

PH 2021-180

Final Plat and construction plans
of the Foxborough II Addition,
Phase IX



CITY OF WACO





CURVE			DATA
CURVE	LENGTH	TIME	DATA
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73	18.75	15.00	0.00000000
74	18.75	15.00	0.00000000
75	18.75	15.00	0.00000000
76	18.75	15.00	0.0000000

WATER PROVIDED BY CITY OF WACO CCM 10039

ELECTRIC SERVICE PROVIDED BY ONCOR
SEWER PROVIDED BY CITY OF WACO

NOTE: 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "MBA" WILL BE PLACED AT ALL PC'S, PT'S, ER'S AND LOT CORNERS, AT THE COMPLETION OF

CONSTRUCTION.



INACO CONSTRUCTION, LLC - CALLED INACO TWO 116.64 ADRES - 4537R. NO. 2018021952 CR

* = 1/2" RCN ROD PLACED WITH CARE
(SEE 10-10-1988, 10-11-1988, 10-12-1988)

30' WIDE, 0.54 ACRE,
SANITARY SEWER EASEMENT
Instrument _____
Official Public Records

FOXBOROUGH II ADDITION PHASE II, being 33.434 Acres of land in the B.B.& C. Railroad Company Survey, Abstract No. 180 in the City of Waco, McLennan County, Texas, being a portion of that Tract two called 118.64 acres of land described in a deed to Waco Construction LLC of record as Instrument 2013021952 in the Official Public Records of McLennan County, Texas

FIELD NOTE DESCRIPTION ATTACHED
BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM CENTRAL ZONE, NAD 83

20' Will General Utility Easement
to the City of Miss in
Volume 1672 Page 246
of the McHenry County Deed Recs
is Abandoned by this plat

SANT NICHOLAS
ORTHODOX CHURCH
CALLED 78.230 ACRES
NOTE NO. 200004551.02

SURVEYORS RED SEAL

SURVEYOR'S CERTIFICATION

THE PLAT SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME IN NOVEMBER, 2020 AND CORNER MONUMENTS ARE AS SHOWN.

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

COUNTY CLERK'S FILE NUMBER

Sheet:
1 of 2

A horizontal scale bar with three segments. The first segment is labeled '0', the second '100', and the third '200'. Below the bar, the word 'SCALE' is written.

DIGITAL FILE: 20-06-3872 Foxborough Addition.dwg
 DWG ORDER NO: 20-06-3872

SURVEYED: 11/2020

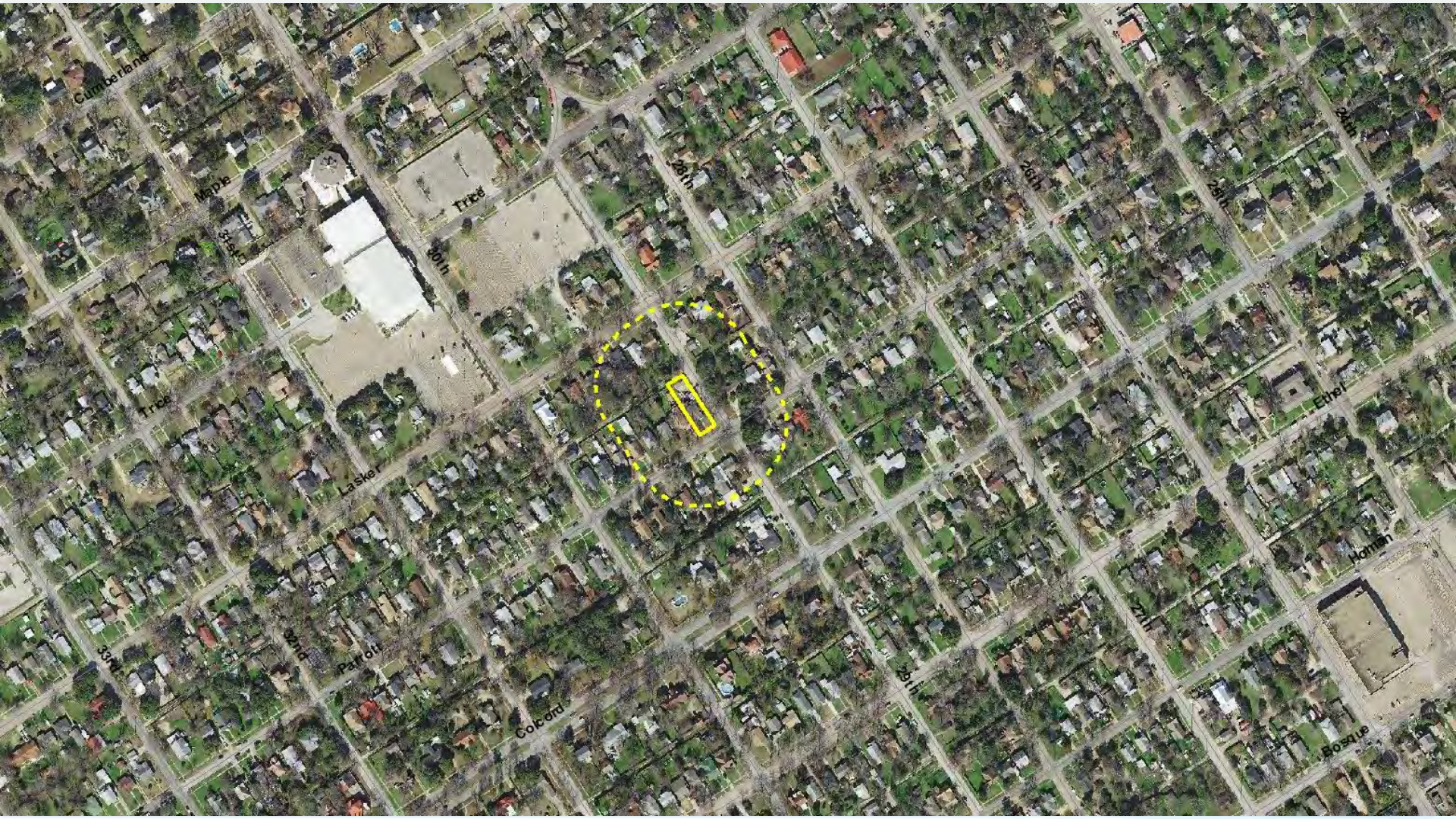
PH 2021-181

2901 Parrott Avenue

- Applicant: Nathan Landers
- Special Permit for a Short-Term Rental Type I in an R-1B District
- Property Size: 0.18 acres
- Located within the Dean Highland Neighborhood

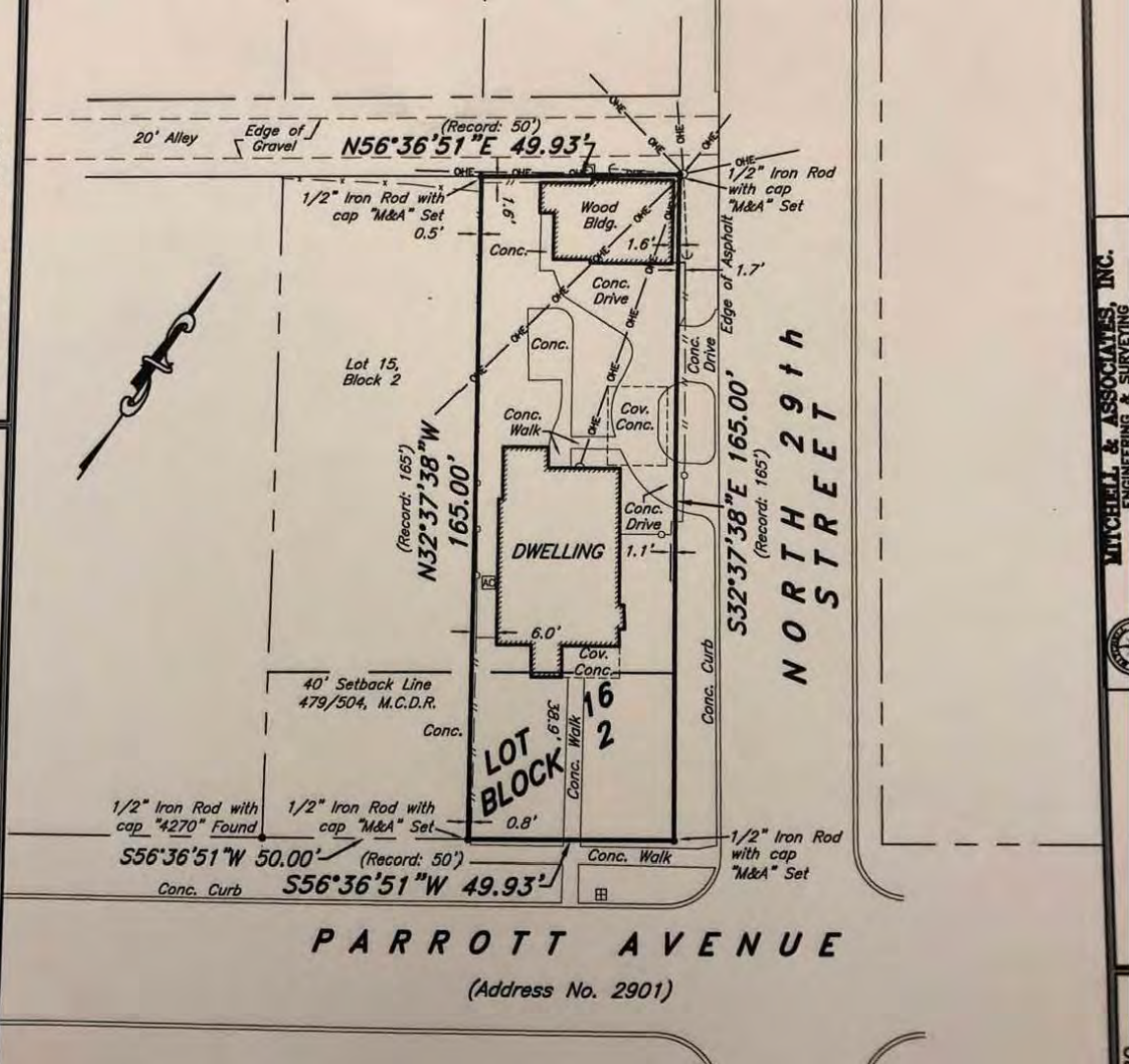
Definition: Short Term Rental Type I

Short term rental type I shall mean an owner-occupied 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 owner must reside in the primary structure on the property and be present at the property for the duration of any short-term rental.















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



CITY OF WACO

PH 2021-182

2912 Mildred Street

- Applicant: Alexander Beasley, on behalf of Beasley Construction, LLC
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.17 acres
- Located within the Alta Vista Neighborhood

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.





R-2

21st

Gurney

R-3C

0.1

18th

M-2

16th

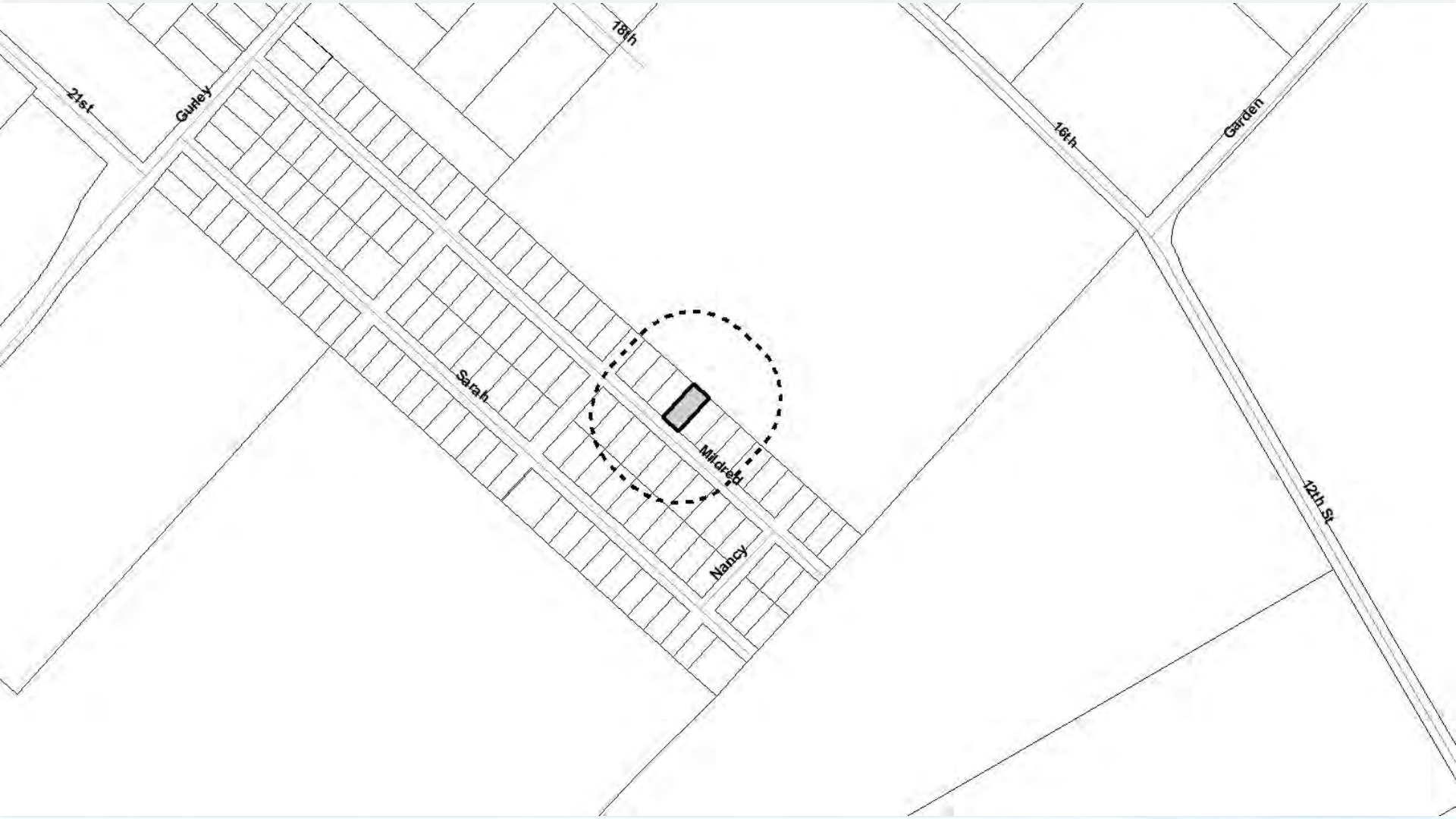
Garden

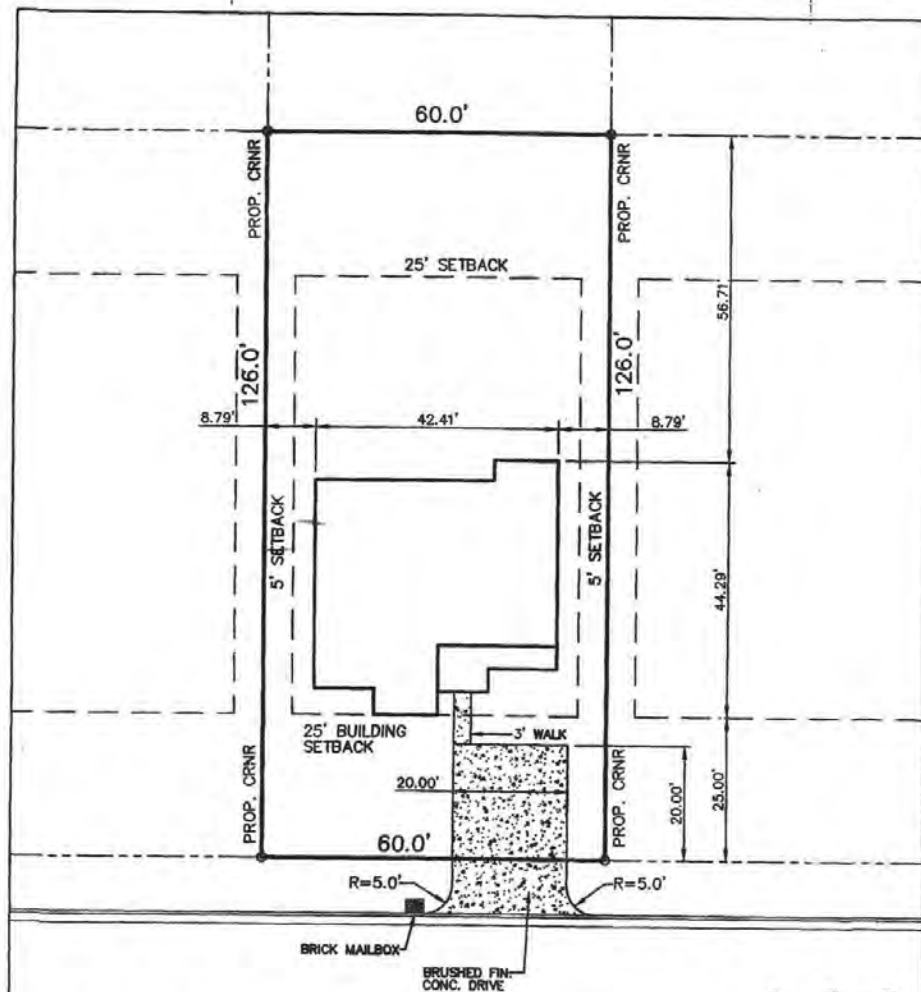
Sarah

Middle

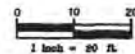
Nancy

R-1B





REFER TO FLOOR PLAN FOR EXACT BUILDING DIMENSIONS
 SEE FINAL PLAT FOR EXACT LOT DIMENSIONS, SETBACKS & EASEMENTS.





BEASLEY
805-868-42



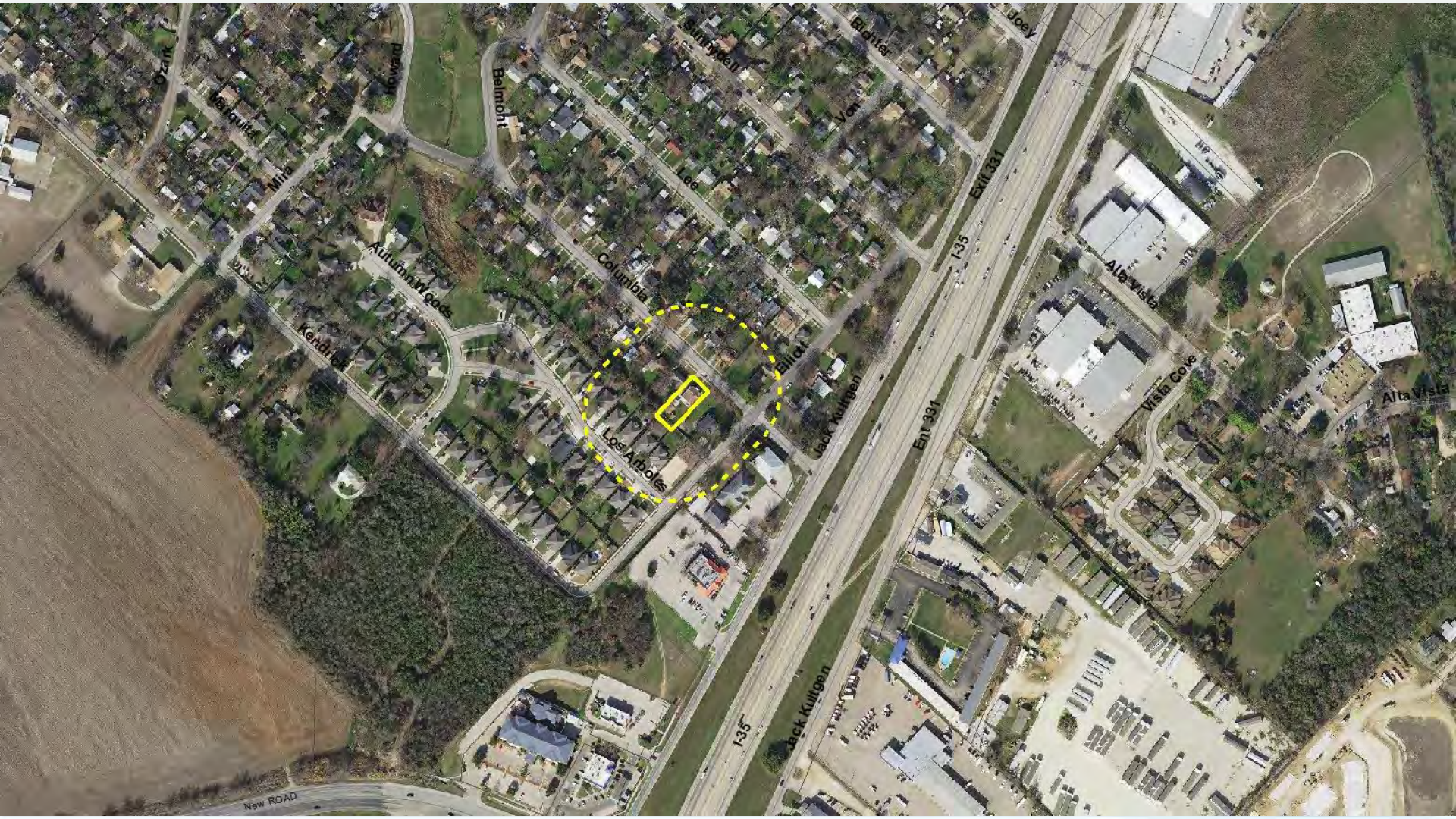


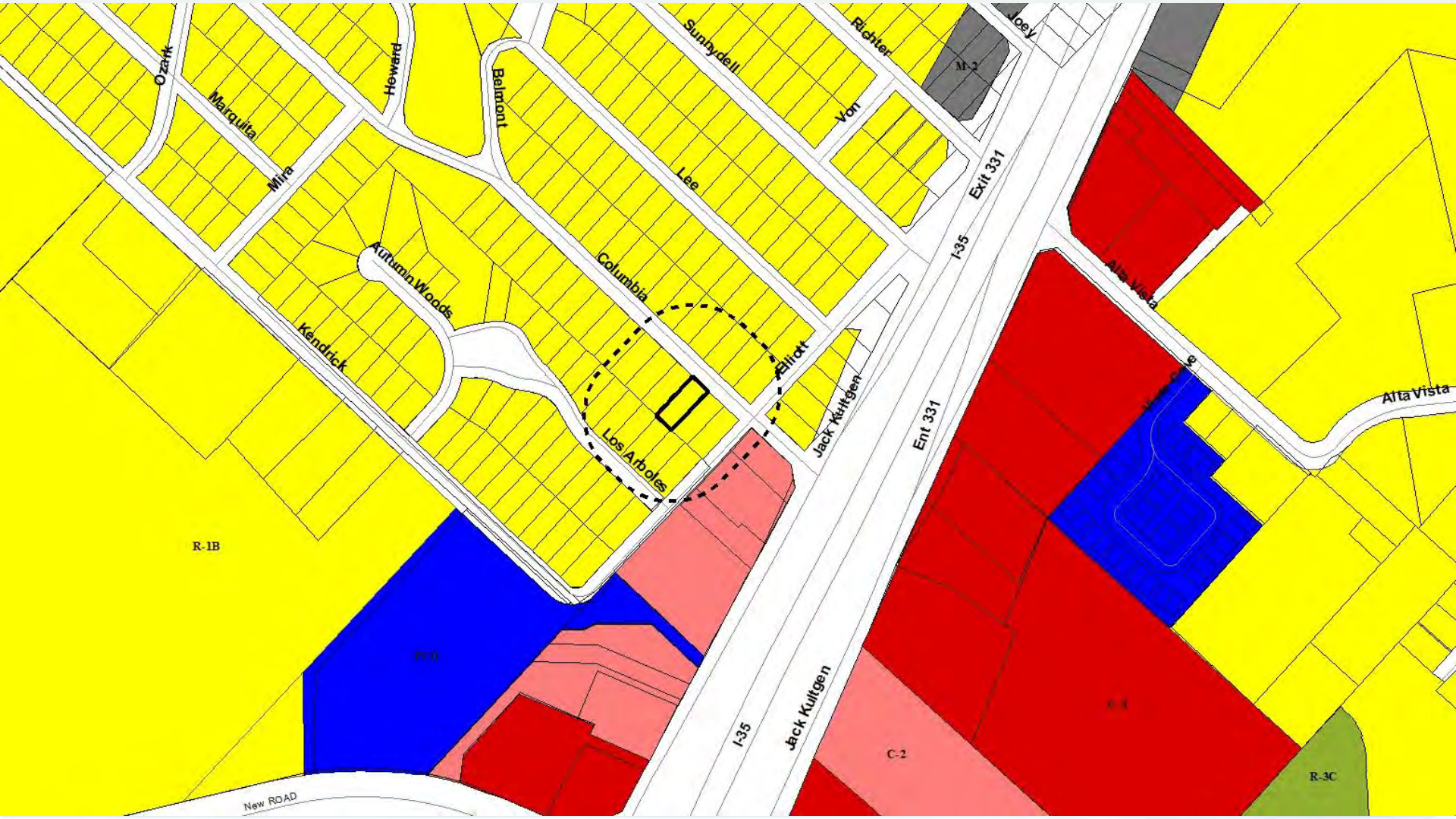
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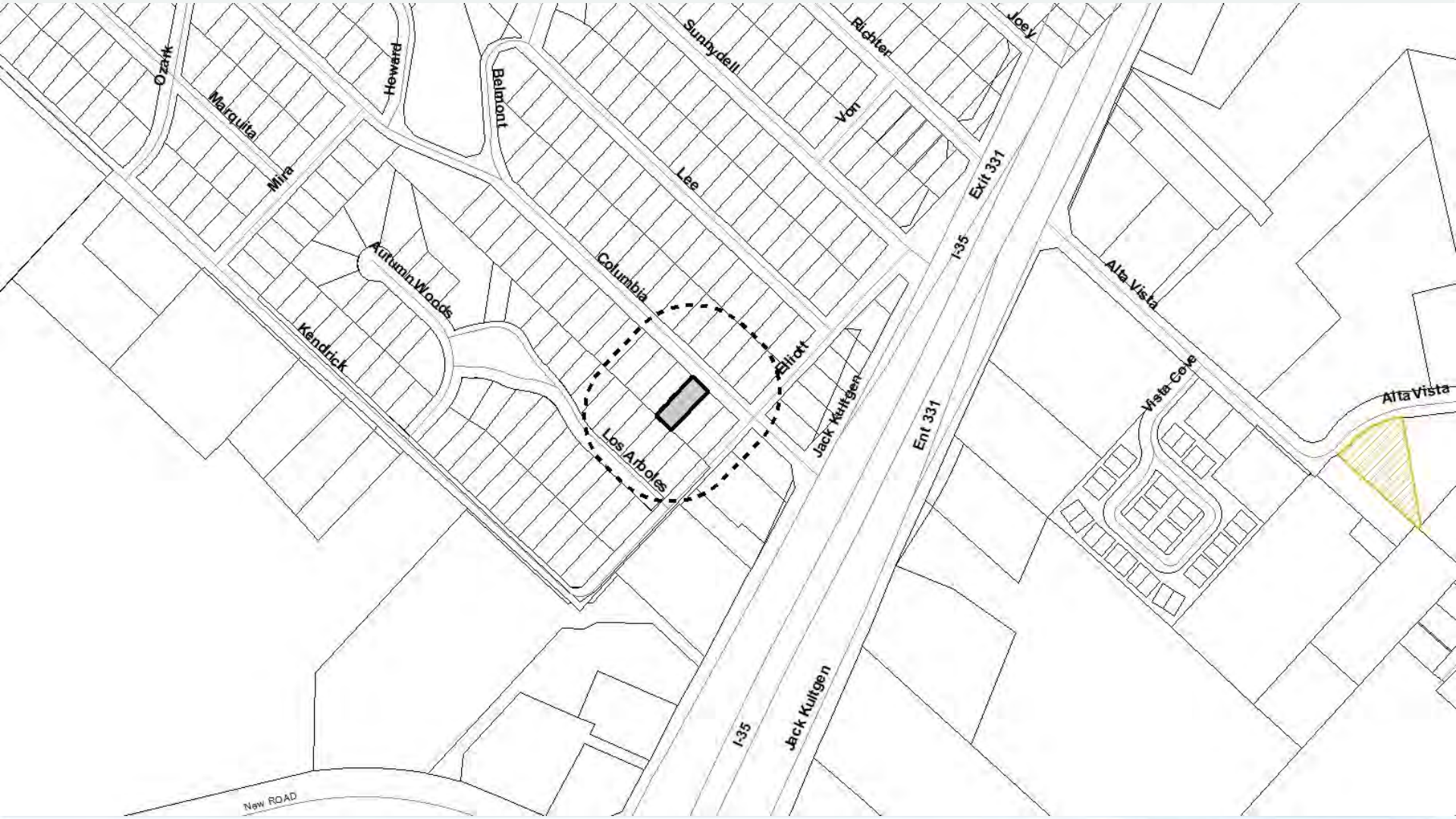
PH 2021-183

2329 Columbia Street

- Applicant: Braden & Lucy Appel
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.2 acres
- Located within the Kendrick Neighborhood

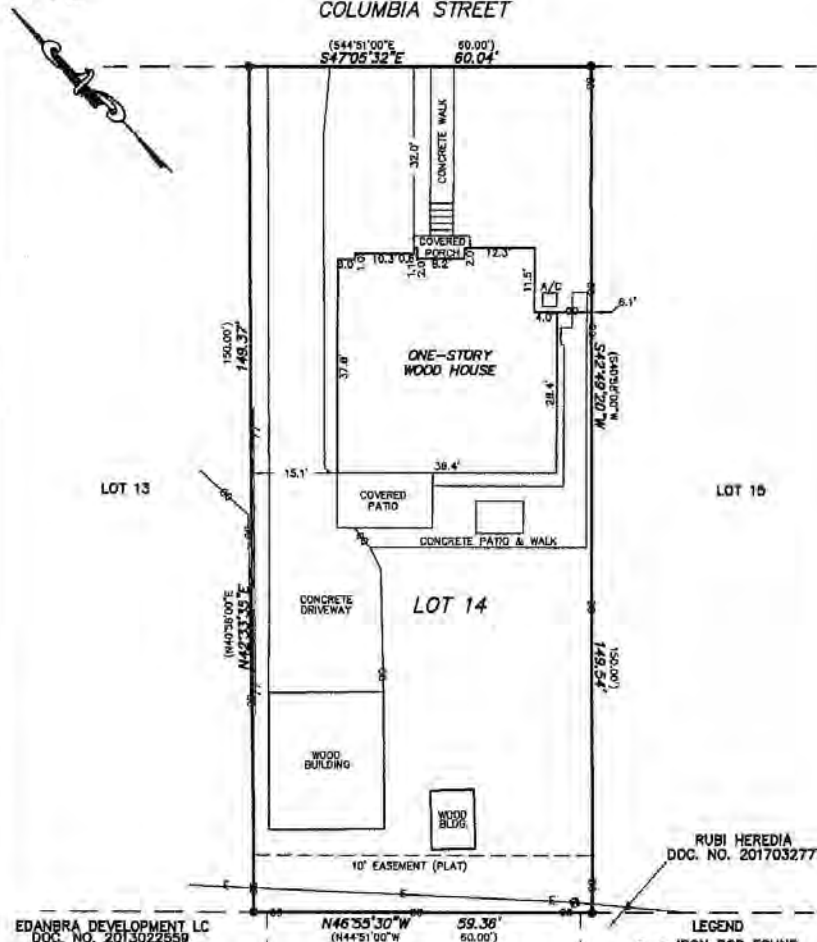






SCALE
1" = 20'

COLUMBIA STREET



RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 856 PAGE 117
MCLENNAN COUNTY DEED RECORDS.
(DOES AFFECT THIS TRACT)

EASEMENT TO MCLENNAN COUNTY ELECTRIC
COOPERATIVE AS RECORDED IN INSTRUMENT NO.

- LEGEND
- = IRON ROD FOUND
 - () = RECORD PER PLAT
 - /- = WOOD FENCE
 - 00- = CHAIN LINK FENCE
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE







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

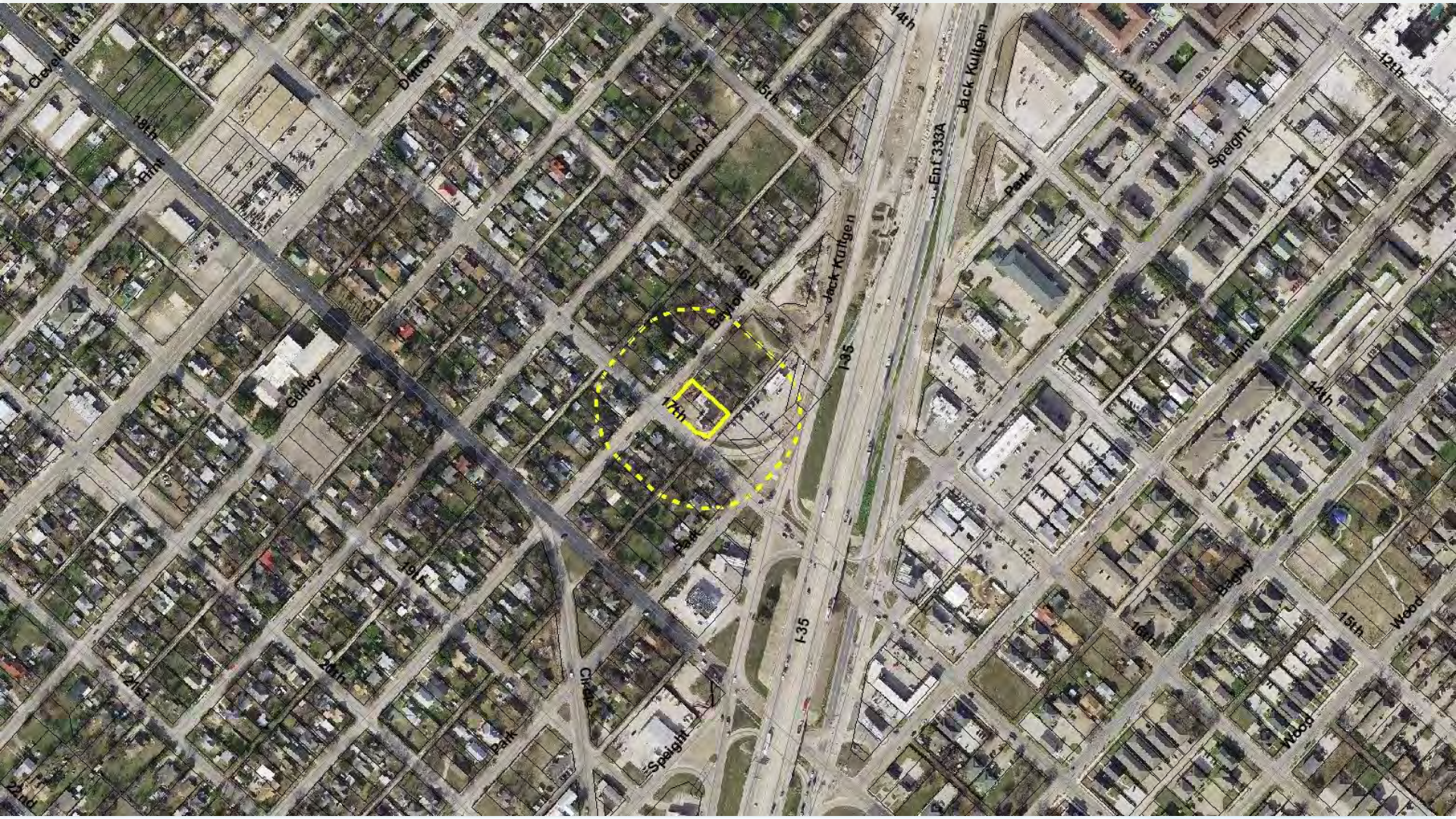
PH 2021-184

1620 Baylor Avenue

- Applicant: Lisa Kim Price, on behalf of FWC Hands Across Waco Inc.
- Special Permit for a Short-Term Rental Type III in an R-3E District
- Property Size: 0.32 acres
- Located within the Downtown Neighborhood

Definition: Short Term Rental Type III

Short term rental type III shall mean a multi-family residential property where short term lodging is provided to only one group at a time per dwelling unit. The owner does not reside on the property or is not present at the property for the duration of any short-term rental.



Cleveland

18th

Durbin

16th

17th

18th

19th

20th

Jack Kulligen

I-35

I-35

Jack Kulligen

Ent 333A

Jack Kulligen

Park

Speight

Speight

Wood

Wood

Wood

14th

15th

16th

17th

18th

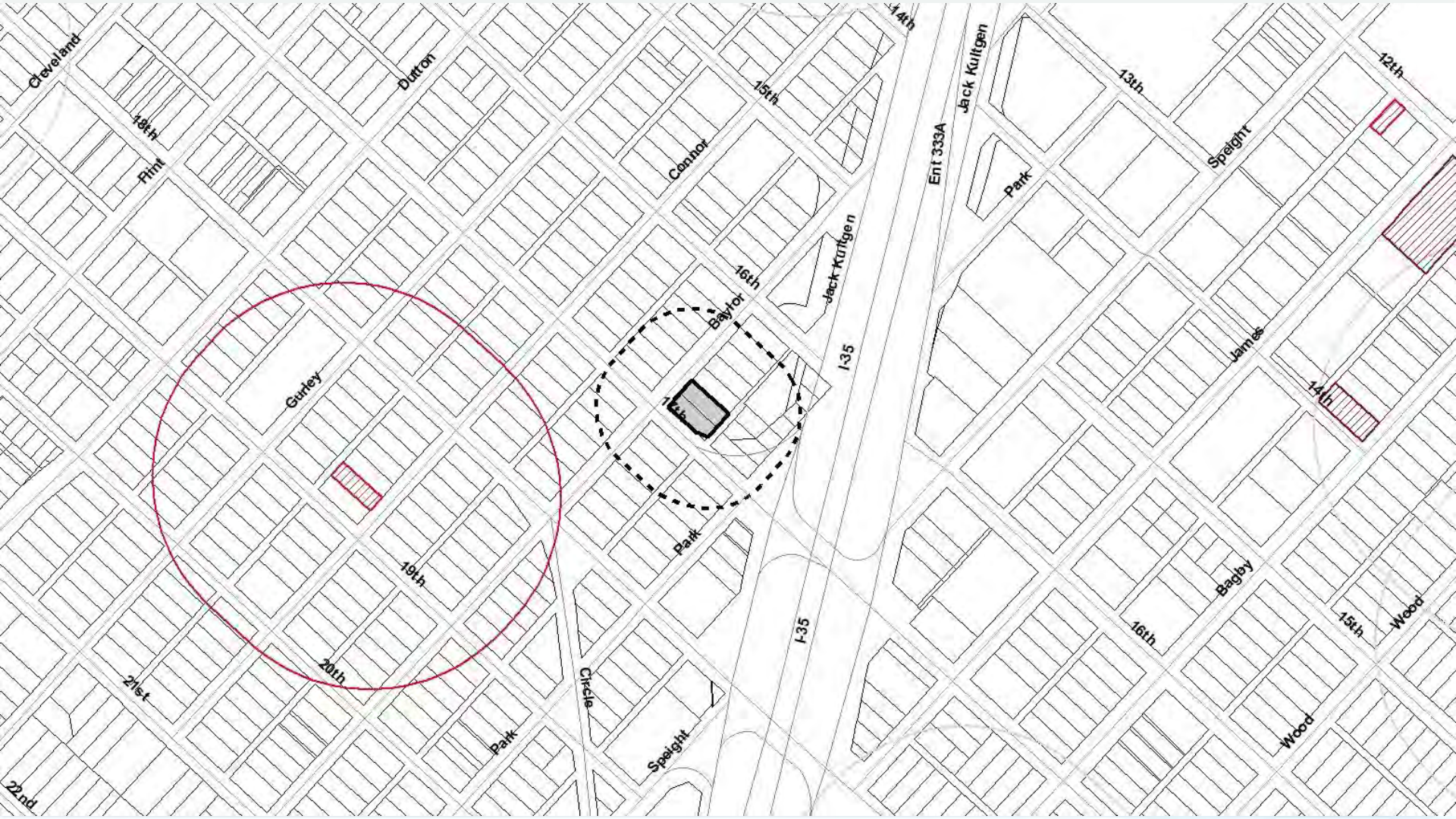
Wood

Wood

Wood

Wood









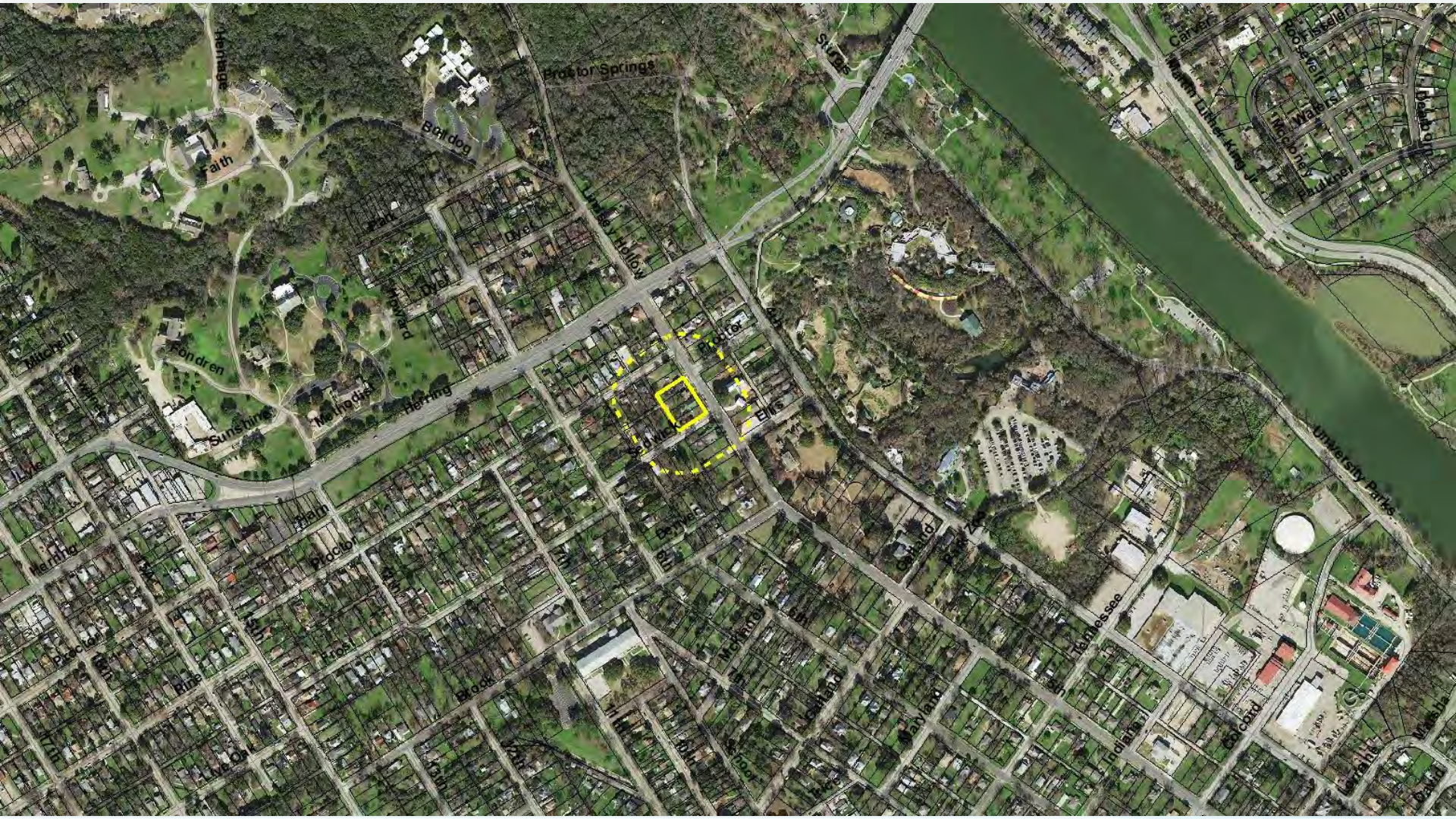


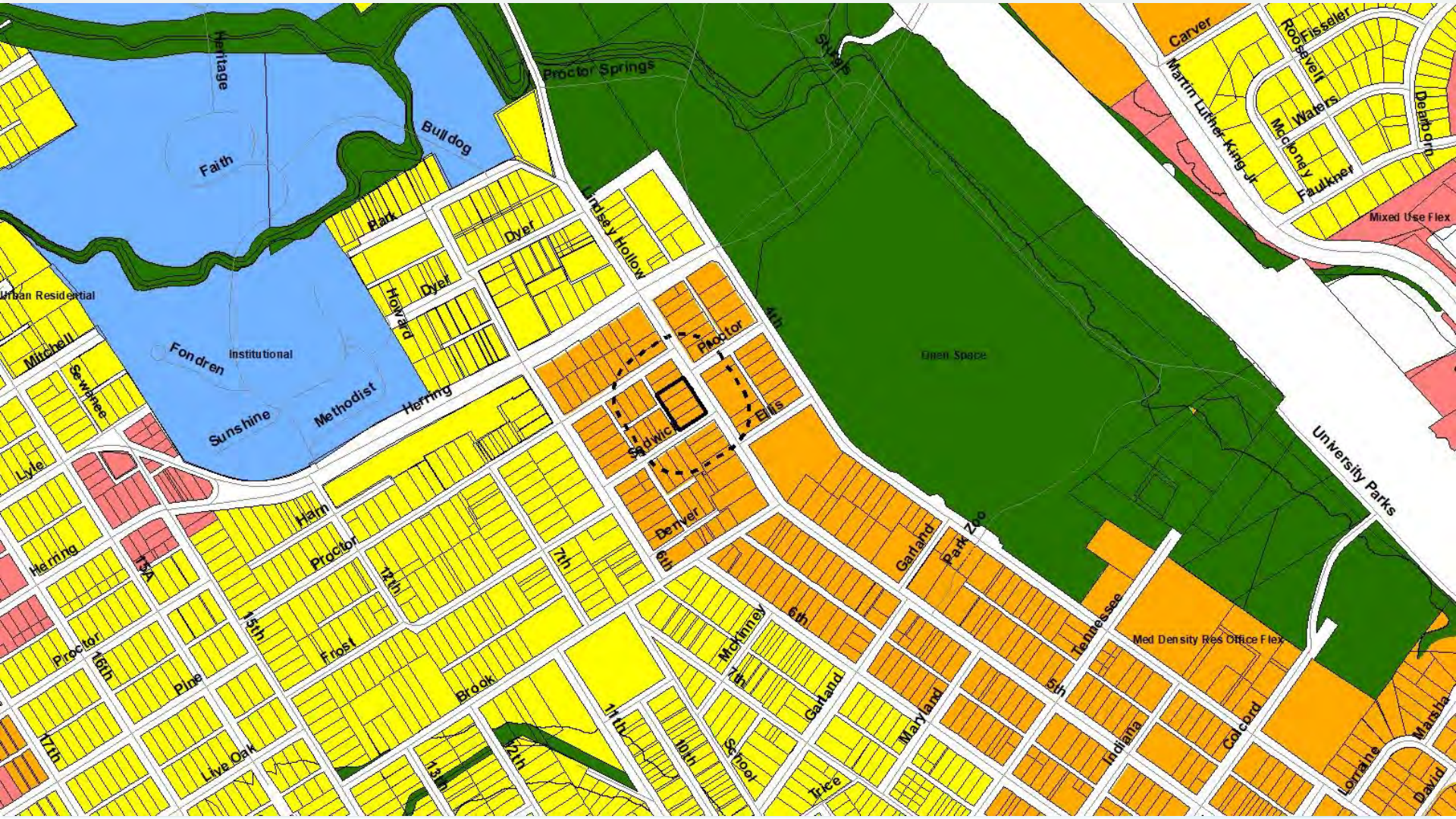
Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

PH 2021-185

2012, 2014, 2020 N. 5th Street

- Applicant: Loretta & Ronald Harris, Jessica Lopez, Yvonne & Ernest Webster
- Rezone from R-2 to O-3
- Property Size: 0.68 acres
- Located one block south of the intersection of Herring Avenue and N. 5th Street within the Brook Oaks Neighborhood





Heritage

Faith

Bulldog

Proctor Springs

St. Paul

Urban Residential

Mitchell

Seawhee

Lyle

Herring

Proctor

17th

16th

Pine

Live Oak

15th

Frost

Brook

11th

10th

Seaside

Trice

Garland

Maryland

Tennessee

5th

Indiana

Cocord

Lorraine

David

Fondren

Institutional

Methodist

Herring

Park

Dyer

Dyer

Howard

Lindsey Hollox

Proctor

Denver

Adwic

4th

Ellis

Garland

Park 240

6th

McKinney

7th

Med Density Res Office Flex

University Parks

Mixed Use Flex

Carver

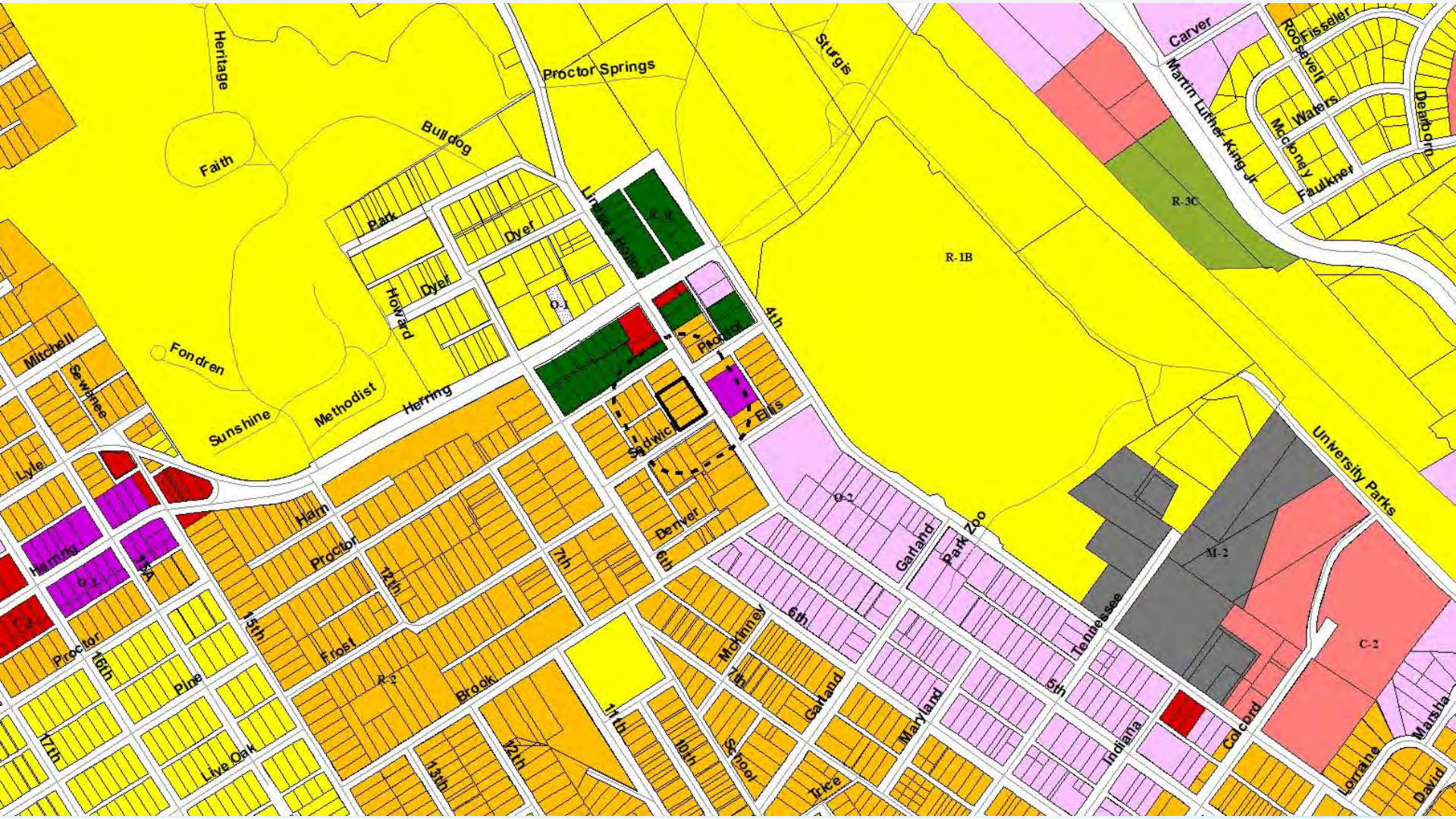
Roosvelt

Waters

McCabe

Faulkner

Dearborn













Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-2 to O-3** based on the following findings:

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- The property meets all the area and width requirements for the O-3 zoning district.
- There is O-3 zoning near the subject property.



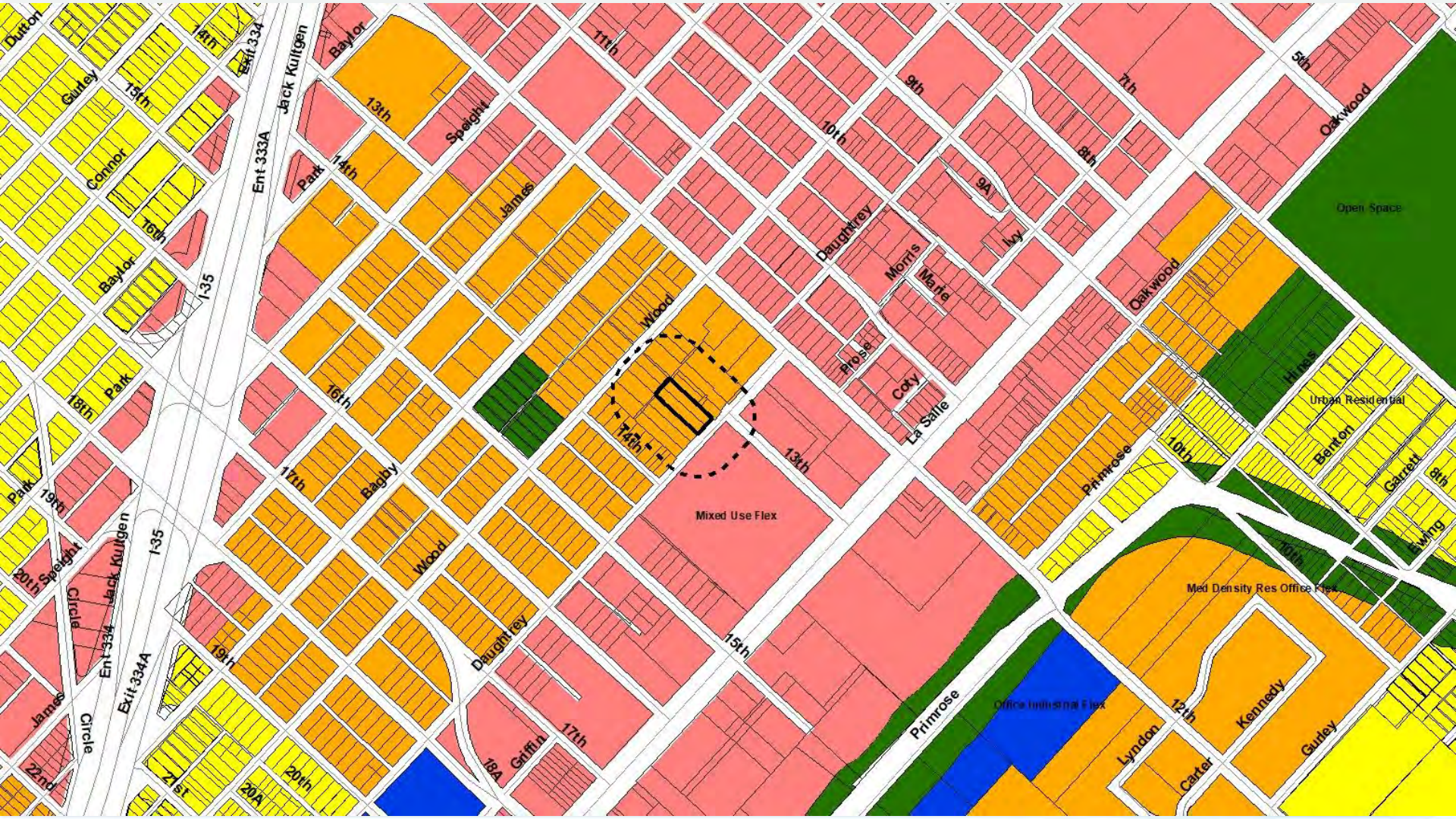
CITY OF WACO

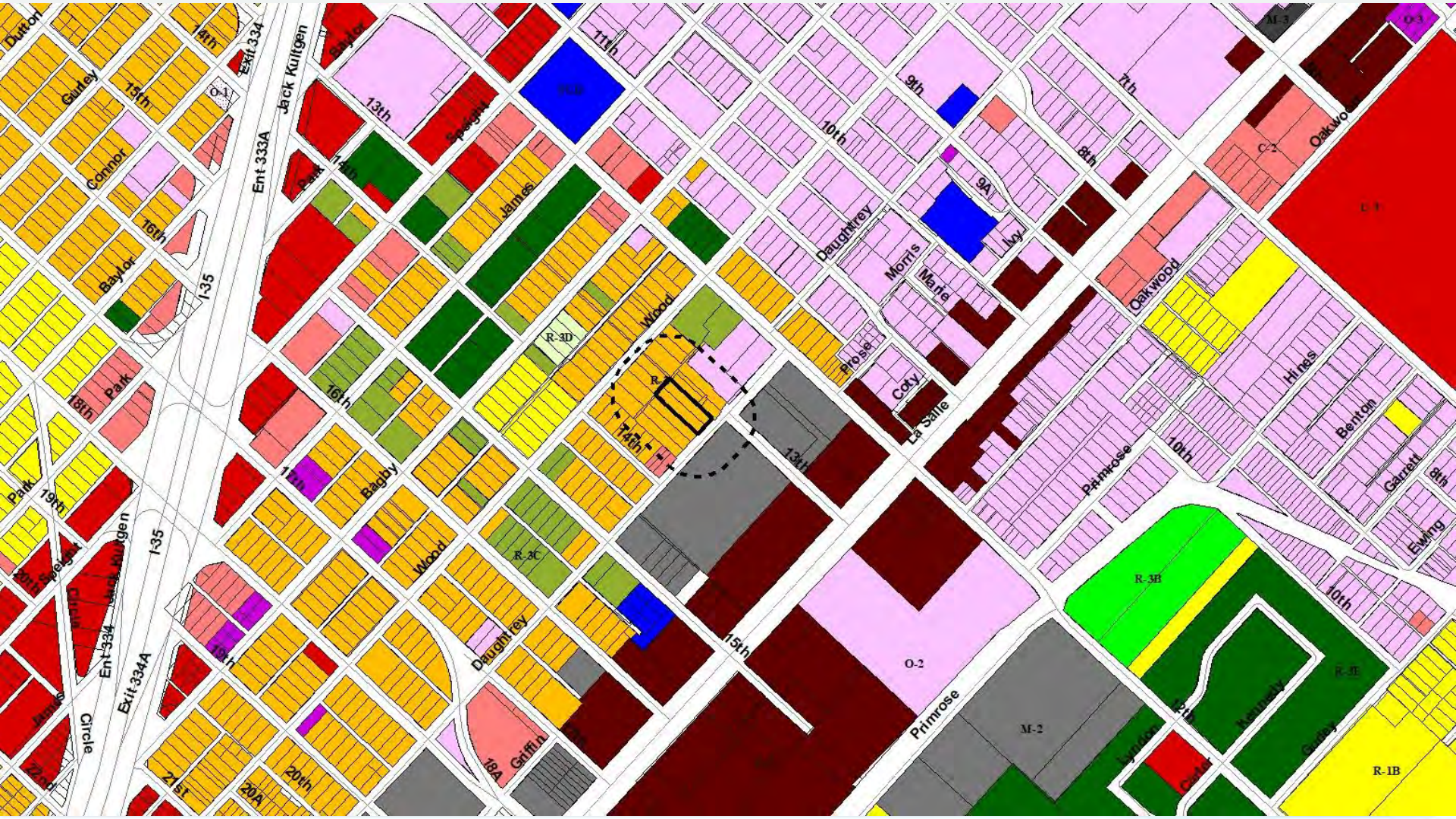
PH 2021-186

1301 Daughtrey Avenue

- Applicant: Mark Boozer
- Rezone from R-2 to R-3C
- Property Size: app. 0.62 acres
- Located at the intersection of Daughtrey Avenue and S. 13th Street, within zone 1 of the College and University Neighborhoods district overlay













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

- The proposed zoning is compatible with the land use component of the Comprehensive Plan and the purpose and intent of the College and University Neighborhoods District overlay.
- The existing infrastructure and street conditions are adequate to support the densities allowed in R-3C zoning.
- Once platted, the property meets all the area and width requirements for the R-3C zoning district.
- There is R-3C zoning near to the subject property.



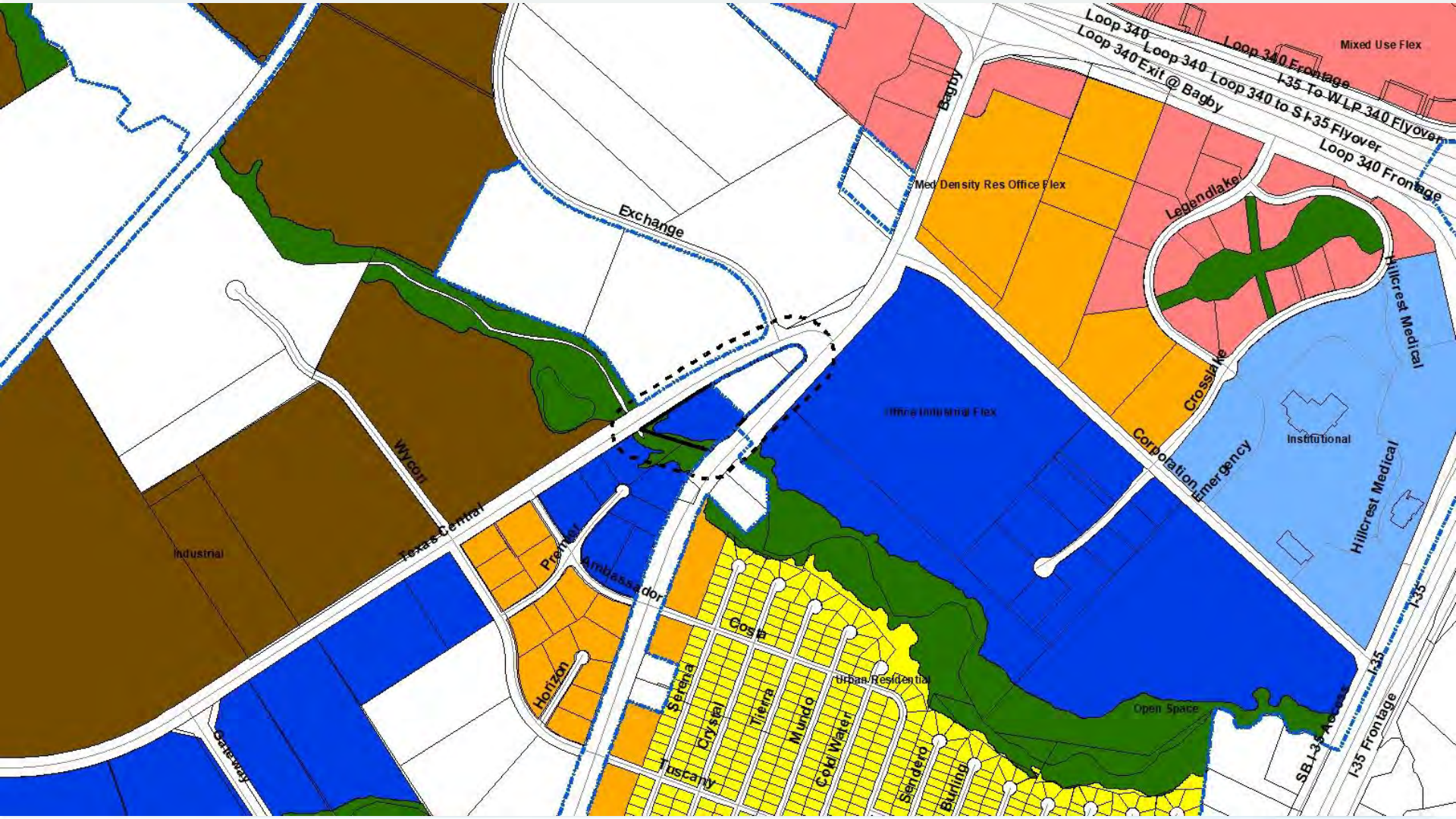
CITY OF WACO

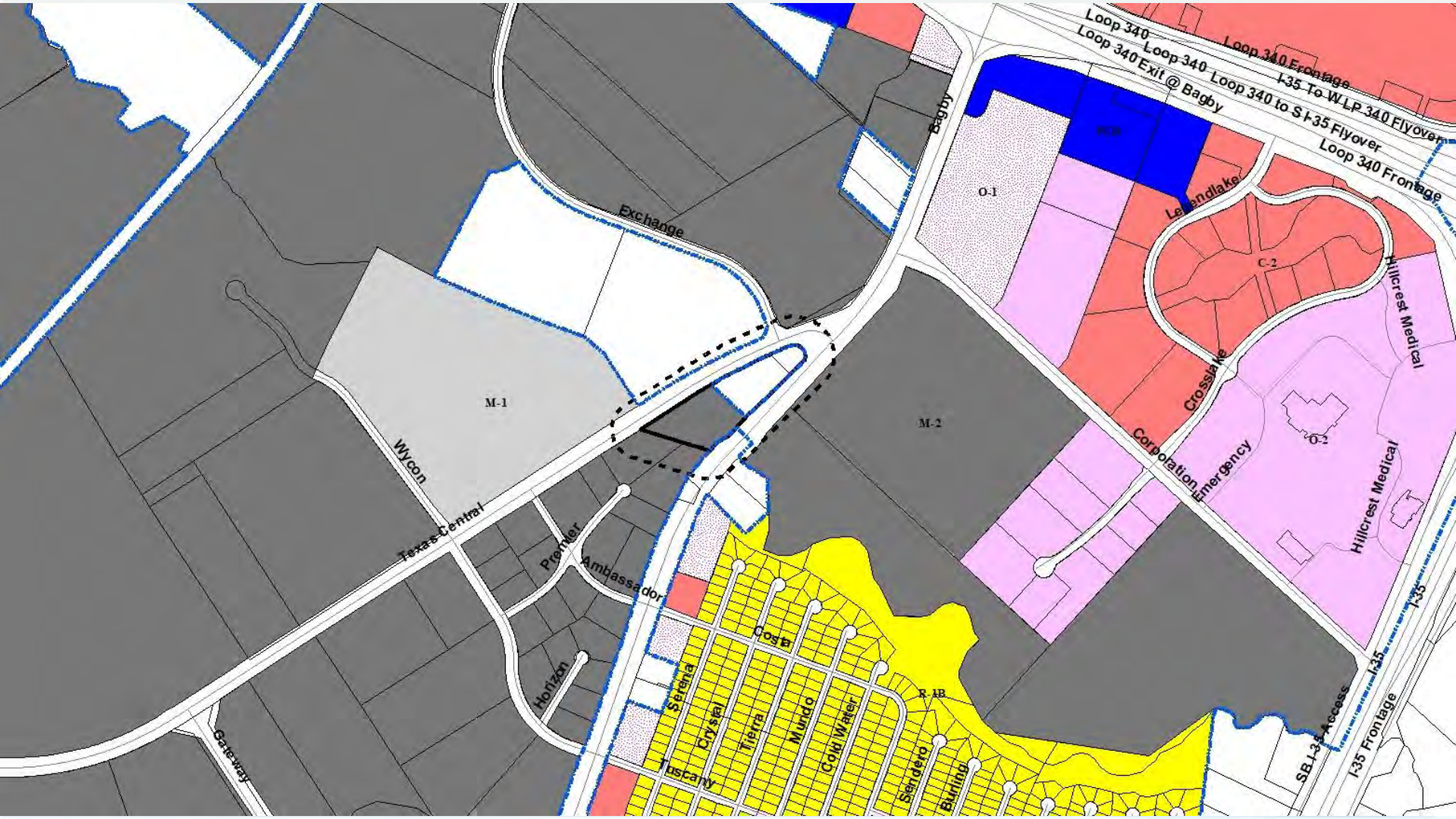
PH 2021-187

6251 Bagby Avenue

- Applicant: Michael Beevers, on behalf of Fikes Wholesale Inc.
- Rezone from M-2 to C-2
- Property Size: app. 3.9 acres
- Located near the intersection of Bagby Avenue and Texas Central Parkway











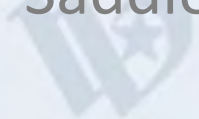
Plan Commission recommends **APPROVAL** of this request to change the zoning from **M-2 to C-2** based on the following findings:

- 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-2 zoning district.
- The property meets all the area and width requirements for the C-2 zoning district.
- The property is near the intersection of two arterial streets (Texas Central Parkway and Bagby Avenue).

PH 2021-188

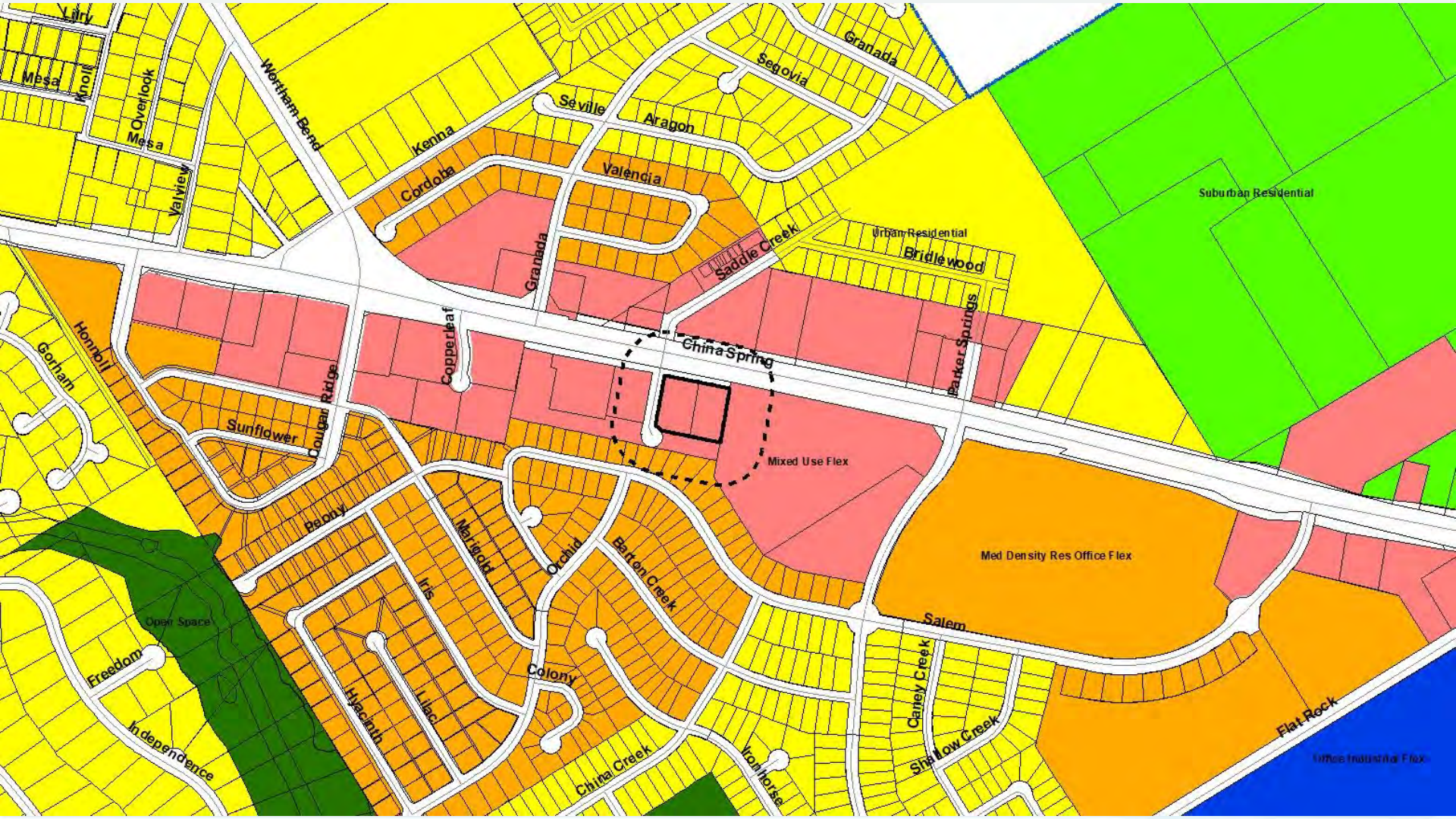
10108 and 10200 China Spring Road

- Applicant: Jacob Bell, on behalf of Swanson-Findley Ltd., and City of Waco
- Rezone from O-3 to C-2
- Property Size: app. 1.8 acres
- Located at the intersection of China Spring Road and Saddle Creek Road



CITY OF WACO



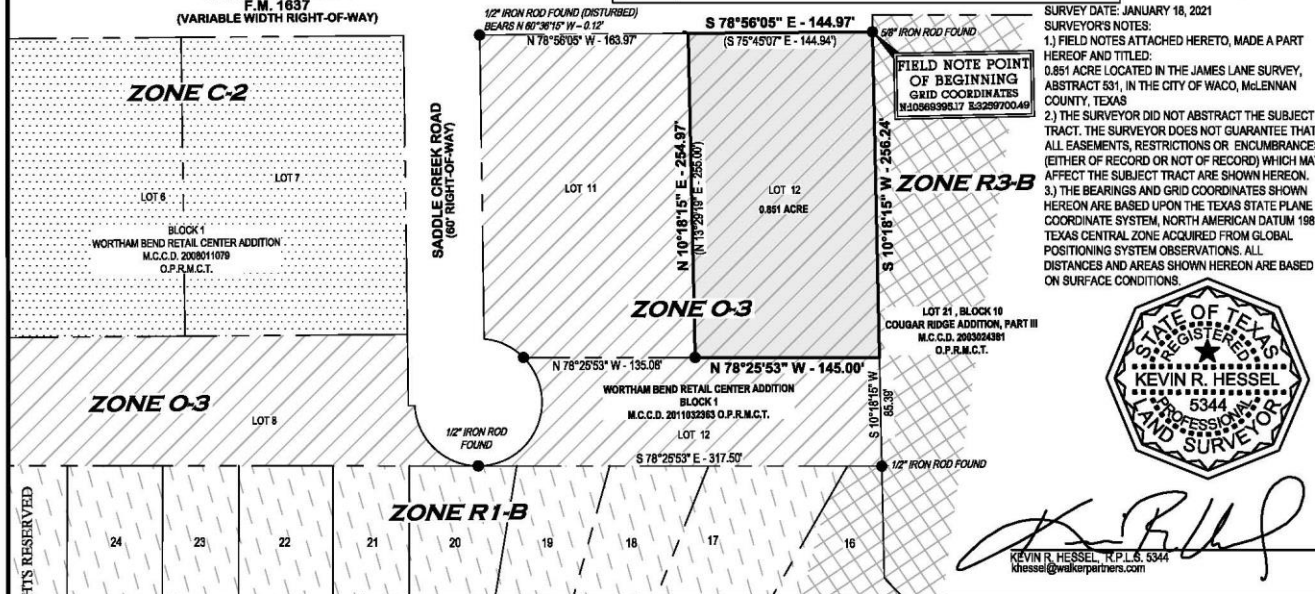
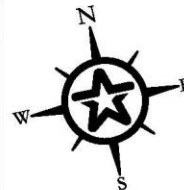




ZONING EXHIBIT FOR 0.851 ACRE IN ZONES O-3 TO BE REZONED INTO C-2

LOCATED IN THE JAMES LANE SURVEY, ABSTRACT 531, IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS, AND BEING A PORTION OF LOT 12, BLOCK 1 OF THE WORTHAM BEND RETAIL CENTER ADDITION, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT 2011032363 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS
CHINA SPRING ROAD
F.M. 1637
(VARIABLE WIDTH RIGHT-OF-WAY)

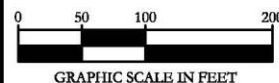
LEGEND		
	= AREA TO BE REZONED TO C-2	
	= AREA OF ZONE O-3	M.C.C.D.
	= AREA OF ZONE C-2	O.P.R.M.C.T.
	= AREA OF ZONE R-3B	()
	= AREA OF ZONE R-1B	•
		= McLENNAN COUNTY CLERK'S DOCUMENT
		= OFFICIAL PUBLIC RECORDS
		McLENNAN COUNTY, TEXAS
		= PLAT CALLS
		= 1/2" IRON ROD WITH CAP STAMPED
		"GOODWIN LASITER" FOUND
		(UNLESS STATED OTHERWISE)



KEVIN R. HESSEL, R.P.L.S. 5344
khessel@walkerpartners.com



823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



REVISIONS

PLAT NO. A1-1961 DRAFT DATE 01-20-2021 FB/PG 474/75
PROJ. NO. 1-03545 TAB NO. 8.5X11 FIELD NOTE NO. 01
DWG. NAME 1-03545 ZONING EXHIBIT.DWG DRAWN BY MP







Plan Commission recommends **APPROVAL** of this request to change the zoning from **O-3 to C-2** 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-2 zoning district.
- The property meets all the area and width requirements for the C-2 zoning district.
- There is C-2 zoning adjacent to the subject property.
- C-2 zoning is the dominant zoning between Cougar Ridge and Saddle Creek Road along China Spring Highway.

PH 2021-189

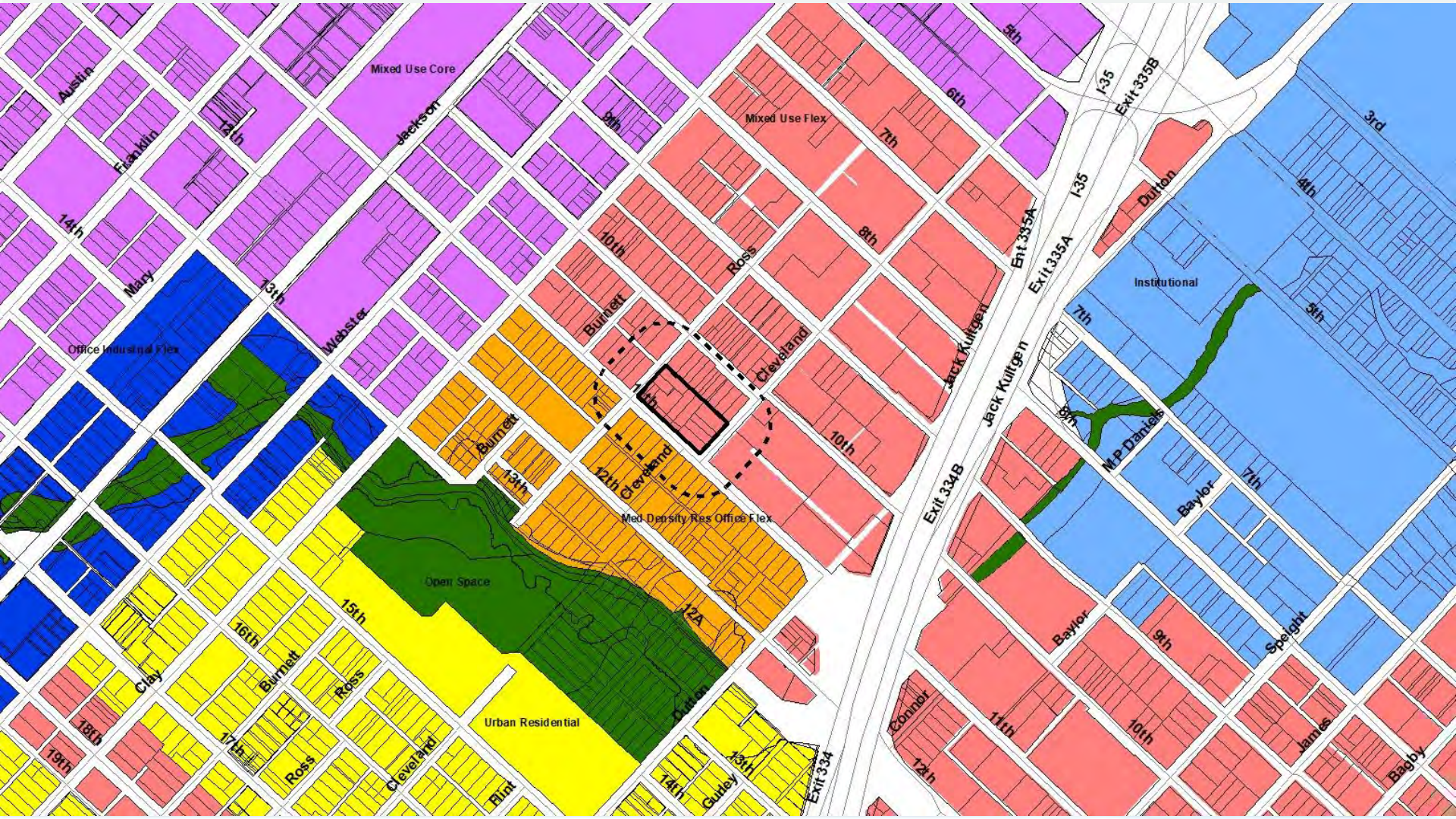
1014 & 1016 Ross Avenue, 800, 804, 812, 816, & 826 S. 11th Street, and 1013, 1017, & 1019 Cleveland Avenue

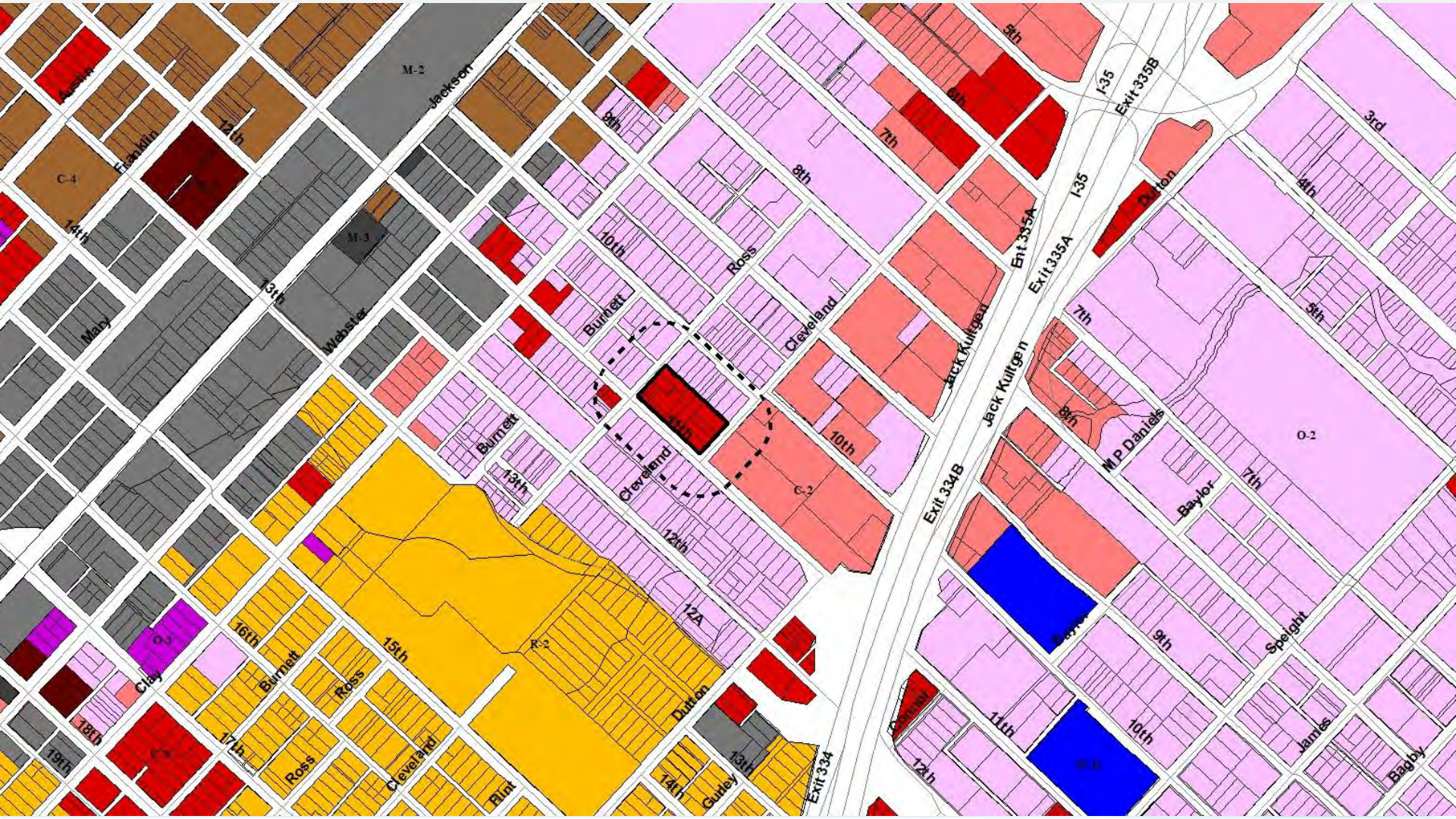
- Applicant: Michael Ash, on behalf of AE Properties, and City of Waco
- Rezone from C-3 to O-2
- Property Size: app. 1.74 acres
- Located to the northwest intersection of Cleveland Avenue and S. 11th Street, near downtown



CITY OF WACO















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

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The public infrastructure is adequate to provide for uses allowed in the O-2 zoning district.
- The property meets all the area and width requirements for the O-2 zoning district.
- There is O-2 zoning adjacent and near to the subject property.

PH 2021-190

- Applicant: Laura Painter
- Request: Abandonment of a 0.115 acre portion of right of way at the northeast corner of Cobbs Drive and Woodcrest Drive.
- Background: Applicants wish to abandon a portion of the right of way of Woodcrest Drive to provide more parking upon expanding their building.



Deeter

Mountainview
Deeter
Clever

Valley Mills

La Pote

Berry

Bulmer

Sheewood

Fish Pond

Colbus

Gardenale

Balsen

Woodcrest

Bosque

Ramble

Royal Oaks

Colonia

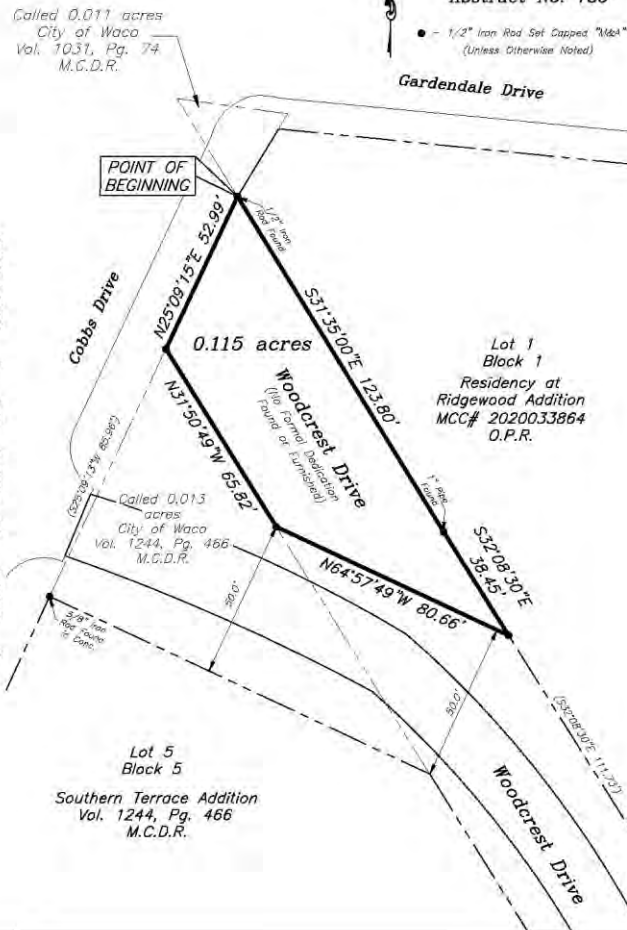
64th

65th



RED SEAL

SURVEYED: 7/21/2020





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 20' easement must be retained for the area of the abandoned right-of-way centered on the 8" waterline.