

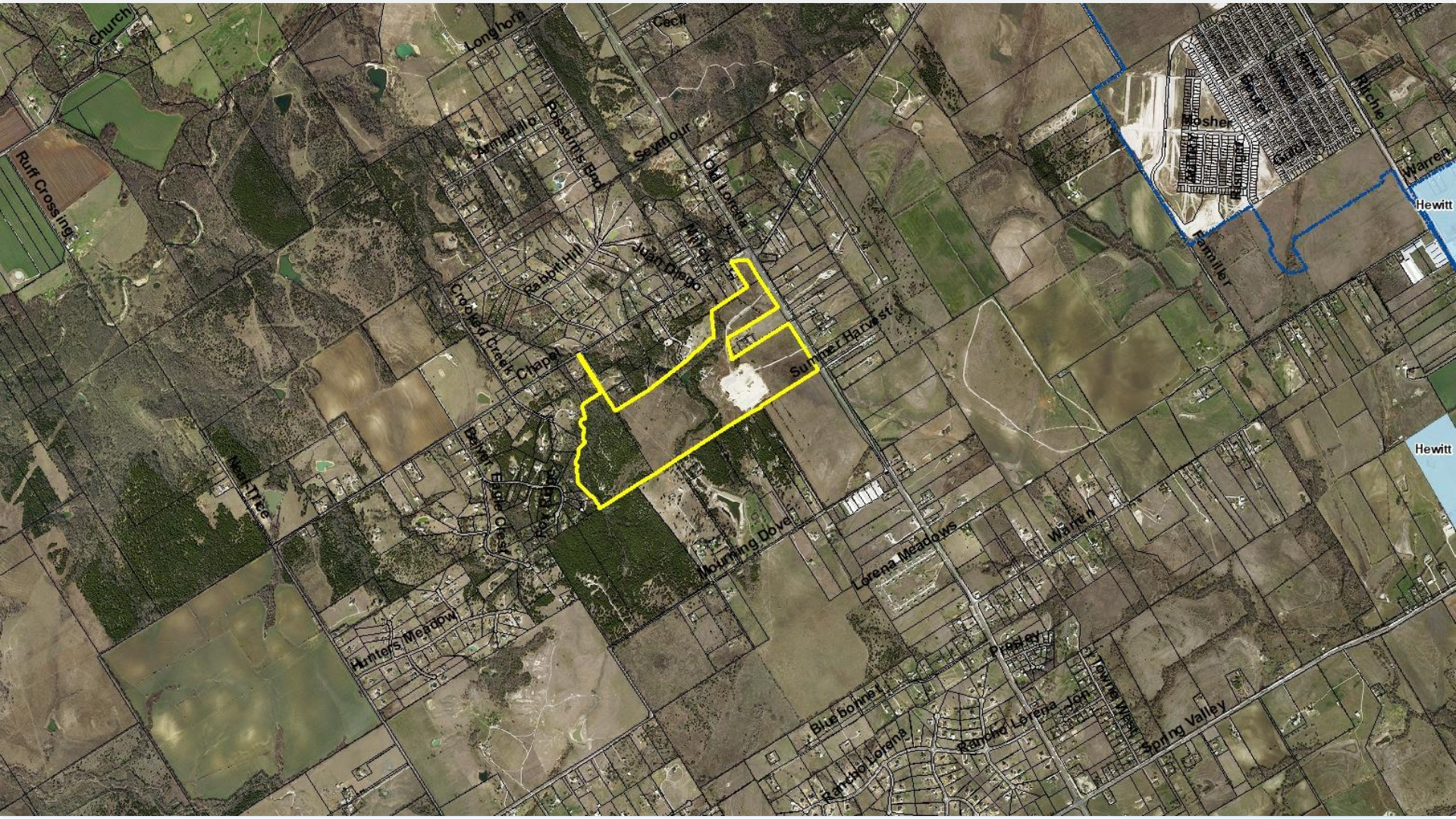
PH 2021-321

Subdivision Plat



CITY OF WACO

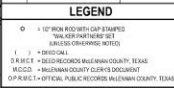
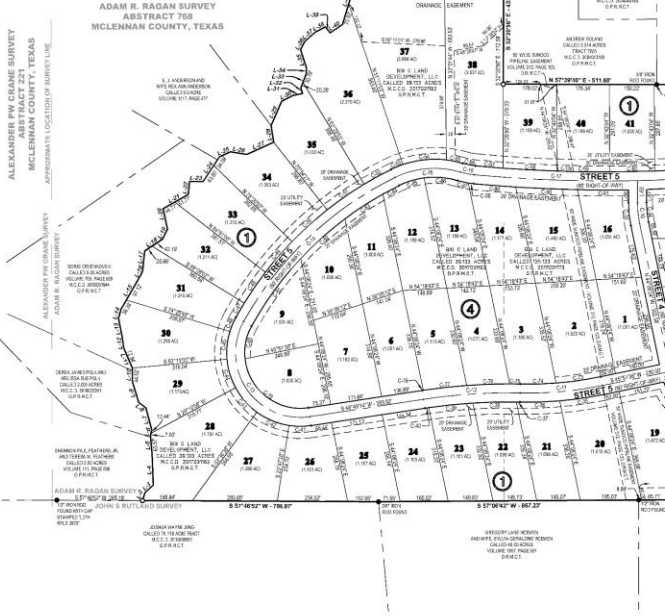
Final Plat and construction plans of the Hunters Creek Addition



LINE TABLE		
LINE	DIRECTION	LENGTH
1-2	N16° 52' 00"E	75.51
1-3	N21° 30' 00"E	78.62
1-4	N27° 00' 00"E	82.97
1-5	N37° 40' 00"E	104.91
1-6	S74° 20' 00"E	156.20
1-7	S50° 30' 00"E	166.25
1-8	S30° 00' 00"E	175.15
1-9	S10° 10' 00"E	183.37
2-3	S10° 50' 00"E	183.37
2-4	S11° 20' 00"E	183.37
2-5	S12° 00' 00"E	183.37
2-6	S12° 30' 00"E	183.37
2-7	S13° 00' 00"E	183.37
2-8	S13° 30' 00"E	183.37
2-9	S14° 00' 00"E	183.37
2-10	S14° 30' 00"E	183.37
2-11	S15° 00' 00"E	183.37
2-12	S15° 30' 00"E	183.37
2-13	S16° 00' 00"E	183.37
2-14	S16° 30' 00"E	183.37
2-15	S17° 00' 00"E	183.37
2-16	S17° 30' 00"E	183.37
2-17	S18° 00' 00"E	183.37
2-18	S18° 30' 00"E	183.37
2-19	S19° 00' 00"E	183.37
2-20	S19° 30' 00"E	183.37
2-21	S20° 00' 00"E	183.37
2-22	S20° 30' 00"E	183.37
2-23	S21° 00' 00"E	183.37
2-24	S21° 30' 00"E	183.37
2-25	S22° 00' 00"E	183.37
2-26	S22° 30' 00"E	183.37
2-27	S23° 00' 00"E	183.37
2-28	S23° 30' 00"E	183.37
2-29	S24° 00' 00"E	183.37
2-30	S24° 30' 00"E	183.37
2-31	S25° 00' 00"E	183.37
2-32	S25° 30' 00"E	183.37
2-33	S26° 00' 00"E	183.37
2-34	S26° 30' 00"E	183.37
2-35	S27° 00' 00"E	183.37
2-36	S27° 30' 00"E	183.37
2-37	S28° 00' 00"E	183.37
2-38	S28° 30' 00"E	183.37
2-39	S29° 00' 00"E	183.37
2-40	S29° 30' 00"E	183.37
2-41	S30° 00' 00"E	183.37
2-42	S30° 30' 00"E	183.37
2-43	S31° 00' 00"E	183.37
2-44	S31° 30' 00"E	183.37
2-45	S32° 00' 00"E	183.37
2-46	S32° 30' 00"E	183.37
2-47	S33° 00' 00"E	183.37
2-48	S33° 30' 00"E	183.37
2-49	S34° 00' 00"E	183.37
2-50	S34° 30' 00"E	183.37
2-51	S35° 00' 00"E	183.37
2-52	S35° 30' 00"E	183.37
2-53	S36° 00' 00"E	183.37
2-54	S36° 30' 00"E	183.37
2-55	S37° 00' 00"E	183.37
2-56	S37° 30' 00"E	183.37
2-57	S38° 00' 00"E	183.37
2-58	S38° 30' 00"E	183.37
2-59	S39° 00' 00"E	183.37
2-60	S39° 30' 00"E	183.37
2-61	S40° 00' 00"E	183.37
2-62	S40° 30' 00"E	183.37
2-63	S41° 00' 00"E	183.37
2-64	S41° 30' 00"E	183.37
2-65	S42° 00' 00"E	183.37
2-66	S42° 30' 00"E	183.37
2-67	S43° 00' 00"E	183.37
2-68	S43° 30' 00"E	183.37
2-69	S44° 00' 00"E	183.37
2-70	S44° 30' 00"E	183.37
2-71	S45° 00' 00"E	183.37
2-72	S45° 30' 00"E	183.37
2-73	S46° 00' 00"E	183.37
2-74	S46° 30' 00"E	183.37
2-75	S47° 00' 00"E	183.37
2-76	S47° 30' 00"E	183.37
2-77	S48° 00' 00"E	183.37
2-78	S48° 30' 00"E	183.37
2-79	S49° 00' 00"E	183.37
2-80	S49° 30' 00"E	183.37
2-81	S50° 00' 00"E	183.37
2-82	S50° 30' 00"E	183.37
2-83	S51° 00' 00"E	183.37
2-84	S51° 30' 00"E	183.37
2-85	S52° 00' 00"E	183.37
2-86	S52° 30' 00"E	183.37
2-87	S53° 00' 00"E	183.37
2-88	S53° 30' 00"E	183.37
2-89	S54° 00' 00"E	183.37
2-90	S54° 30' 00"E	183.37
2-91	S55° 00' 00"E	183.37
2-92	S55° 30' 00"E	183.37
2-93	S56° 00' 00"E	183.37
2-94	S56° 30' 00"E	183.37
2-95	S57° 00' 00"E	183.37
2-96	S57° 30' 00"E	183.37
2-97	S58° 00' 00"E	183.37
2-98	S58° 30' 00"E	183.37
2-99	S59° 00' 00"E	183.37
2-100	S59° 30' 00"E	183.37

CURVE TABLE				
CURVE	LENGTH	BEARING	DELTA	COORD.
CA1	1.00	10.00	10.00	1.00 0.00 0.00
CA2	0.87	10.00	10.00	0.87 0.00 0.00
CA3	0.75	10.00	10.00	0.75 0.00 0.00
CA4	0.64	10.00	10.00	0.64 0.00 0.00
CA5	0.54	10.00	10.00	0.54 0.00 0.00
CA6	0.45	10.00	10.00	0.45 0.00 0.00
CA7	0.37	10.00	10.00	0.37 0.00 0.00
CA8	0.30	10.00	10.00	0.30 0.00 0.00
CA9	0.24	10.00	10.00	0.24 0.00 0.00
CA10	0.19	10.00	10.00	0.19 0.00 0.00
CA11	0.15	10.00	10.00	0.15 0.00 0.00
CA12	0.12	10.00	10.00	0.12 0.00 0.00
CA13	0.10	10.00	10.00	0.10 0.00 0.00
CA14	0.08	10.00	10.00	0.08 0.00 0.00
CA15	0.07	10.00	10.00	0.07 0.00 0.00
CA16	0.06	10.00	10.00	0.06 0.00 0.00
CA17	0.05	10.00	10.00	0.05 0.00 0.00
CA18	0.04	10.00	10.00	0.04 0.00 0.00
CA19	0.03	10.00	10.00	0.03 0.00 0.00
CA20	0.02	10.00	10.00	0.02 0.00 0.00
CA21	0.01	10.00	10.00	0.01 0.00 0.00
CA22	0.01	10.00	10.00	0.01 0.00 0.00
CA23	0.01	10.00	10.00	0.01 0.00 0.00
CA24	0.01	10.00	10.00	0.01 0.00 0.00
CA25	0.01	10.00	10.00	0.01 0.00 0.00
CA26	0.01	10.00	10.00	0.01 0.00 0.00
CA27	0.01	10.00	10.00	0.01 0.00 0.00
CA28	0.01	10.00	10.00	0.01 0.00 0.00
CA29	0.01	10.00	10.00	0.01 0.00 0.00
CA30	0.01	10.00	10.00	0.01 0.00 0.00
CA31	0.01	10.00	10.00	0.01 0.00 0.00
CA32	0.01	10.00	10.00	0.01 0.00 0.00
CA33	0.01	10.00	10.00	0.01 0.00 0.00
CA34	0.01	10.00	10.00	0.01 0.00 0.00
CA35	0.01	10.00	10.00	0.01 0.00 0.00
CA36	0.01	10.00	10.00	0.01 0.00 0.00
CA37	0.01	10.00	10.00	0.01 0.00 0.00
CA38	0.01	10.00	10.00	0.01 0.00 0.00
CA39	0.01	10.00	10.00	0.01 0.00 0.00
CA40	0.01	10.00	10.00	0.01 0.00 0.00
CA41	0.01	10.00	10.00	0.01 0.00 0.00
CA42	0.01	10.00	10.00	0.01 0.00 0.00
CA43	0.01	10.00	10.00	0.01 0.00 0.00
CA44	0.01	10.00	10.00	0.01 0.00 0.00
CA45	0.01	10.00	10.00	0.01 0.00 0.00
CA46	0.01	10.00	10.00	0.01 0.00 0.00
CA47	0.01	10.00	10.00	0.01 0.00 0.00
CA48	0.01	10.00	10.00	0.01 0.00 0.00
CA49	0.01	10.00	10.00	0.01 0.00 0.00
CA50	0.01	10.00	10.00	0.01 0.00 0.00
CA51	0.01	10.00	10.00	0.01 0.00 0.00
CA52	0.01	10.00	10.00	0.01 0.00 0.00
CA53	0.01	10.00	10.00	0.01 0.00 0.00
CA54	0.01	10.00	10.00	0.01 0.00 0.00
CA55	0.01	10.00	10.00	0.01 0.00 0.00
CA56	0.01	10.00	10.00	0.01 0.00 0.00
CA57	0.01	10.00	10.00	0.01 0.00 0.00
CA58	0.01	10.00	10.00	0.01 0.00 0.00
CA59	0.01	10.00	10.00	0.01 0.00 0.00
CA60	0.01	10.00	10.00	0.01 0.00 0.00
CA61	0.01	10.00	10.00	0.01 0.00 0.00
CA62	0.01	10.00	10.00	0.01 0.00 0.00
CA63	0.01	10.00	10.00	0.01 0.00 0.00
CA64	0.01	10.00	10.00	0.01 0.00 0.00
CA65	0.01	10.00	10.00	0.01 0.00 0.00
CA66	0.01	10.00	10.00	0.01 0.00 0.00

ALEXANDER PW CRANE SURVEY
ABSTRACT 221
MCLENNAN COUNTY, TEXAS



SURVEYOR'S NOTES

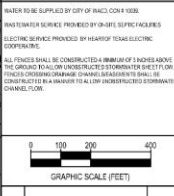
150.331 ACRES
151.1015 ACRES

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE BY GROUP IS NOT GOING INTO THIS SURVEYING AREA IN FEAR OF "OTHER AREAS" ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP. COMPANY, COORDINATING INDIVIDUAL BEARS AN EIGHTH DATE OF SEPTEMBER 26, 2008. THEIR FLOOD STATEMENT DOES NOT SAY THAT THE PRACTICE WILL OR WILL NOT SURVEY OR CREATE ANY LIABILITY IN BLUE EVENT ON THIS PART OF THIS SURVEYING COMPANY.

EXPLANATION OF FEELER ZONES:
"OTHER AREAS" ZONE = AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, ACQUIRED FROM A LOCAL POSITIONS SYSTEM OF COORDINATION.

GENERAL NOTES



REV.	DESCRIPTION	DATE
 Walker Partners engineers ★ surveyors <small>MEMBERSHIP ★ REAL ESTATE</small>		

FINAL PLAT
HUNTERS CREEK ADDITION
TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS
LOCATED IN THE ADJACENT R.A.D. SURVEY, ABSTRACT NO. 103
MCLENNAN COUNTY, TEXAS, BEING ALL OF A CERTAIN 103 ACRE
TRACT DESCRIBED IN A DEED TO BIG C LAND DEVELOPMENT, L.L.C.
RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 201001898
OF THIS OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS,
ALL OF A CERTAIN 103 ACRE TRACT DESCRIBED IN A DEED TO
BIG C LAND DEVELOPMENT, L.L.C. RECORDED IN MCLENNAN COUNTY
CLERK'S DOCUMENT 201001898 OF THIS OFFICIAL PUBLIC
RECORDS OF MCLENNAN COUNTY, TEXAS AND ALL OF A CERTAIN
3.16 ACRE TRACT DESCRIBED IN A DEED TO BIG C LAND
DEVELOPMENT, L.L.C. RECORDED IN MCLENNAN COUNTY CLERK'S
DOCUMENT 201001898 OF THIS OFFICIAL PUBLIC RECORDS OF
MCLENNAN COUNTY, TEXAS.

PLAT NUMBER: C14067
PROJECT RECORD: 1-00000
DRAWN BY: JCD/STG
CHECKED BY: JMM/STG
DATE: 01/20/2011
DRAWING NAME: 1103000001.DWG
SHEET NAME: 00100001.DWG
SHEET NUMBER: 2 OF 3

PH 2021-322

Consider an ordinance amending various sections in Chapter 28 – Zoning of the Code of Ordinances of the City of Waco, Texas, for the purposes of removing Short Term Rental Type II and Short Term Rental Type III from the special use sections in zoning districts



CITY OF WACO

Types of Short Term Rentals

— Bed & Breakfast Inn

- Permitted by right in O-3 and commercial zoning districts
- Permitted by special permit in multifamily, O-1 & O-2 zoning districts
- No Special Permit applications since 2017

— Bed & Breakfast Homestay

- Permitted by right in R-2, multifamily residential, office and commercial zoning districts (excluding C-3 & C-5)
- Permitted by special permit in single family residential zoning districts.
- Special Permit applications since 2017
 - 6 approved
 - » 5% of special permit applications
 - » 2% of all licensed STRs
 - 0 denied/withdrawn



Cotton Palace Bed & Breakfast



Spencer House Bed & Breakfast

Types of Short Term Rentals

– Short Term Rental I

- Permitted by right in R-2, multifamily residential, office and commercial districts (excluding C-3 & C-5)
- Permitted by special permit in single family residential zoning districts.
- Special Permit applications since 2017
 - 24 approved
 - » 16% of all special permit applications
 - » 9.5% of all licensed STRs
 - 2 denied/ withdrawn



– Short Term Rental II

- Permitted by right in R-2, multifamily residential and office zoning districts.
- Permitted by special permit in single family residential zoning districts.
- Special Permit applications since 2017
 - 76 approved
 - » 69% of all STR special permit applications
 - » 30% of all licensed STRs
 - 20 denied/withdrawn



Morrow House

Types of Short Term Rentals

– Short Term Rental III

- Permitted by right in C-2 and C-4 zoning districts.
- Permitted by special permit in multi family residential and office zoning districts.
- Special Permit applications since 2017
 - 14 approved
 - » 10% of all STR special permit applications
 - » 6% of all licensed STR
 - 2 denied/withdrawn



Proposed Ordinance Change

- Remove STR Type II from all special permit categories
 - R-E, R-1A, R-1B and R-1C districts
- Remove STR Type III from all special permit categories
 - R-3A, R-3B, R-3C, R-3D, R-3E, O-2, O-3 and C-1 districts
- STRs with approved special permits and current licenses can continue to operate

Proposed Ordinance Change

- STR Types II and III permitted by right may continue to obtain licenses:
 - STR TYPE II
 - R-2 (500' buffer), multifamily residential and office districts
 - STR TYPE III
 - C-2 and C-4 zoning districts
- STR Type I will continue to be:
 - Permitted by right in R-2, multifamily residential, office and commercial districts (excluding C-3 & C-5)
 - Permitted by special permit in single-family residential districts.

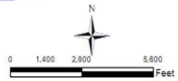
Central City Zoning



500' Buffer Areas

Zoning Categories

- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



3/2/2021
CITY OF WACO
PLANNING SERVICES

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

