

Planning Public Hearings City Council Meeting



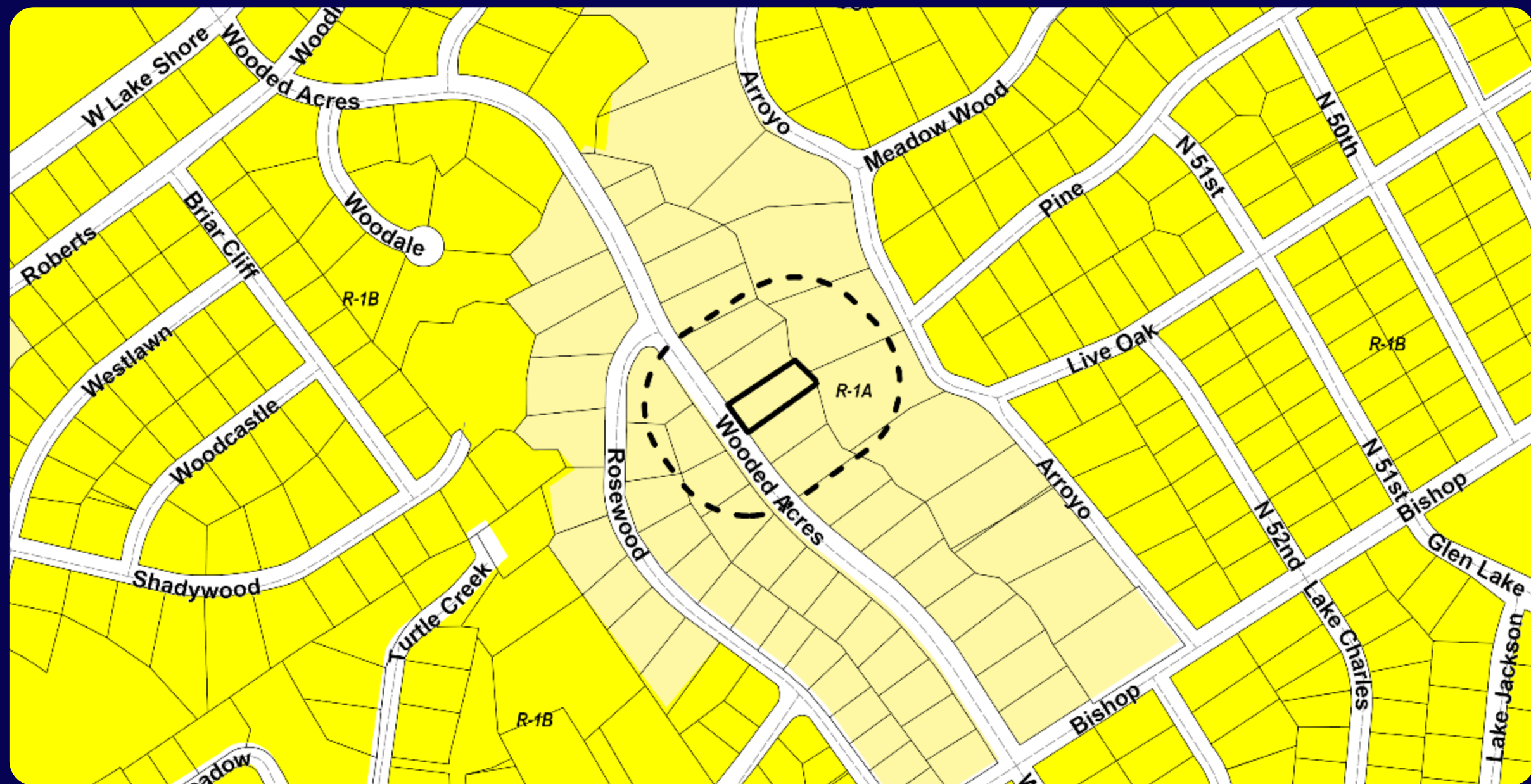
Tuesday, January 16, 2024

PH 2024-013

2417 Wooded Acres Drive

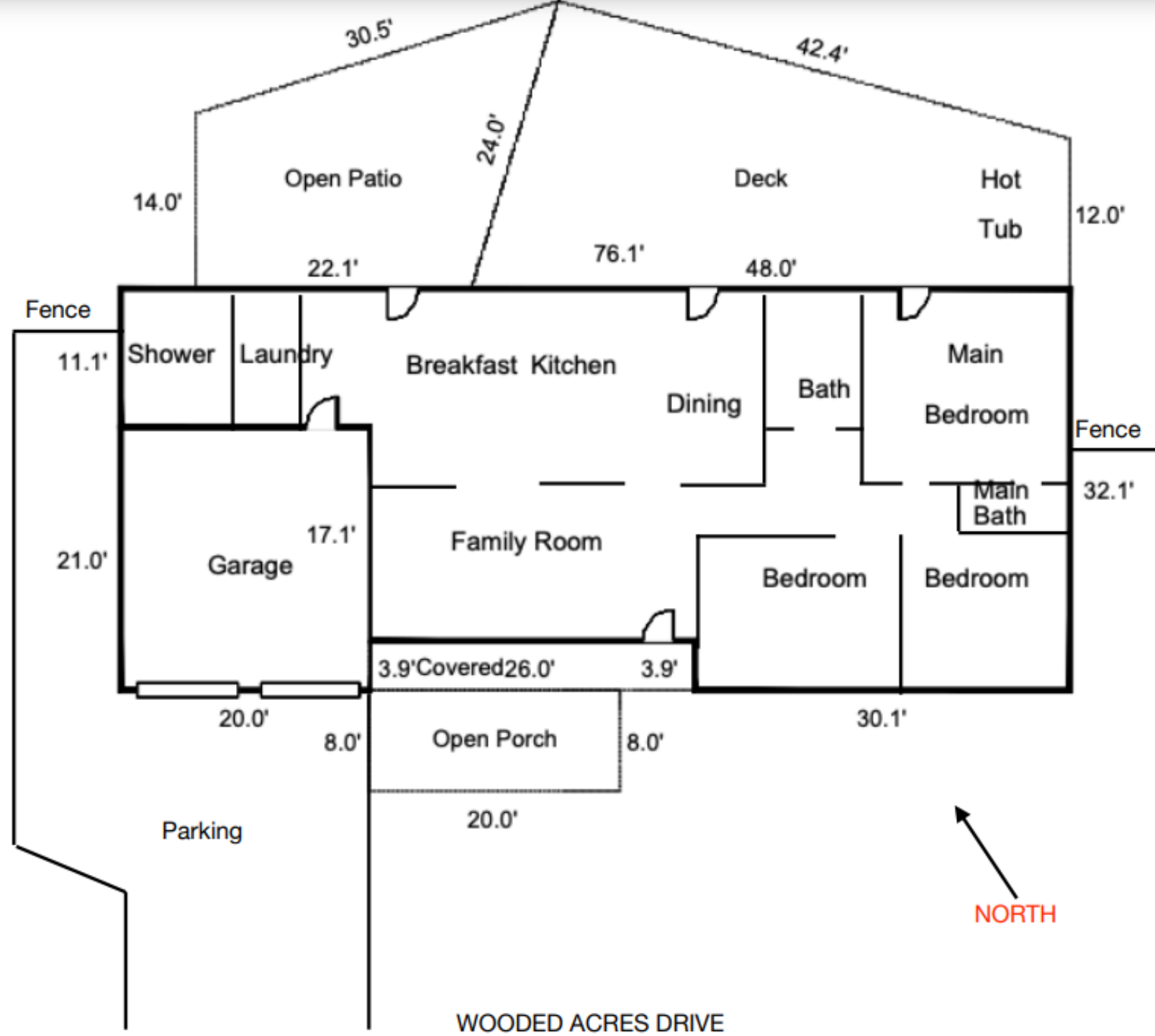
- Applicant: Kendall Cockrell
- Request: Special Permit for STR Type 1 in R-1A District
- Property Size: app. 0.4531 acres
- Within the Mountainview NA
- Council District V







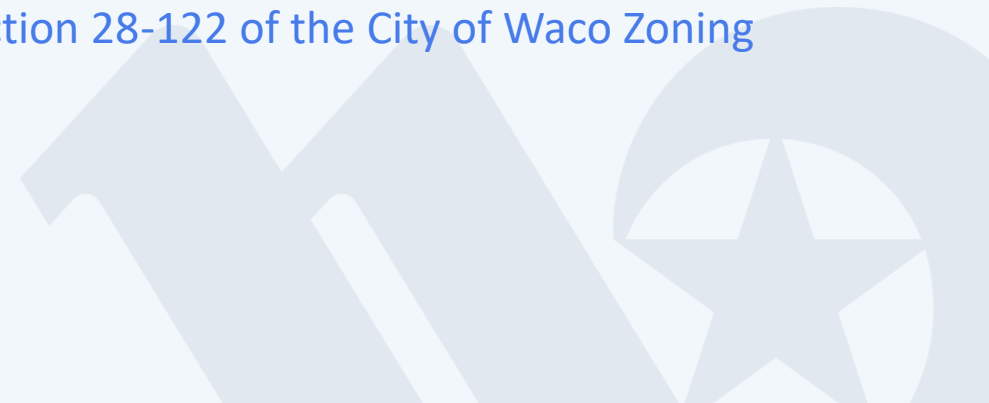




Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings*

1. That the proposed use is consistent with the comprehensive plan.
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.

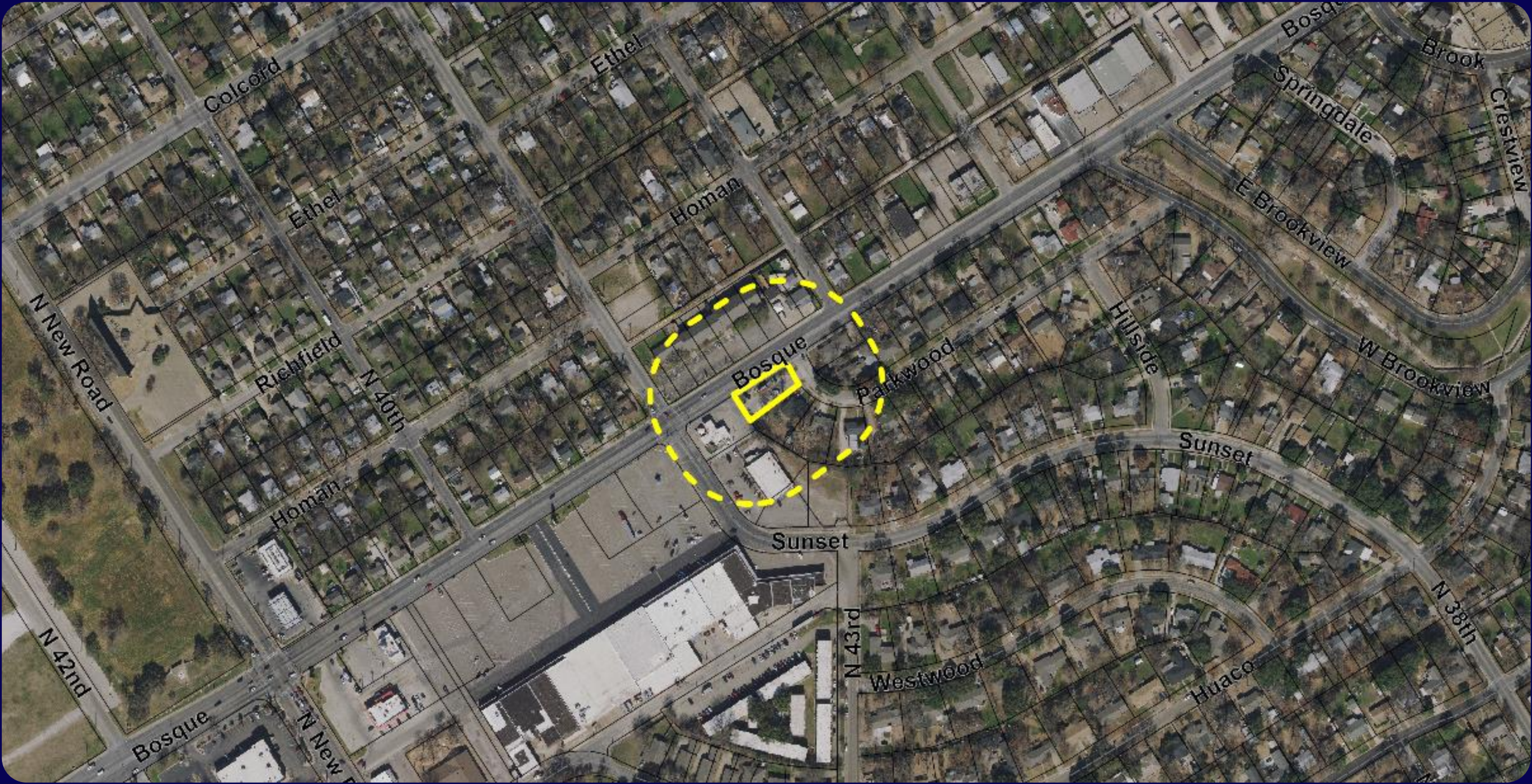
*These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

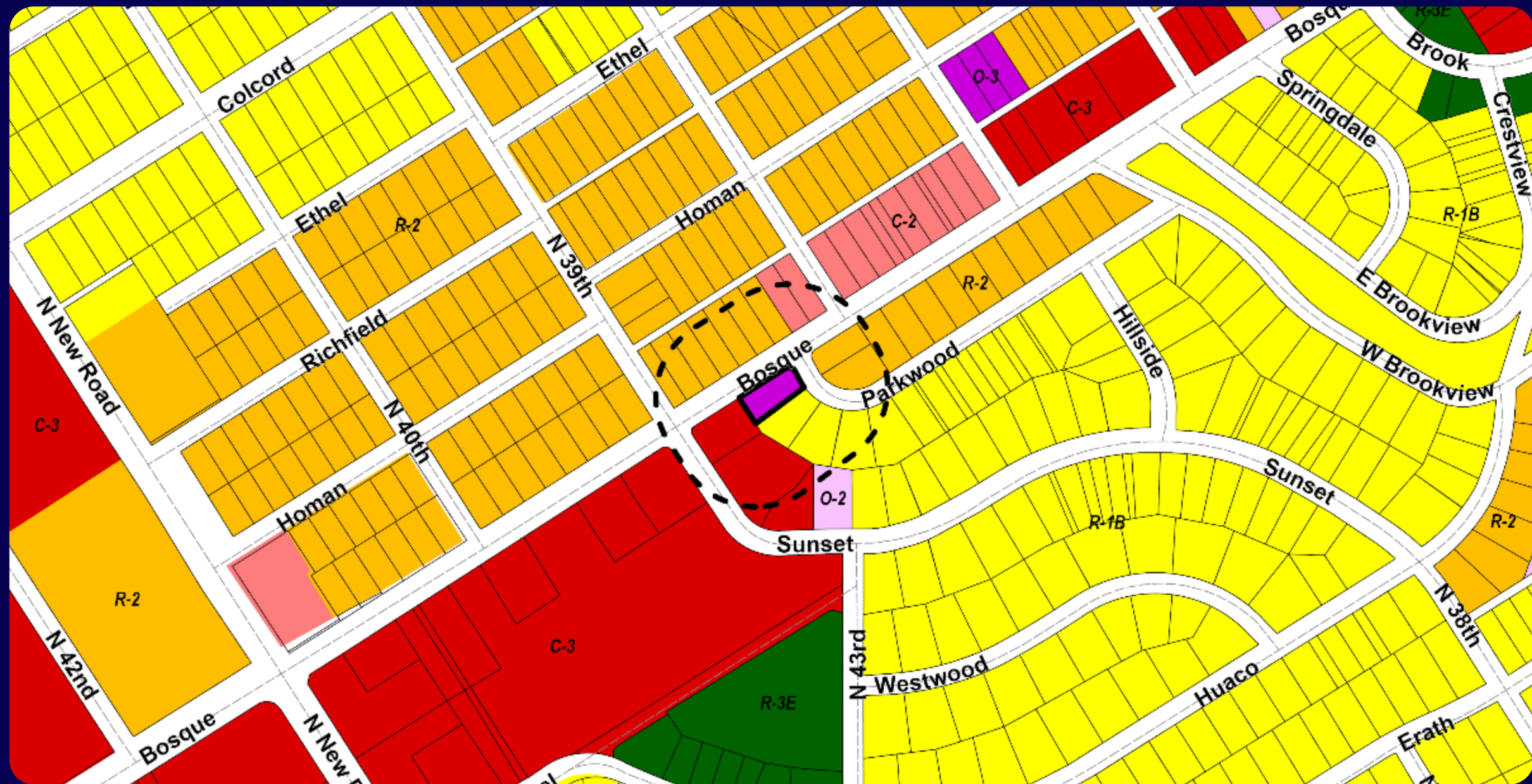


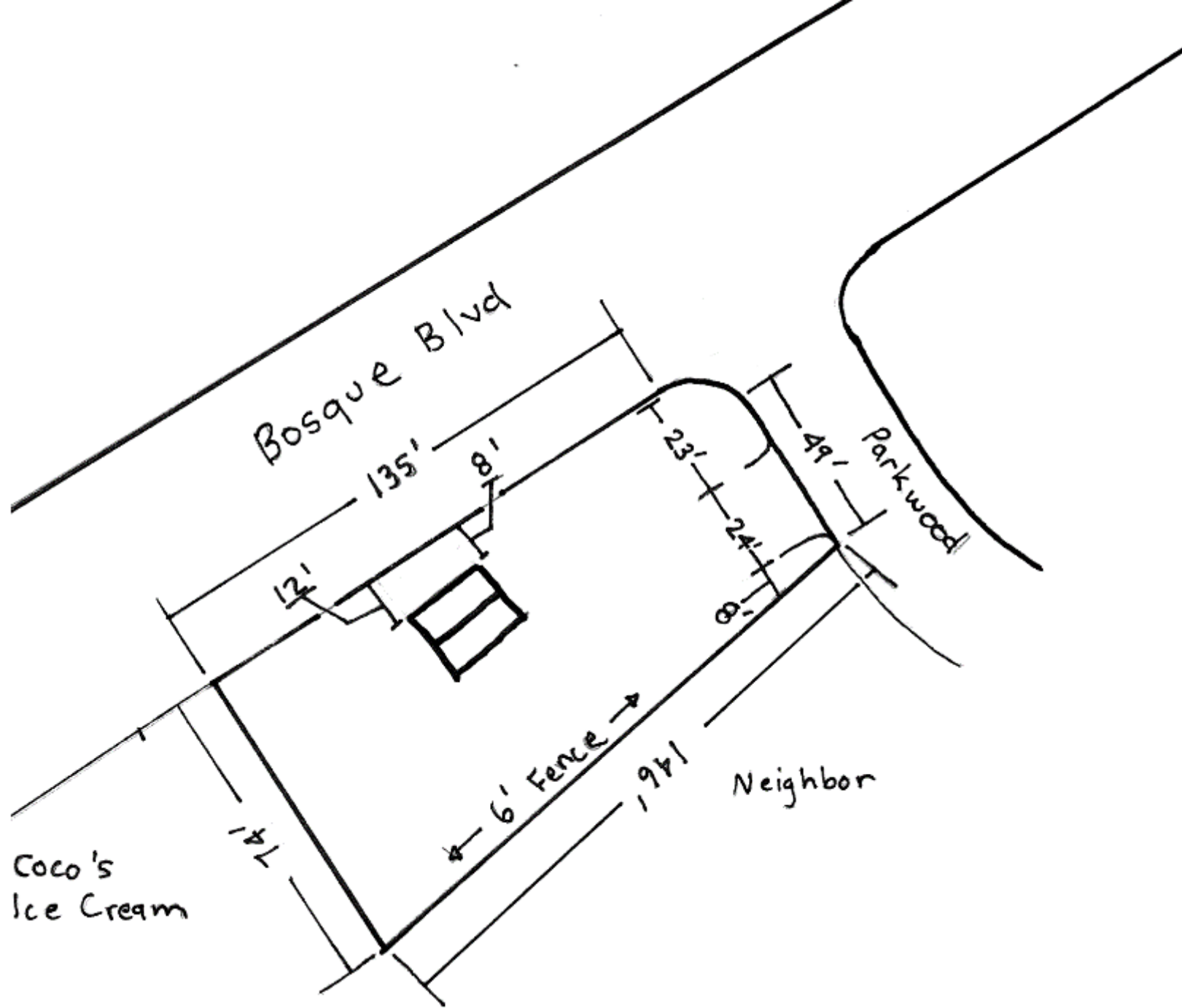
PH 2024-014

3828 Parkwood Drive

- Applicant: Luis Gonzalez, on behalf of Las Trancas #2
- Request: Special Permit to extend the hours of operation and allow food truck sales past the hours of 7 p.m. in an O-3 District, to remain open daily until 12 a.m.
- Property Size: app. 0.223 acres
- Within the Brookview NA
- Council District IV











City of Waco - Development Services

Physical: 401 Franklin Ave. Waco, TX 76701
Mailing: P.O. Box 2570 Waco, TX 76702
(254) 750-5612

BUSINESS LICENSE CERTIFICATE

License Type: Private Open Air Vending

Business Name: LAS TRANCAS N-2
Business Location: 3828 PARKWOOD DR
WACO, TX 76710

License Number: OAV001026-10-2023
Issued Date: 11/15/2023
Expiration Date: 11/30/2024

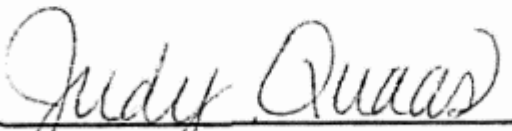
Provisions and conditions:

1. At the applicant's expense, signage shall be displayed in both English and Spanish, prohibiting littering and interacting/harassing neighboring animals including dogs.
2. The applicant shall keep the property where the business is located, as well as neighboring properties, free from litter and debris from the business.

Operating hours: Only between 7:00 AM - 7:00 PM

per O-3 zoning requirements unless a special permit is approved for extended hours.





Judy Quaas - License Coordinator

This is to certify that all requirements have been fulfilled set forth by the City of Waco and is hereby granted this license to operate within the corporate limits of the City of Waco, McLennan County, Texas.

TO BE POSTED IN A CONSPICUOUS PLACE

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.
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.

Plan Commission recommendation is to allow the extended hours of operation from 7:00 p.m. until 9:00 p.m. on Friday and Saturday with an expiration date of 11/30/2024 to coincide with the expiration of the Private Open Air Vending Business License Certificate.

Hours and Expiration Condition

12. This permit shall allow food truck sales between the hours of 7:00 a.m. until 11:00 p.m. on Friday and Saturday and 7:00 am until 9:00 p.m. on Sunday through Thursday.

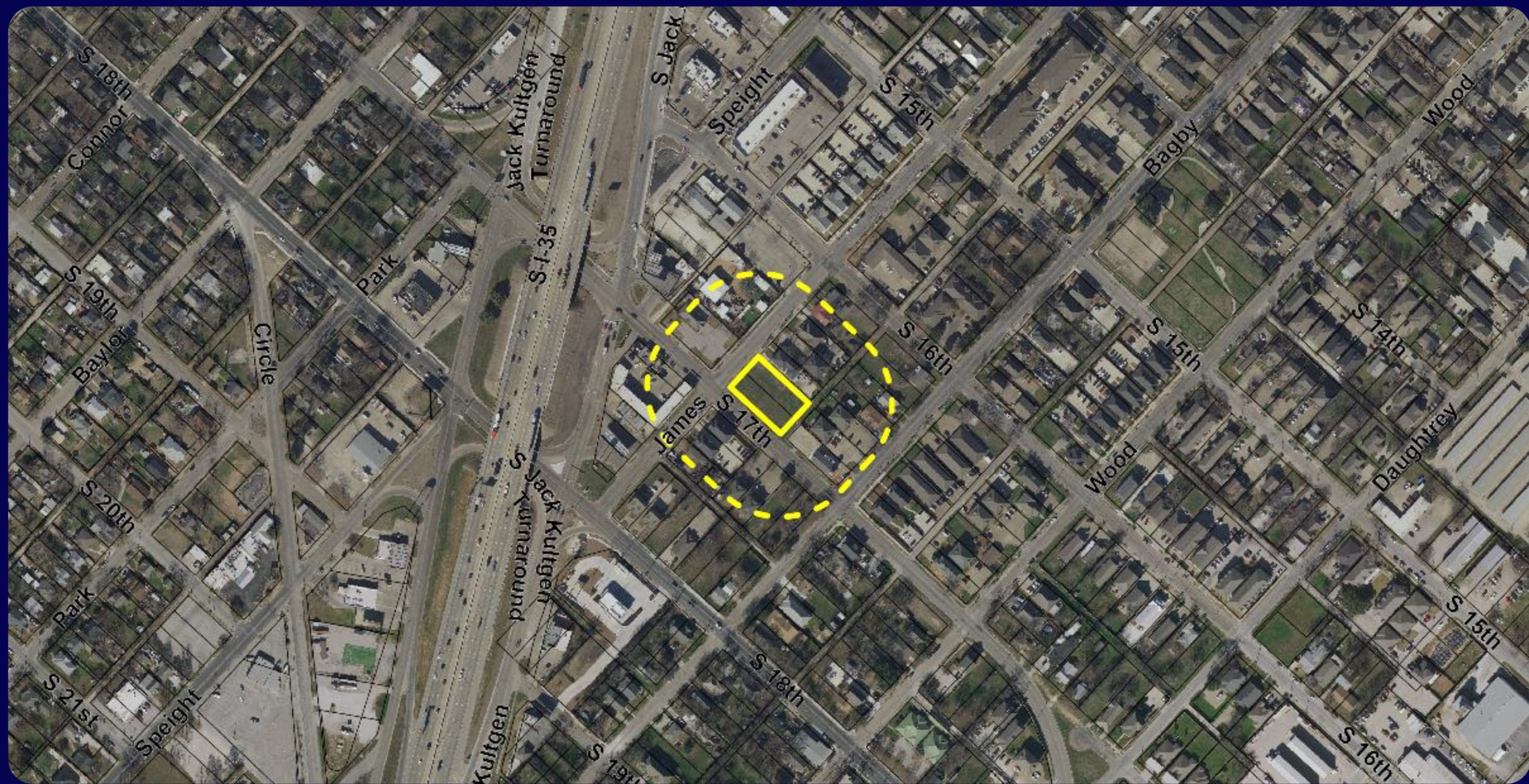
13. This permit shall expire on November 30, 2024. Prior to the expiration of said period, permittee shall make application for renewal of said special permit. If the permit is not renewed, it will be considered abandoned and terminated and the lawful use of the said premises shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.

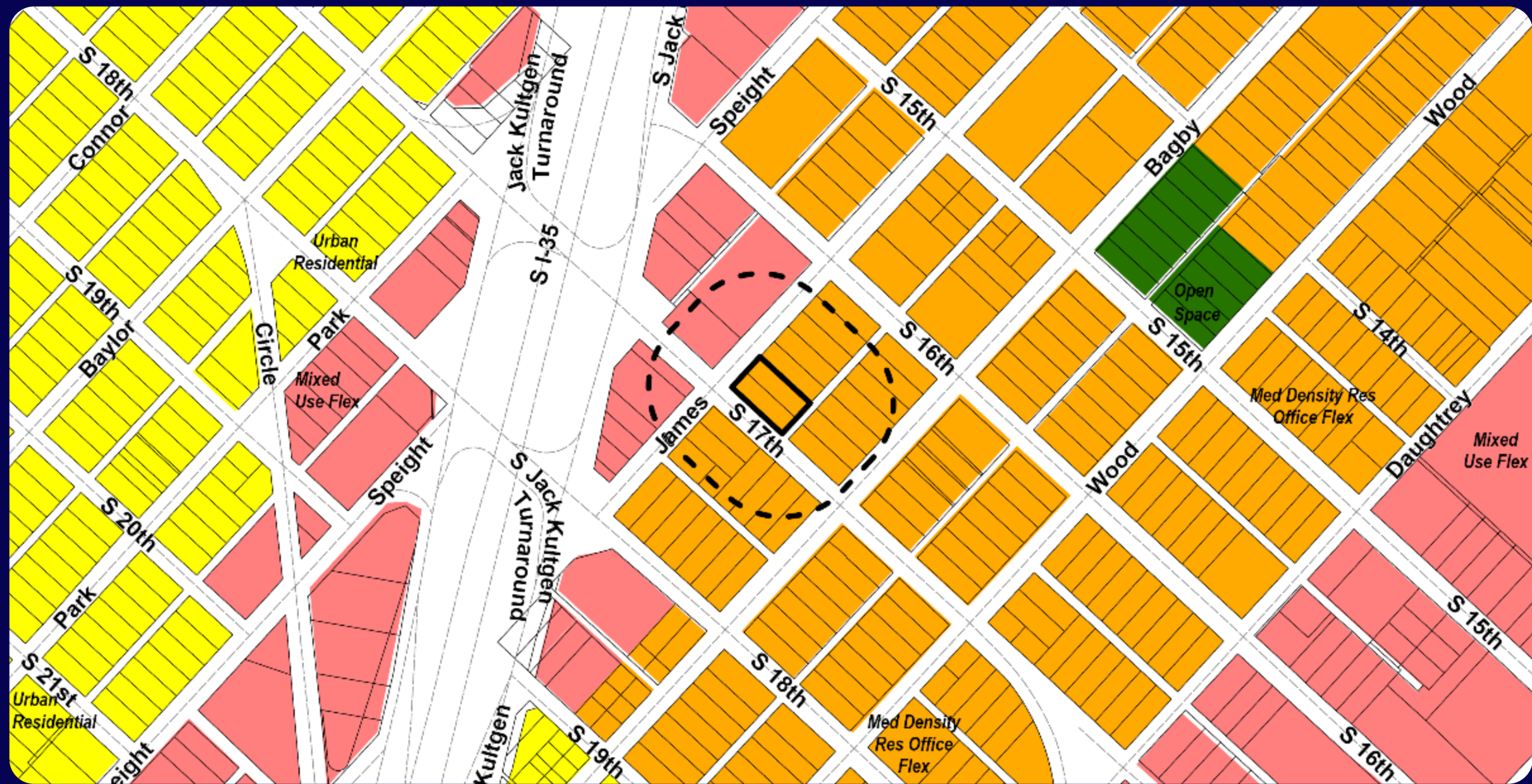


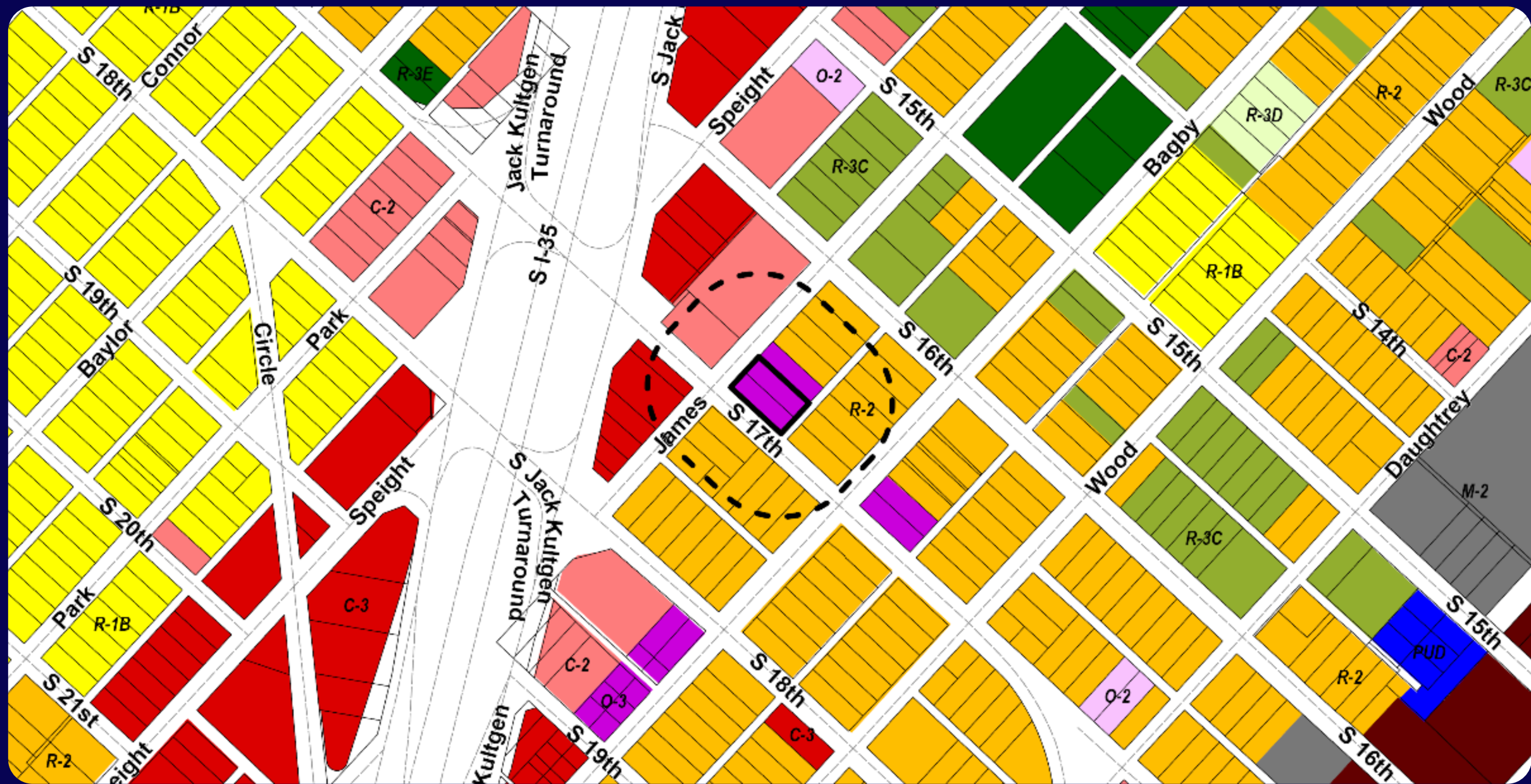
PH 2024- 015

1622 and 1624 James Drive

- Applicant: David Mercer, on behalf of Erik Stagner
- Request: Rezone from O-3 to R-2
- Property Size: Apppx. 0.376 acre tract
- Within the Baylor NA
- Council District II













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

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
2. The property meets all the area and width requirements for the R-2 zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
4. There is R-2 zoning adjacent to the subject property.

