

Zoning & Special Permits



CITY OF WACO

PH 2021-096

4220 Watt Avenue

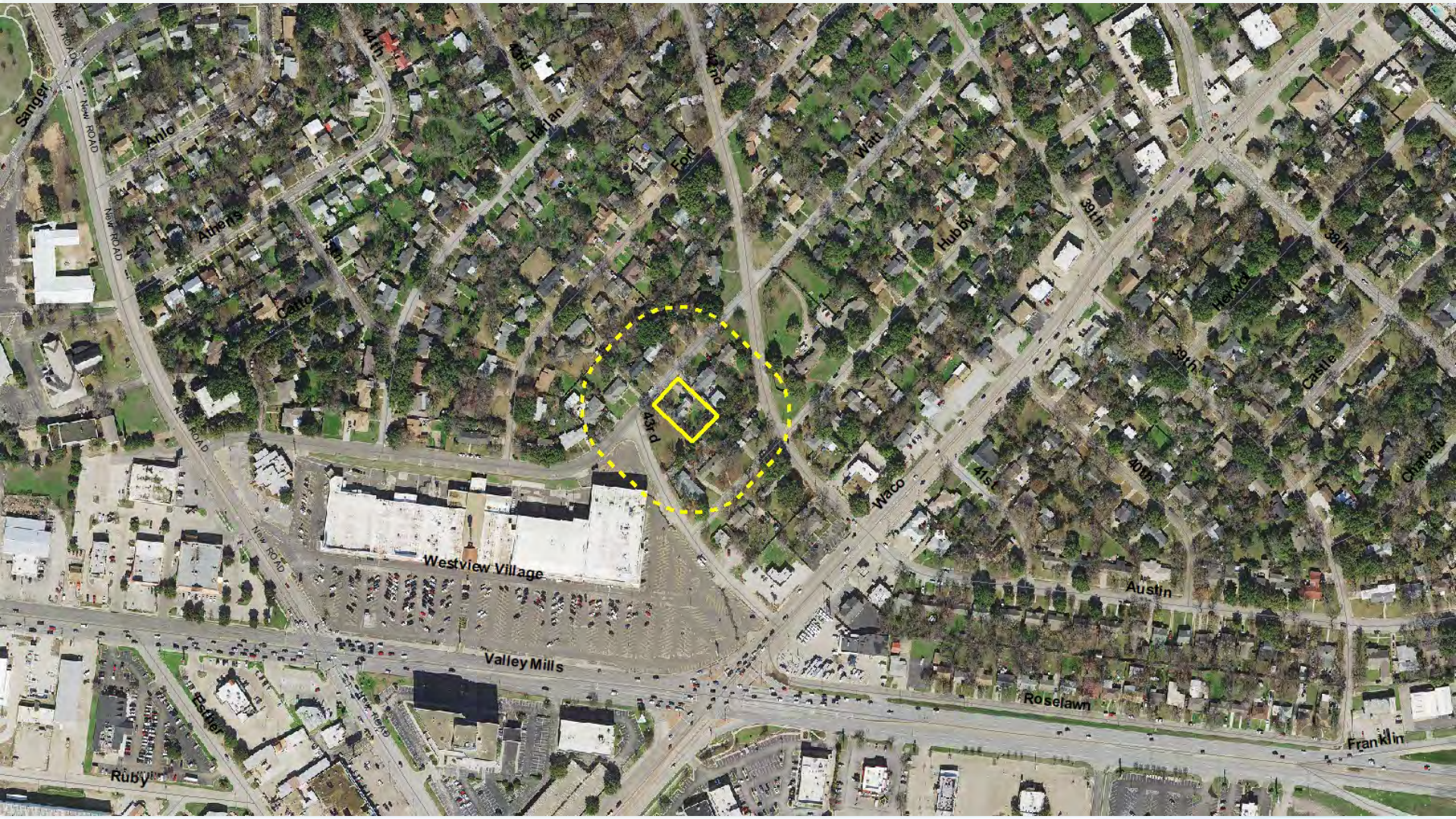
- Applicant: Xavier & Marcella Garcia
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.34 acres
- Located within the Brookview Neighborhood

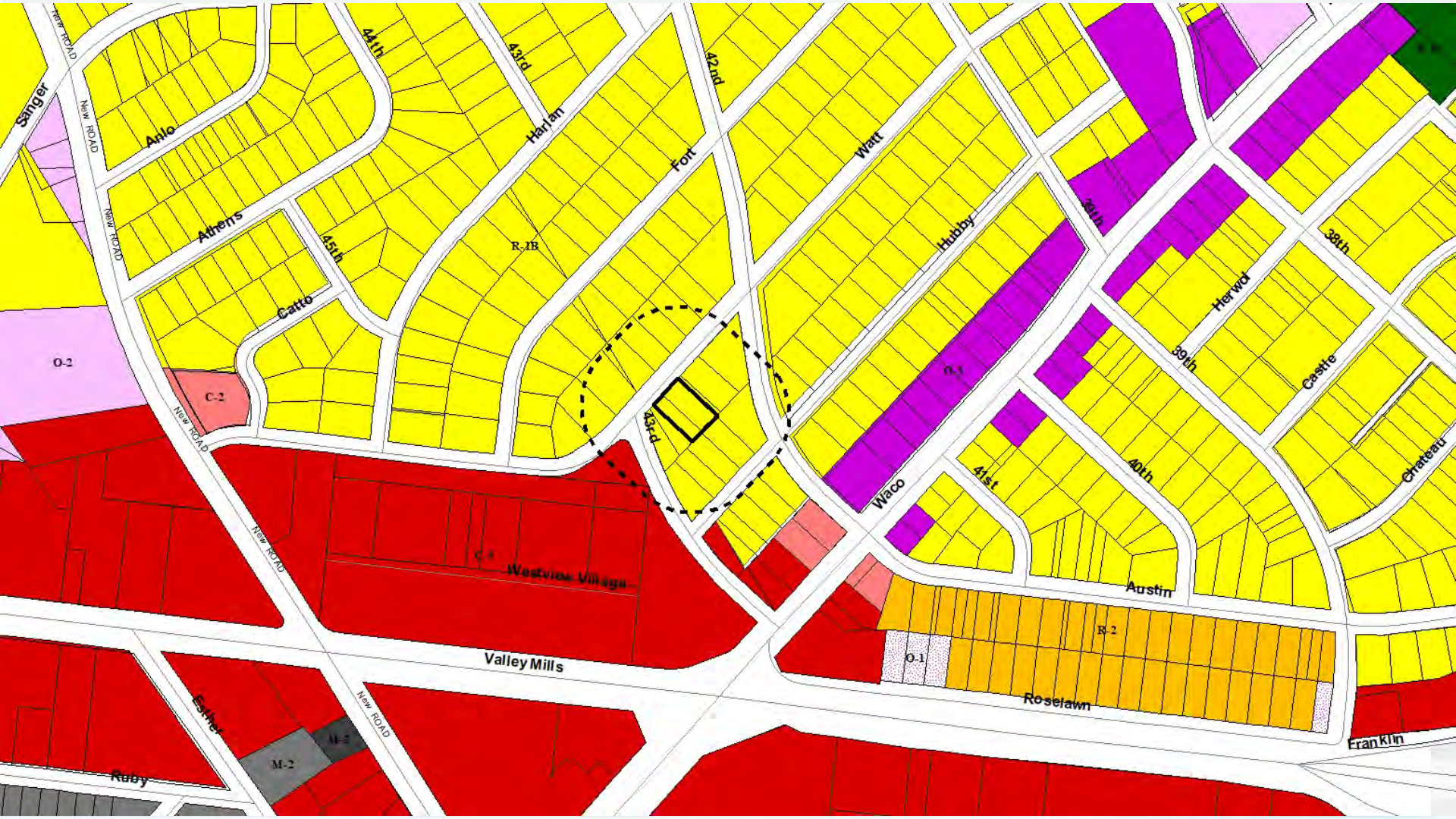


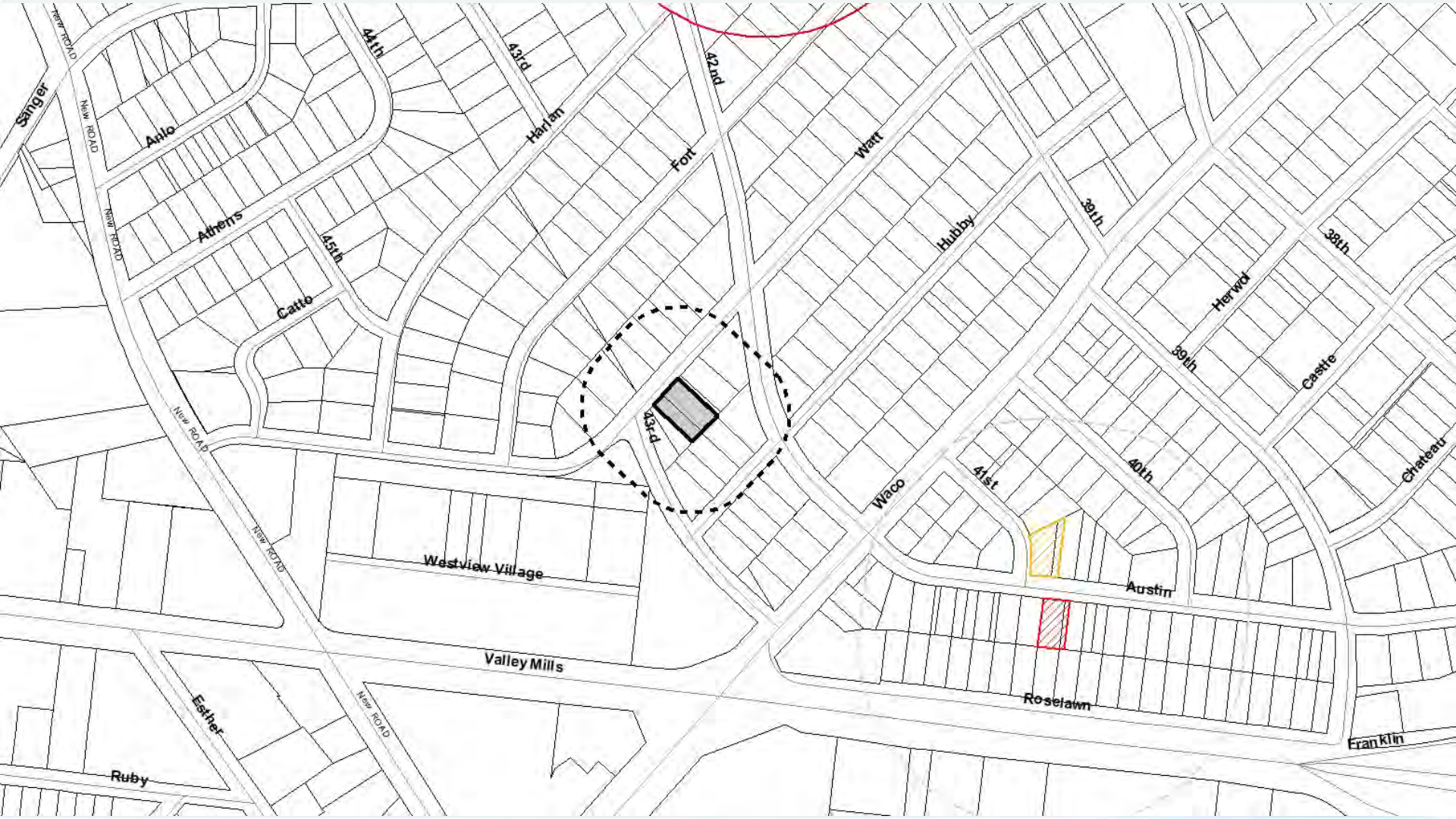
CITY OF WACO

Definition: Short Term Rental Type II

Short term rental type II shall mean a single family or duplex residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The property is not part of a multi-family residential use. The owner does not reside on the property or is not present at the property for the duration of any short term rental.





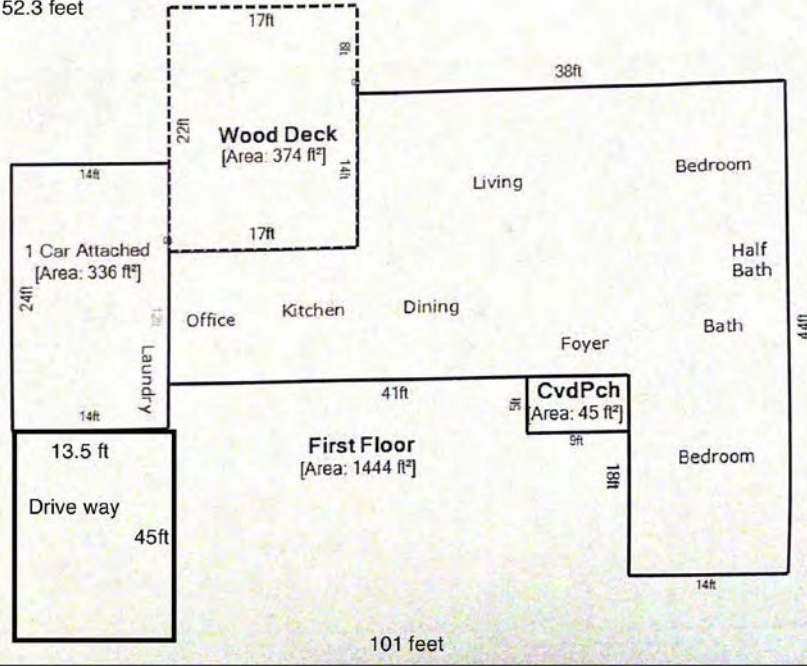


PROPERTY LINE

101.01 feet

149.8 feet

152.3 feet



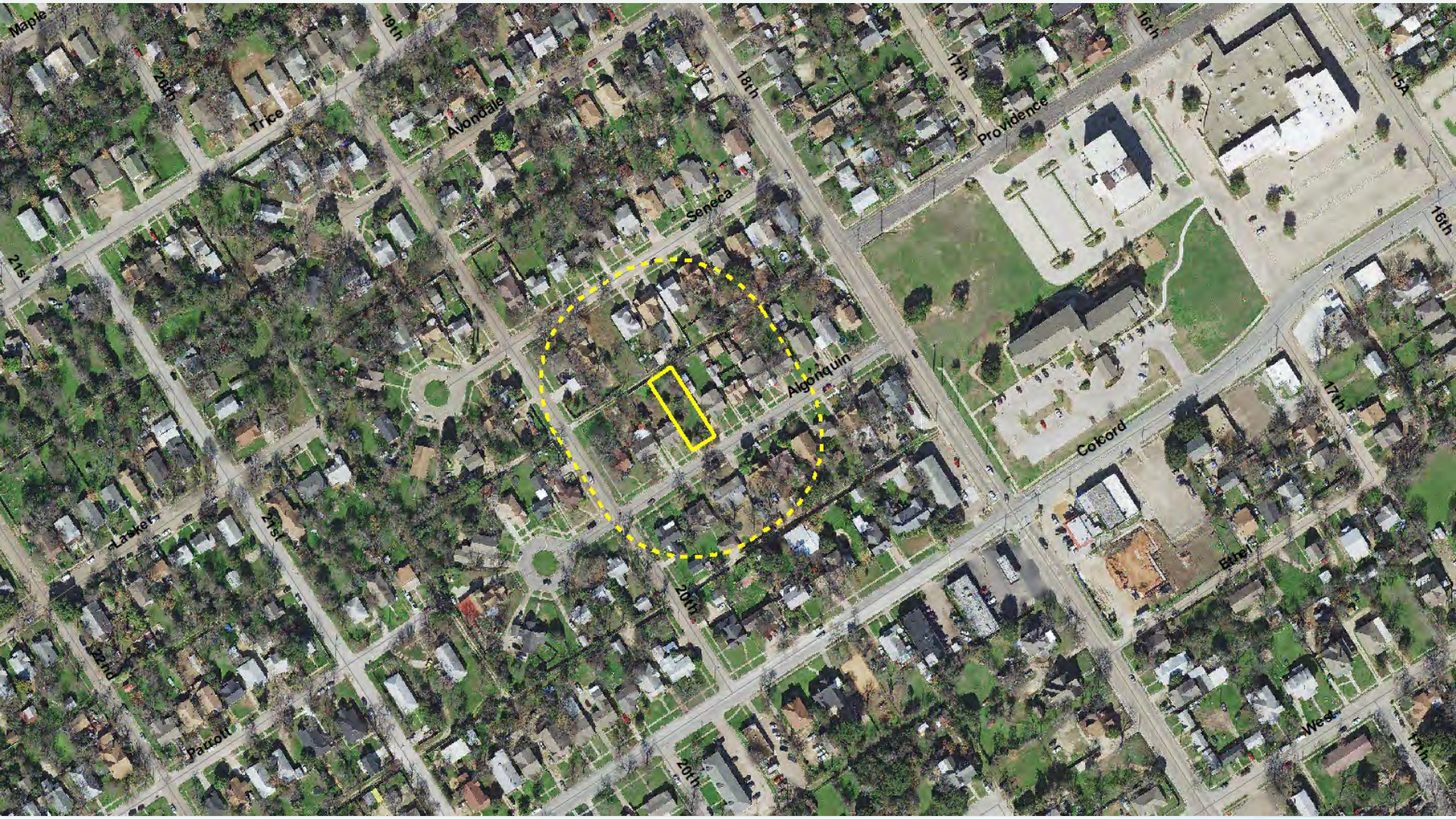


Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

PH 2021-097

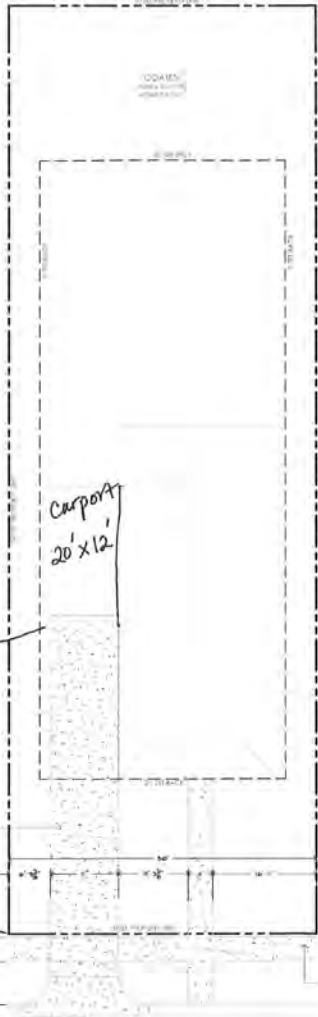
1901 Algonquin Avenue

- Applicant: Joseph L. Craig & Andrea Michele Craig
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.18 acres
- Located within the Sanger Heights Neighborhood









Total Driveway
70 feet 6 inches
Long
By no less than
11 feet wide

DATE	
BY	
CHECKED	
DATE	

K I ENGINEERING
 ARCHITECTURE & CIVIL ENGINEERING
 4414 E. UNIVERSITY AVE. SUITE 100
 DALLAS, TEXAS 75246
 (214) 343-1111
 WWW.KIENGINEERING.COM

A NEW SPEC HOUSE FOR
 1901 ALGONQUIN STREET
 WACO, TEXAS 76791
 SITE PLAN AND ROOF PLAN

DATE	12/14/2012
DRAWN	KI
CHECKED	KI
SCALE	1/8" = 1'-0"
SHEET	A-4

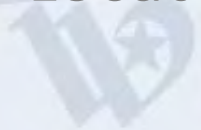


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PH 2021-098

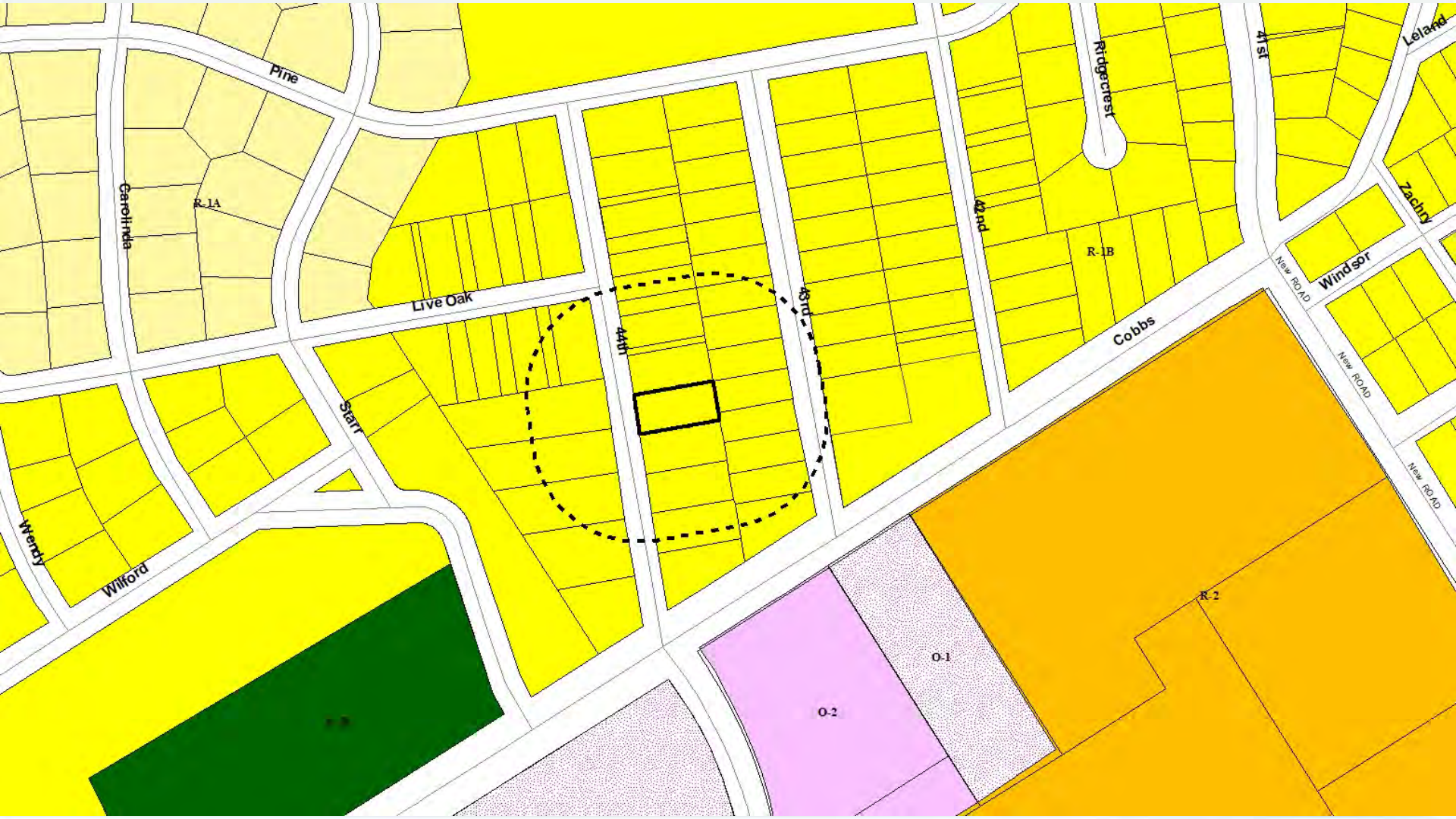
2217 N. 44th Street

- Applicant: Christopher Button
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.25 acres
- Located within the Landon Branch Neighborhood



CITY OF WACO





Pine

Carrollinda

R-1A

Live Oak

Starr

Wendy

Wilford

44th

8th

R-1B

Cobbs

Ridgecrest

42nd

41st

Leland

Zachry

New ROAD

Windsor

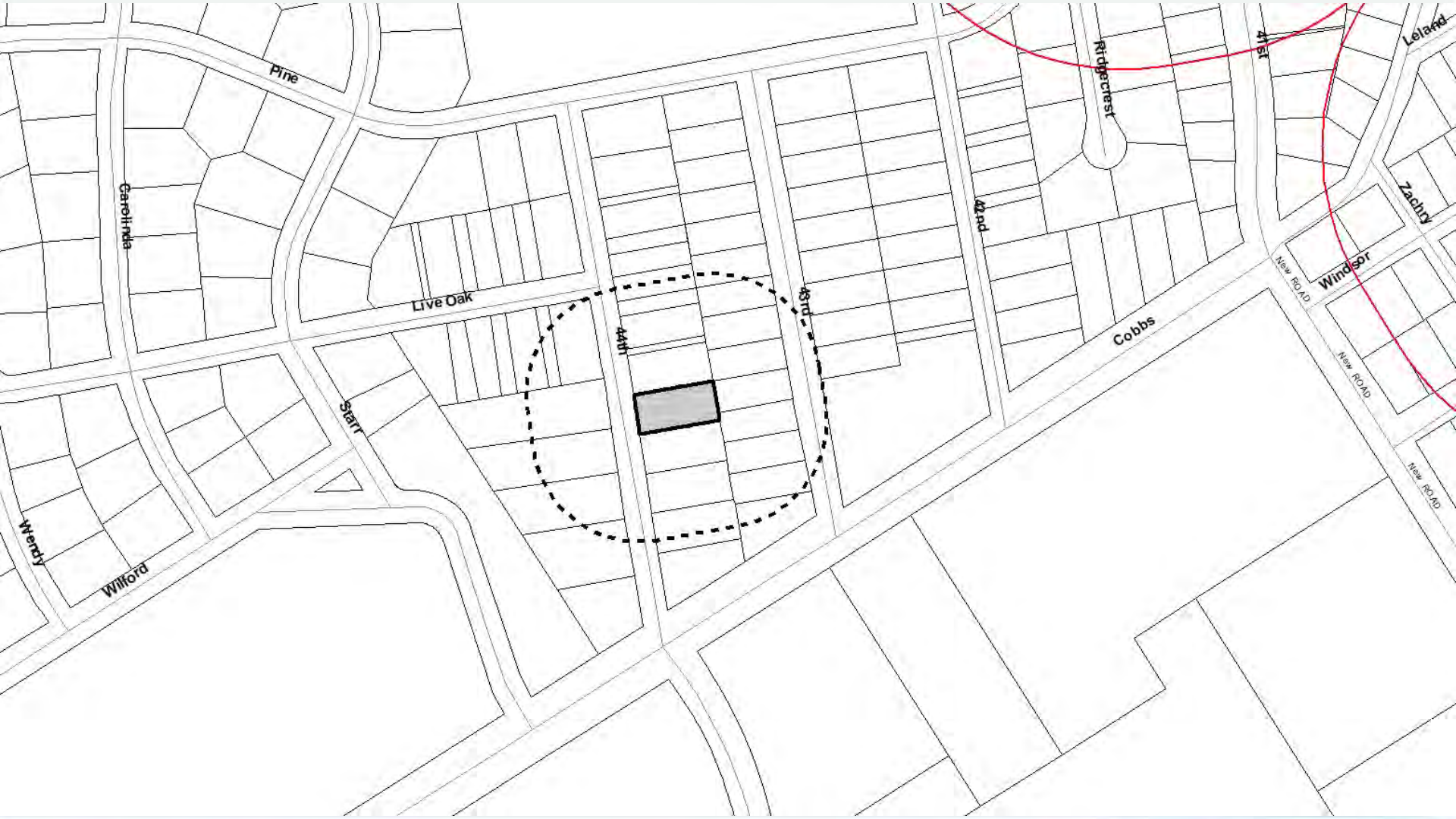
New ROAD

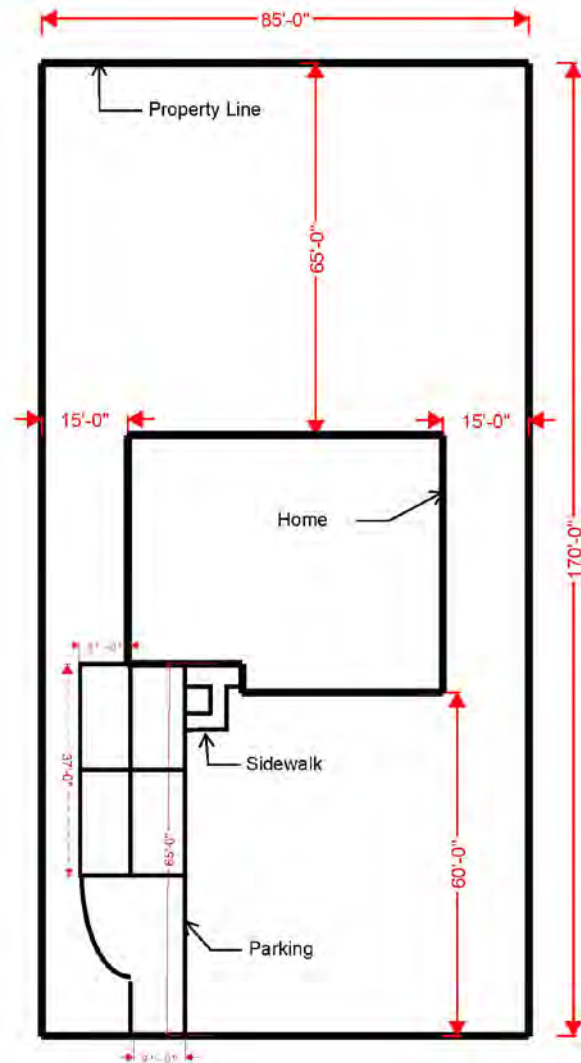
New ROAD

O-1

O-2

R-2









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PH 2021-099

100 Creek Ridge Drive

- Applicant: Joseph D. Garvelli & Meredith Blake Garvelli
- Special Permit for a Bed & Breakfast Homestay Establishment in an R-1B District
- Property Size: 1.8 acres
- Located within the North Lake Waco Neighborhood

Definition:

Bed & Breakfast Homestay Establishment

Bed and breakfast homestay establishment shall mean an owner occupied residential property where short term lodging is provided that contains no more than five guest rooms and where breakfast service may be provided to overnight guests only. The owner must reside on the property and be present at the property for the duration of any short term rental. The property may be rented out to multiple short term lodging groups at a time.













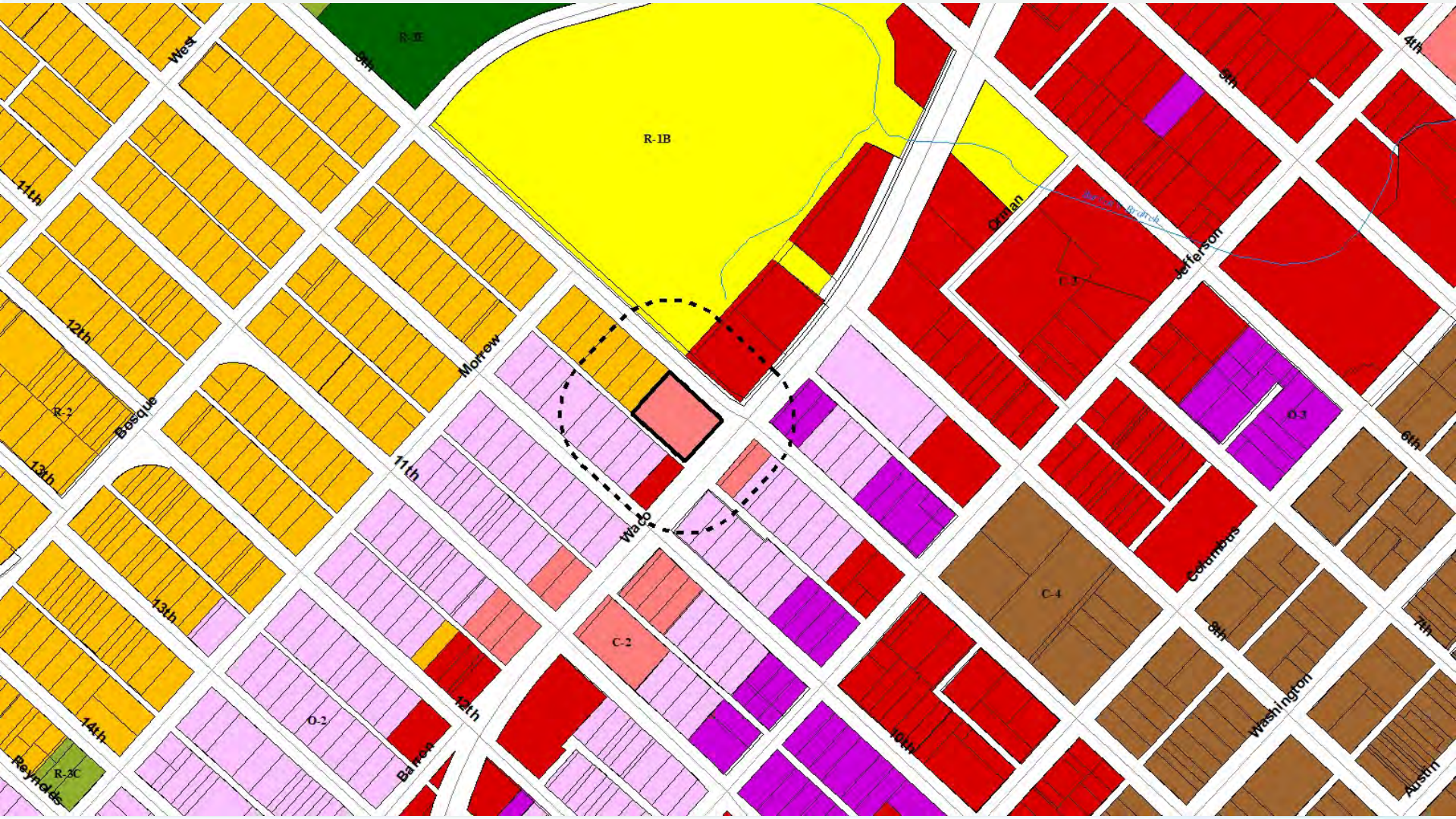
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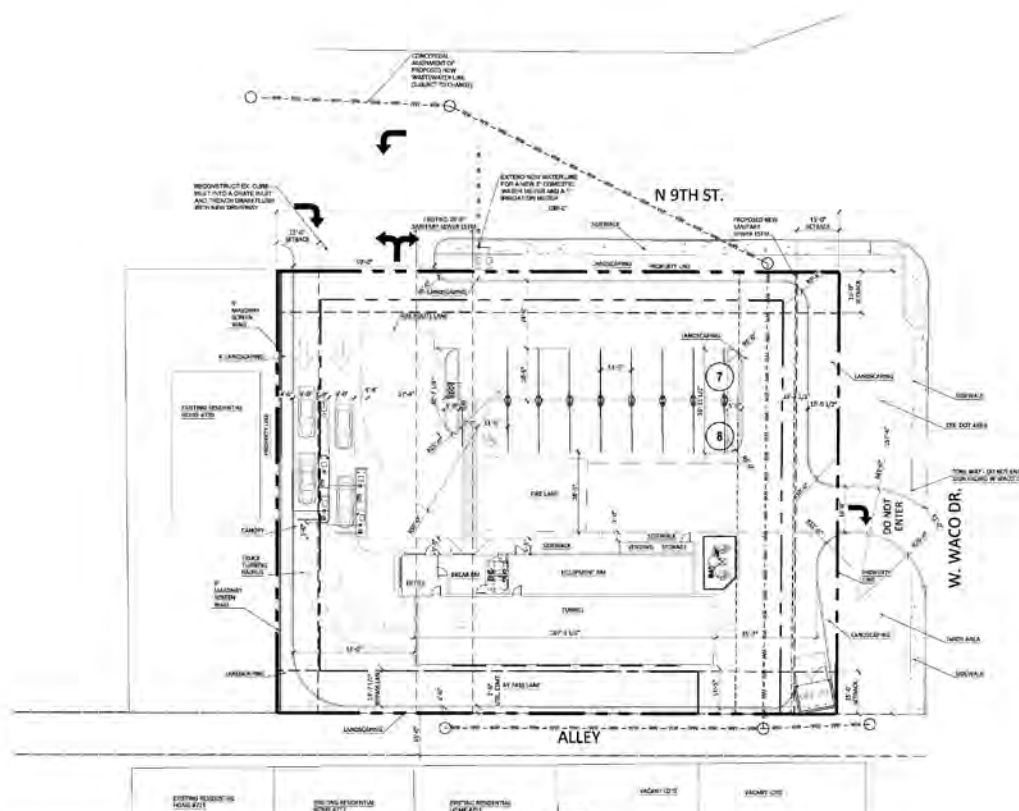
PH 2021- 100

708 N. 9th Street

- Applicant: Jay Taranton, on behalf of WCW Waco II, LLC
- Special Permit for an Automobile Car-Washing Establishment in a C-2 District
- Property Size: 0.72 acres
- Located west of the intersection of N. 9th and West Waco Drive.







SITE PLAN
SCALE: 1/8"=1'-0"

WACO DRIVE CAR WASH
708 N. 9TH STREET
WACO, TX 76702
DATE: 11-30-2020

**SP-7
SITE PLAN**
RKAA# 20198.00

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2288 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FLASHER
PHONE: (602) 955-1900
FAX: (602) 955-0496
E-MAIL: nflasher@rkaa.com

OWNER:
WCM WACO & 9TH, LLC
9237 EAST VIA DE VENTURA, STE. 130
SCOTTSDALE, ARIZONA 85258
CONTACT: JAY TARANTON
PHONE: (480) 825-8855
E-MAIL: jtaranton@outlook.com

SITE DATA

PARCEL NUMBER:	202A17
EXISTING ZONING:	C-2
LAND USE:	COMMUNITY COMMERCIAL
SITE AREA:	72 ACRES (31,431 S.F.)
PROPOSED USE:	CARWASH
TOTAL BUILDING AREA:	4,424 S.F.
SITE COVER RAGE:	
PARKING REQUIRED:	
CARWASH 400/200	8 SPACES
TOTAL PARKING REQUIRED:	8 SPACES
TOTAL PARKING PROVIDED:	16 SPACES
VACUUM STALLS PROVIDED:	15 SPACES
ACCESSIBLE SPACES REQUIRED:	01 SPACES
ACCESSIBLE SPACES PROVIDED:	03 SPACES



THIS SITE PLAN HAS BEEN PROVIDED TO YOU BY THE ARCHITECT AS A GUIDE. ALL PROPERTY BOUNDARIES AND EXISTING UTILITIES, AND EXISTING AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.





保 R K A A
ARCHITECTS INC.









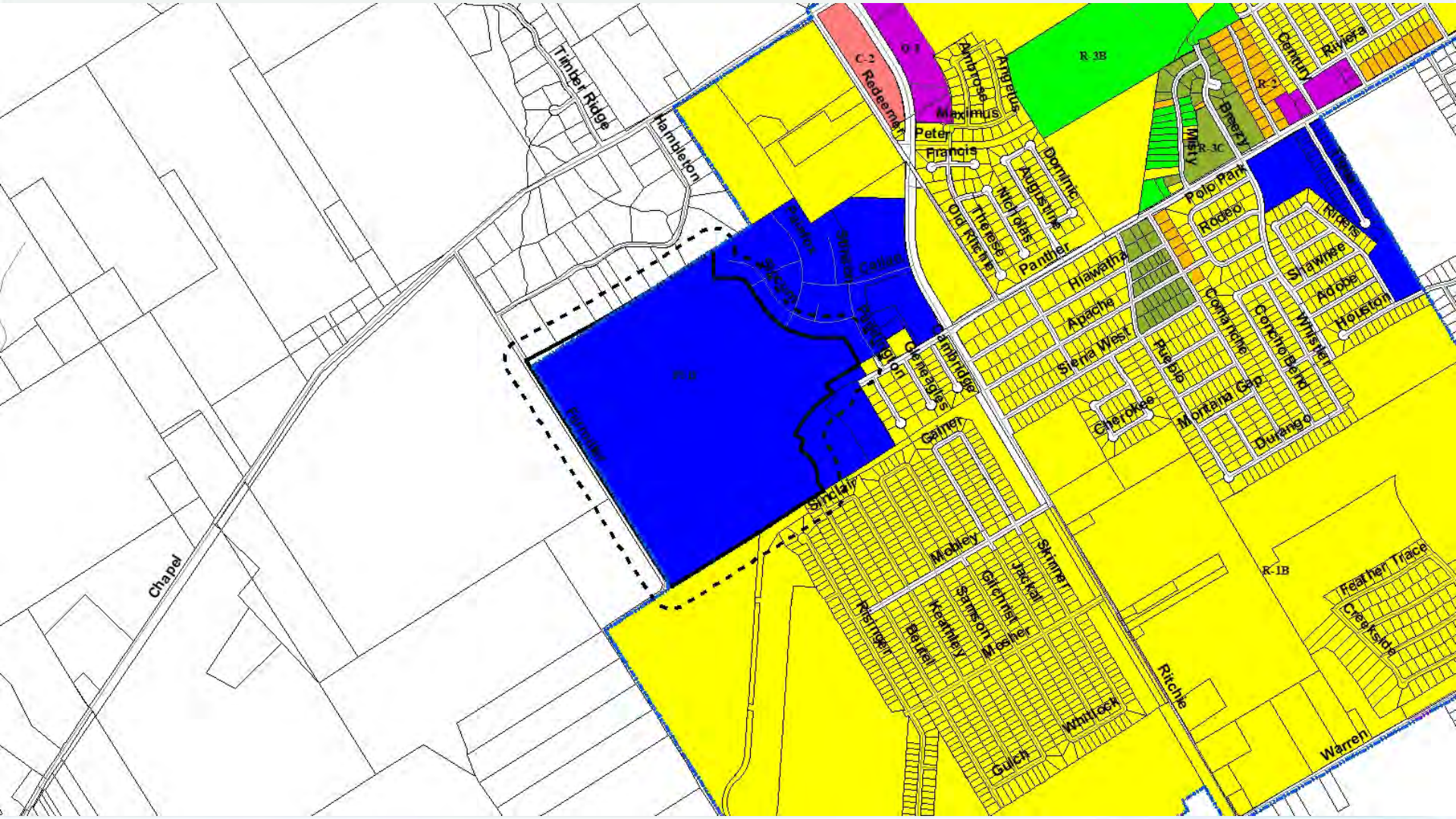
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PH 2021-101

At Panther Way between Ritchie Road and Farmiller Road

- Applicant: Walker Partners, LLC, on behalf of LG Callan, LLC
- Approval of a Final PUD Plan
- Property Size: 22 acres
- Phase II of PUD located northwest of the intersection of Palafox Drive and Slocum Court, and within the West Waco Neighborhood.





Approved 11/20/2018



Proposed Final PUD Plan, Phase II



Table 2: Conceptual PUD Site Regulations

Phase 1 Site Regulations	
Regulations Throughout all Areas	Requirement
Open Space Requirements	Open spaces (common areas) will be landscaped, irrigated, and maintained by an HOA. A common aesthetic theme will be established throughout the development.
Perimeter Requirements	Perimeter of PUD will at a minimum require privacy fences. Additionally, fencing along collector roadways will have variations of stone or brick columns with wrought iron or wooden features and landscaping.
Percentage of Building Masonry	Masonry (stone, brick, Hardie Plank, etc.) will be required throughout the development (Minimum 70% on first story).
Single-Family Regulation	Requirement
Maximum Density	5 Dwelling Units/Acre.
Maximum Impervious Site Coverage	Will comply with City of Waco standards (75% maximum).
Minimum Lot Dimensions	Minimum width = approximately 65' (or 50' along front setback on curved streets).
Minimum Lot Size	Will comply with City of Waco standards (Minimum of 6000 SF).
Yard Requirements (Setbacks)	20 feet front, 10 feet rear, 5 feet side.
Building Height	Will comply with City of Waco standards (35' maximum).
Design and Aesthetic Regulations	Entirety of area will be subject to architectural controls.
Building Materials	Building materials and allowed building percentages will be established in the declaration of protective covenants prior to filing of the final plat.







Plan Commission recommends **APPROVAL** of the **Final PUD Plan** based on the following findings and condition:

Findings:

- The Final PUD plan is consistent with the approved concept PUD plan, conditions of the approved concept PUD plan, and the requirements of the PUD ordinance.
- The circulation plan, public facilities and services plan, preliminary architectural plan, and site development and landscaping plan included in the final PUD plan are adequate.

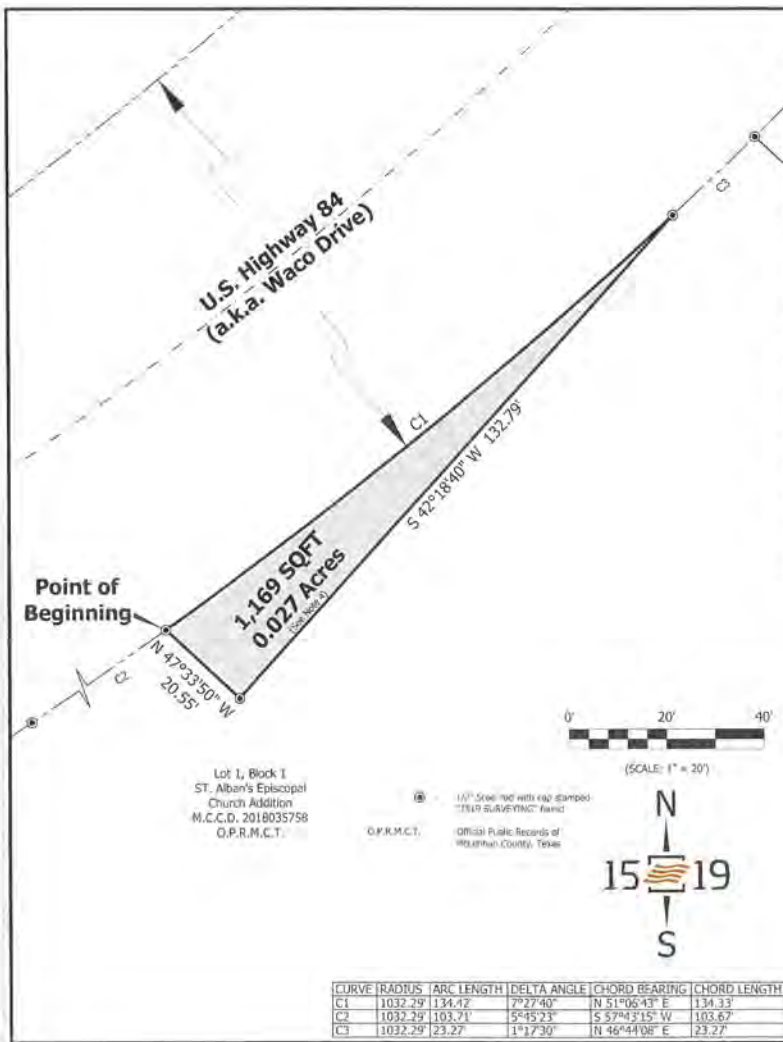
Conditions:

- The property must be platted meeting requirements of the PUD and subdivision ordinance before the issuance of building permits.
- Per the approved concept plan, an 8' fence must be constructed along the shared property line with residences located in the Stanford Oaks Addition.

PH 2021-102

- Applicant: Florence Scattergood, on behalf of St. Alban's Episcopal Church
- Request: Abandonment of a 0.027-acre portion of right of way along Highway 84/Waco Drive believed to be a remainder of Barnard Avenue (1,169 square feet)
- Background: Applicants wish to abandon the portion of the right of way for property acquisition and development.





STATE OF TEXAS
COUNTY OF MCLENNAN

BEING 0.027 acres (1,169 Square Feet) located in the City of Waco, McLennan County, Texas and being the remainder of a portion of Barnard Avenue as shown on the plat recorded in Volume 353, Page 592 of the Deed Records of McLennan County, Texas and being further described as follows:

BEGINNING at a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found in the southeast right of way line of U.S. Highway 84 (a.k.a. Waco Drive) for a north corner of Lot 1, Block 1 of the St. Alban's Episcopal Church Addition as shown on the plat recorded under McLennan County Clerk's Document 2018035758 of the Official Public Records of McLennan County, Texas, and the beginning of a curve to the left from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for the west corner of said Lot 1 bears along a curve to the right, having a radius of 1032.29 feet and a chord of South 57 degrees 43 minutes 15 seconds West, 103.67 feet, an arc length of 103.71 feet;

THENCE with said arc to the left, having a radius of 1032.29 feet, and a chord of North 51 degrees 06 minutes 43 seconds East, 134.33 feet, an arc length of 134.42 feet along the southeast right of way line of U.S. Highway 84 to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for an angle point in said Lot 1 for the north corner of the herein described tract from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for a north corner of said Lot 1 and the west corner of Lot 2 in said Block 1 bears along a curve to the right, having a radius of 1032.29 feet and a chord of North 46 degrees 44 minutes 08 seconds East, 23.27 feet, an arc length of 23.27 feet;

THENCE South 42 degrees 18 minutes 40 seconds West, 132.79 feet with a northwest line of said Lot 1 to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" found for an interior el corner in said Lot 1;

THENCE North 47 degrees 33 minutes 50 seconds West, 20.55 feet with a northeast line in said Lot 1 to the **POINT OF BEGINNING** and containing **0.027 acres (1,169 square feet)** of land.

Measured bearings, distances and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone, 4203.

DESCRIPTION

BOUNDARY SURVEY
0.027 ACRES (1,169 SQUARE FEET)
BEING A REMAINDER PORTION OF
BARNARD AVENUE AS SHOWN ON
THE PLAT RECORDED IN VOLUME
353, PAGE 592 OF THE DEED
RECORDS OF MCLENNAN COUNTY,
TEXAS.

NOTES:

- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
- This survey was prepared without the benefit of a current title report/commentary. There may be easements, restrictions, and/or covenants affecting this property, not shown herein.
- No flood zone determination was made as part of this survey.
- The subject tract is believed to be the remainder of Barnard Avenue as shown on the plat recorded in Volume 353, Page 592 of the Deed Records of McLennan County, Texas, and being further described as follows:

1519 Job No.: 9574
Sheet 1 of 1
Property Address:
U.S. Highway 84
Waco, Texas

Drawn By: JEM
Reviewed By: JDD
Prepared For:
St. Alban's Episcopal Church

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on June 14, 2018. No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

James David Dwyer
R.P.L.S. 6112
Date: 11-9, 2020

This survey may only be used for the original transaction in which it was created. It is not to be used for any other purpose or for any other transaction. This survey is only valid until the expiration of a trust agreement.

1519
SURVEYING & ENGINEERING
1519LLC.COM
CENTRAL TEXAS
3024 Franklin Ave., Ste. A
Waco, TX 76707
254-776-1519
DALLAS / FT. WORTH
1300 W. Magnolia, Suite 300
Ft. Worth, TX 76104
714-944-8566
TOLL-FREE 1-800-451-1519



US-84

Waco, Texas



Street View

Google





Plan Commission recommends **APPROVAL** of the abandonment request based on the following findings and subject to the following condition:

Findings:

- Public use of the right-of-way is not required for the proper flow of traffic or for emergency vehicle access to the area.
- Utility access for surrounding properties is not adversely impacted by the abandonment of this right-of-way.

Condition:

- A general utility easement must be retained for the area of the abandoned right-of-way.

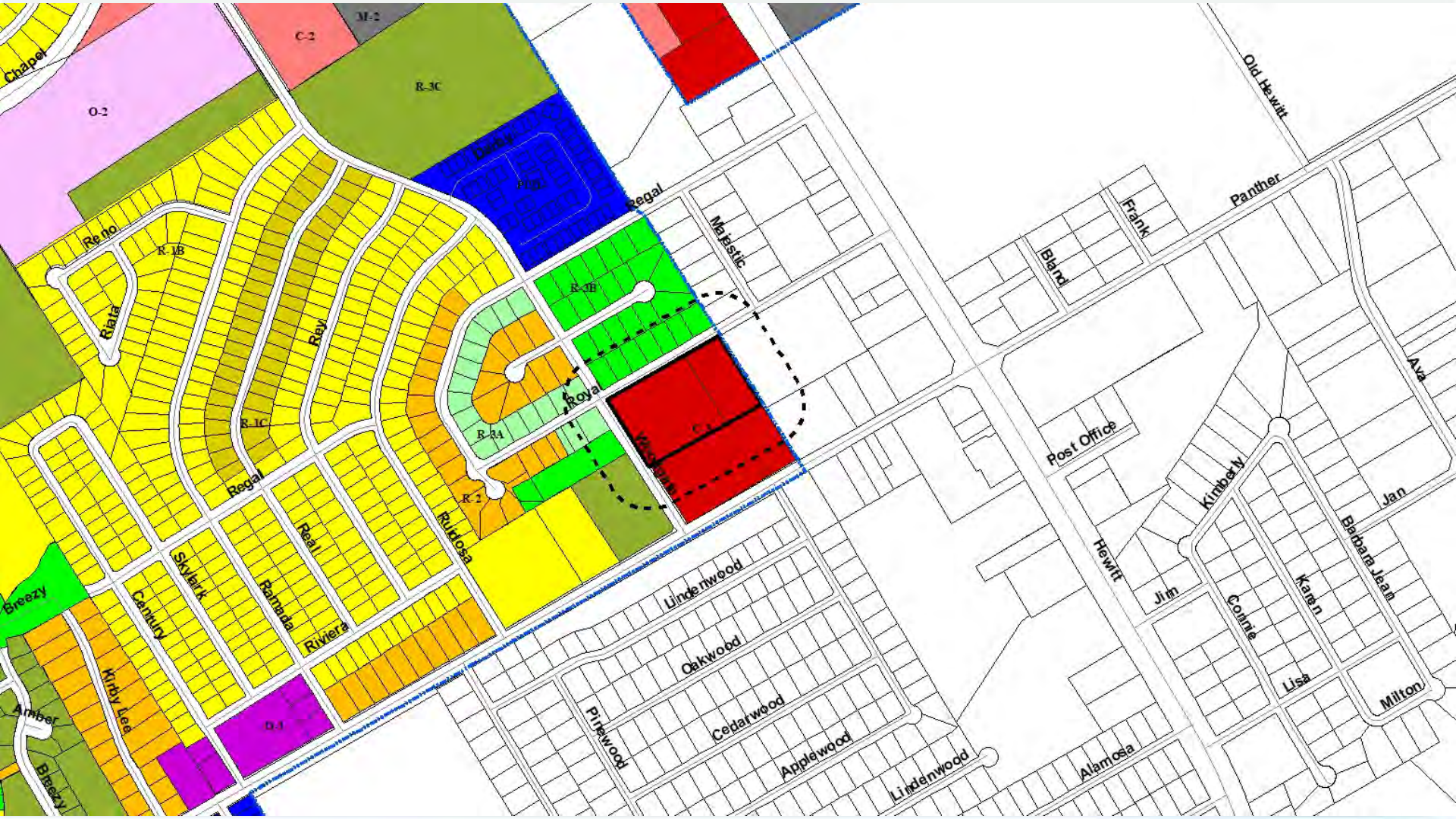
PH 2021-103

9114 Royal Lane

- Applicant: Ryan Lindsey
- Rezone from C-3 to R-3C
- Property Size: app. 4.7 acres
- Located near the intersection of Woodgate Drive and Panther Way, two blocks west of Midway Middle School, and within the West Waco Neighborhood.













Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-3 to R-3C** 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 R-3C zoning district.
- The property meets all the area and width requirements for the R-3C zoning district.
- There is R-3 zoning in the vicinity of the subject property.