

City Council Meeting



December 19, 2023

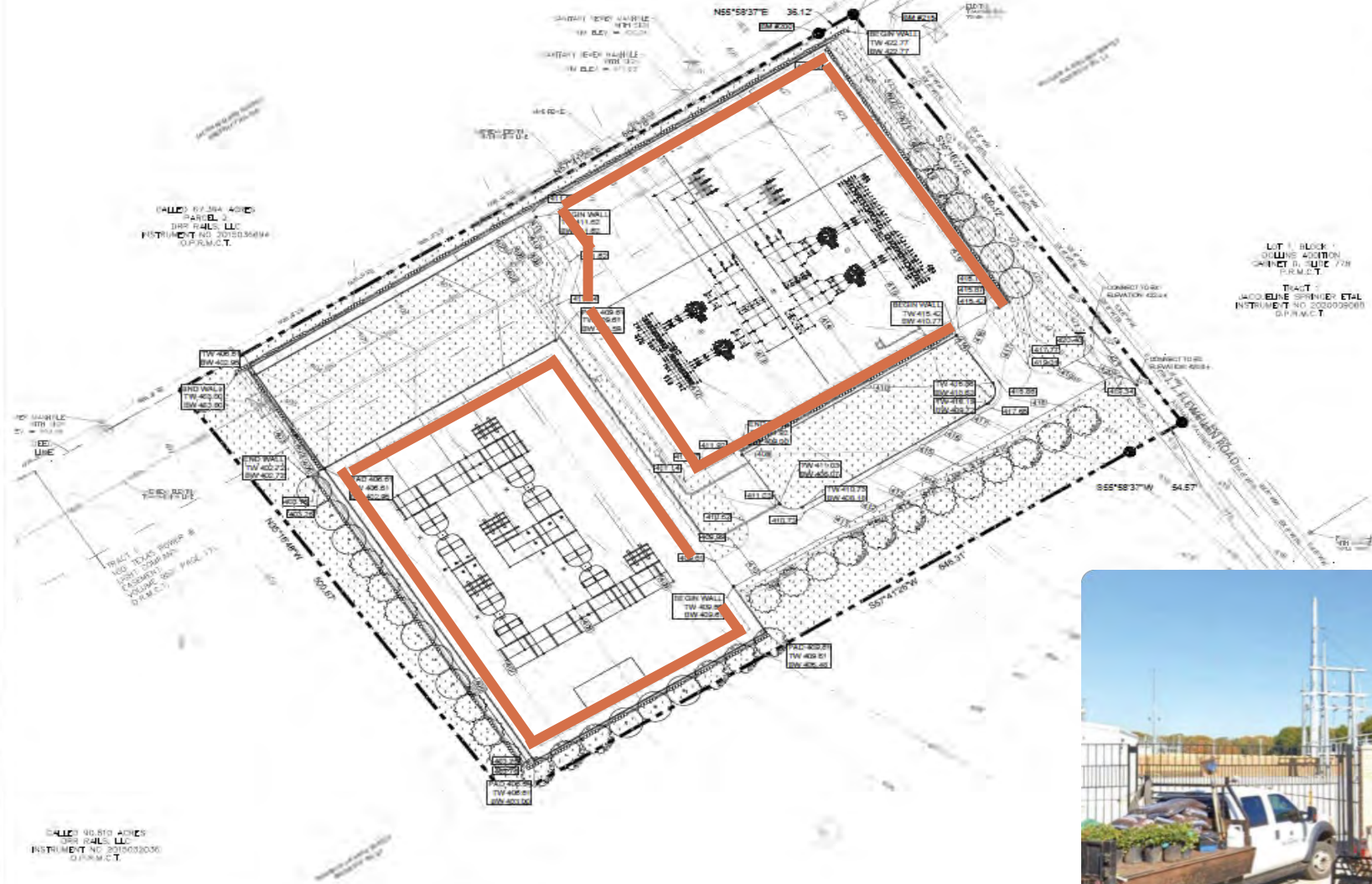
PH 2023-1040







3205 JJ Flewellen Road

- Applicant: Travis Yanker, on behalf of Halff Associates
- Special Permit for Electrical Substation in R-1B District
- Property Size: Approx. 8.045-acre tract
- Within the Carver NA
- Council District I







PLANT LEGEND			
TREES	CODE	BOTANICAL / COMMON NAME	QTY
	QUE SHU	Quercus shumardii / Shumard Oak	12
	TAX DIS	Taxodium distichum / Bald Cypress	18
	ULM CRA	Ulmus crassifolia / Cedar Elm	12
SHRUBS	CODE	BOTANICAL / COMMON NAME	QTY
	LEU FRU	Leucophyllum frutescens / Texas Sage	320
	MYR PUS	Myrica pusilla / Dwarf Southern Wax Myrtle	315
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY
	CYN DAC	Cyrtandra dubia / Bermuda Hydrangea	121,644 sf

LEGEND:

— T —	EXISTING FUEL OPTIC
— T —	EXISTING TELEPHONE LINE
— T —	EXISTING GAS LINE
— T —	EXISTING SANITARY SEWER
— T —	EXISTING OVERHEAD ELECTRIC
— T —	EXISTING UNDERGROUND ELECTRIC
— T —	EXISTING WATER LINE
— T —	EXISTING SEWAGE SEWER
— T —	PROPERTY LINE
— T —	EXISTING WALKWAY
— T —	EXISTING WALKWAY CONTOUR LINE
— T —	EXISTING MINOR CONTOUR LINE
— T —	POWER POLE
— T —	SANITARY SEWER MANHOLE
— T —	WATER VALVE
— T —	EXISTING FUEL HYDRANT
— T —	EXISTING WATER METER

**ONCOR ELECTRIC
DELIVERY COMPANY
CIRCLE POINT SUBSTATION
WACO, TEXAS**











Planning Services recommends **APPROVAL** of the Special Permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28 - Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.



Screening and Landscaping Condition:

Boundary landscaping shall be installed along the J.J. Flewellen frontage, the northern boundary, that exceeds the requirements of Section 28-218(c) of the City of Waco Zoning Ordinance, as follows:

- a) The proposed screening wall along the perimeter of the substation facility, as shown on the “Site Plan for Oncor Waco East Substation” and conceptual renderings, shall be at least eight feet in height and be masonry construction. Also, it shall be installed to extend around the whole substation.
- b) An all-season landscape screen four feet in width densely planted with a combination of deciduous and evergreen trees and shrubs which have an initial height of three feet and will attain a height of six feet within 36 months after installation shall also be installed along the perimeter of the screening wall.



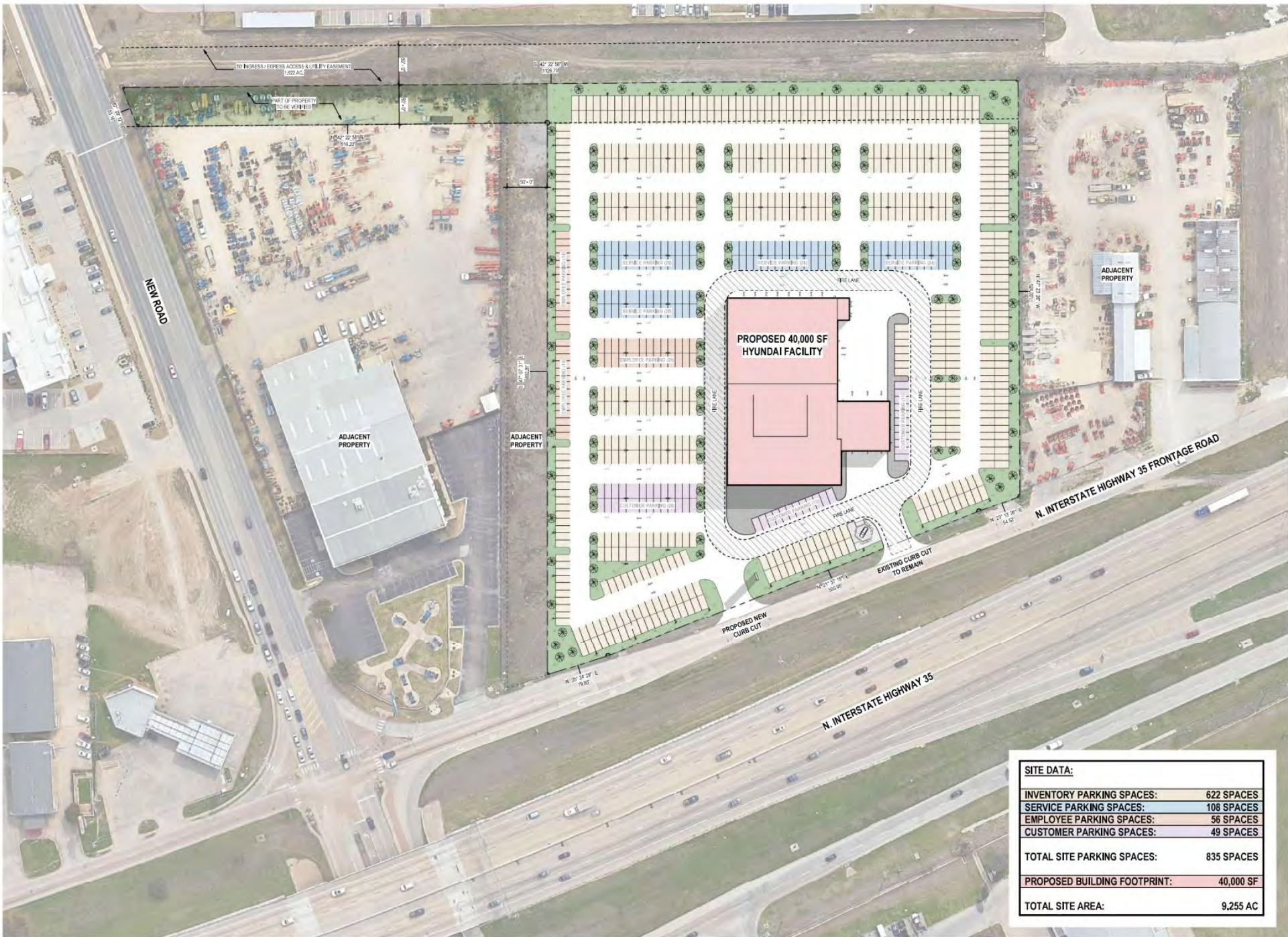
PH 2023-1041

4300 S Jack Kultgen Expressway

- Applicant: Jack Wendes, on behalf of Keating Auto Group
- Special Permit for a Full-Service Automobile Dealership in a C-2 Zoning District
- Property Size: Approx. 9.255 acres
- Within the Alta Vista NA
- Council District II







SITE DATA:	
INVENTORY PARKING SPACES:	622 SPACES
SERVICE PARKING SPACES:	108 SPACES
EMPLOYEE PARKING SPACES:	56 SPACES
CUSTOMER PARKING SPACES:	49 SPACES
TOTAL SITE PARKING SPACES:	835 SPACES
PROPOSED BUILDING FOOTPRINT:	40,000 SF
TOTAL SITE AREA:	9,255 AC







Plan Commission recommends **APPROVAL** of the Special Permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28 - Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.



PH 2023-1042

18.78 acres on Airport Road

- Applicant: Jerry Dyer, on behalf of JDJ Consulting and Construction
- Land Use Designation Change from Office Industrial Flex to Medium Density Residential Office Flex
- Rezone from R-1B to R-3B
- Property Size: approx. 18.78 acres
- Within the North Lake Waco NA
- Council District V













Plan Commission recommends APPROVAL of the land use designation change from OFFICE INDUSTRIAL FLEX TO MEDIUM DENSITY RESIDENTIAL OFFICE FLEX based on the following findings:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Medium Density Residential Office Flex land use designation.



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

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan with successful Land Use Designation change to Medium Density Residential Office Flex as proposed.
2. The property meets all the area and width requirements for the R-3B zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the R-3B zoning district.
4. The proposed R-3B zoning is compatible with the surrounding area including existing land uses and road classifications.



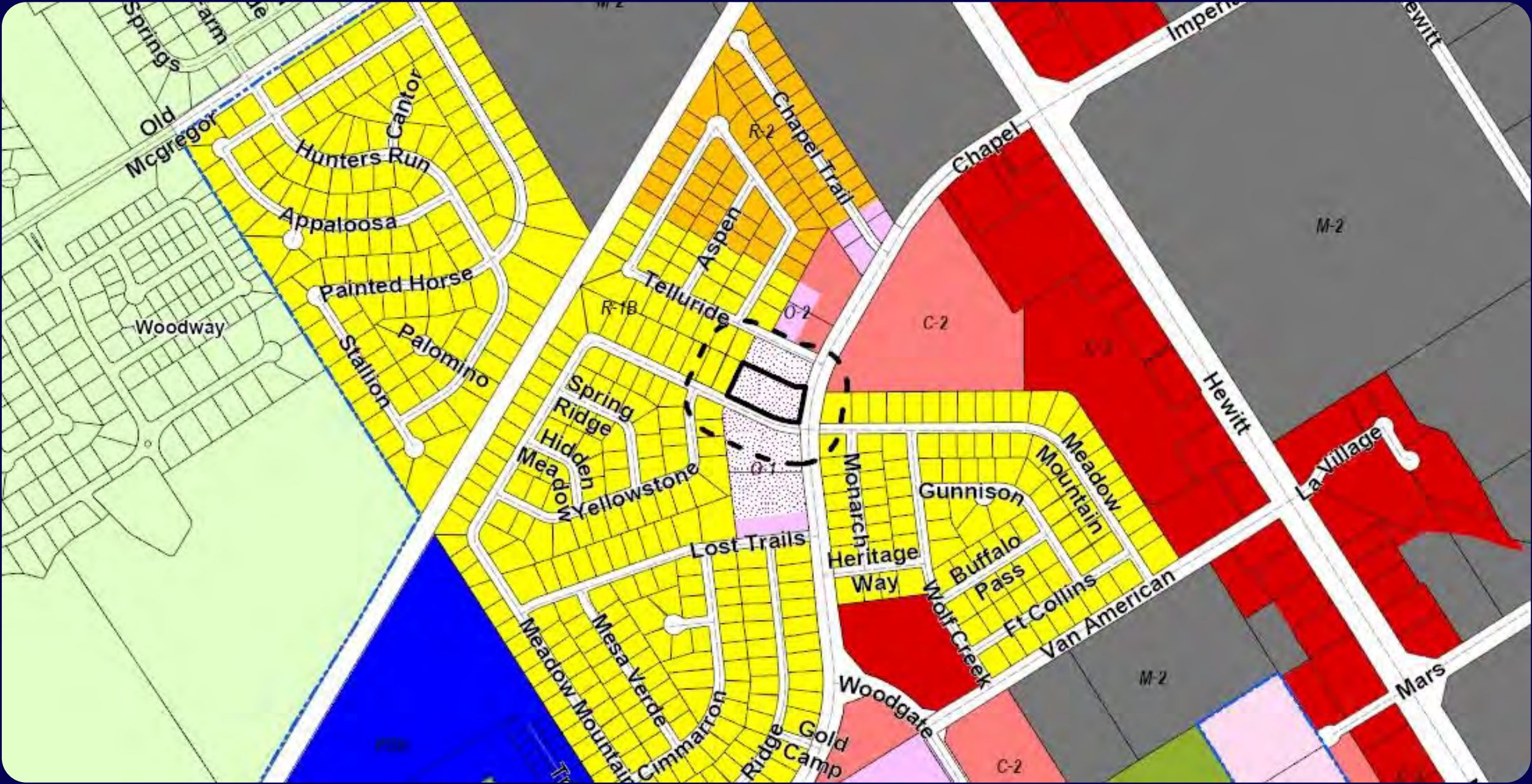
PH 2023-1043

9107 Chapel Road

- Applicant: Brandon Davis
- Rezone from O-1 to O-3
- Property Size: approx. 1.378 acres
- Within the West Waco NA
- Council District III







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

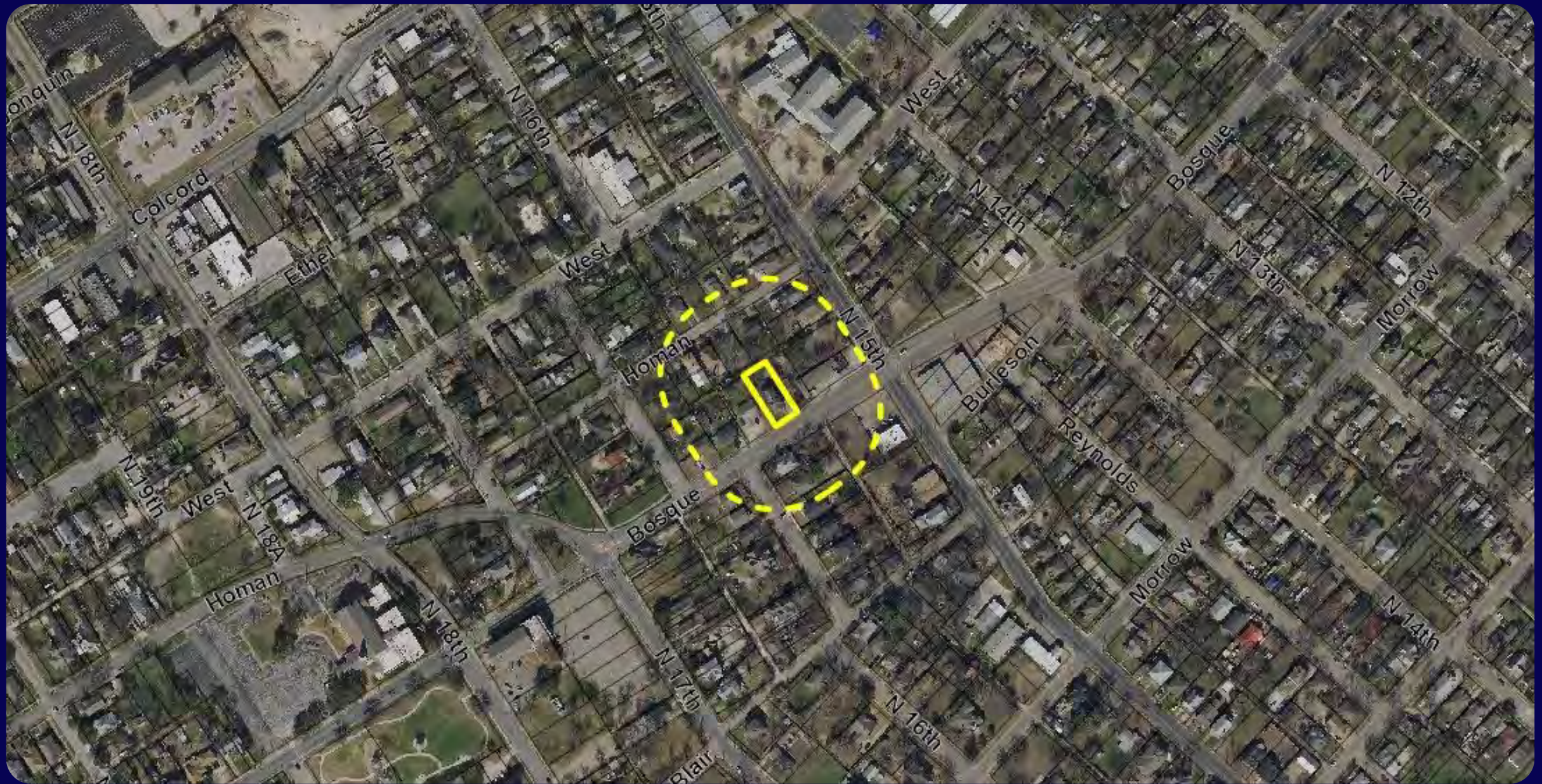
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The properties meet all the area and width requirements for the O-3 zoning district.
4. The proposed O-3 zoning provides for compatible mixed-use development with the adjacent residential neighborhood by limiting the types of commercial uses permitted and hours of operation.



PH 2023-1039

1521 Bosque Blvd

- Applicant: Sophia Felix
- Special Permit for STR Type 1 in R-1B District
- Property Size: approx. 0.204 acre
- Within the Sanger Heights NA
- Council District IV









Plan Commission recommends **APPROVAL** of the Special Permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28 - Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.



All Weather Surface Parking Condition:

11. All weather surface parking must be provided in accordance with Section 28-1019(d) of the Zoning Ordinance prior to issuance of a short-term rental license for the property.

