

# PH 2021-757

## Subdivision Plat

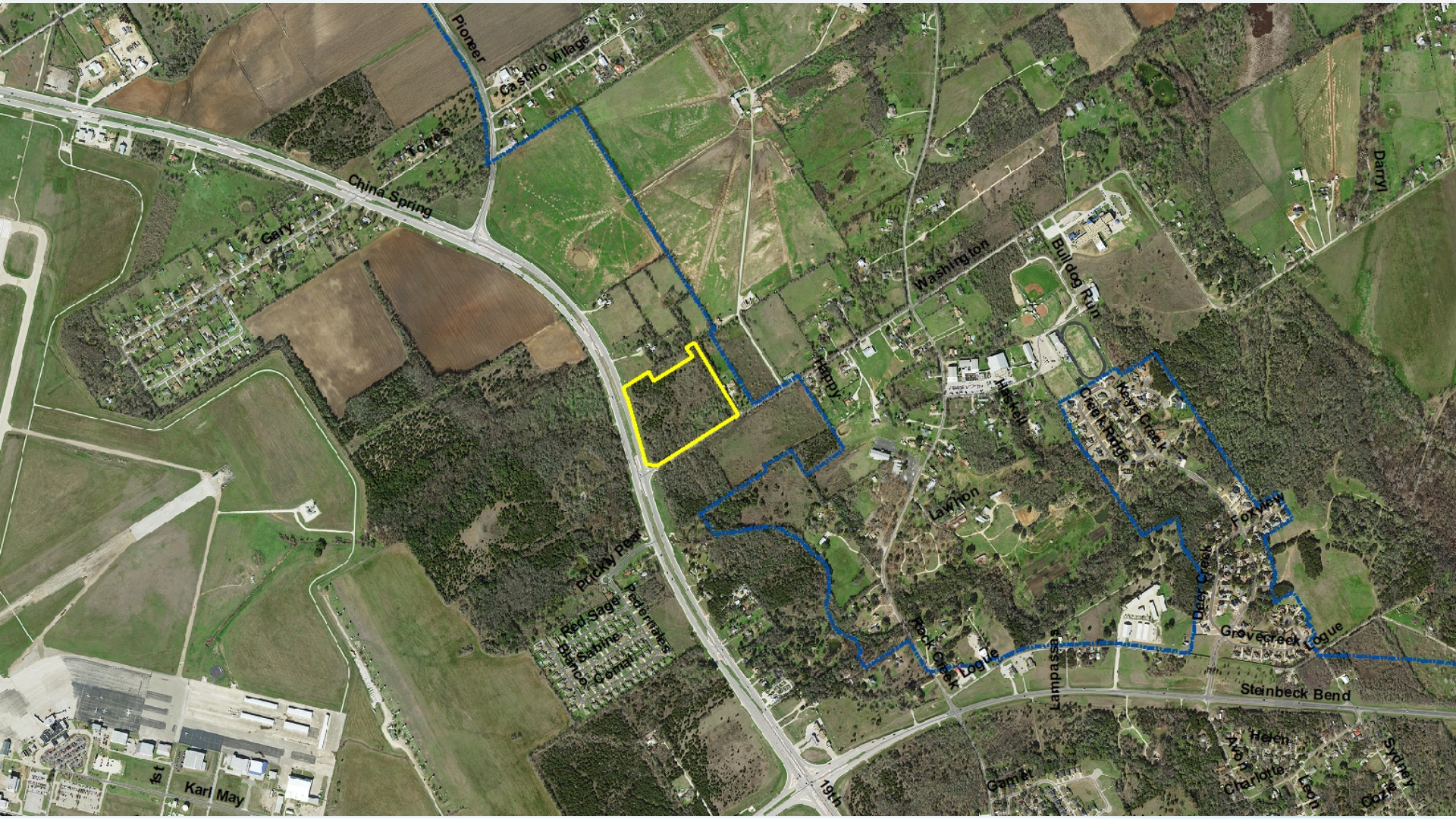


CITY OF WACO

# Preliminary Plat of the Liberty Oaks Addition



CITY OF WACO





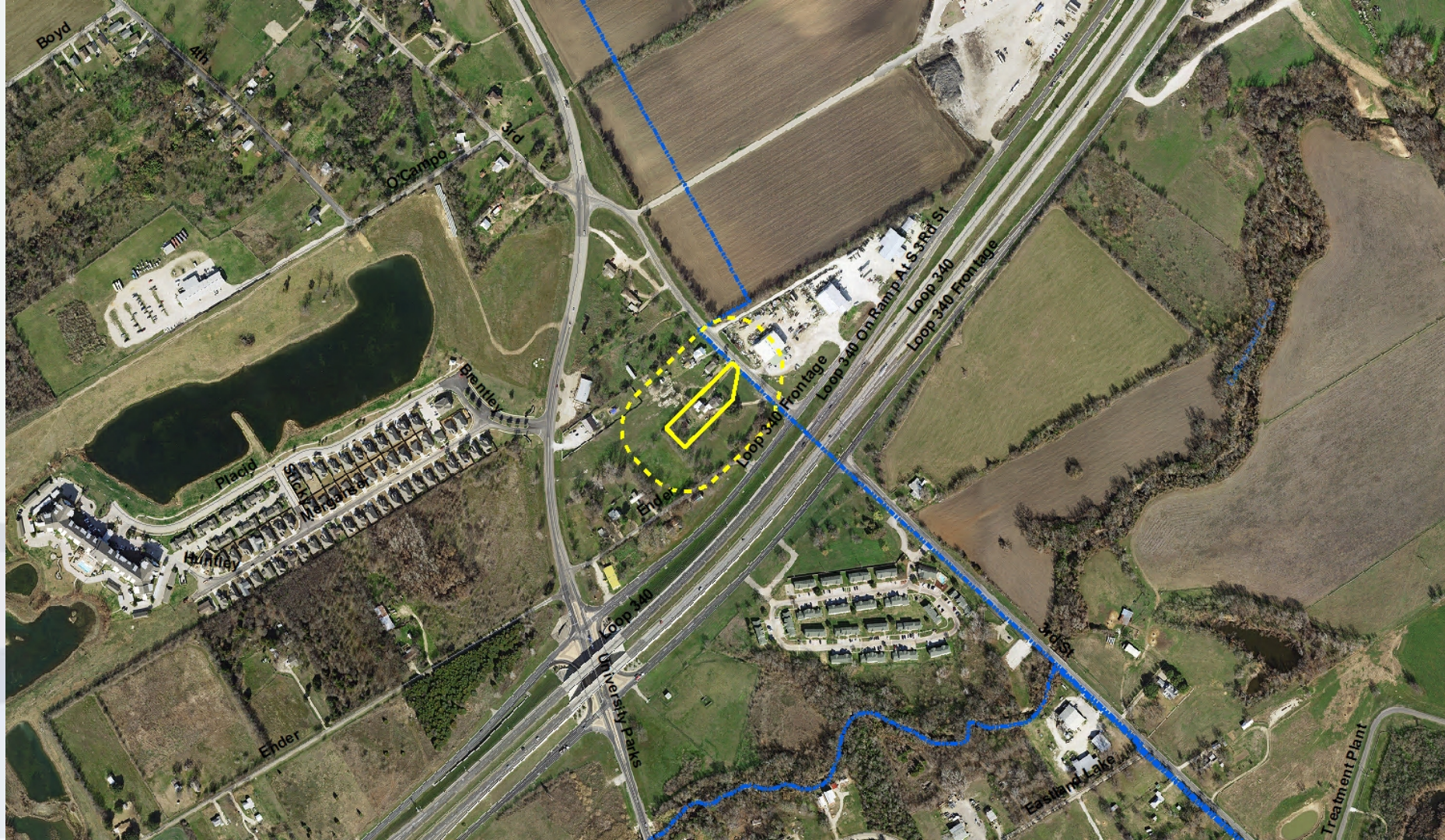
# Ph 2021-758

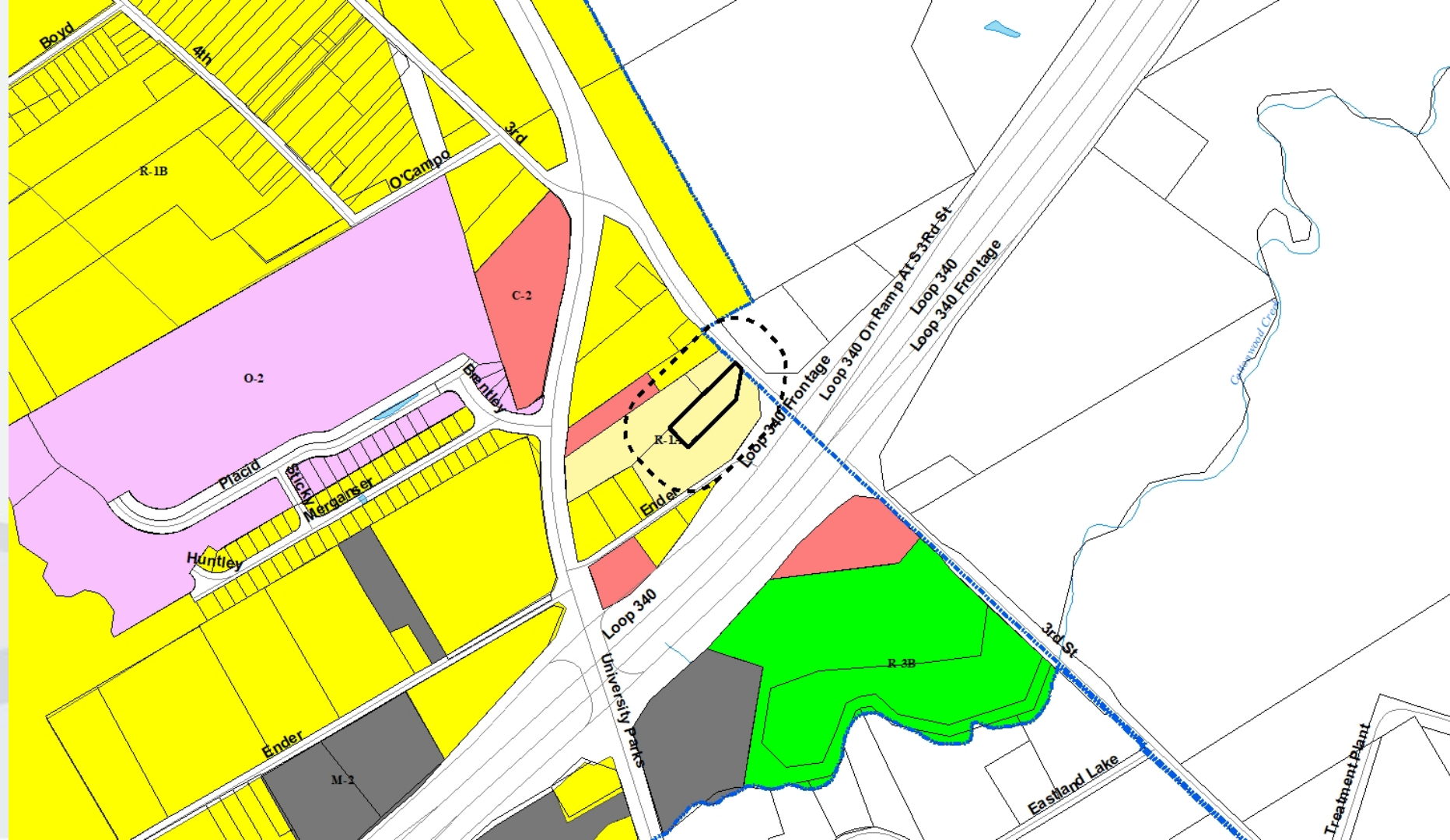
## 4209 S. 3rd Street

- Applicant: Mark and Sylvia Ashley
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: 1.1 acres
- Within the Oakwood Neighborhood
- Council District I

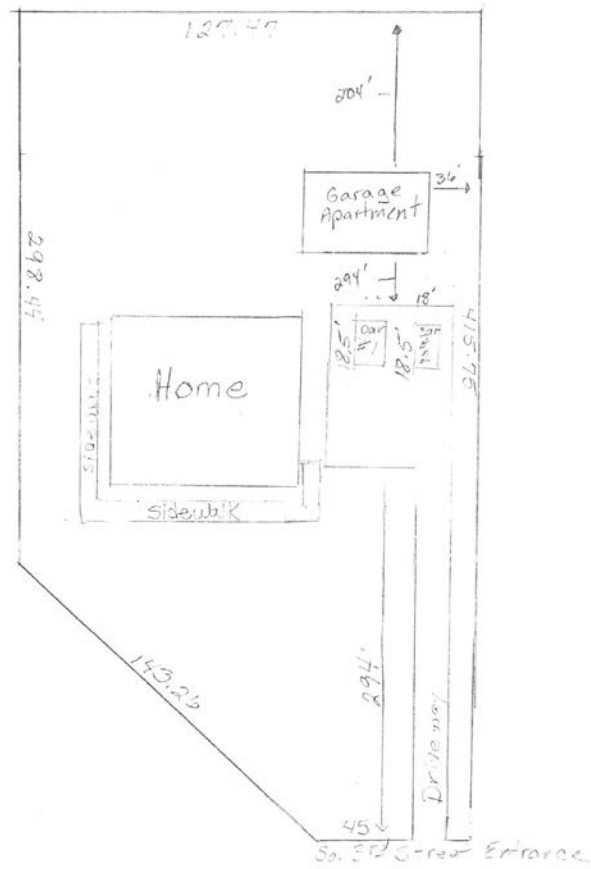
## Definition: Short Term Rental Type I

*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.





4209 So. 3<sup>rd</sup> St Naco, Tx 76704





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

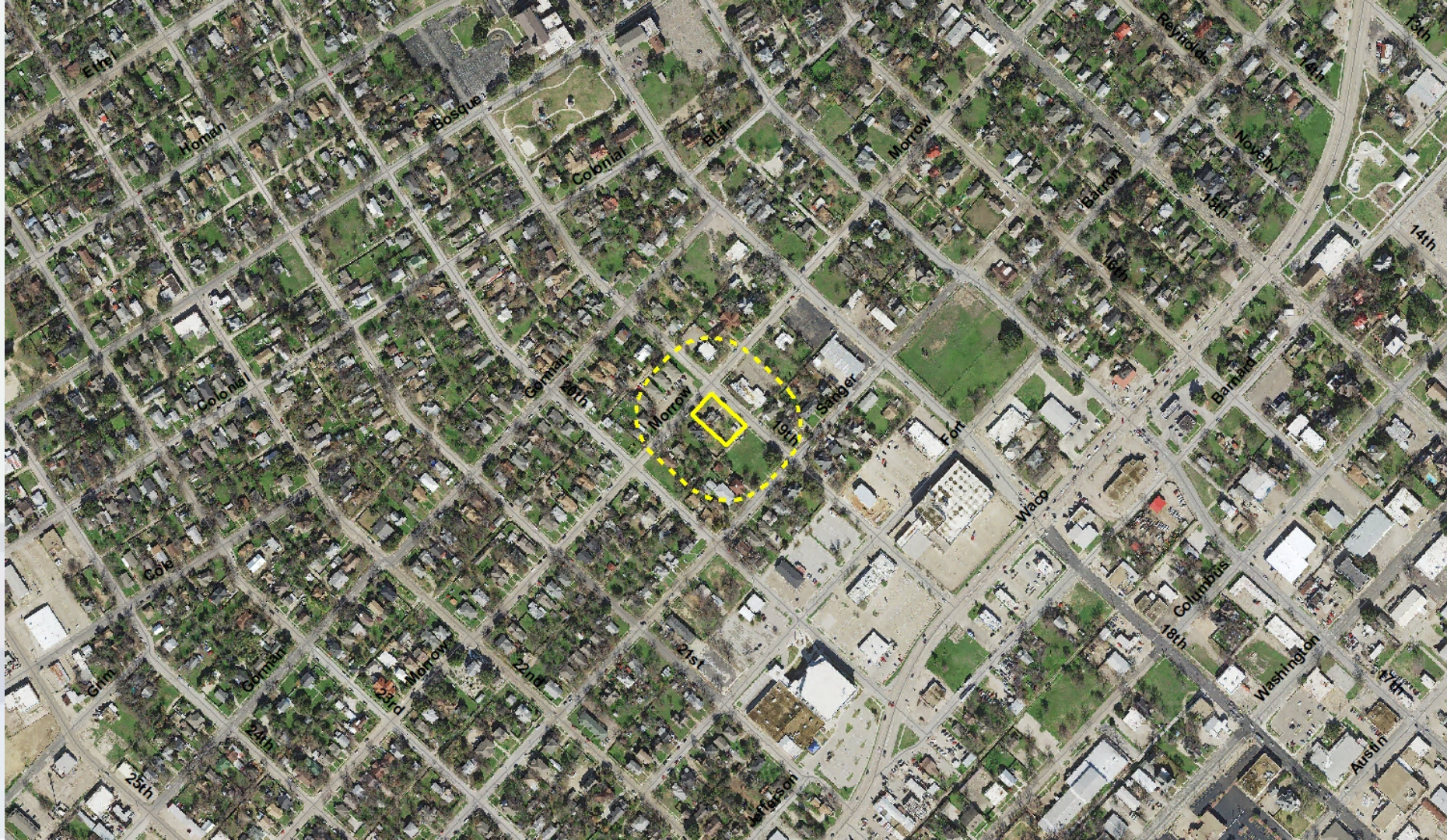


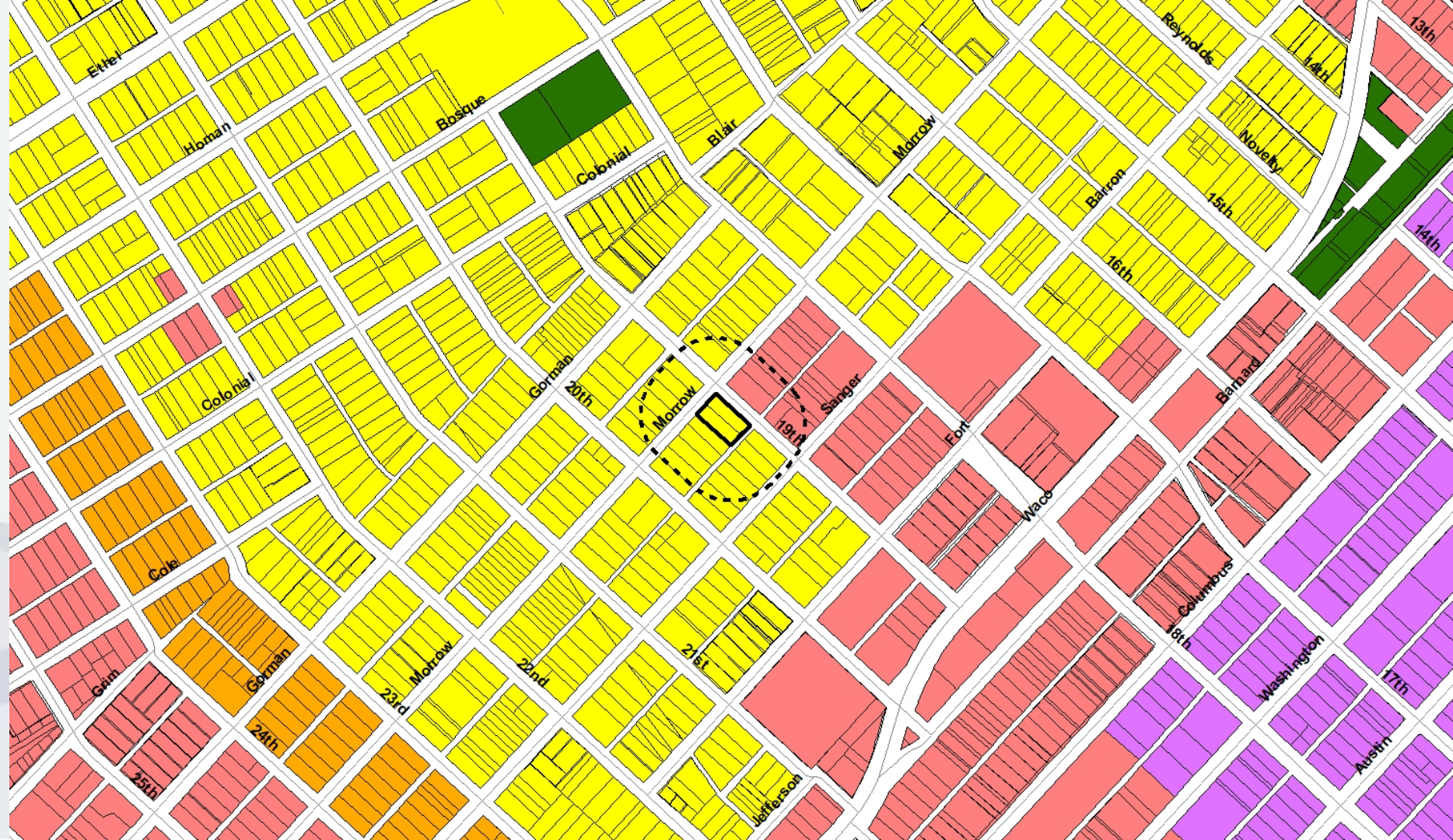
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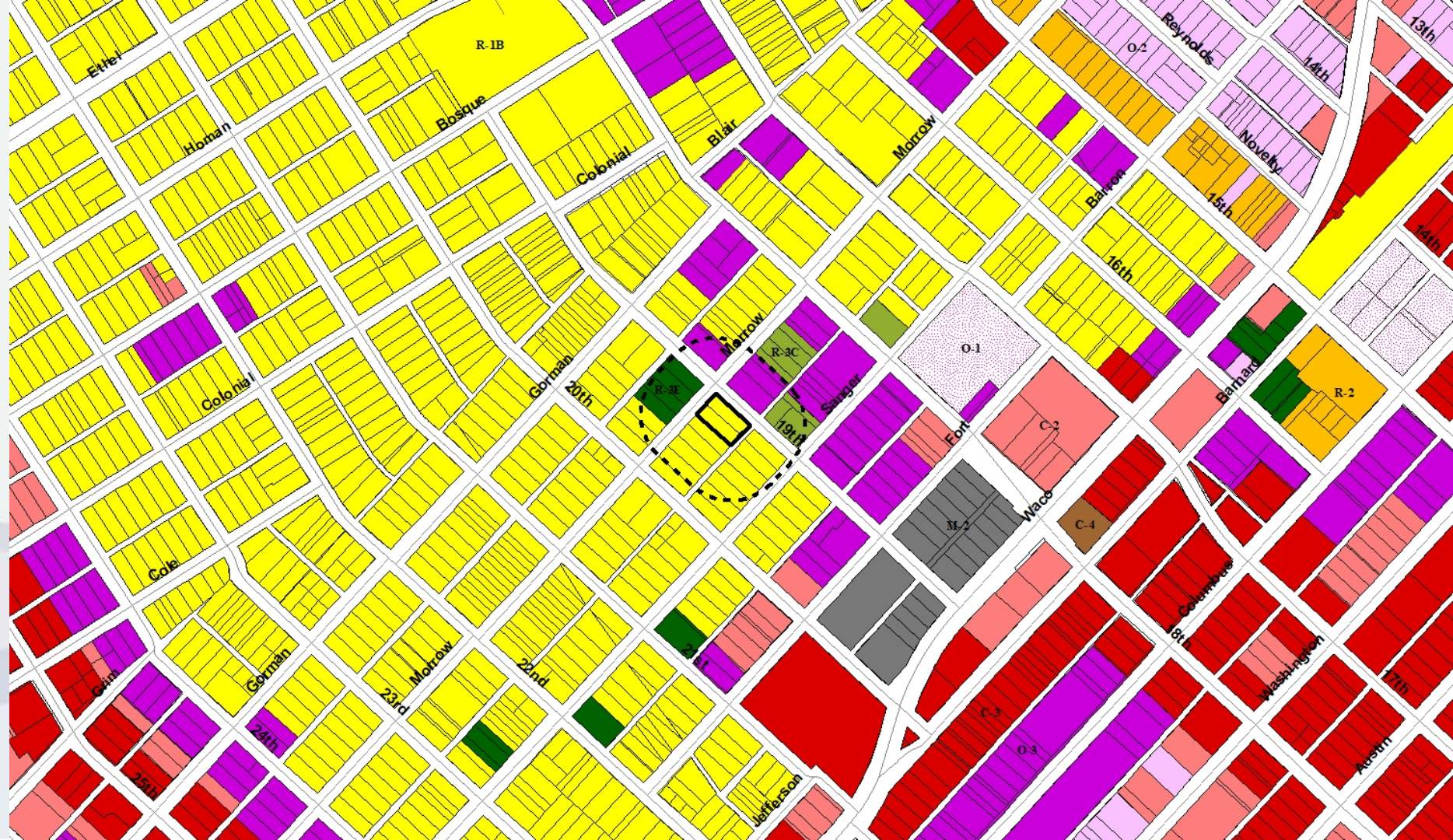
# PH 2021-759

## 724 N. 19th Street

- Applicant: Kimberlee and Steve Rodriguez Holdings, LLC
- Land use designation change from Urban Residential to Mixed Use Flex
- Rezone from R-1B to O-3
- Property Size: app. 0.37 acres
- Within the Sanger Heights Neighborhood
- Council District IV









←

1826 Morrow Ave  
Waco, Texas

Google

🕒 Street View - Mar 2021



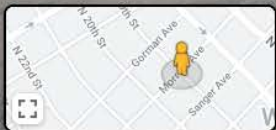
Google



799 N 19th St  
Waco, Texas



Street View - Nov 2016



Google

Plan Commission recommends **APPROVAL** of this request to change the land use designation from **URBAN RESIDENTIAL to MIXED USE FLEX** based on the following findings:

- The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
- The property is located across the street (N. 19th Street) from properties designated as Mixed Use Flex.

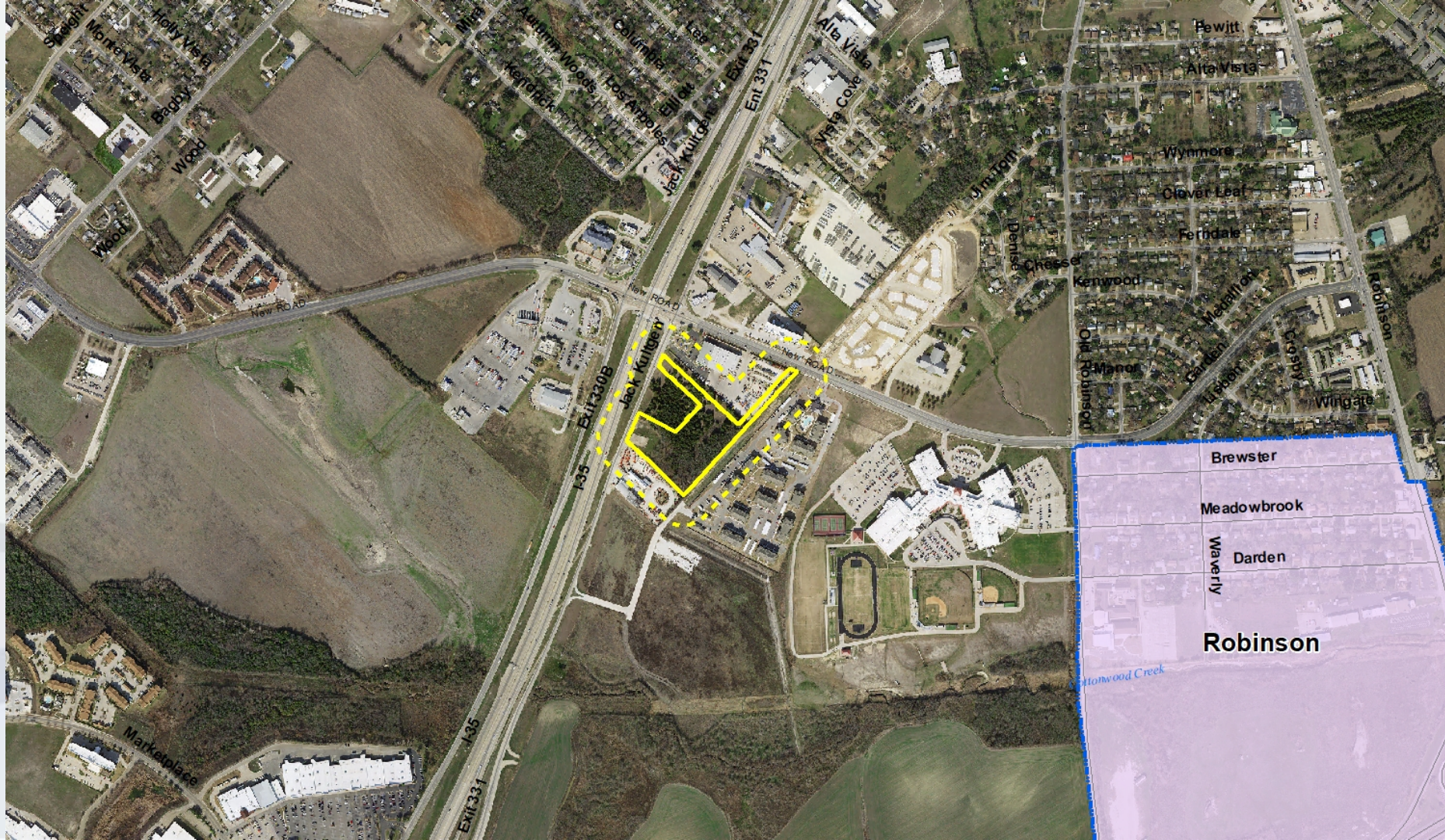
Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to O-3** based on the following findings:

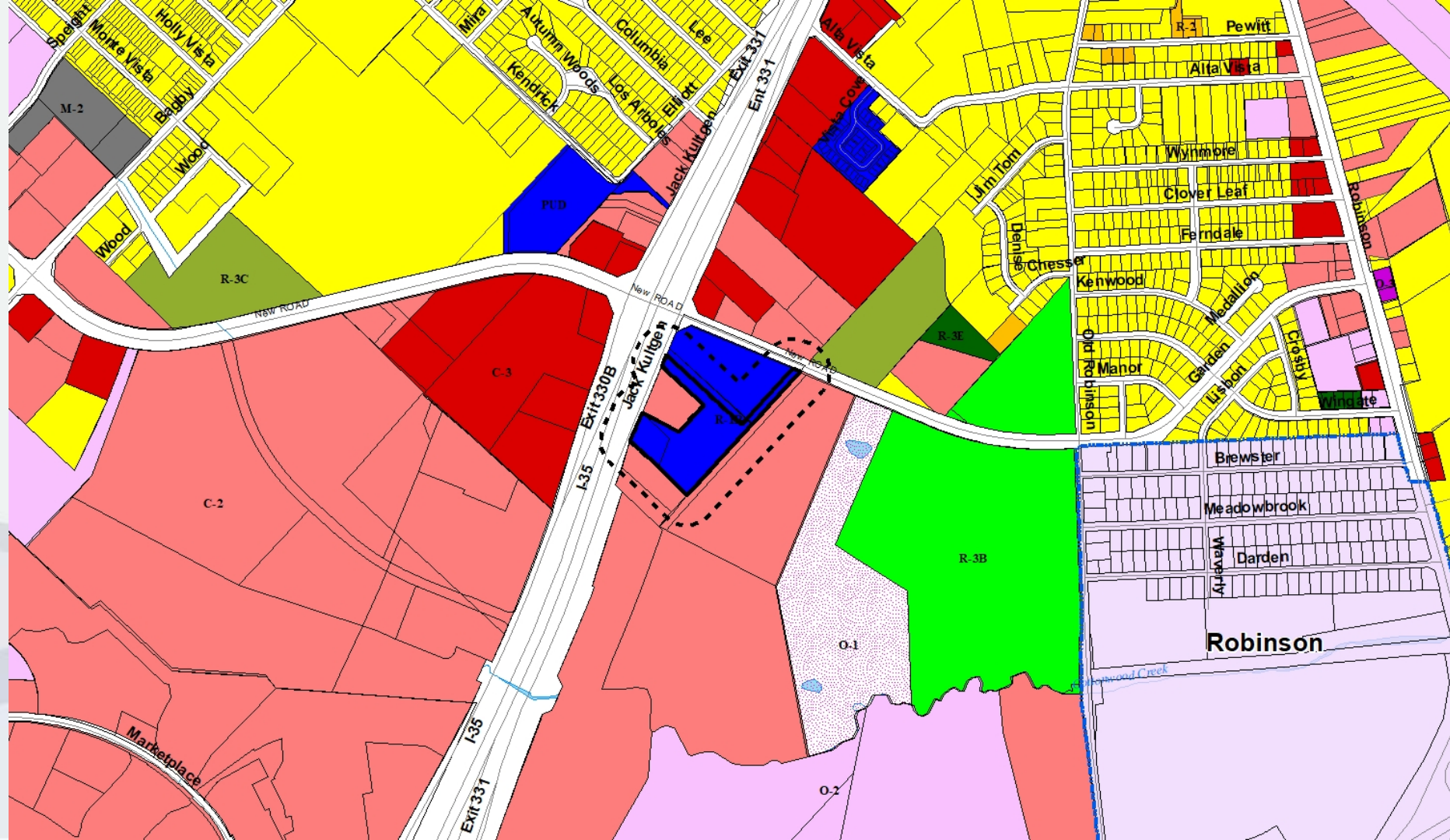
- The proposed zoning is in keeping with the land use component of the Comprehensive Plan, as revised.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- The property meets all the area and width requirements for the O-3 zoning district.
- The proposed O-3 zoning is compatible with the surrounding area.
- There is O-3 zoning across the street from the subject property.

# PH 2021-760

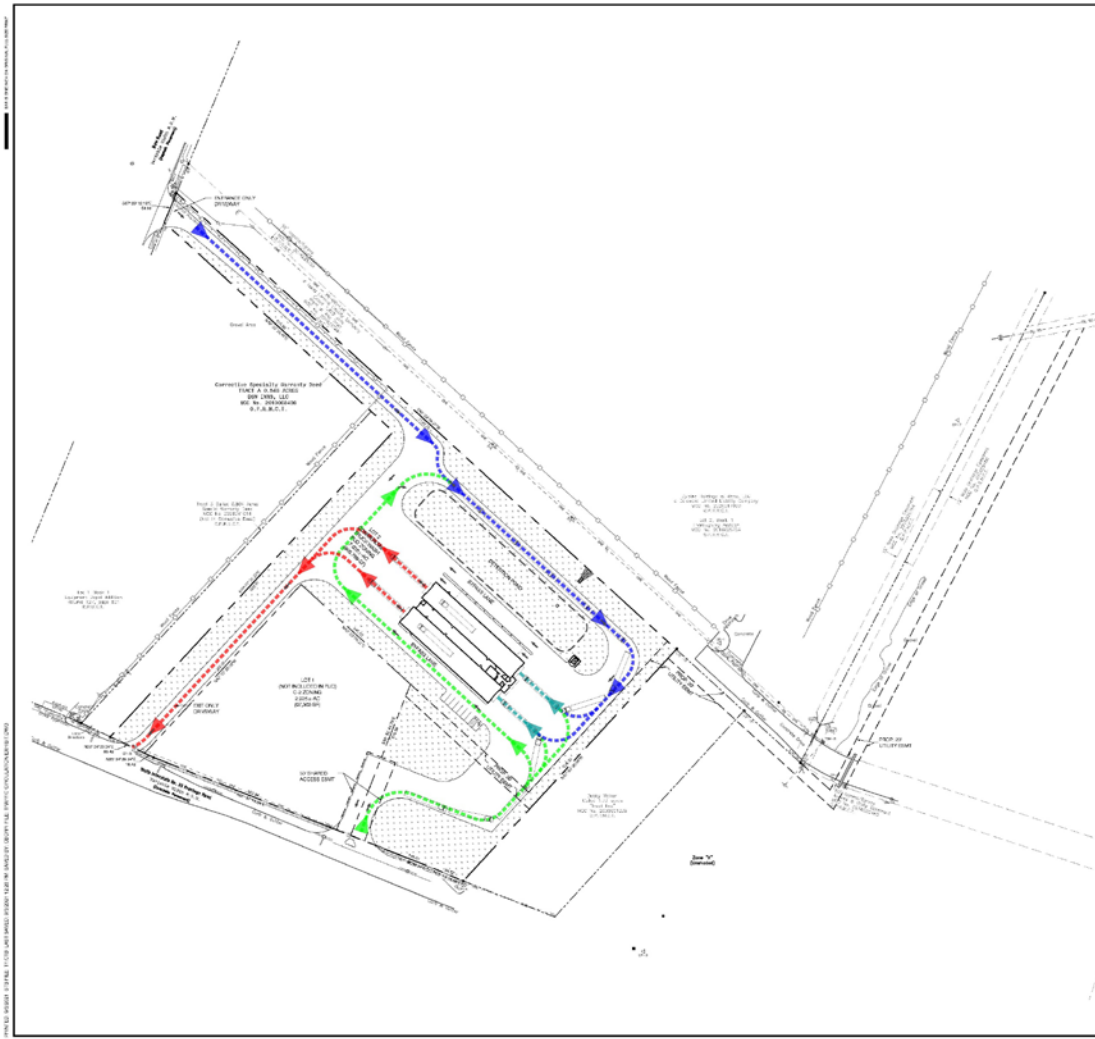
## 4300 S. Jack Kultgen Expressway

- Applicant: Rodajo, Inc.
- Approval of a Final PUD Plan
- Property Size: app. 7.02 acres
- Within the Alta Vista Neighborhood
- Council District II







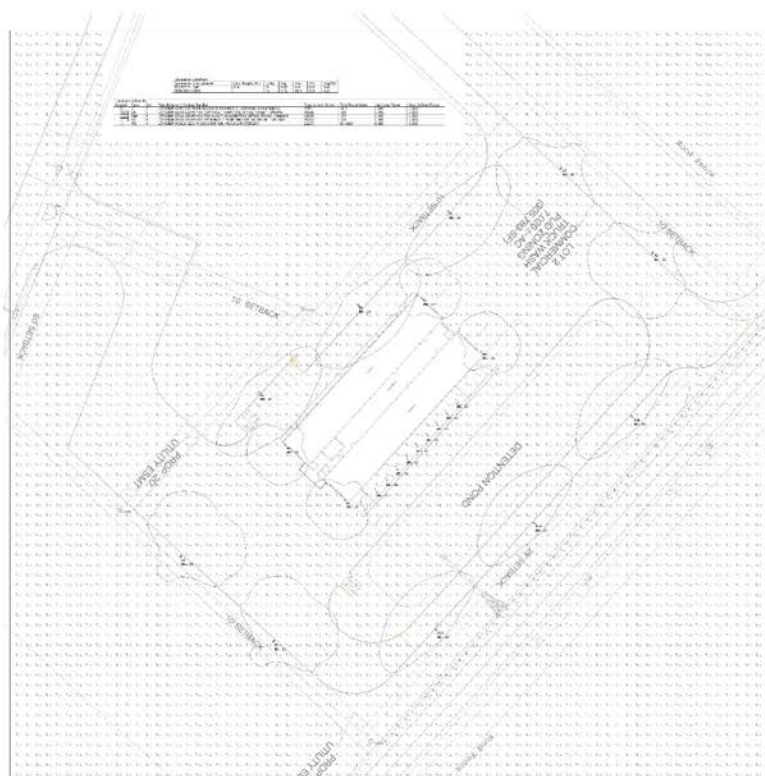


- LEGEND**
- ENTRANCE TRAFFIC FROM I-35 FRONTAGE
  - ENTRANCE TRAFFIC FROM NEW RD
  - EXIT TRAFFIC TO I-35 FRONTAGE
- WB-EB TRUCK (8.5W x 73.5L)  
SHOWN FOR STACKING REFERENCE



**NOT FOR PERMIT  
OR CONSTRUCTION**

<p>THE COMPANY IS PROVIDING THIS EXHIBIT AS A SERVICE TO ITS CLIENTS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE COMPANY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE COMPANY IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES. THE COMPANY IS NOT RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS. THE COMPANY IS NOT RESPONSIBLE FOR ANY OTHER MATTERS. THE COMPANY IS NOT RESPONSIBLE FOR ANY OTHER MATTERS.</p>	
<p><b>I-35 &amp; NEW RD WACO, TEXAS</b></p>	
<p><b>TRAFFIC CIRCULATION EXHIBIT</b></p>	
<p>DATE: 11/11/2020</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>SCALE: 1" = 80'</p> <p>DATE: 11/11/2020</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
<p><b>C6.1</b></p>	



EXTERIOR FINISHES		
MASONRY	BRK-1	BRICK, ACME - SLATE GREY
PRE-MANUFACTURED CANOPY	CPI-1	PRE-MANUFACTURED CANOPY BY MAPES OR SIMILAR
		CLEAR ANODIZED ALUMINUM
OVERHEAD DOOR	ONCD-1	OVERHEAD COLLING DOOR, GREY
STOREFRONT SYSTEM	SF-1	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
METAL CLADDING	MTL-1	PAC CLAD, COMPOSITE WALL PANEL, 24 GA. BONE WHITE
	MTL-2	PAC CLAD, HDK LINE M1 WALL PANEL, 24 GA. GRAPHITE
CANopies	CPI-1	PRE-MANUFACTURED CANOPIES BY MAPES OR SIMILAR
		CLEAR ANODIZED ALUMINUM

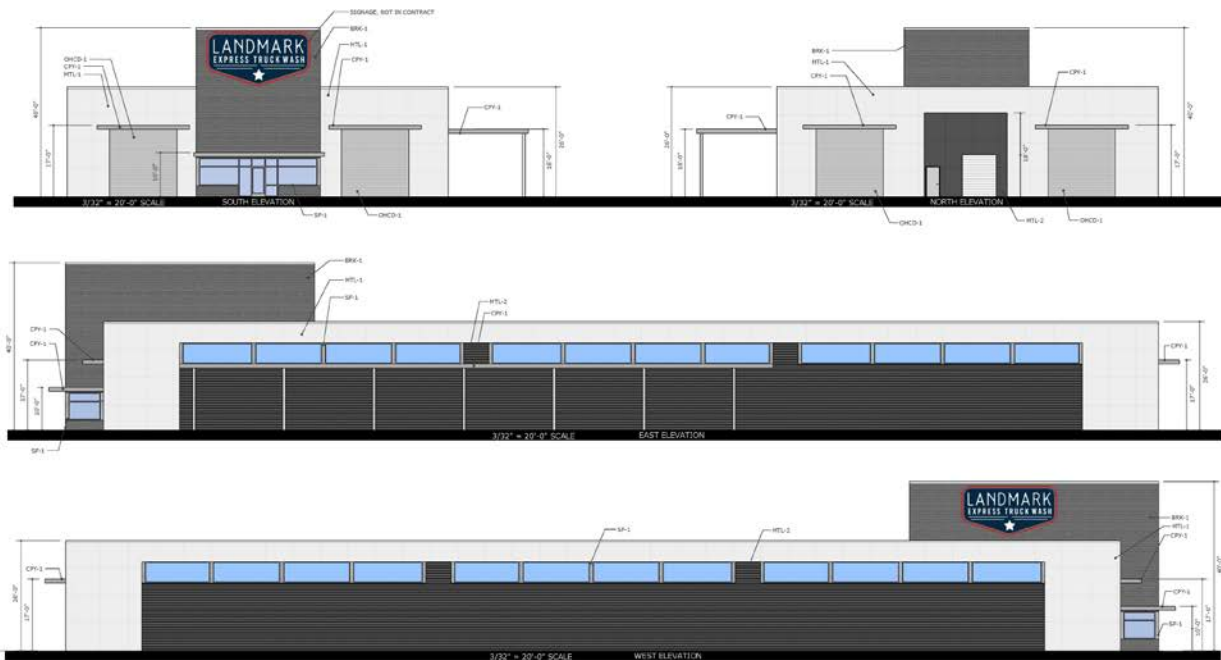


A PLUS DESIGN  
GROUP  
ARCHITECTURE  
INTERIORS  
CONSTRUCTION  
972-724-4440  
972-691-7733 FAX  
APDG LLC  
A PLUS DESIGN GROUP LLC

Theresa Clark Architect  
TX Registration #17354

PRELIMINARY  
NOT FOR  
CONSTRUCTION

These Drawings are  
incomplete and may not be  
used for regulatory approval,  
permit, or construction



LANDMARK

A NEW FACILITY FOR:  
DAVID GRASCH  
TRACTS A, B, & C  
MCC NO. 2010008408  
WACO, TX

Date: 08/19/21

BUILDING  
ELEVATIONS



## LANDMARK TRUCK WASH WACO, TX

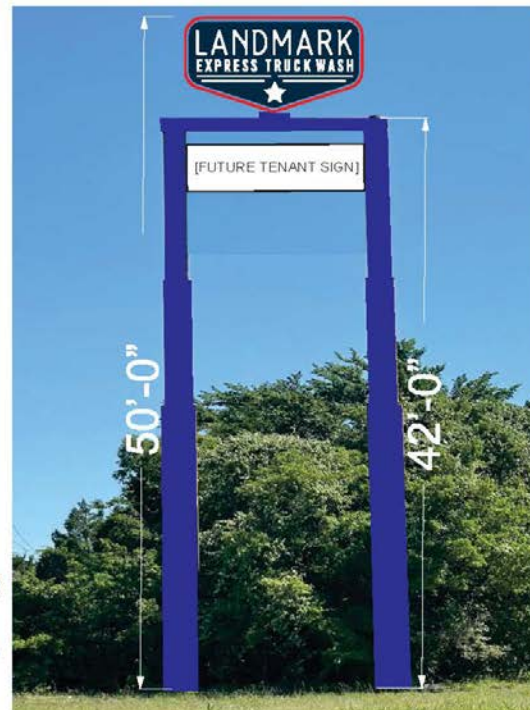
Disclaimer:  
This plan is only conceptual in nature  
and used to estimate uses requested.  
This is not to be used for construction,  
permitting or purchasing purposes.



AUGUST 06, 2021  
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Double Sided, Internally Lighted Cabinet for Existing Pole Sign



**Sales Art**

**Leona Signs**  
DIGITAL PRINTING & PRODUCTION  
Full Service Sign Company

851 East Northeast Loop 323  
Tyler, Texas 75708  
903-597-7731 fax 903-597-1599  
www.leonaigns.com  
Texas Electrical Sign Contractor License #18080

*Designed Exclusively For*  
**Landmark Express  
Truck Wash**

Waco, TX 71234

Account Rep: Jordan R.  
Drawn By: CC  
File: Vitem-120724Art & Production  
Landmark Express Truck Wash 04/24/2024

Date: 06-28-2021  
Quote #: 0000-01  
Notes: WO #:

\* Colors are a representation only. A check is NOT an exact color match.  
\* Measurements are not to scale.  
\* Primary Electric Supply is to be supplied by the Customer at Time of Installation.  
\* This artwork was created by agreement for a Proposed Project. It is Considered  
as Leona's Sign Exclusive Property.  
\* All artwork changes require Signed Approval.

Version: V1

BLUE PAINT FOR POLES RED PAINT FOR CABINET DIGITALLY PRINTED GRAPHICS

**APPROVED**

DATE: \_\_\_\_\_  
CUSTOMER: \_\_\_\_\_  
SALES: \_\_\_\_\_





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

*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:*

- At time of development, full building plans must be submitted meeting all City of Waco development requirements including but not limited to the following: applicable building codes, site grading & drainage, parking, signage, vehicle/ pedestrian access & circulation, landscaping, refuse location & access, and fire protection location & access. Building permits will not be issued until full compliance with all development standards of the City of Waco and the approved PUD plans.
- The property must be platted meeting requirements of the PUD and subdivision ordinance before the issuance of building permits. Off-site sewer extension and easement dedication shall be required.

### *Conditions (continued):*

- The Entrance Only driveway off S. New Road shall be vacated and removed when the proposed road extension through the adjacent Thanksgiving Park Development is constructed. If the road extension remains private, an acknowledgement agreement shall be established with the adjacent property owner of the Thanksgiving Park Development regarding a future connection to S. New Road.
- Hours of operation shall be limited to 6:00 a.m. to 10 p.m.
- Gates shall be installed at entrances and exits and shall be closed when the truck wash is not open for business.