

Planning Public Hearings City Council Meeting



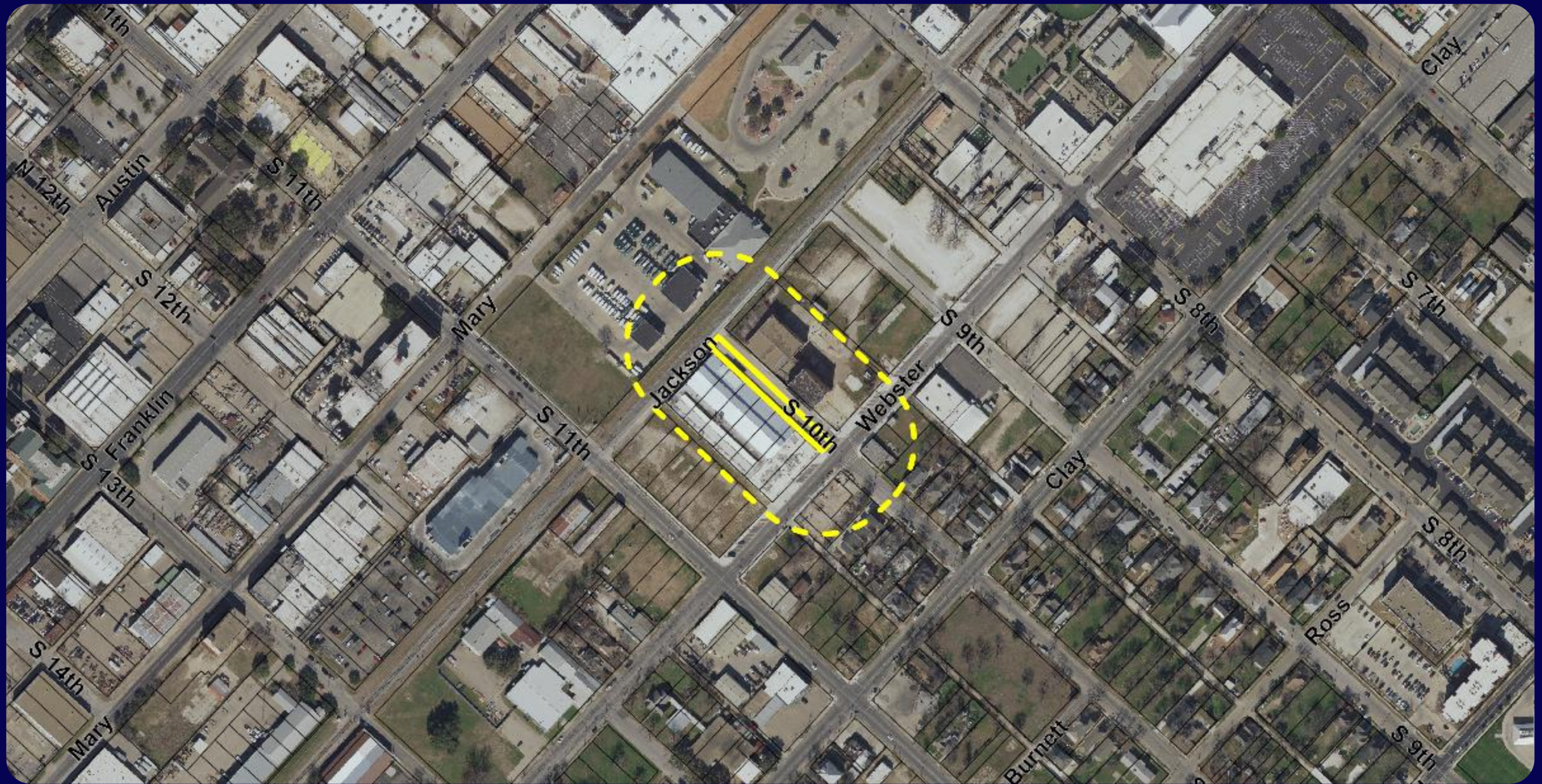
Tuesday, March 19, 2024

PH 2024-141

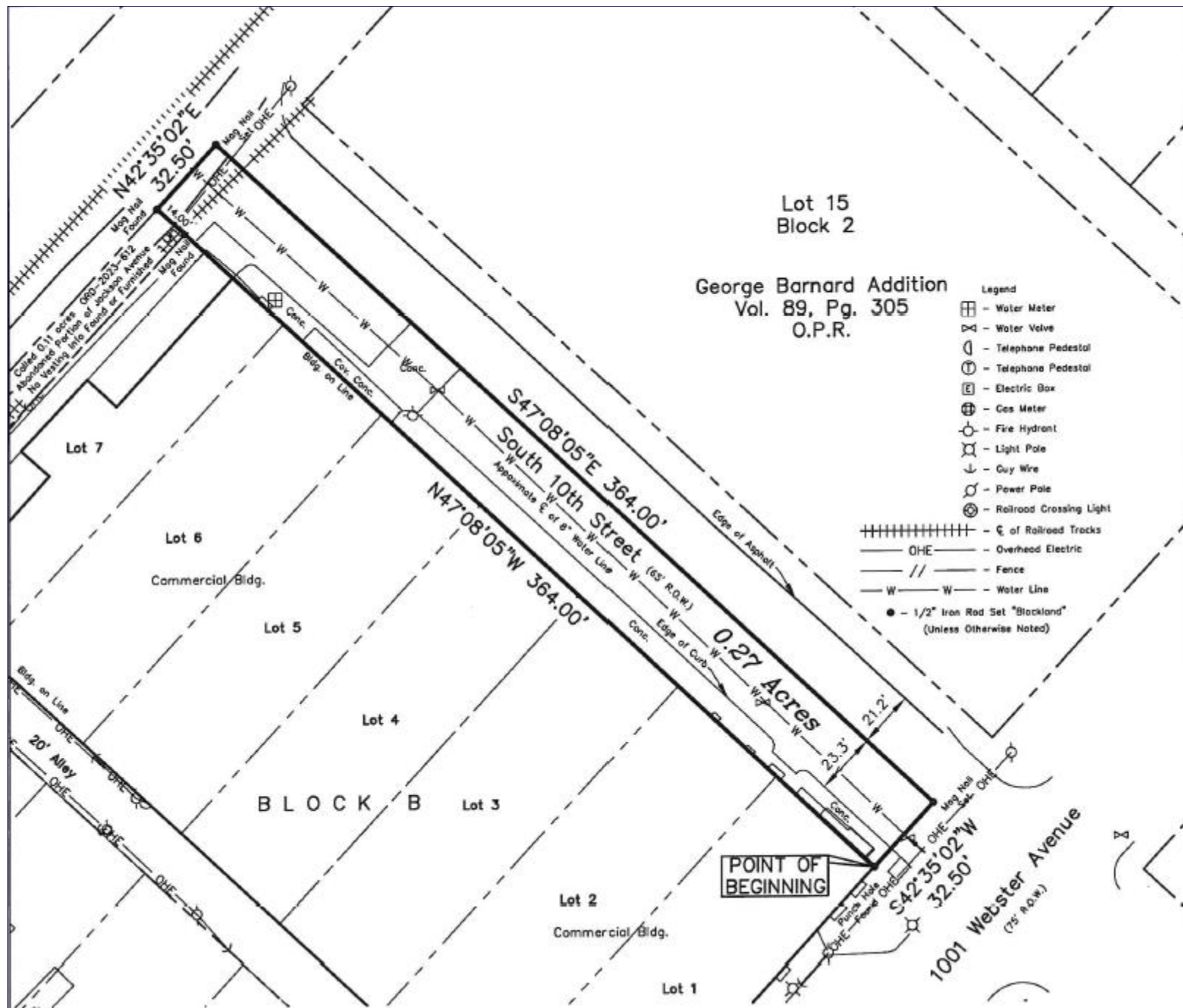
Portion of 10th Street

- Applicant: Andrew Bourgeois of CTX Development, on behalf of WAGBOO Properties LLC
- Request: Abandonment of a 0.27-acre tract of the South 10th Street right-of-way, adjacent to Lots 1 - 7, Block B of the J.W. Mann's Addition, addressed as 1001 Webster Avenue, and described as:

0.27 acres of land in the City of Waco, McLennan County, Texas, being a part of South 10th Street as shown in the J.W. MANN'S ADDITION, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 28, Page 243 of the Deed Records of McLennan County, Texas.







Planning Services recommends **APPROVAL WITH CONDITIONS** for the **ABANDONMENT** request based on the following findings and conditions:

Findings:

1. The portion of abandoned right-of-way outside of the proposed fire access easement, is not needed for the proper flow of traffic or for emergency vehicle access to the area or adjacent properties.
2. Utility access for surrounding properties is not adversely impacted by the abandonment of this right-of-way.
3. The abandonment provides better development opportunity for the properties oriented towards Webster Avenue & S. 11th Street.

Conditions:

1. Provide a 13' fire access easement from the centerline of the street within the abandoned portion of the right-of-way. A 26' marked fire lane must be provided within this easement and the remaining S. 10th Street R.O.W.

Note: The fire lane easement and fire lane can be removed at such time the adjacent property across 10th St. is developed and fire access is provided on site.

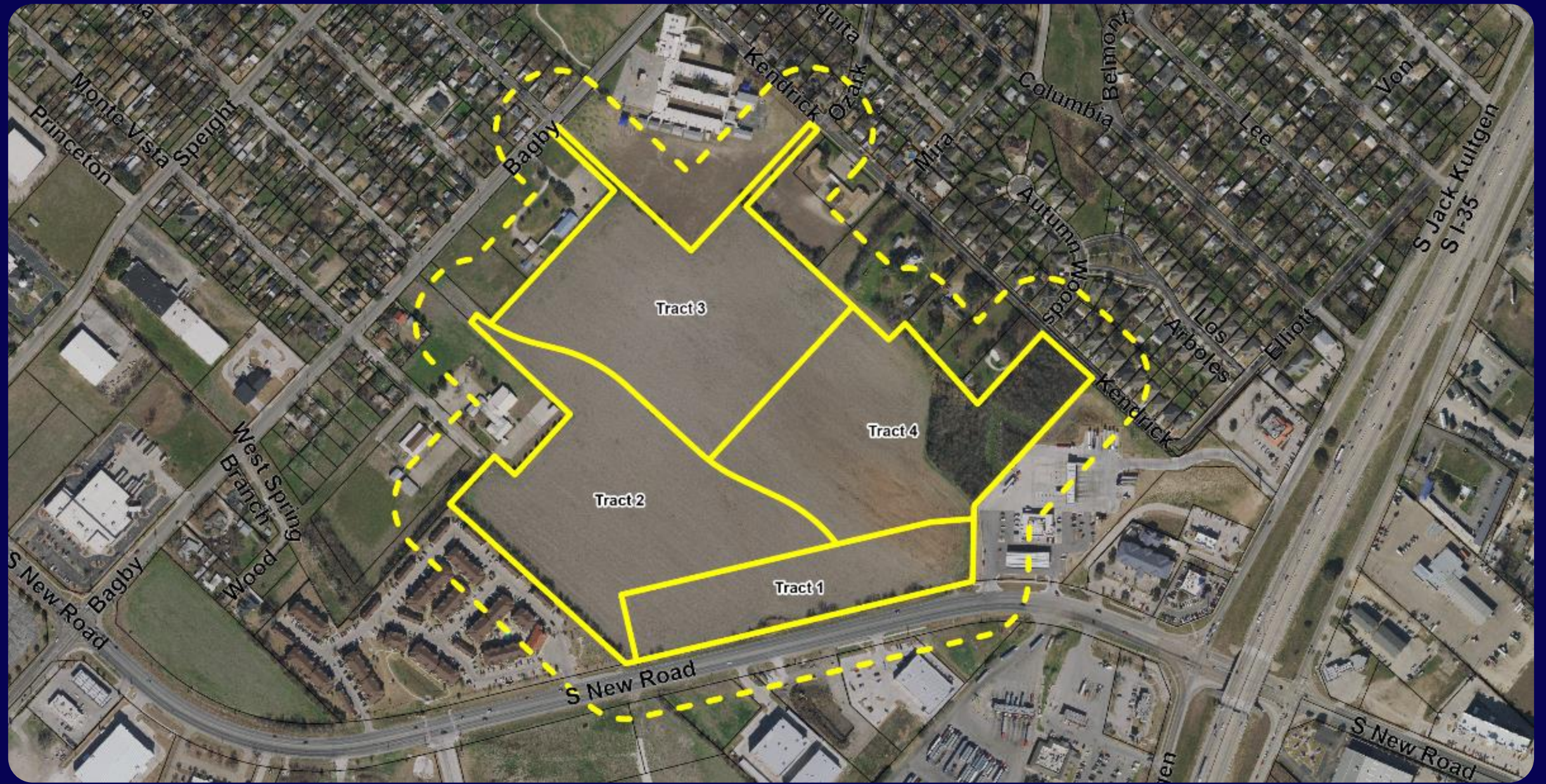
2. Provide one of the following for the existing water line located in S. 10th Street:
 - a. Retain 20' water line easement centered on the existing public water line in S. 10th Street. A 10' water line easement must be retained connecting the retained 20' water line easement and the remaining S. 10th Street R.O.W.
 - b. Relocate the public water line with 20' water line easement centered on the relocated public water line.
 - c. Abandon the existing public water line subject to City of Waco line abandonment requirements.

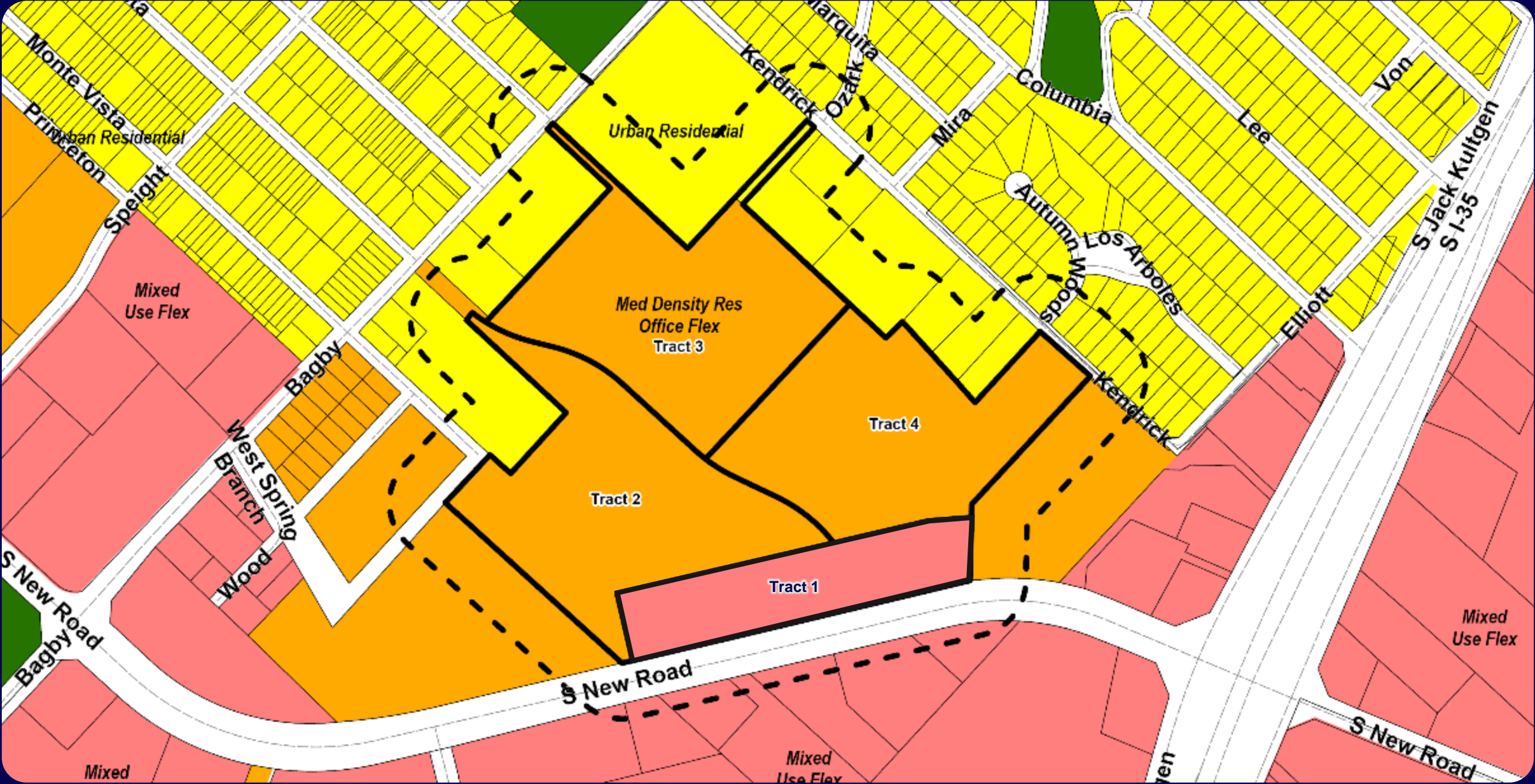
Note: Option C requires written approval from the property owner of 408 S. 10th St. (Geyser Ice House Building property).

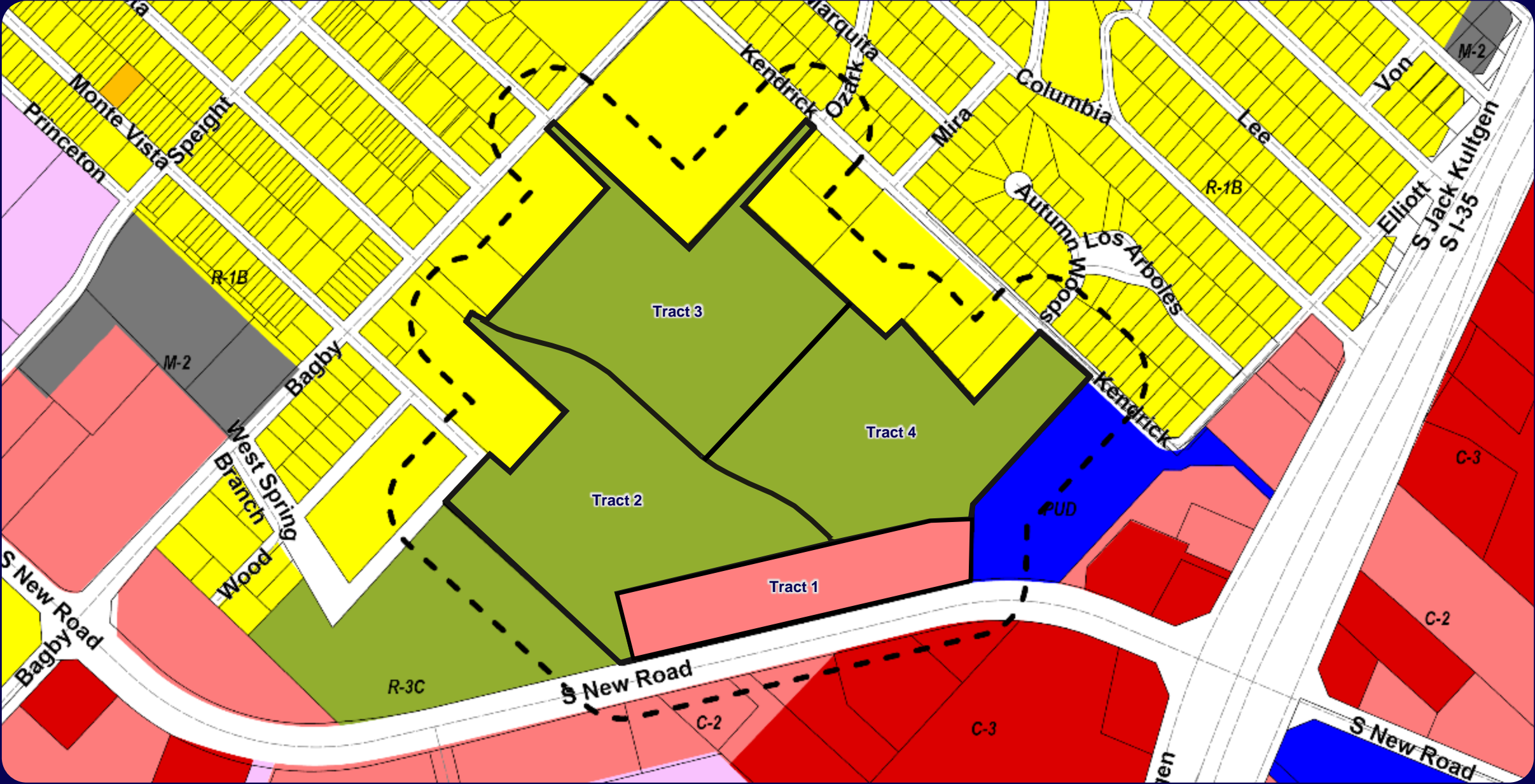
PH-2024-143

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: approx. 52.75-acre tract (total)
- Within the Kendrick NA
- Council District II











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).

Planning Services 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.

Planning Services 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 2024-140

1111, 1117, and 1121 N. 5th Street

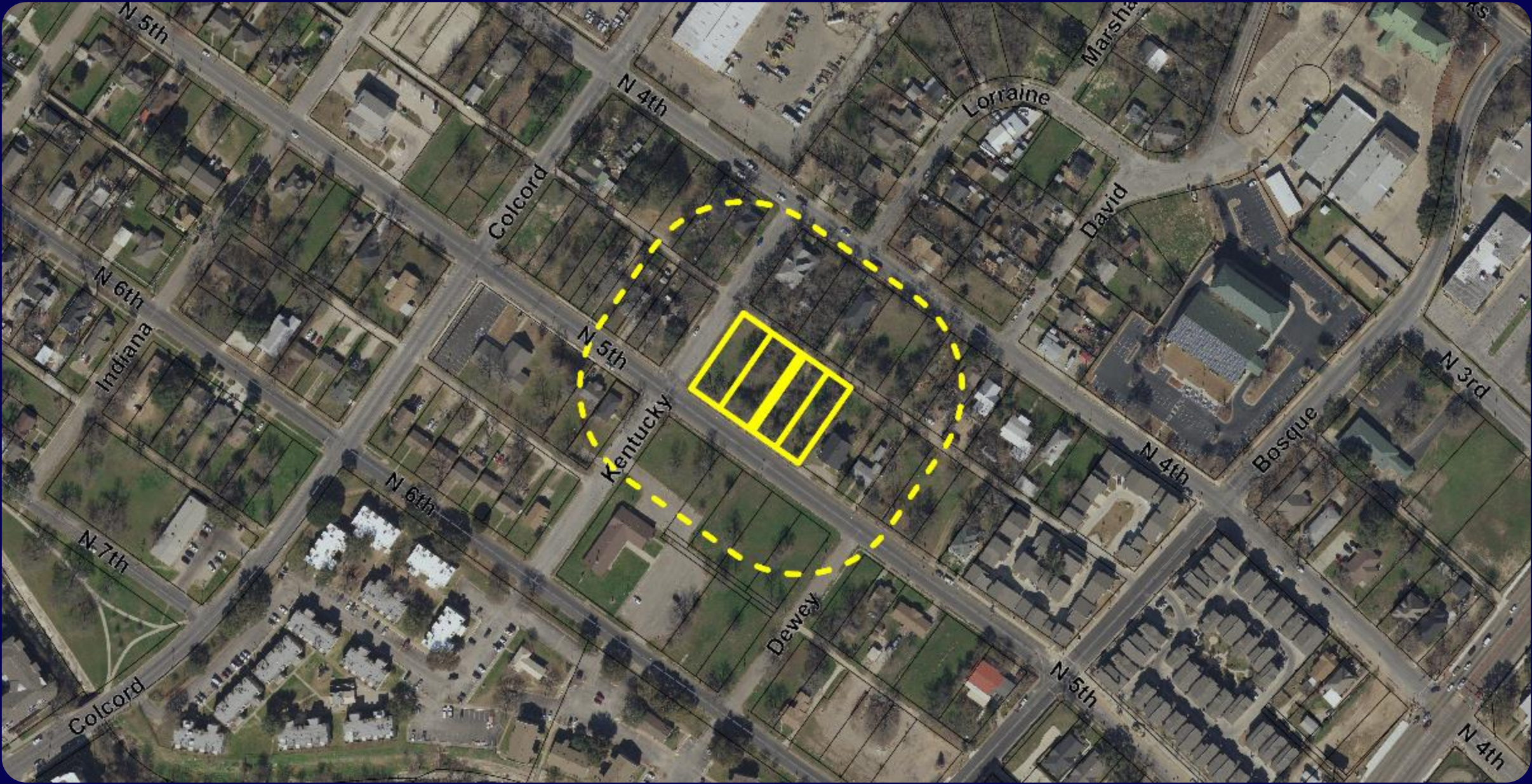
- Applicant: Andrew Bourgeois, CTX Development, on behalf of Northpaw Partners, LLC
- Special Permit for “Dwelling(s), Small Lot Single Family” in an R-2 Zoning District
- Property Size: approx. 0.90 acres
- Within the Brook Oaks NA
- Council District IV

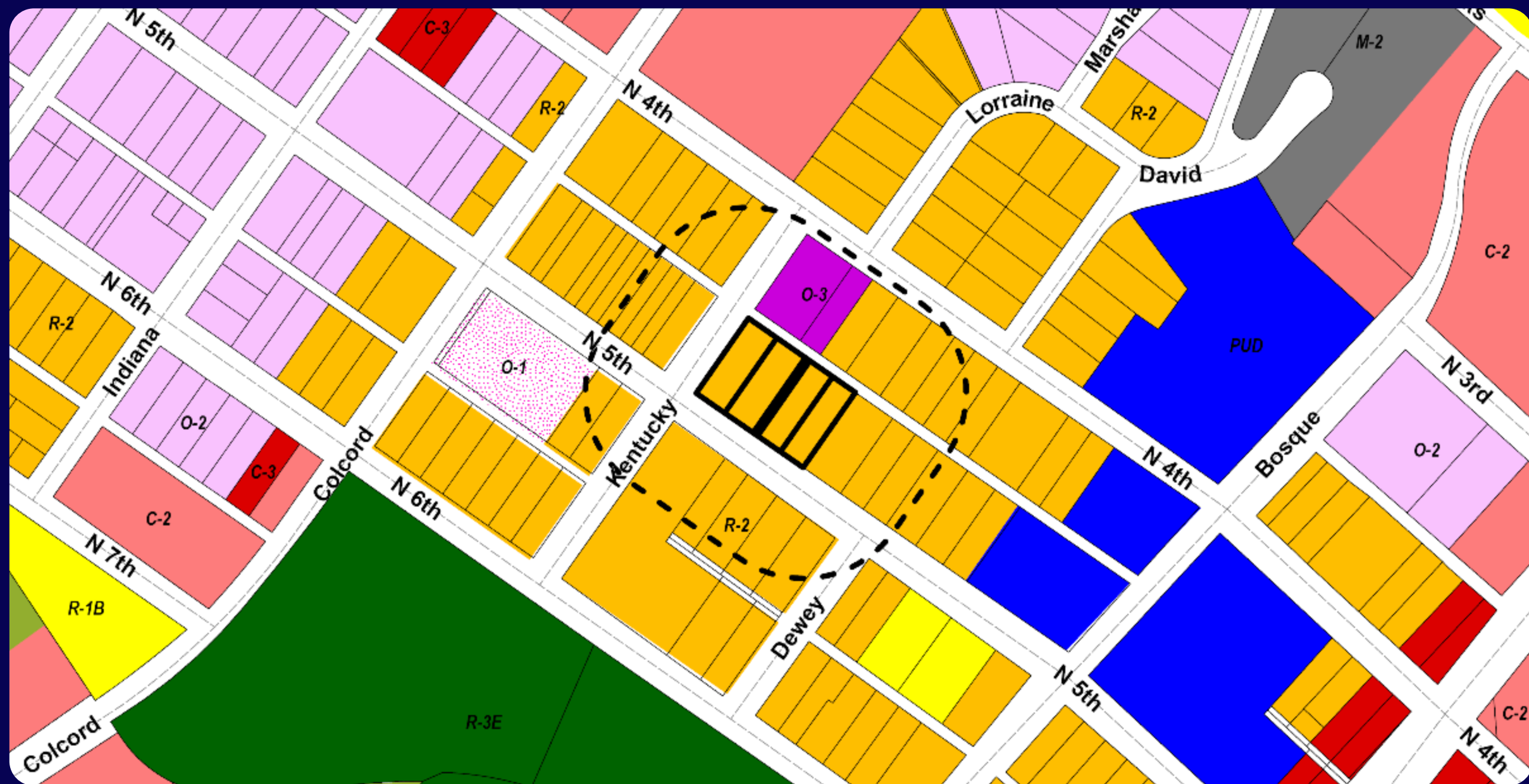
Definition – Small Lot Single Family Dwelling

A single-family dwelling unit that is located on a lot that is less than 50 feet in width and 6,000 square feet in area. Such dwelling unit will be limited to an individual, or two or more persons related by blood, marriage or adoption, or a group of no more than two unrelated persons living together as a single housekeeping unit.

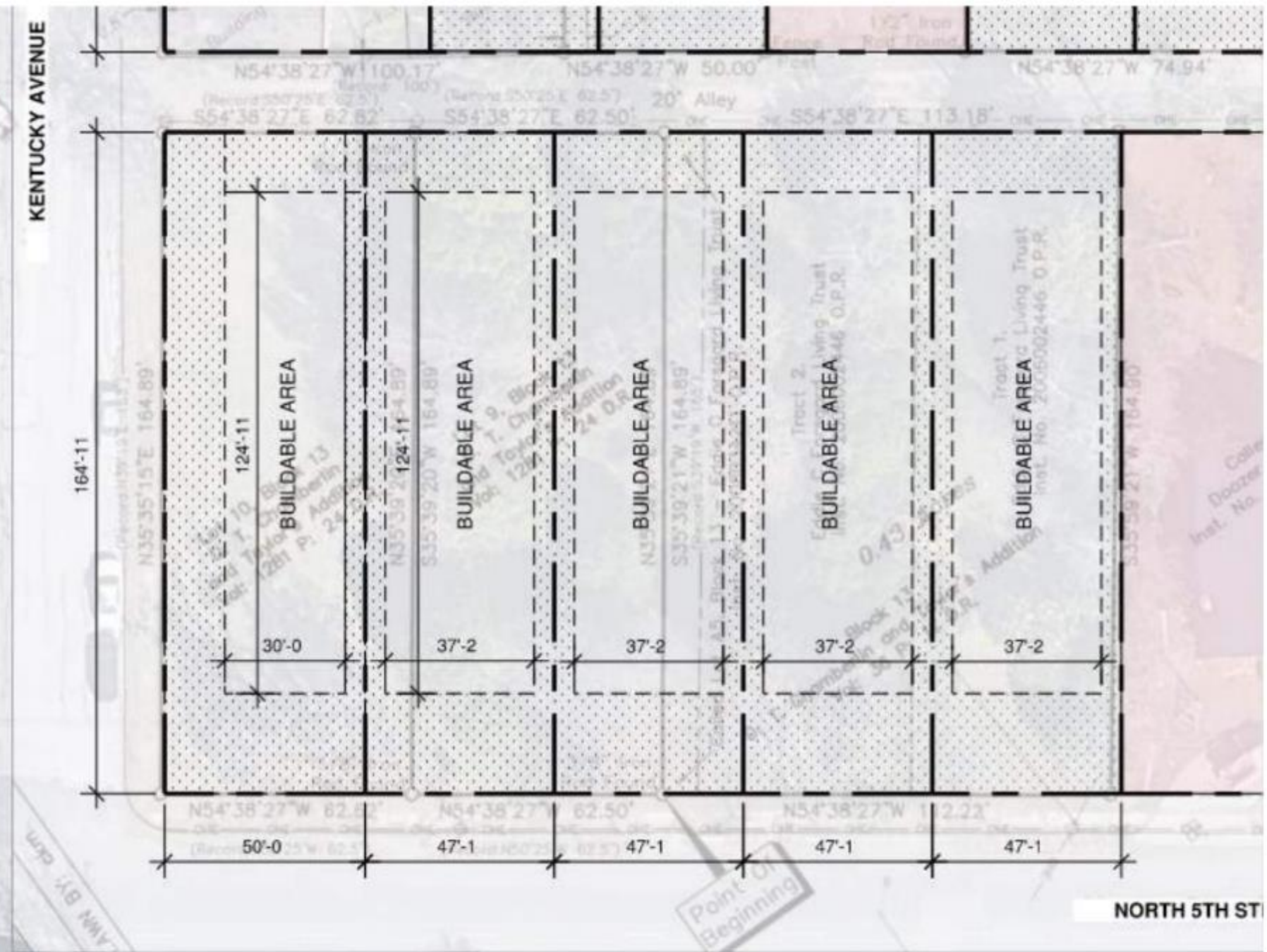
Criteria

- a. The dwelling is located within the limits of the area depicted in the Imagine Waco, A Plan for Greater Downtown.
- b. The dwelling is located on a street that is 26 feet or wider and on-street parking is not restricted.
- c. If the dwelling is located on an arterial or collector street or the lot is less than 40 feet in width, access should be from an alley or an approved shared driveway with adjoining lot(s).
- d. The following architectural requirements will apply in addition to the requirements of section 28-223:
 - (i) Front building façades must maintain a minimum of 25 percent openings in the wall which must consist of windows and doors. A side building façade located on a corner lot must maintain a minimum of 15 percent openings in the wall which must consist of windows and doors.
 - (ii) Primary and accessory building materials must remain complimentary to each other, and of the surrounding character of similar structures.
 - (iii) All structures must have at least one primary entrance. The main entrance of the home shall face the front property line.
 - (iv) All structures shall provide an entry-level covered porch with a minimum depth of five feet along at least 50 percent of the front building façade.









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.

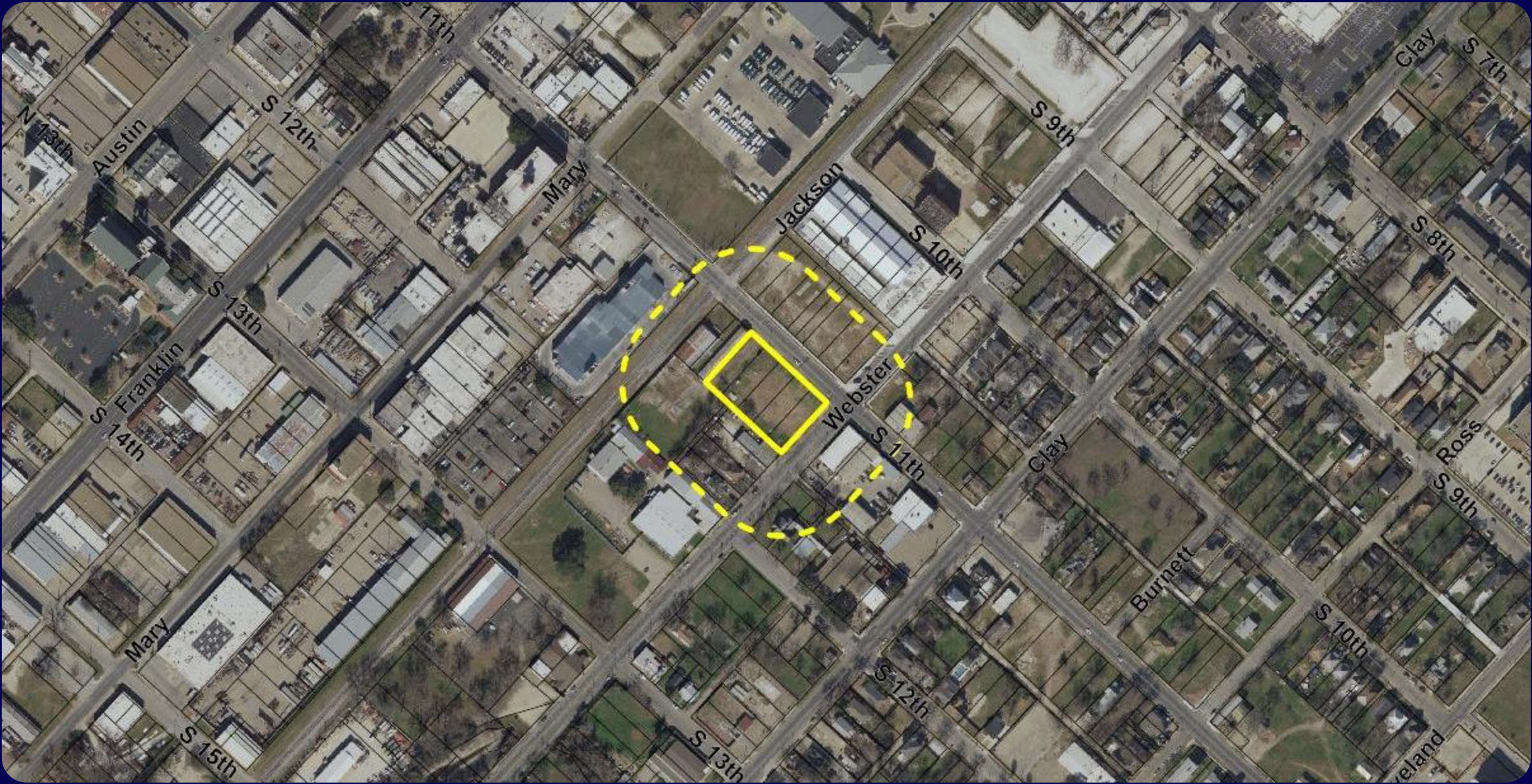
Staff recommends the provisions and conditions noted under the following section of this report: SPECIAL PROVISIONS & CONDITIONS FOR “DWELLING, SMALL LOT SINGLE FAMILY”.



PH 2024-142

421 S 11th Street

- Applicant: Cory Dickman on behalf of Brazos River Capital 1201 Webster LLC
- Rezone from M-2 Light Industrial to C-4 Central Commercial District
- Property Size: approx. 0.91 acres
- Within the Downtown NA
- Council District II











Plan Commission recommends **APPROVAL** of this request to change the zoning from **M-2 to C-4** based on the following findings:

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
2. The existing public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
3. The area has been transitioning from industrial uses to commercial mixed uses over the past several decades.
4. C-4 zoning is becoming the dominant zoning along this section of Webster Avenue.



THANK YOU.

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