

# Planning Public Hearings City Council Meeting



Tuesday, April 16, 2024

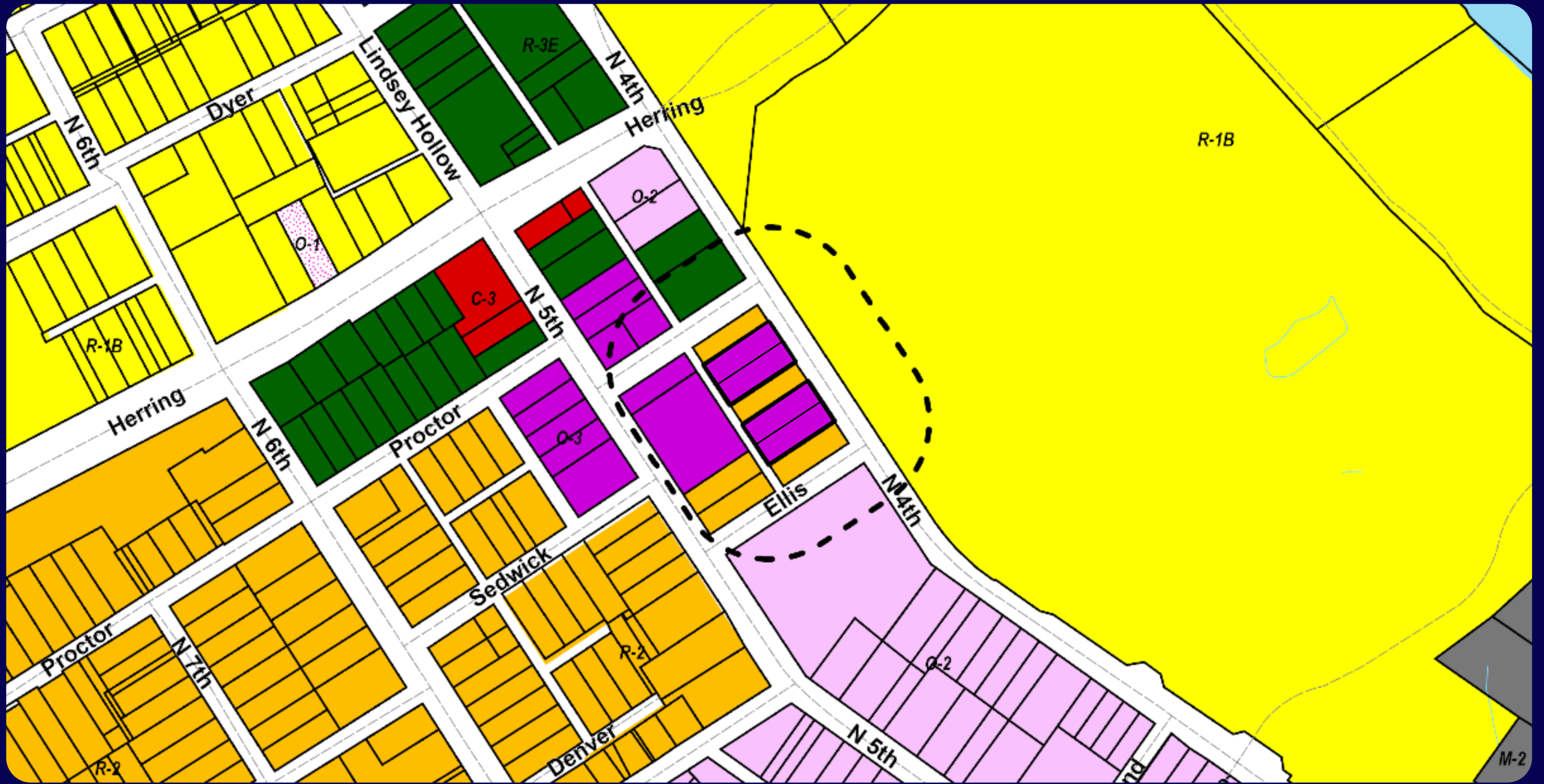
# PH 2024-253

## 2004, 2010, 2014, 2016 N 4th Street

- Applicant: Georgia & Jeff Crowhurst, Adrian Lara, and City of Waco
- Request: R-2 Two Family Residence District to O-3 Office-limited Commercial District
- Property Size: app. 0.74 acres
- Within the Brook Oaks NA
- Council District IV











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

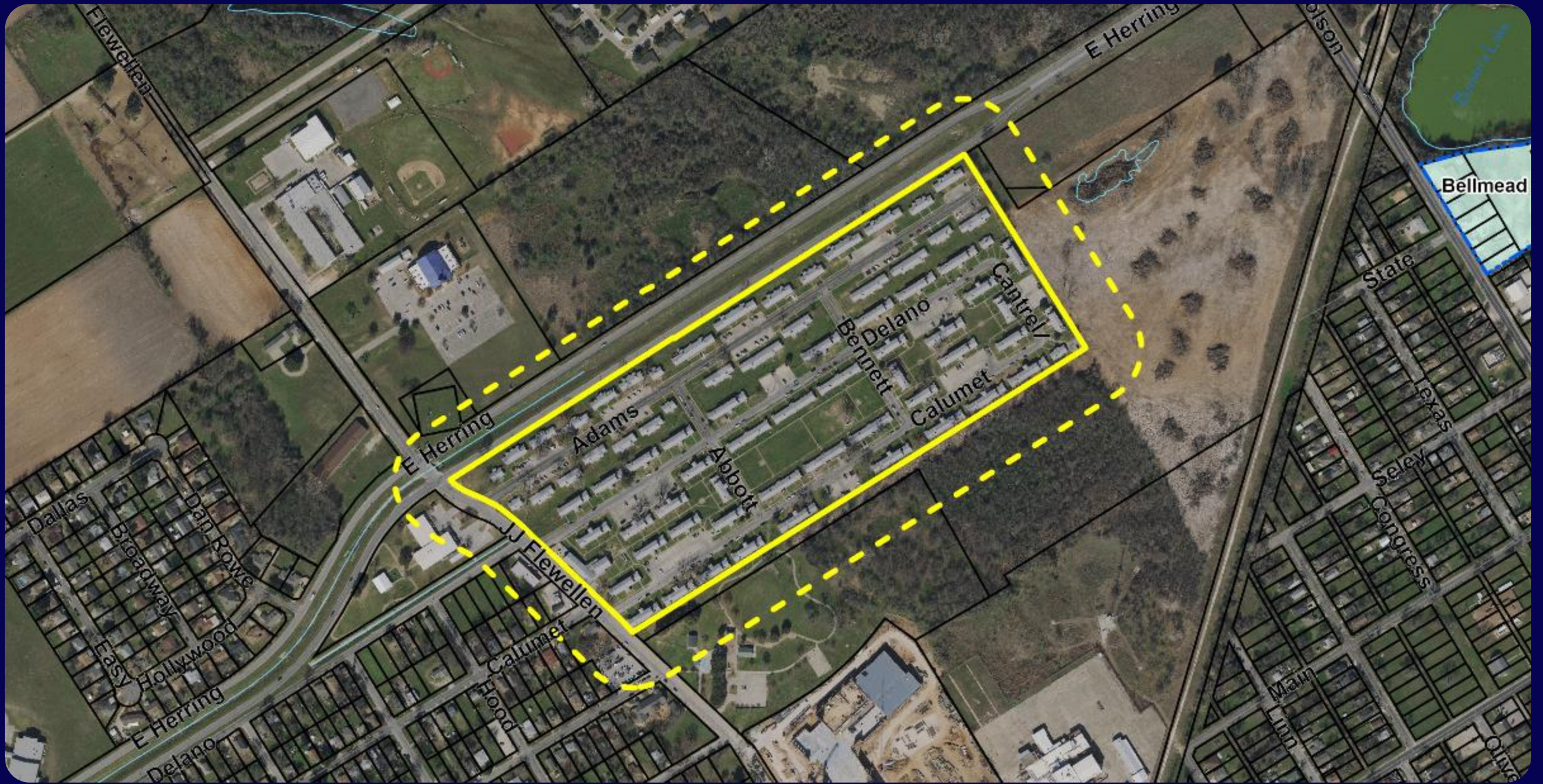
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The properties meet all the area and width requirements for the O-3 zoning district.
4. There is O-3 zoning in adjacent blocks along N. 4th St.

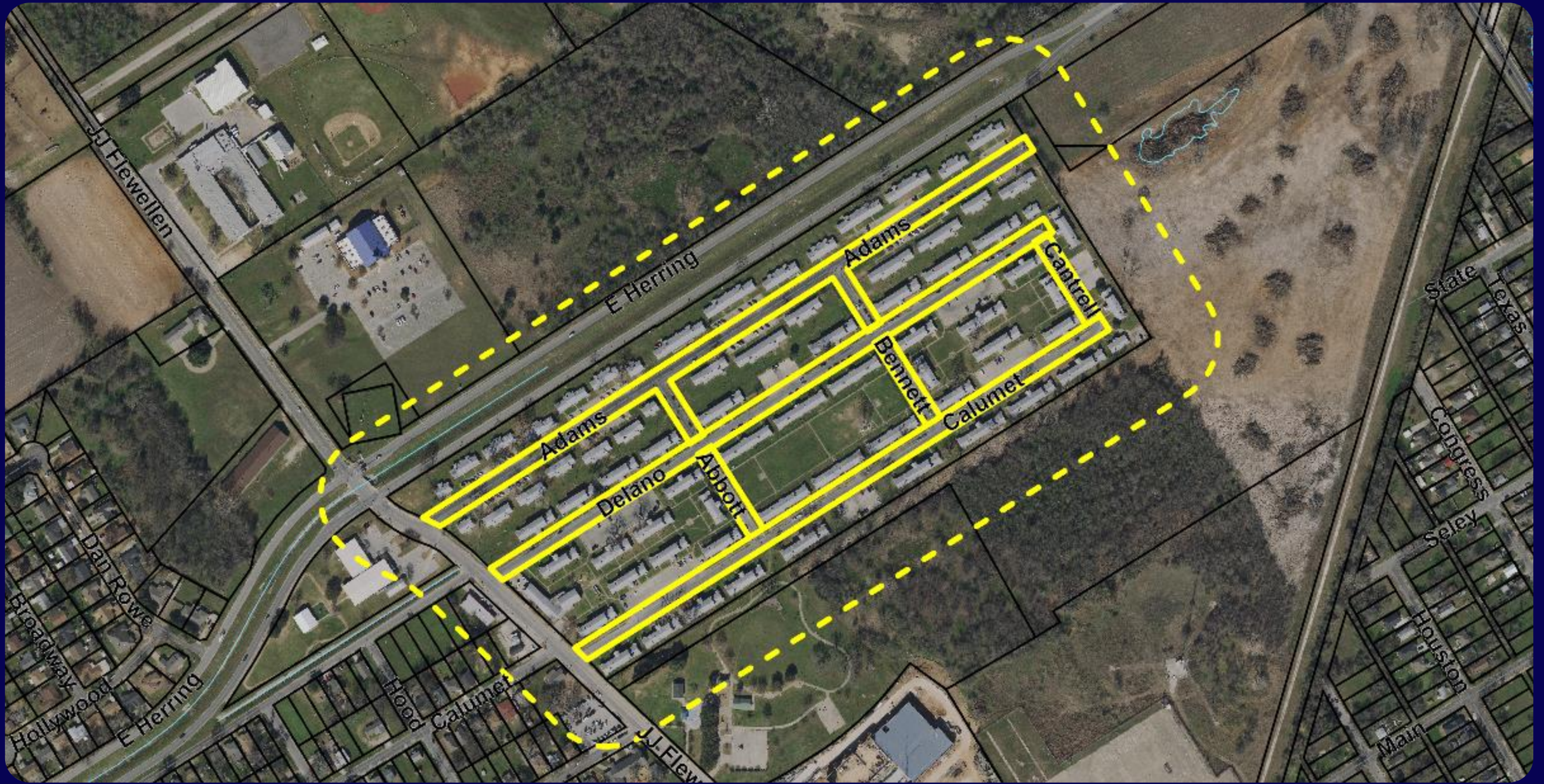


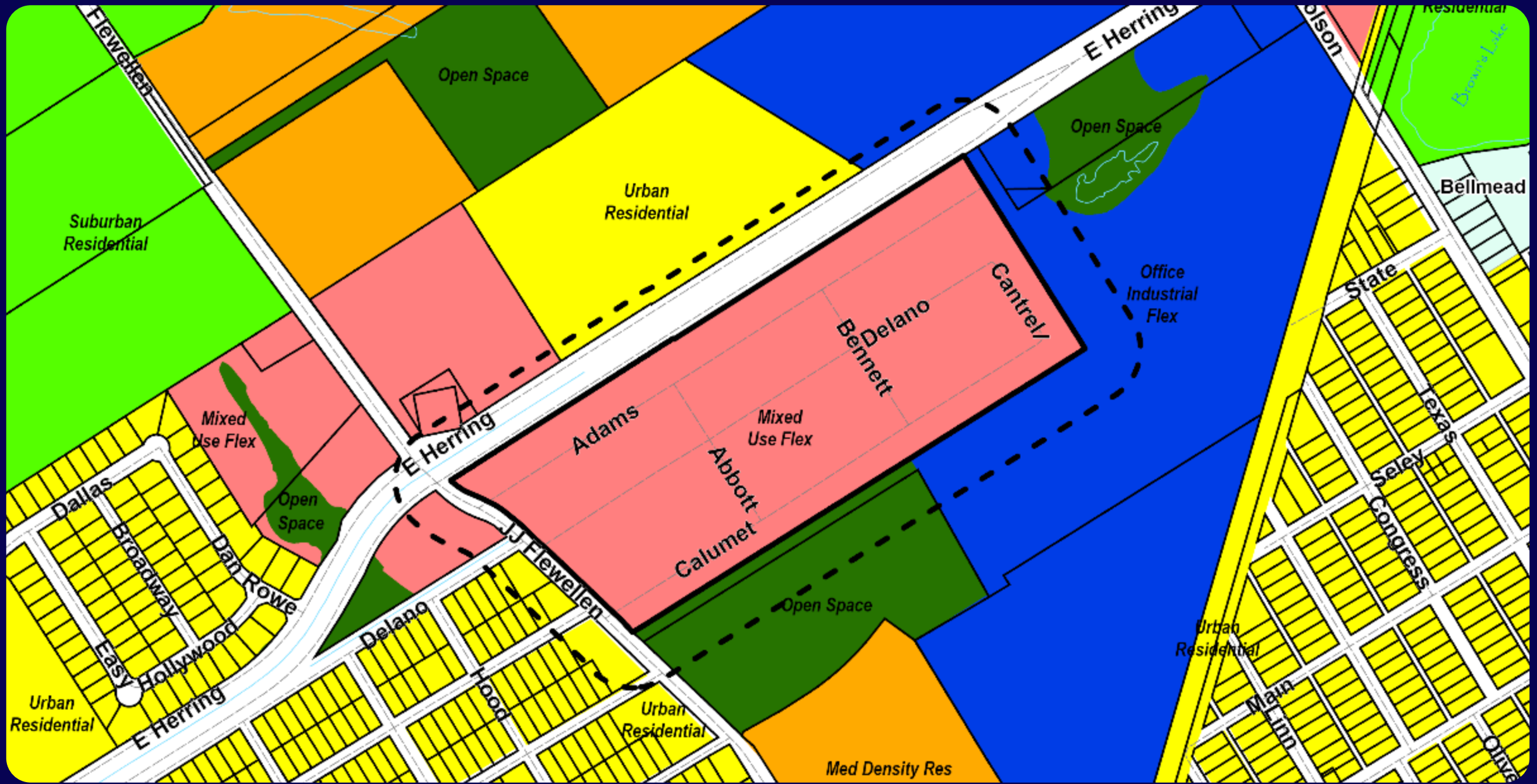


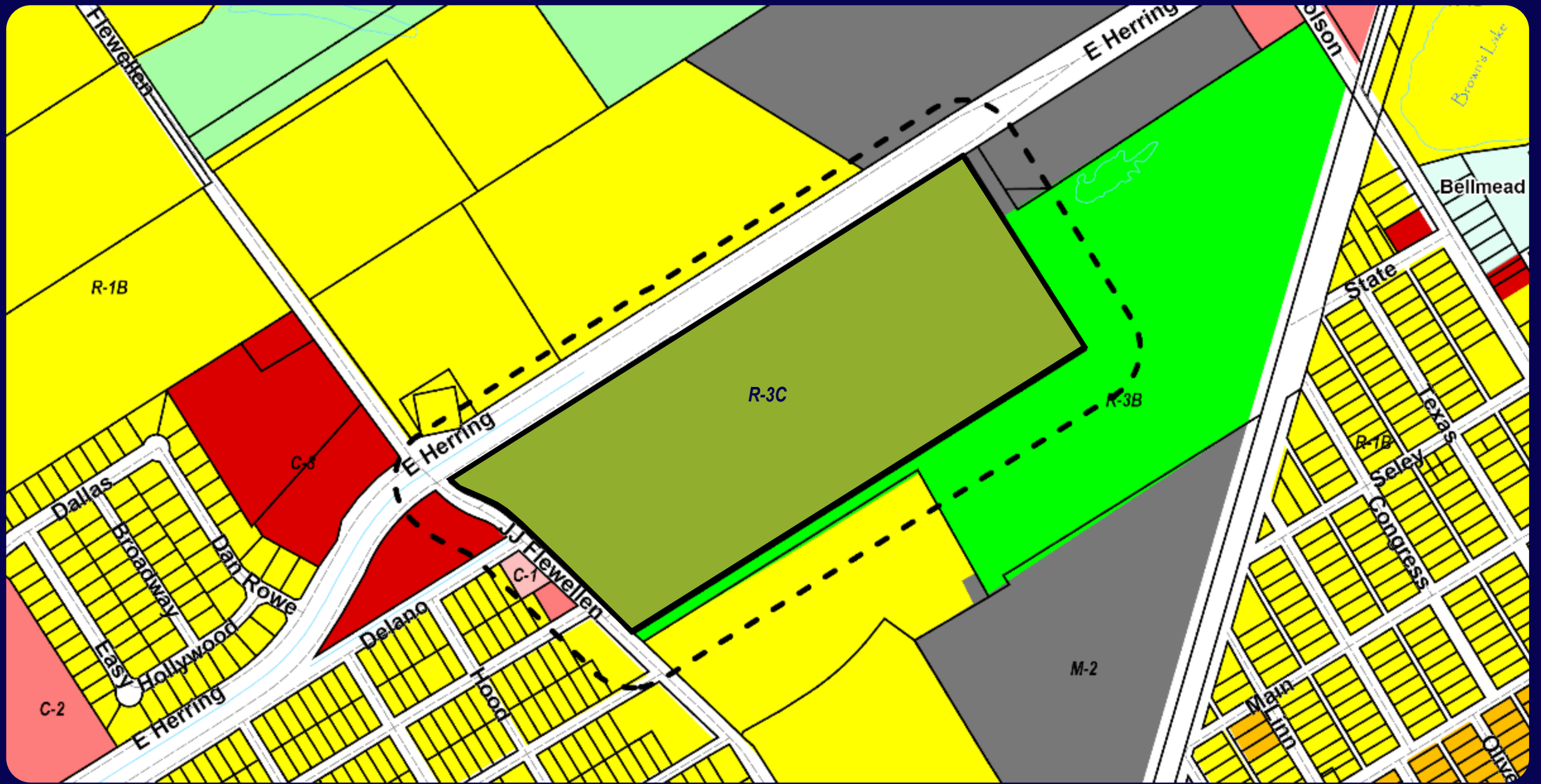
# PH 2024-254 & 255 1809 JJ Flewellen Rd

- Applicant: Colton Kyle (Housing Solutions Alliance), Alastair Whitman (Waco Housing Authority)
- Request: From R-1B and R-3E to R-3C MULTIPLE-FAMILY RESIDENCE DISTRICT
- Request: Abandonment of 8.29 acres of multiple street right-of-way abandonments including portions of Adams Street, Abbott Street, Bennett Street, Cantrell Street, Calumet Avenue, and Delano Street, located within the property addressed as 1809 JJ Flewellen Road
- Property Size: app. 38.812 acres
- Within the Carver NA
- Council District I













## Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-1B and R-3E*** to ***R-3C*** 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-3C zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the R-3C zoning district.
4. The proposed zoning is more compatible with the existing Estella Maxey complex on the property and potential redevelopment plans for the complex.





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

## Findings:

1. The existing streets that are proposed to be abandoned currently only serve the development within the private property.
2. The street infrastructure is already in place and once abandoned, will be privately maintained.
3. Utility access for surrounding properties is not adversely impacted by the abandonment of this right of way.
4. There will be no adverse impact to the surrounding street system.

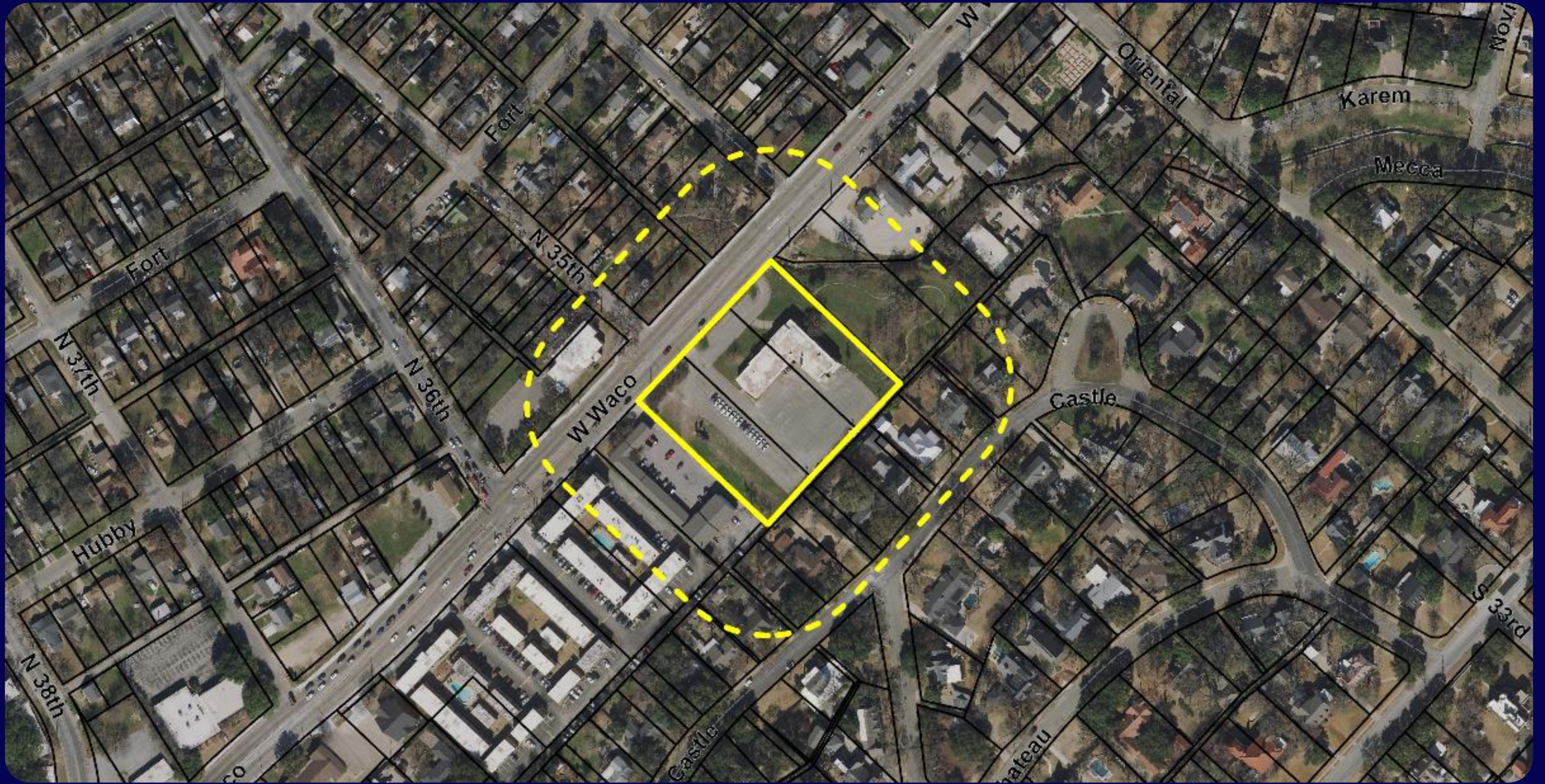
## Conditions:

1. 20' water line easements shall be retained for all water lines or lines can be relocated at developer's expense.
2. Emergency access shall be maintained throughout the property. Fire lanes will be required at the time of development plan approval.
3. Utility easements shall be retained for AT&T as noted in their comments.
4. Oncor easement for existing pole and lines for streetlights and guard lights shall be provided unless the city and customer request them to be removed.

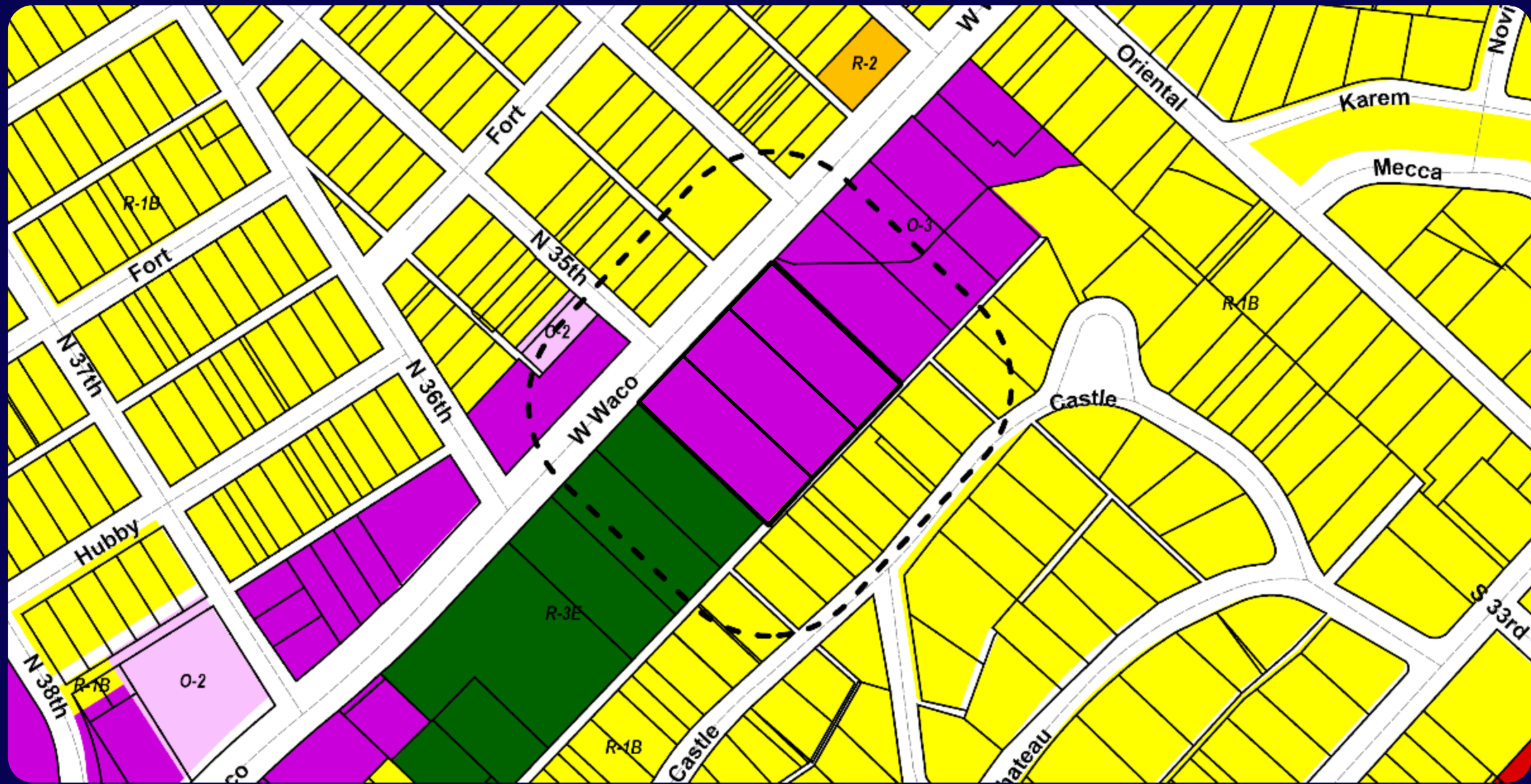
# PH 2024-251

## 3420 W Waco Drive

- Applicant: Joshua Barrett of Turner Brothers Real Estate
- Request: R-1B Single Family Residence District to O-3 Office-limited Commercial District
- Property Size: app. 2.56 acres
- Within the Brookview NA
- Council District III









## 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 public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The property meets all the area and width requirements for the O-3 zoning district.
4. The property is located along an arterial street (Waco Dr.)
5. The proposed O-3 zoning brings the existing building on the property into conformance with the zoning ordinance and provides for compatible mixed-use development with the adjacent residential neighborhood by limiting the types of commercial uses permitted and hours of operation

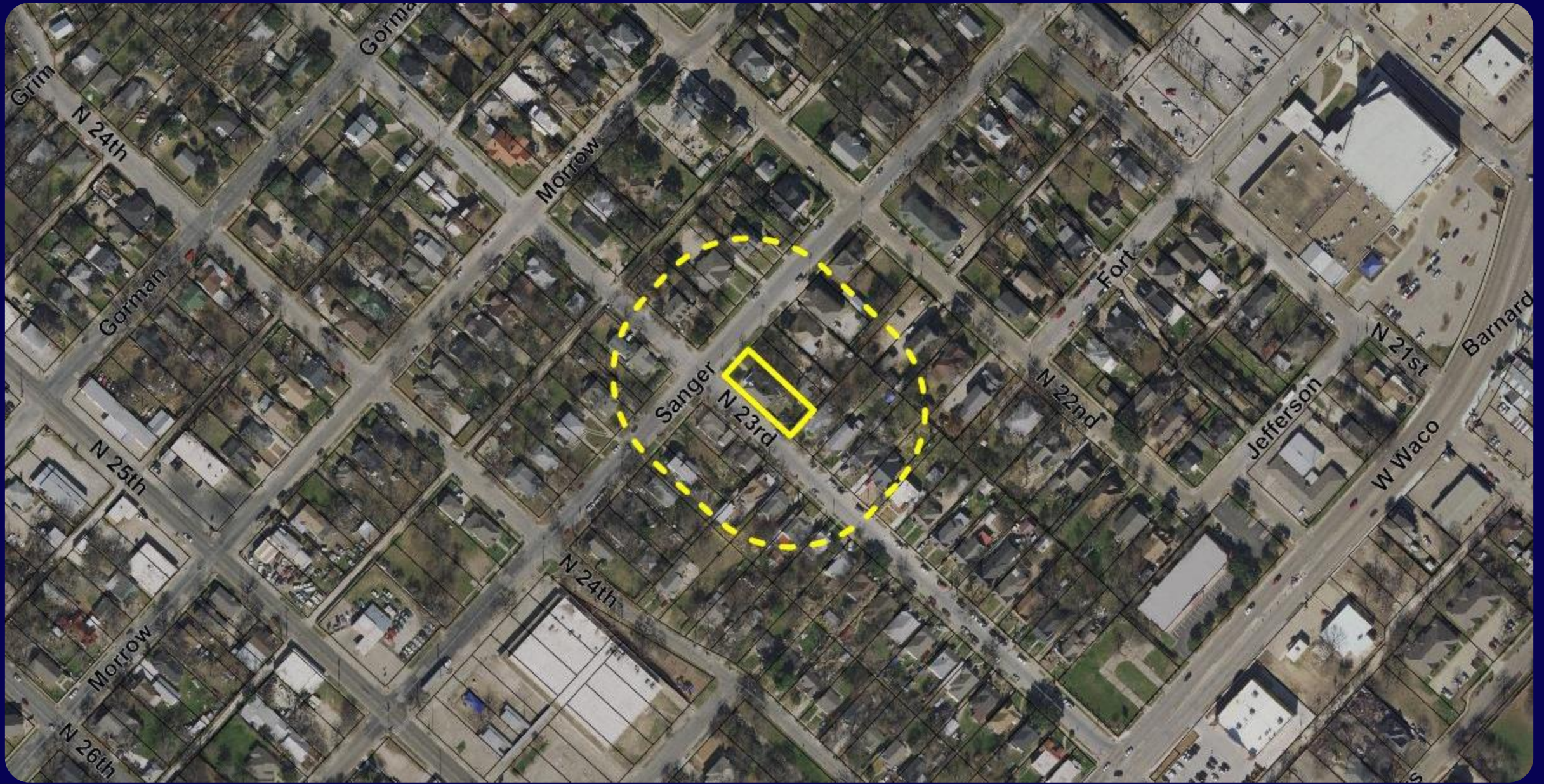


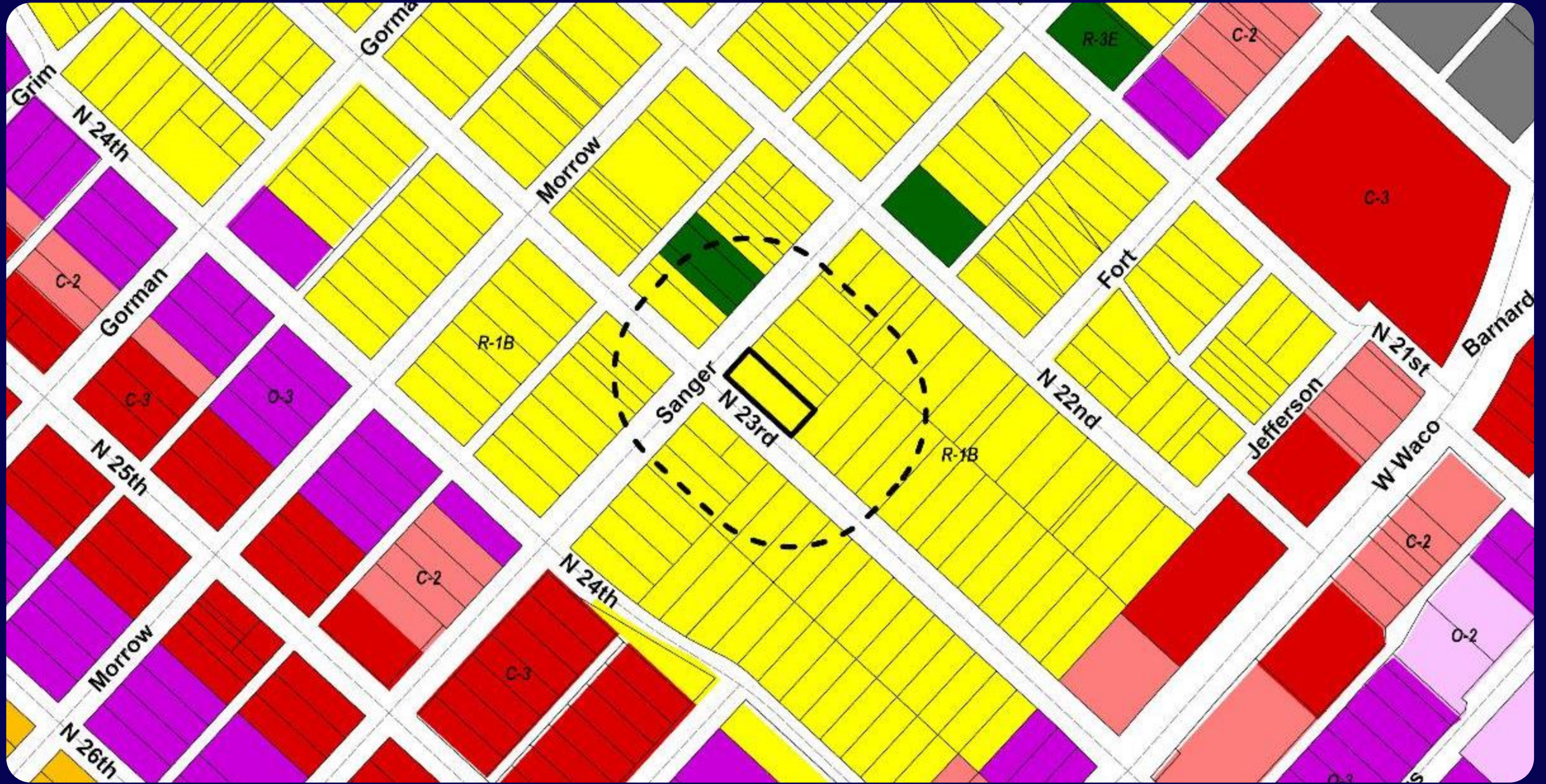
# PH 2024-247

## 2228 Sanger Avenue

- Applicant: Mary Hageny
- Request: STR Type I in an R-1B Zoning District
- Property Size: Approx. 0.2 acres
- Within the Sanger Heights NA
- Council District IV



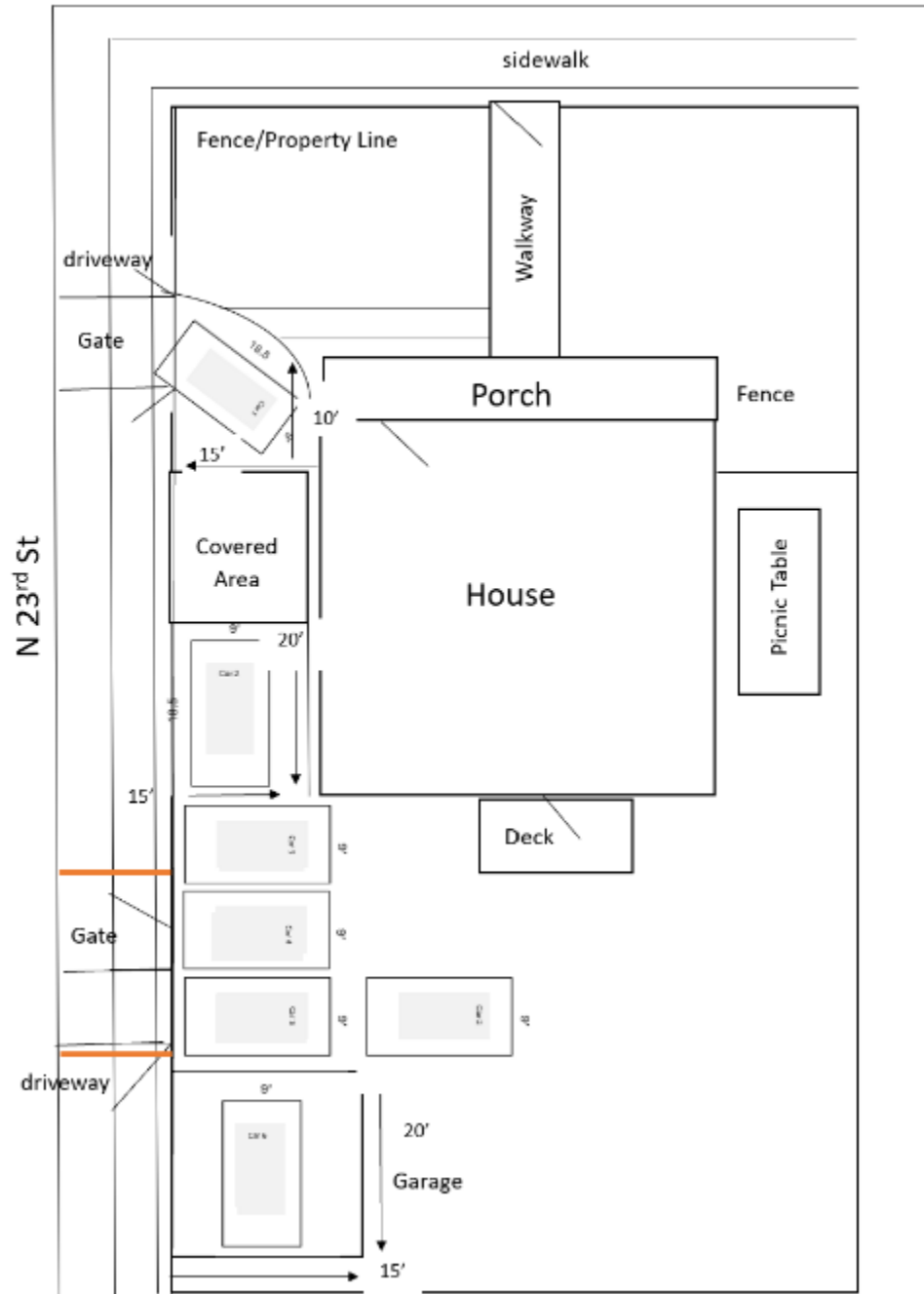








Sanger Ave



## Site Plan-

Driveway to be widened to 24 feet to accommodate two car driveway.

Have room to orientate parking as shown or two-abreast and two-deep. To be determined/finalized during license application review process.

## 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.

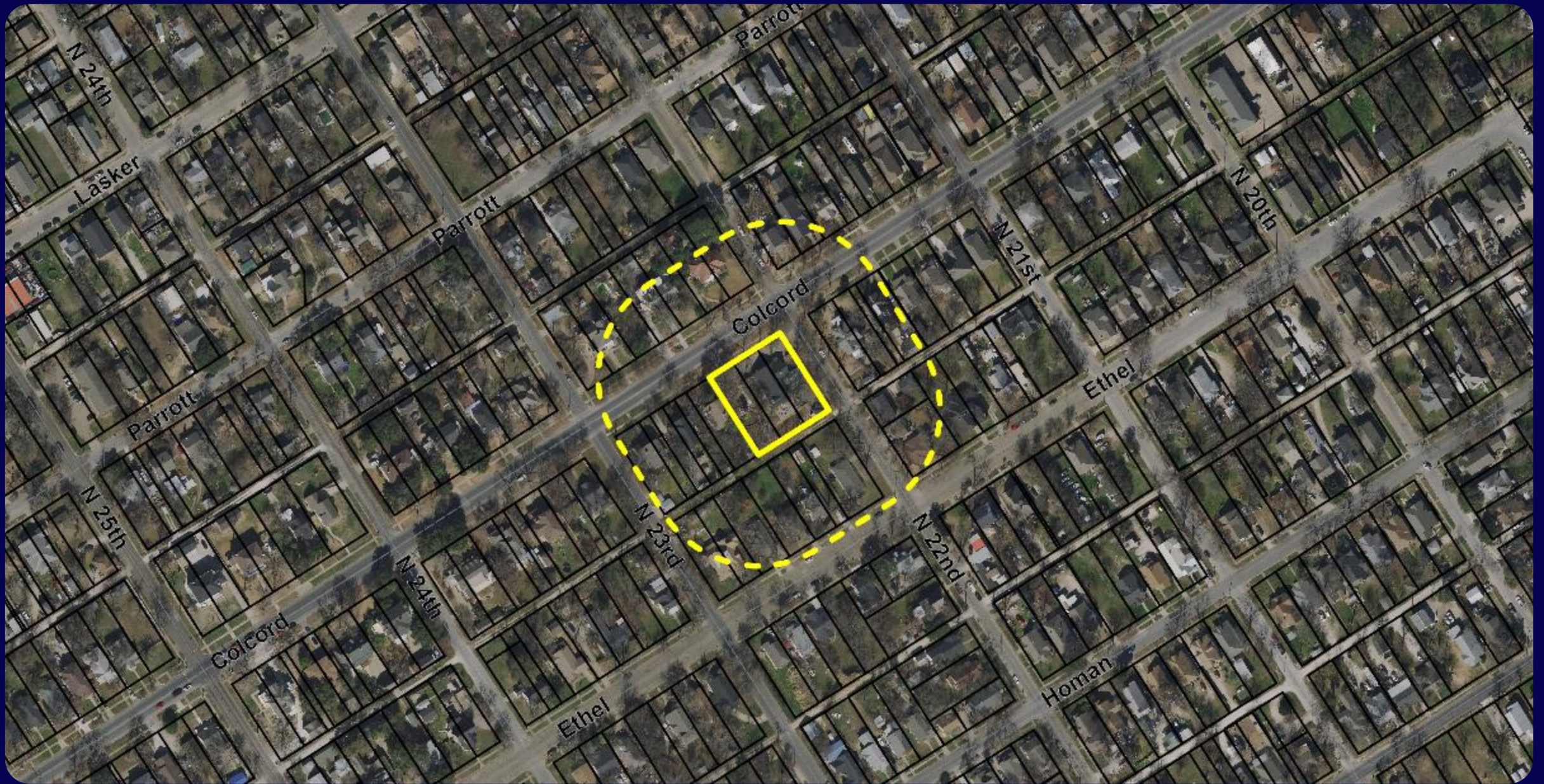
\*These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

Staff recommends the provisions and conditions noted under the following section of this report: **SPECIAL PROVISIONS & CONDITIONS FOR SHORT TERM RENTAL TYPE I**

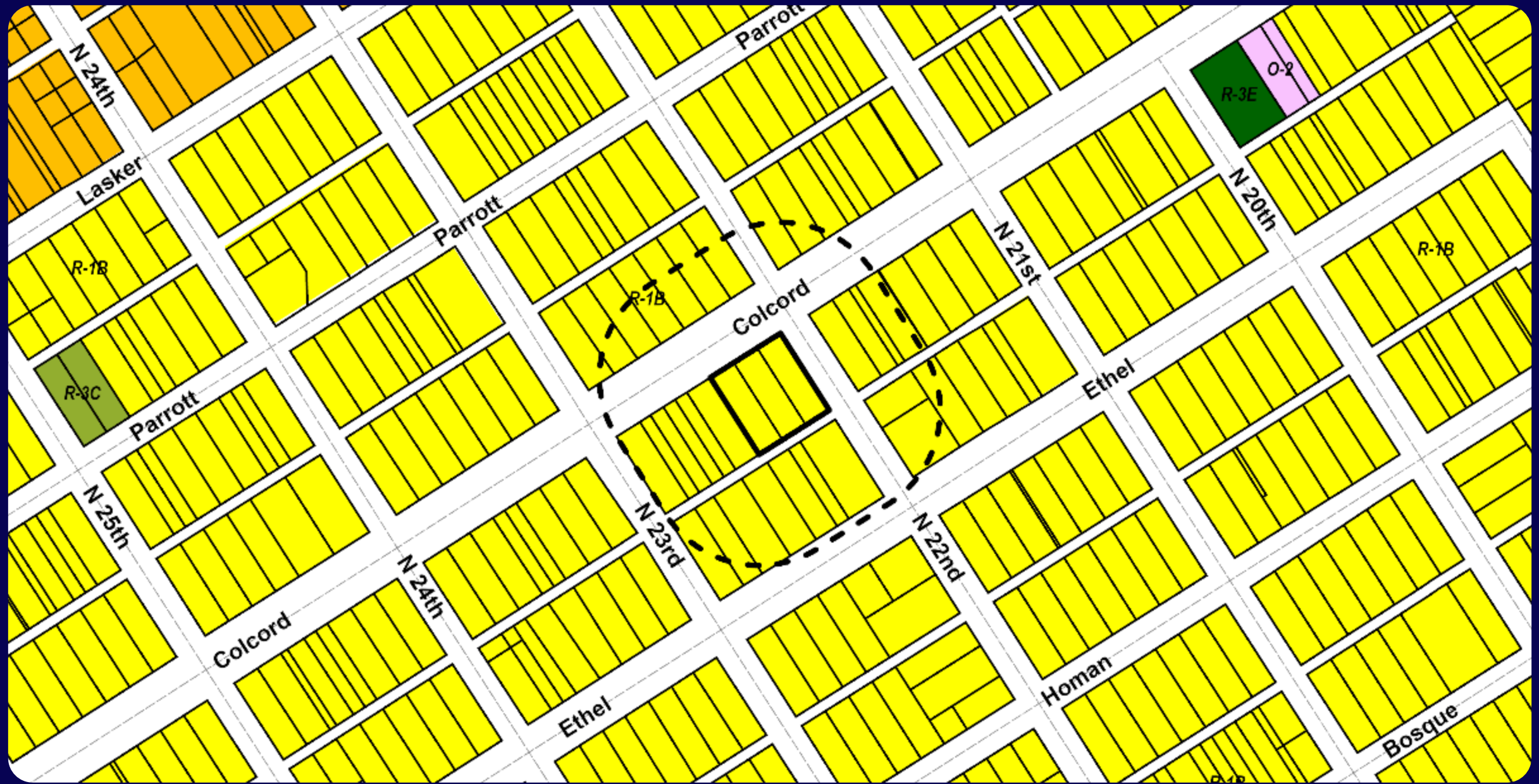


# PH 2024-248 2200 Colcord Ave

- Applicant: Rory Partin
- Request: STR Type I in an R-1B Zoning District
- Property Size: 0.5682 Acre Tract
- Within the Sanger Heights NA
- Council District IV











## 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.

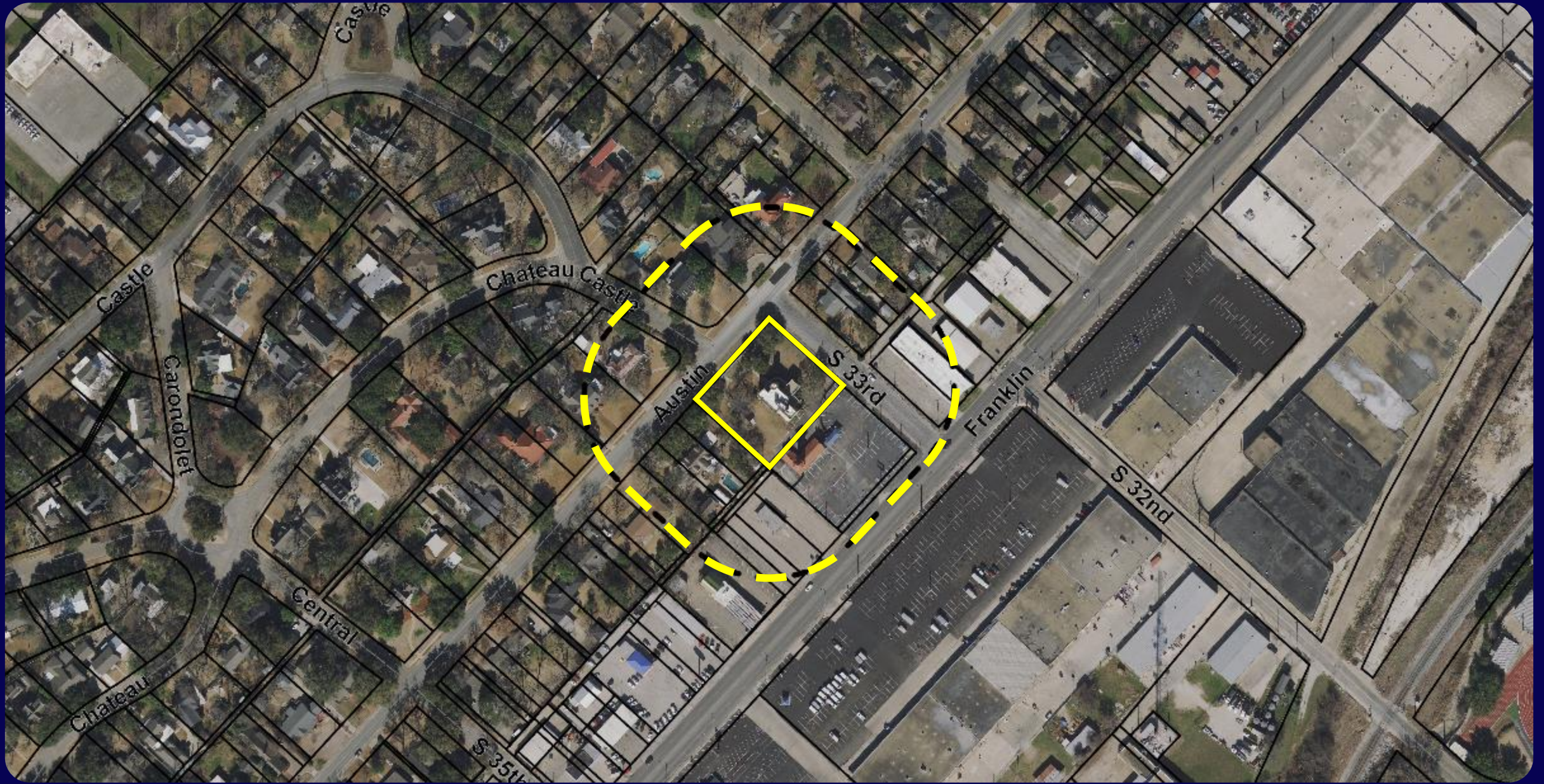
Staff recommends the provisions and conditions noted under the following section of this report: **SPECIAL PROVISIONS & CONDITIONS FOR SHORT TERM RENTAL TYPE I**

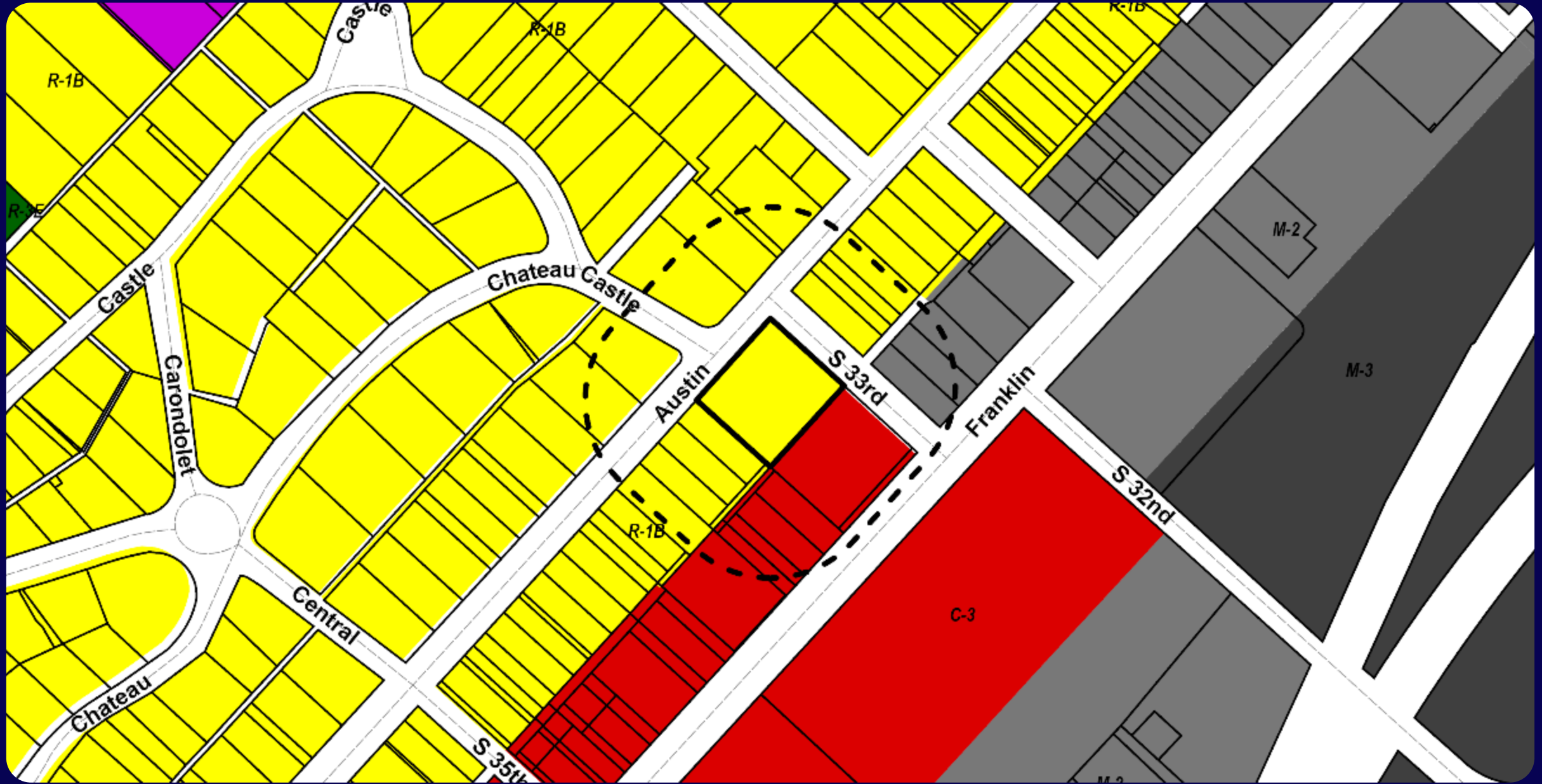


# PH 2024-249

## 3300 Austin Ave

- Applicant: Brett Moore on behalf of Magnolia Business Ventures
- Request: Special Permit for a House Museum in an R-1B District – Six months
- Property Size: app. 0.815 acres
- Within the Austin Ave NA
- Council District III











## 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.

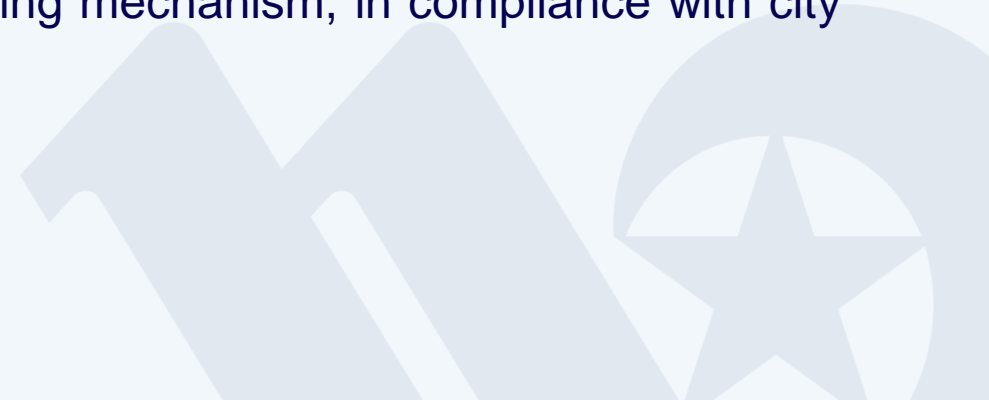
\*These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

Staff recommends the provisions and conditions noted under the “Special Provisions and Conditions – House Museum” section of this report.



## Special Provisions:

8. The operation of the facility shall be conducted in such a manner that it does not create parking problems or traffic congestion for the adjoining neighbors or for the immediate neighborhood.
9. Parking shall be limited to the off-street parking lot on the Franklin side of the house. No on-street parking shall be allowed for House Museum tour guests along Austin Avenue or N. 33rd Street.
10. Hours of operation shall be limited from 9:00 A.M. TO 5:00 P.M. on Friday, Saturday and Monday; and from the hours of 9:00 a.m. to 2:00 p.m. on Tuesday, Wednesday, and Thursday.
11. This permit shall be for a period of six (6) months and will expire on October 17, 2024.
12. Visitors shall not be allowed within 10 feet of the neighboring property. Applicant shall work with the neighboring property owner to develop an agreed upon screening mechanism, in compliance with city ordinances, along the common property line.



# PH 2024-250

## 501 Elm Avenue

Applicant: Sterling Thompson of Sterling and Kap Architects, LLC on behalf of Rivergate Properties, LLC – Series Kestner

Request: Historic Landmark Designation -

- Designation of the “Kestner’s Building” (also known as the Cornish Building), located at 501 Elm Avenue, as a City of Waco local historic landmark in accordance with Chapter 28, Article X of the City of Waco Code of Ordinances



KESTNER'S

KESTNER'S

MON. AT 7:00

**KESTNER'S** since 1914



ALWAYS HOT

AFTER EVERY MEAL





## Plan Commission recommends ***APPROVAL*** of this request for historic landmark designation of the Kestner's Building (previously known as the Cornish Building), 501 Elm Avenue, on the following findings:

1. The site is designated as a “high priority” in the Waco Survey of Historic Resources (1987) adopted by the Waco City Council.
2. It possesses significance with respect to history and culture, with a demonstrable cultural association as a department store serving Waco residents for over 90 years.
3. The two-story brick building embodies the distinctive characteristics of commercial Victorian style.
4. It represents a distinctive and familiar visual feature of the city of Waco.

## Historic Landmark Recommendation:

By a vote of 7-0, the Historic Landmark Preservation Commission recommended approval of the historic landmark designation at a public hearing held on March 12, 2024.





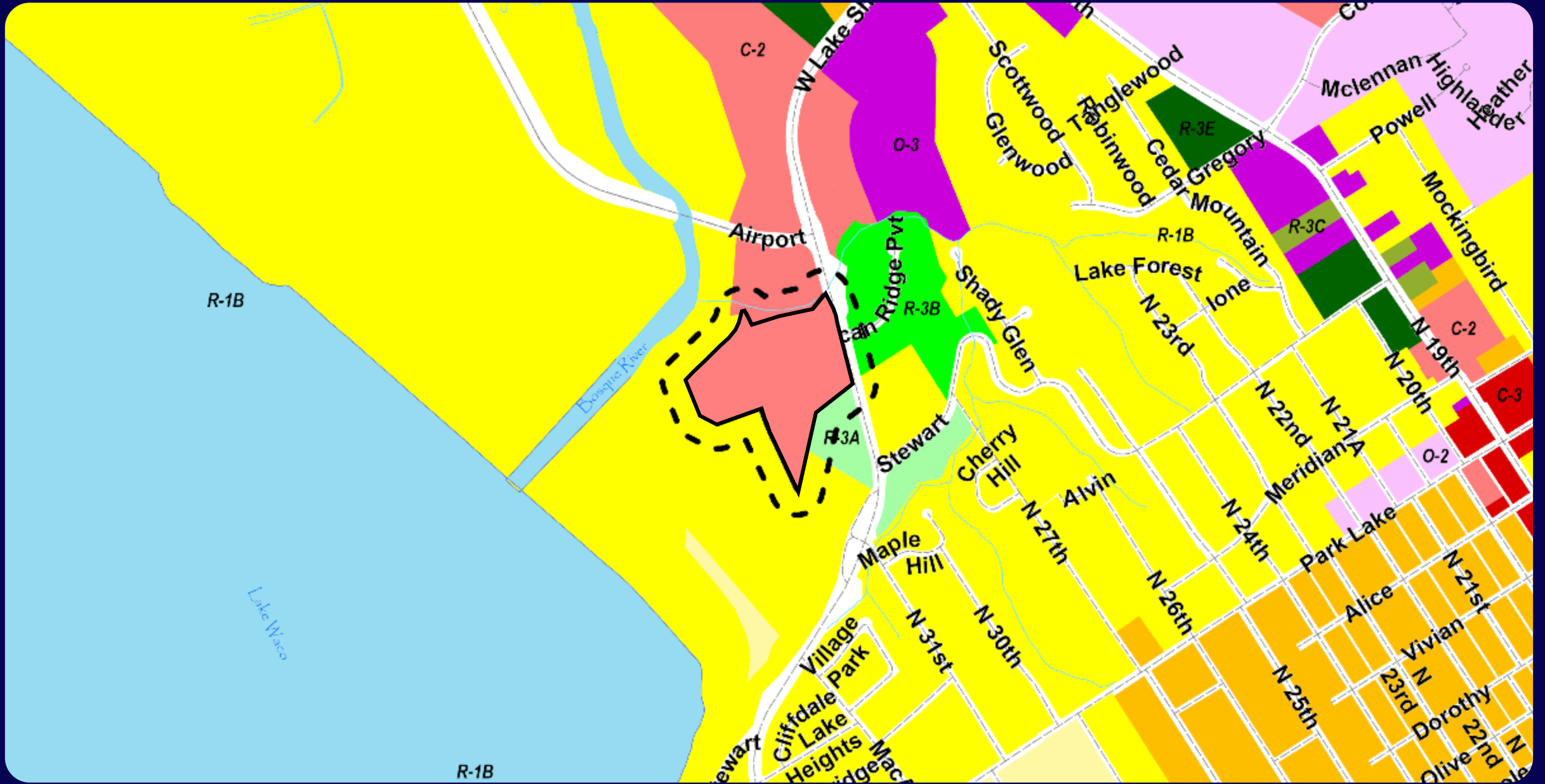
# PH 2024-252

## 2921 W Lake Shore Dr

- Applicant: Benjamin Stevens
- Request:
  - Land Use Designation change from *Suburban Residential and Open Space* to *Mixed Use Flex*
  - Zoning Change from **R-1B** to **C-2**
- Property Size: app. 20.178 acres
- Within the Cedar Ridge NA
- Council District V











## Plan Commission recommends ***APPROVAL*** of this request based on the following findings:

### Land Use Change:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
2. Mixed Use Flex designation is consistent with the surrounding land uses

### Rezoning:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as revised.
2. The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the area and width requirements for the C-2 zoning district.
4. There is C-2 zoning adjacent to the subject property and is the dominant zoning along Lake Shore Dr between Stewart Dr. and N. 19th St.
5. The proposed C-2 zoning is compatible with the surrounding area of multi-family, commercial and public/institutional uses



# THANK YOU.

Please contact [planning@wacotx.gov](mailto:planning@wacotx.gov) if you have any questions.