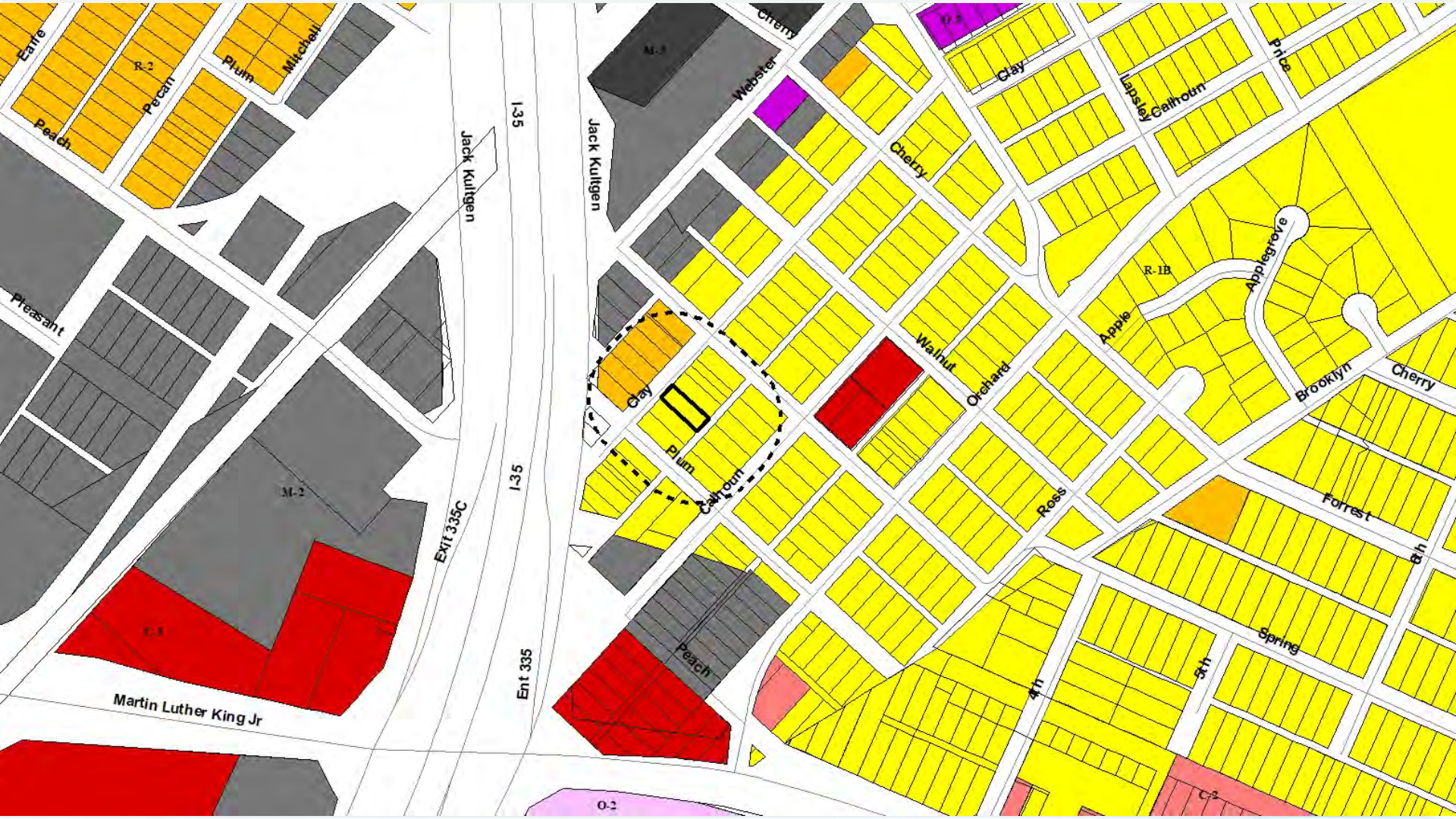
## 805 E. Clay Avenue

- Applicant: Ralph and Marcia Billings
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: approx. 0.16 acres
- Located along the the south side of E. Clay Avenue, near Plum Street, and within the Northeast Riverside Neighborhood.

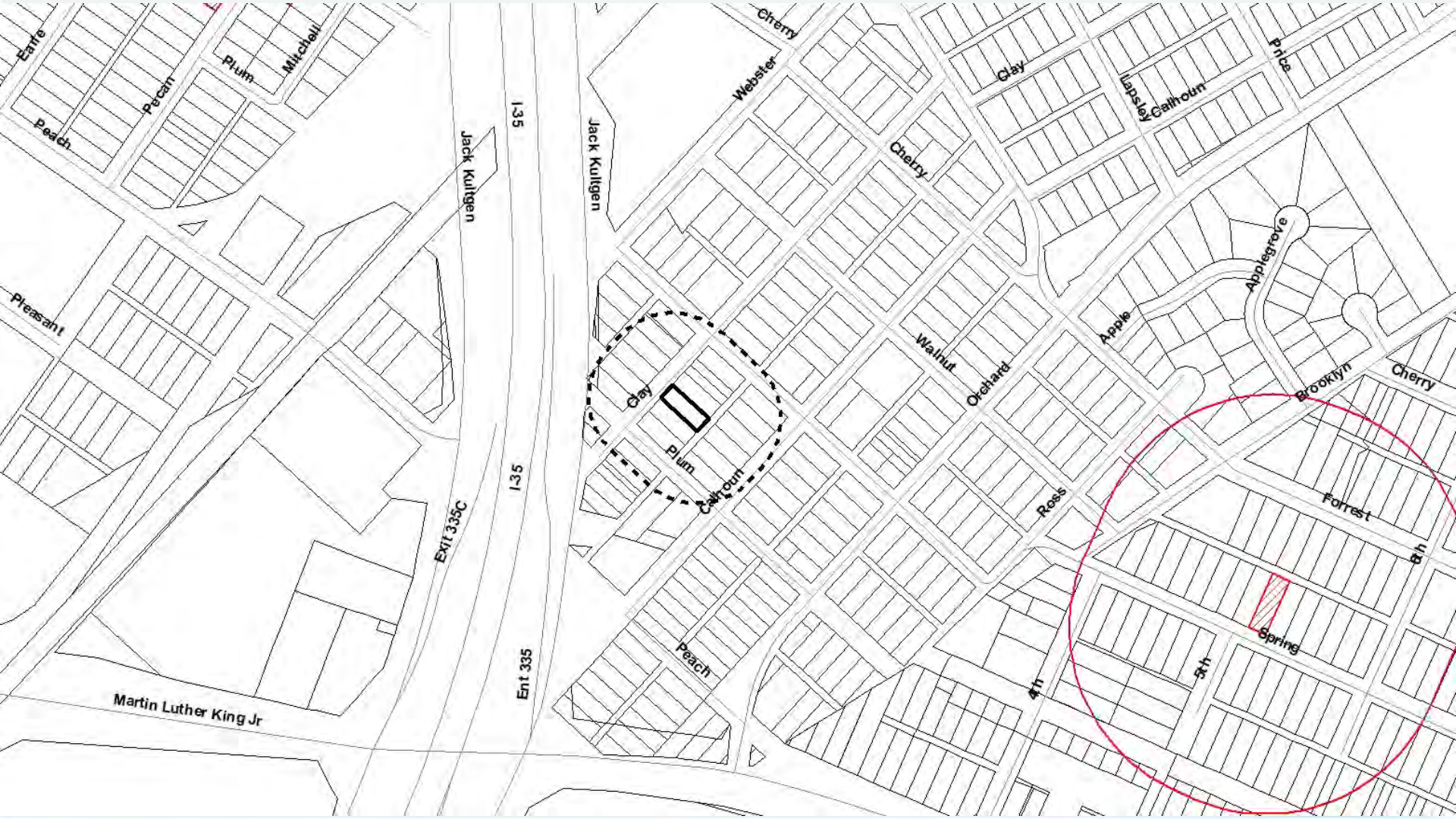
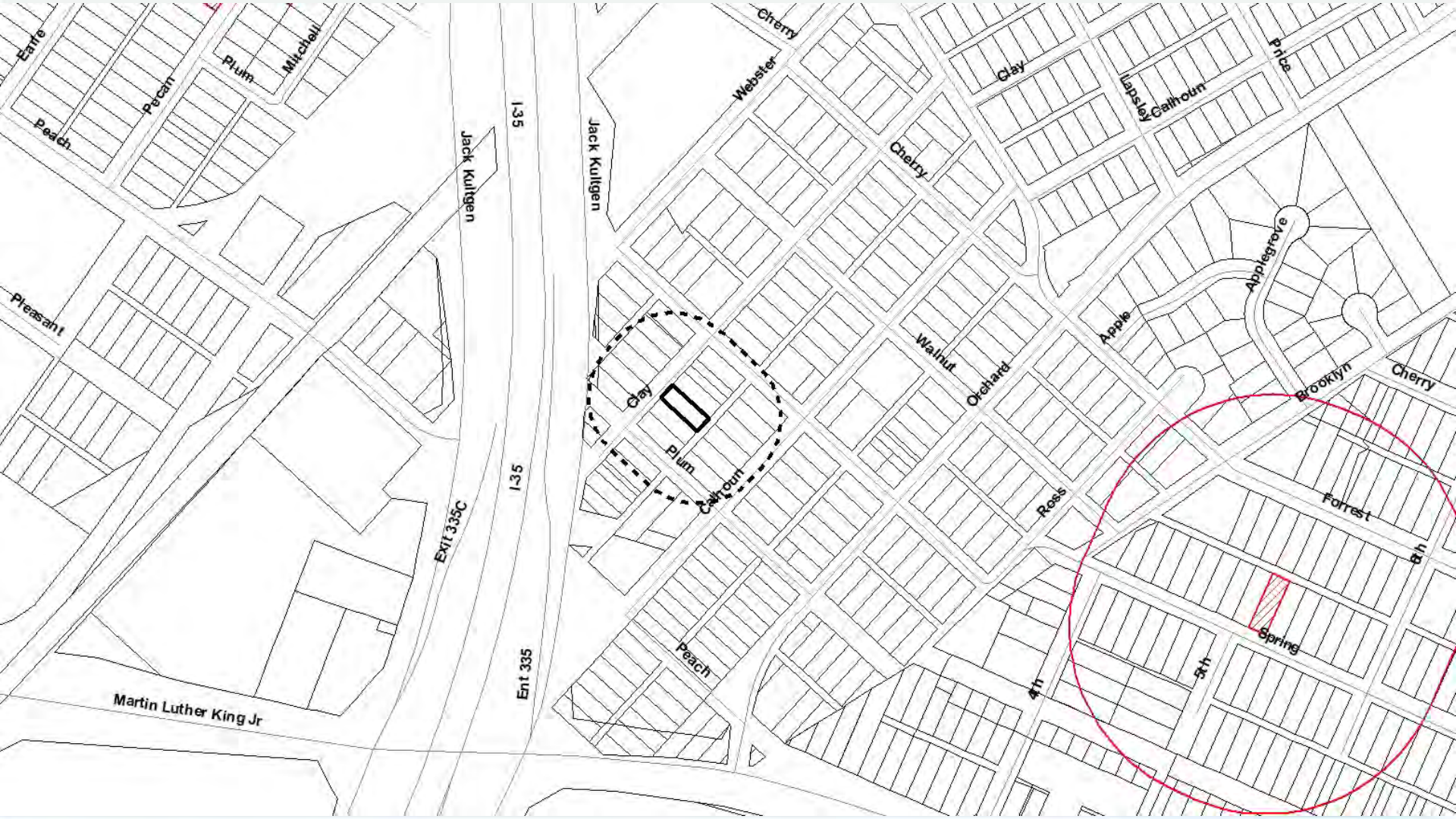


















Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

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- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
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- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.



# PH 2020-811

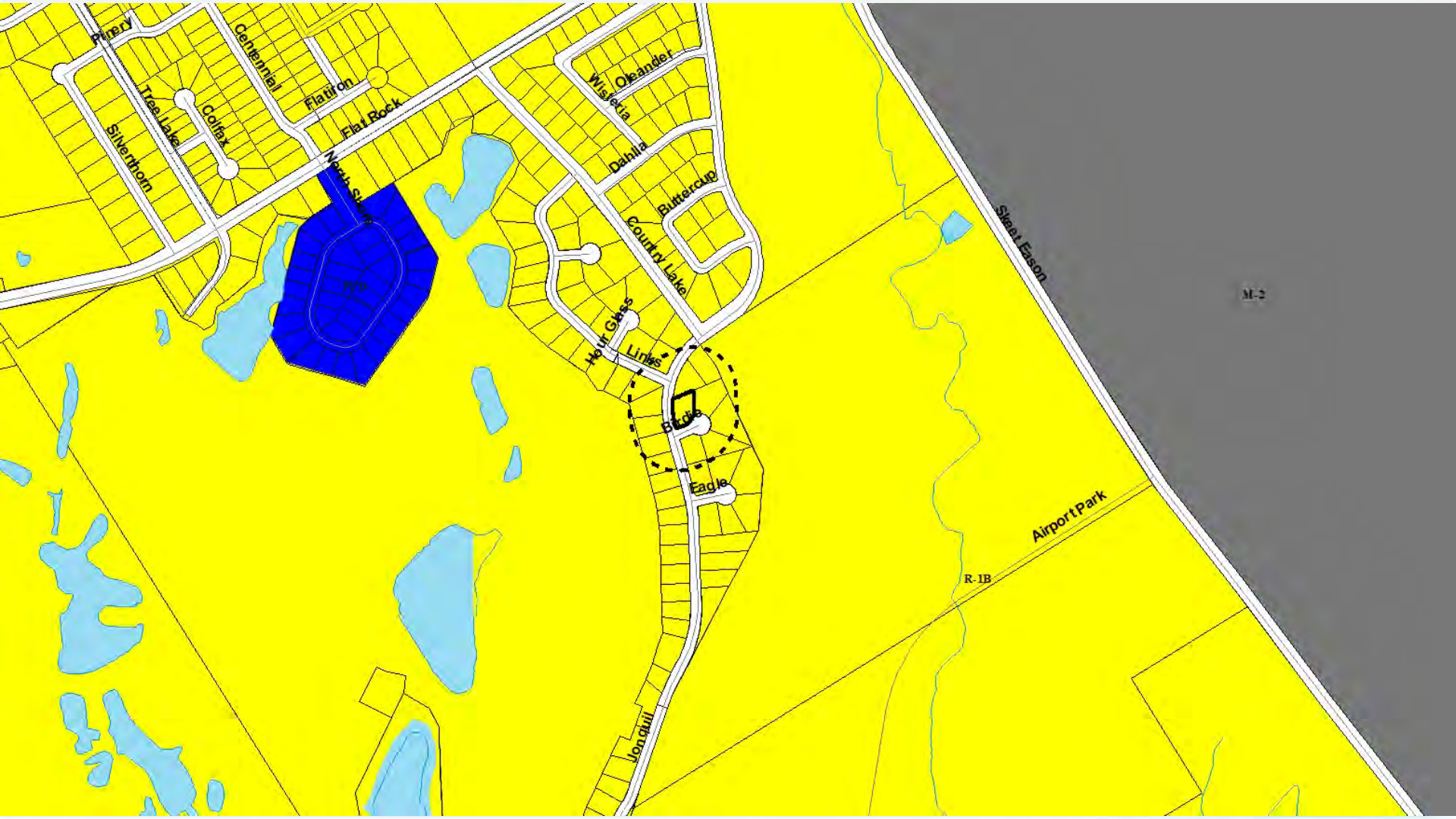
## 5500 Birdie Circle

- Applicant: Timothy W. Randolph
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: approx. 0.26 acres
- Located along the east side of Birdie Circle, south of Flat Rock Road, and within the North Lake Waco Neighborhood.















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

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- 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.