

PH 2022-399

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 adding a definition for House Museum, determining the zoning districts in which House Museum will be allowed as a permitted use or by special permit and providing parking requirements for such use.



CITY OF WACO

Chapter 28 – ZONING

ARTICLE 1

Section 28-1. Definitions.

House Museum- shall mean a property designated as a Recorded Texas Historic Landmark (“RTHL”) with historic or architectural significance which provides house tours to be conducted for compensation to the public for the purpose of offering varied experiences for education, enjoyment, reflection and knowledge sharing.

Allowed by special permit use in:

R-1A, R-1B, R-1C, R-2, R-3A, R-3B, R-3C, R-3D, and R-3E zoning districts

Allowed as a permitted use in:

O-1, O-2, O-3, C-1, C-2, C-3, C-4, and C-5 zoning districts, and

Providing parking requirements:

- 1 space per 400 square feet or
- 1 space per 3 persons on a tour if limited to tours only

Registered Texas Historic Landmarks in Waco city limits			
Property Name	Address	City	Zoning
Albert Turner Clifton House	2600 Austin Ave.	Waco	O-3
Alico Building	425 Austin Ave.	Waco	C-4
Austin Avenue Methodist Church	1300 Austin Ave.	Waco	C-4
Bull Hide Creek Iron Bridge	N/A	Waco	
Earle-Harrison House	1901 N. 5th St.	Waco	O-2
Earle-Napier-Kinnard House	814 S. 4th St.	Waco	O-2
East Terrace	100 Mill St.	Waco	O-2
Elite Cafe	2132 S. Valley Mills Dr.	Waco	C-3
First Lutheran Church	1008 Jefferson Ave	Waco	O-3
Forsgard House	1122 N. 4th St.	Waco	R-2
Fort House	503 S. 4th St.	Waco	O-2
George W. Carroll Science Hall	1401 S. 5th St.	Waco	O-2
Giles Homestead	N/A	Waco	Burned Down in 1968
H. & T. C. Railroad	N/A	Waco	
Hoyle Cabin	421 Rice Ave.	Waco	R-1B
Johnson-Taylor House	1705 North 5th St.	Waco	O-2
Lusk House	301 Jefferson St.	Waco	C-3
McLennan County Courthouse	501 Washington Ave	Waco	C-4
Old Main	1411 S. 5th St.	Waco	O-2
Old Walker Homestead	3401 Dever Drive	Waco	R-1A
Rotan-Dosset House	1503 Columbus St.	Waco	R-2
Saint Paul's Episcopal Church	515 Columbus	Waco	C-3
St. James United Methodist Church	600 S. 2nd St.	Waco	C-2
Stratton-Stricker Building	800 Austin Avenue	Waco	C-4
The C. C. McCulloch House	406 Columbus	Waco	C-3
The Cottonland Castle	3300 Austin Ave	Waco	R-1B
The George Butler - Jesse Harrison House	1018 Taylor Ave	Waco	O-3
The Sims Cabin	1020 Sleepy Hollow	Waco	Woodway
The Sturgis House	1316 Washington	Waco	C-4
Waco Theatre	724 Austin Avenue	Waco	C-4
Wesley United Methodist Church	125 Turner St.	Waco	R-3E
* Highlighted locations would require a special permit to allow a House Museum in residential zoning as proposed by the draft ordinance.			