

Planning Public Hearings City Council Meeting

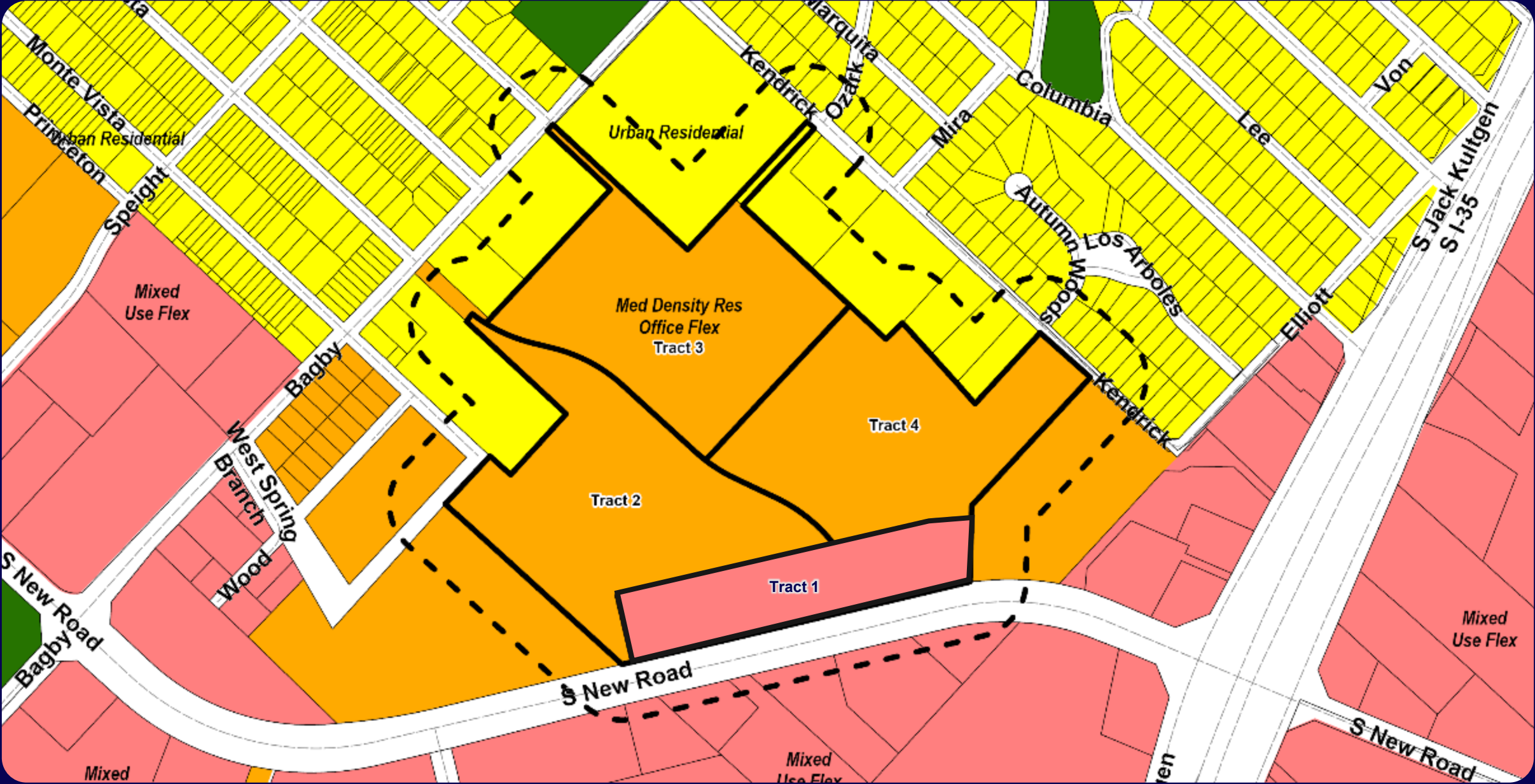


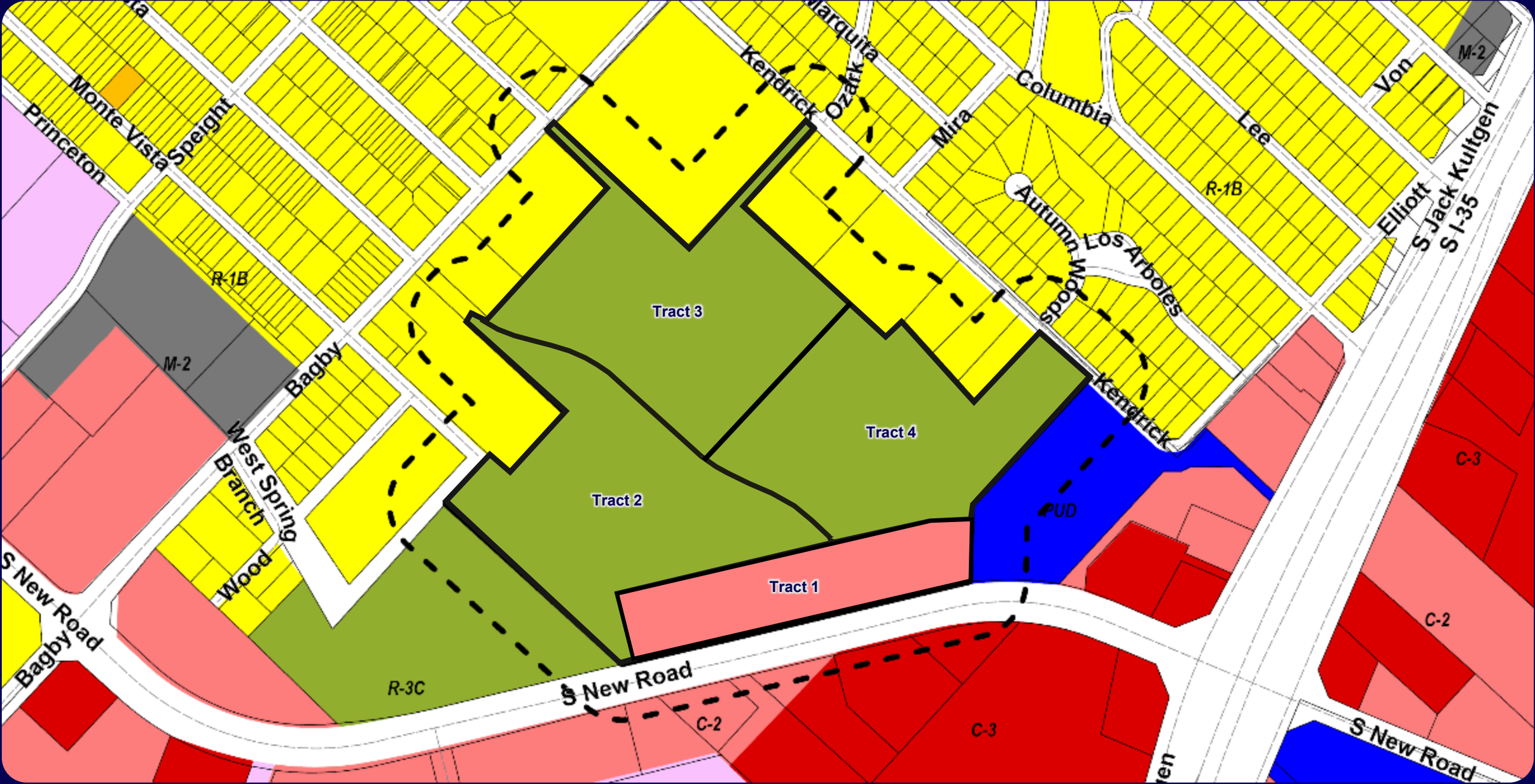
Tuesday, February 6, 2024

PH 2024- 2300 S New Road

- Applicant: Anna Carrillo, Carrillo Engineering, on behalf of Robert Horton
- Request:
 - Land Use Designation Change from ***Medium Density Residential Office Flex*** to ***Mixed Use Flex*** and Rezone from ***R-1B to C-2*** (Tract 1; app. 6.575 acres)
 - Rezone from ***R-1B to R-3C*** (Tracts 2, 3, and 4; app. 45.177 acres)
- Property Size: app. 52.75-acre tract (total)
- Within the Kendrick NA
- Council District III
















Plan Commission recommends **APPROVAL** of the land use designation change from **MEDIUM DENSITY RESIDENTIAL OFFICE FLEX to MIXED USE FLEX (for C-2)** based on the following findings:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
2. The property is located in close proximity of 2 major thoroughfares (New Road and Interstate 35).

Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B 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 and south of New Road.
 4. The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.
- 

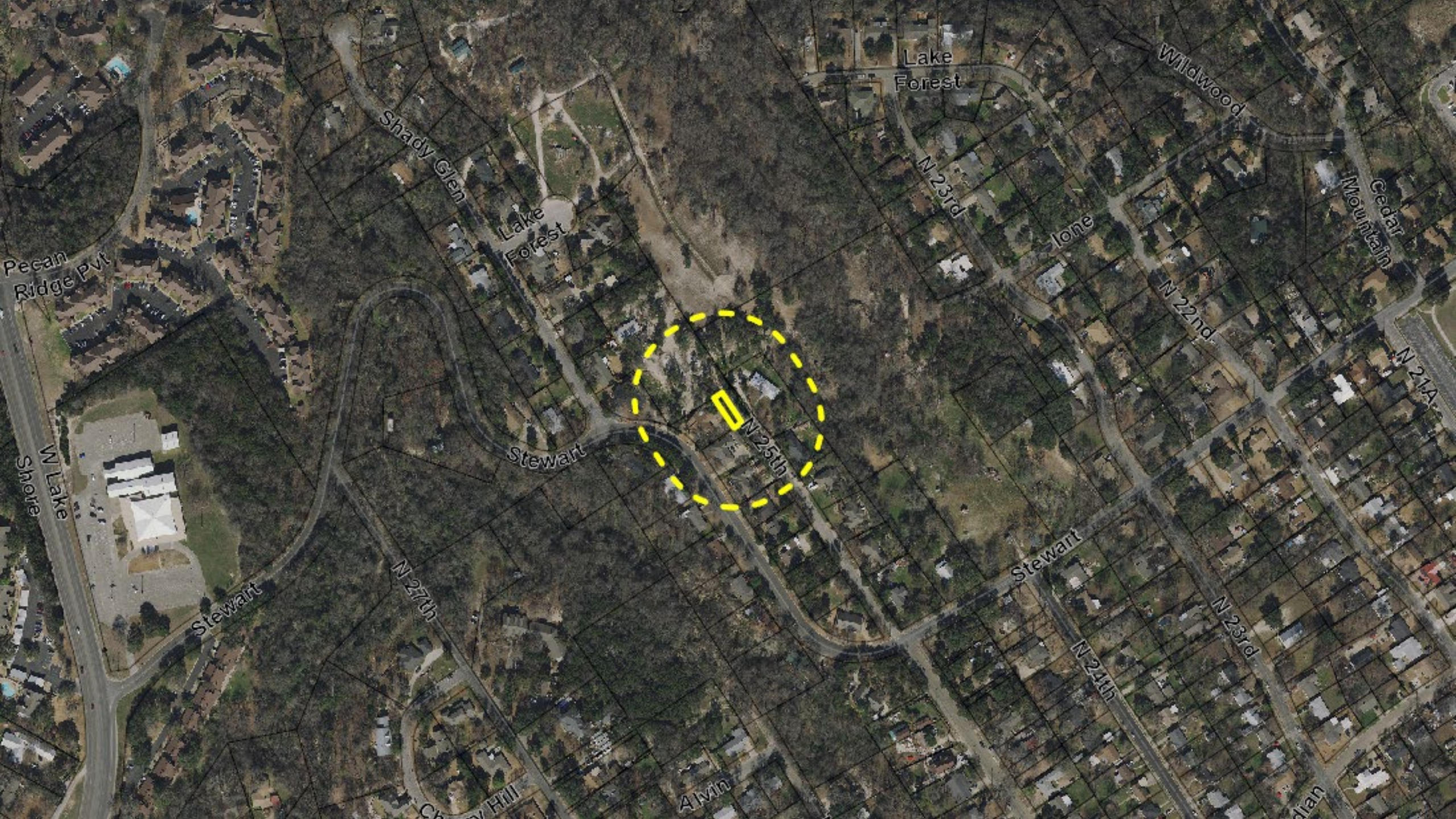
Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to R-3C** based on the following findings:

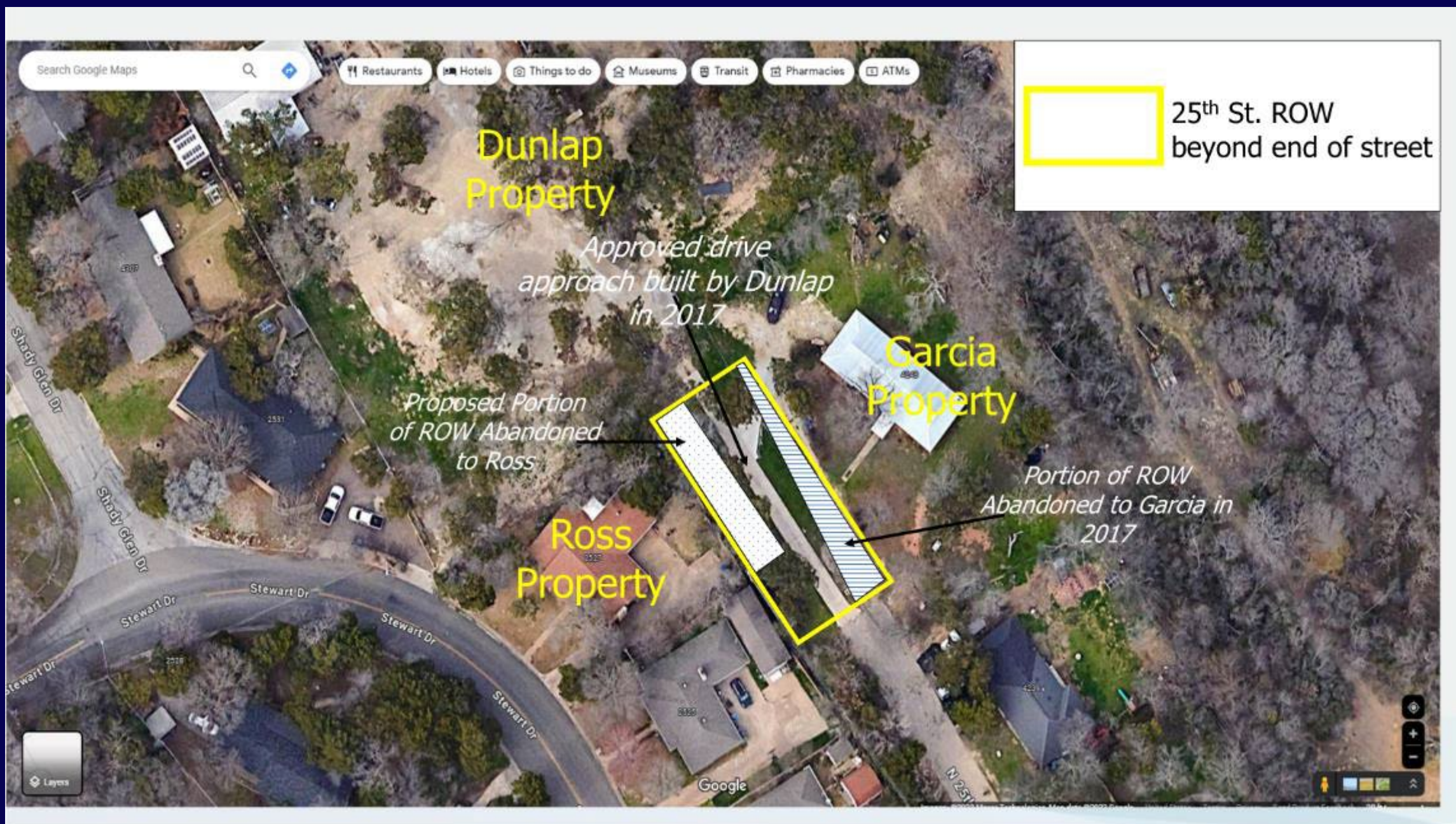
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The property meets all the area and width requirements for the R-3C zoning district.
3. The proposed R-3C zoning would act as a buffer between more commercial uses along I-35 and south of New Road to the more residential uses north of the subject property.



PH 2024- Portion of N. 25th St. Abandonment

- Applicant: Robert F. and Janet E. Ross
- Request: Abandonment of a 0.05 acre tract of the N. 25th Street right-of-way, adjacent to Lot 9, Block 1 of the Brickman Addition, addressed as 2527 Stewart Drive
- For extension of back yard
- Within the Cedar Ridge NA
- Council District V









Plan Commission recommends ***APPROVAL*** for the ***ABANDONMENT*** request based on the following findings and conditions:

Findings:

1. Based on the provided Traffic Impact Analysis and proposed site plan, the right-of-way is not necessary for the proper flow of traffic or for emergency vehicle access to the area or adjacent properties.
2. Utility access and drainage for surrounding properties is not adversely impacted by the abandonment of the right-of-way.
3. The abandonment, and the closure of Windsor Avenue to thru traffic, is recommended for the safety of pedestrians circulating between facilities.

Conditions:

1. A general utility easement shall be retained for the full abandonment area.
2. 20' sanitary sewer and 15' water easements in addition to the general utility easement.
3. Development of the abandoned right-of-way must maintain emergency access to the existing buildings on the property as shown on the proposed site plan.

PH 2024- Windsor Ave. Abandonment

- Applicant: Adam Whitfield of CP&Y, DBA STV Infrastructure, on behalf of St. Louis Catholic Church
- Request: Abandonment of a 1.396 acre tract of the Windsor Avenue right-of-way, being the right-of-way located between N 23rd Street and N 25th Street, and described as:
A 1.396 acre tract of land situated in the J. Bennett Survey, Abstract No. 136, McLennan County, State of Texas, and being all of that called 80 foot wide right-of-way (ROW) known as Windsor Avenue, and bounded by N 23rd Street, N. 25th Street, and Blocks 3 and 4 of the University Heights Addition, according to the Final Plat thereof, as recorded in Volume 65, Page 613 of the Deed Records of McLennan County, Texas (D.R.M.C.T.).
- Within the North Waco NA
- Council District IV









Plan Commission recommends ***APPROVAL*** for the ***ABANDONMENT*** request based on the following findings and conditions:

Findings:

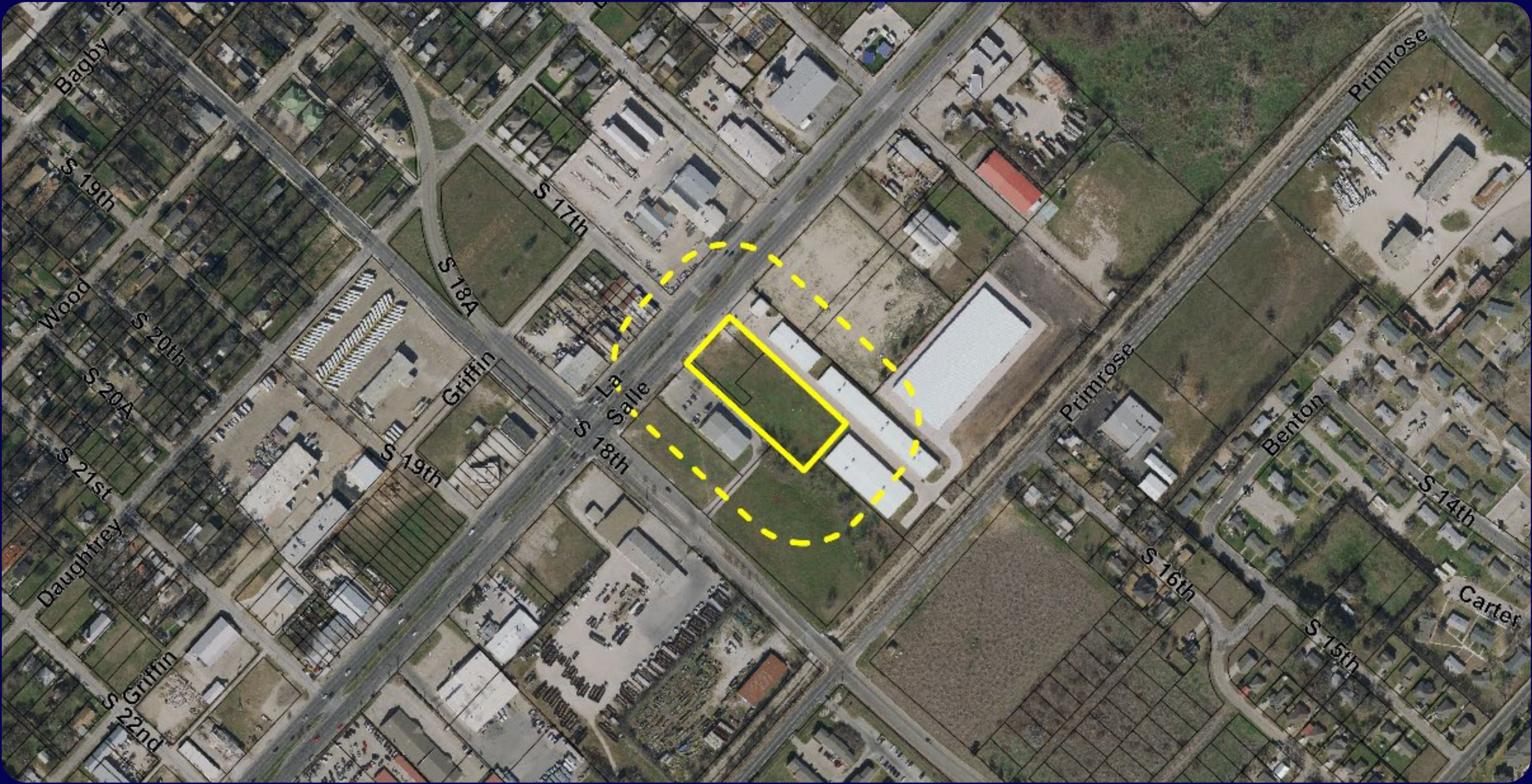
1. Based on the provided Traffic Impact Analysis and proposed site plan, the right-of-way is not necessary for the proper flow of traffic or for emergency vehicle access to the area or adjacent properties.
2. Utility access and drainage for surrounding properties is not adversely impacted by the abandonment of the right-of-way.
3. The abandonment, and the closure of Windsor Avenue to thru traffic, is recommended for the safety of pedestrians circulating between facilities.

Conditions:

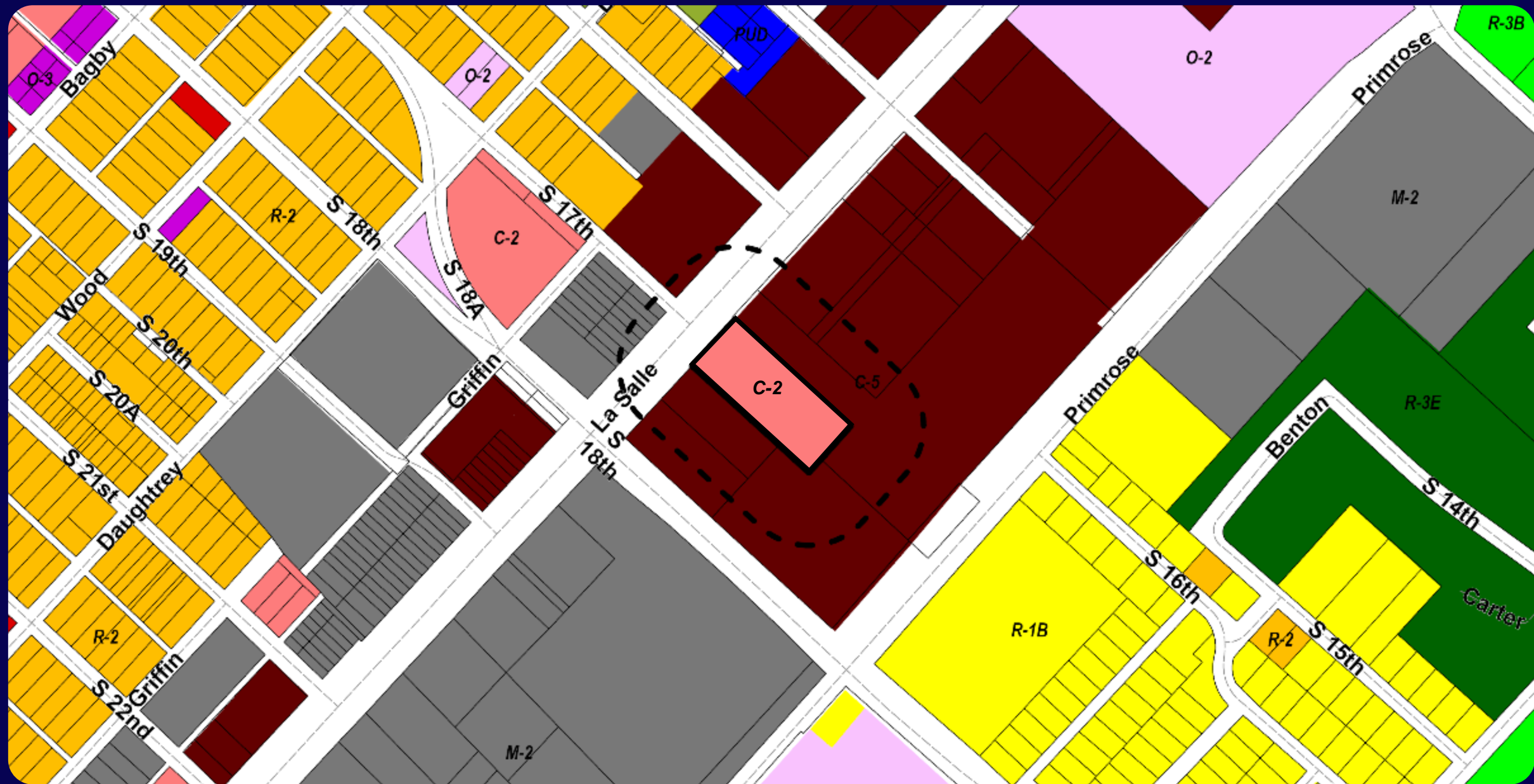
1. A general utility easement shall be retained for the full abandonment area.
2. 20' sanitary sewer and 15' water easements in addition to the general utility easement.
3. Development of the abandoned right-of-way must maintain emergency access to the existing buildings on the property as shown on the proposed site plan.

PH 2024- 1700 La Salle Ave.

- Applicant: Jeff Knapp on behalf of The Knapp Group
- Request: Rezone from C-5 to C-2 Community Commercial District
- Property Size: app. 0.4144 acres
- Within the Alta Vista NA
- Council District 1











Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***C-5 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 change compliments the La Salle Avenue Strategic Plan.
4. The existing C-5 zoning will eventually be eliminated per the land use component of the Comprehensive Plan.



PH 2024- 2004 N 4th Street

- Applicant: Crowhurst, Georgia & Jeff
- Rezone from R-2 Two-Family and Attached Single-Family Residence District to O-3 Office Limited Commercial District
- Property Size: app. 0.189 acres
- Within the Brook Oaks NA
- Council District IV











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

1. The existing R-2 zoning is more compatible with the adjacent residential uses along N 4th between Proctor and Ellis than the proposed O-3 zoning.
2. Rezoning only one lot within the block face along S. 4th Street is not supported, as this would be “spot zoning”. Staff would be supportive of a zone change request for a contiguous, multiple lot rezoning along the block facing S. 4th Street.



THANK YOU.

Please contact planning@wacotx.gov if you have any questions.