

Planning Public Hearing City Council Meeting



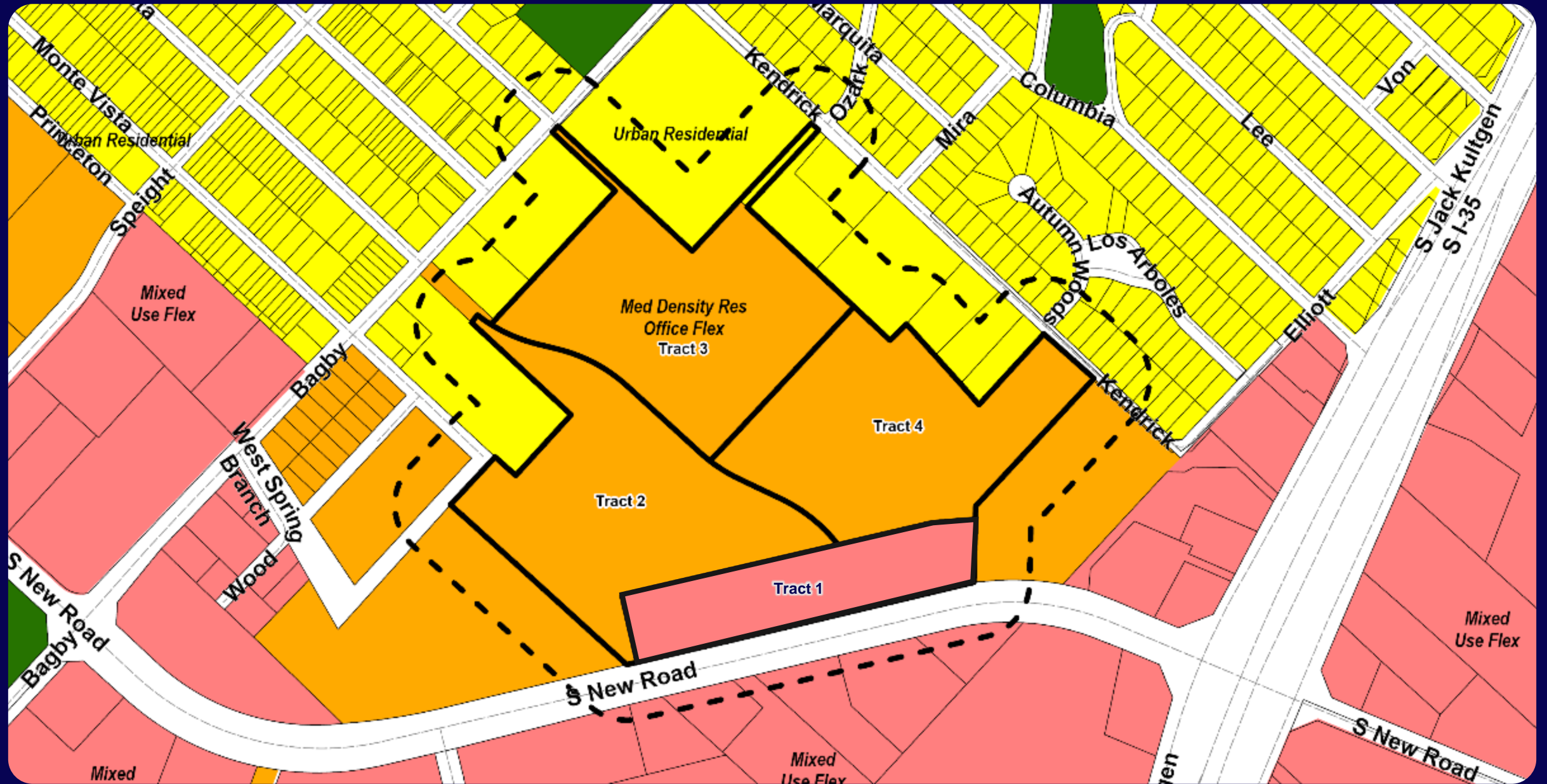
Tuesday, February 20, 2024

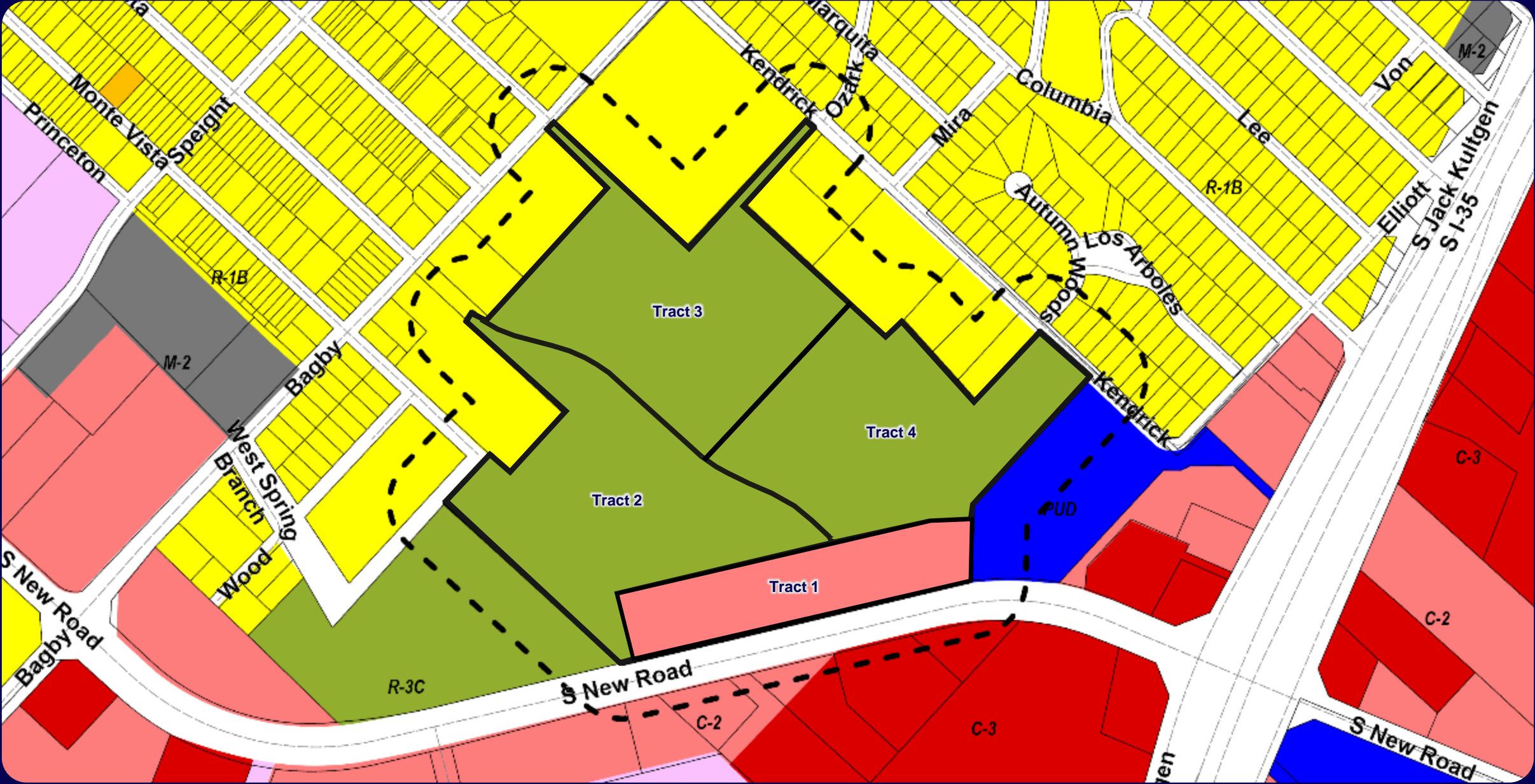
PH 2024-096

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 II
- Applicant requests continuance to March 19th City Council meeting















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.



THANK YOU.

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