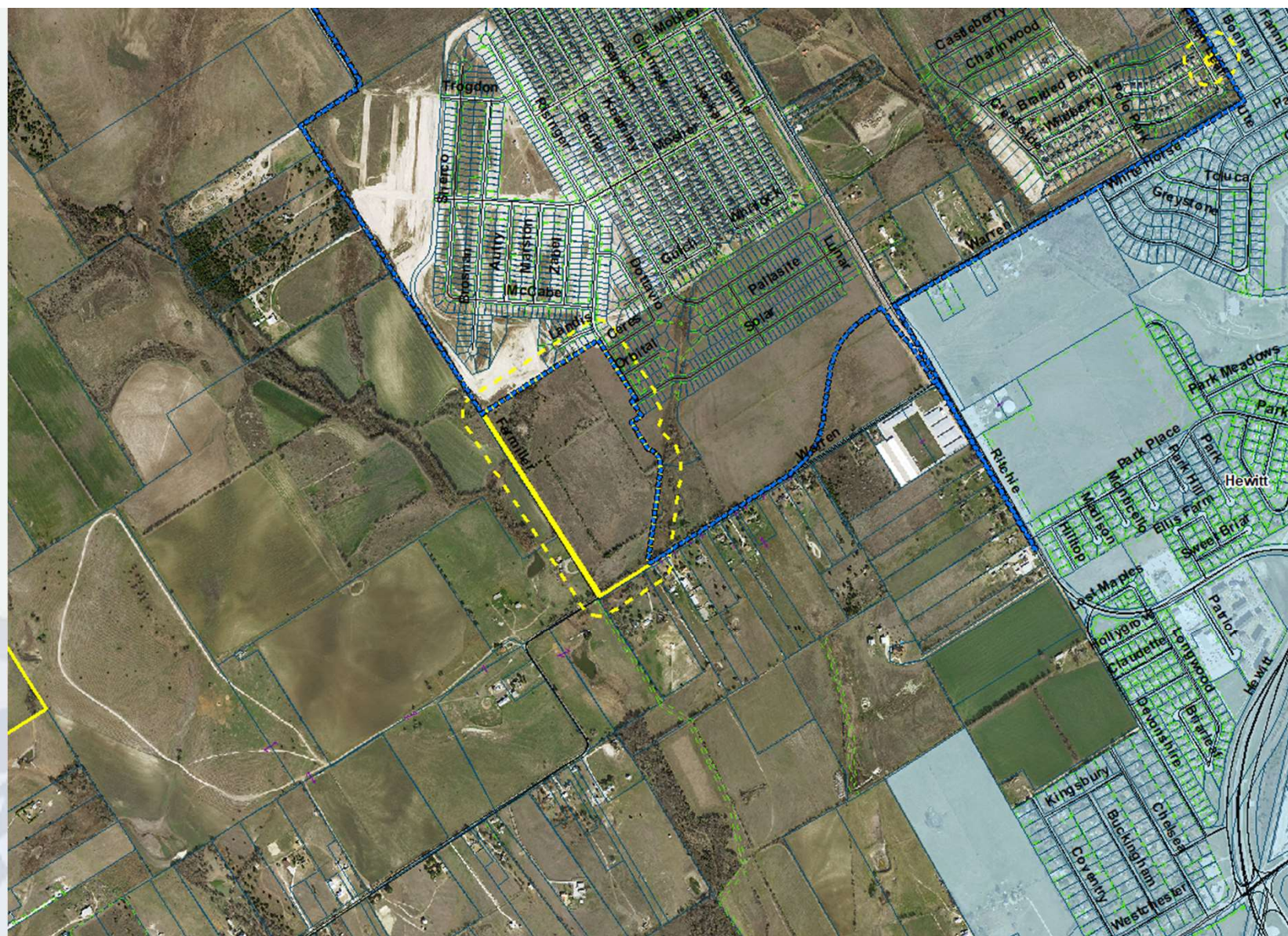


PH 2023-173

Voluntary Annexation

- Applicant: WBW Single Land Investment, LLC - Series 104
- Located near the intersection of Warren Road and Ritchie Road
- Total Property Size: Approximately 58.90 acres
- District III
- Urban Residential Land Use Designation
- R-1B Zoning Designation







PH 2023-174

Voluntary Annexation

- Applicant: Gross RE, LLC
- 2031 Exchange Parkway
- Total Property Size: Approximately 19.14 acres
- Industrial Land Use Designation
- M-2 Zoning Designation
- District III

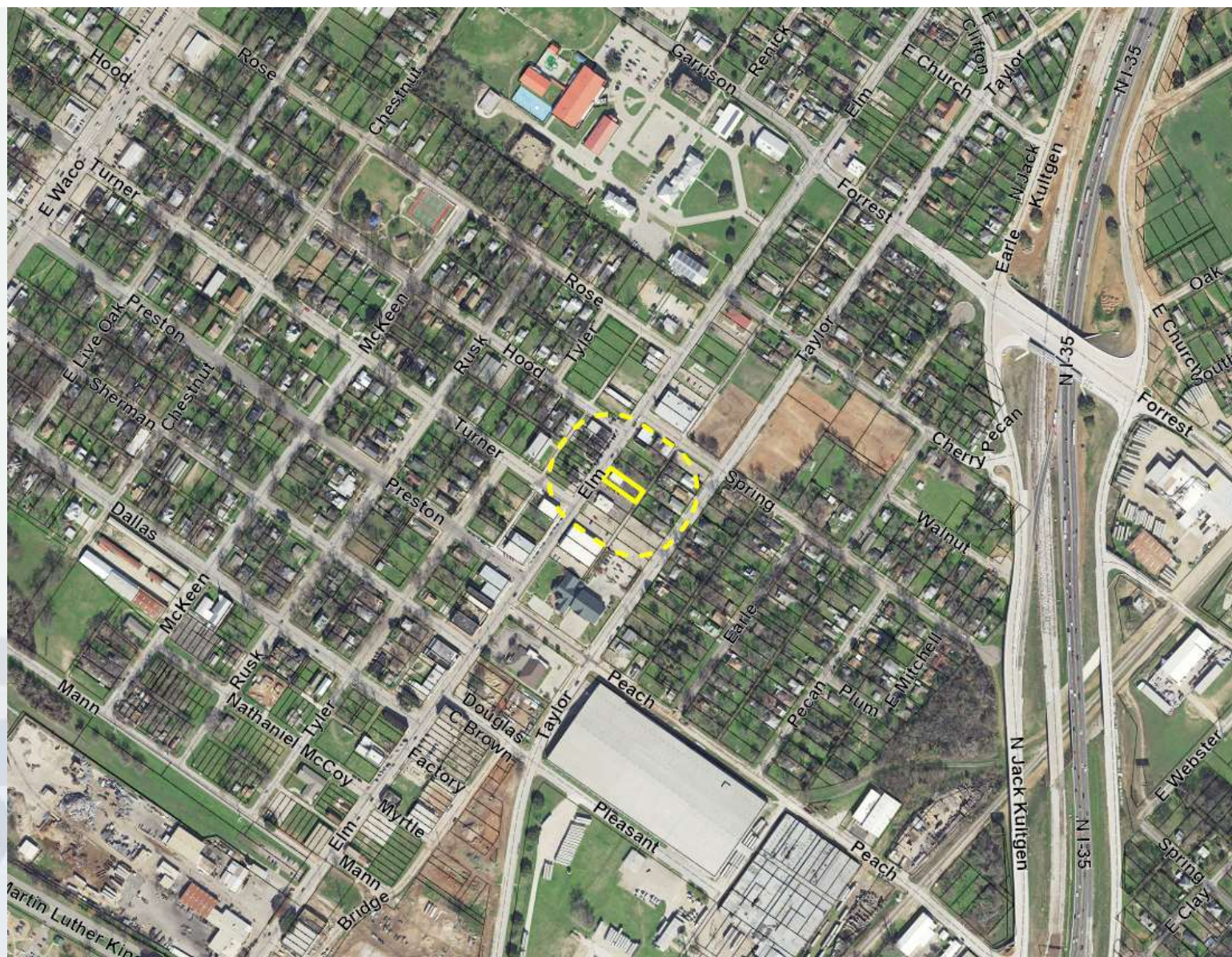




PH 2023-175

809 Elm Avenue

- Applicant: Iva Smith, on behalf of Jockey Club Barber & Beauty Shop, LLC
- Request to designate “Jockey Club Barber and Beauty Shop” as a historic landmark
- Within the Northeast Riverside Neighborhood
- Council District I





Plan Commission recommends **APPROVAL** of this request for historic landmark designation based on the following findings:

- It possesses significance with respect to history and culture, with a demonstrable cultural association, as the first black owned barbershop in Waco at its original location.
- It is associated with events that have made a significant contribution to the broad patterns of local history.
- It is associated with the lives of persons significant in local history, as it was originally founded by World War II Veteran, Woodrow Anderson.

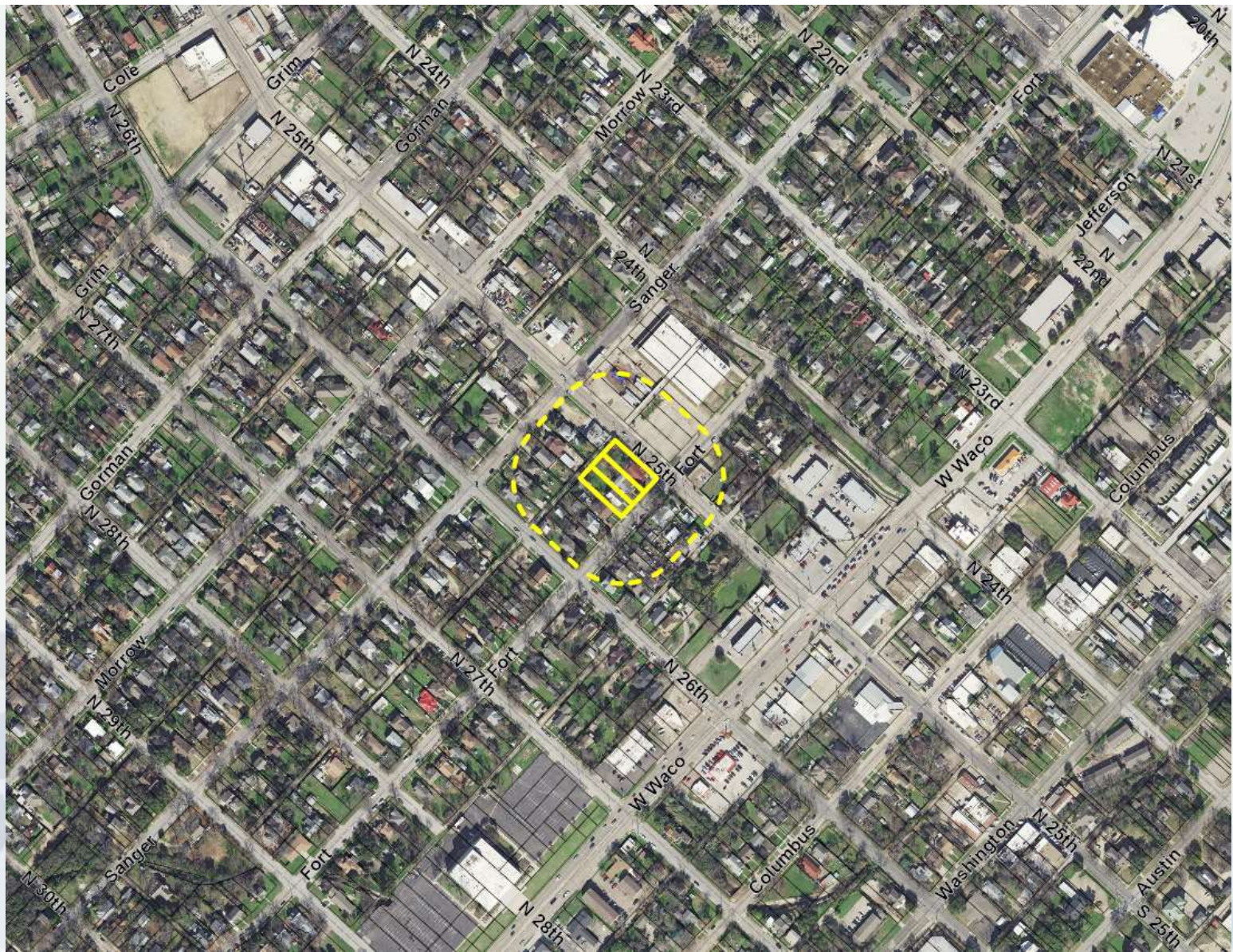
By a vote of 6-0, the Historic Landmark Preservation Commission recommended approval of the historic landmark designation based on the findings listed above on February 9, 2023.

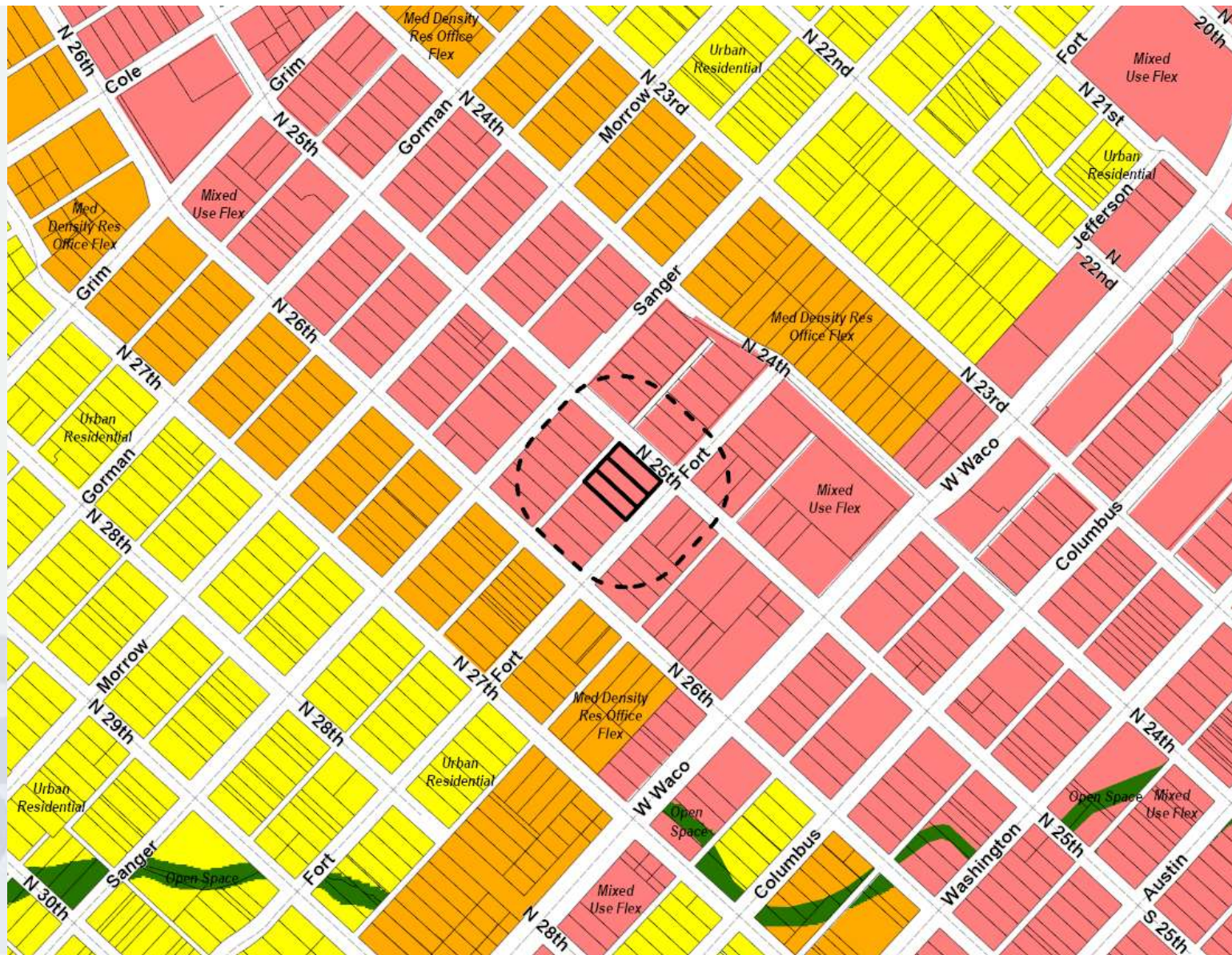
PH 2023-176

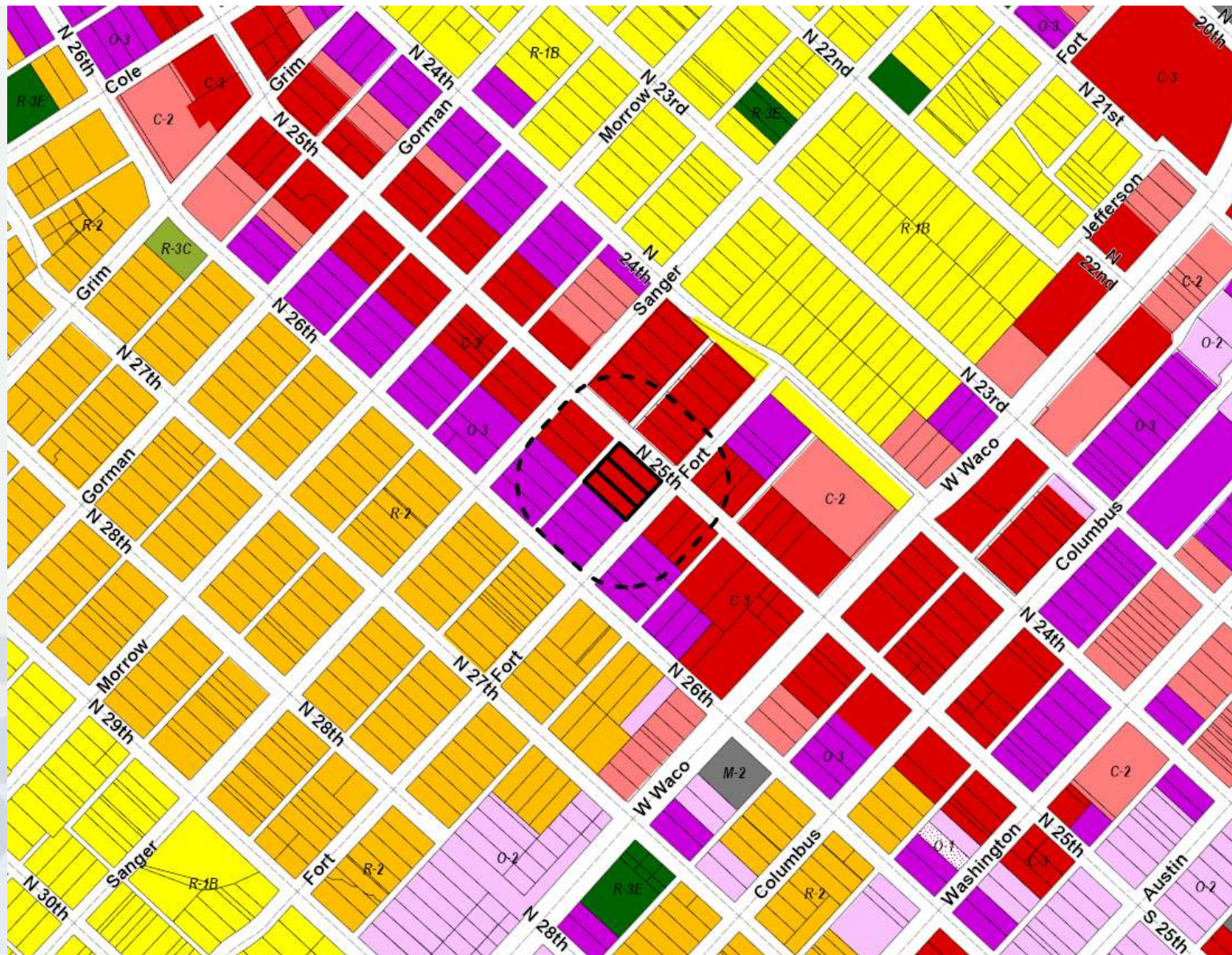
2501, 2505, and 2509 Fort Avenue

- Applicant: Israel Rodarte and City of Waco
- Rezone from Rezone from C-3 to O-3
- Property Size: app. 0.56 acres
- Within the Sanger Heights Neighborhood
- Council District IV

 CITY OF WACO











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

- The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
- 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.
- There is O-3 zoning in the vicinity of the subject property.
- O-3 zoning brings the existing residential uses into conformance with the zoning ordinance.