

# PH 2024-989

- Location:
  - 2225 Ritchie Rd.
- Council District:
  - District III
- Applicant:
  - John Pickens, Kimley Horn on behalf of Jimmy Torres
- Items for approval:
  - Final PUD approval for Phase 4 of the Callan Village PUD
- Plan Commission Vote:
  - 9-0 approval



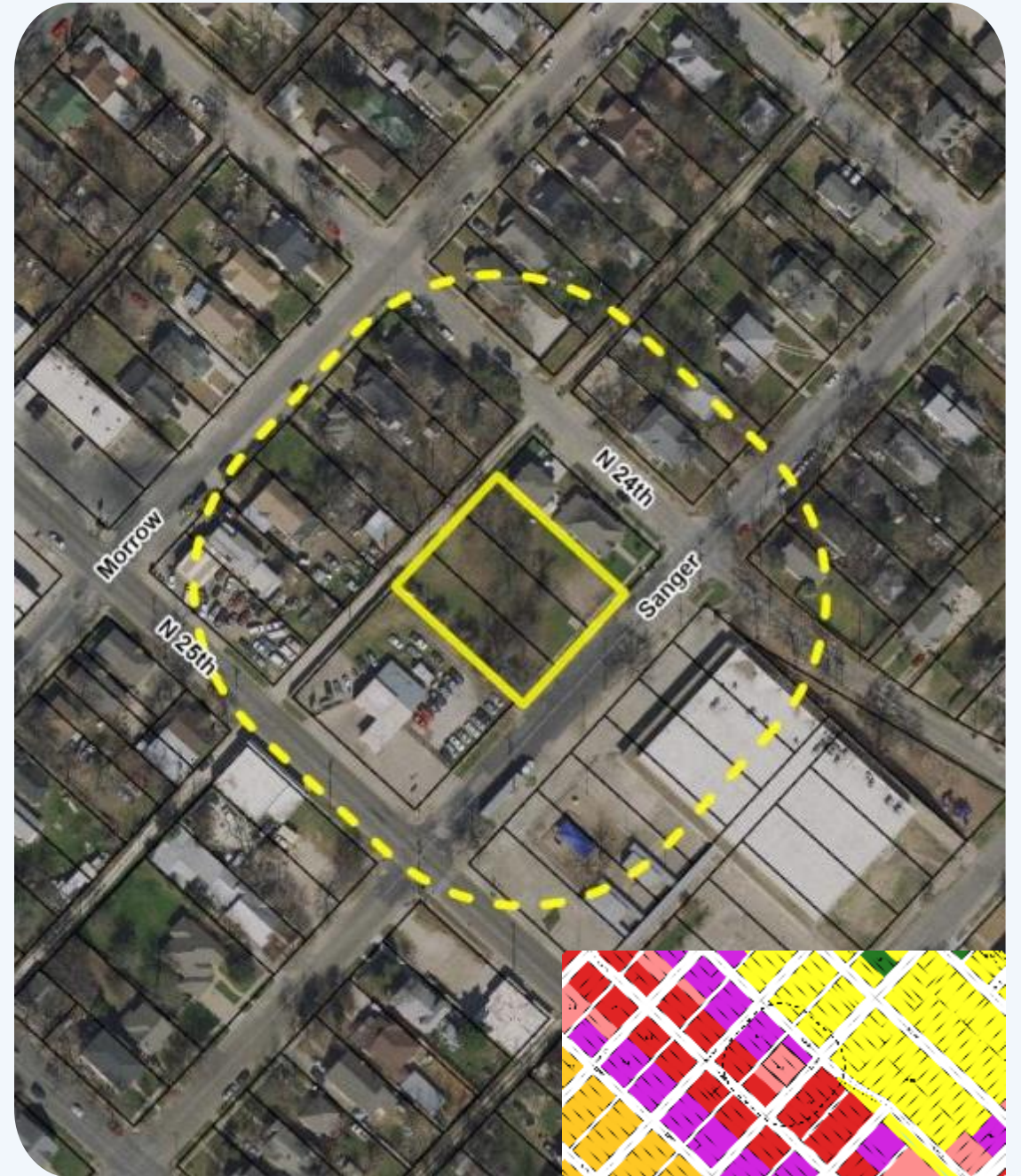
# PH 2024-990

- Location:
  - Citywide
- Council District:
  - Citywide
- Applicant:
  - City of Waco
- Items for approval:
  - Amendments to the fence ordinance
- Plan Commission Vote:
  - 10-0 approval
- Fence Height Requirements:
  - Residential fences will be limited to a maximum height of 4 feet in front and 6 feet for side and rears except:
    - Residential front yard fences may be constructed up to six (6) feet in height if the top two feet are at least 50% transparent, addressing safety concerns related to visual obstructions.
    - Rear and side yard fences up to 8 feet in height will be allowed by right if adjacent to an alley or commercial property.
    - Fence height adjustments will be permitted to account for grade deviations where the grade adjacent to the fence is lower than the foundation of the house.
  - Commercial and industrial properties will retain an allowable fence height of 8 feet.
- Location and Maintenance:
  - Reenforces and consolidates existing rules on fences in easements, sight obstructions and maintenance standards
- Application:
  - Only applies to new fences



# PH 2024-991

- Location:
  - 2405 & 2409 Sanger Ave.
- Council District:
  - District IV
- Applicant:
  - City of Waco and Antonio & Alejandrina Gomez
- Items for approval:
  - Rezone from C-2 to O-3
- Plan Commission Vote:
  - 10-0 approval



# PH 2024-992

- Location:
  - 200 Stageline Drive
- Council District:
  - District V
- Applicant:
  - David Wright of RBDR Architects on behalf of Matt Smith
- Items for approval:
  - Land Use Change for Medium Density Residential, Office Flex to Mix Use Flex
  - Rezone from O-2 to C-2
- Plan Commission Vote:
  - 9-0 approval

