

Planning Public Hearings City Council Meeting

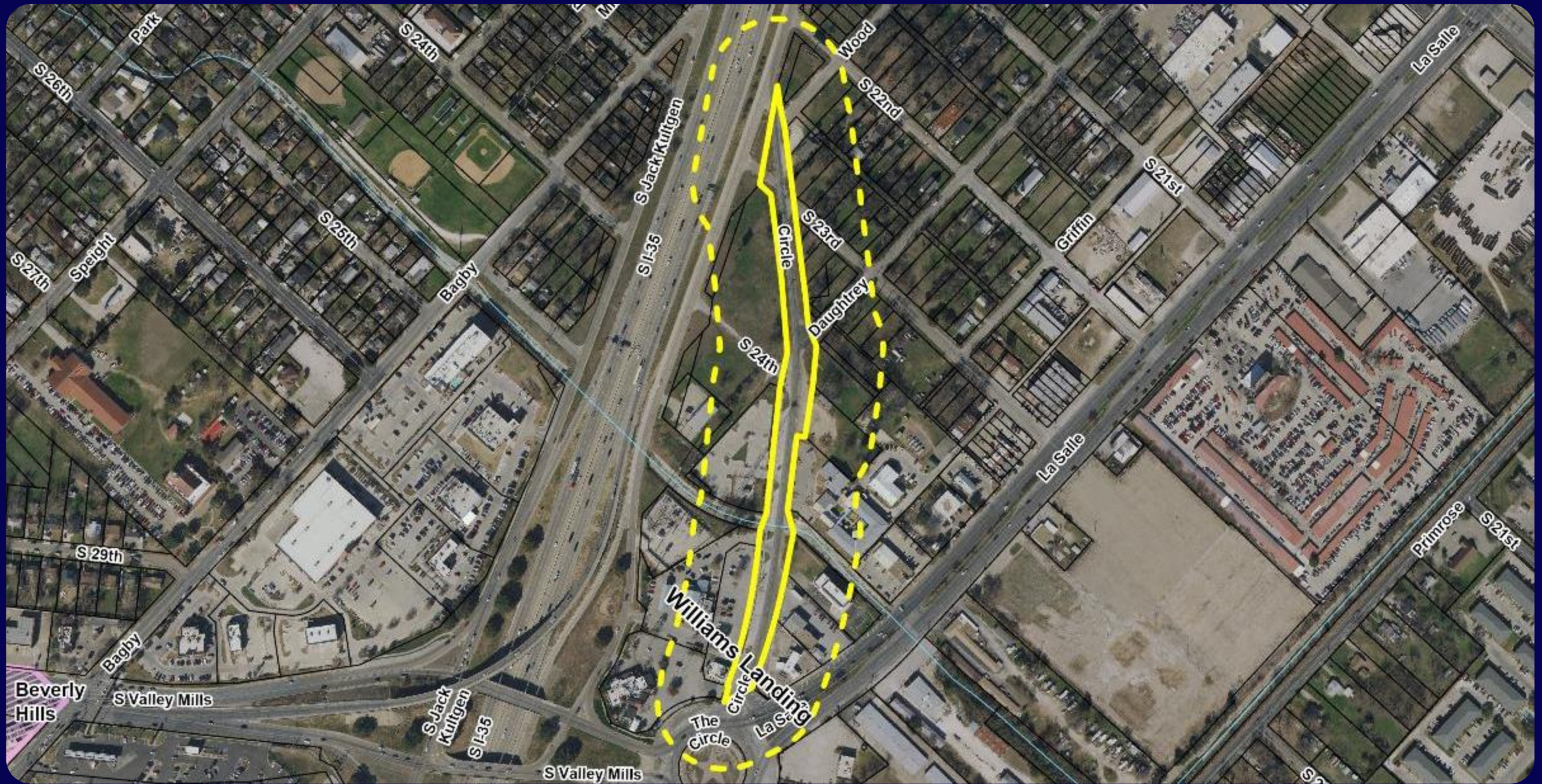


Tuesday, November 19, 2024

PH 2024-923

Honorary Street Naming of Pet Circle Road

- Applicant: City of Waco
- Request: An honorary street naming of “Pet Circle Road” for a portion of Circle Road from the intersection with La Salle Avenue at The Circle to the intersection with the northbound Jack Kultgen Expressway.
- Within the Cesar Chavez NA
- Council District I





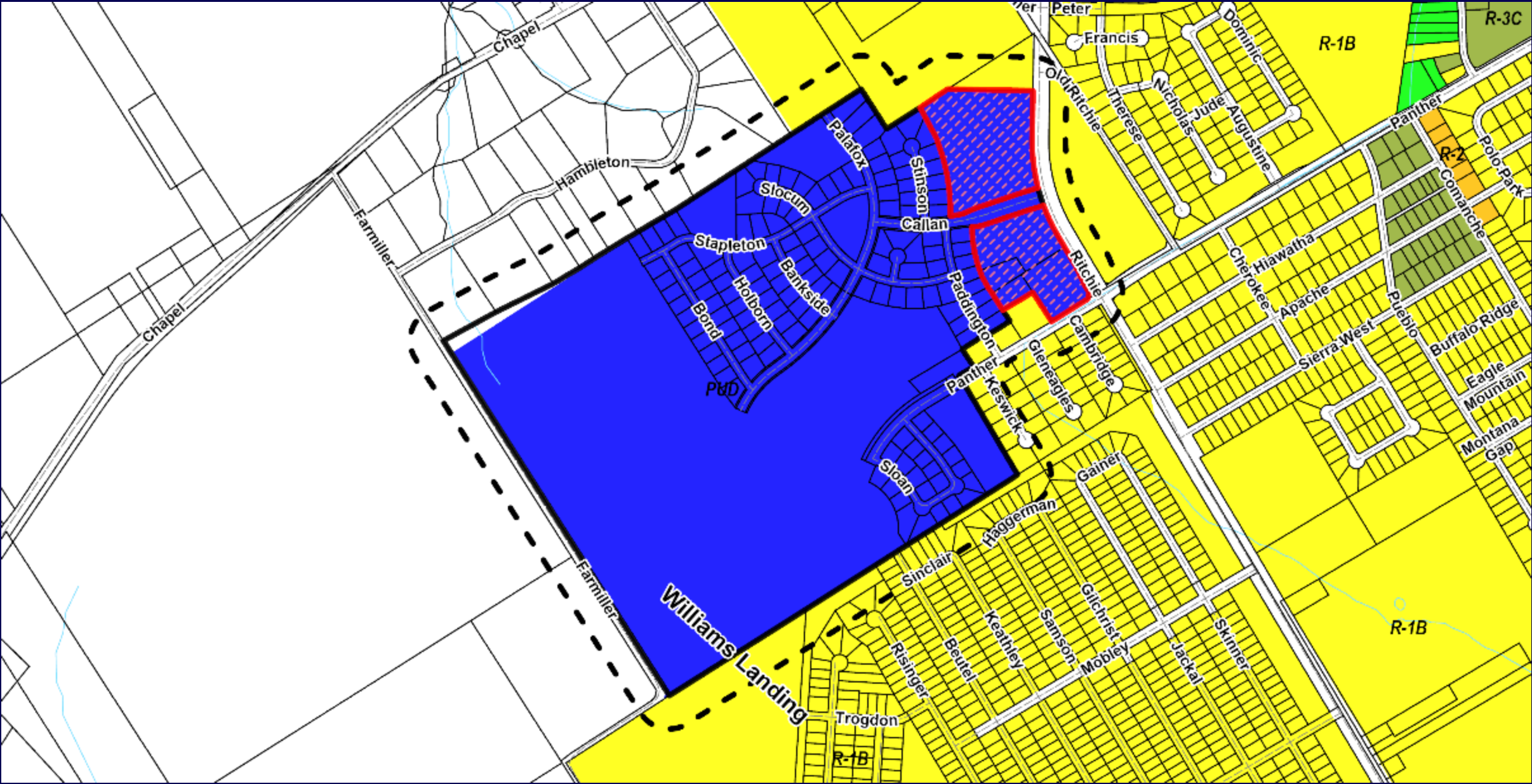


PH 2024-924

2225 Ritchie Rd

- Applicant: Walker Partners, LLC
- Request: Approval of an amended Concept Plan of the Callan Village Planned Unit Development (PUD), to reallocate areas of multifamily and commercial between Ritchie Road and the residential portion of the Callan Village PUD
- Property Size: 5.92 acres (impacted)
- Within the West Waco Neighborhood NA
- Council District III





SINGLE FAMILY RESIDENTIAL 65'+ LOTS
94.12 ACRES
455 LOTS
TYPICAL 65'X120'
5 DWELLING UNITS PER ACRE MAX DENSITY

POND "D"
DETENTION/
ATHLETIC PARK
8.34 ACRES

POND "A"
DETENTION
3.81 ACRES

AMENITY CENTER
1.74 ACRES
(POOL, PLAYGROUND,
RESTROOMS, & PAVILION)

MULTI FAMILY RESIDENTIAL
15 DWELLING UNITS PER ACRE MAX DENSITY

MULTI-FAMILY
8.62 ACRES

COMMERCIAL/OFFICE
4.68 ACRES

FIRE
STATION
2.00 ACRES

POND "E"
DETENTION/
ATHLETIC PARK
2.13 ACRES

POND "B"
DETENTION
3.63 ACRES

POND "C"
DETENTION
3.48 ACRES

TOWNHOUSE 90'+ LOTS
5.53 ACRES
23 LOTS
TYPICAL 90'X100'
10 DWELLING UNITS PER ACRE MAX DENSITY

Current
Concept PUD

SINGLE FAMILY
RESIDENTIAL



Table 1: Land Use Percentages

Land Use Percentages		
Description	Total Area (Acres)	Percentage of Development (%)
Single-Family Residential 65' + Lots (455 Lots)	94.12	53.34
Townhouse 90' + Lots (23 Lots)	5.53	3.13
Multi-Family Residential	8.62 5.92	4.88 3.35
Commercial	4.68 6.48	2.65 3.67
Fire Station & Water Tower	2.00 2.80	1.13 1.59
Public ROW & Streets	35.54 35.64	20.14
Common Area (No Detention)	4.66	2.64
Detention Area	10.95	6.21
Multi-Use Common & Detention Area	10.47	5.93
Total:	176.57	100.00



**Proposed
Concept PUD
Amendment**

The commercial and multi-family portions of Callan Village will be designed to have a contemporary Hill Country feel. Buildings will be one to two stories, and construction materials will include masonry (stone, brick, stucco, EIFS, Hardie plank, etc), glass, architectural metal, and possible wood accents. The commercial area will have a mixture of sloped (standing seam) and low sloped (TPO, PVC, etc) roofs. The multi-family area will primarily consist of sloped roofs (standing seam or composite materials) with a small percentage consisting of low slope roofs (TPO, PVC, etc). Vehicular entry locations will be present off Ritchie Road, Panther Way, and the main entrance to Callan Village (Street 1 in Exhibit 4, Collector Map). Usage within the commercial area will include light commercial, service type establishments (coffee shop, restaurant, cleaners, etc.), small retail (15,000 square feet maximum per store or single use tenant), a convenience store, and office space. Landscaping and lighting will be required throughout the commercial and multi-family area, and will hold to the same style incorporated in the rest of the development.





Plan Commission recommends **APPROVAL** of the Amended Concept PUD based on the following findings and conditions:

Findings:

1. The proposed reconfiguration of the multifamily and commercial land use components within the PUD creates a more harmonious relationship with the adjacent single-family residential areas. By placing the multifamily land use between commercial and single-family land use, the new configuration provides a buffer that reduces the potential for negative impacts, such as noise, traffic, and other disruptions, that might arise from having commercial areas too close to single-family homes.
2. The proposed PUD amendment is consistent with the land use component of the Comprehensive Plan, the purposes of Ch. 28 Zoning of the Code of Ordinances of the City of Waco, Texas, and the planned unit development regulations.

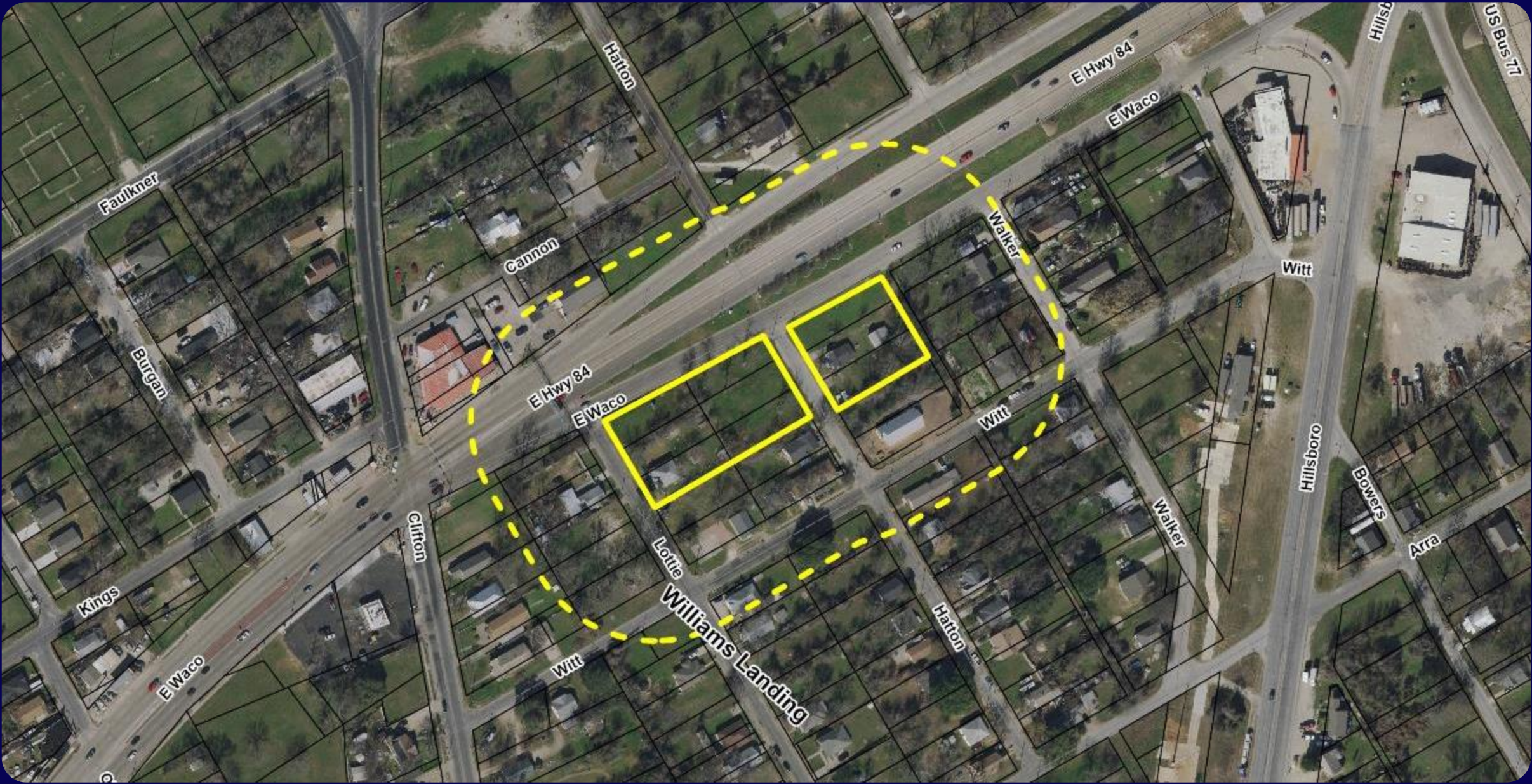
Conditions:

1. The final PUD plan must meet all development standards consistent with the Concept PUD plan and the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, signage regulations, parking, site coverage, access & circulation, landscaping, refuse location & access & fire protection location & access.
2. The property shall be platted in accordance with the subdivision ordinance prior to issuance of building permits.

PH 2024-925

605, 606, 608, 609, 611, 620 Hatton Street and 607, 609, and 617 Lottie Street

- Applicant: City of Waco and Charra Williams
- Request: C-3 to R-2
- Property Size: 1.41 acres
- Within the North East Riverside NA
- Council District I















Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***C-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 proposed rezoning is consistent with the Waco Strategic Housing Plan by increasing the availability of residentially zoned lots that provides better development opportunities to address the need for new housing.
3. The property meets all the area and width requirements for the R-2 zoning district.
4. The existing public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
5. R-2 zoning is the dominant residential zoning in the area.



PH 2024- 1300 & 1304 North 6th Street

- Applicant: City of Waco
- Request: C-2 and C-3 to R-2
- Property Size: 0.38 acres
- Within the Brook Oaks NA
- Council District IV













Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***C-2 and C-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. The proposed rezoning is consistent with the Waco Strategic Housing Plan by increasing the availability of residentially zoned lots that provides better development opportunities to address the need for new housing.
5. There is R-2 zoning in the vicinity of the subject property.

