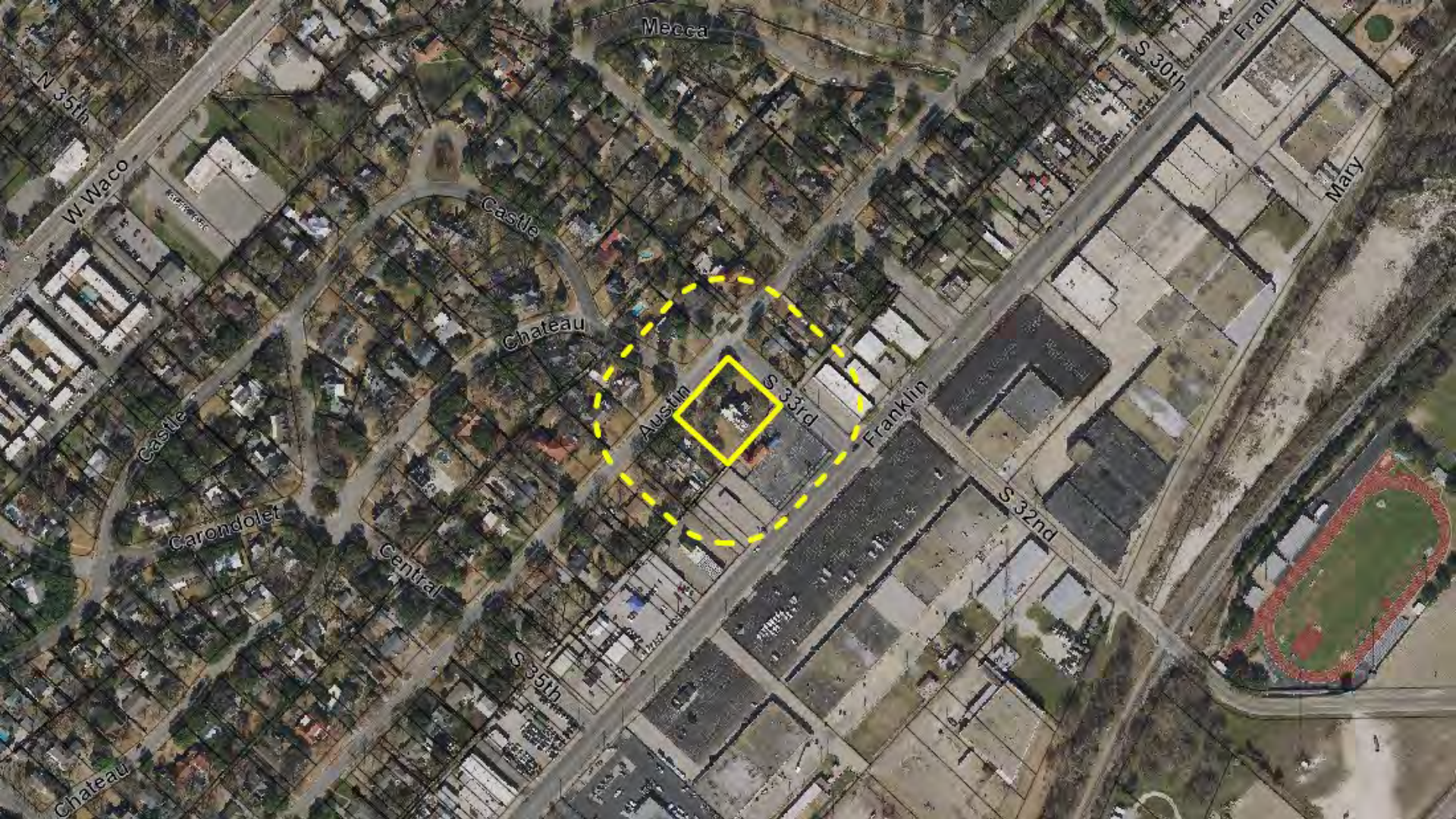


PH 2023-862

3300 Austin Ave.

- Applicant: Brett Moore, on behalf of Magnolia Business Ventures
- Special Use permit for House Museum in an R-1B zoning district
- Property Size: approx. 0.815 acres
- Within the Austin Ave NA
- Council District III



Mecca

N 35th

W Waco

S 30th

Franklin

Mary

Castle

Chateau

Austin

S 33rd

Franklin

S 32nd

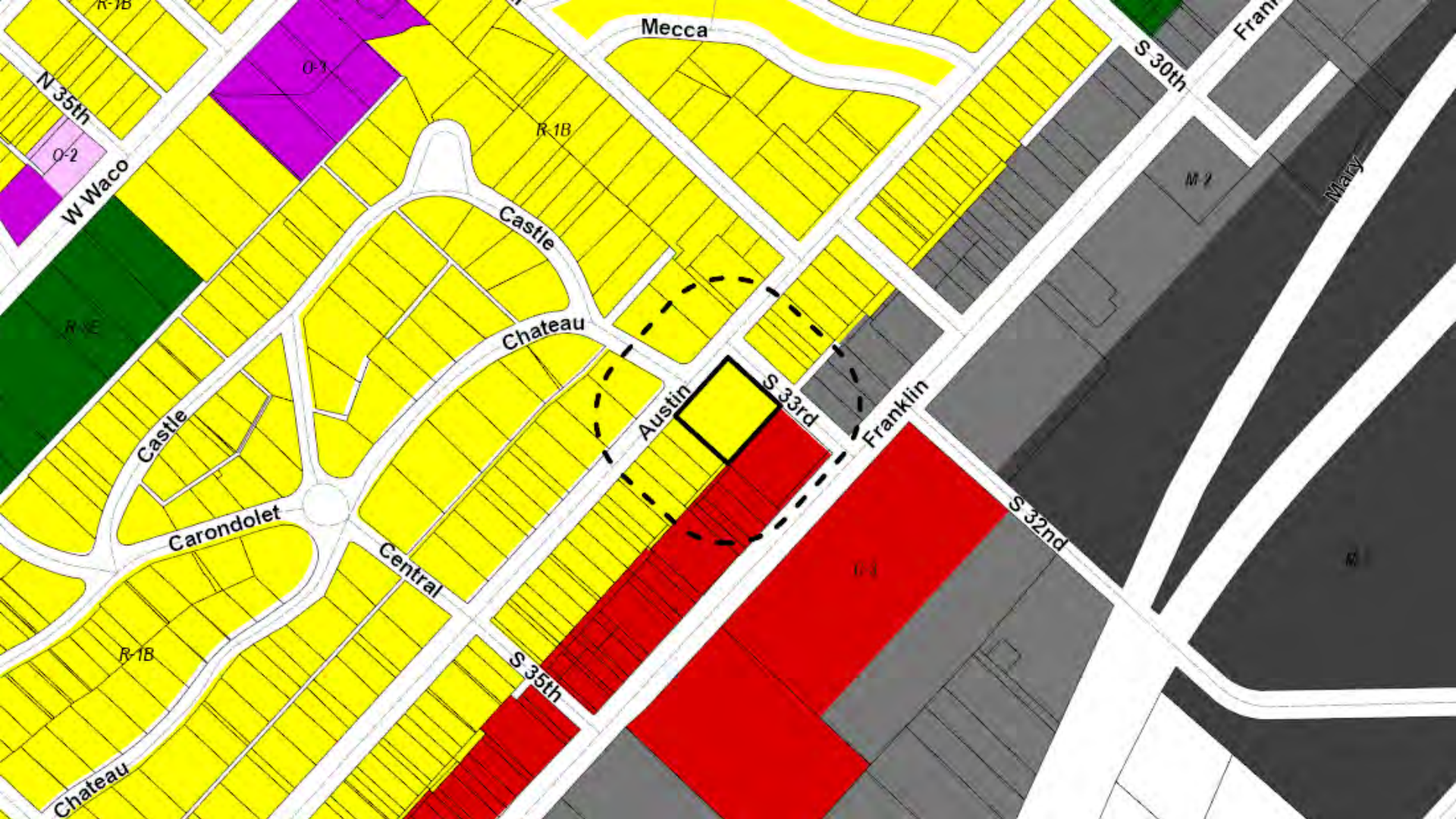
Carondelet

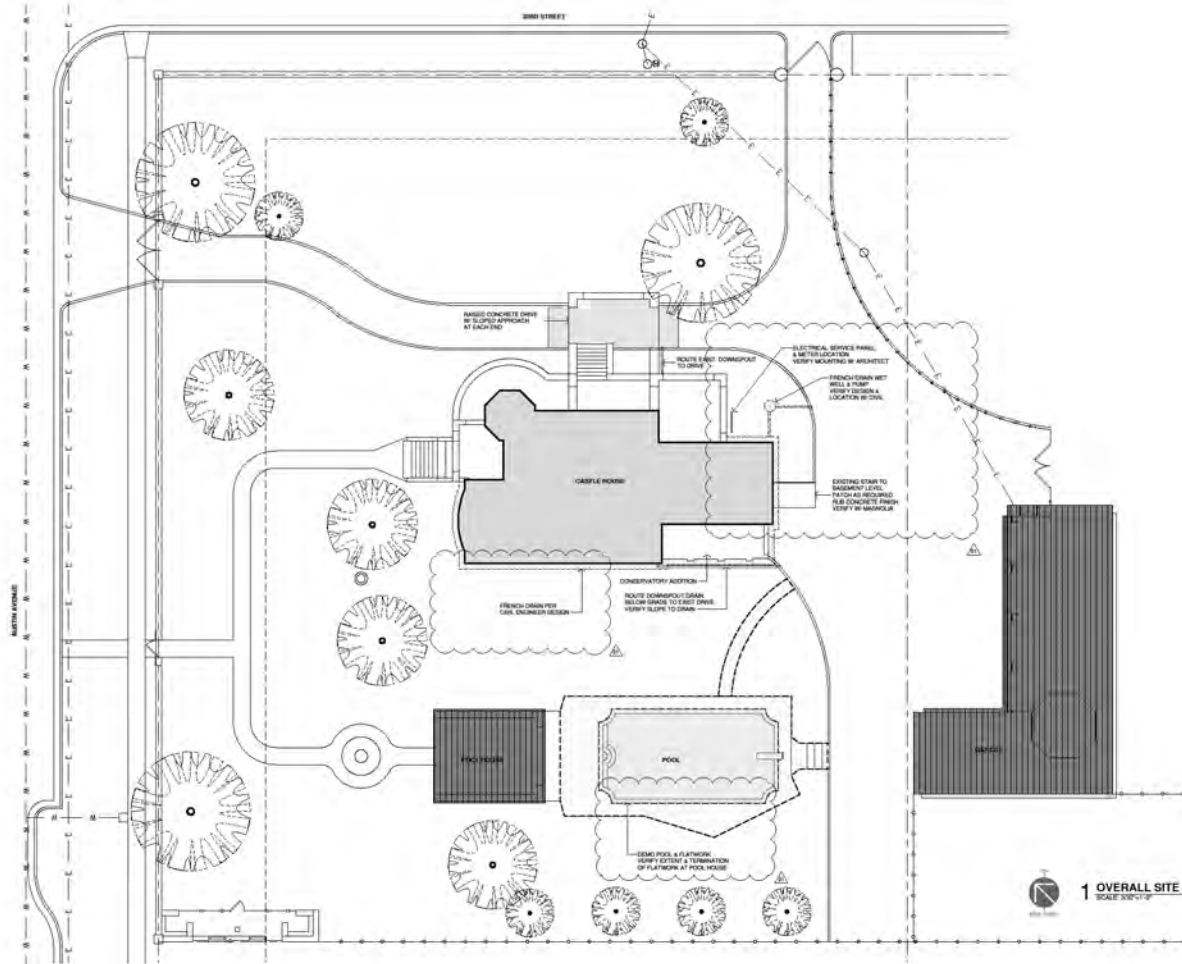
Central

S 35th

Chateau







ARCHITECT
STATE OF TEXAS
JANUARY 1988

MAGNOLIA HOMES
11111 Magnolia Avenue
Dallas, Texas 75241
Phone: 972.345.1234

The Cottonland Castle
3300 Austin Avenue, Waco TX 76710

WEEK DATE
2024 Jan 15
PRINT DATE
June 15, 2024
Revised:
2024 Jan 15

PROJECT LEAD:
Kathleen Miller
Cynthia D. Phipps

SITE PLAN
A1.1







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



CITY OF WACO

Special Provisions:

- (9) The operation of the facility shall be conducted in such a manner that it does not create parking problems or traffic congestion for the adjoining neighbors or for the immediate neighborhood.
- (10) Parking shall be limited to the off-street parking lot on the Franklin side of the house. No on-street parking shall be allowed for House Museum tour guests along Austin Avenue or N. 33rd Street.
- (11) Hours of operation shall be limited from 9:00 a.m. to 5:00 p.m. on Friday, Saturday and Monday; and the hours of 9:00 a.m. to 2:00 p.m. on Tuesday, Wednesday and Thursday.
- (12) This permit shall be for a period of six (6) months and expire on April 17, 2024. At expiration of said period, the permittee may make an application for renewal of said special permit for an additional six (6) months, not to exceed twelve months in total. If the permit is not renewed prior to the expiration date, it will be considered abandoned and terminated and the lawful use of the said premises shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
- (13) *Visitors shall not be allowed within 10 feet of the neighboring property. Applicant shall work with the neighboring property owner to develop an agreed upon screening mechanism, in compliance with city ordinances, along the common property line.

*Added by Plan Commission base on input from AANA and neighbor

Ordinance Summary

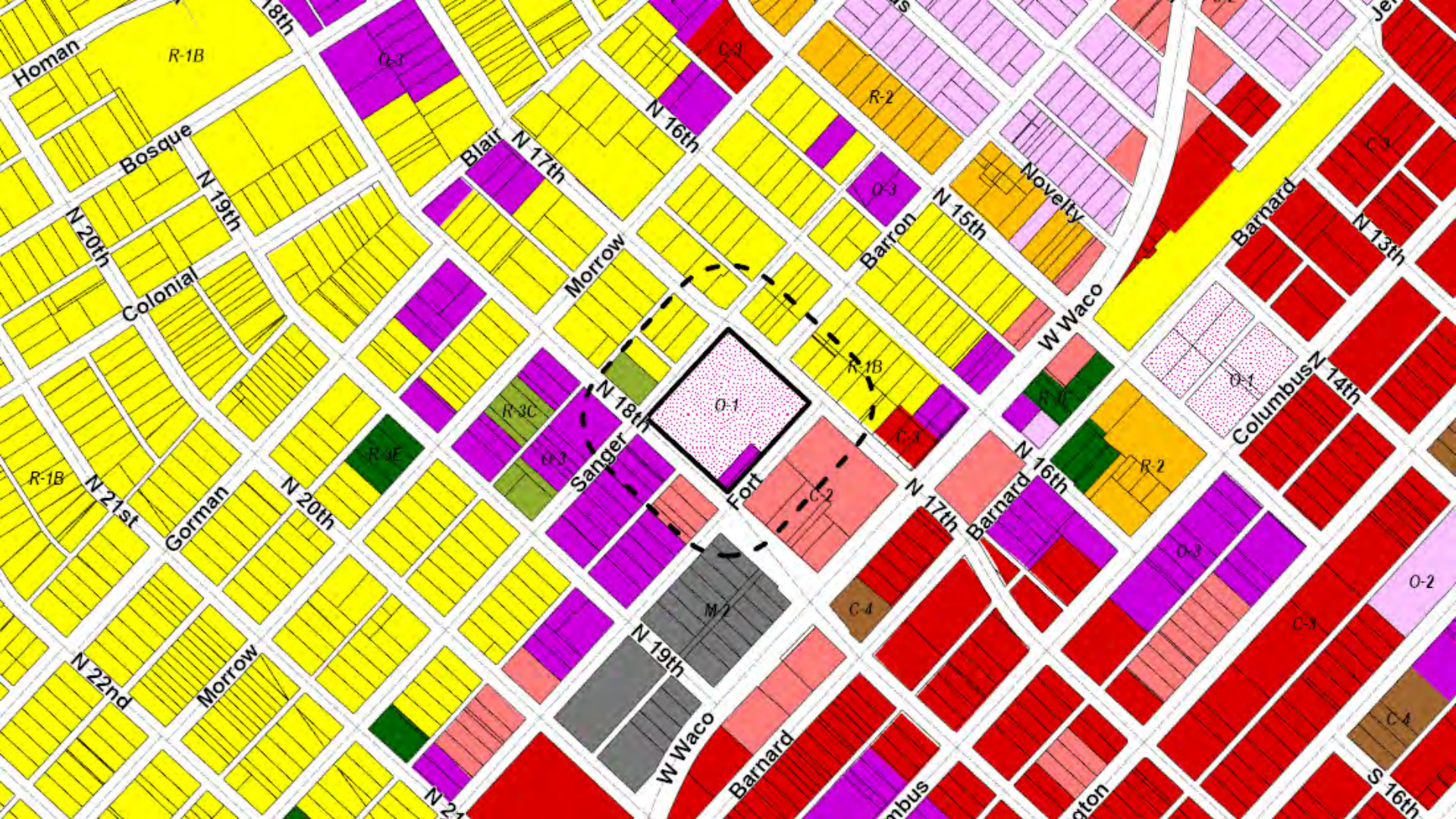
- Adds “Accessory Dwelling Unit” to the list of permitted uses in the R-E, R-1A, R-1B, R-1C, R-2, R-3A, R-3B, R-3C, R-3D, R-3E, O-1, O-2, and O-3 Zoning Districts.
- Adds Division 9. Accessory Dwelling Units to Article V. Supplementary District Regulations
 - Adds a definition for Accessory Dwelling Unit.
 - A separate additional living unit, providing separate complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, attached or detached from a primary residential unit, on a legally plated single-family lot.
 - Adds a definition for Owner Occupancy.
 - Means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means.
 - Establishes design and development standards for Accessory Dwelling Units.

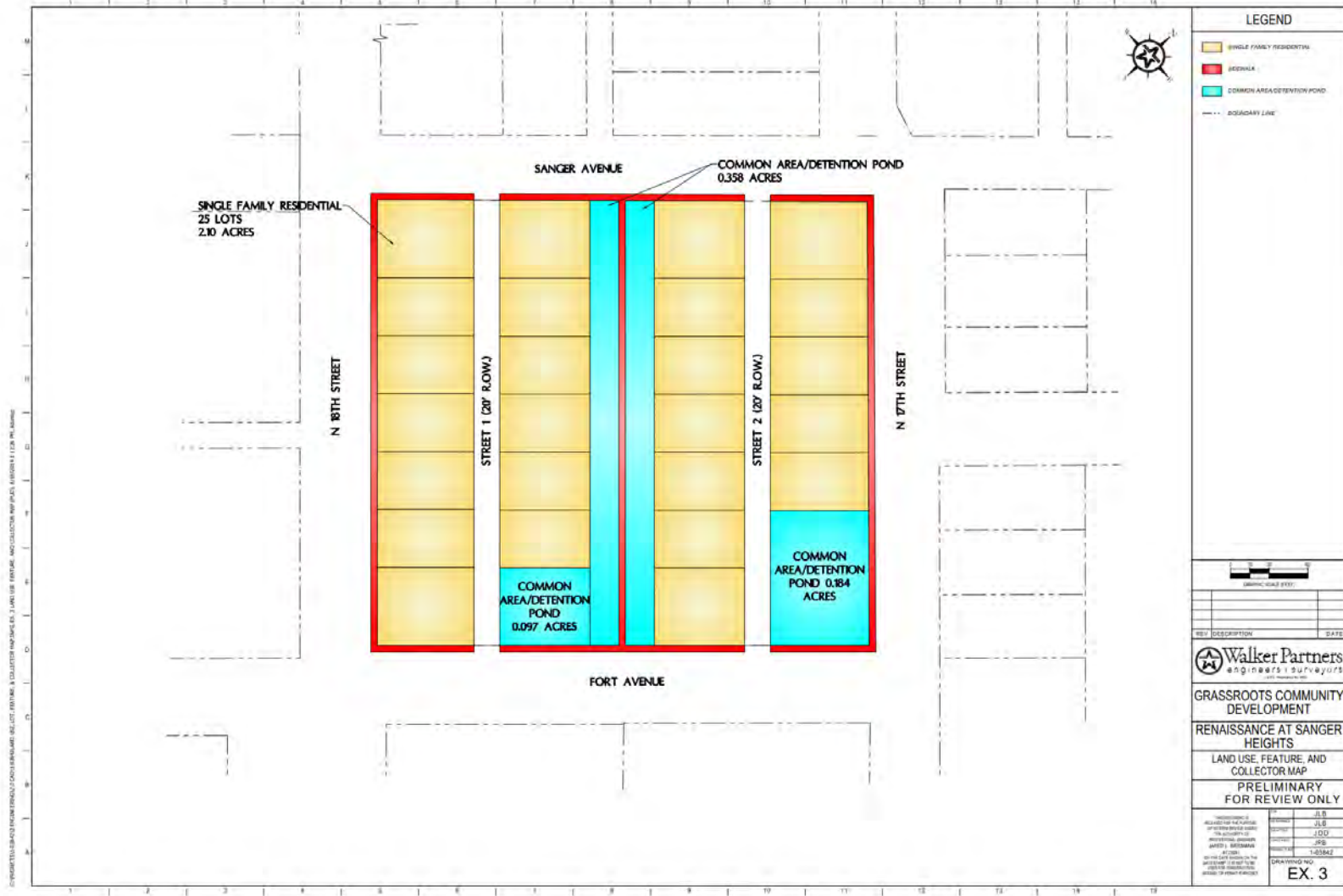
PH 2023-863

622 N. 17th Street & 601 N. 18th Street

- Applicant: Walker Partners, LLC, on behalf of Grassroots Community Development
- Rezone from O-1 & O-3 to PUD
- Property Size: approx. 3.024 acres
- Within Sanger Heights NA
- Council District IV



















Plan Commission recommends **APPROVAL** of this request to change the zoning from **O-1 & O-3 to PUD** based on the following findings and subject to the following conditions:

Findings:

1. The proposed PUD is consistent with the land use component of the Comprehensive Plan, the purposes of Ch. 28 Zoning of the Code of Ordinances of the City of Waco, Texas, and the planned unit development regulations.
2. The proposed PUD is in keeping with the purpose and intent of the PUD ordinance by providing a high level of urban amenities and design standards while allowing flexibility in the use and development of the land.

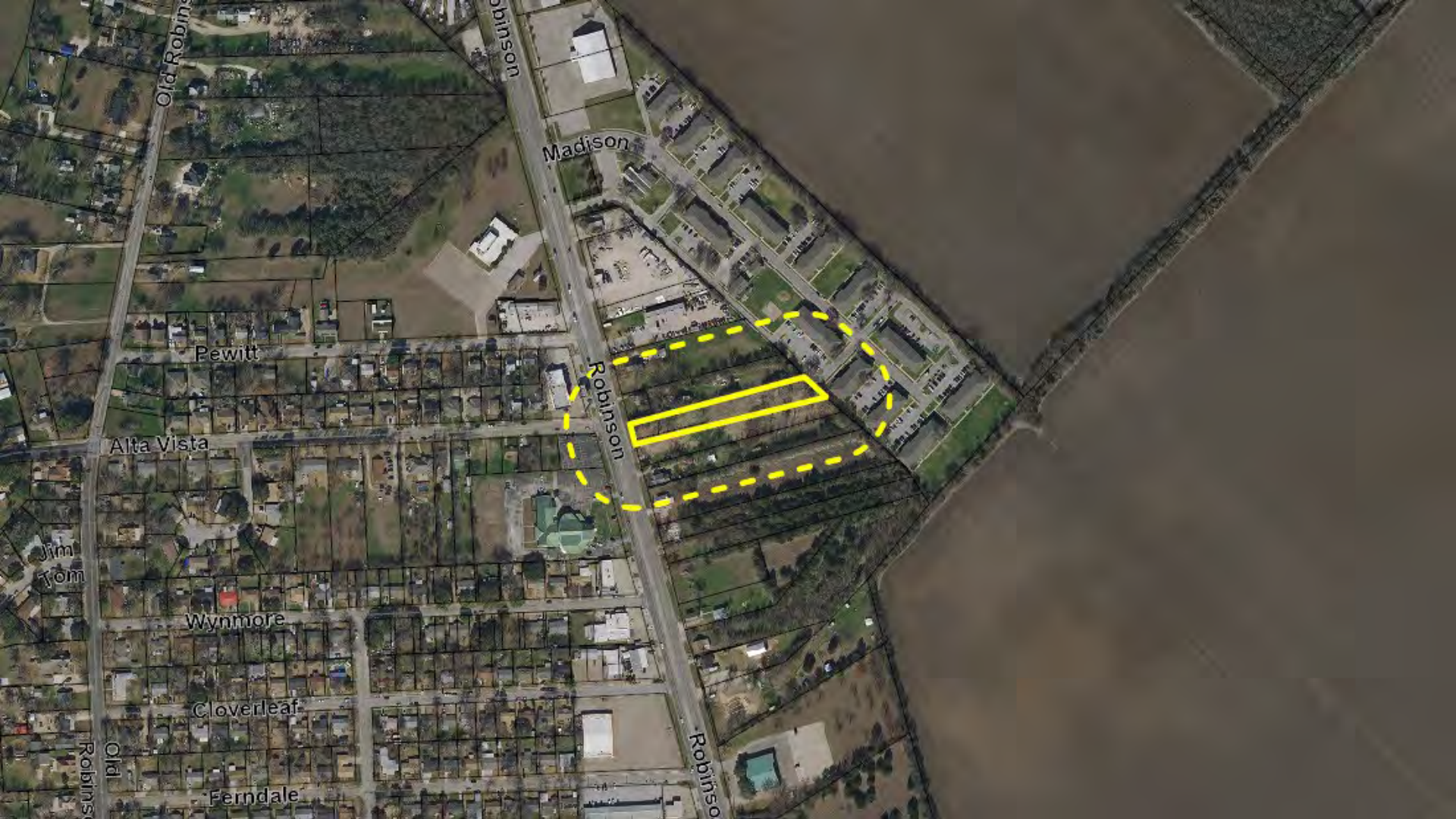
Conditions:

1. The Final PUD plan must meet all development standards consistent with the Concept PUD plan and the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, floodplain, engineering design for water and sewer, signage regulations, parking, site coverage, access & circulation, landscaping, refuse location & access & fire protection location & access.
2. The property shall be platted in accordance with the subdivision ordinance prior to issuance of building permits.

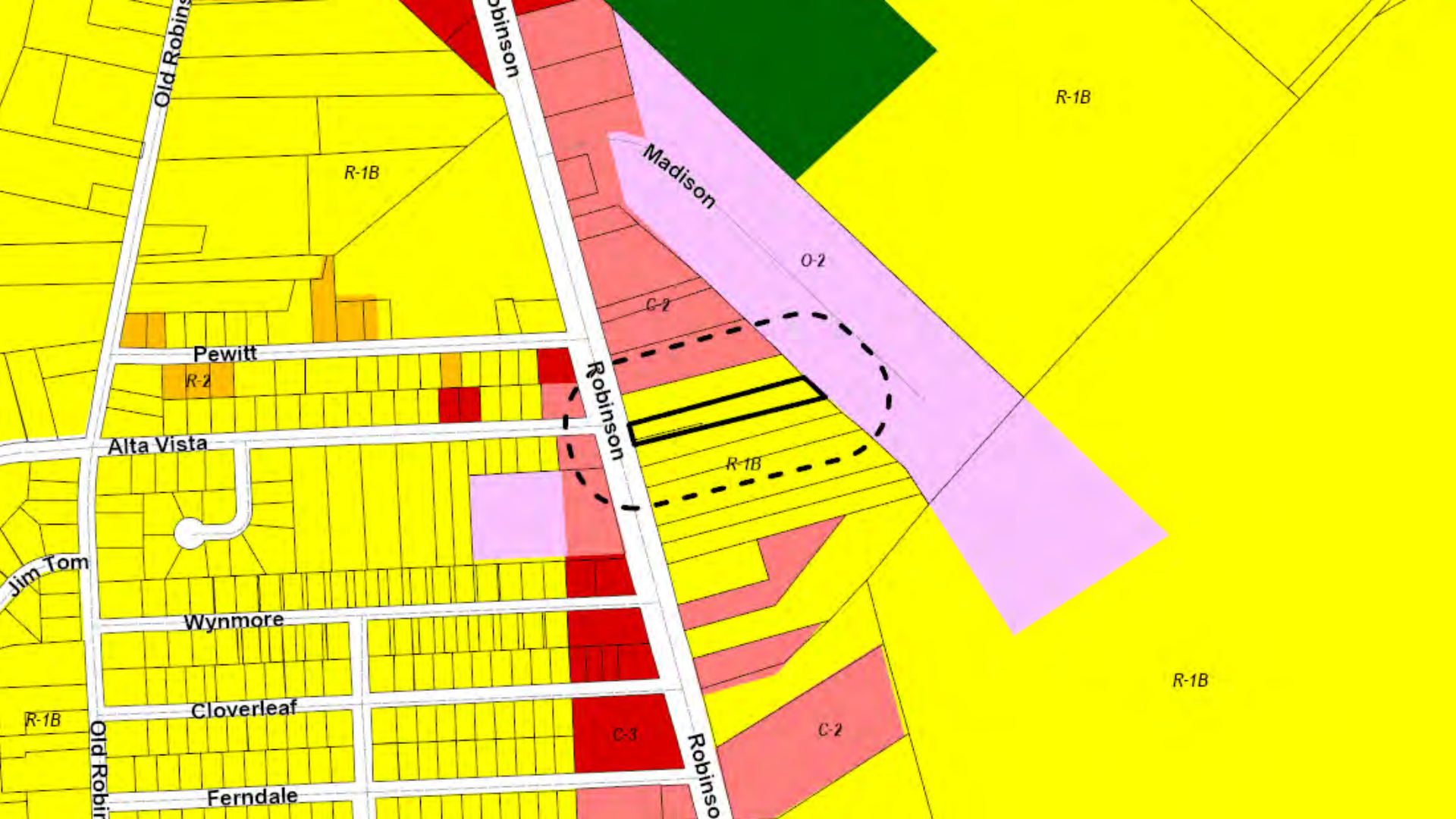
Ph 2023-865

3000 Robinson Drive

- Applicant: Joanna McLennan, on behalf of The Infant House
- Rezone from R-1B to O-3
- Property Size: approx. 1 acre
- Within the Alta Vista NA
- Council District II













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

1. The existing R-1B zoning is more compatible with the adjacent single-family properties than the proposed O-3 zoning.

*Plan Commission recommendation of disapproval triggers super majority vote of the City Council to approve request.

PH 2023-868

Accessory Dwelling Unit Ordinance



CITY OF WACO

Ordinance Summary

- Adds “Accessory Dwelling Unit” to the list of permitted uses in the R-E, R-1A, R-1B, R-1C, R-2, R-3A, R-3B, R-3C, R-3D, R-3E, O-1, O-2, and O-3 Zoning Districts.
- Adds Division 9. Accessory Dwelling Units to Article V. Supplementary District Regulations
 - Adds a definition for Accessory Dwelling Unit.
 - A separate additional living unit, providing separate complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, attached or detached from a primary residential unit, on a legally plated single-family lot.
 - Adds a definition for Owner Occupancy.
 - Means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means.



CITY OF WACO

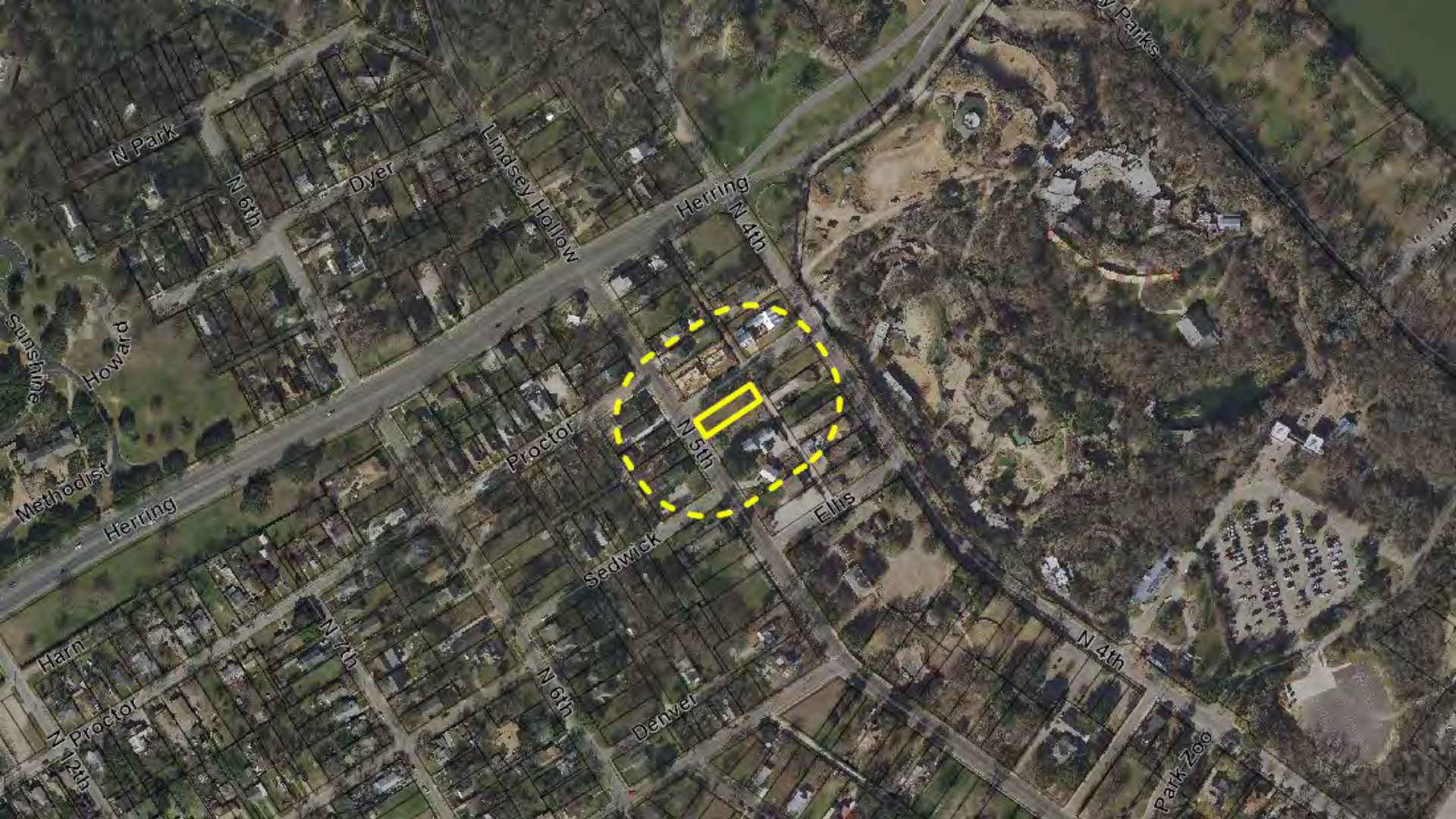
Ordinance Summary

- Establishes design and development standards for Accessory Dwelling Units.
 - Allowing only 1 ADU per lot & requiring primary residence to be on lot before ADU
 - Setback requirements for attached and detached structures.
 - Size requirements based on primary residence size. 30% of primary residence or 500 square feet which ever is greater.
 - Height requirements- limited to height of primary residence.
 - Occupancy requirements for single family zoning districts. Requires owner to live on property in primary residence or ADU
 - Parking requirement of 1 extra space per ADU
 - Site coverage of 75 percent of lot maximum
 - No separate utility (water/sewer) connections for ADU
 - Compatible building elevations

PH 2023-864

2023 N 5th Street

- Applicant: Harris Arnhart, on behalf of WTX Development Company, LLC
- Rezone from R-2 to O-3
- Property Size: app. 0.18 acres
- Within the Brook Oaks NA
- Council District IV



N Park

N 6th

Dyer

Lindsey Hollow

Herring N 4th

Y Parks

Sunshine

Howard

Methodist

Herring

Harn

N 7th

Proctor

N 5th

Ellis

Sedwick

N 6th

Denver

N 4th

Park Zoo

N Proctor

12th



Open Space

N Park

N 6th

Dyer

Lindsey Hollow

Herring

Open Space

Sunshine
Institutional

Howard

Methodist

Herring

Urban
Residential

Proctor

N 5th

Ellis

N 4th

Sedwick

Med Density Res
Office Flex

Harn

N 12th

Proctor

N 7th

N 6th

Denver

Park Zoo

N 4th

Med Density









Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-2 to O-3** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan and Imagine Waco, A Plan for Greater Downtown.
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. There is O-3 adjacent to the subject property.

PH 2023-866

- Applicant: Adam Whitfield, on behalf of CP&Y, Inc., DBA STV Infrastructure
- Request: Abandonment of two (2) intersecting alleys at Elm Avenue and Rose Street (DeMaria's restaurant).
- Background: Applicant requests abandonment of the alleys to consolidate the parcels for future development.



Chestnut
Rose

Hood

McKeen
Turner

Preston

Rusk

Tyler
Rose

Hood

Turner

Elm

Spring

Cherry
Taylor

Forrest
Taylor

E Church

Earle

N Jack
Kultgen

Cherry

Pecan

NT-35







Plan Commission recommends **Approval** of the abandonment request for the two intersecting alleys based on the following findings and subject to the following conditions:

Findings:

- Public use of the alleys are not required for the proper flow of traffic or for emergency vehicle access to the area.
- Utility access for surrounding properties is not adversely impacted by the abandonment of these alleys.





Conditions:

- A 20' sanitary sewer line easement shall be retained where facilities are located.
- A 20' General Utility easement shall be retained where Oncor facilities are located.

PH 2023-867

- Applicant: WBW Single Land Investment, LLC – Series 104
- Voluntary Annexation
- Intersection of Ritchie Road and Warren Road
- Total Property Size: Approximately 21.62 acres.
- Medium Density Residential, Office Flex Land Use Designation
- R-3B, Multiple Family Residence District Zoning Designation

Annexation Petition
ANX-23-03
Approximately 21.62 Acres
Located at the Intersection
of Warren Rd and Ritchie Rd.

-  Waco City Limits
-  ANX-23-03
-  200' Property Notice
-  Hewitt

Proposed R-3B Zoning

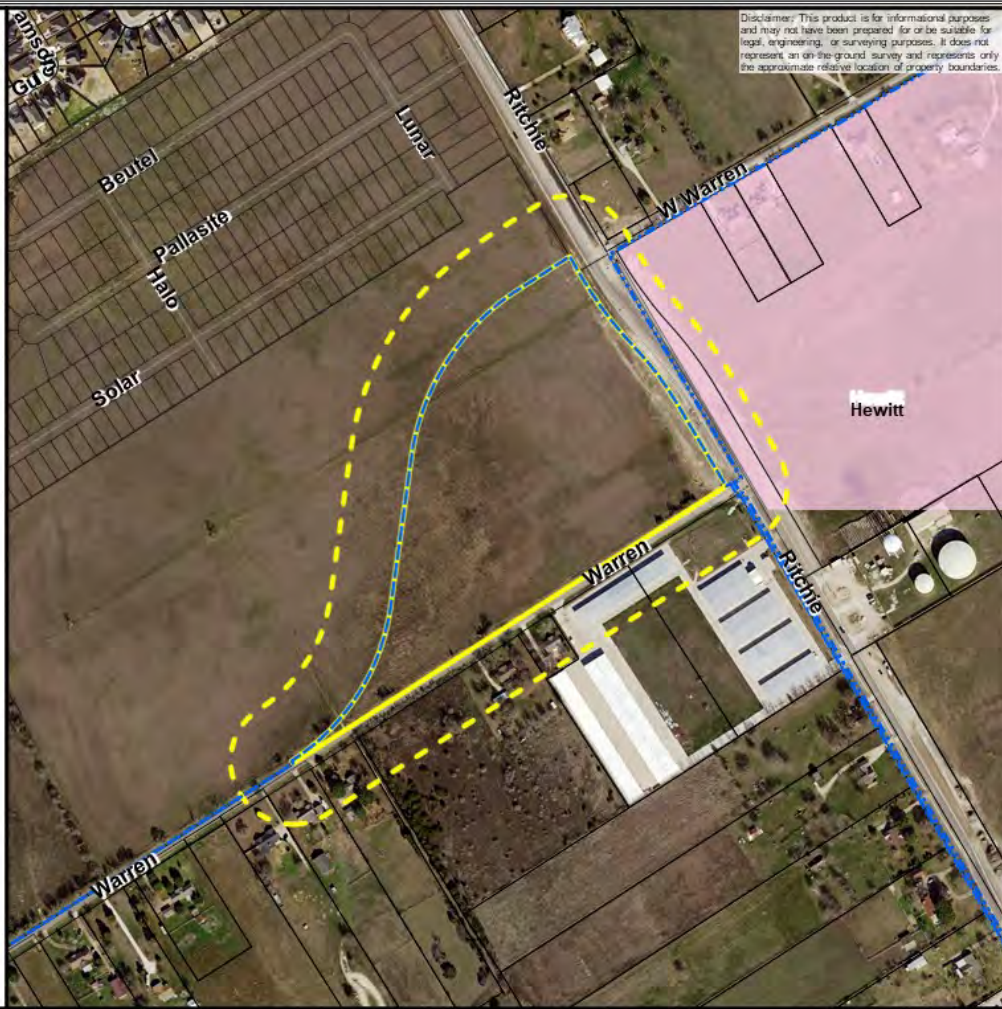


September 2023

0 125 250 500



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



LEGEND

- 1/2 INCH IRON ROD WITH CAP
INSCRIBED "YALGO 6200" FOUND
(UNLESS OTHERWISE NOTED)

General Notes:

- Bearings based on Grid North Texas State Plane Coordinate System Central Zone (NAD83). Bearings and distances are record and found.
- This Exhibit was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Bell County, Texas regarding these easements or encumbrances was performed by Yalgo Engineering.
- This exhibit is joined by a metes & bounds description of open date prepared in the offices of Yalgo Engineering in Georgetown, Texas.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the political subdivision by which it was prepared.

I, S. Corey Shannon, a Registered Professional Land Surveyor, do hereby certify that this Exhibit accurately describes the boundaries of the tract shown herein.

S. Corey Shannon

S. Corey Shannon
Registered Professional Land Surveyor
No. 5967



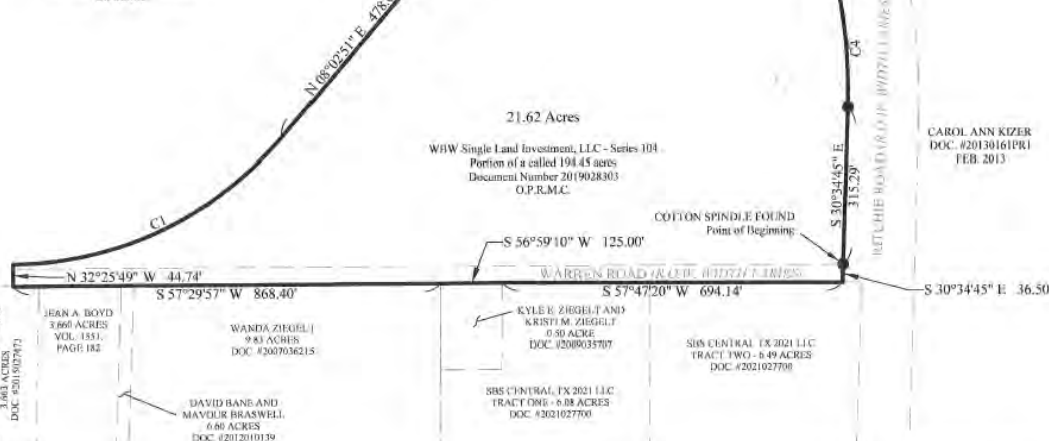
GRAPHIC SCALE
IN FEET



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	726.00'	622.31'	605.12'	N 32°48'31" E	049°31'20"
C2	780.00'	607.03'	591.83'	N 32°49'21" E	044°35'24"
C3	1269.00'	283.57'	282.98'	S 30°57'14" E	012°48'12"
C4	1044.47'	232.90'	232.42'	S 30°58'02" E	012°46'34"

FUTURE PARK MEADOWS SOUTH PHASE II

WBW Single Land Investment, LLC - Series 104
Residue of a called 194.45 acres
Document Number 2019028303
O.P.R.M.C.



GREEN FAMILY
PROPERTIES LLC
DOC. 420130161
OCT. 2017

WEST WARREN STREET

CAROL ANN KIZER
DOC. 420130161P1
FEB. 2013

RETHURIE ROAD (R.O.P. 1077711) (10/2/80)

COTTON SPINDLE FOUND
Point of Beginning

WARREN ROAD (R.O.P. 1077711) (10/2/80)

KYLE E. ZIEGLER AND
KRISTI M. ZIEGLER
0.50 ACRES
DOC. 42008035707

SRS CENTRAL TX 2021 LLC
TRACT TWO - 6.49 ACRES
DOC. 4301027708

SRS CENTRAL TX 2021 LLC
TRACT ONE - 6.08 ACRES
DOC. 4301027708

WANDA ZIEGLER
9.83 ACRES
DOC. 42607036215

JEAN A. BOYD
3.860 ACRES
VOL. 1551
PAGE 182

BLAKE W. SCHWELLENBACH AND
ABIGAIL J. SCHWELLENBACH
3.463 ACRES
DOC. 42015027472

KIMS JONES AND MARY JONES
3.442 ACRES
DOC. 42015027558

DAVID RANE AND
MAYOUR BRASWELL
6.60 ACRES
DOC. 42011010139

21.62 ACRES FOR ANNEXATION CITY OF WACO

OUT OF THE B.B.B. & C. RAILROAD COMPANY SURVEY,
ABSTRACT NUMBER 157
IN MCLENNAN COUNTY TX

**Yalgo
Engineering, LLC**
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering
Firm # F-24040

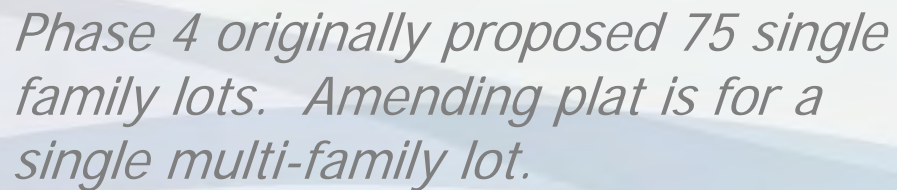
Texas Registered
Surveying Firm # 10194797

SHEET

1

OF

1





Ritchie
Warren

