

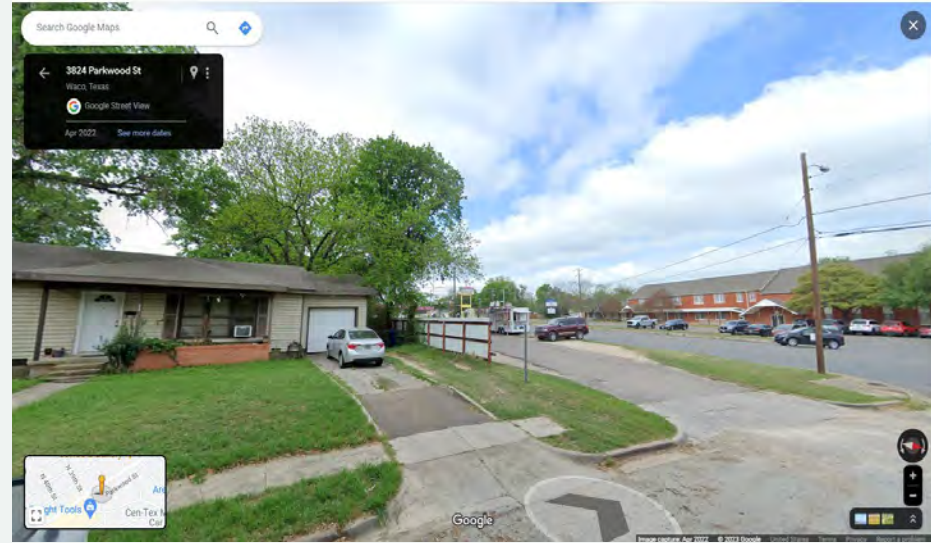
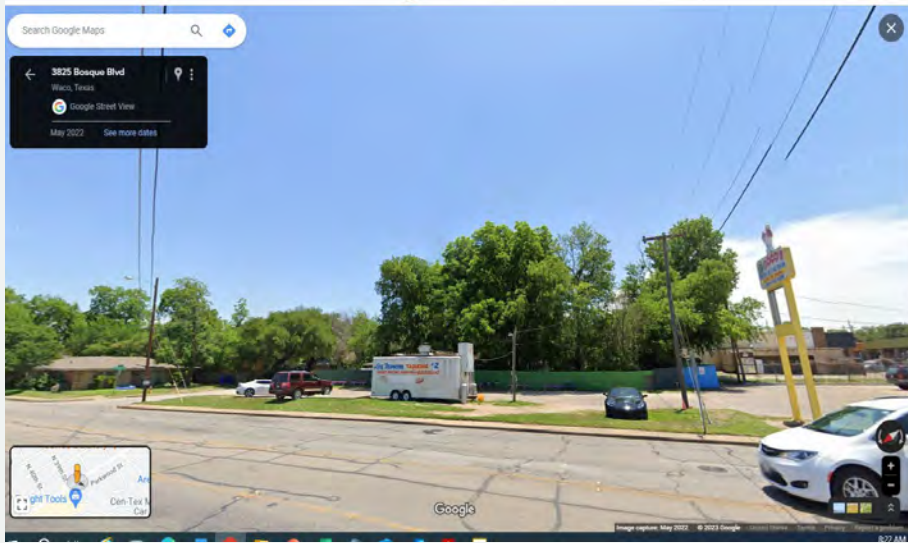
PH 2023-921

3828 Parkwood Street

- Applicant: Luis Gonzales, d/b/a Las Trancas Taqueria #2
- Appeal of a denied open air vending permit renewal
 - Section 13-406(d) requires all residential property owners to provide a written statement which states no objection to vendor
- Property Size: approx. .2 acre
- Within the Brookview NA
- Council District IV

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.





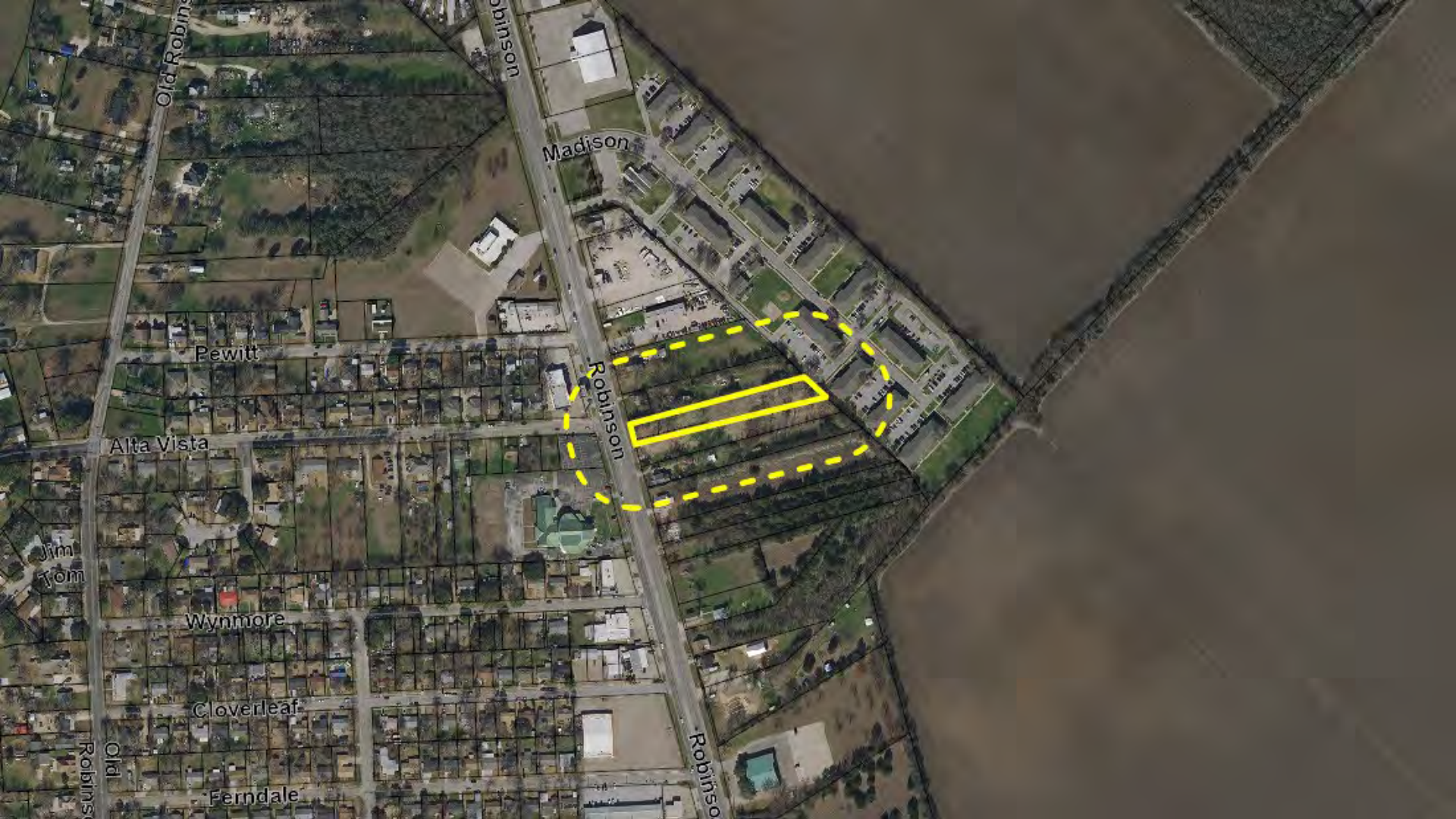
Council Options for Appeal

- Approve
- Disapprove
- Approve with Conditions

PH 2023-922

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





Mixed
Use Flex

Office
Industrial
Flex

Madison

Urban
Residential

Pewitt

Robinson

Med Density Res
Office Flex

Alta Vista

Jim Tom

Wynmore

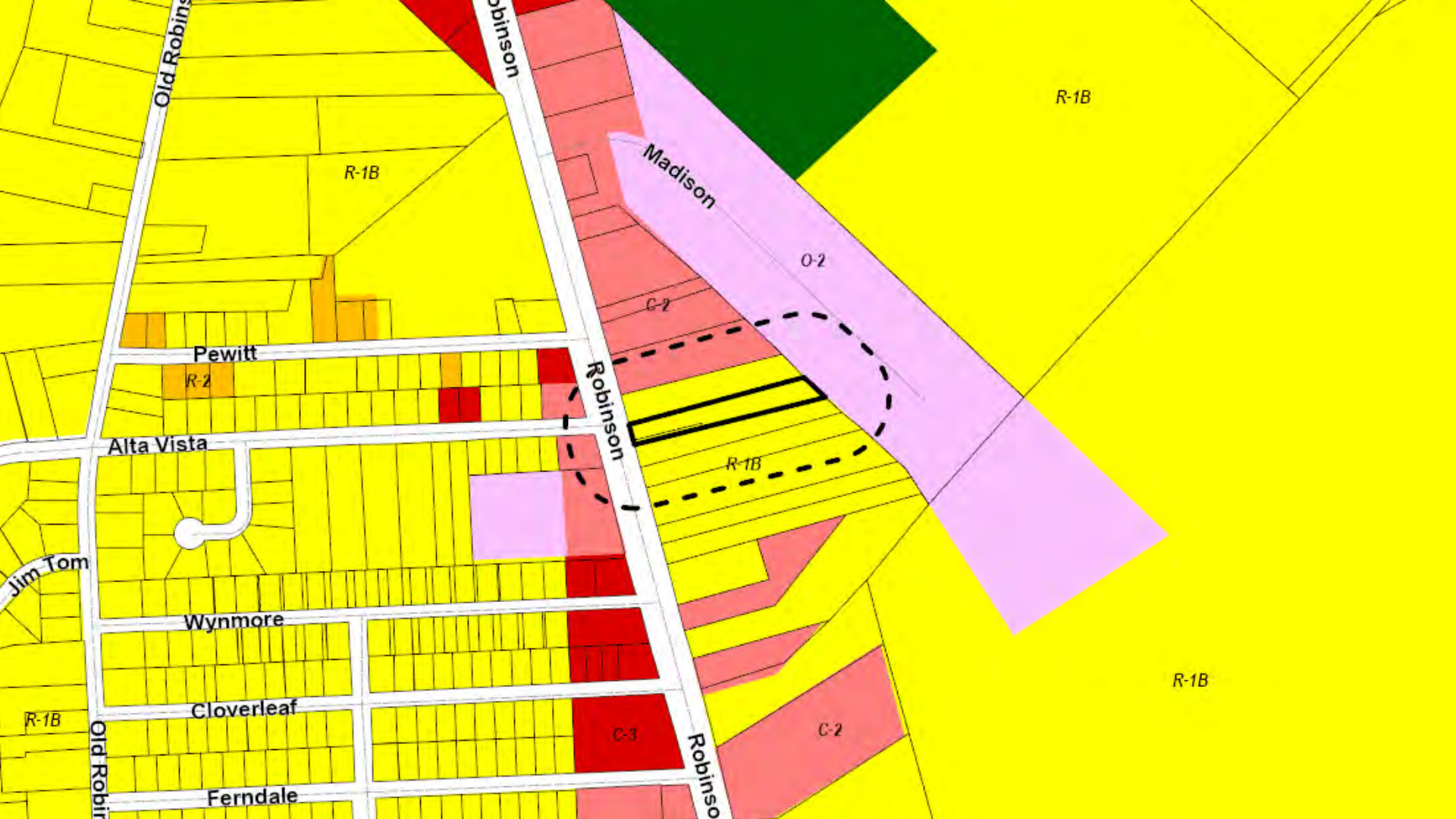
Cloverleaf

Mixed
Use Flex

Suburban
Residential

Ferndale

Urban
Residential



Old Robinson

Robinson

R-1B

R-1B

Madison

O-2

C-2

Pewitt

R-2

Robinson

R-1B

Alta Vista

Jim Tom

Wynmore

R-1B

Cloverleaf

C-3

Robinson

C-2

R-1B

Ferndale







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

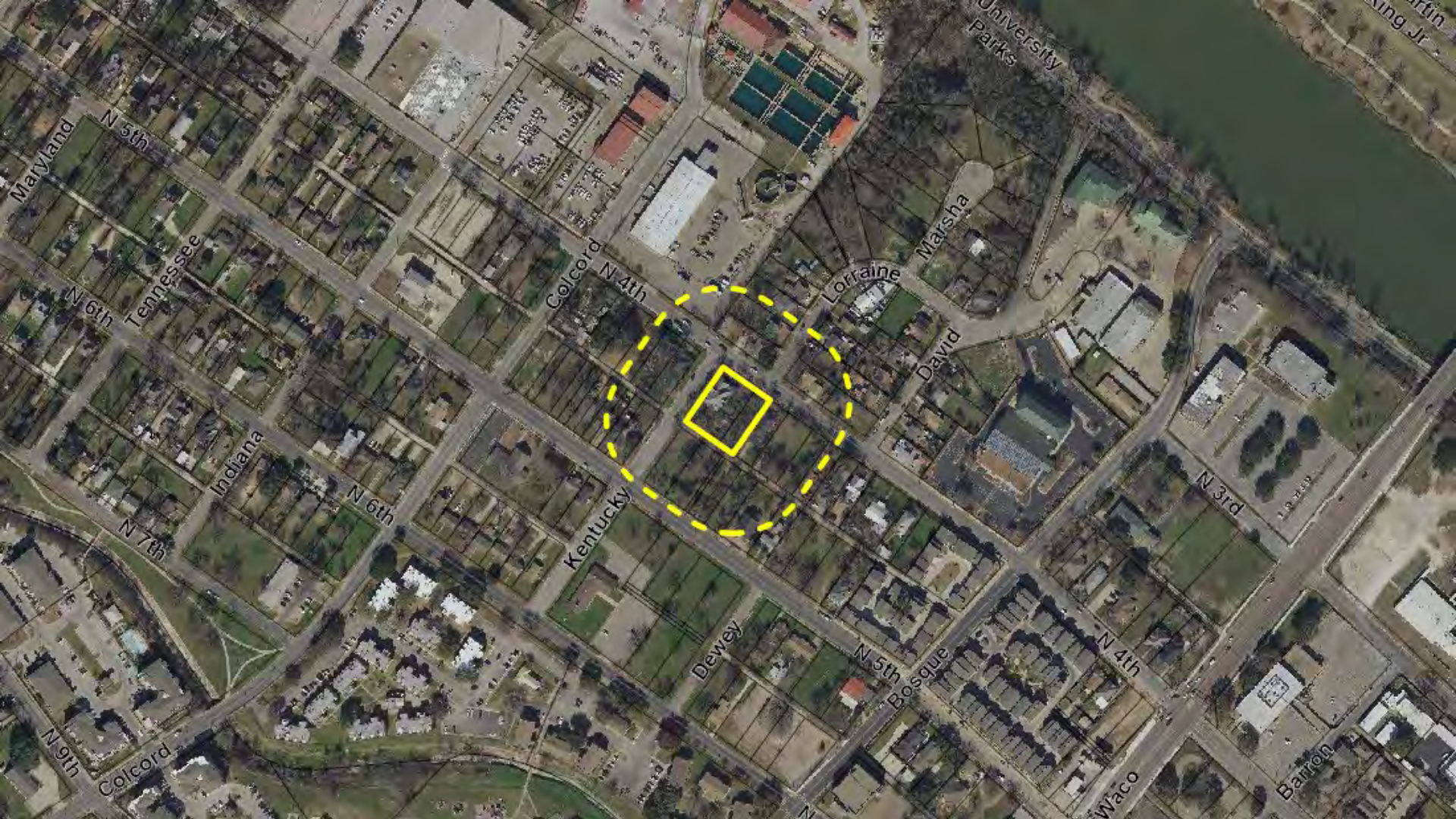
- The existing R-1B zoning is more compatible with the adjacent single-family properties than the proposed O-3 zoning.

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

PH 2023-923

1116 and 1122 N. 4th Street

- Applicant: Taylor Allen, on behalf of Northpaw Partners, LLC
- Rezone from R-2 to O-3
- Property Size: app. 0.55 acres
- Within Brook Oaks NA
- Council District IV











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, the Near Northside Master Plan, and the 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. The proposed O-3 zoning provides a better opportunity than the existing R-2 zoning for restoration of the historic home on the property.

PH 2023-924

3126 S. 12th Street

- Beth Arnold, on behalf of Mitchell & Associates
- Rezone from R-1B to O-3
- Property Size: approx. 0.517 acres
- Within the Oakwood NA
- Council District I





High Density
Res Office
Flex

Gurley

S 12th

S 10th

Church

Martin

Holt

Brown

Urban
Residential

Open Space

Garden

Suburban
Residential

Office
Industrial
Flex

Garden

S 16th

Open Space

Suburban
Residential









30

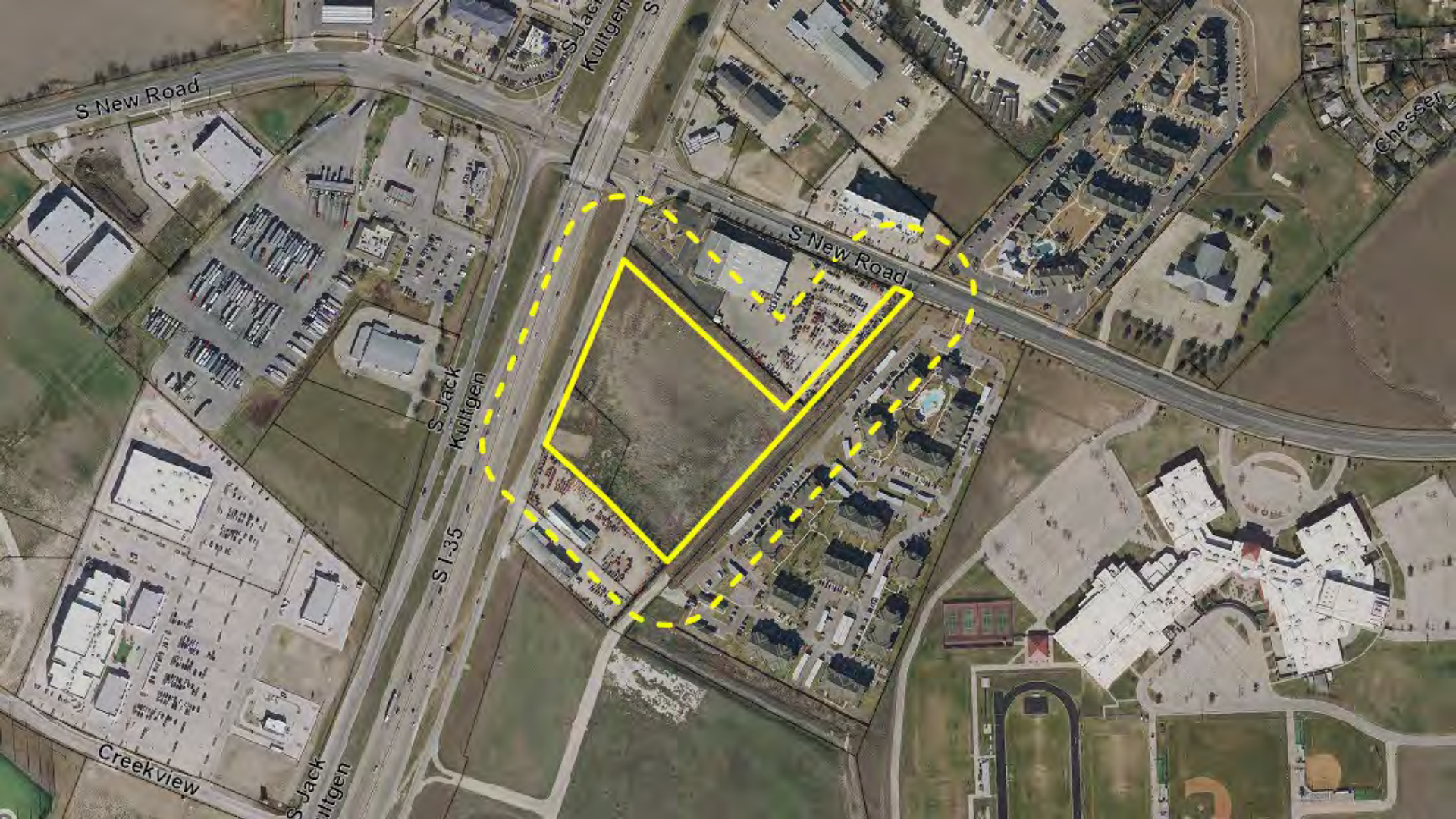
Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to O-3** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The subject property is landlocked and cannot be independently developed without the adjacent property which is zoned O-3.
3. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
4. The property meets all the area and width requirements for the O-3 zoning district.
5. The property is located at the intersection of two collector roadways (Garden Dr. and South 12th Street).

PH 2023-925

4300 S Jack Kultgen Expressway

- Applicant: Jackson Wendes, on behalf of Keating Auto Group
- Rezone from PUD and C-2 to C-2
- Property Size: app. 9.255 acres
- Within the Alta Vista NA
- Council District II





S New Road

S Jack Kultgen

S I-35

S New Road

Mixed Use Flex

Mixed Use Flex

Creekview

S Jack Kultgen

Med Density Res

Med Density Res Office Flex

Institutional

Use Flex

Chesser







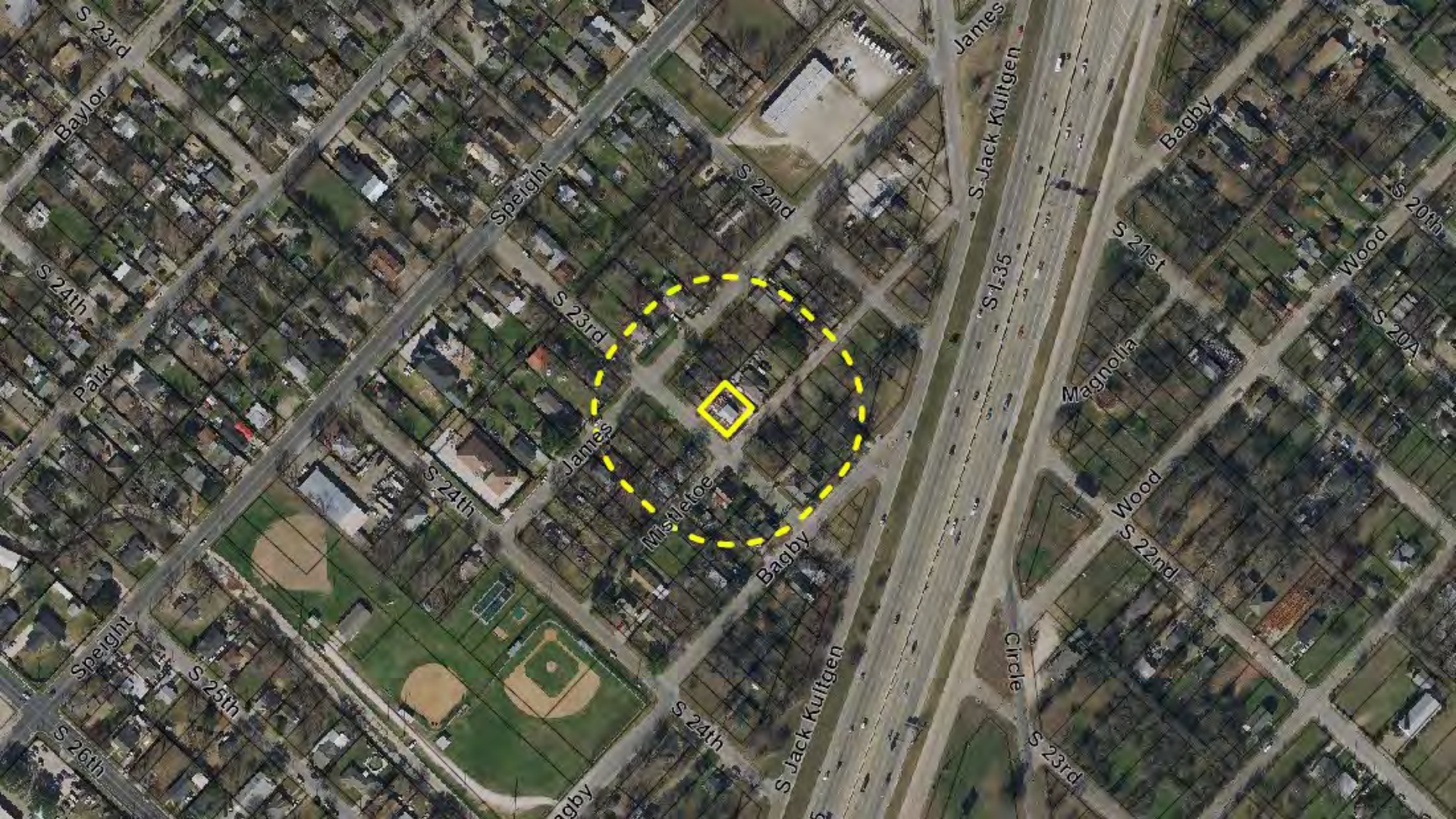
Plan Commission recommends **APPROVAL** of this request to change the zoning from **PUD to C-2** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The property meets all the area and width requirements for the C-2 zoning district.
3. The proposed C-2 zoning is the dominant zoning along I-35 in this area.

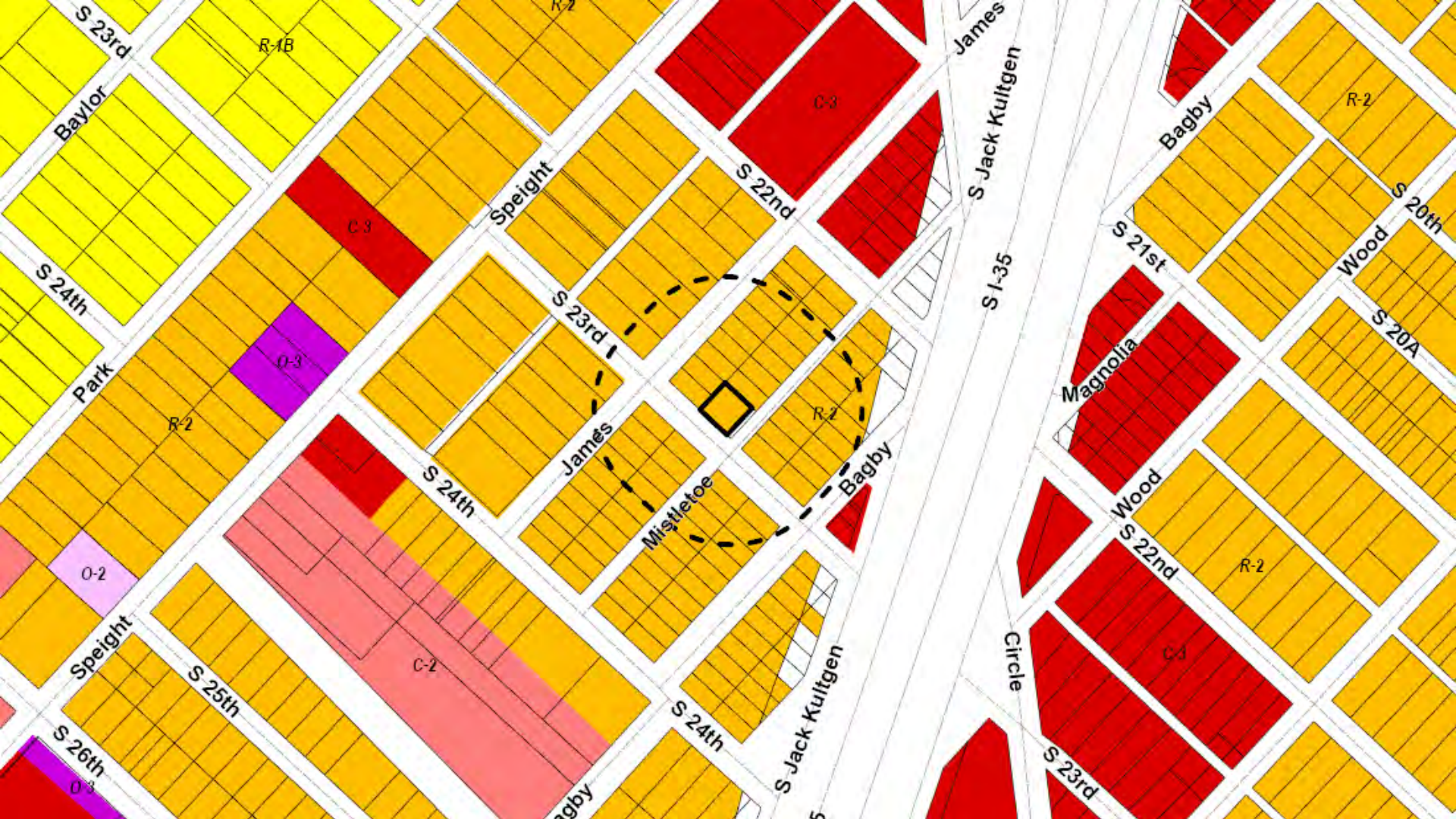
PH 2023-926

1710 S 23rd Street

- Applicant: Sylvia Silguero
- Rezone from R-2 to O-3
- Property Size: approx. 0.113 acres
- Within the University NA
- Council District II









Pre-Renovation



Post-Renovation



Plan Commission recommends **APPROVAL** of this request to change the zoning from **R2 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 a better opportunity than the existing R-2 zoning for restoration efforts on the property.

PH 2023-927

- Applicant: Walker Partners, on behalf of the City of Waco
- Request: Abandonment of a 15 feet wide alley generally located within the center of the block bounded by La Salle Avenue and Ivy Avenue and between 8th Street and 9th Street
- Background: Applicant requests abandonment of the alleys to consolidate the parcels for future development.



Wood

S 9th

S 8th

Ivy

S 10th

Daughtrey

S 9A

S 9th

Ivy

S 10th

Morris

Marie

S 11th

S 9th

Wood

La Salle

S 7th

Oakwood

LOT 4, BLOCK 2
MORRIS ADDITION TO THE CITY OF WACO,
McLENNAN COUNTY, TEXAS
VOLUME 63, PAGE 112
D.R.M.C.T.

LOT 7, BLOCK 2
MORRIS ADDITION TO THE CITY OF WACO,
McLENNAN COUNTY, TEXAS
M.C.C.D. 2002021262
O.P.R.M.C.T.



IVY LANE
(VARIABLE WIDTH)

VOLUME 63, PAGE 112
D.R.M.C.T.

(150')
S 42°29'36" W - 149.79'

N 42°29'36" E - 15.00'

(150')
N 42°29'36" E - 149.79'

1/2" IRON ROD WITH CAP
STAMPED "WALKER PARTNERS"
FOUND BEARS S 39°22'36" E - 0.18'

LOT 12

APPARENT LOCATION OF
SANITARY SEWER EASEMENT
VOLUME 386, PAGE 228 - D.R.M.C.T.
(NO DESIGNATED WIDTH OR ALIGNMENT)

LOT 11

BLOCK 3
MORRIS ADDITION TO THE CITY OF WACO,
McLENNAN COUNTY, TEXAS
VOLUME 63, PAGE 112
D.R.M.C.T.

LOT 10

REMAINDER
LOT 9

S 43°30'09" W - 149.80'
(150')

S 43°30'09" W - 15.00'

15 FEET WIDE (0.067 ACRE)
ALLEY ABANDONMENT
VOLUME 63, PAGE 112
D.R.M.C.T.



CITY OF WACO, TEXAS
M.C.C.D. 2022027048
O.P.R.M.C.T.

LOT 2

BLOCK 3

LOT 13, BLOCK 3
MORRIS ADDITION TO THE CITY OF WACO,
McLENNAN COUNTY, TEXAS
VOLUME 1833, PAGE 869
D.R.M.C.T.

N 105°37'56.128 E 3298.759.17
FIELD NOTE
POINT OF BEGINNING

N 43°30'09" E - 149.80'
(150')

COUNTY OF McLENNAN
RIGHT-OF-WAY TRACT
VOLUME 415, PAGE 369
D.R.M.C.T.

LA SALLE AVENUE
BUSINESS HIGHWAY NO. 81
(150' WIDE)

SURVEYOR'S NOTES:

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
15 FEET WIDE (0.067 ACRE) ALLEY ABANDONMENT TRACT, LOCATED IN BLOCK 3 OF MORRIS ADDITION TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS.

THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY INFORMATION, UTILITY LOCATOR MARKINGS AND EXISTING UTILITY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES MUST BE FIELD VERIFIED BEFORE PERFORMING ANY WORK.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 20220153, WHICH BEARS AN ISSUED DATE OF FEBRUARY 7, 2022 AND AN EFFECTIVE DATE OF JANUARY 18, 2022. THE SURVEYOR CERTIFIES THAT ITEMS 10B, LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON GRID CONDITIONS.

LEGEND

D.R.M.C.T.	= DEED RECORDS McLENNAN COUNTY, TEXAS
M.C.C.D.	= McLENNAN COUNTY CLERKS DOCUMENT
O.P.R.M.C.T.	= OFFICIAL PUBLIC RECORDS McLENNAN COUNTY, TEXAS
●	= 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND
⊙	= WASTEWATER MANHOLE
—WW—	= WASTEWATER LINE
()	= PLATTED CALL

15 FEET WIDE (0.067 ACRE) ALLEY ABANDONMENT TRACT
LOCATED IN BLOCK 3 OF MORRIS ADDITION TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 112 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS

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SURVEY DATE: AUGUST 15, 2023
RELEASED DATE: SEPTEMBER 5, 2023

Dana B. Spigener
DANA B. SPIGENER, R.P.L.S. 4809
spigener@walkerpartners.com

Walker Partners
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701
Phone: 1-254-771-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 15032500



PLAT NO. A1-2286 PROJ. NO. 1-03679.00 DRAFTED 09-05-23
TAB 8.5X14 F/N NO. 01 FB/PG 553/43 DRAWN BY KJP
DWG. NAME: 1-03679.00 ABAN (0.067 AC) - MAP CHKT 08-30-23

COUNTY OF McLENNAN
RIGHT-OF-WAY TRACT
VOLUME 415, PAGE 442
D.R.M.C.T.

SOUTH NINTH STREET
(40' WIDE)

SOUTH EIGHTH STREET
(60' WIDE)

VOLUME 63, PAGE 112
D.R.M.C.T.





Planning Services recommends **APPROVAL** of this abandonment request based on the following findings :

Findings:

- Public use of the right-of-way is 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 this right of way.

Condition:

- A 20' sewer line easement must be retained or sewer line may be relocated at developer's expense for the area of the abandoned right-of-way.