

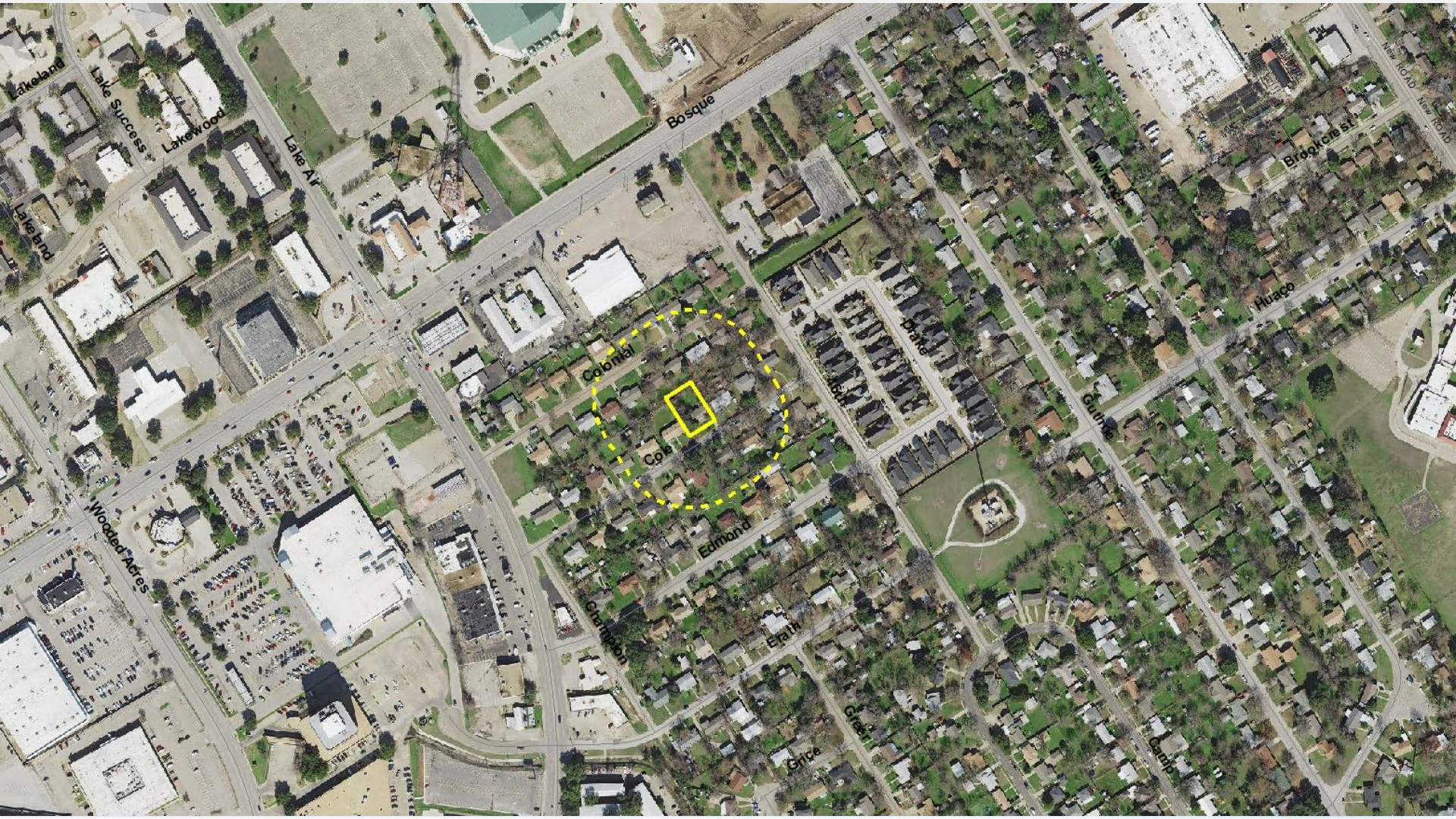
PH 2021-225

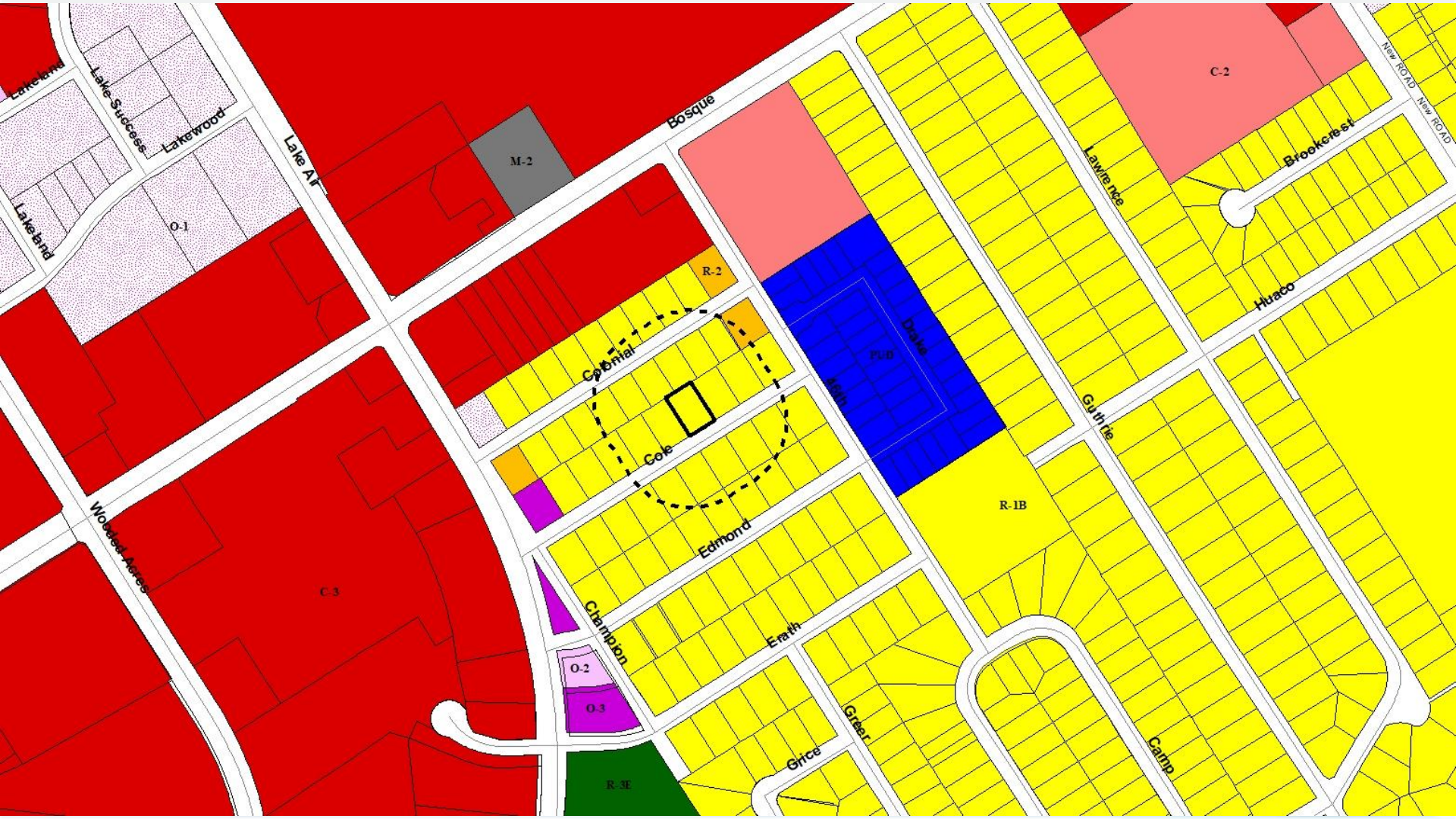
4613 Cole Avenue

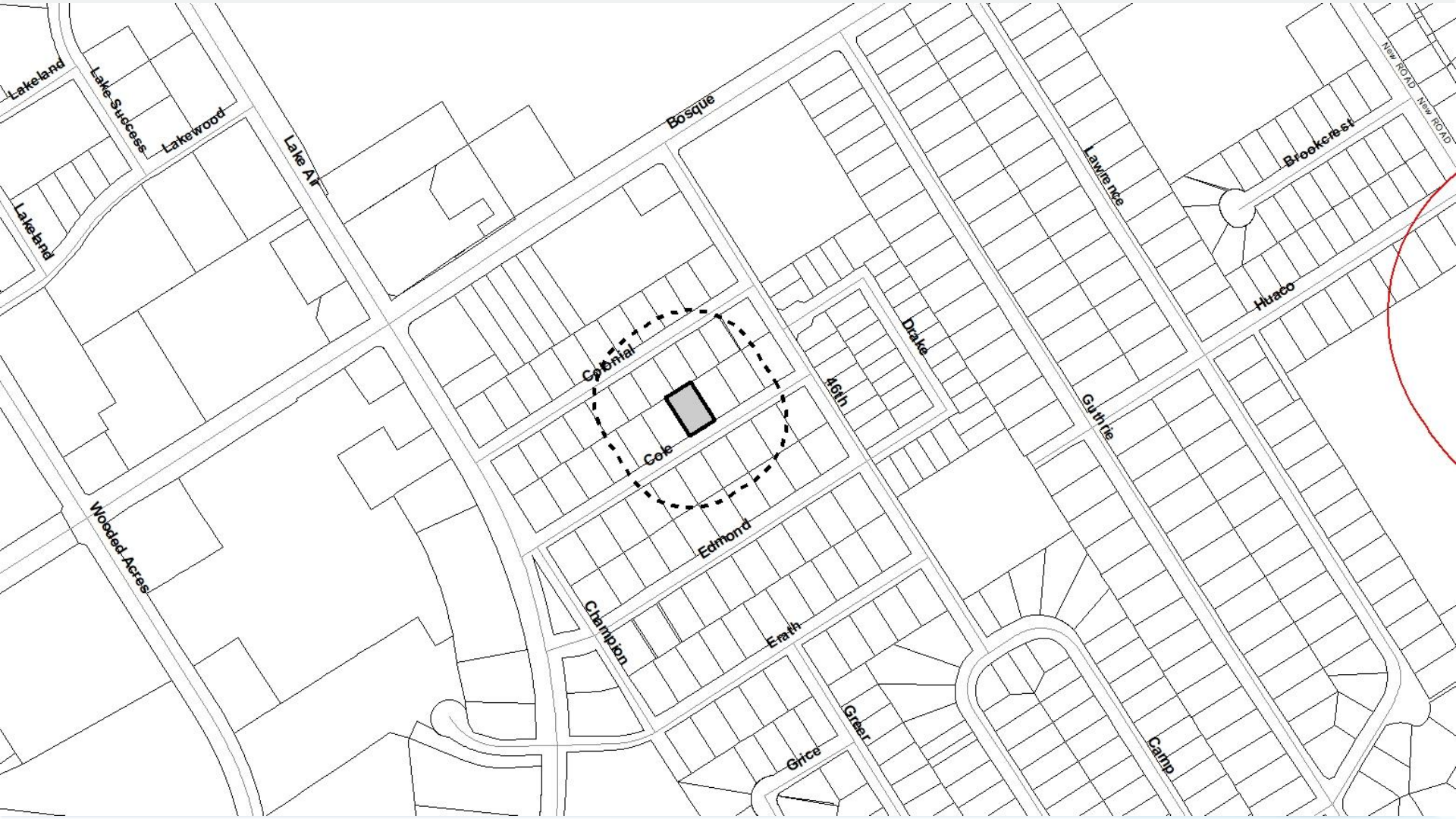
- Applicant: Jeff Bird, on behalf of JS Bird Properties, LLC – Series 4613 Cole Ave
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.22 acres
- Located within the Heart of Texas Neighborhood.

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.







Lakeland
Lake Success
Lakewood

Lake Al

Wooded Acres

Bosque

Colonial

Cole

Edmond

Champion

Earth

Grice

Greer

Drake

Lawrence

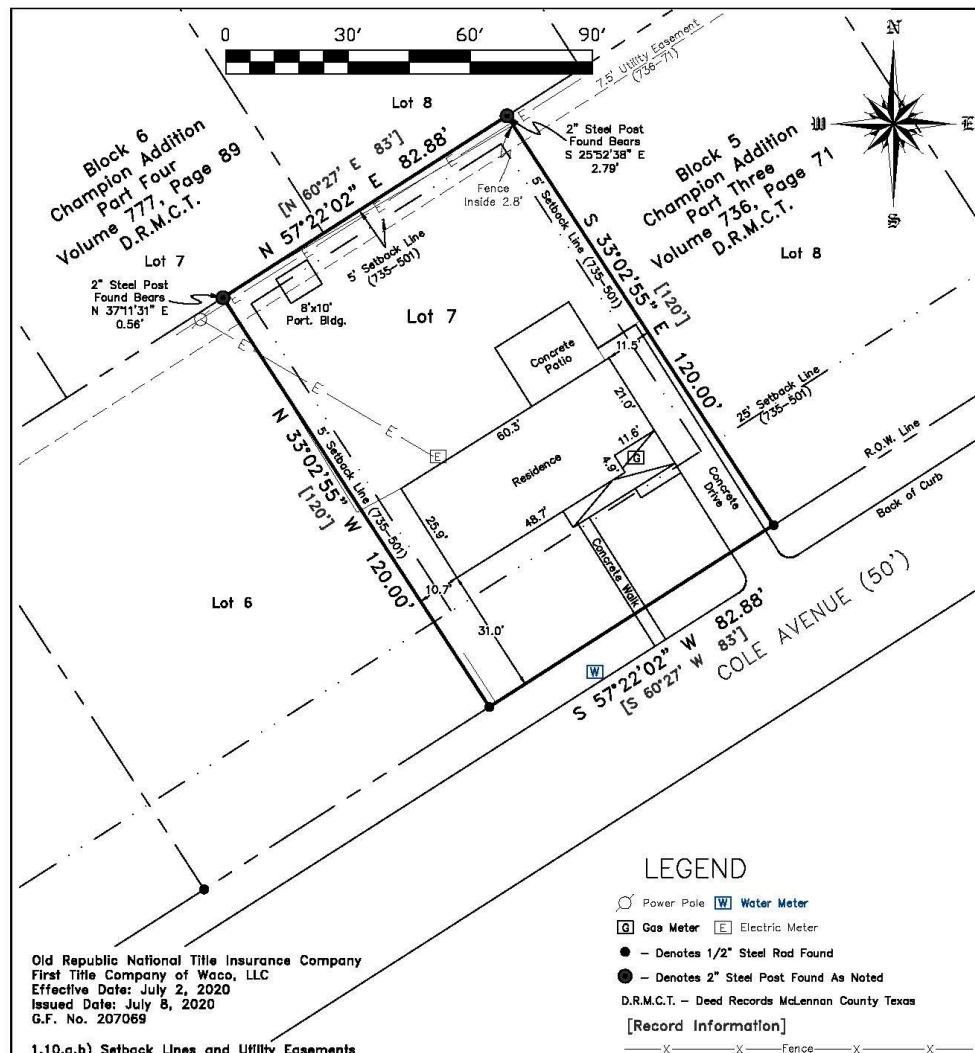
Gattie

Camp

Brookrest

Huaco

New ROAD New ROAD



Old Republic National Title Insurance Company
First Title Company of Waco, LLC
Effective Date: July 2, 2020
Issued Date: July 8, 2020
G.F. No. 207069

1.10.g.h) Setback Lines and Utility Easements

LEGEND

-  Power Pole
  Water Meter
 Gas Meter
  Electric Meter
 ● - Denotes 1/2" Steel Rod Found
 ● - Denotes 2" Steel Post Found As Noted
 D.R.M.C.T. - Deed Records McLennan County Texas

[Record Information]

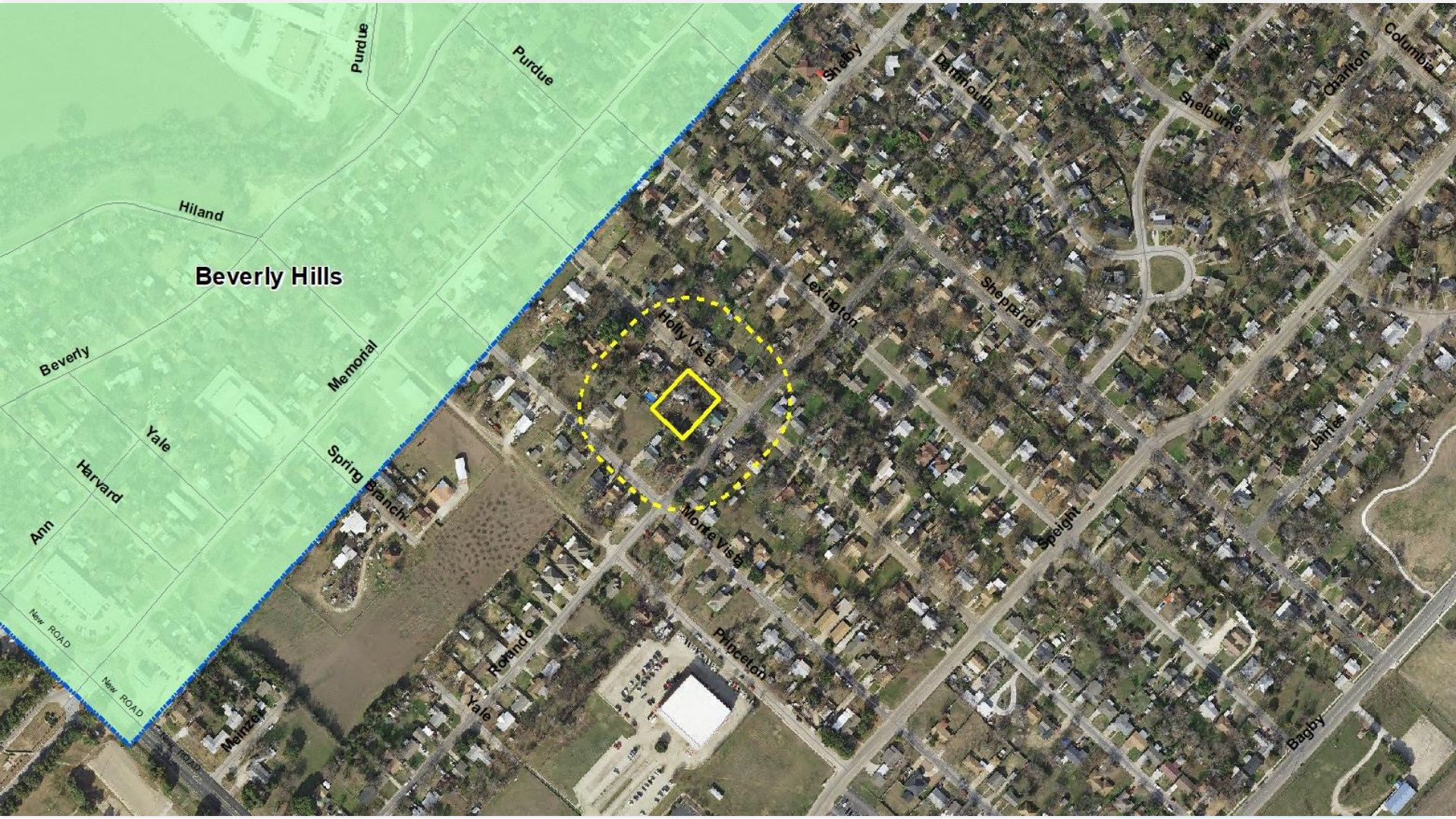


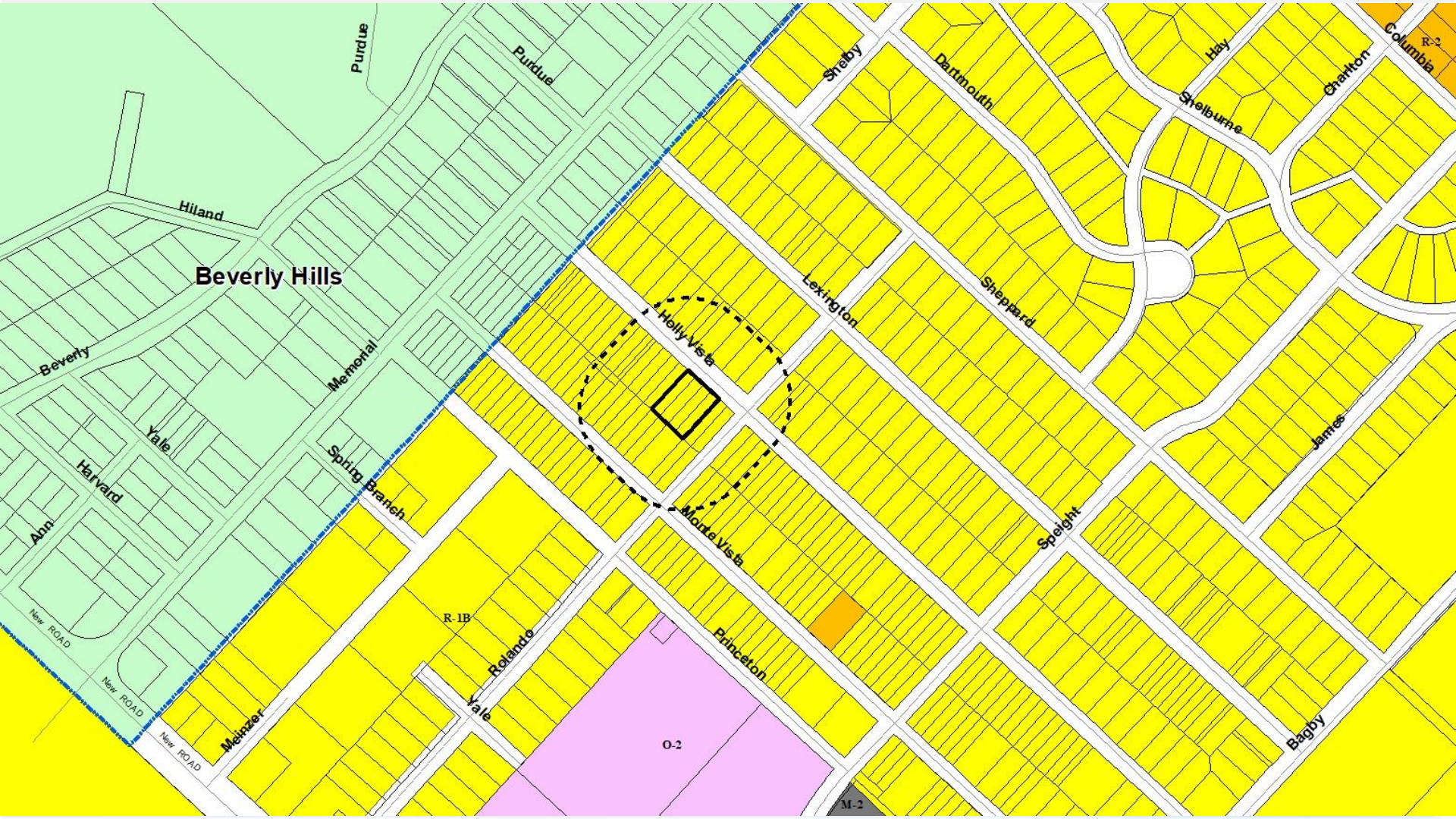
Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

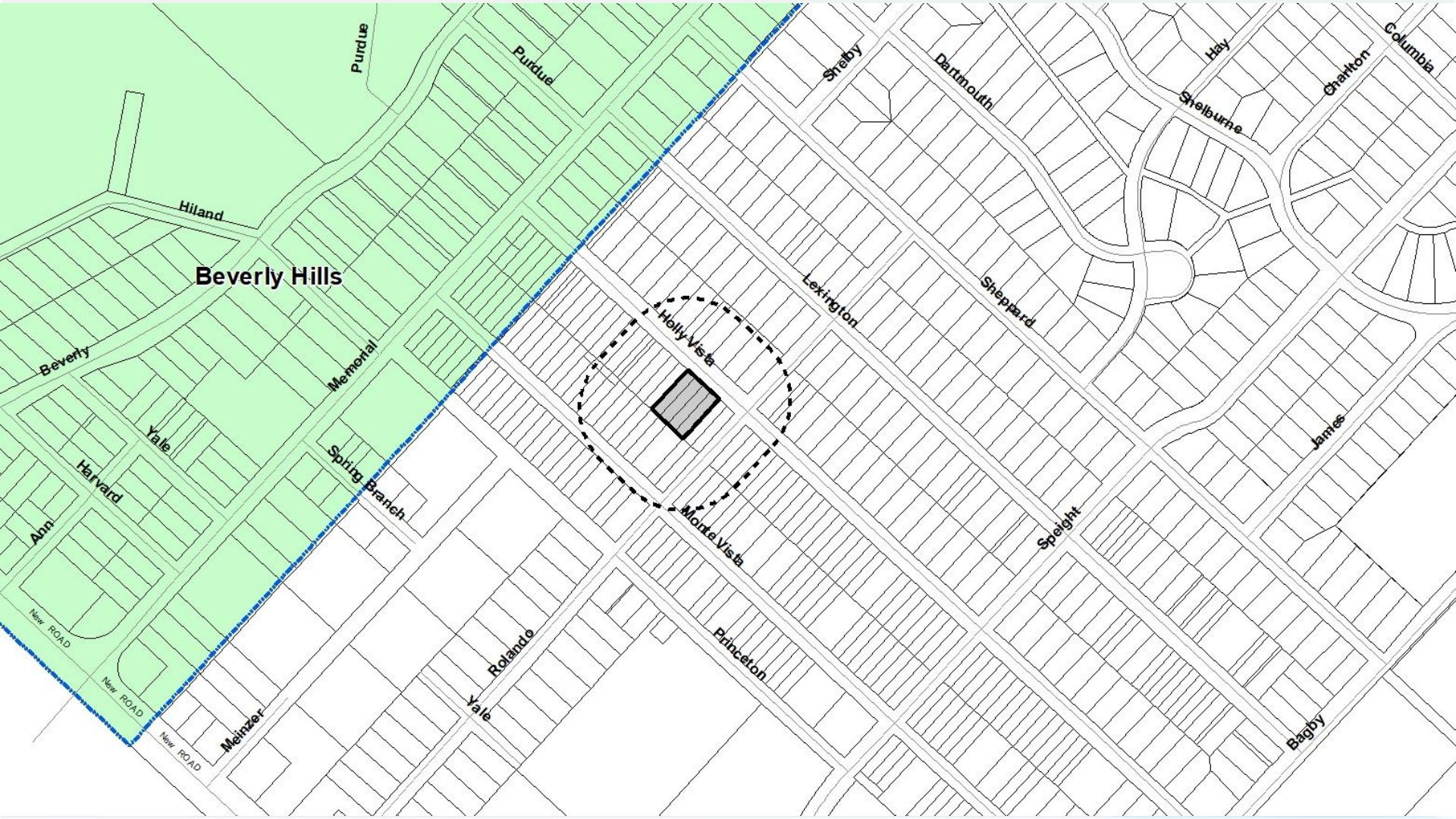
PH 2021-226

1309 Holly Vista Street

- Applicant: Christopher & Rebecca Kosho
- Special Permit for a Short-Term Rental Type II in an R-1B District
- Property Size: 0.41 acres
- Located within the Kendrick Neighborhood







Beverly Hills

Purdue

Purdue

Shelby

Dartmouth

Shelburne

Chilton

Columbia

Hiland

Beverly

Memorial

Lexington

Sheppard

Yale

Harvard

Spring Branch

Ann

James

Spelght

New ROAD

New ROAD

New ROAD

Meinzer

Rolando

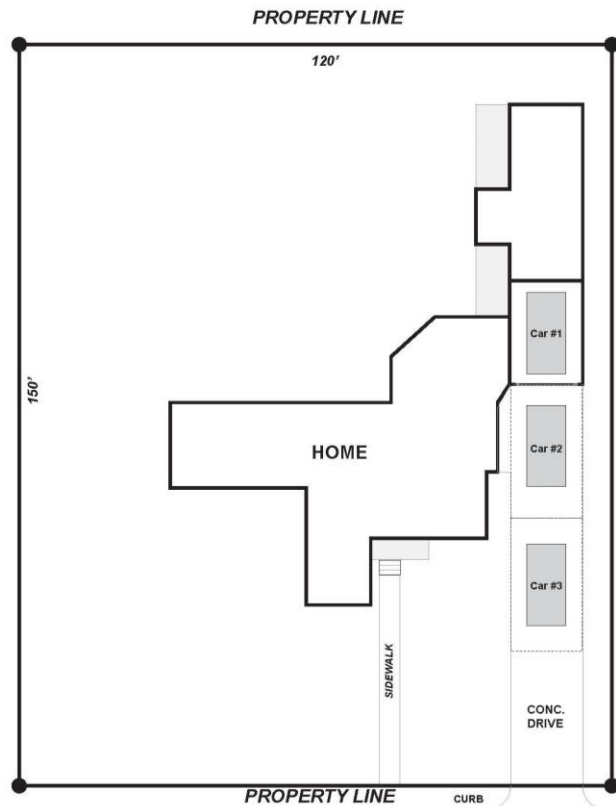
Yale

Holly Vista

Monte Vista

Princeton

Bagby



SITE PLAN MAP
1309 Holly Vista
Waco, TX 76711

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Plan Commission Services 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

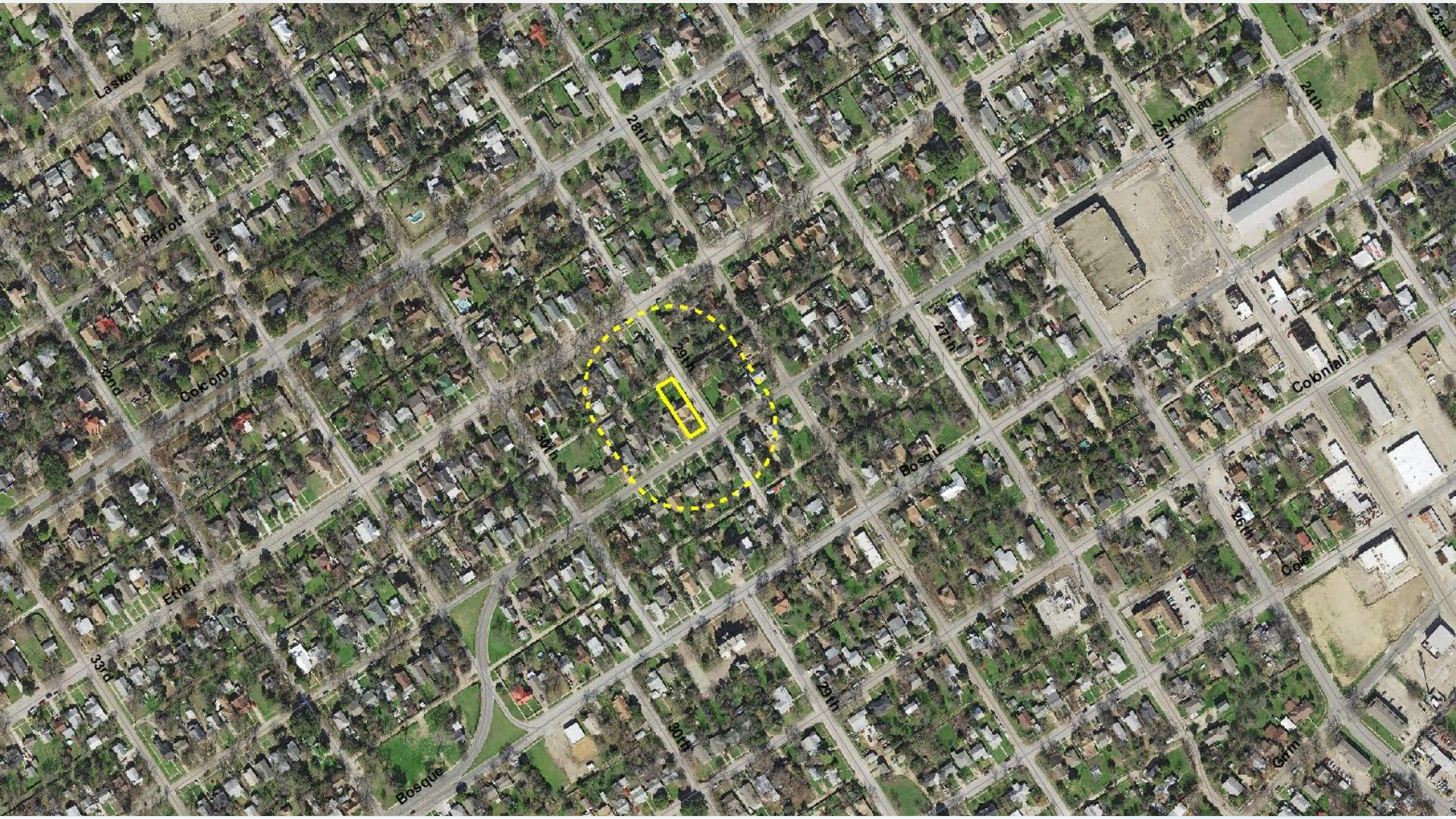
PH 2021-227

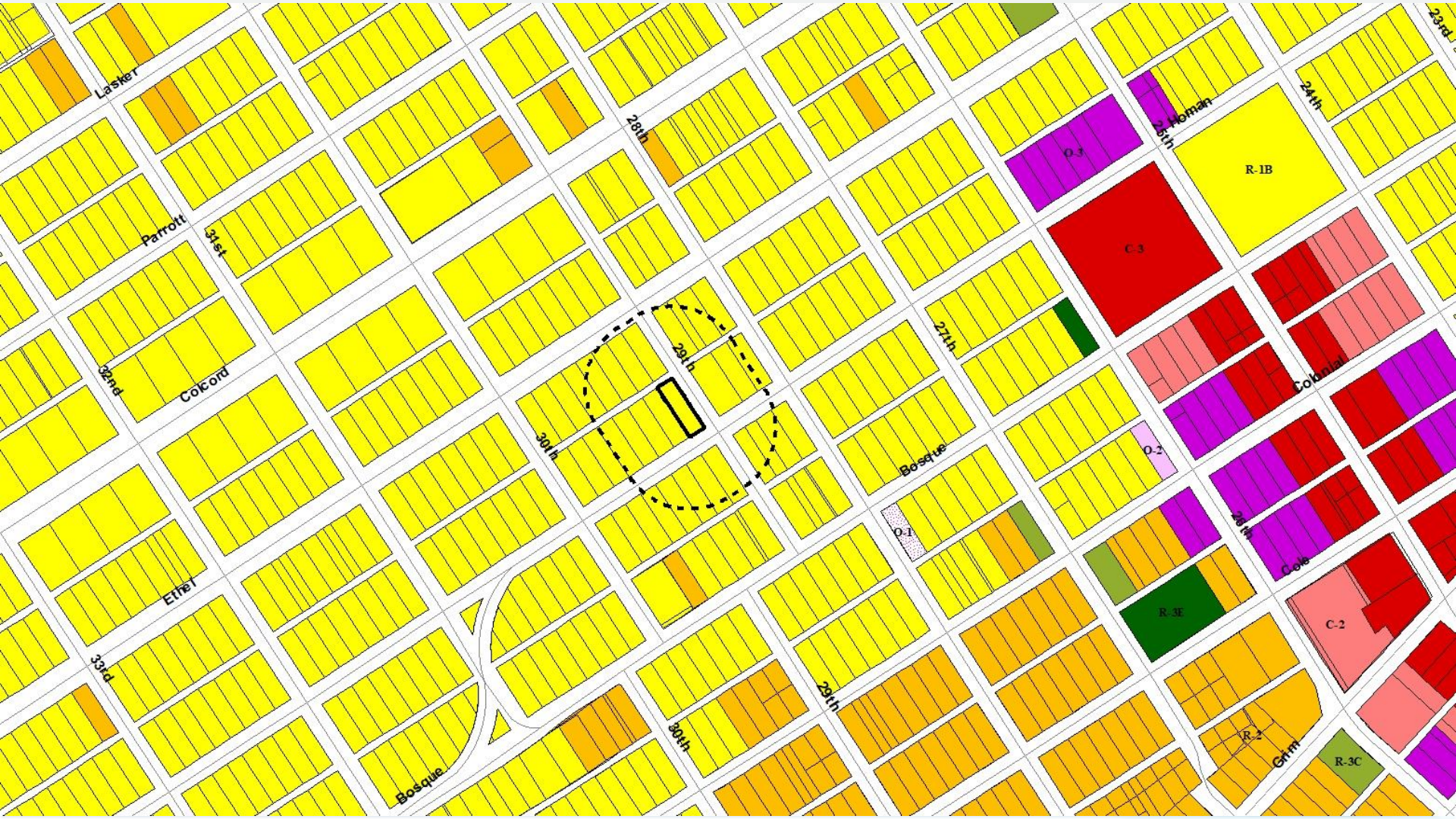
2901 Homan Avenue

- Applicant: Carmen & Rodney Roller
- 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

PH 2021-228

Voluntary Annexation

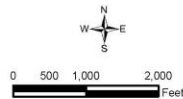


CITY OF WACO

Annexation Petition Anx-21-01



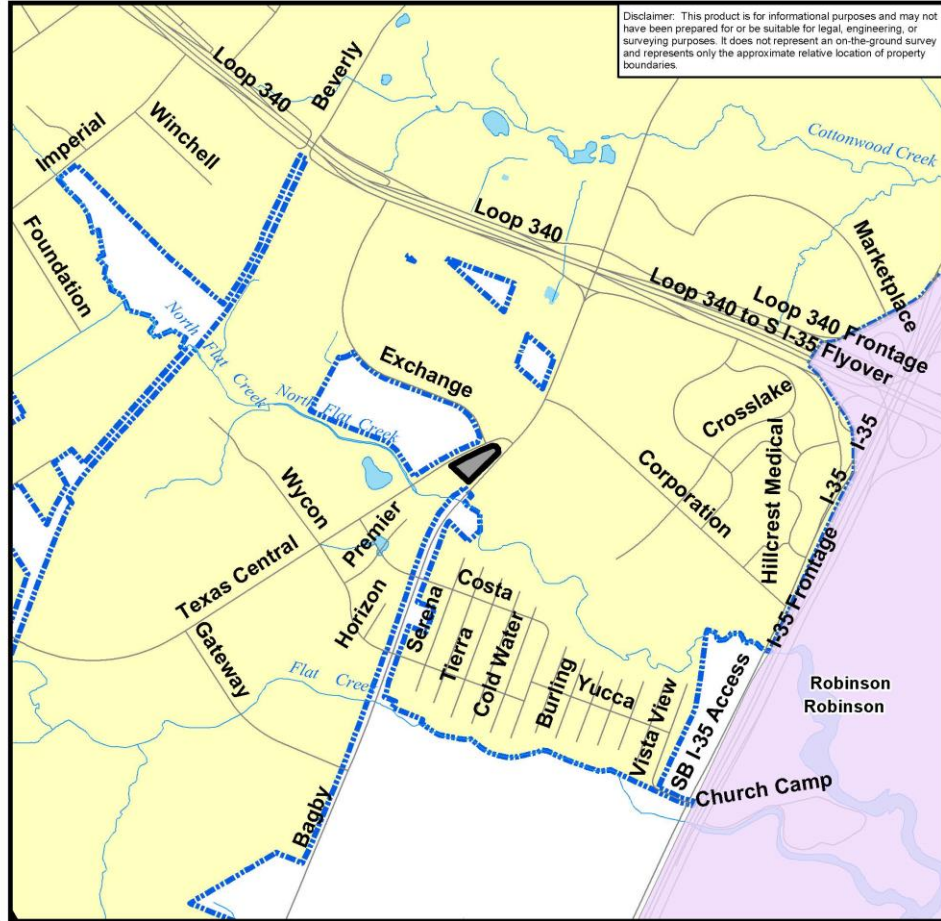
Proposed C-2
Zoning



CITY OF WACO
PLANNING SERVICES

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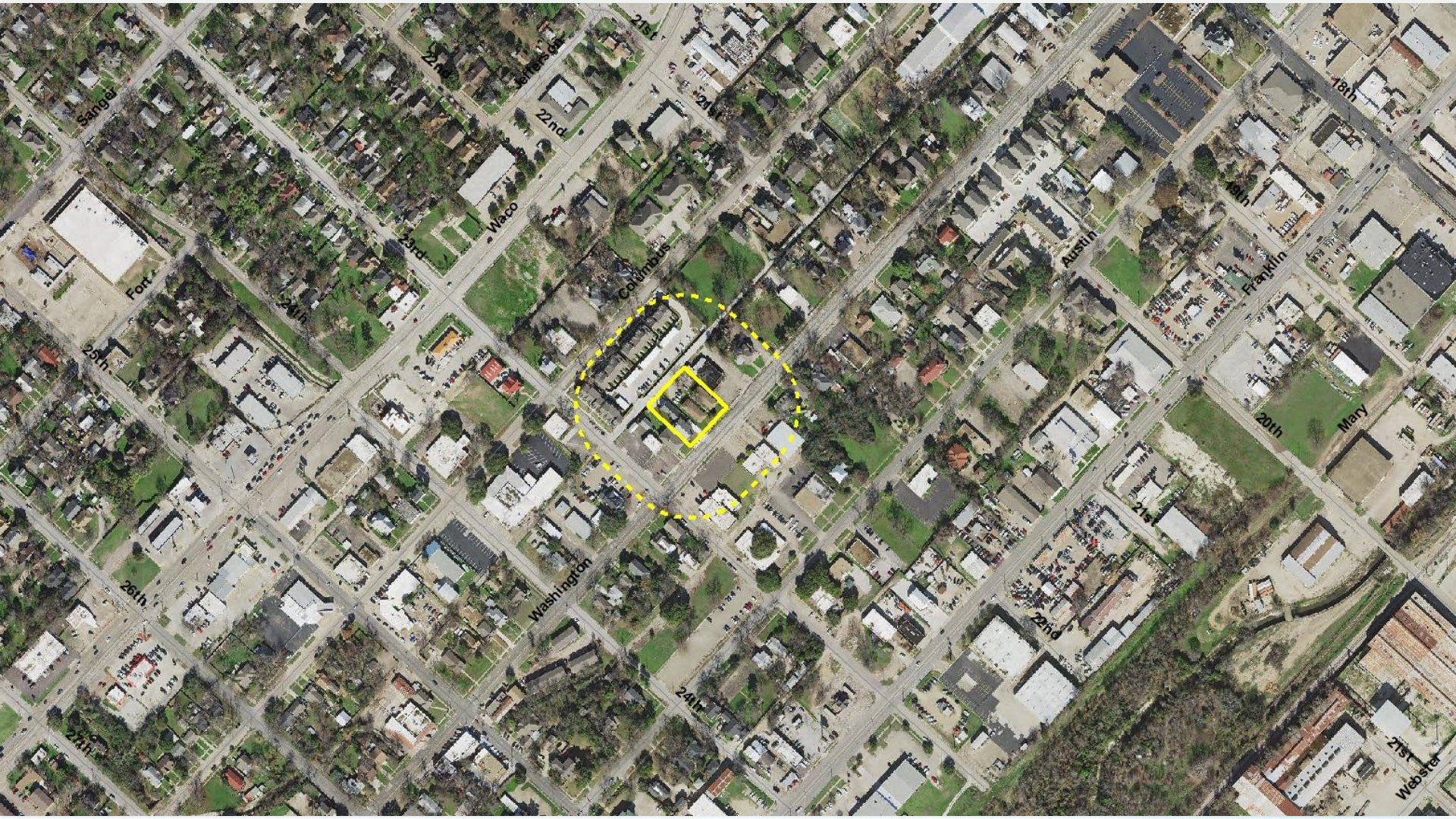
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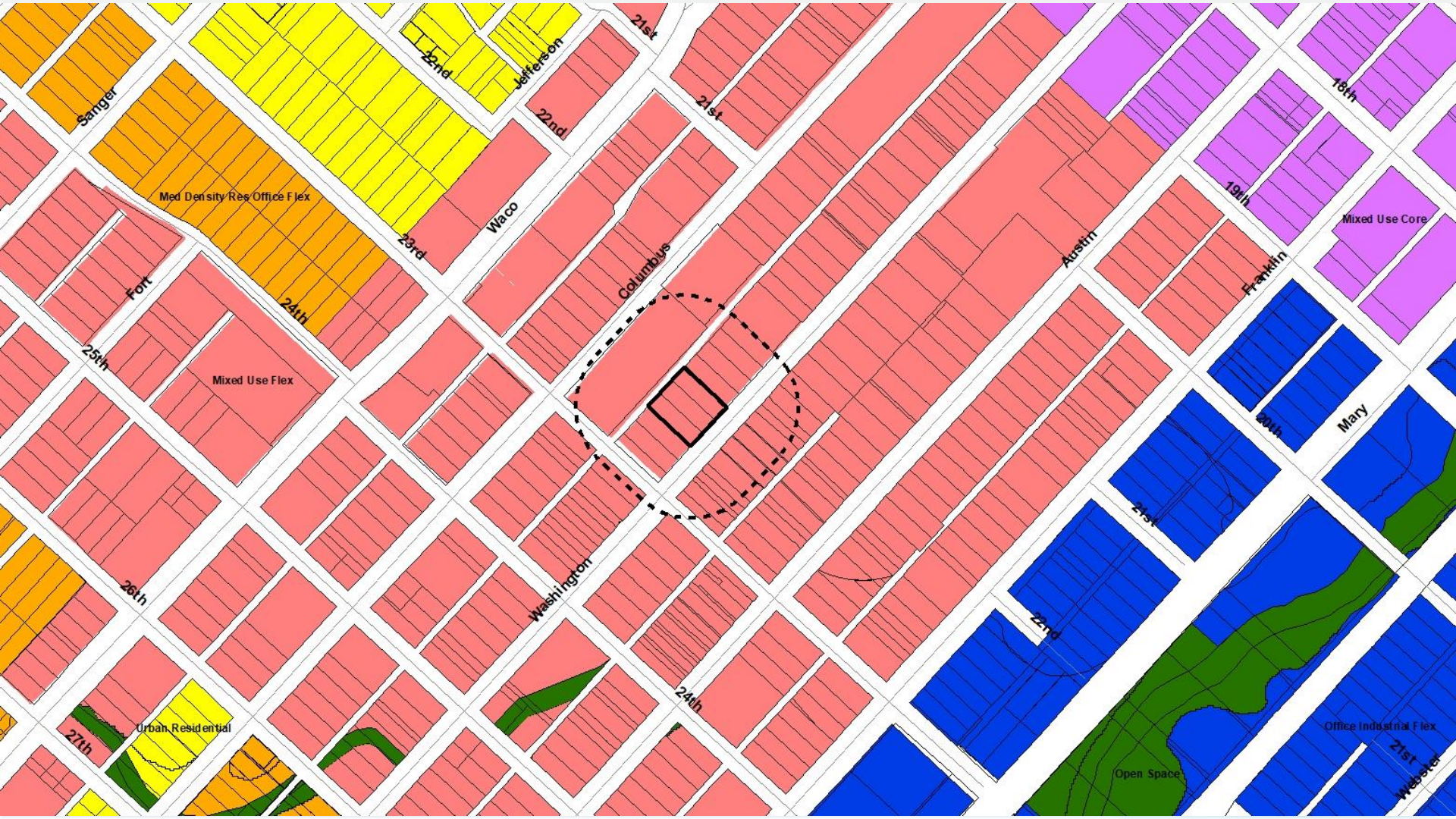


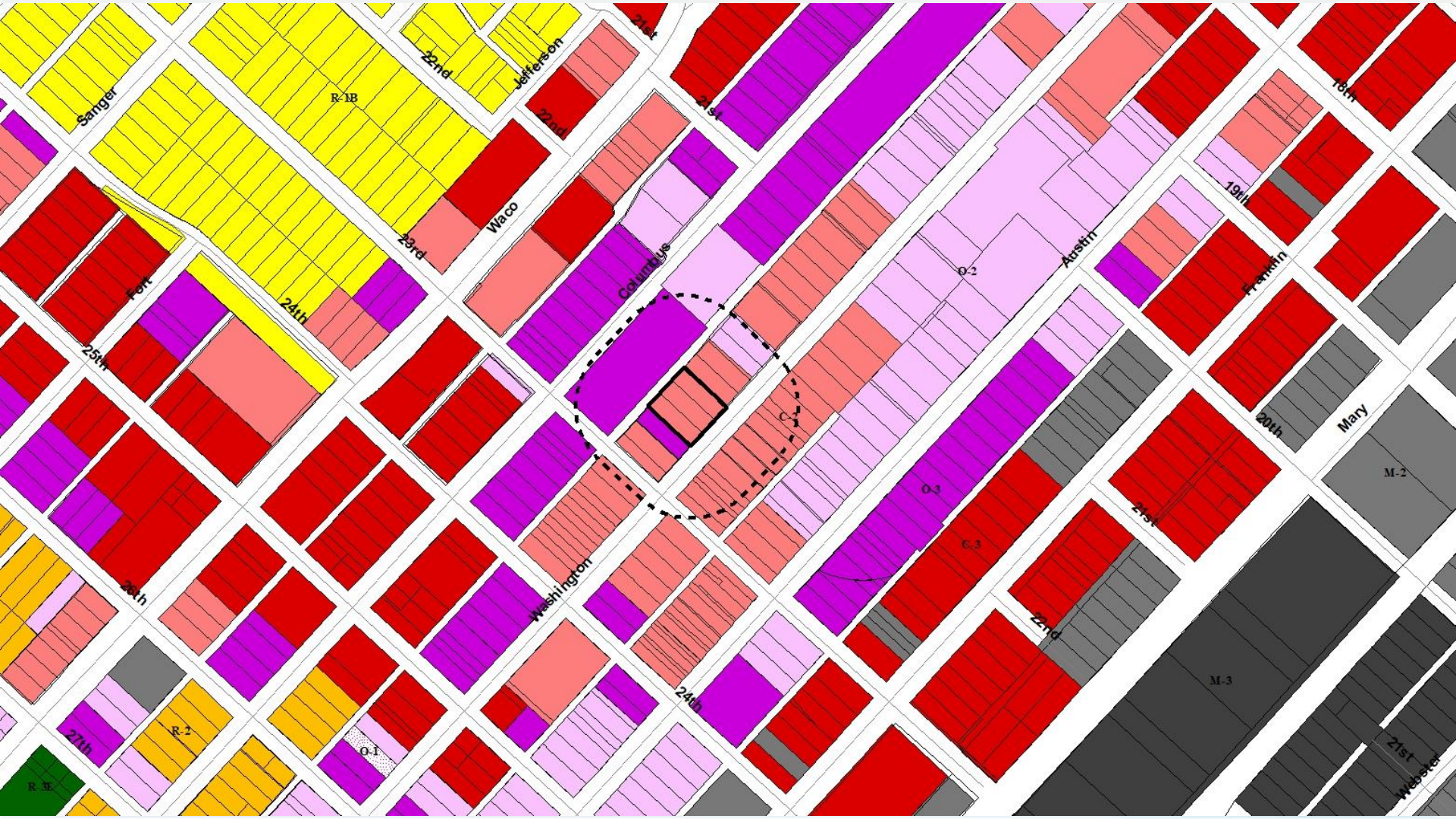
PH 2021-229

2215 & 2217 Washington Avenue

- Applicant: Justin and Stephanie Ingram
- Rezone from C-2 to O-3
- Property Size: app. 0.55 acres
- Located along the west side of Washington Ave, near the intersection of N. 23rd and Washington Avenue and within the Austin Avenue Neighborhood.









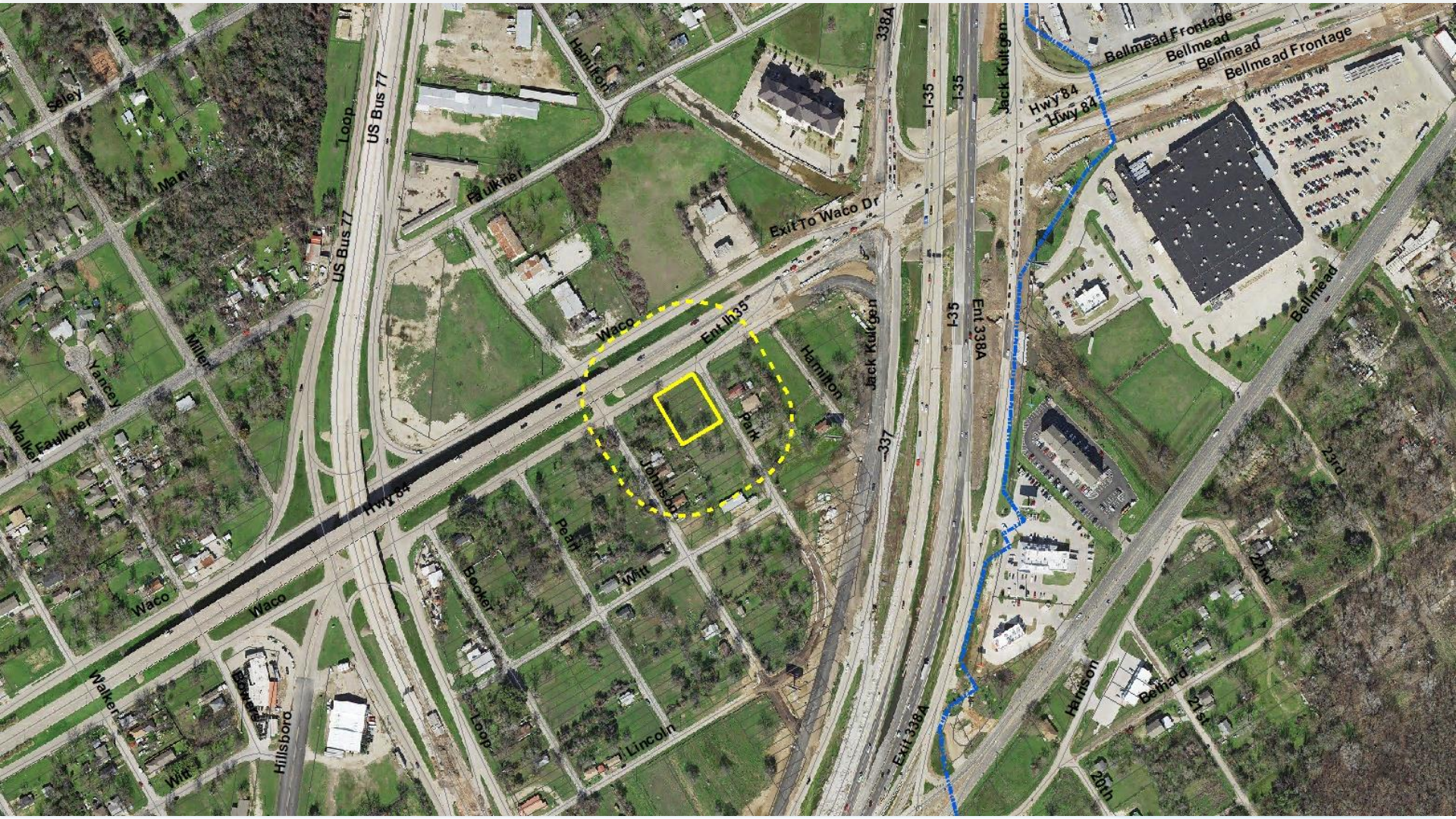
Plan Commission recommends **APPROVAL** of this request to change the zoning from **C-2 to O-3** based on the following findings:

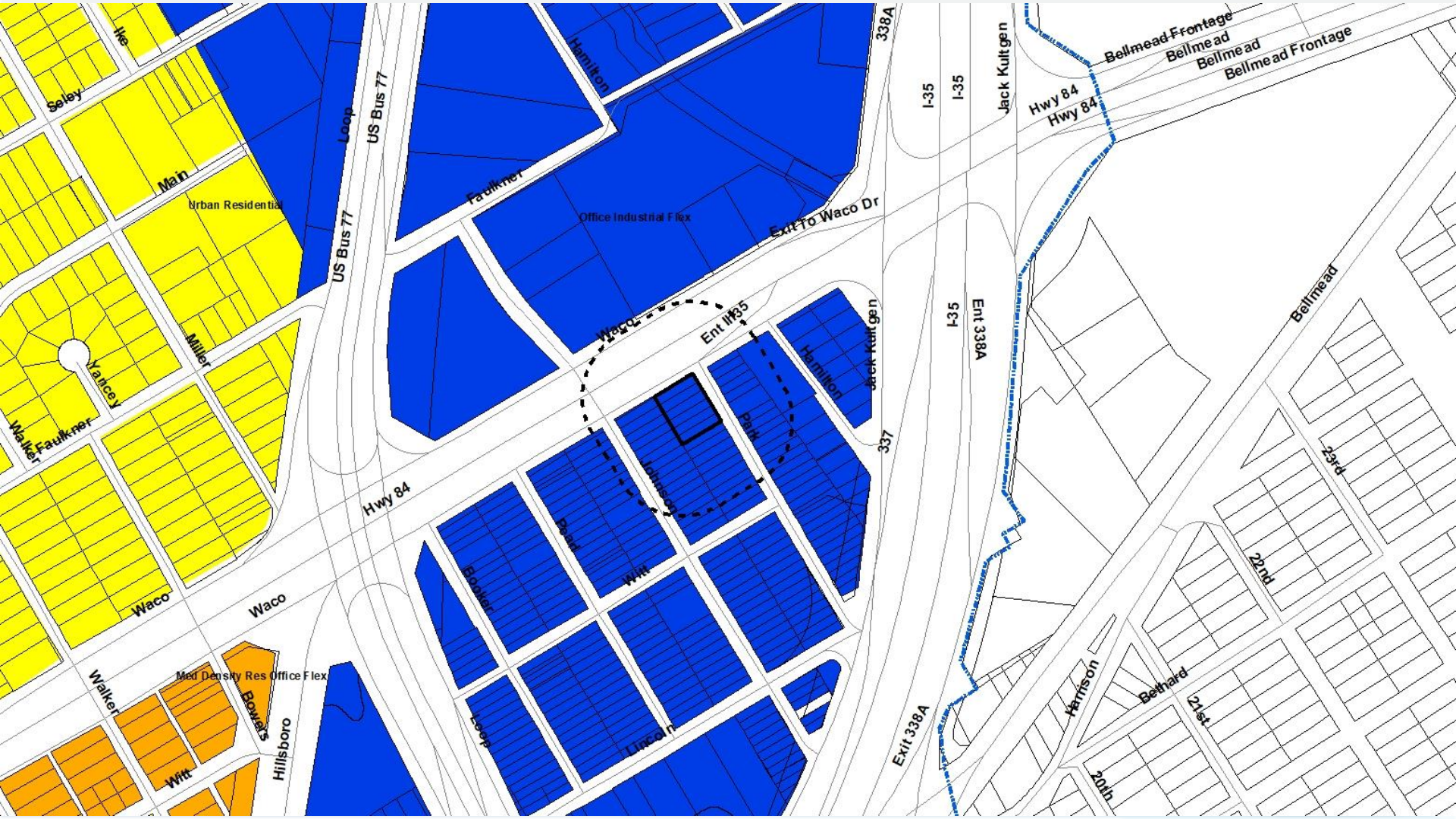
- The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- The property meets all the area and width requirements for the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

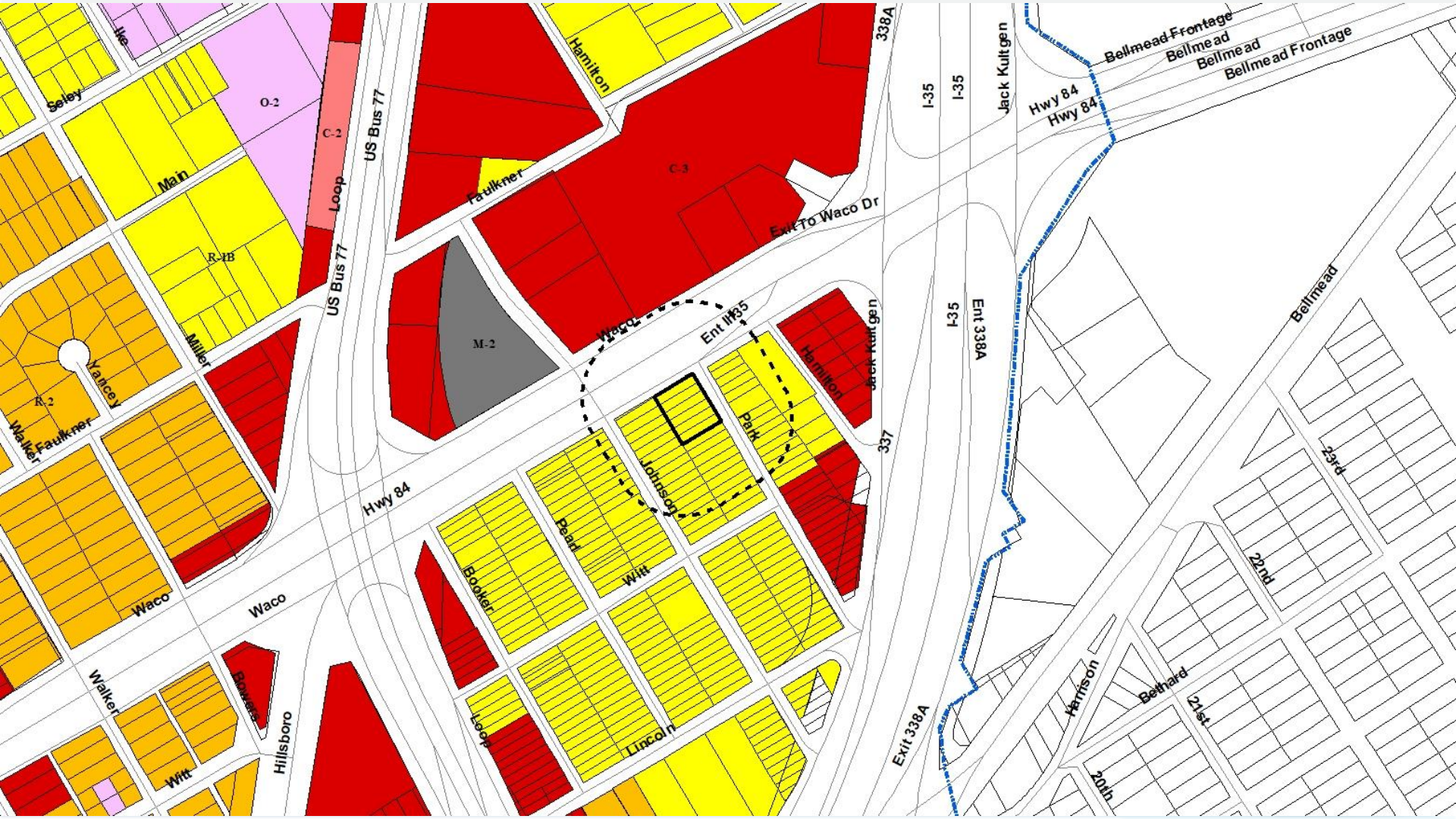
Ph 2021-230

710 E. Park Street

- Applicant: Carl E. Swanson, III
- Rezone from R-1B to O-3
- Property Size: app. 0.28 acres
- Located along the south side of Park Street, at the intersection of Park Street and East Waco Dr. and within the North East Riverside Neighborhood.









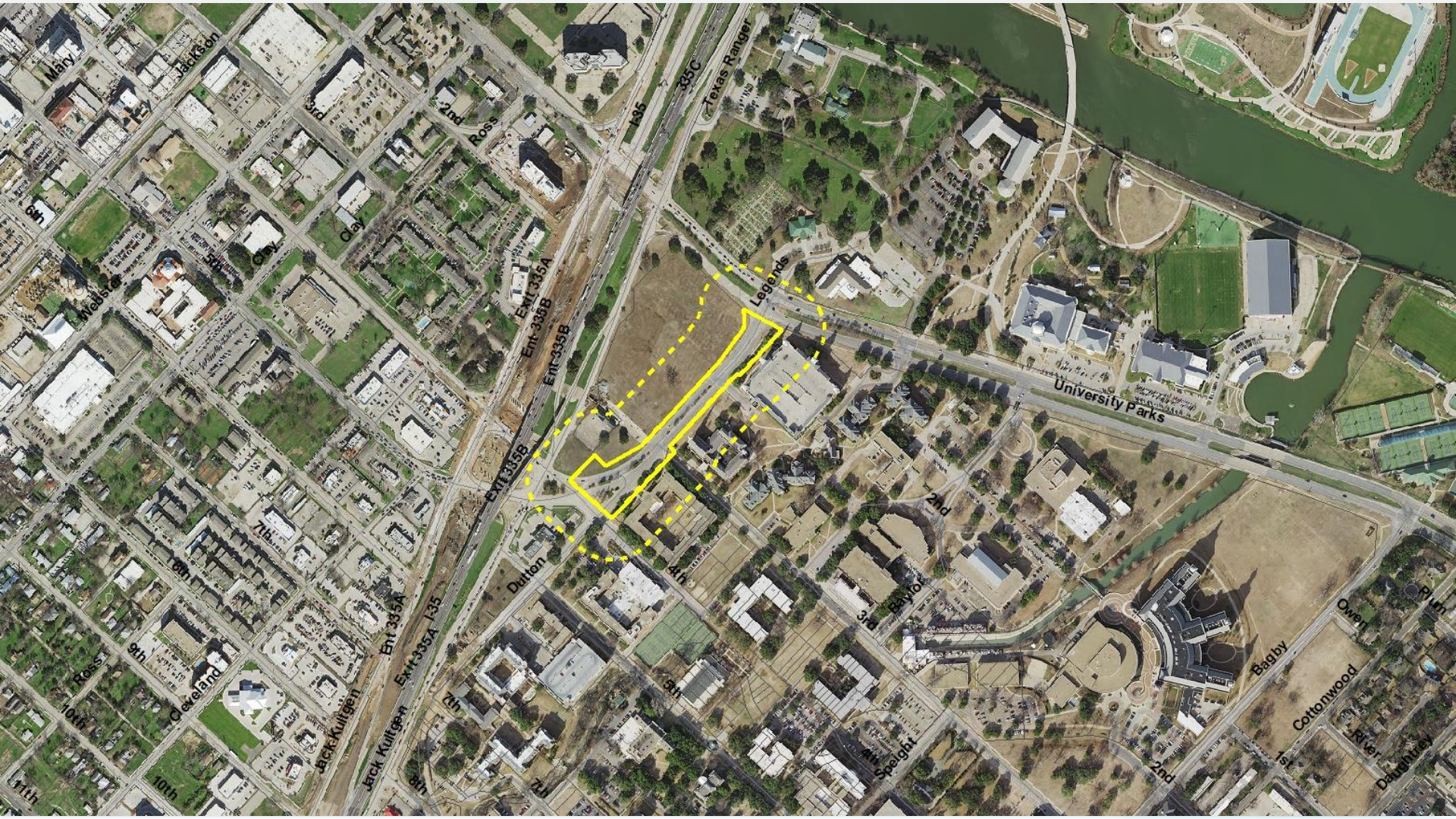


Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to O-3** based on the following findings:

- 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.
- The proposed O-3 zoning is compatible with the surrounding area.

PH 2021-231

- Applicant: Walker Partners (on behalf of Baylor University)
- Request: Abandonment of a 3.574 acre Dutton Avenue right-of-way located between S. 4th Street and University Parks Drive
- Background: Baylor University wishes to abandon the public right-of-way of Dutton Avenue for expansion of the Campus across Dutton Ave. toward Interstate 35. Intent is to keep a repurposed Dutton Ave. that is more suitable for both pedestrian and vehicular activity.









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.
- The abandonment of the public right-of-way allows Baylor University to provide better connectivity to future expansion projects on the north side of Dutton to the existing campus.

Conditions:

- All existing water, wastewater and gas line easements to be retained by appropriate utility purveyors for the area of the abandoned right-of-way.
- Access shall be retained between University Parks Drive and S. 4th Street.