




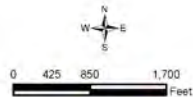
Ph 2021-572

- Applicant: WBW Single Development Group, LLC – Series 110
- Voluntary annexation
- Land Use Designation: Urban Residential
- Zoning Designation: R-1B
- Property Size: 56.10 acres

Annexation Petition Anx-21-03

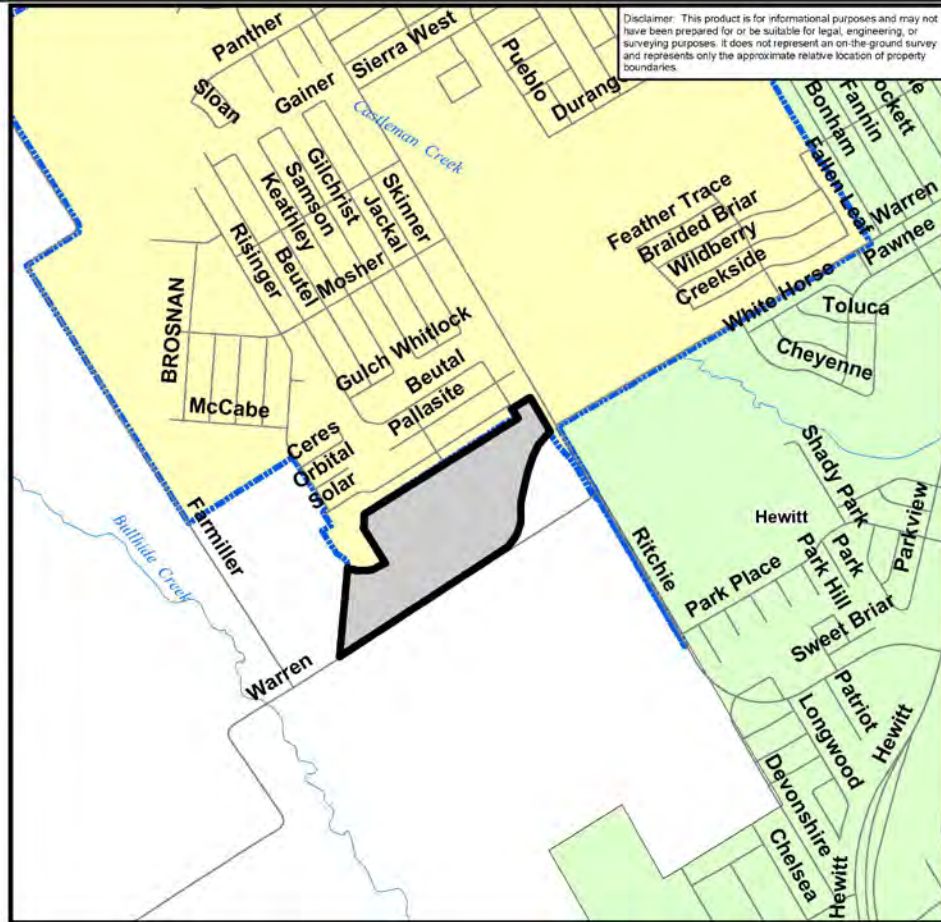
-  Proposed Annexation
-  Waco City Limits
-  Hewitt City Limits

Proposed R-1B Zoning



CITY OF WACO
PLANNING SERVICES




N:\planning\Clint\Maps\PM annexation Anx 21-03.mxd 7/12/2021: ClintP



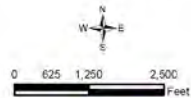
Ph 2021-573

- Applicant: Coopers Real Estate Investment Corp, Gerald G. Farr, Victor Kenneth Cooper, Jr., City of McGregor, and Deborah Davis Cooper
- Voluntary annexation
- Land Use Designation: Suburban Residential
- Zoning Designation: R-1A and PUD
- Property Size: approximately 442.35 acres

Annexation Petition Anx-21-02

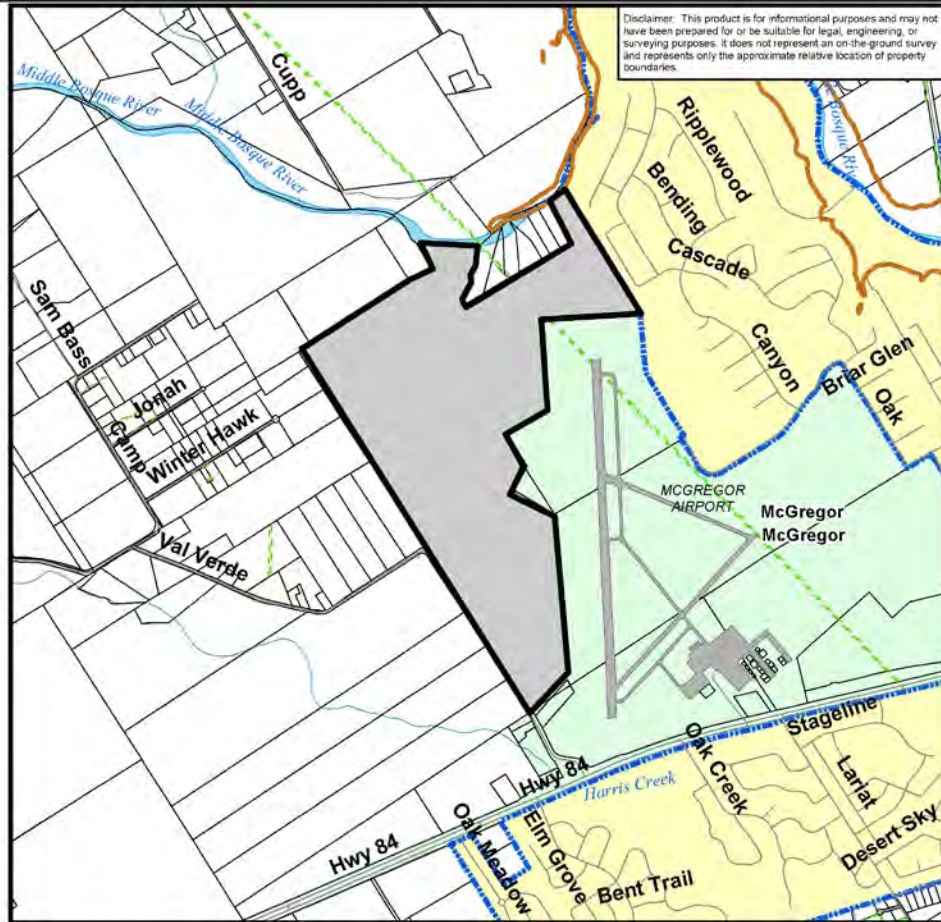
-  Proposed Annexation
-  Waco City Limits
-  McGregor City Limits

Proposed R-1A and Residential PUD Zoning



CITY OF WACO
PLANNING SERVICES

N:\planning\Clint\Maps\WE annexation Anx 21-02.mxd 7/12/2021: ClintP



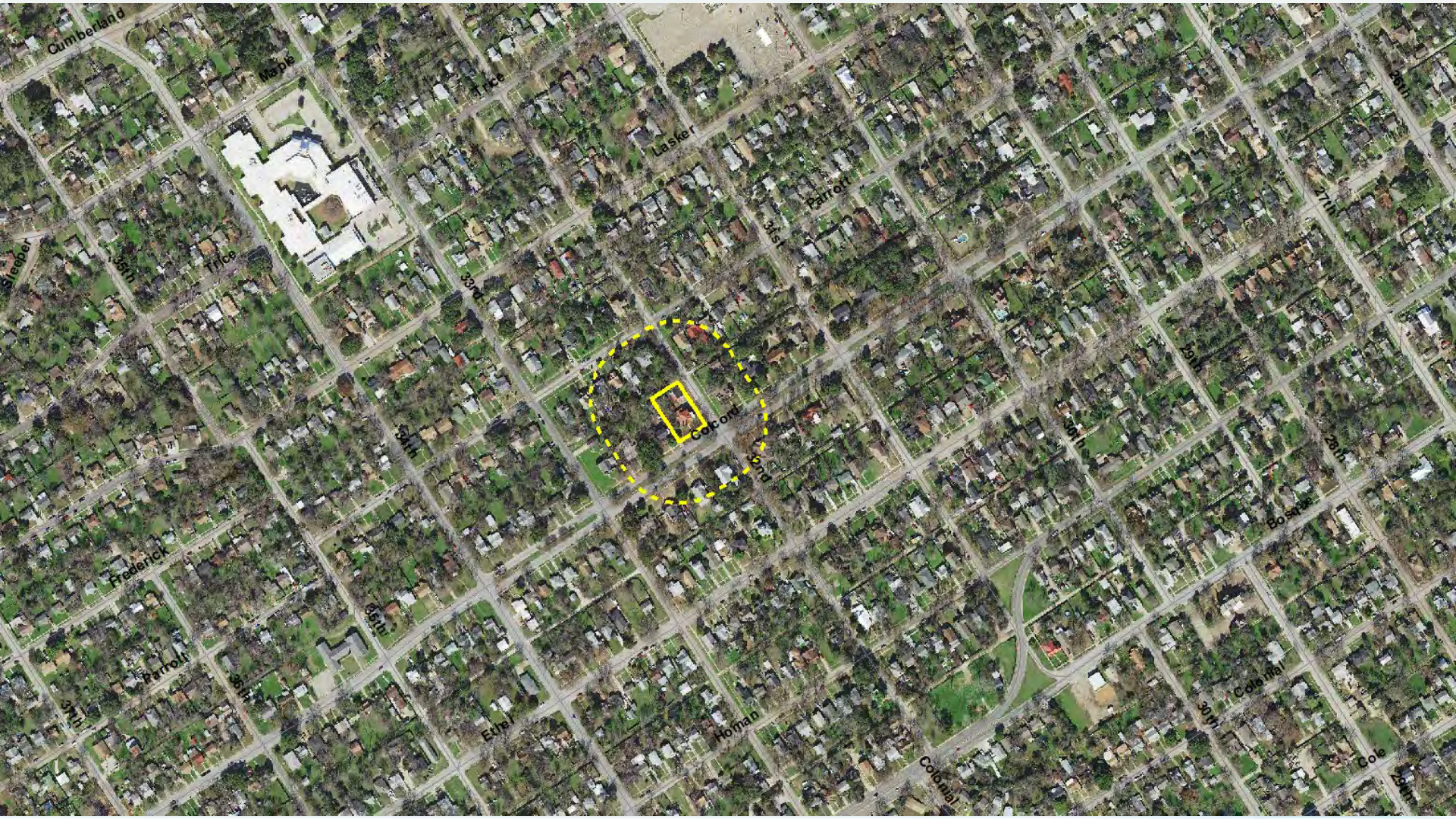
PH 2021-574

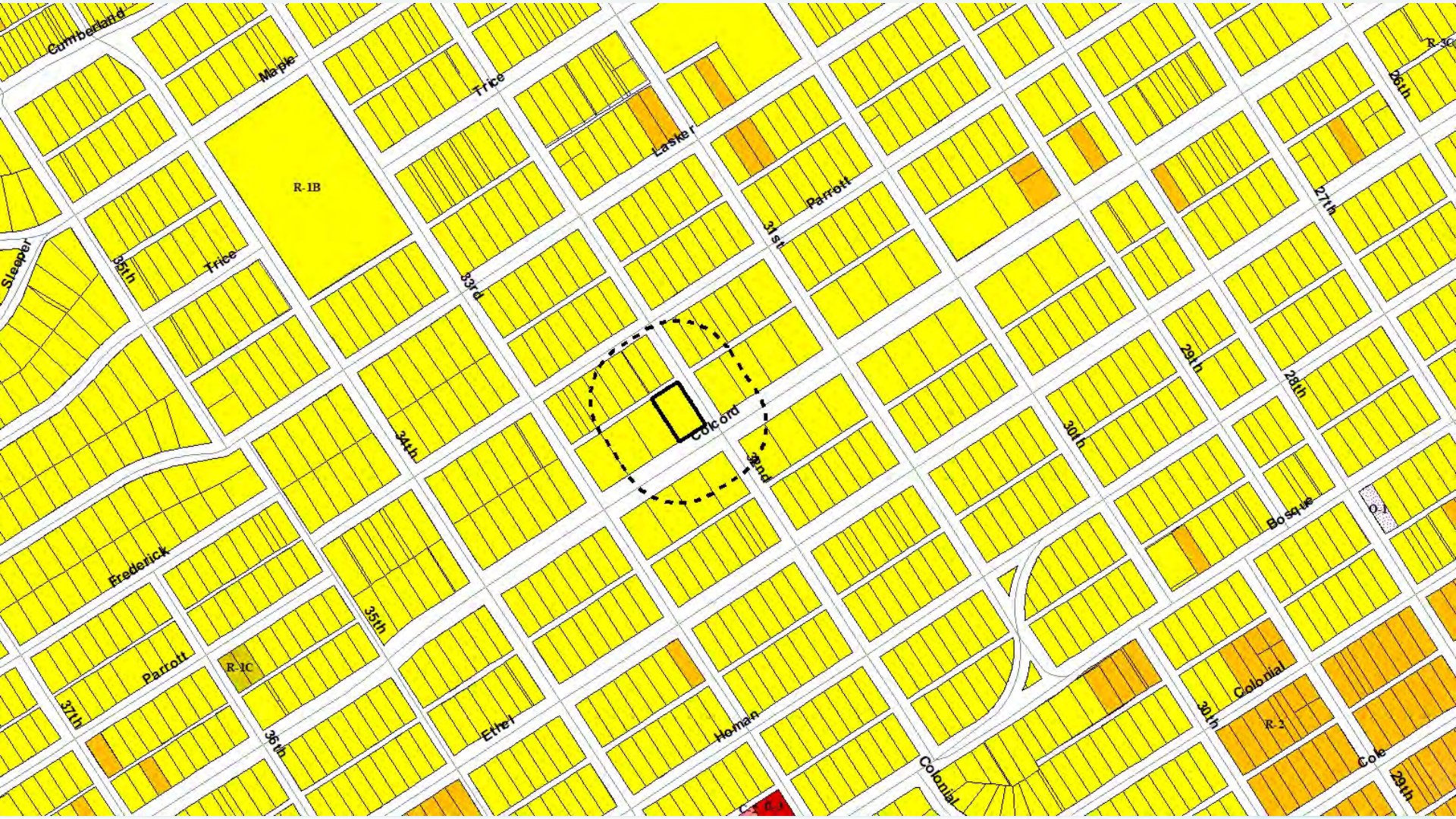
3201 Colcord Avenue

- Applicant: Cameron and Danielle Philgreen
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: 0.37 acres
- Within the Dean Highland Neighborhood
- Council District IV

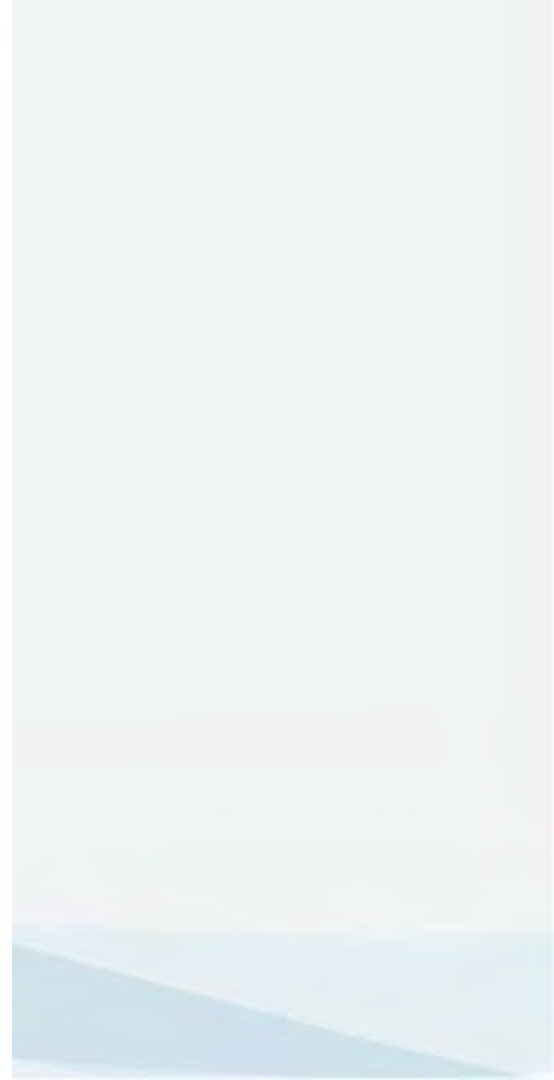
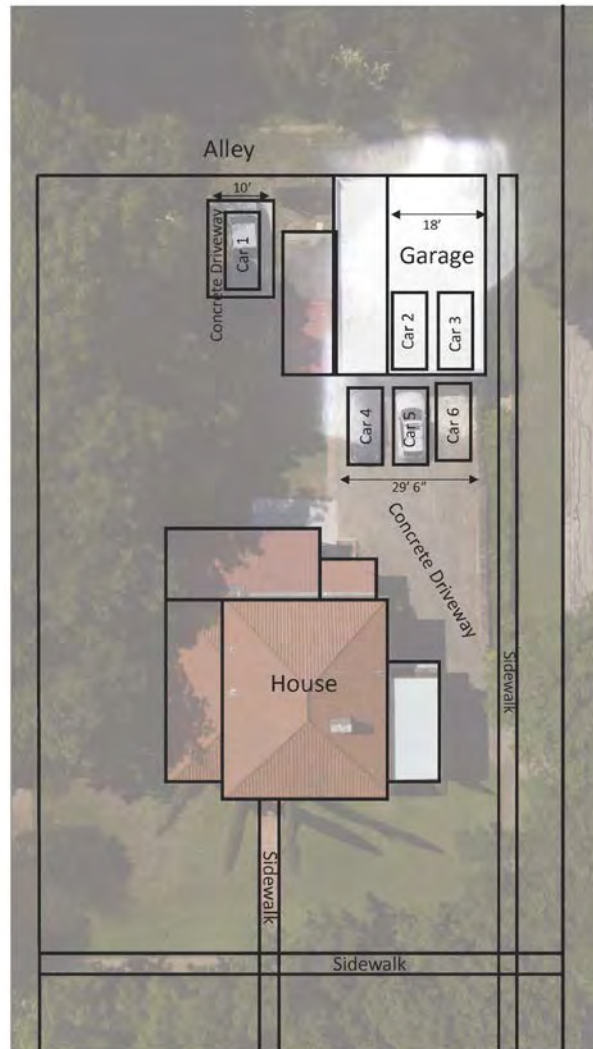
Definition: Short Term Rental Type I

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 2021-575

805 Fort Gates Drive

- Applicant: Samantha Barnes
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: 0.079 acres
- Within the North Lake Waco Neighborhood
- Council District V





Logue

River

Steinbeck Bend

Fort Gates

Indian Springs

Cameron

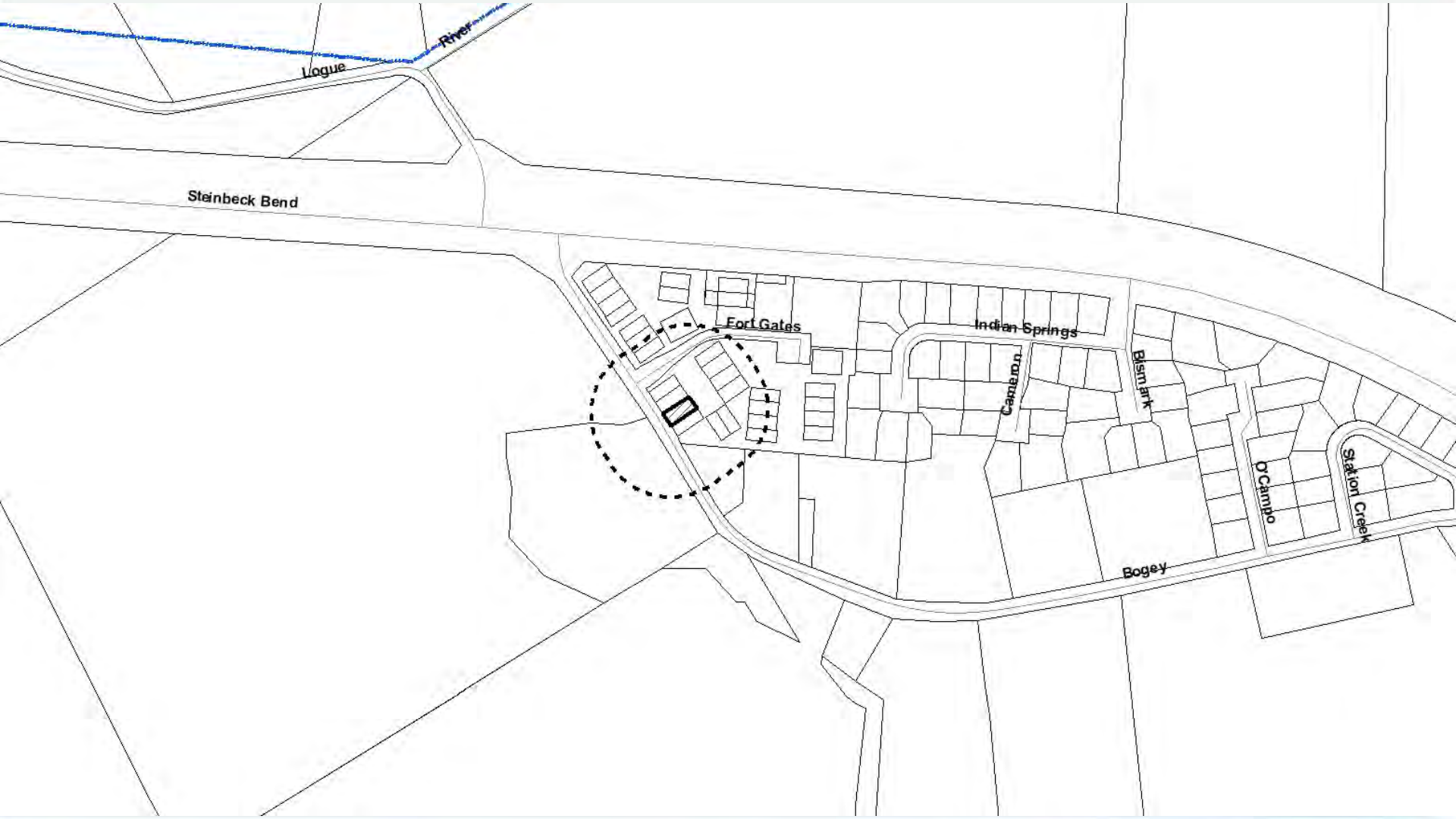
Blumark

O Campo

Station Creek

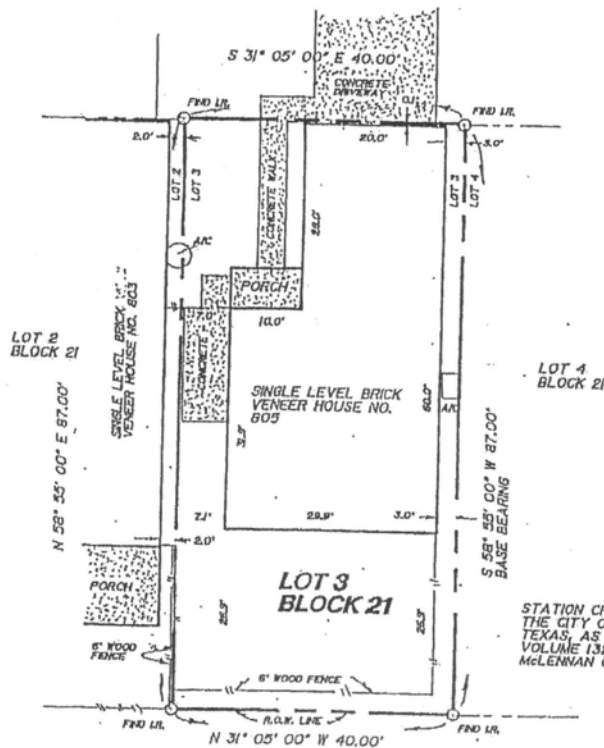
Bogey

R-1B



SCALE: 1" = 20'

DELAWARE COURT
COMMON OPEN SPACE & DRAINAGE
EASEMENT PER PLAT V. 1320, P. 448 M.C.D.R.



5.3.16

DATE

Dan Hauer

SIGNATURE

John Hauer

SIGNATURE

5.3.16

DATE

[Signature]

SIGNATURE

SIGNATURE



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 2021-576

3312 Pewitt Drive

- Applicant: Erin Slape
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: 0.33 acres
- Within the Alta Vista Neighborhood
- Council District II

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.



Old Robinson

Robinson

Madison

Pewitt

Alta Vista

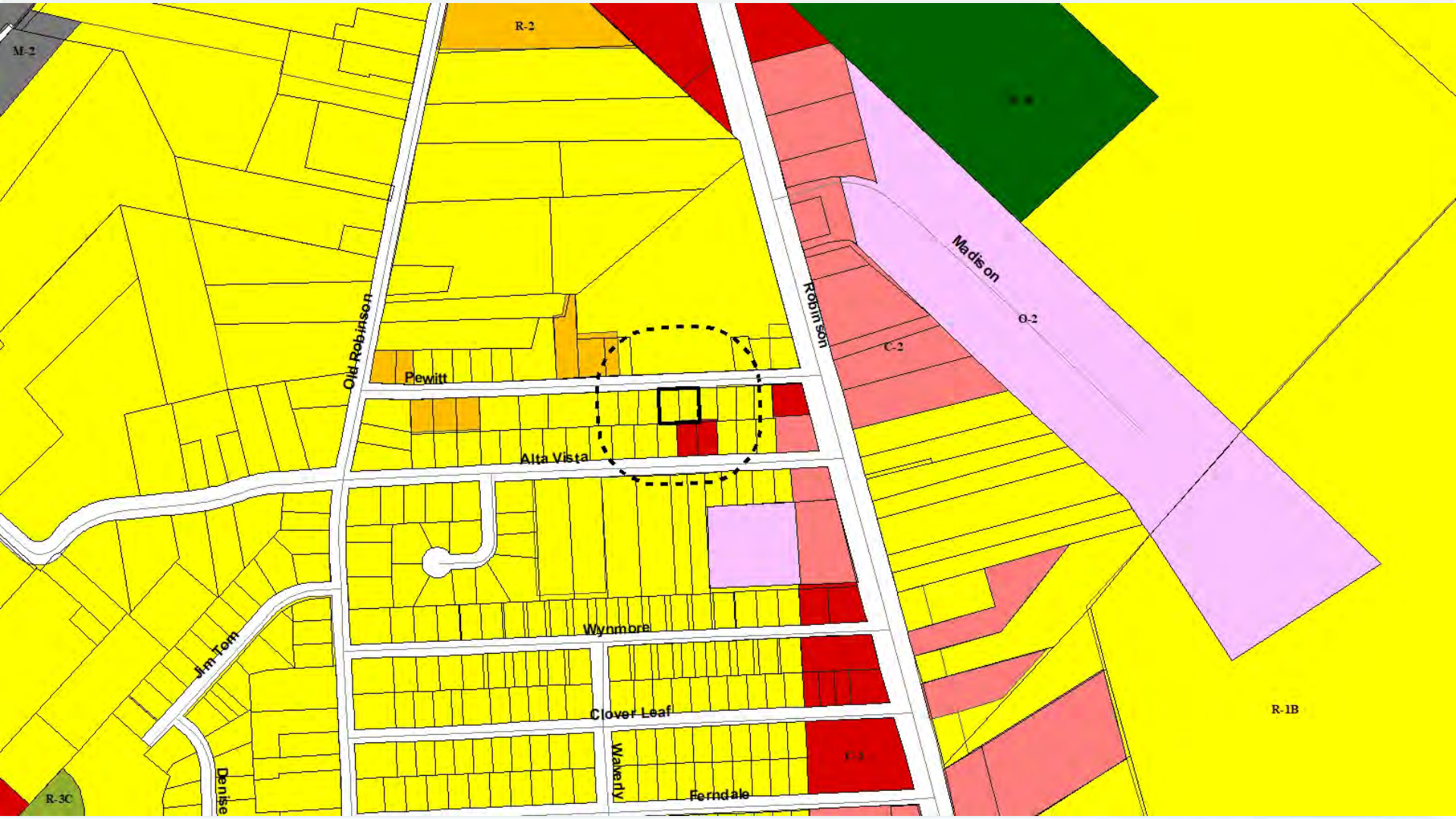
Wynmore

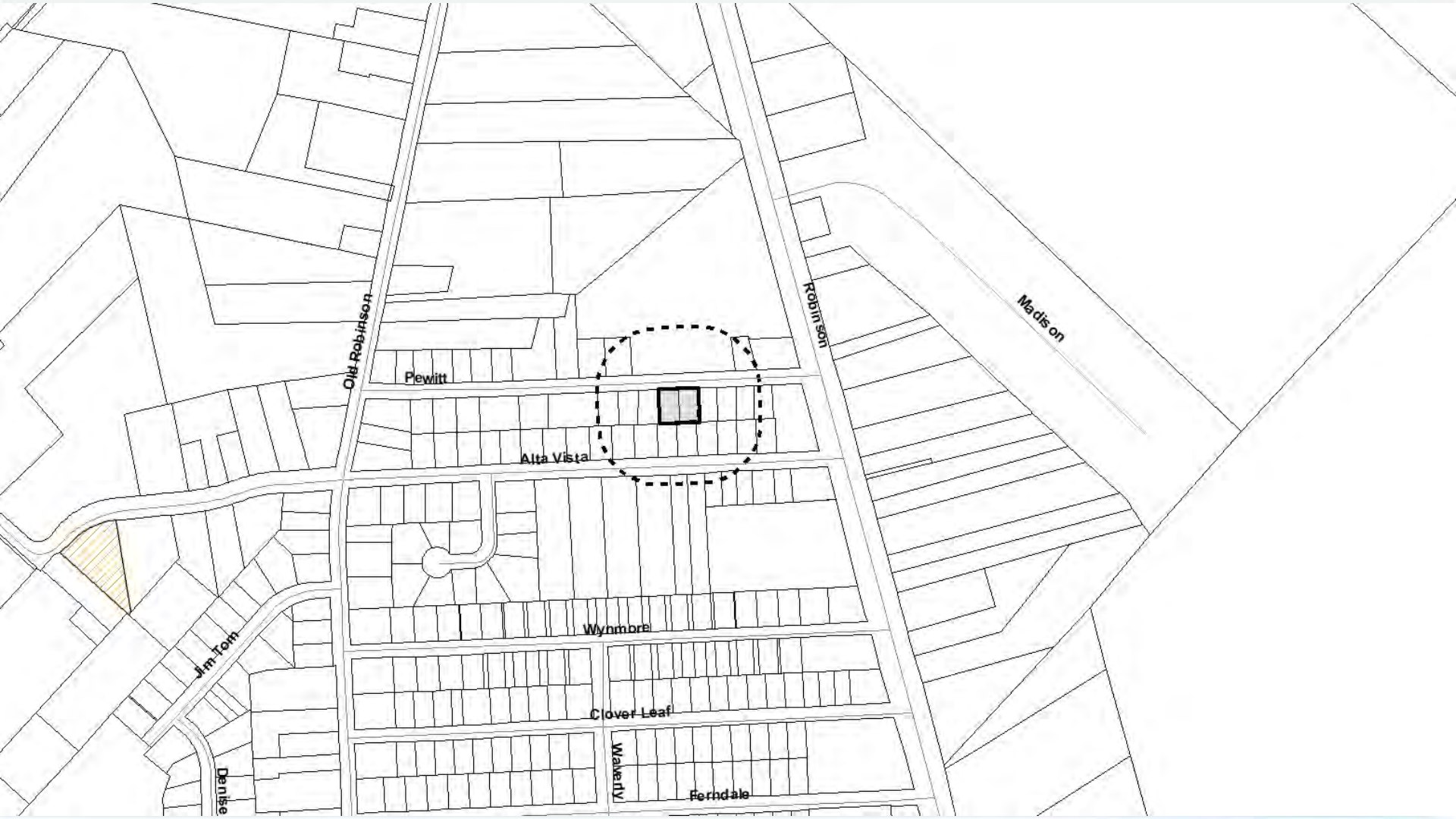
Clover Leaf

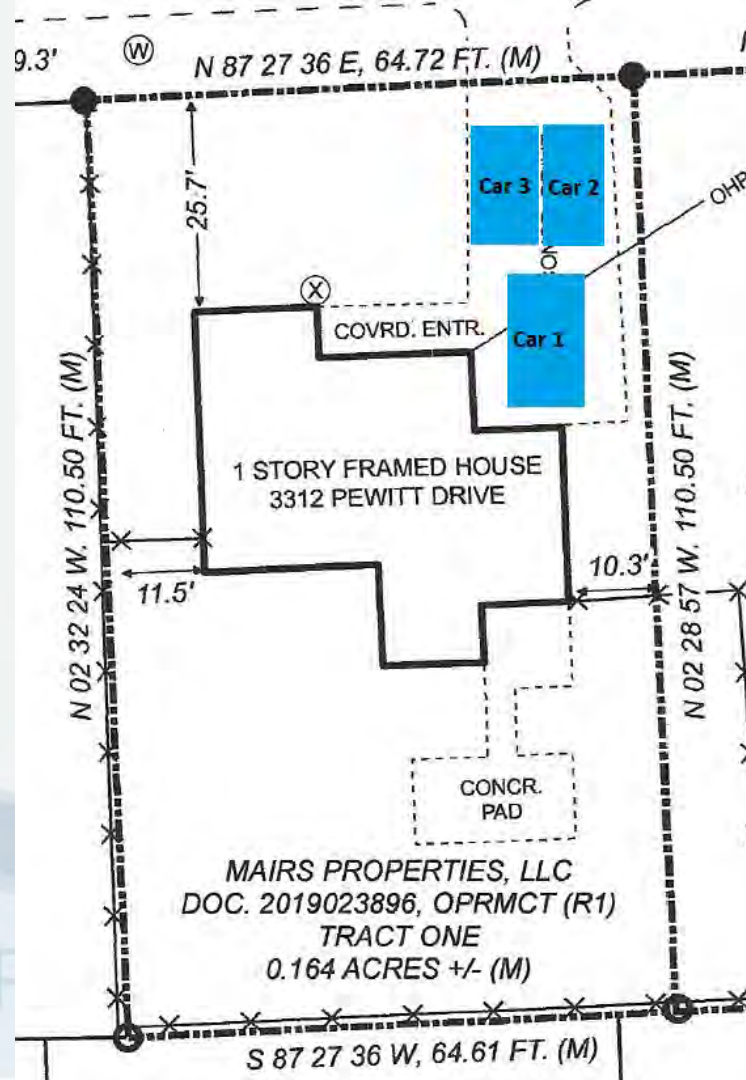
Waverly

Ferndale

Dense









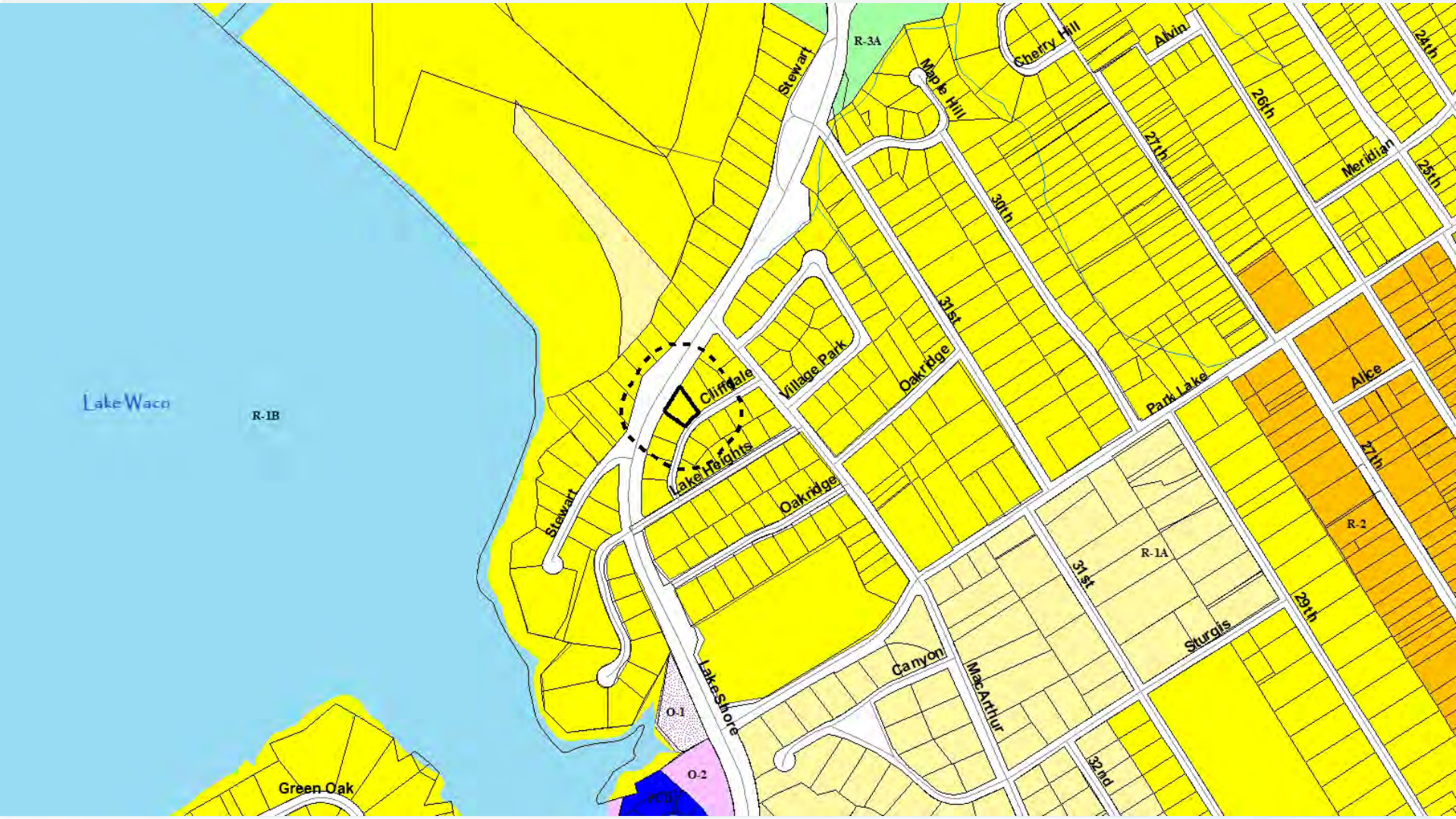
Plan Commission recommends
APPROVAL of the special permit subject
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and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

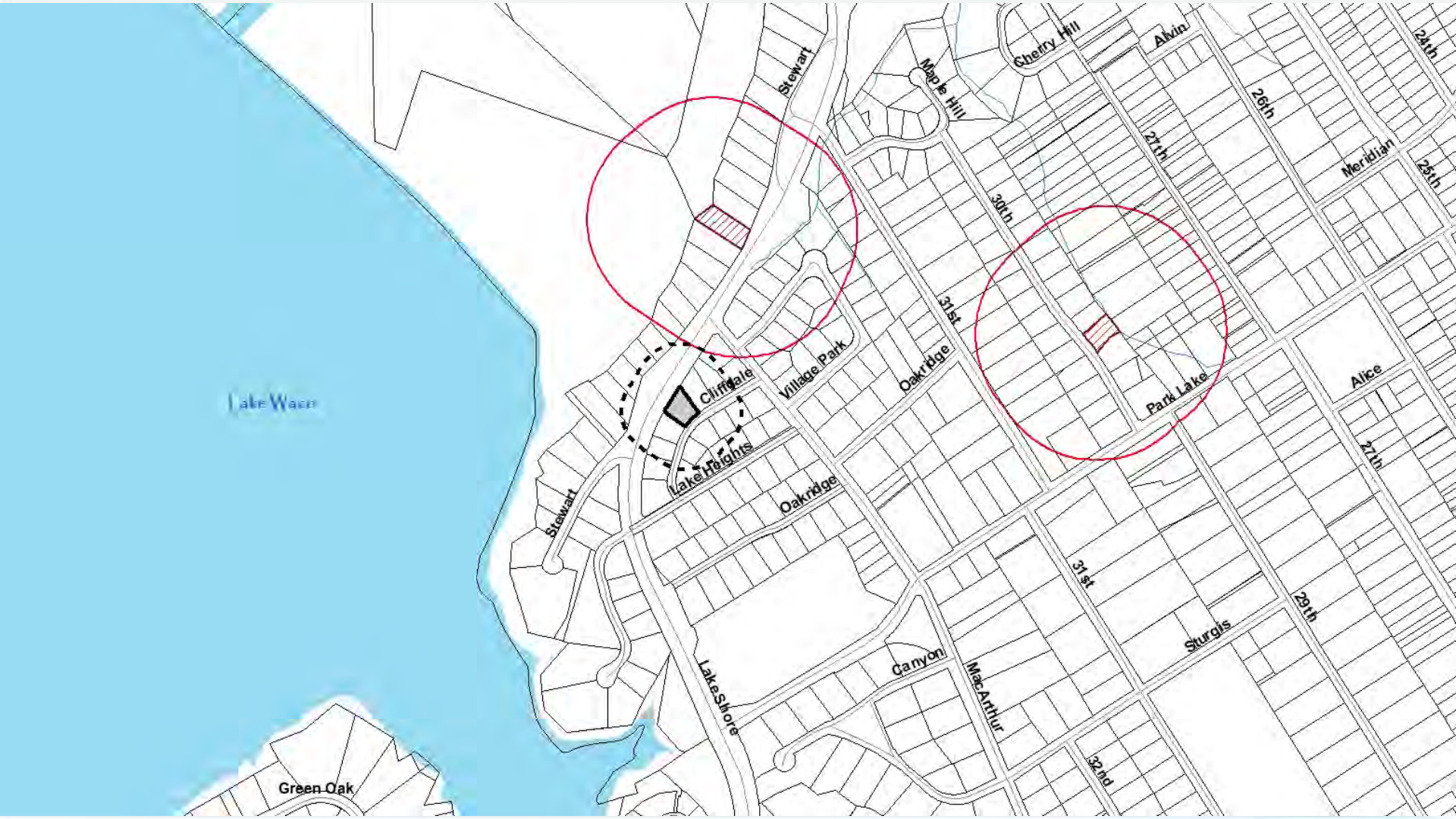
PH 2021-577

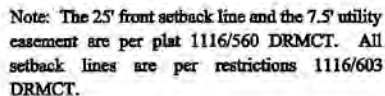
3313 Cliffdale Drive

- Applicant: Lindsey Bednar
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: 0.36 acres
- Within the Cedar Ridge Neighborhood
- Council District V

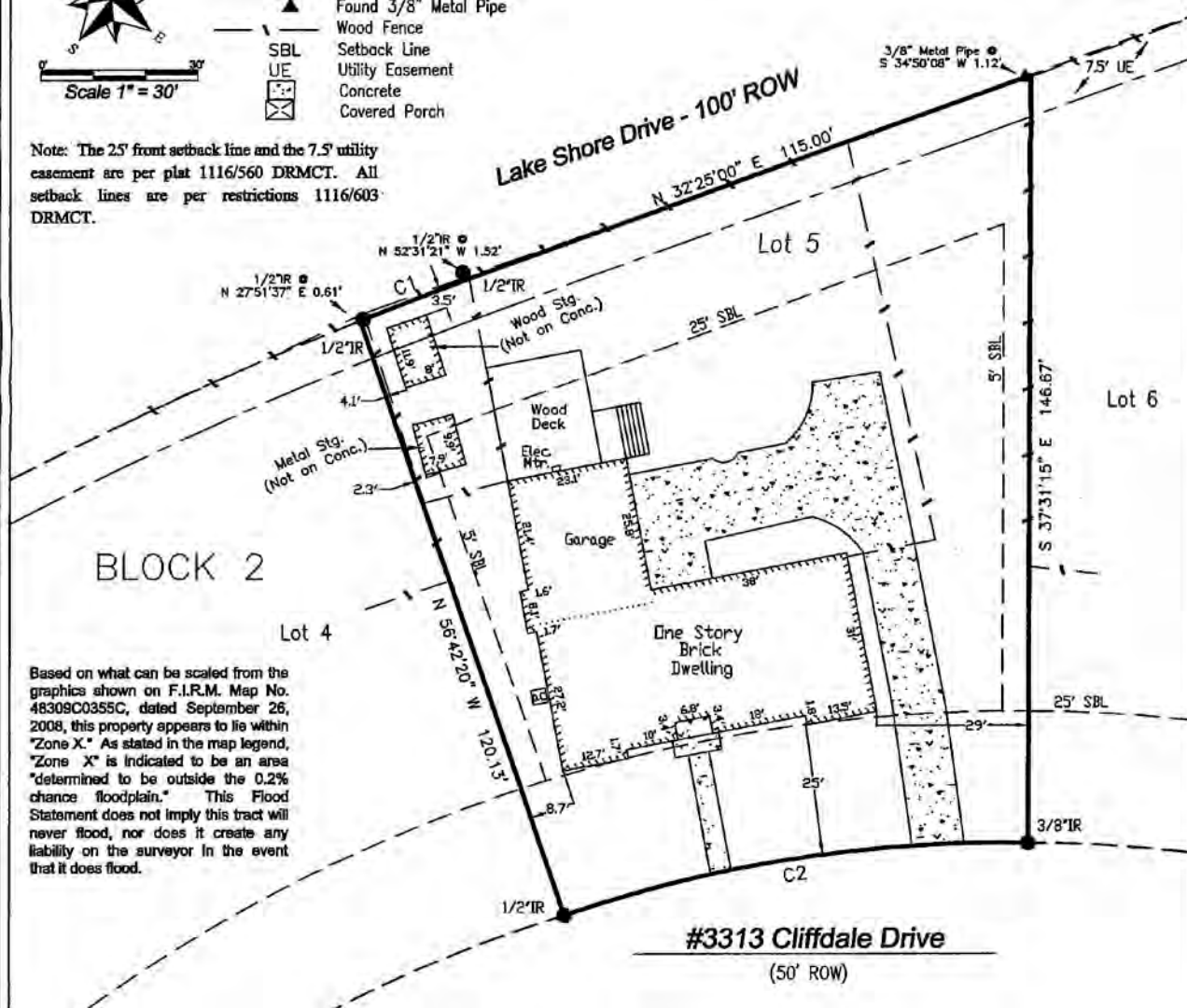








Based on what can be scaled from the graphics shown on F.I.R.M. Map No. 48309C0355C, dated September 26, 2008, this property appears to lie within "Zone X." As stated in the map legend, "Zone X" is indicated to be an area "determined to be outside the 0.2% chance floodplain." This Flood Statement does not imply this tract will never flood, nor does it create any liability on the surveyor in the event that it does flood.





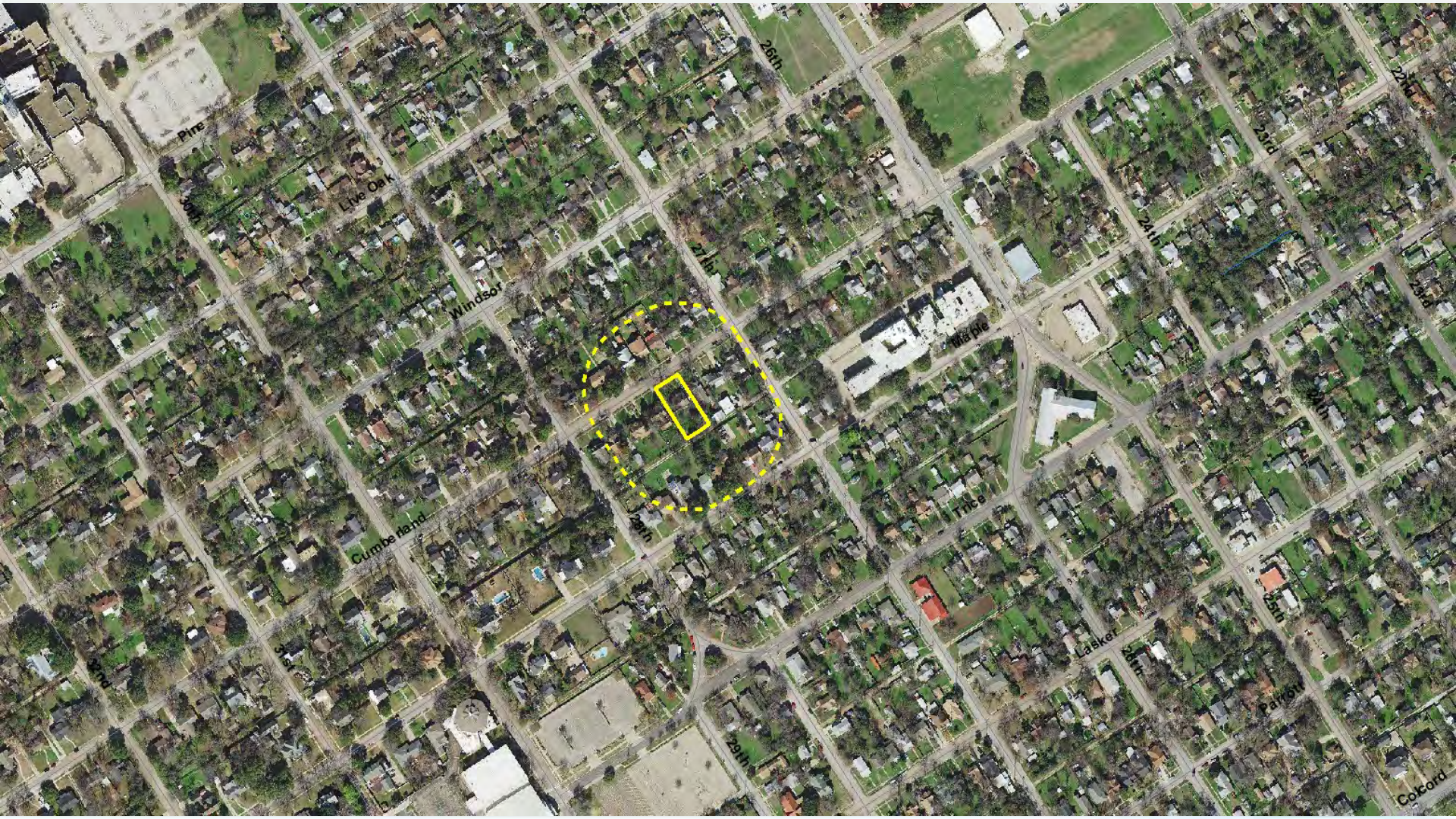


Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
and based on the findings required per
Sec. 28-122 of the Zoning Ordinance

PH 2021-578

2710 Cumberland Avenue

- Applicant: Camille and Blake West
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: 0.28 acres
- Within the Dean Highland Neighborhood
- Council District IV







Fire

30th

Live Oak

Windsor

27th

26th

Maple

24th

23rd

22nd

23rd

24th

Combe land

28th

Trice

Lasker

26th

25th

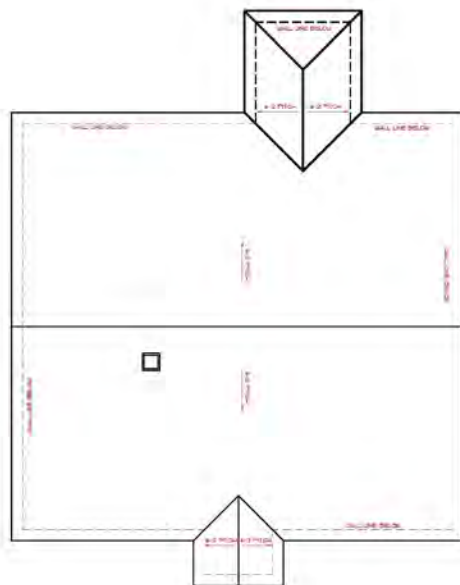
Parrott

Colford

32nd

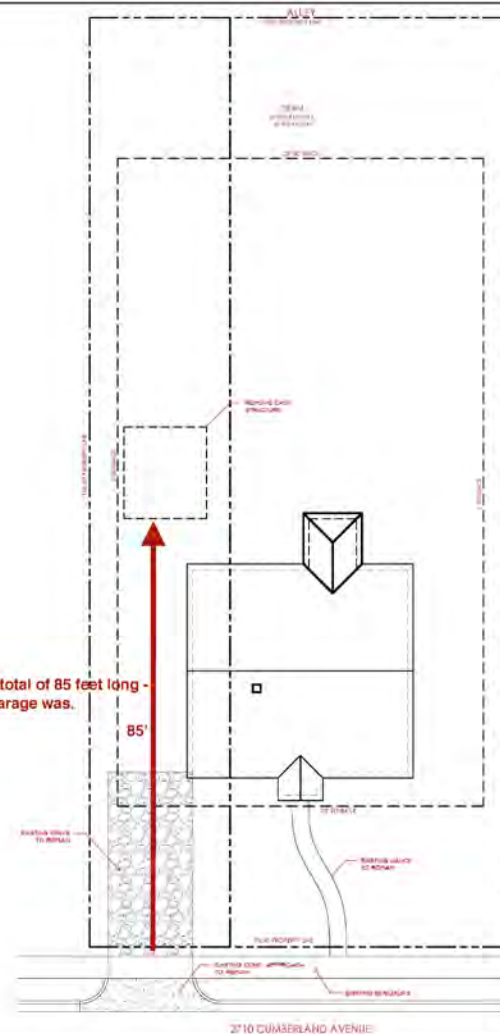
31st

29th



2 ROOF PLAN
SCALE 1/8" = 1'-0"

Driveway extends to a total of 85 feet long - all the way to where garage was. It is also 9 feet wide.



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

A REMODEL FOR
2710 CUMBERLAND AVE
WACO, TEXAS 76701

SITE PLAN AND ROOF PLAN

DATE: 12/10/2019
DRAWN: KIR
JOB NO: 19-0000
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1

A-6

K I ENGINEERING
S S
1000 S. 10TH ST. SUITE 100
WACO, TEXAS 76701
(817) 799-1111
WWW.KIENGINEERING.COM

DATE	REVISION





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

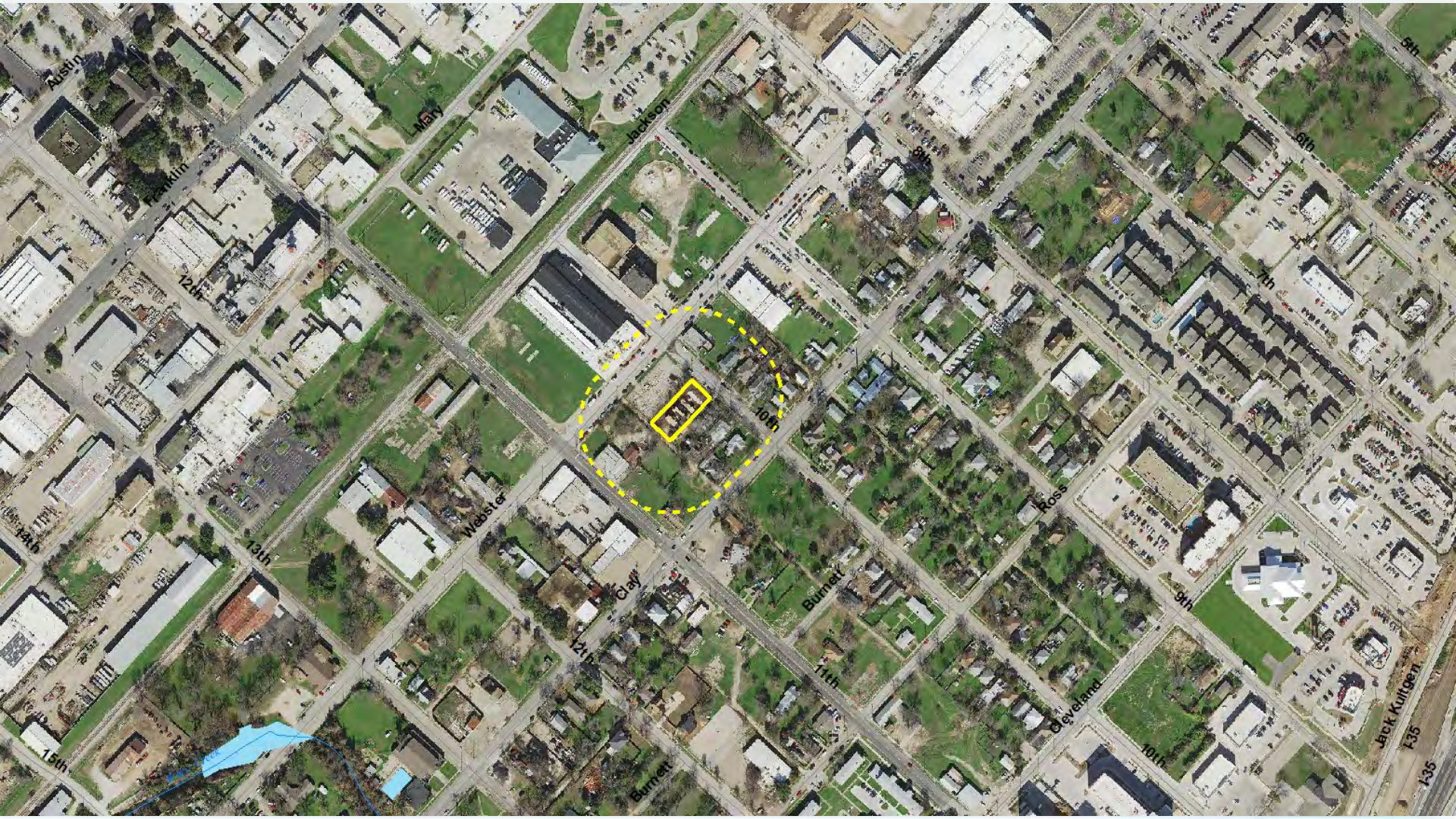
PH 2021-579

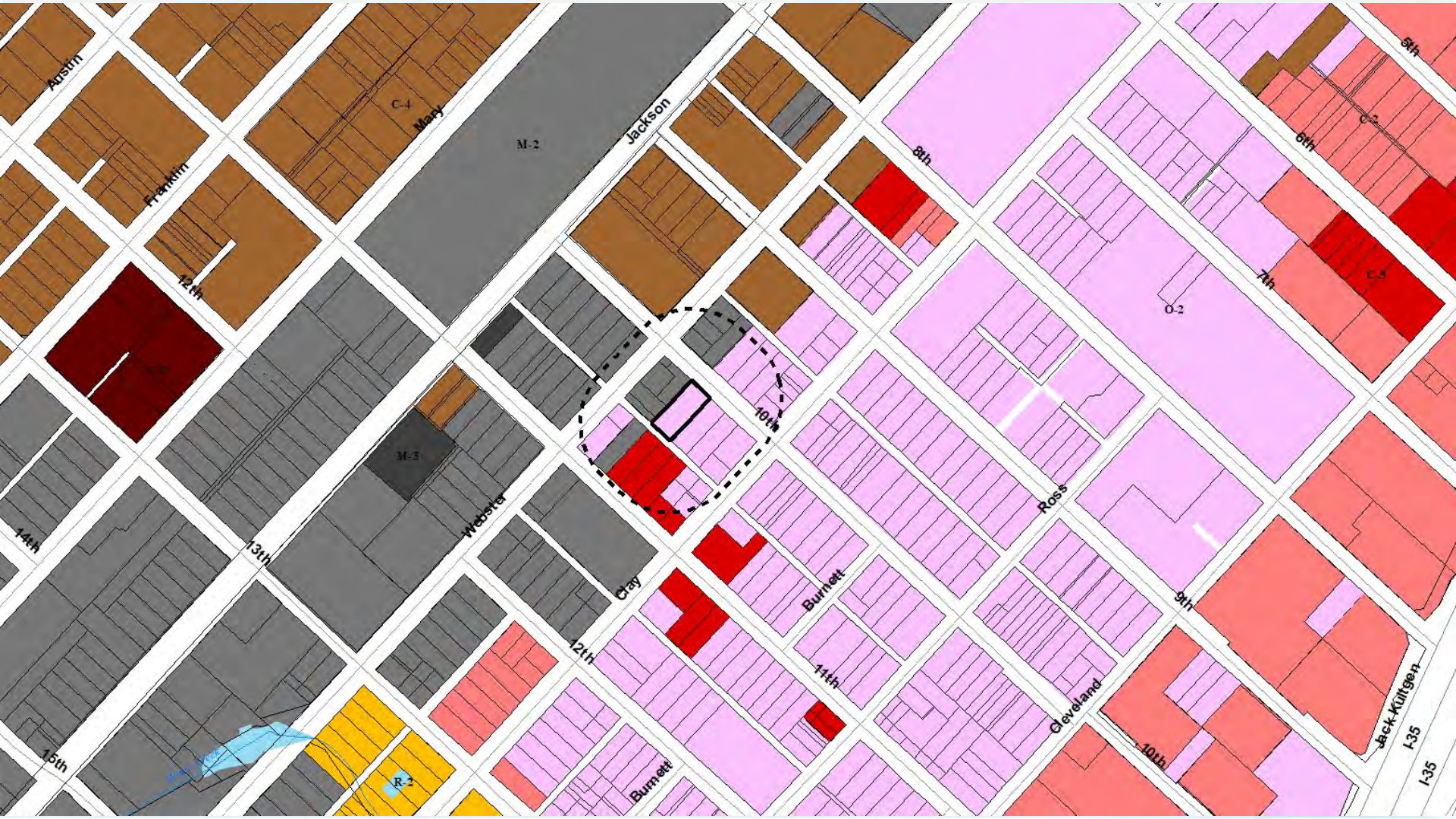
511 S. 10th Street

- Applicant: Alexander Beasley, on behalf of Beasley Construction, LLC
- Amendment of a Special Permit for a Short Term Rental Type III in an O-2 District to allow SP transferability
- Property Size: 0.28 acres
- Within the Downtown Neighborhood
- Council District II

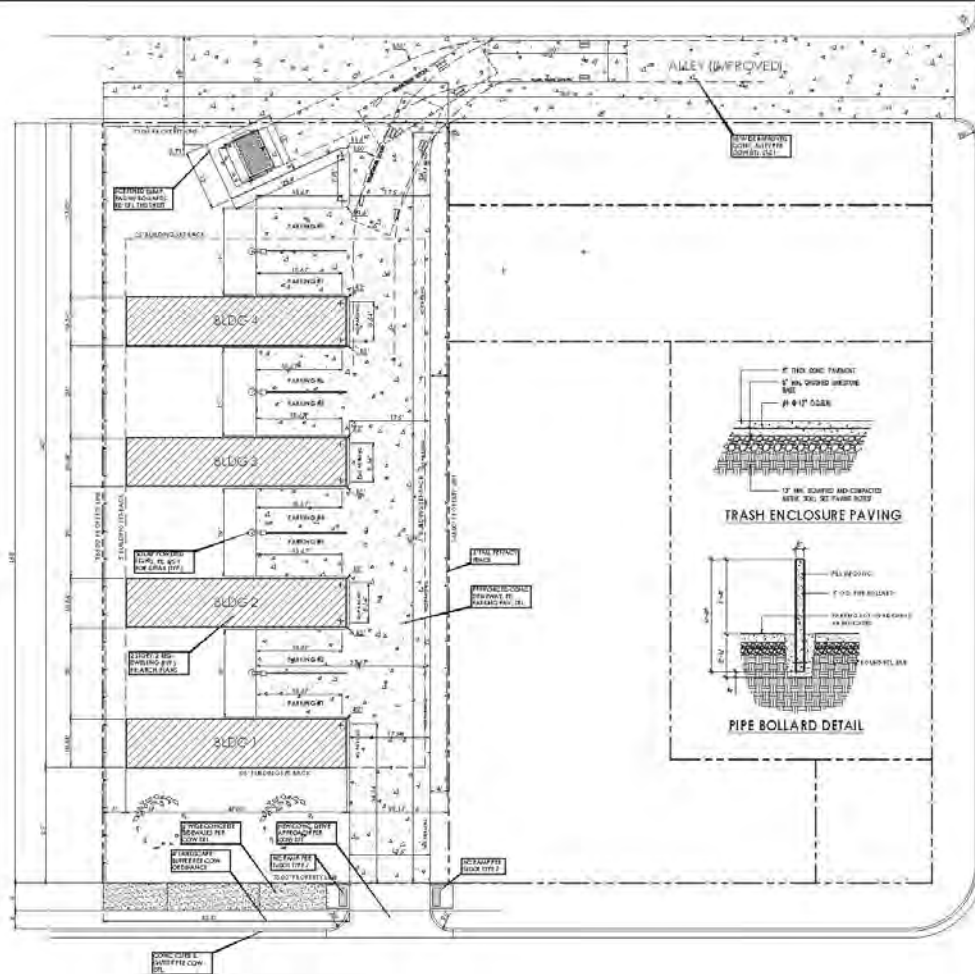
Definition: Short Term Rental Type III

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.





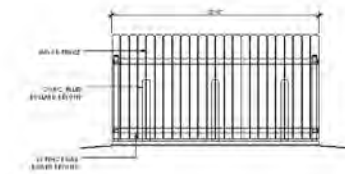
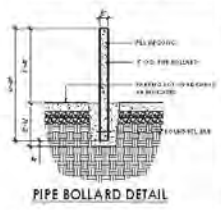
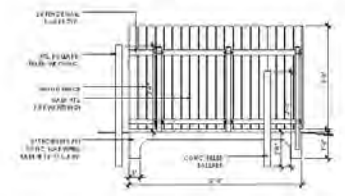
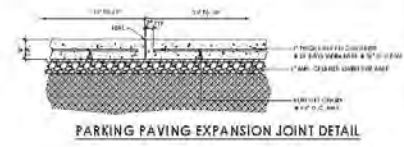
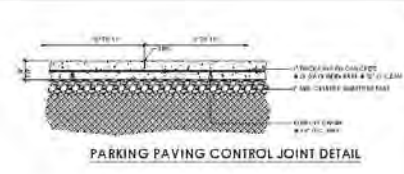




SOUTH 10TH STREET

SITE PLAN
SCALE: 1"=10'

WEBSTER AVE.



NO.	REVISIONS

KI ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
NO. 11111111111111111111
STATE OF TEXAS
11/11/11



SOUTH 10TH STREET DEVELOPMENT FOR JERRY OVER
511 SOUTH 10TH STREET
WACO, TEXAS
76708
SITE PLAN

DATE: 11/23/2011
DRAWN BY: JH
CHECKED BY: JH
SCALE: 1"=10'
C-1





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

Special Provisions & Conditions for a STR Type III (specific to this request)

1. The permit hereby granted is to, Beasley Construction, LLC, and may not be transferred or assigned except:
 - a. for a collateral transfer in connection with financing for short term rental type III;
 - b. for a transfer to another short term rental type III; or
 - c. for a transfer resulting from a foreclosure of any short term rental type III,

provided that the use of the property remains a short term rental type III with the following unit characteristics:

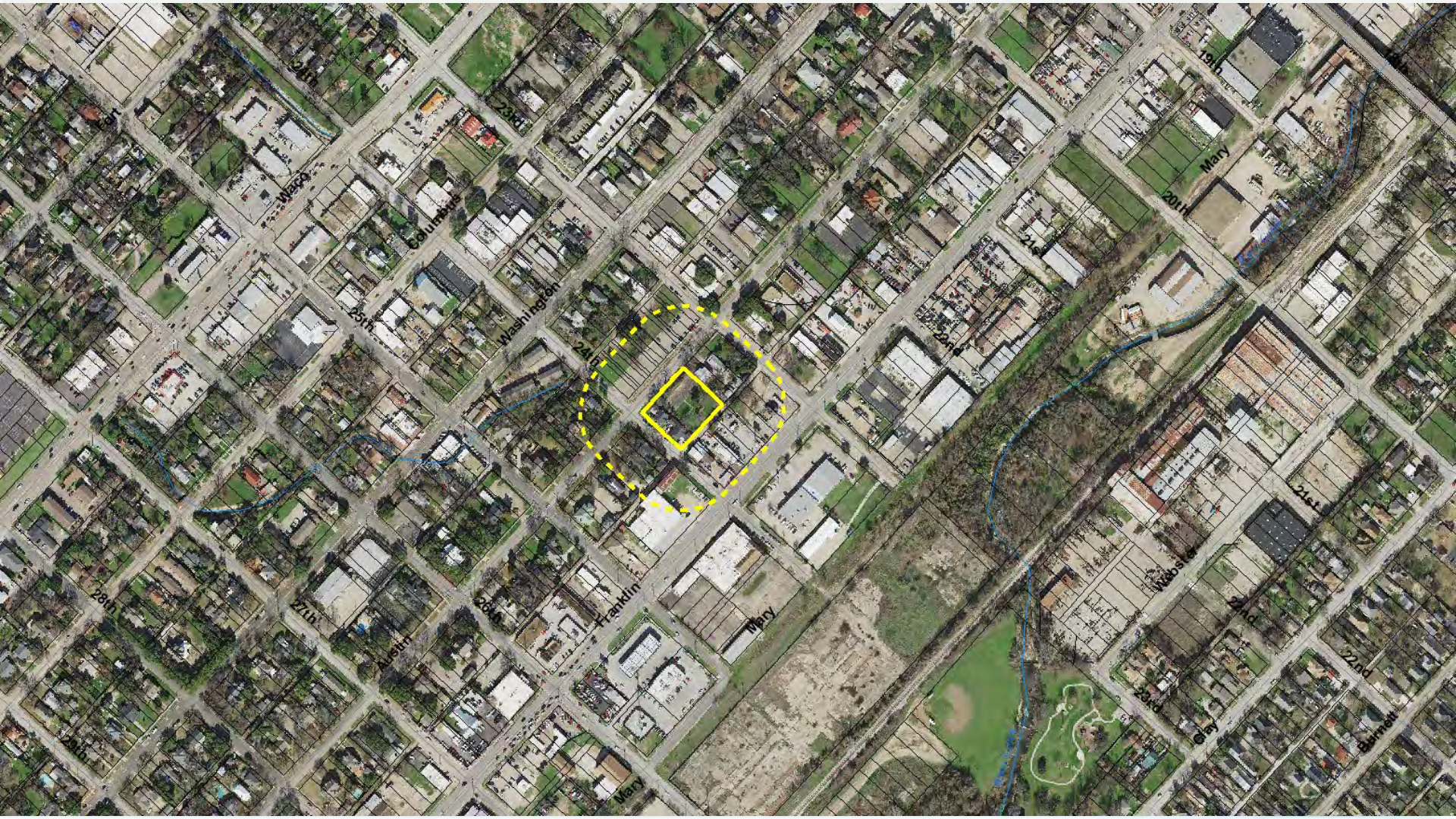
- i. Short term rental units remain equipped with a kitchenette (bar sink, microwave and minifridge) instead of a full kitchen (full size sink, oven and refrigerator);
- ii. Short term rental units remain without laundry facilities (no washer and dryer);
- iii. Short term rental units remain rented separately instead of as a group.

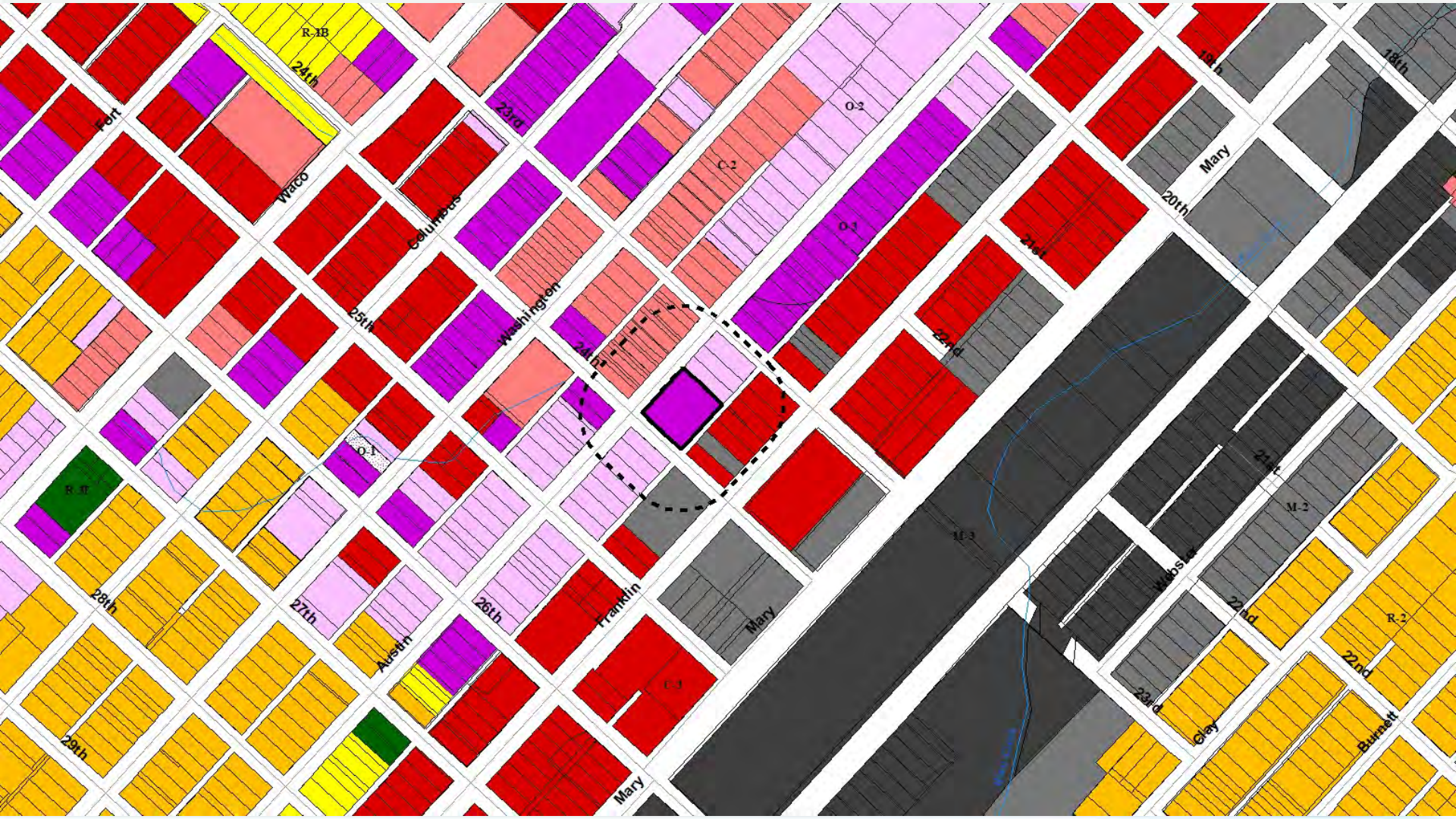
Except for a transfer under 1A above, written notice of such transfer must be given to the City at least 10 days prior to the effective date of the transfer.

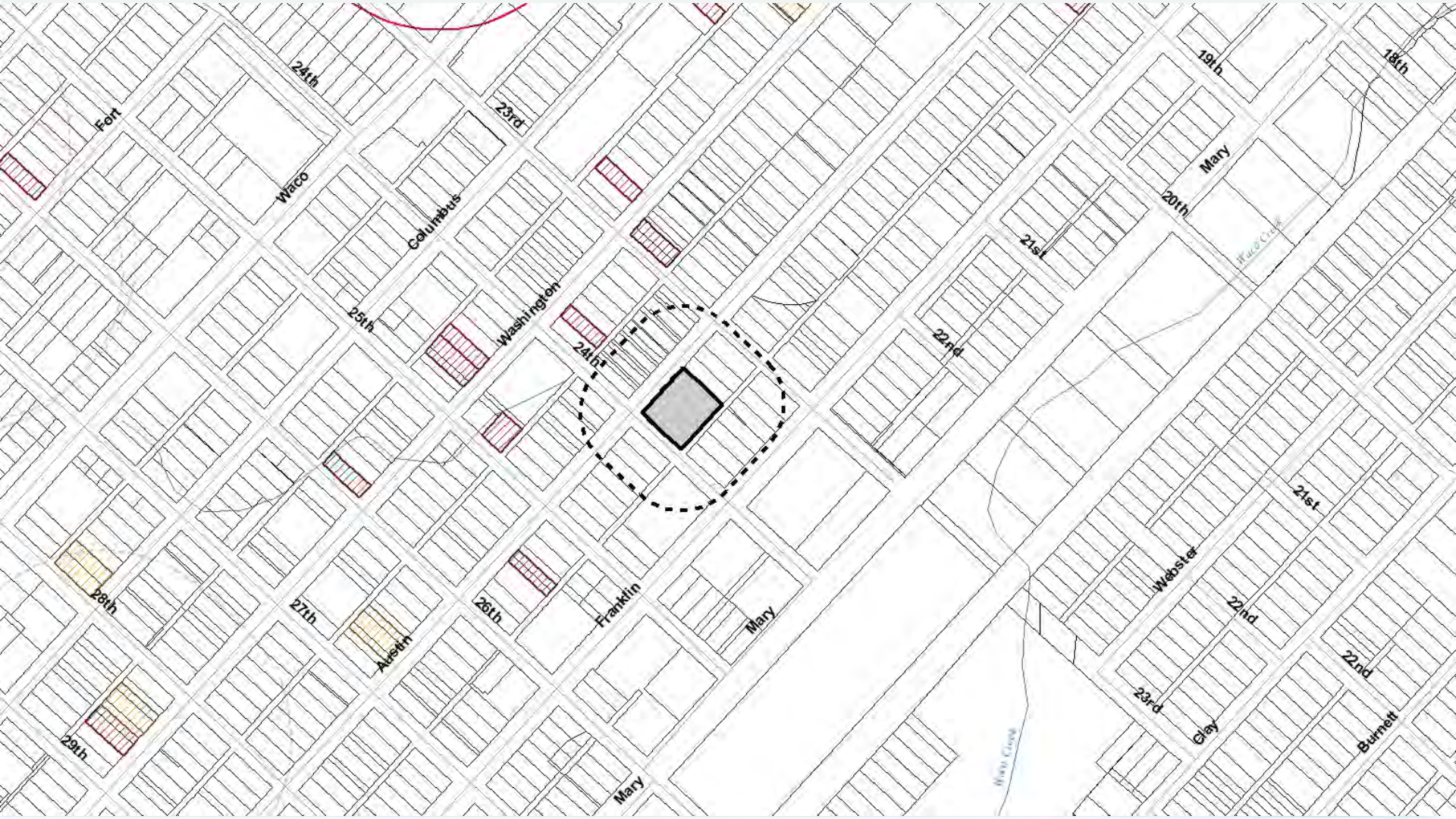
PH 2021-580

2326 Austin Avenue

- Applicant: Robert F. Rundle, on behalf of Rundle Group, LLC
- Special Permit for a Short Term Rental Type III in an O-3 District
- Property Size: 0.75 acres
- Within the Austin Avenue Neighborhood
- Council District IV







**LOT 15, BLOCK 28 of the GLENWOOD
ADDITION to the City of Waco, McLennan
County, Texas, as per plat of record in
Volume 1305, Page 87 of the Deed Records
of McLennan County, Texas.**

First American Title Co. - G.F. No. 821029-WA02
Effective Date: June 6, 2005
Proposed Borrower:

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown. The location of visual structural improvements with respect to the boundary lines are as shown. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 480461 0005 B, Dated November 2, 1977, part of the above shown property is within the "Special Flood Hazard Area", and appears to be situated in Zone "A". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 23rd DAY OF JUNE, 2005.

Surveyed: 6/22/05

GALE ARNOLD, R.P.L.S. NO. 3879

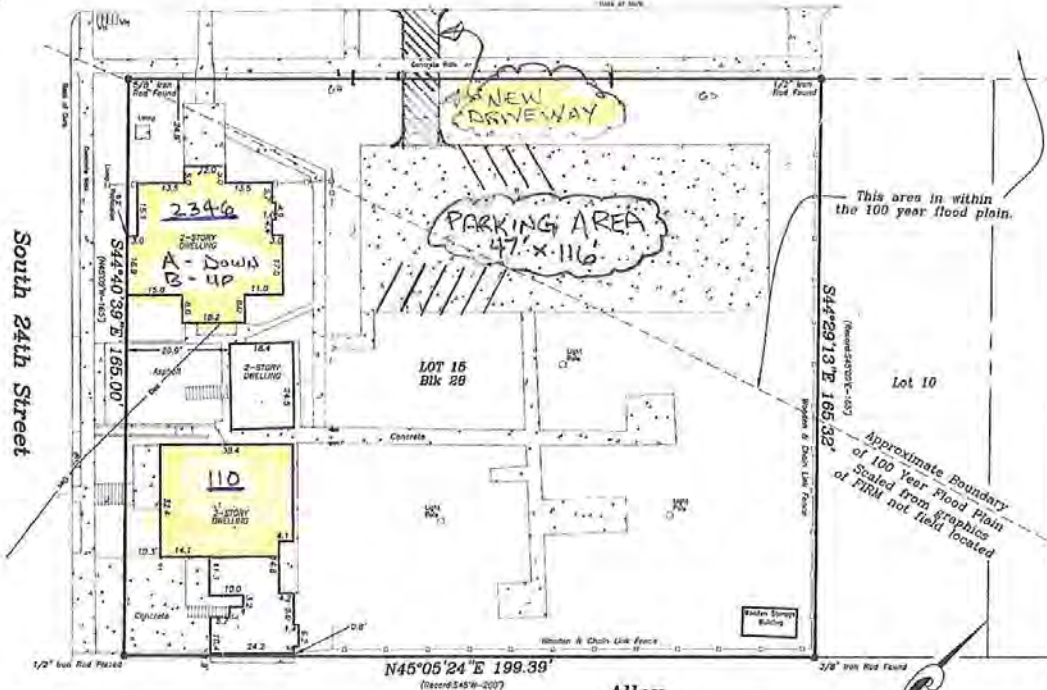


Surveying/Engineering 3100 Bobby Avenue
Waco, Texas 76712 (254-666-9800) FAX: 254-666-9801



ADDRESS:	2326 Austin Ave	DATE:	6/22/05
WORK ORDER NO.	44802	DRAWN BY:	BJ
DIGITAL FILE	44802.dwg	FIELDBOOK/P.G.	184/44

#2326 Austin Avenue



Copyright: Barnett Surveying/Engineering, 2005.

G:\SURVEYING\44802 2326 Austin Ave\dwg\44802.dwg 6/22/2005 10:39:25 PM CDT









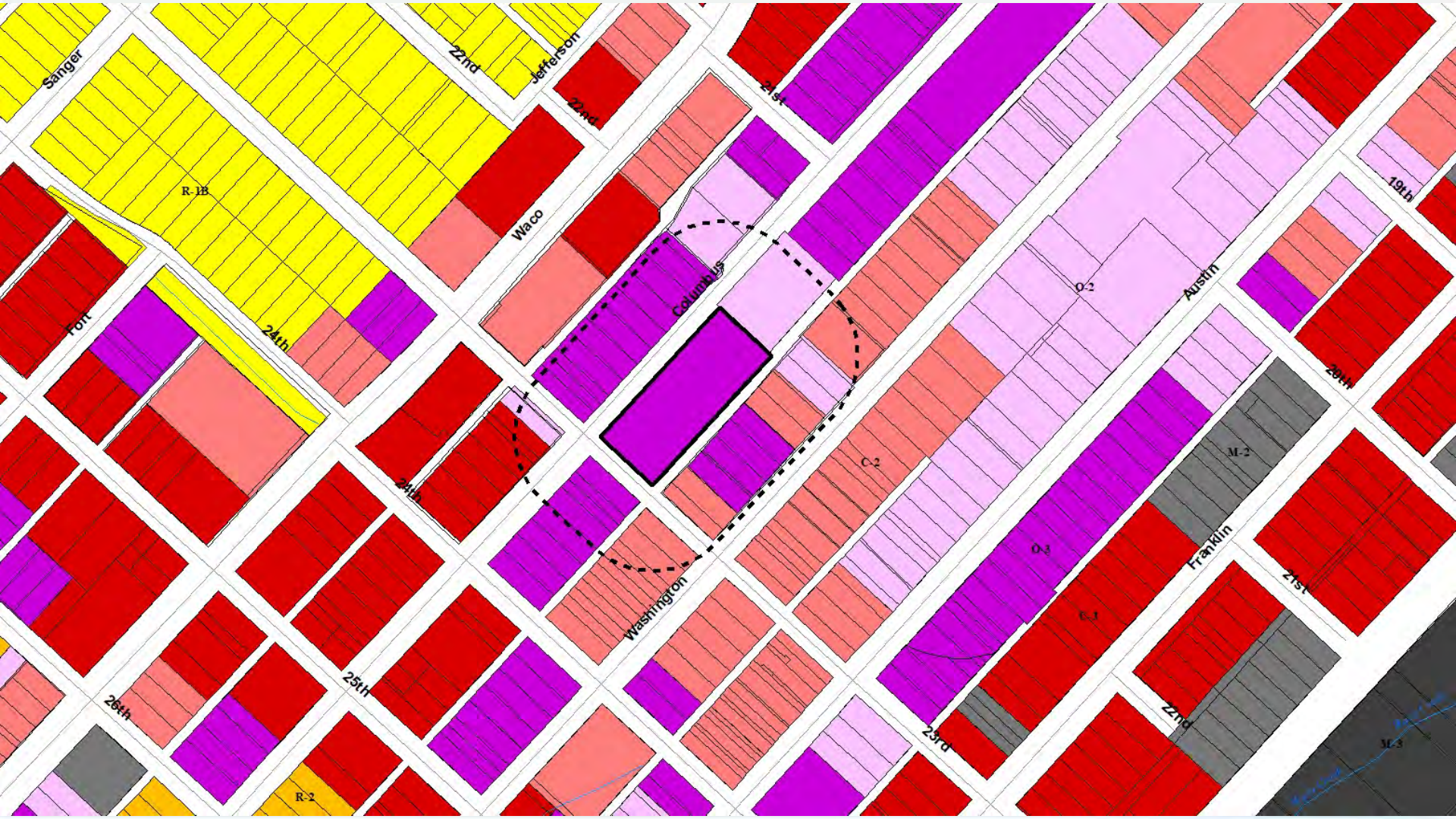
Plan Commission recommends
APPROVAL of the special permit subject
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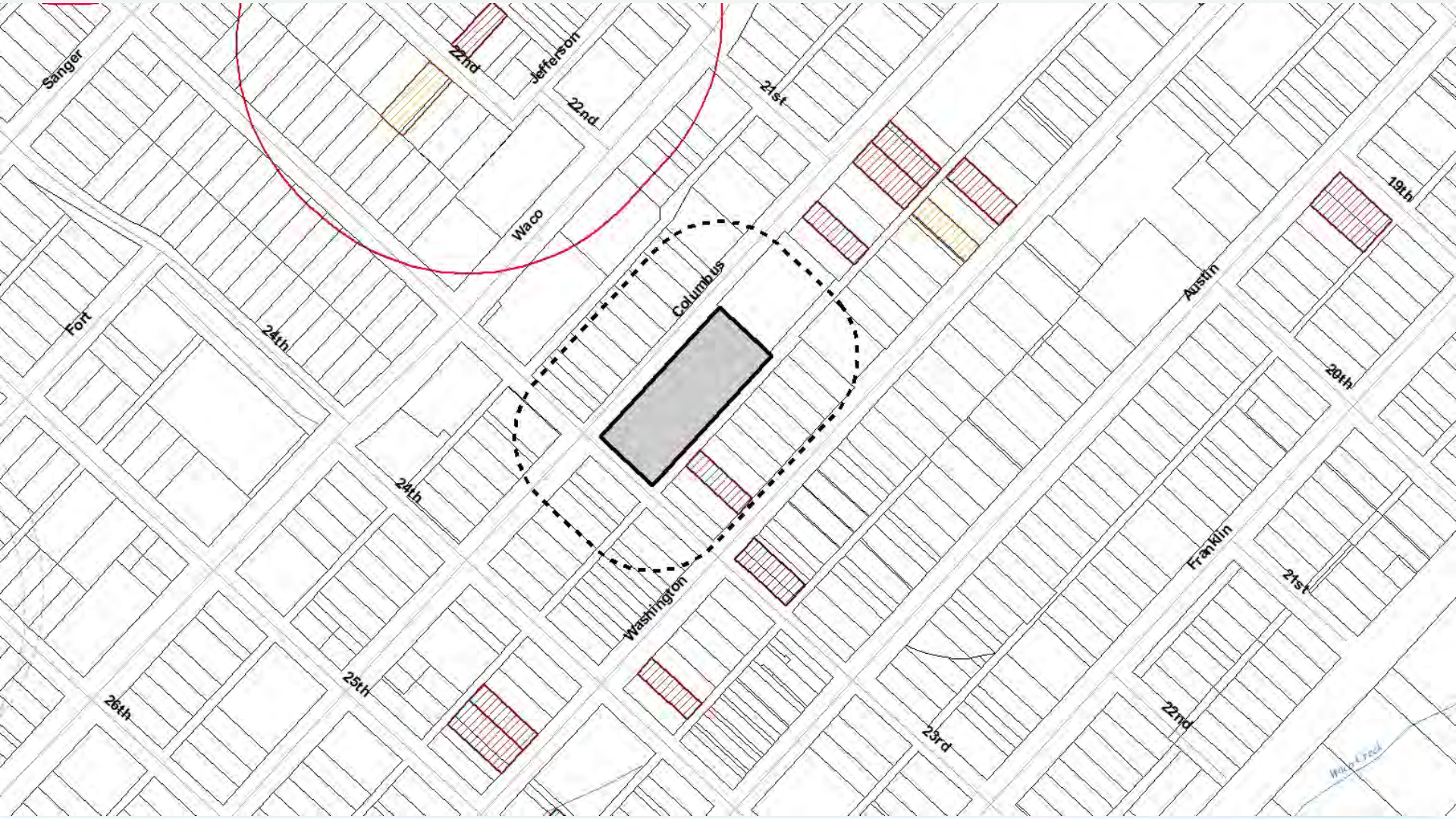
PH 2021-581

2200 Columbus Avenue

- Applicant: Jonathan Tyer, on behalf of Belltex Assets III Columbus, LLC
- Special Permit for a Short Term Rental Type III in an O-3 District
- Property Size: 1.5 acres
- Within the Austin Avenue Neighborhood
- Council District IV







Sanger

22nd

Jefferson

22nd

21st

Waco

Columbus

Austin

19th

Fort

24th

20th

24th

Washington

Franklin

21st

26th

25th

23rd

22nd

Waco Creek



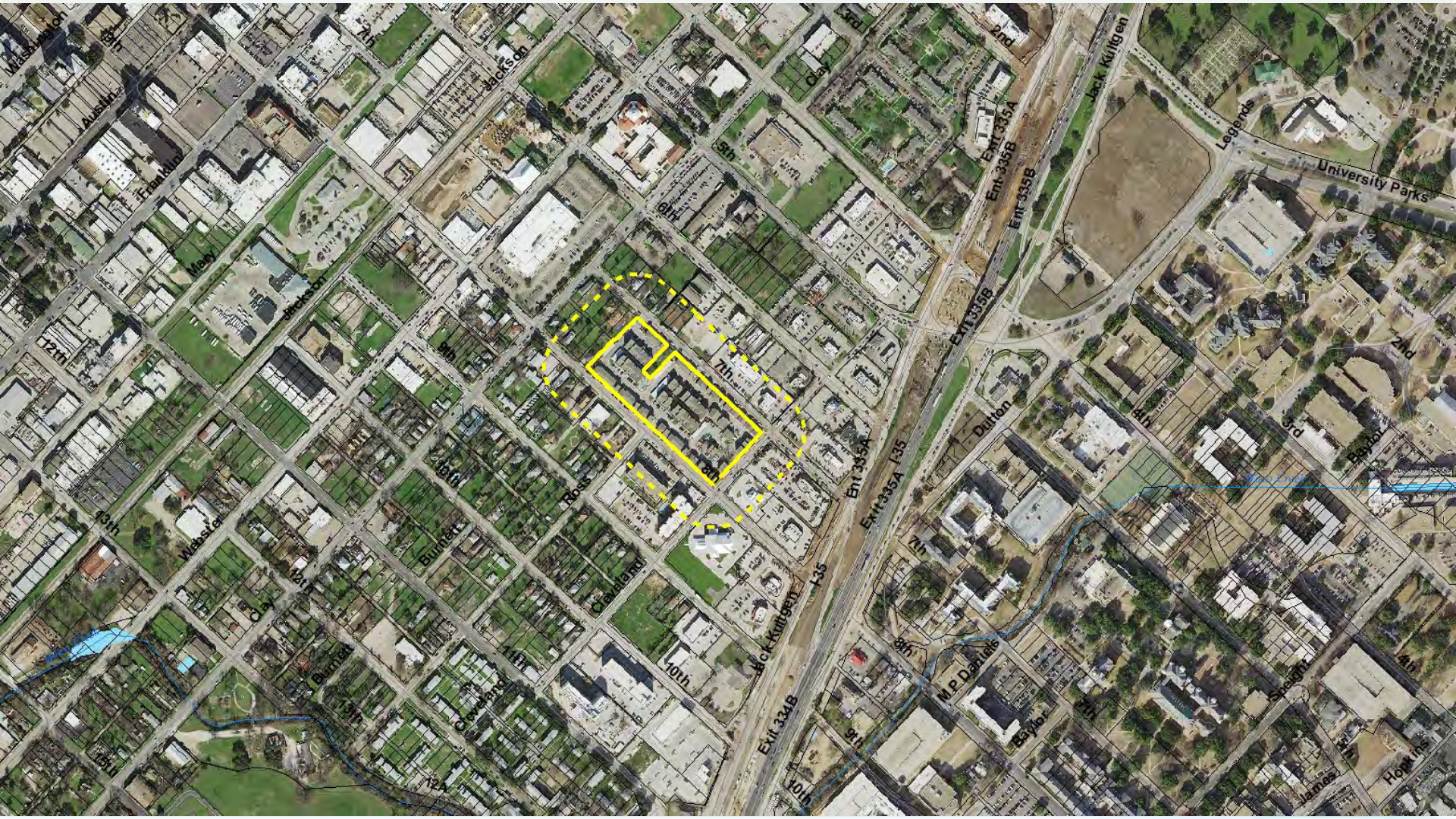


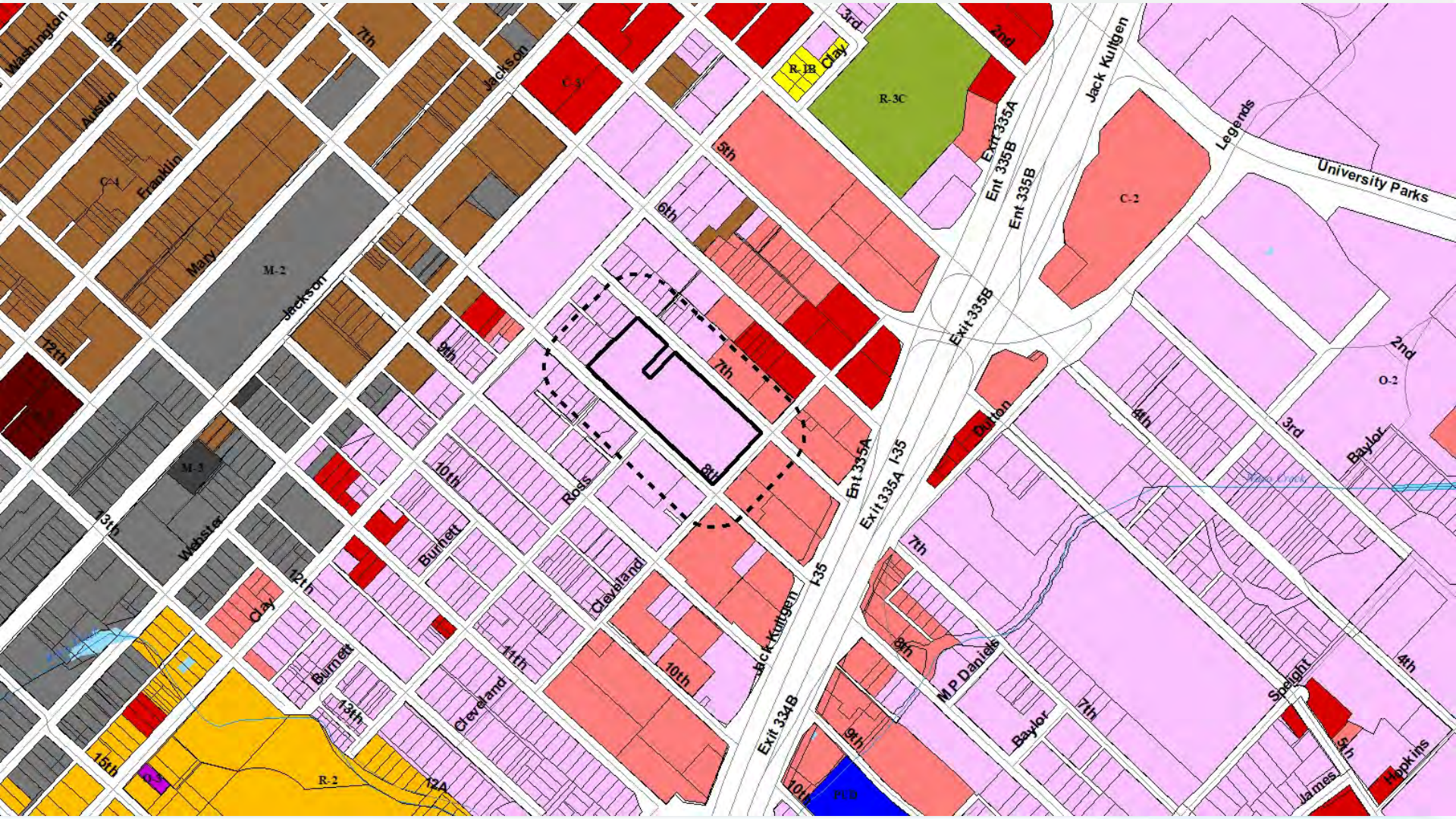
Plan Commission recommends
APPROVAL of the special permit subject
to the special provisions and conditions
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Sec. 28-122 of the Zoning Ordinance

PH 2021-582

715 Cleveland Avenue

- Applicant: Jonathan Tyer, on behalf of Belltex Assets III Tinsley, LLC
- Special Permit for a Short Term Rental Type III in an O-2 District
- Property Size: 5.85 acres
- Within the Downtown Neighborhood
- Council District II





825 ft.

375 ft.

south 7th street

cleveland avenue

south 8th street







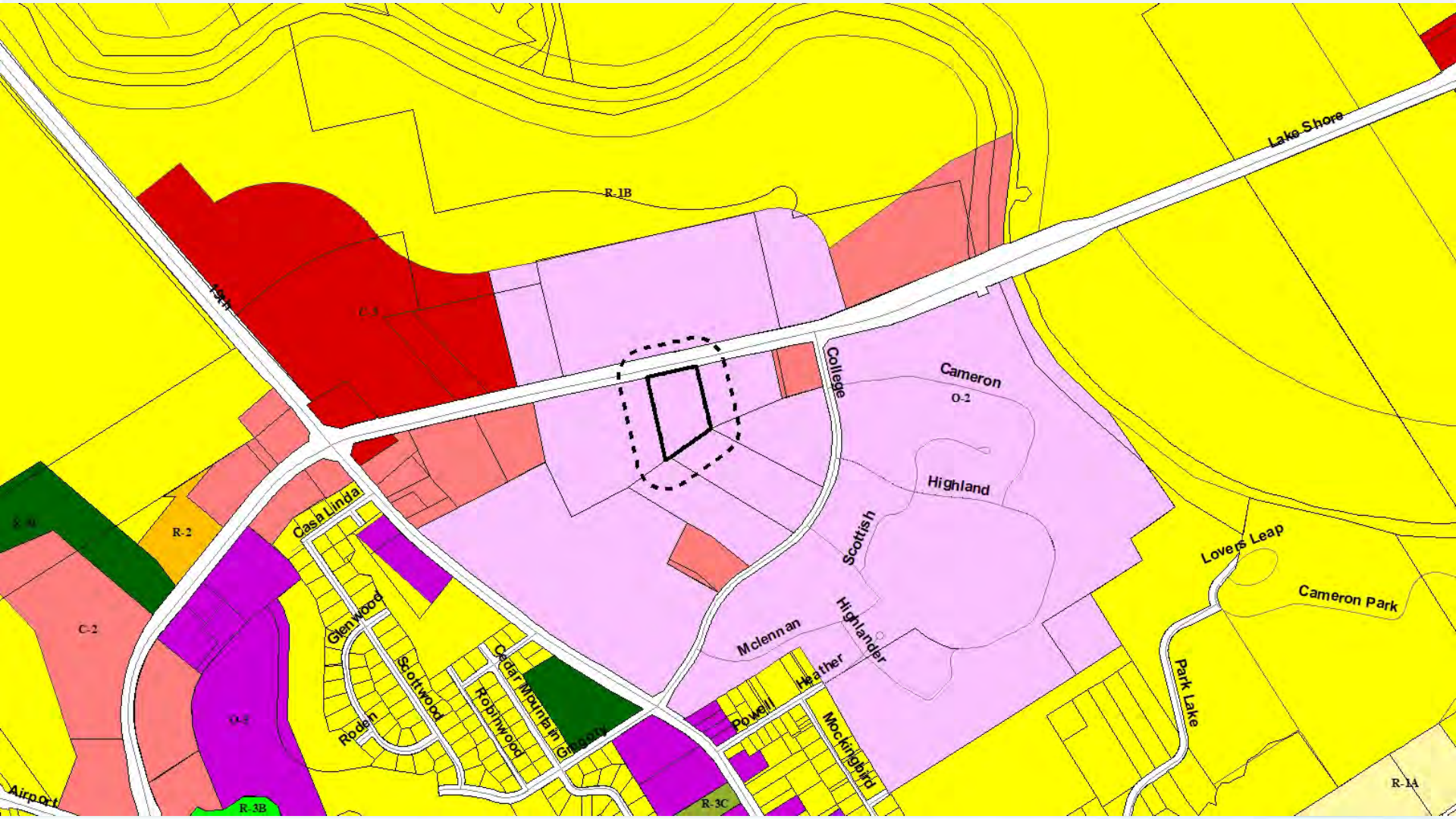
Plan Commission recommends
APPROVAL of the special permit subject
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Sec. 28-122 of the Zoning Ordinance

PH 2021-583

1500 W. Lake Shore Drive, Unit 103, Bldg 1

- Applicant: Michael and Erin Ruiz
- Special Permit for a Short Term Rental Type III in an O-2 District
- Property Size: Condo Unit
- Within the Cedar Ridge Neighborhood
- Council District I







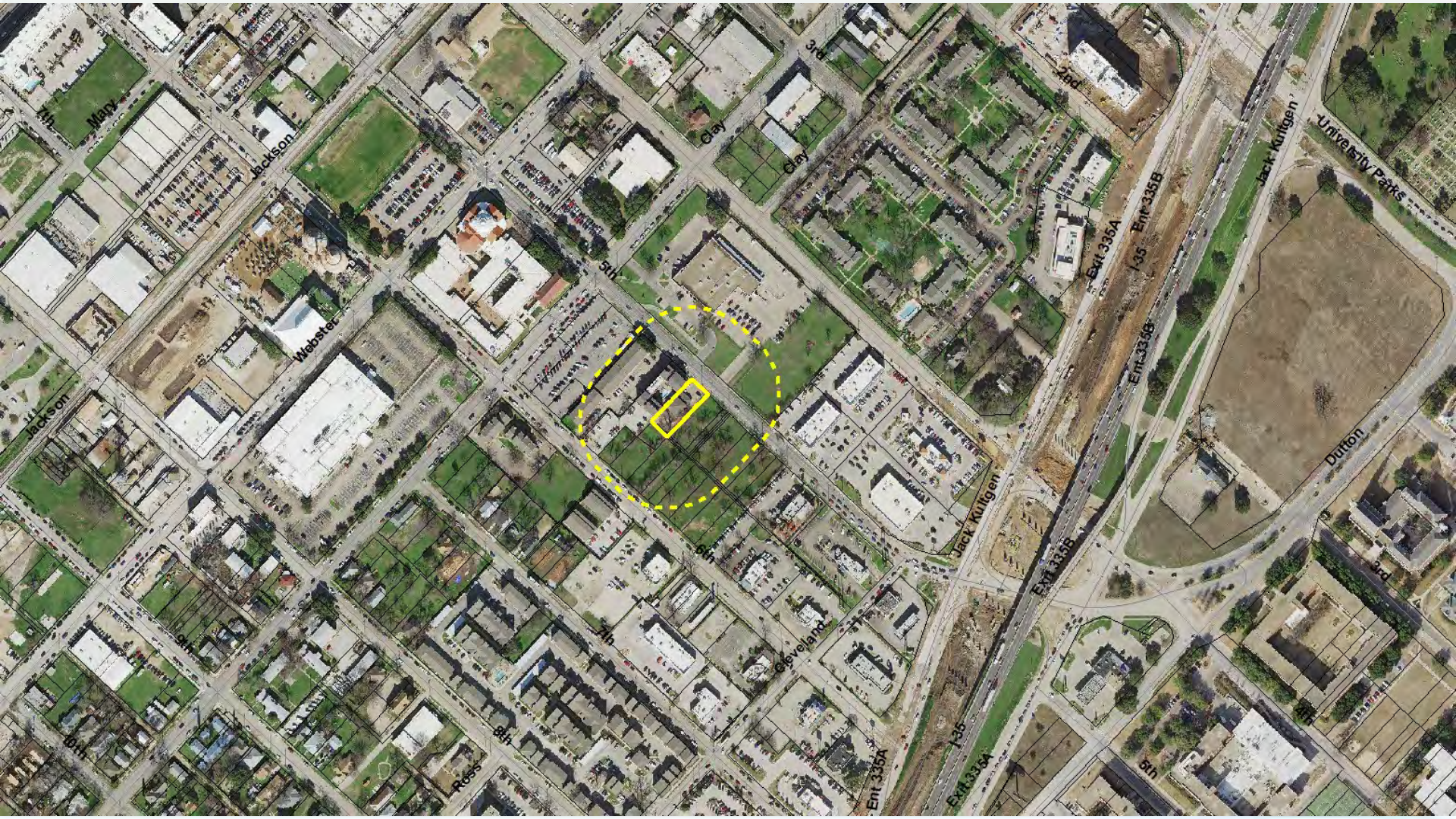


Plan Commission recommends
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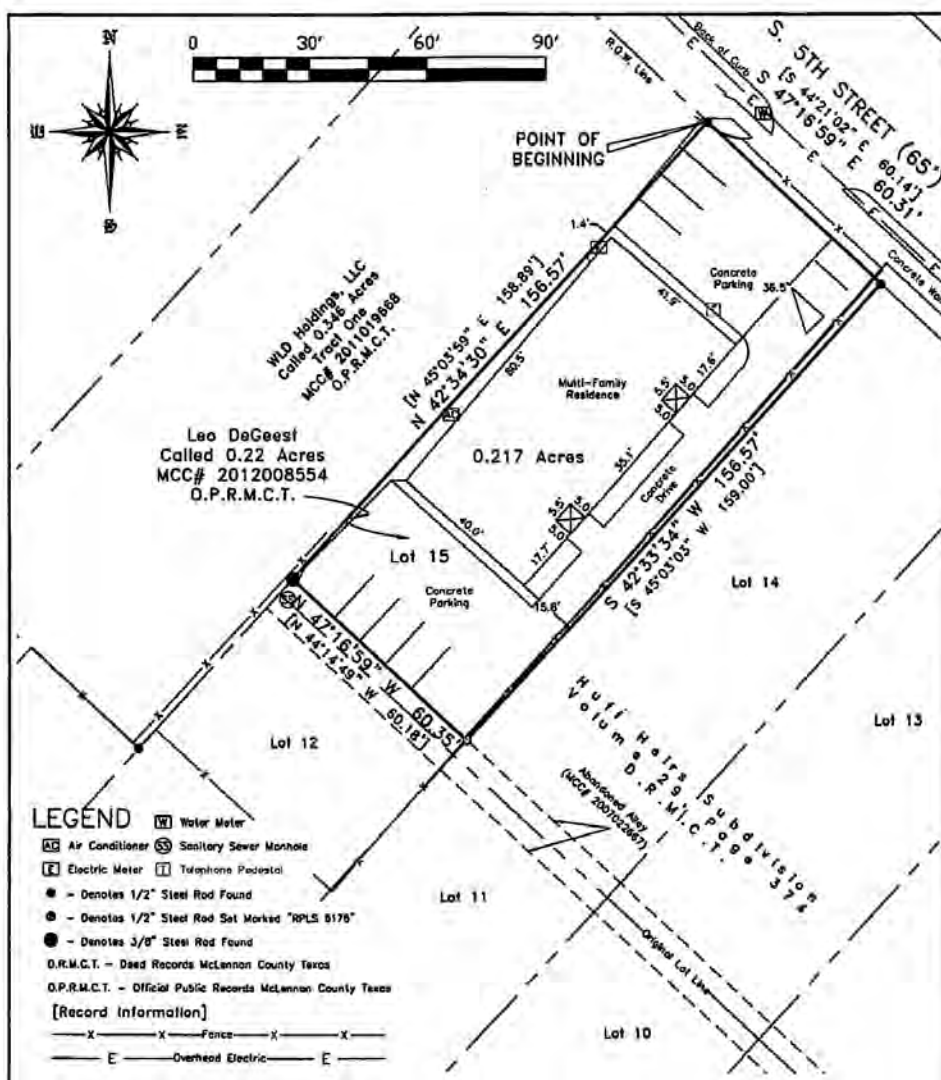
PH 2021-584

629 S. 5th Street, Units A, B, and C

- Applicant: Joanna Pineda James, on behalf of 629 S. 5th Street, LLC
- Special Permit for a Short Term Rental Type III in an O-2 District
- Property Size: 0.22 acres
- Within the Downtown Neighborhood
- Council District II











Planning Services recommends
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