

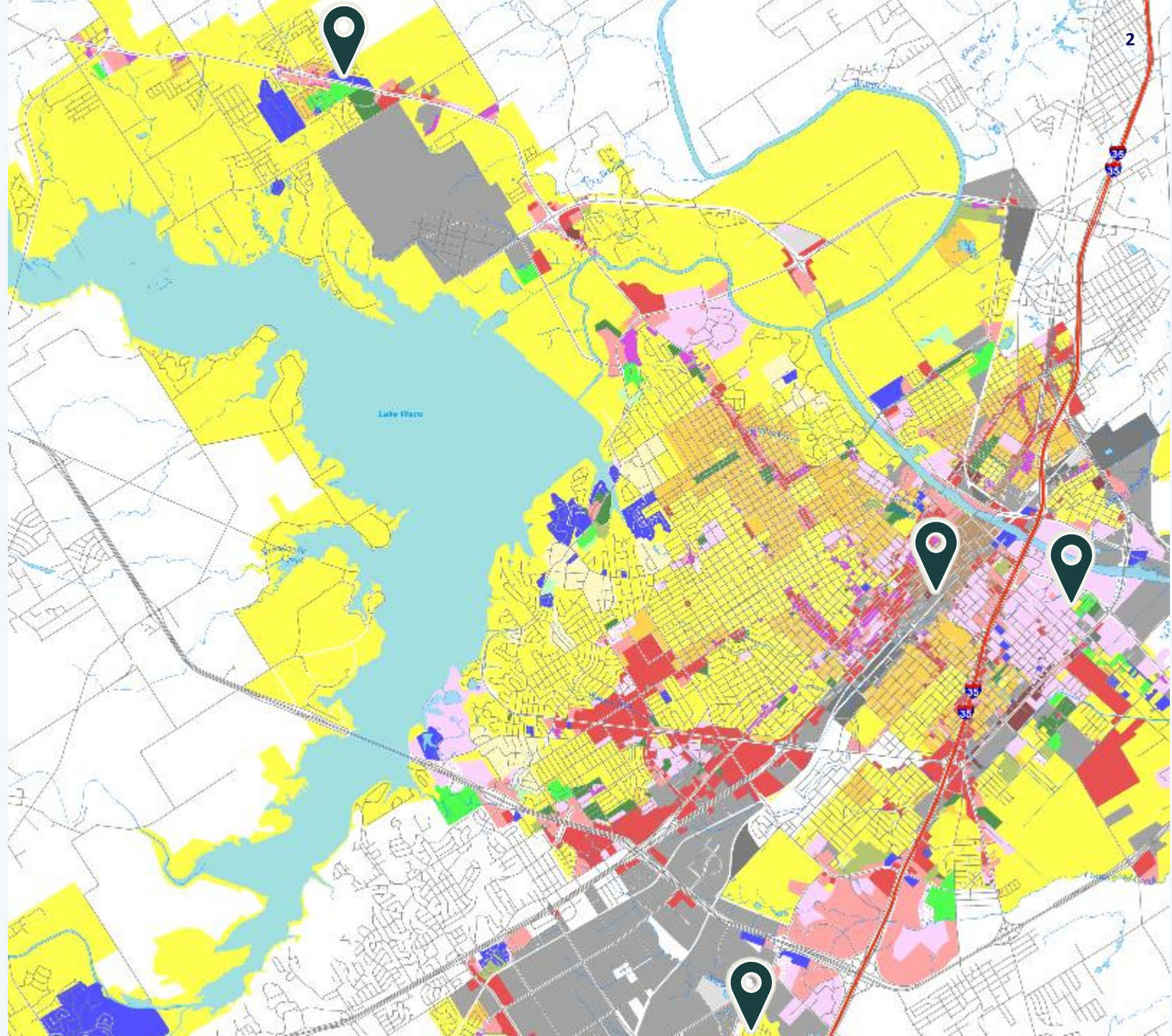
City Council Meeting Planning Public Hearing



Tuesday, March 18, 2025

Today's Agenda

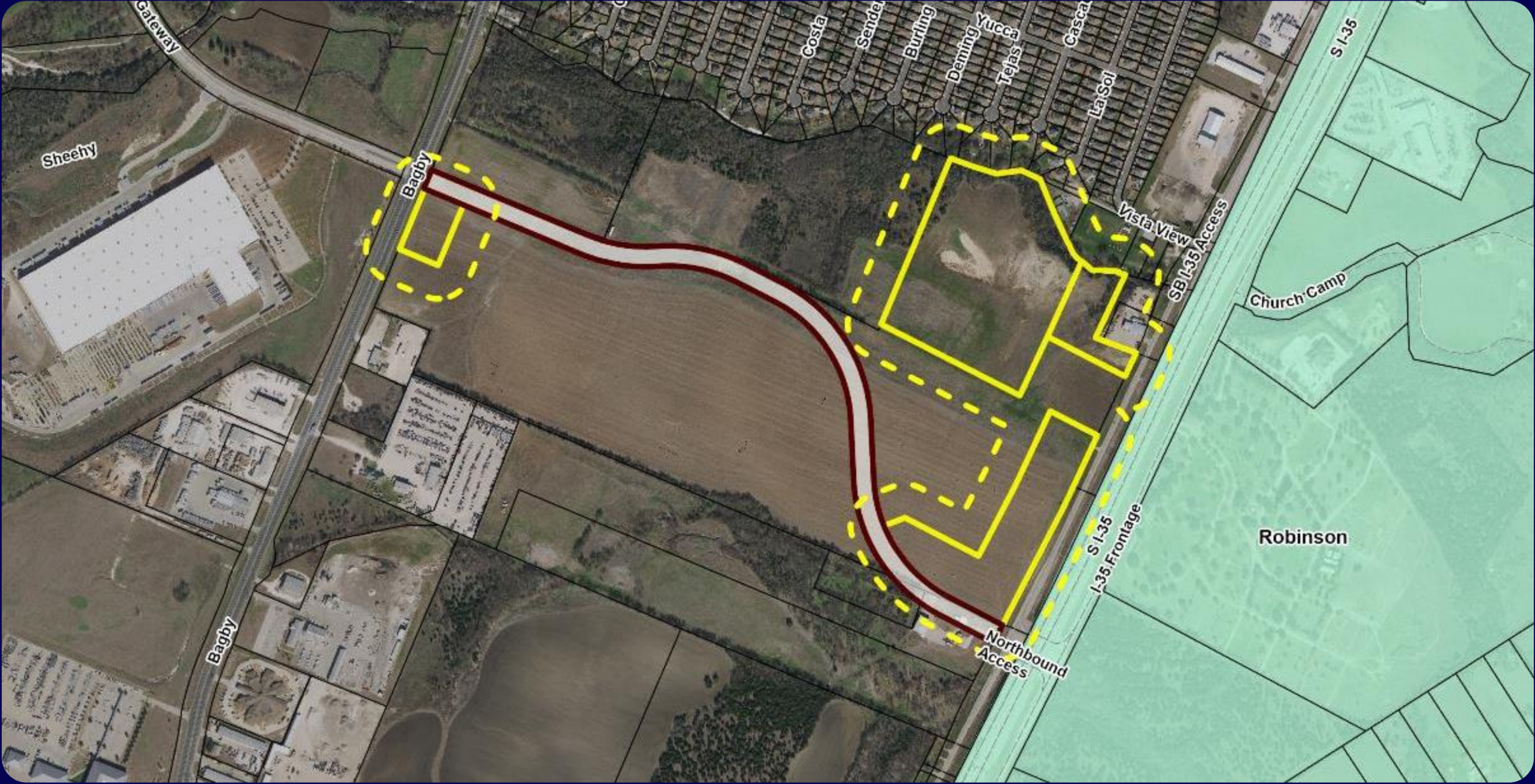
- 4 Zoning Cases

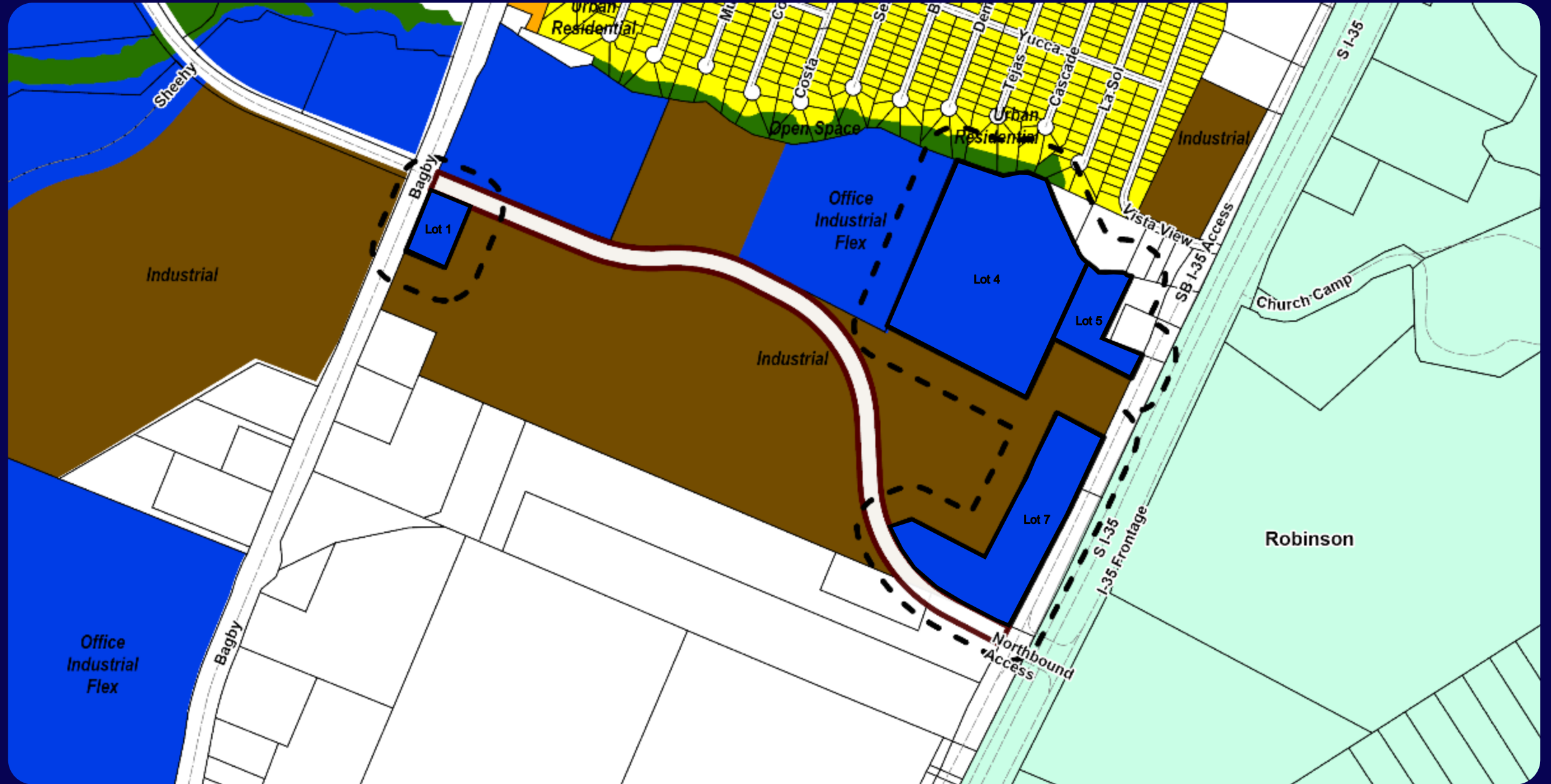


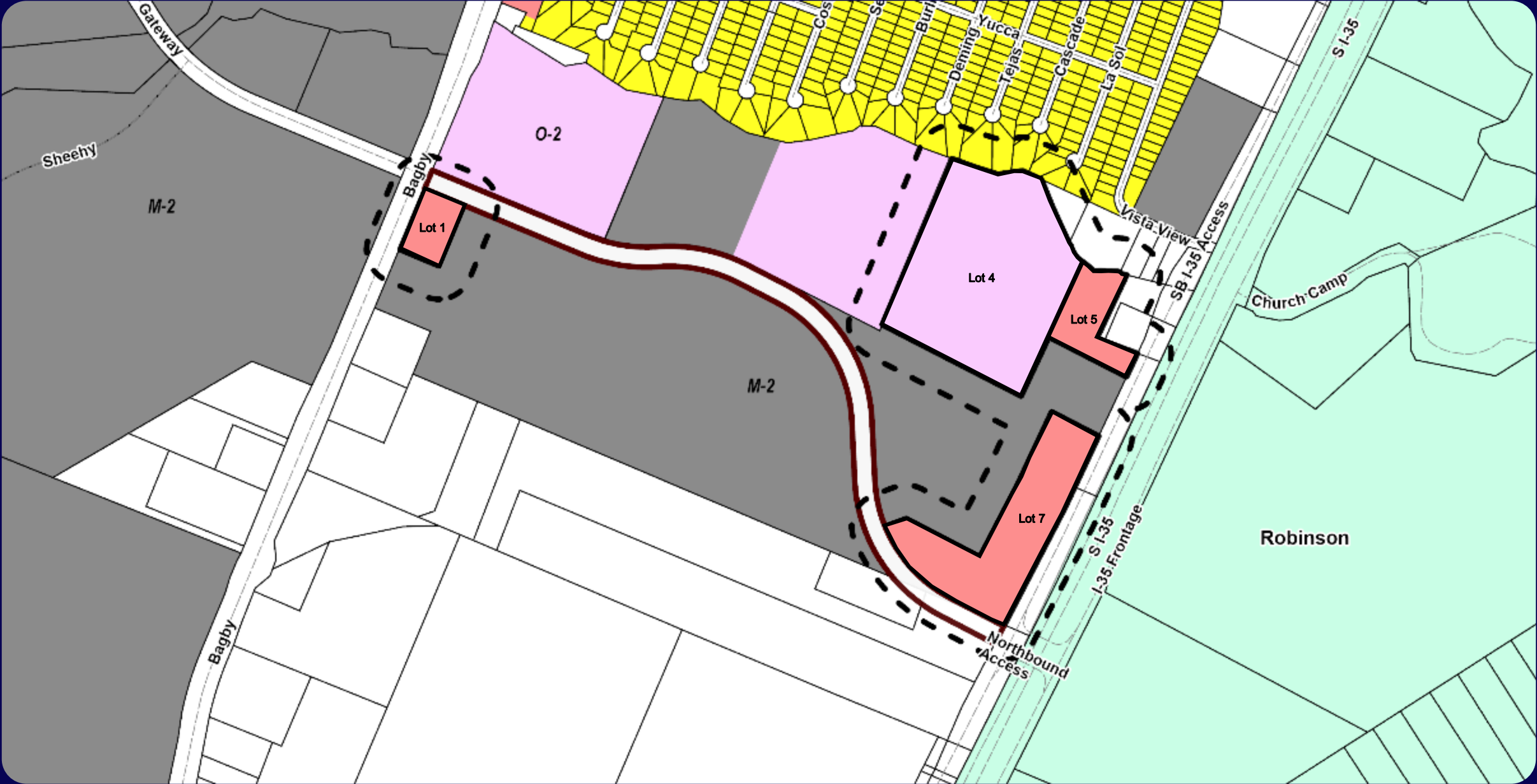
PH 2025-173

Proposed Waco Gateway Addition

- Applicant: Matt Lissak, Kimley Horn & Associates
- Request: Request to consider the following land use and zoning changes for proposed Lots 1, 4, 5 and 7 of the Waco Gateway Addition: A) Land Use Change from Industrial to Office Industrial Flex for all 4 lots (1, 4, 5 and 7); B) Rezone from M-2 to C-2 on Lots 1, 5, and 7; C) Rezone from M-2 to O-2 for Lot 4.
- Land Use Change: 42.01 acres Industrial to Office Industrial Flex (All Lots)
- Zoning Change: 19.01 acres M-2 to C-2 (Lots 1, 5, and 7); 23 acres M-2 to O-2 (Lot 4)
- Within the Kendrick NA
- Council District III







Plan Commission recommends **APPROVAL** of this request to change the Land Use Plan from **INDUSTRIAL** to **OFFICE INDUSTRIAL FLEX** (approximately 42.01 acres) based on the following findings:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Office Industrial Flex land use designation.
2. Office Industrial Flex designation is consistent with the surrounding land uses and other area properties that are already designated as Office Industrial Flex



Plan Commission recommends ***APPROVAL*** of this request to change the zoning of approximately 19.01 acres from ***M-2*** to ***C-2*** and approximately 23 acres from ***M-2*** to ***O-2*** based on the following findings:

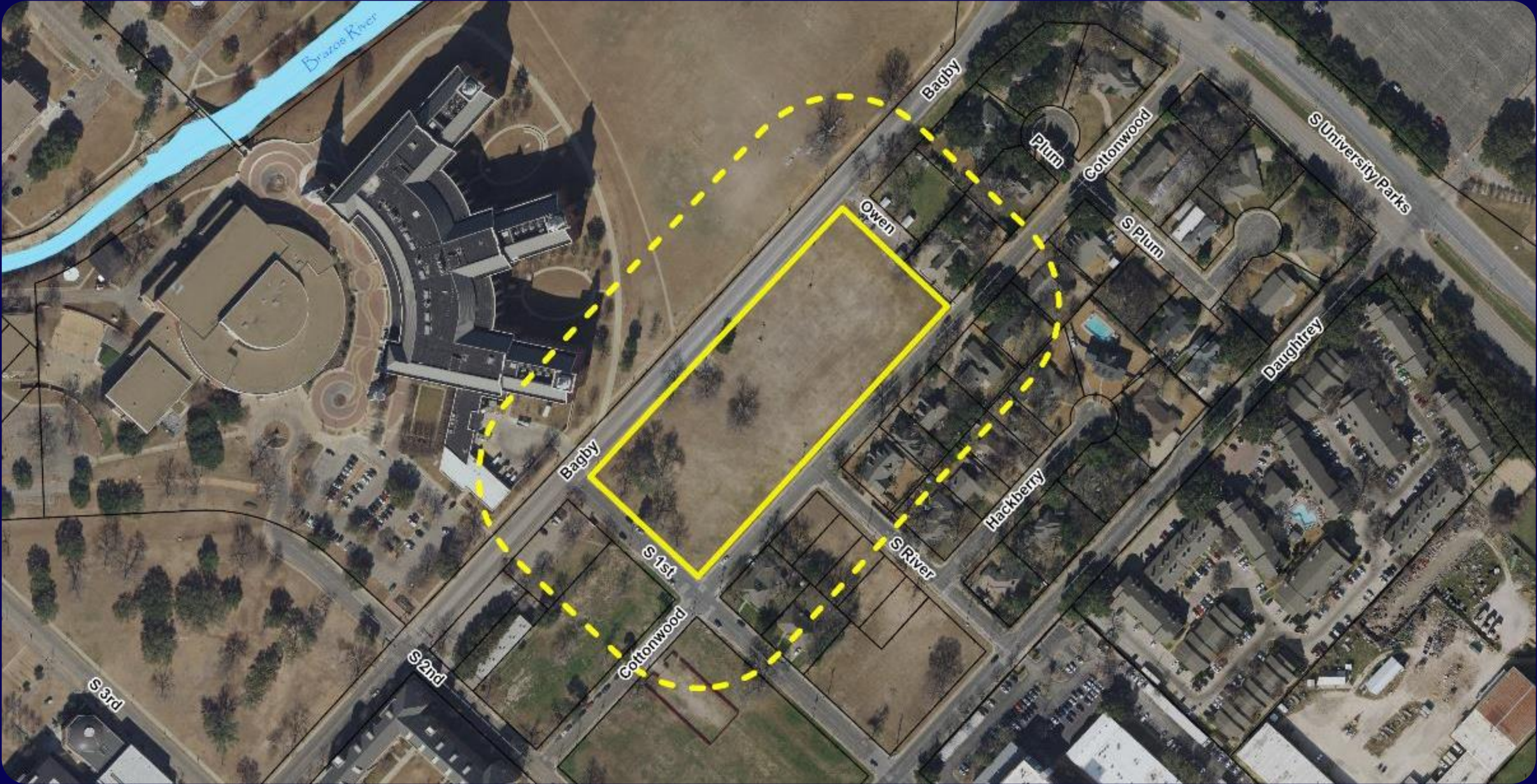
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as recommended to be revised.
2. The existing and planned public infrastructure is generally adequate to provide for uses allowed in the C-2 and O-2 zoning districts.
3. The property meets all the area and width requirements for the C-2 and O-2 zoning district.
4. The proposed C-2 and O-2 zoning is compatible with the surrounding area and other uses along a major thoroughfare (I-35, Bagby Avenue, and proposed Gateway Blvd extension).



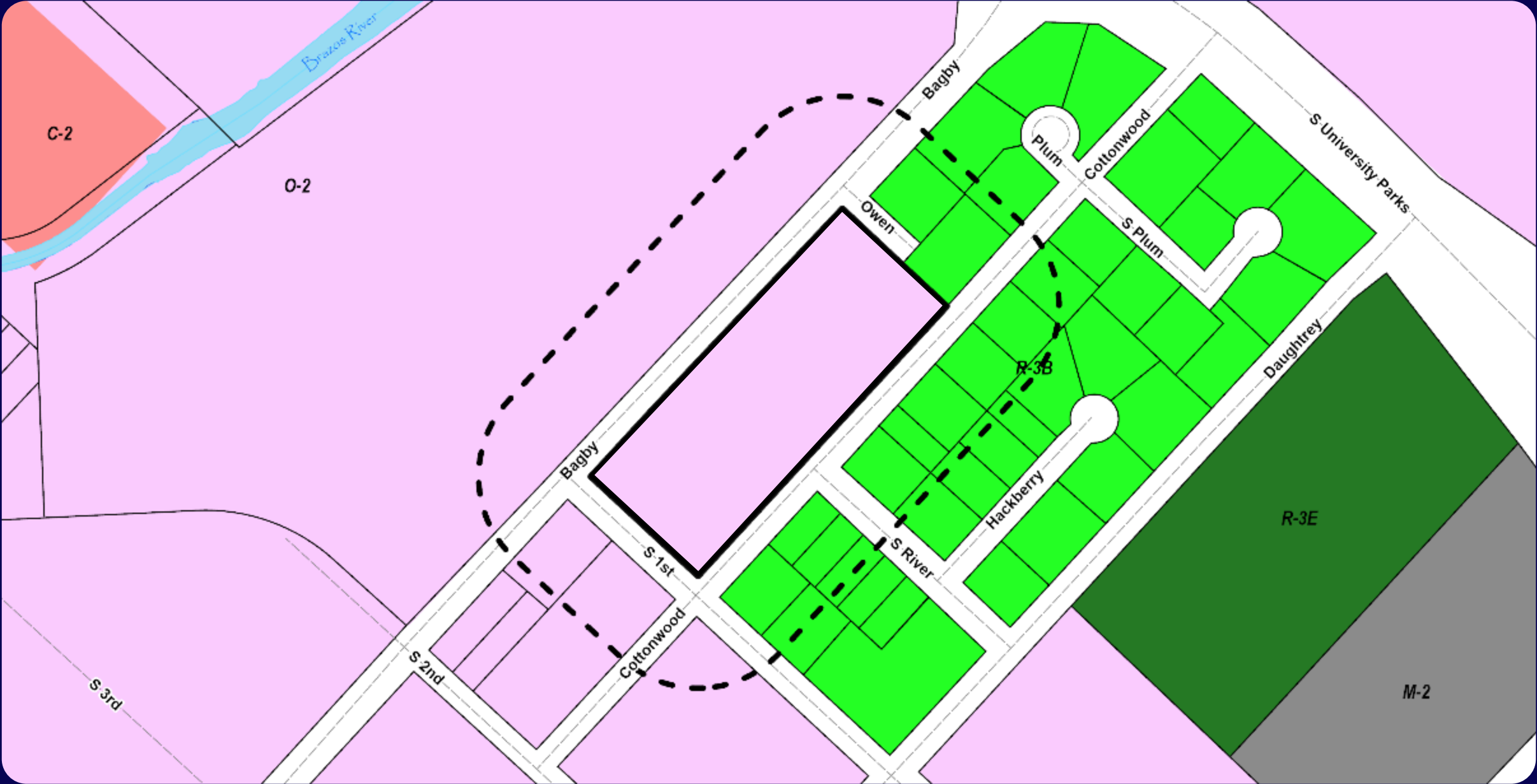
PH 2025-174

90 Bagby Avenue

- Applicant: Bernedette Hookham, RBDR Architects on behalf of Patrick J. Carley, Baylor University
- Request: Rezone from R-1B to O-2
- Property Size: 3.3704 acres
- Within the Baylor NA
- Council District II







Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to O-2** based on the following findings:

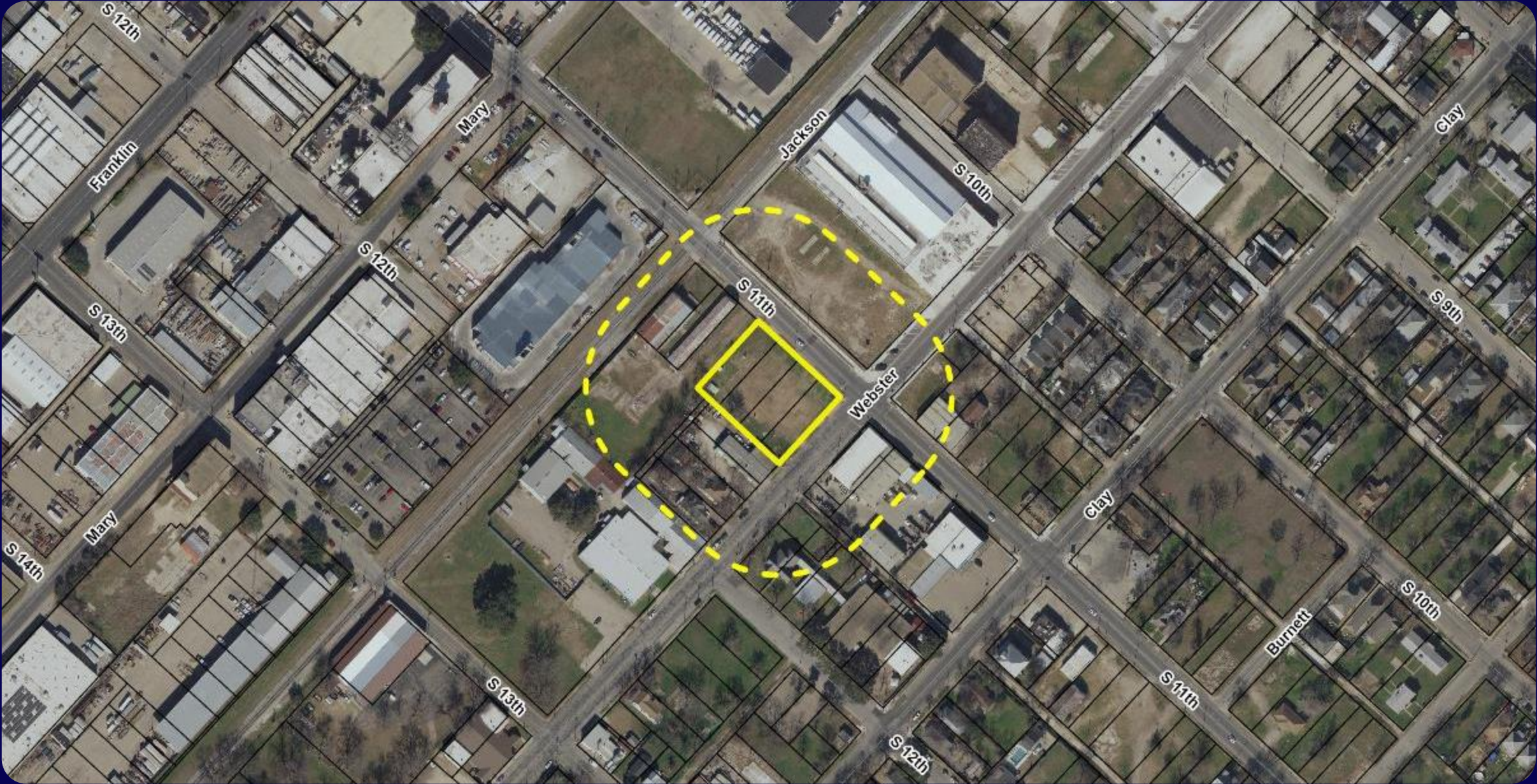
Findings:

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-2 zoning district.
3. The property meets all the area and width requirements for the O-2 zoning district.
4. There is O-2 adjacent to the subject property and is the dominant zoning of the Baylor University Campus.



PH 2025-171 419 S 11th Street

- Applicant: Cory Dickman
- Request: Special Permit for a Flea Market in C-4 Zoning District
- Property Size: 0.741 Acres
- Within the Downtown NA
- Council District II





Plan Commission recommends ***APPROVAL*** of the renewal of the ***Special Permit*** subject to the special provisions and conditions and based on the following findings*

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.

Plan Commission recommends the provisions and conditions noted under the “Special Provisions and Conditions” section of this report. These are the same Special Provisions and Conditions as previously approved, except for item (9) regarding the permit expiration. Since the use has not yet been established, staff recommends the following condition of permit expiration*

9) This permit shall be granted for 6 months after the final building inspection or upon being issued a certificate of occupancy, whichever is required last, but not to exceed two years after the issuance of special permit. At the expiration of said period the permittee shall make an application for renewal of said special permit. If the permit is not renewed, it will be considered abandoned and terminated and the lawful use of the said premises shall conform to the use for which it is zoned under the City of Waco’s Zoning Ordinance.

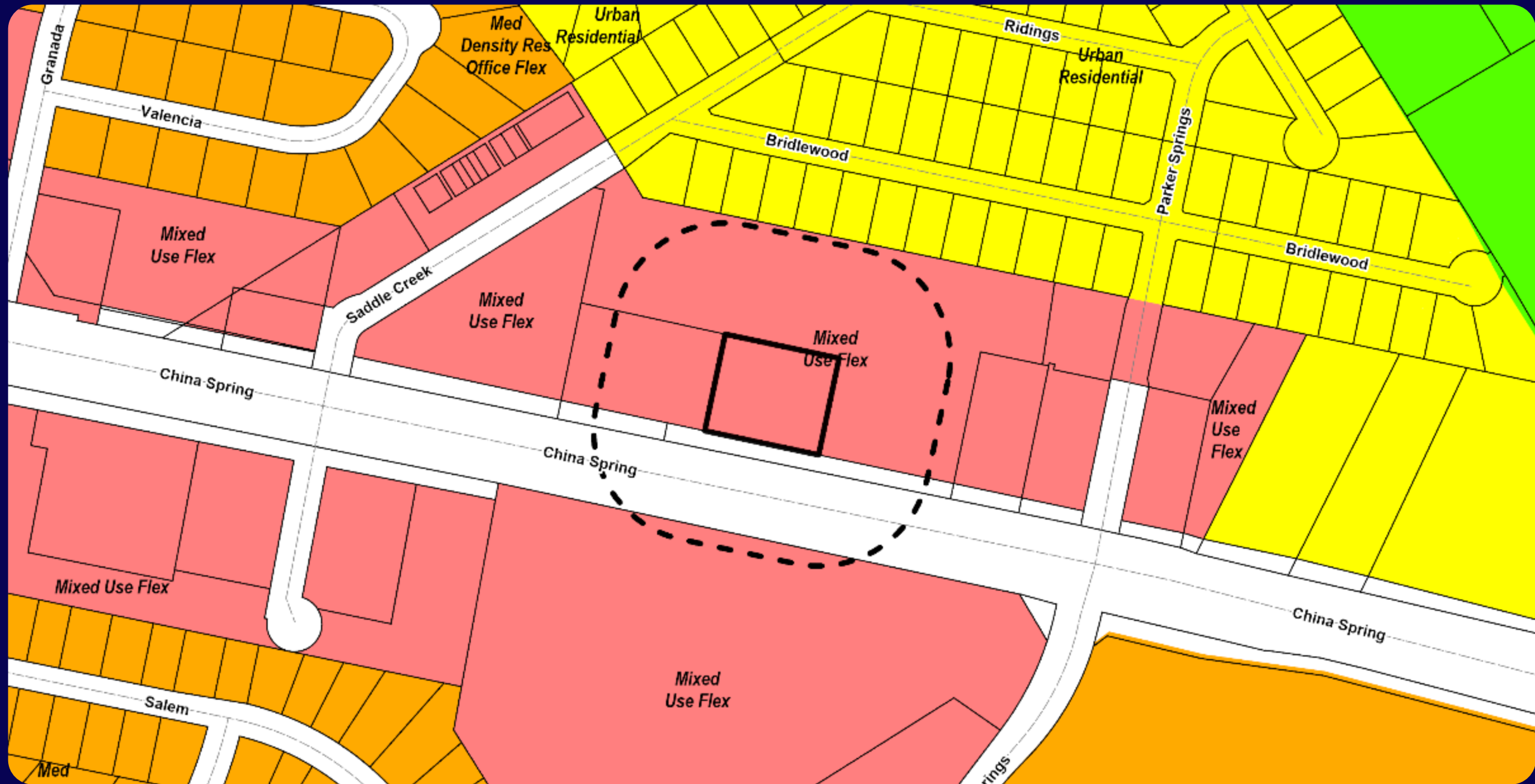


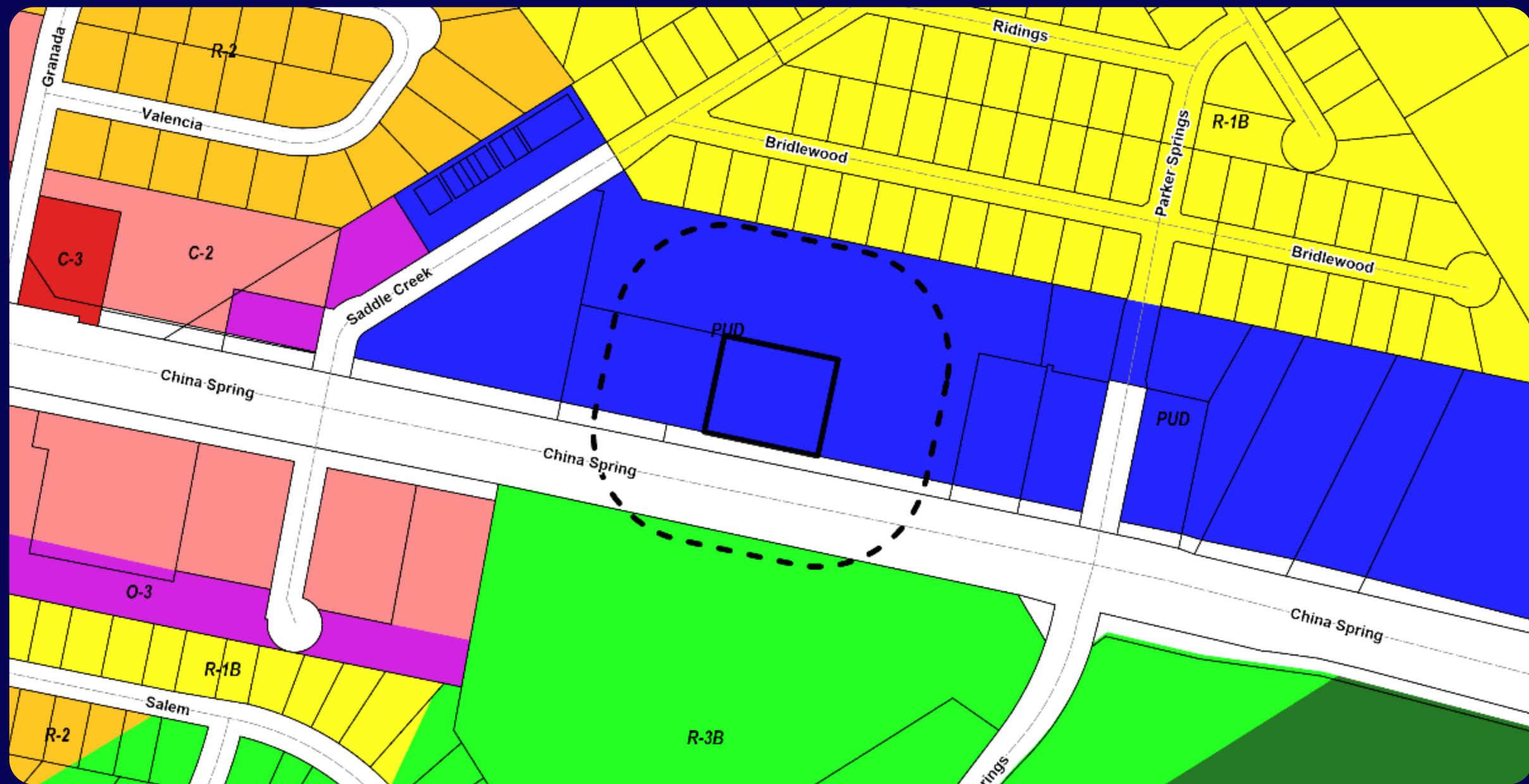
PH 2025-172

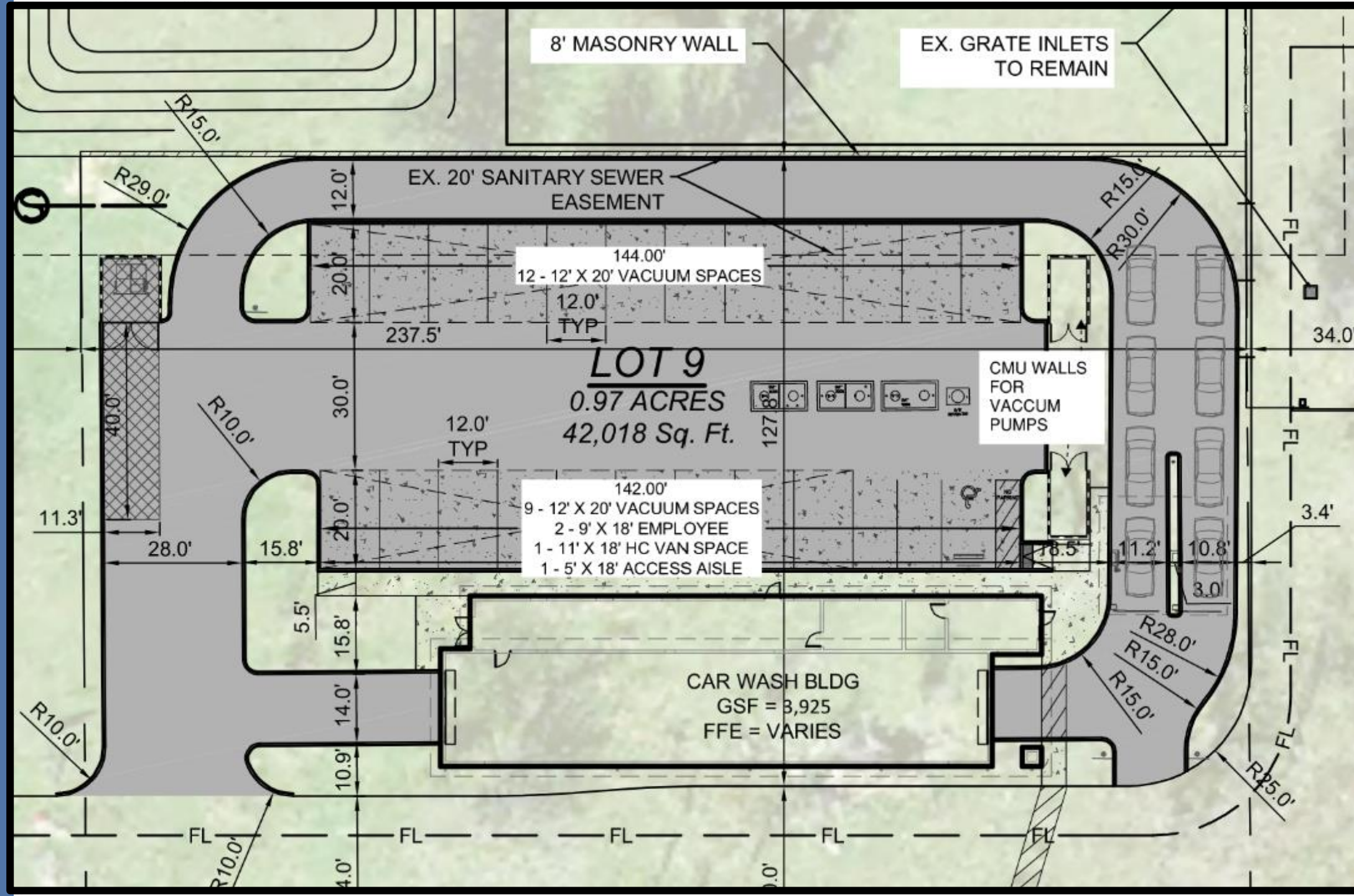
10001 China Spring Road

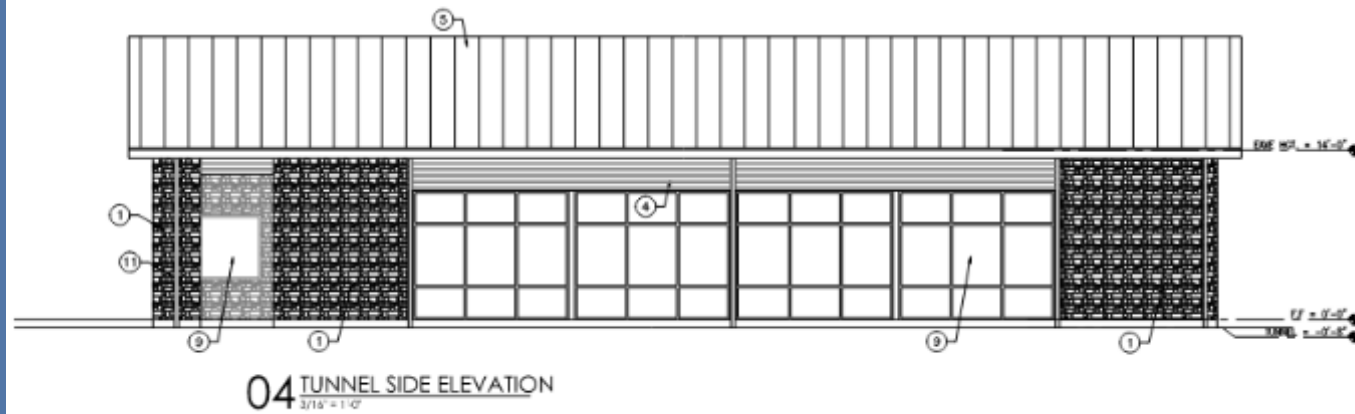
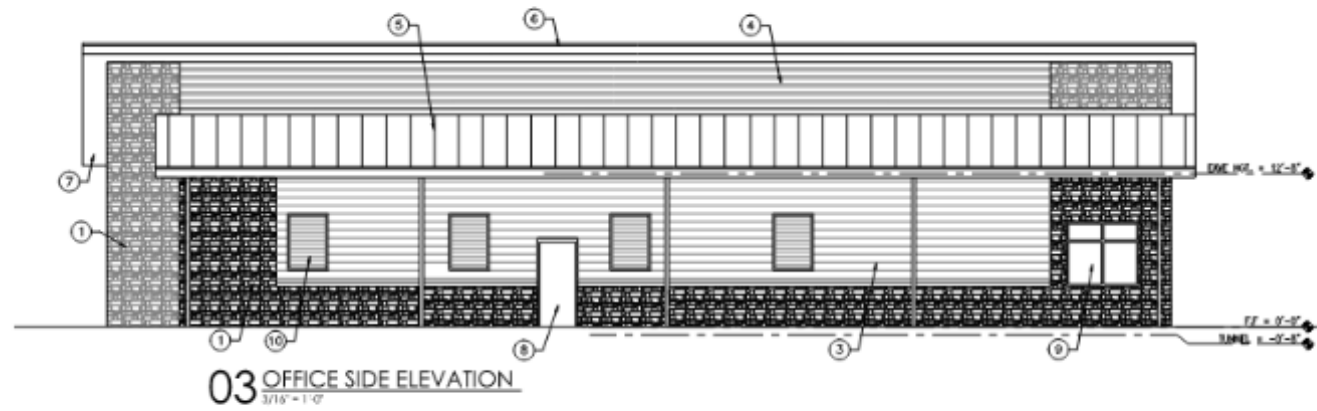
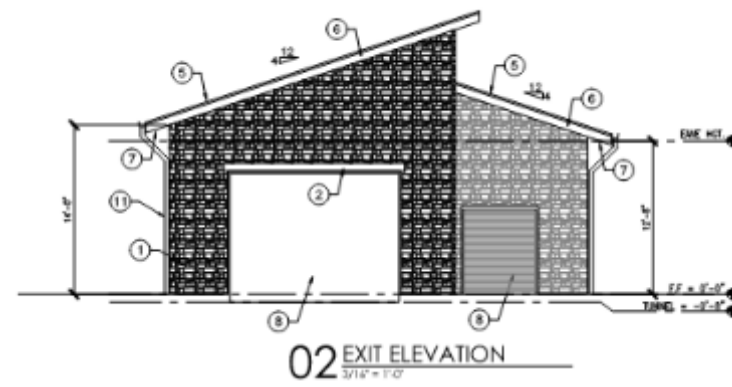
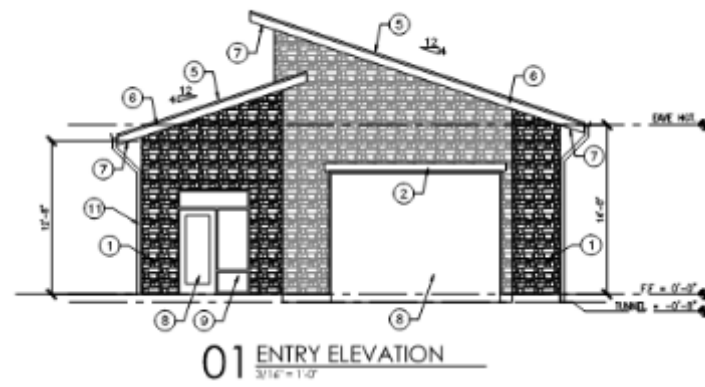
- Applicant: Kirollos Phelopes and Anna Carrillo, Carrillo Engineering on behalf of: Robert S. Horton
- Request: Final Planned Unit Development for a Carwash
- Property Size: 0.97 Acres
- Within the North Lake Waco NA
- Council District V











Plan Commission recommends ***APPROVAL*** of the ***Final PUD*** based on the following findings and conditions

Findings:

1. The Final PUD plan is consistent with the approved concept PUD plan, conditions of the approved concept PUD plan, and the requirements of the PUD ordinance.
2. The circulation plan, public facilities and services plan, preliminary architectural plan, and site development and landscaping plan included in the final PUD plan are adequate.

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, gating, 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.
3. A Car wash establishment shall be limited to the portion of lot 8 and lot 9 as shown on the provided site plan.
4. Hours of operation shall be limited to 8am - 8 pm.
5. All site lighting must be directed toward the establishment and not at adjacent properties.



THANK YOU.

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