

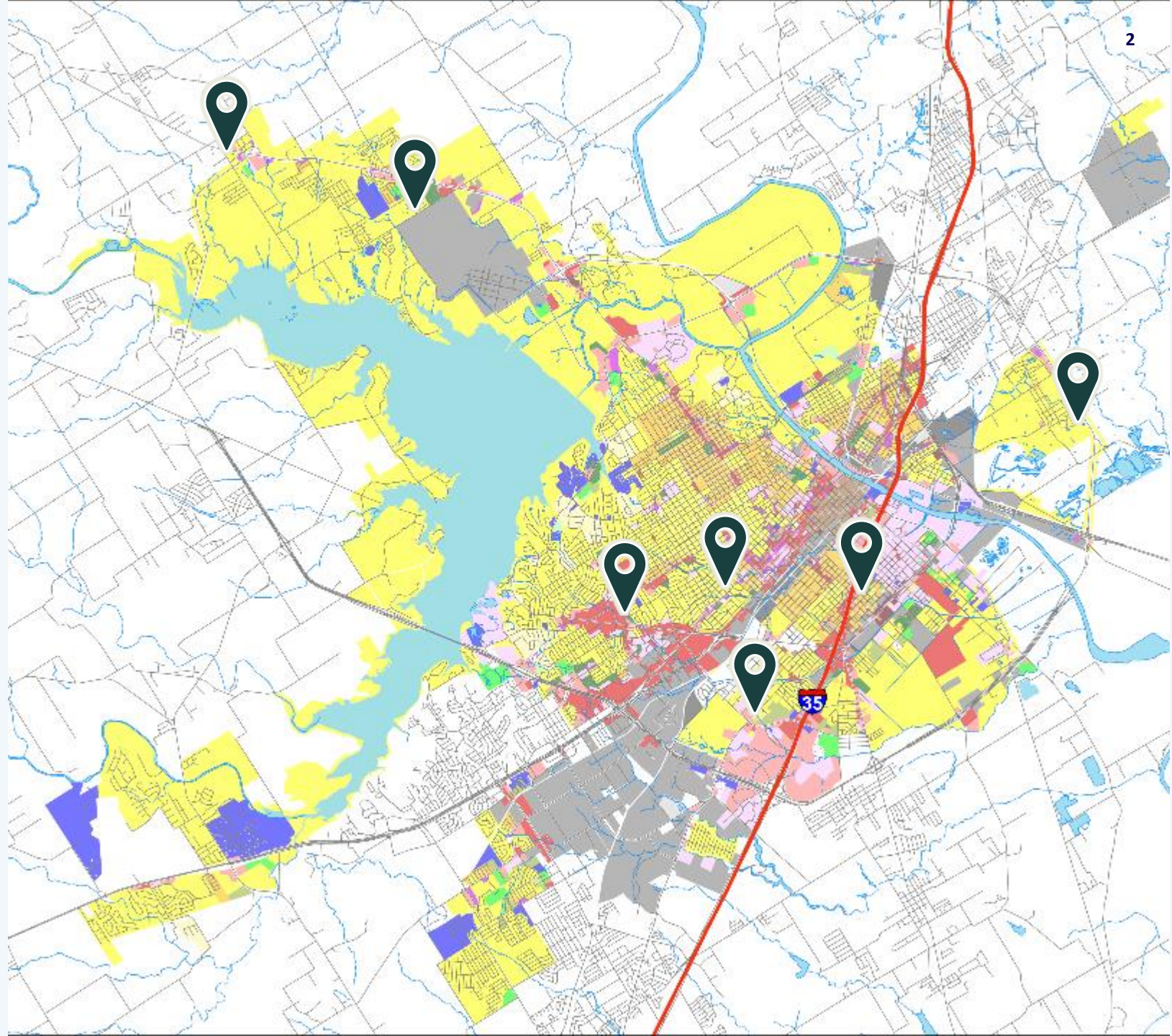
# City Council Meeting Planning Public Hearings



Tuesday August 19, 2025

# Today's Agenda

- 2 Special Permits
- 1 Final PUD
- 4 Rezoning



# PH 2025-562

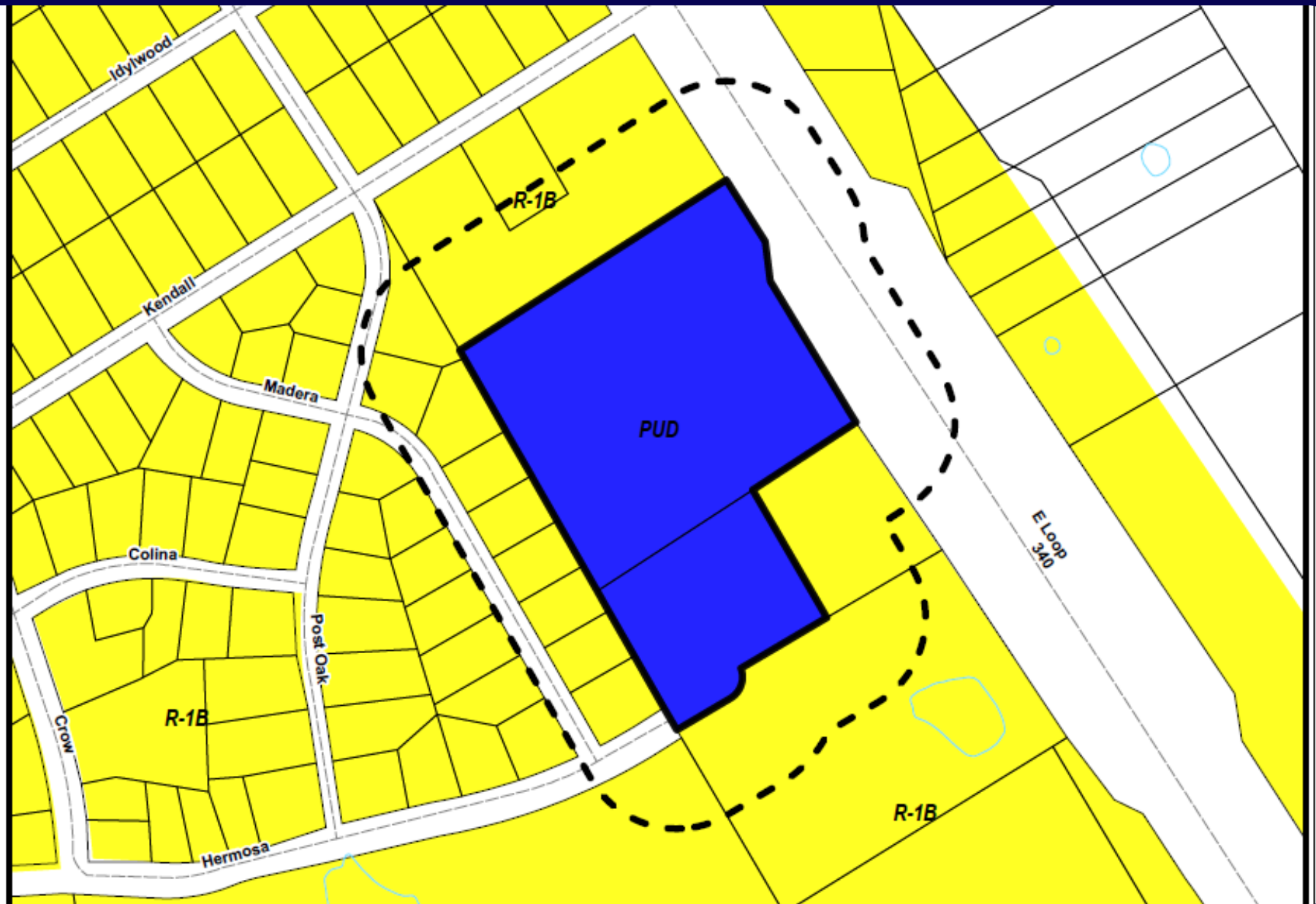
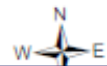
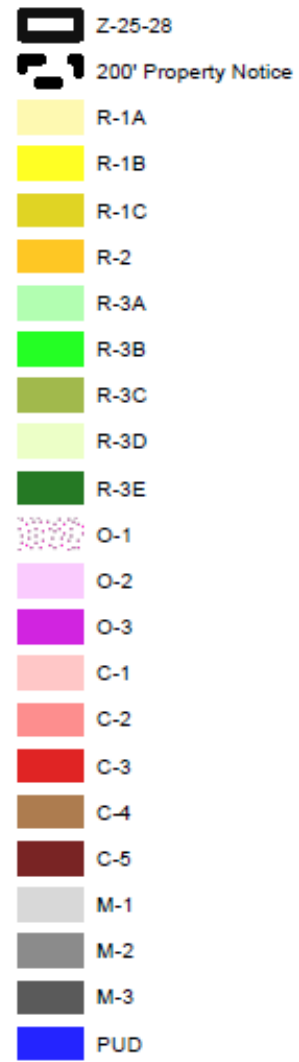
## Loop 340 and Hermosa Dr

- Applicant: Larry Jackson
- Request: Final PUD (Residential)
- Property Size: 10.709 Acres
- Within the Timbercrest NA
- Council District I



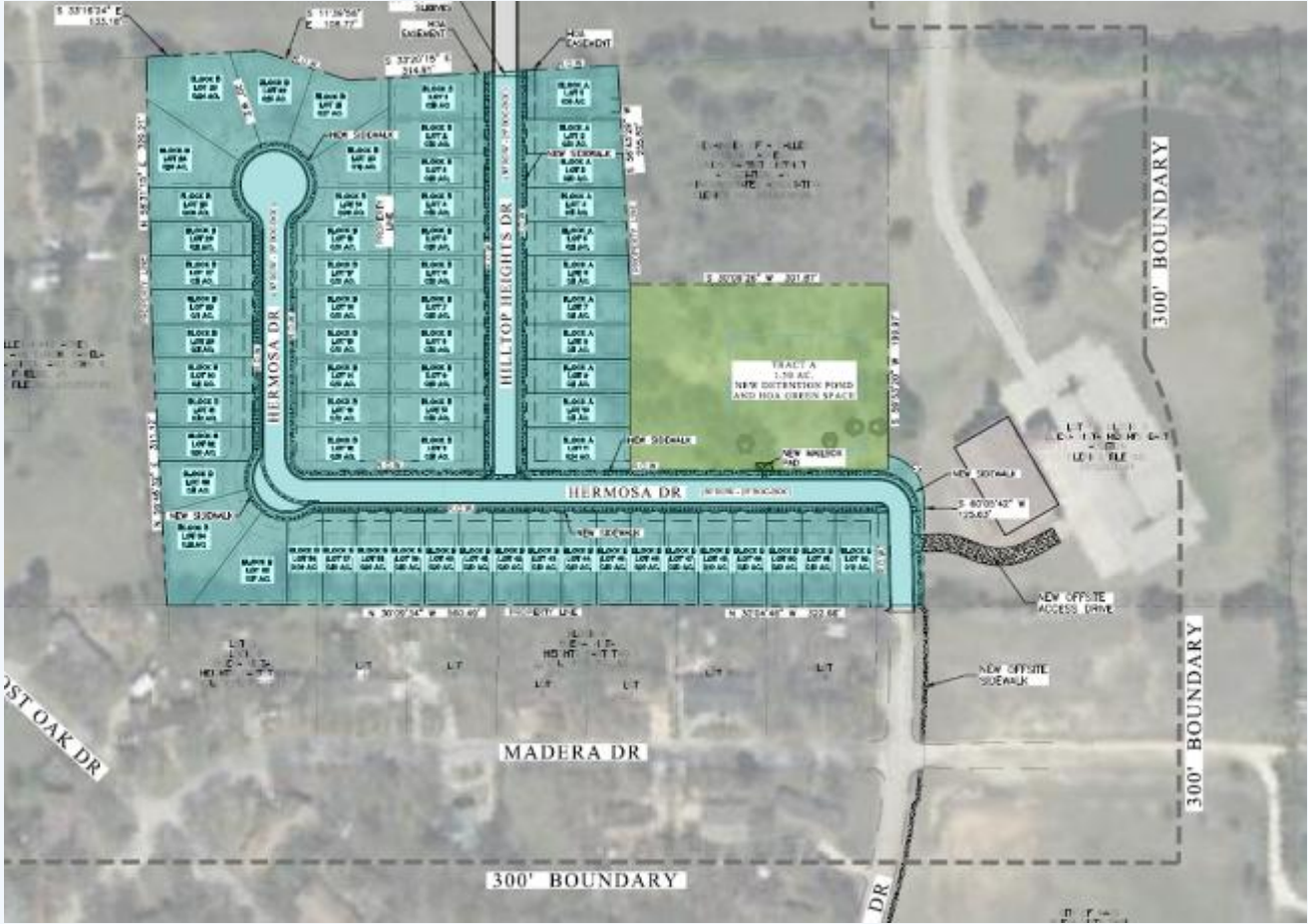


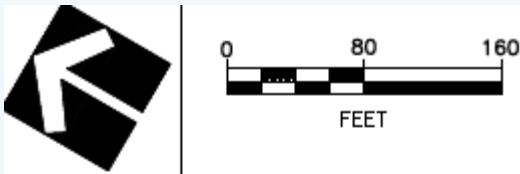
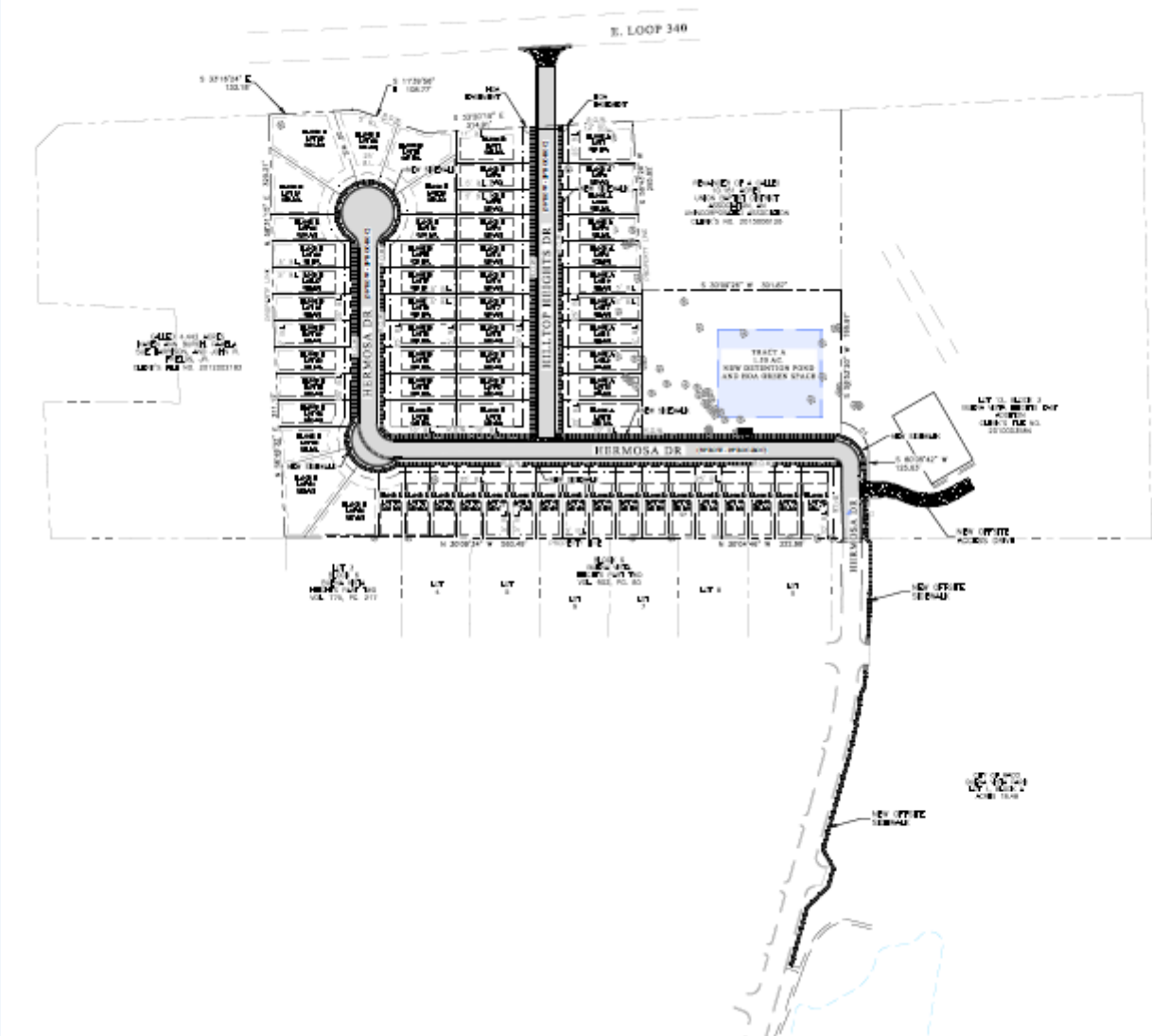




# PH 2025-562

R-1B Zoning Requirements	PUD Requirements
Density Allowed: 4.58 DU/Acre	Proposed Density: 5.88 DU/Acre
Minimum Lot Width: 50'	Average Proposed Lot Width: 40.39'
Minimum Lot Area: 6000 ft²	Average Proposed Lot Area: 4,792 ft²
Minimum Setbacks: Front: 25' Street Side (Corner): 10' Side: 5' Rear: 25'	Recommended Minimum Setbacks: Front: 25' for garage facade setback & 20' for house façade setback Street Side (Corner): 8' Side: 5' Rear: 5' if no more than 65% of lot is covered with impermeable surface (driveway & house)
Estimated Lots with Same Layout: ~49	Proposed Lots: 63
Buildable Area 50' x 120' Lot: 3,600 ft²	Buildable Area 40' x 120' Lot: 2,700 ft²
Sidewalks: one side of collector street connecting Loop 340 to Hermosa Dr.	Sidewalks: Both sides of all streets and 600' of offsite sidewalk connecting subdivision to Buena Vista Park





**DEVELOPMENT STATISTICS:**

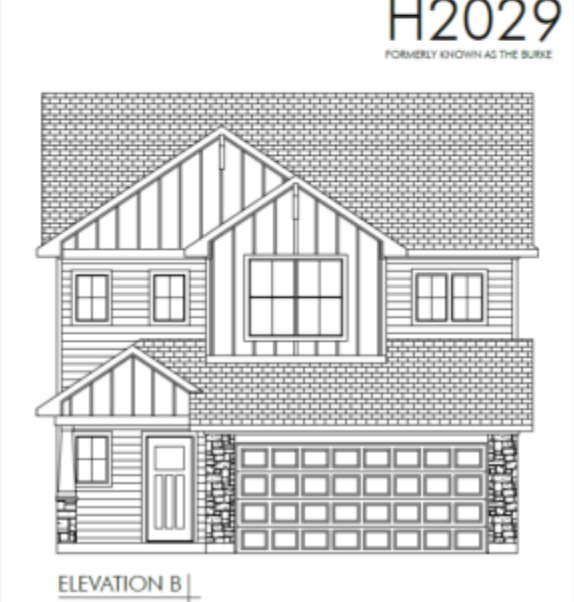
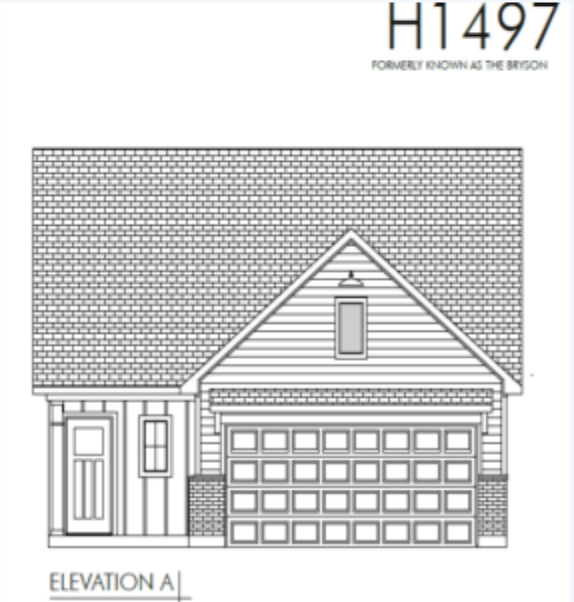
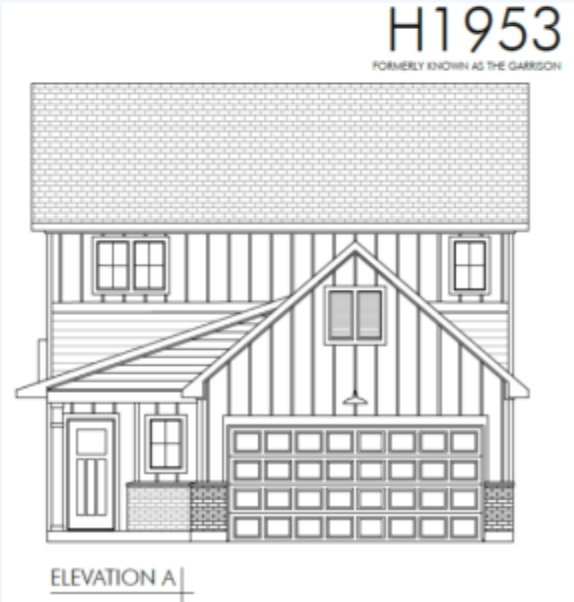
TOTAL ACREAGE:	10.71 AC.
TOTAL RESIDENTIAL LOTS:	63 LOTS
DETENTION TRACT A:	1.50 AC.

**PROPOSED STREETS**

RIGHT-OF-WAY WIDTH	50'
STREET WIDTH	29'

**EASEMENTS AND BUILDING LINES  
(UNLESS OTHERWISE NOTED ON PLAT)**

FRONT BUILDING LINE	= 25'
SIDE STREET BUILDING LINE	= 10'
SIDE BUILDING LINES	= 5'
REAR BUILDING LINE	= 5'
20' WATER EASEMENT BETWEEN LOTS 22 AND 23, BLOCK B	





## Plan Commission recommends ***APPROVAL*** of the ***FINAL PUD*** based on the following findings and subject to the following conditions:

### Findings:

1. The Final PUD plan is consistent with the concept PUD plan, conditions of the 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 approved Concept PUD plan and the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, floodplain, engineering design for water and sewer, 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 the issuance of building permits. A note shall be placed on the final plat that cross references development conformance to the Final PUD.



# PH 2025-563

## 1414 Speight Ave

- Applicant: Charles Merritt on behalf of Len Williams, Bold Lion Properties
- Request: Rezone from C-2 to R-2
- Property Size: 0.1862 Acres
- Within the Baylor NA
- Council District II



















Differences between C-2 and R-2 Zoning

<b>C-2 Community Commercial District</b>	The C-2 is intended to provide for a variety of mutually supporting compatible business and multifamily residential uses in unified centers and related groupings of individually developed sites; and to encourage high quality commercial and multifamily residential development in convenient locations accessible to major traffic arteries outside major transportation corridors.	<b>Examples of uses allowed by right in C-2:</b> <ul style="list-style-type: none"><li>• Office buildings</li><li>• Personal service shops</li><li>• Restaurants</li><li>• Retail sales (certain types)</li><li>• Alcoholic beverages, sale for off-premises consumption</li><li>• Multiple-family dwellings</li><li>• Townhouse dwellings</li></ul>
<b>R-2 Two-Family and Attached Single-Family Residence District</b>	The R-2 is intended to provide for development of attached dwelling types at moderate densities where it may serve as a transitional use between single-family residential areas and more intensive uses; or in locations with convenient access to the major street system and proximity to community services.	<b>Examples of uses allowed by right in R-2:</b> <ul style="list-style-type: none"><li>• Single-family dwellings</li><li>• Two-family dwellings, duplexes</li></ul>



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

### Findings:

1. The proposed zoning aligns with the land use component of the Comprehensive Plan.
2. The property meets the area and width requirements for the R-2 zoning district.
3. The existing public infrastructure is adequate to accommodate the uses permitted in the R-2 zoning district.
4. The proposed rezoning supports the goals of the Waco Strategic Housing Plan by increasing the supply of residentially zoned properties, thus enhancing opportunities for new housing development.
5. R-2 zoning is present in the vicinity of the subject property, indicating consistency with the surrounding area.



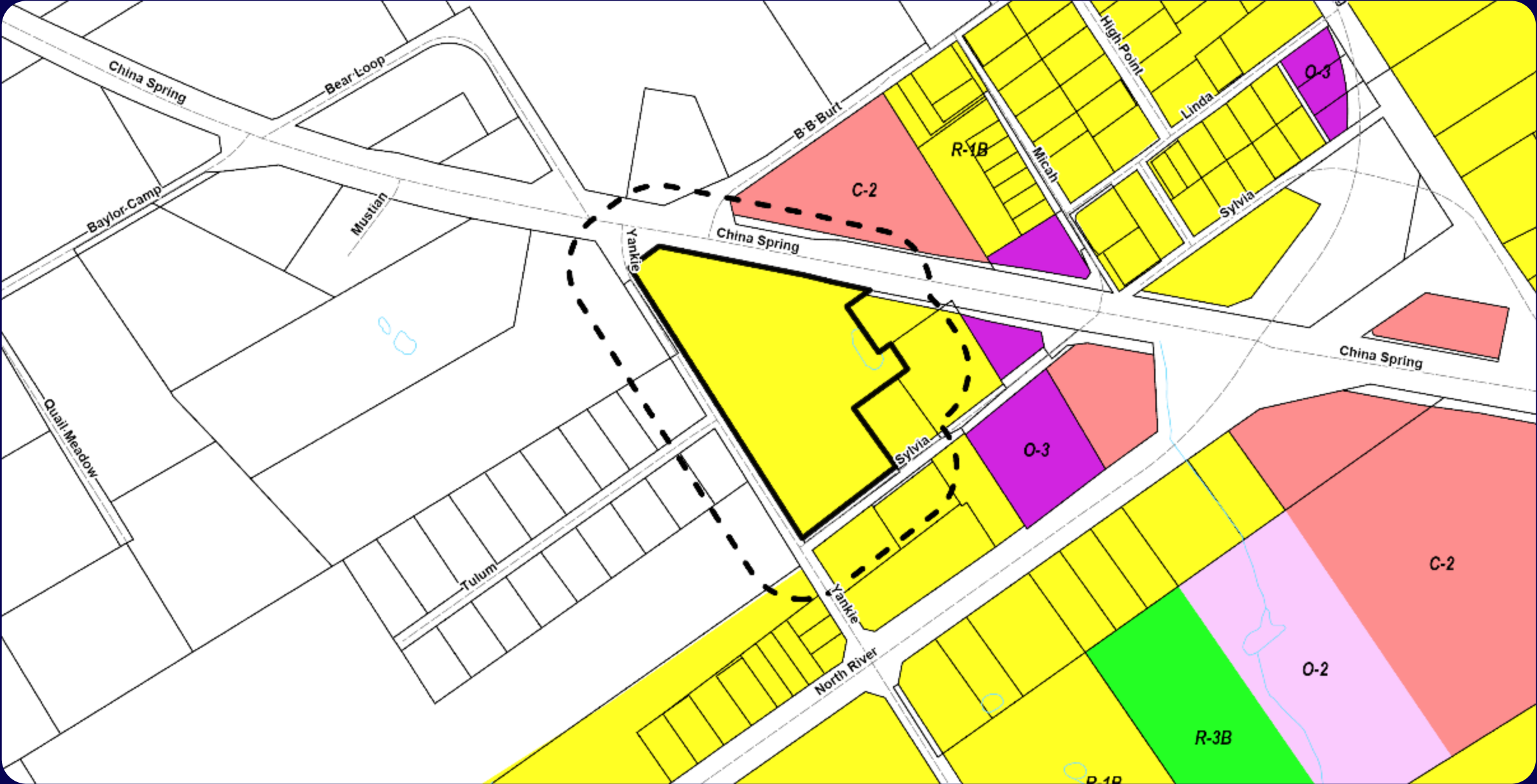
# PH 2025-560 12301 Yankie Rd

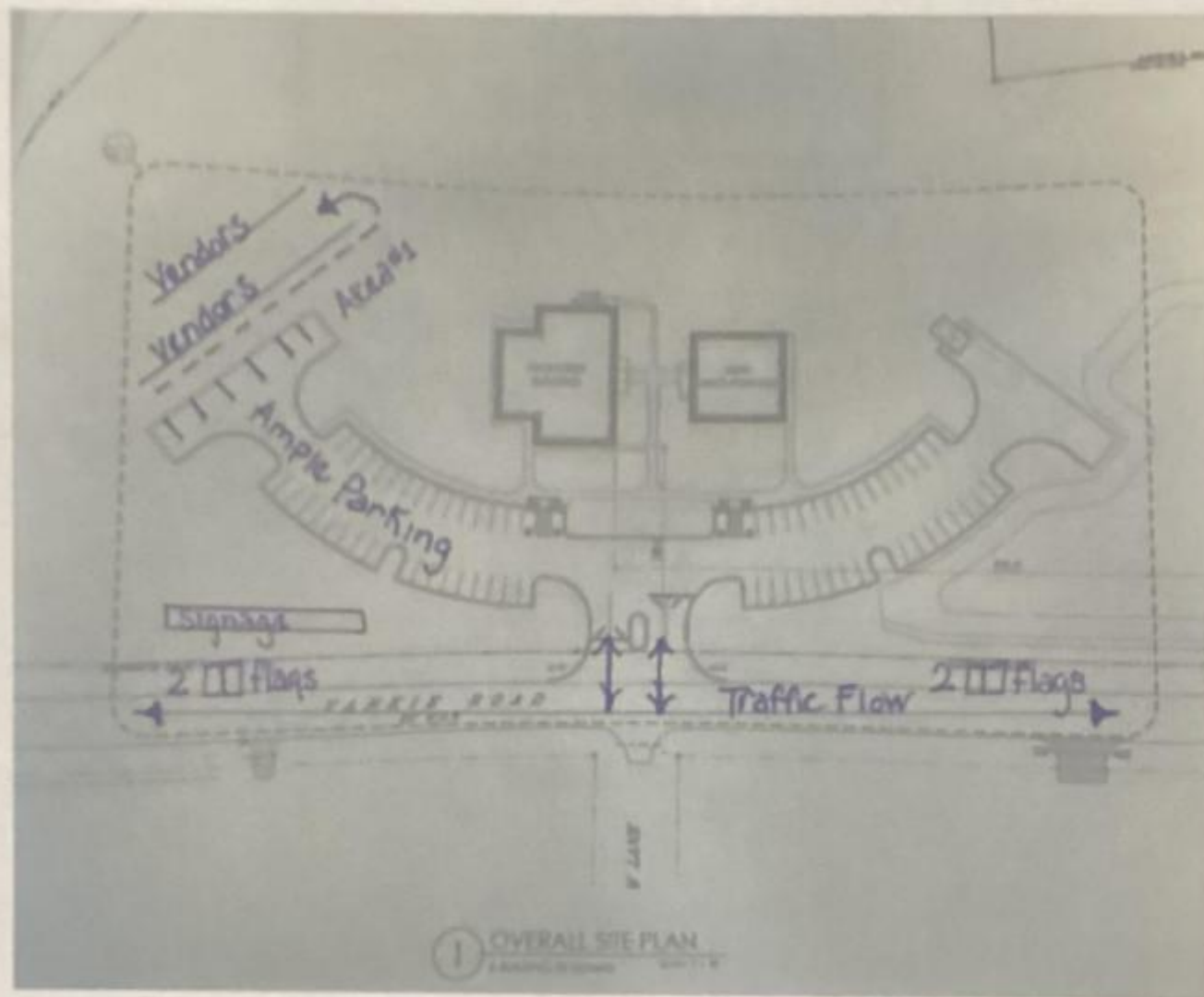
- Applicant: Joann Martinez, China Spring Farmers and Crafters
- Request: Special Permit for Farmers and Crafters Market
- Property Size: 9.792 acres
- Within the China Spring NA
- Council District V











- > Foot Traffic
- \_\_\_\_\_ Vendor Space
- Signage Banner
- □ □ □ 16 foot tall flags
- ↔ Traffic Flow





## Plan Commission recommends ***APPROVAL*** 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.



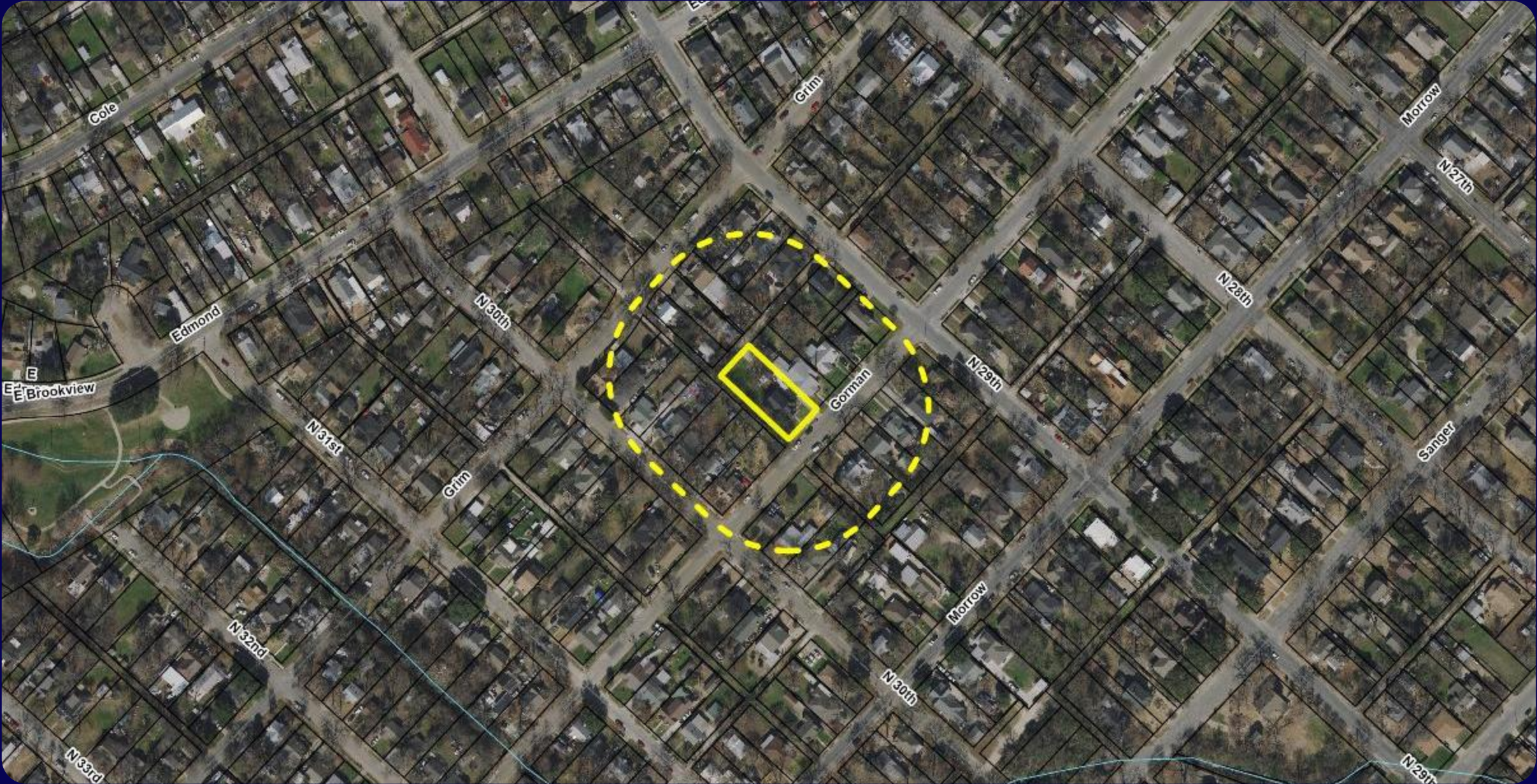


# PH 2025-561

## 2919 Gorman Ave

- Applicant: Jordan Yarbrough
- Request: Special Permit for STR Type I in a R-1B Single Family Residence District
- Property Size: 0.2803 Acres
- Within the Brookview NA
- Council District IV



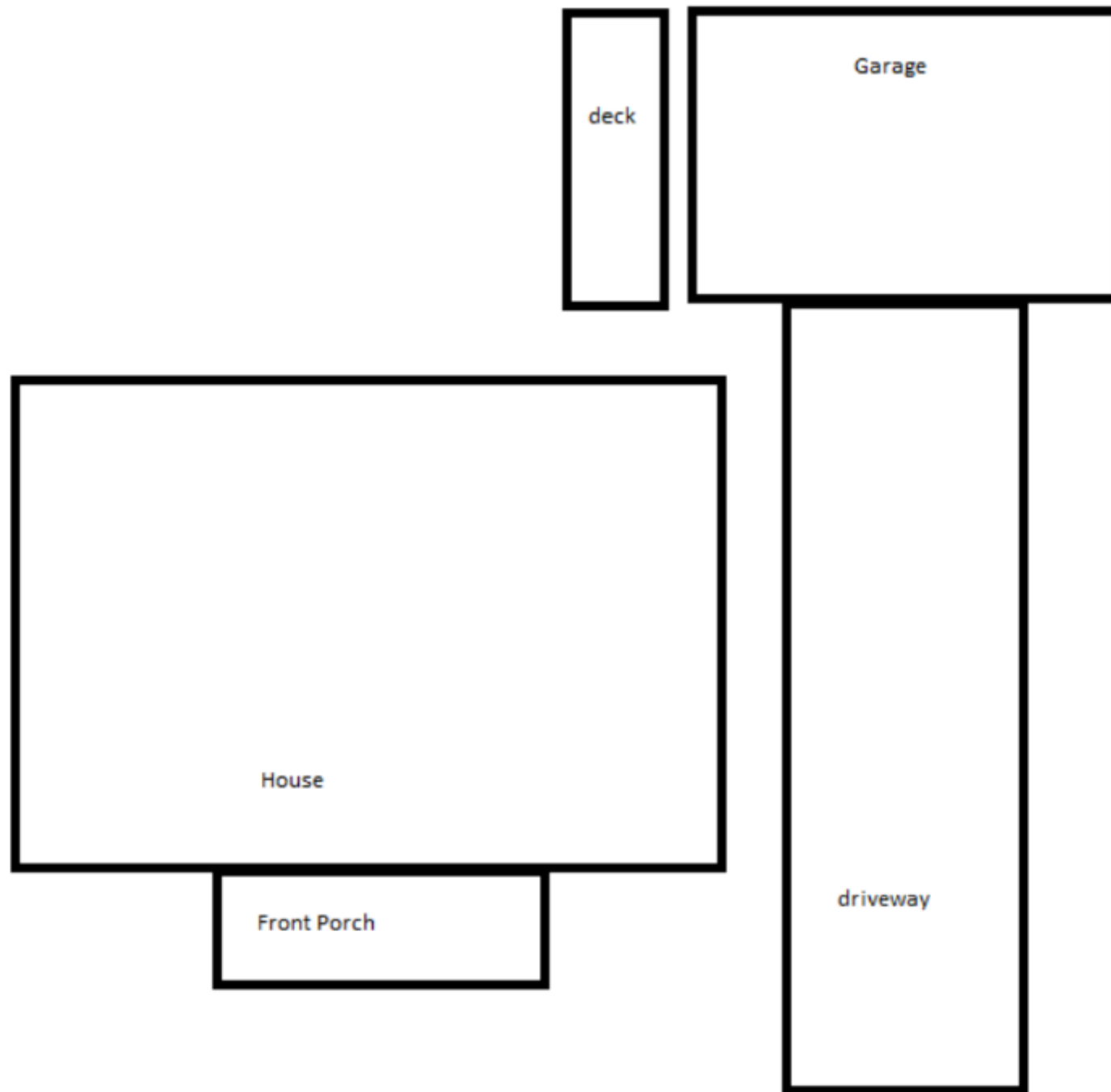














## Plan Commission recommends ***APPROVAL*** of the ***Special Permit*** subject to the special provisions and conditions and based on the following findings\*:

### 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

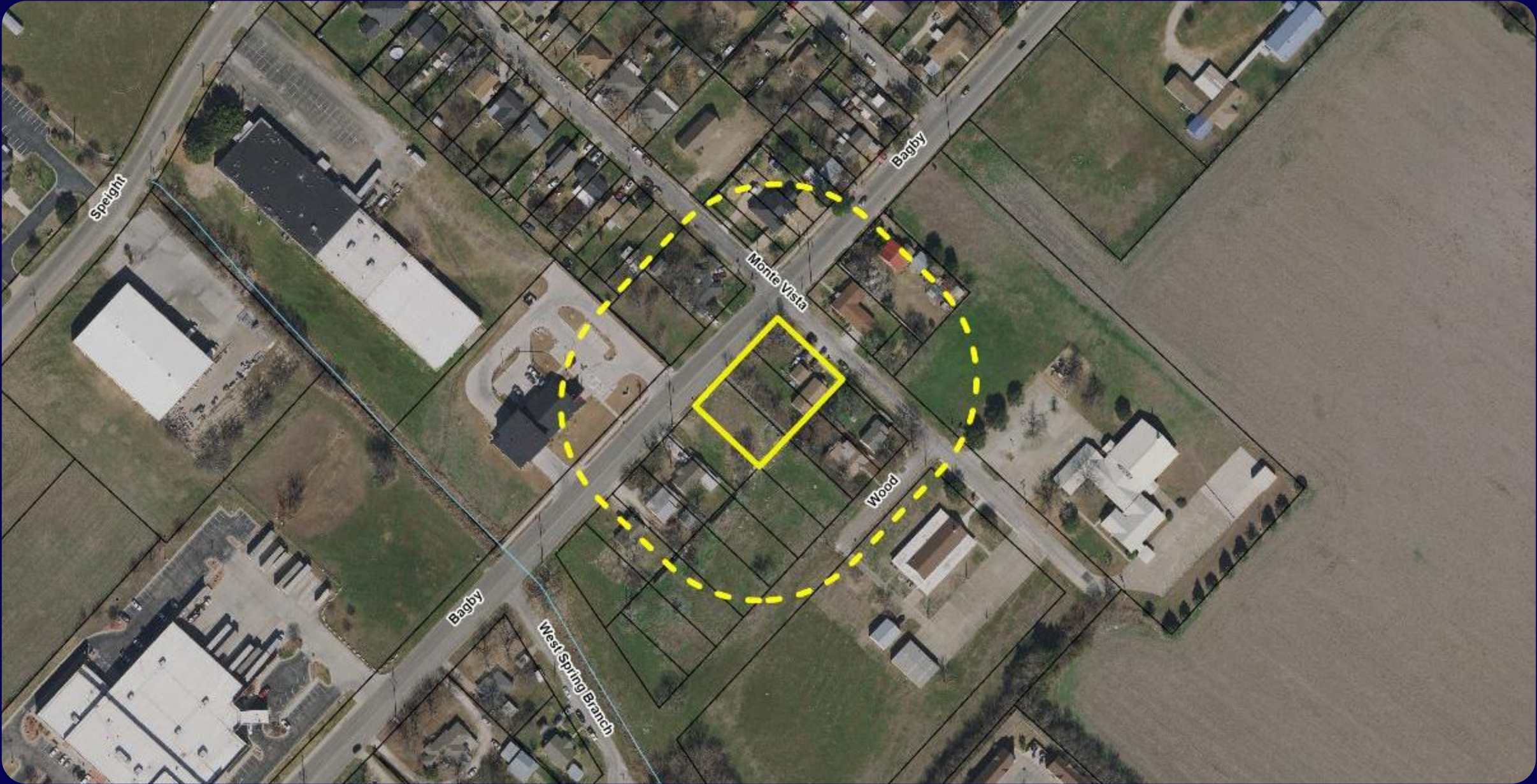
\* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.



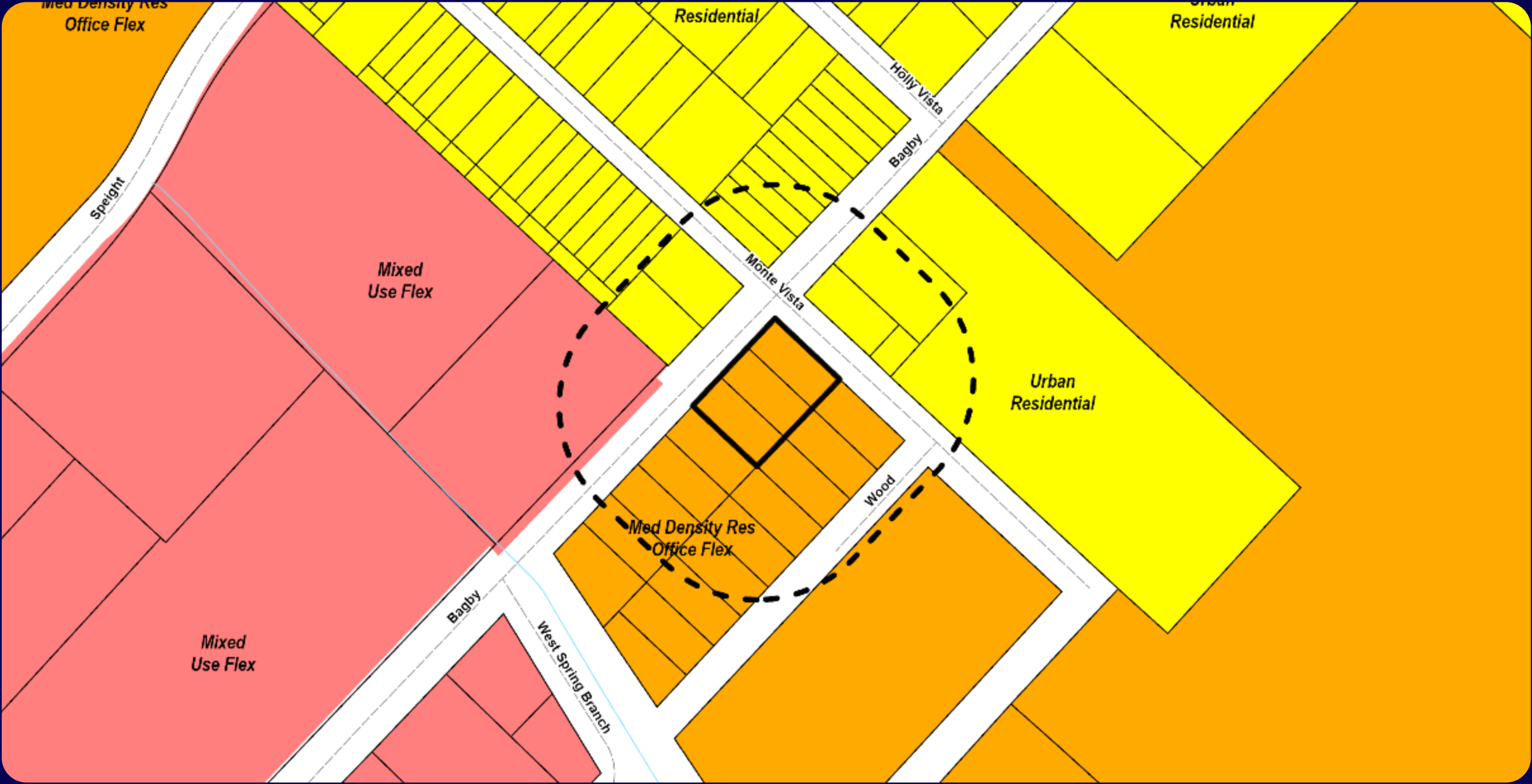
# PH 2025-564

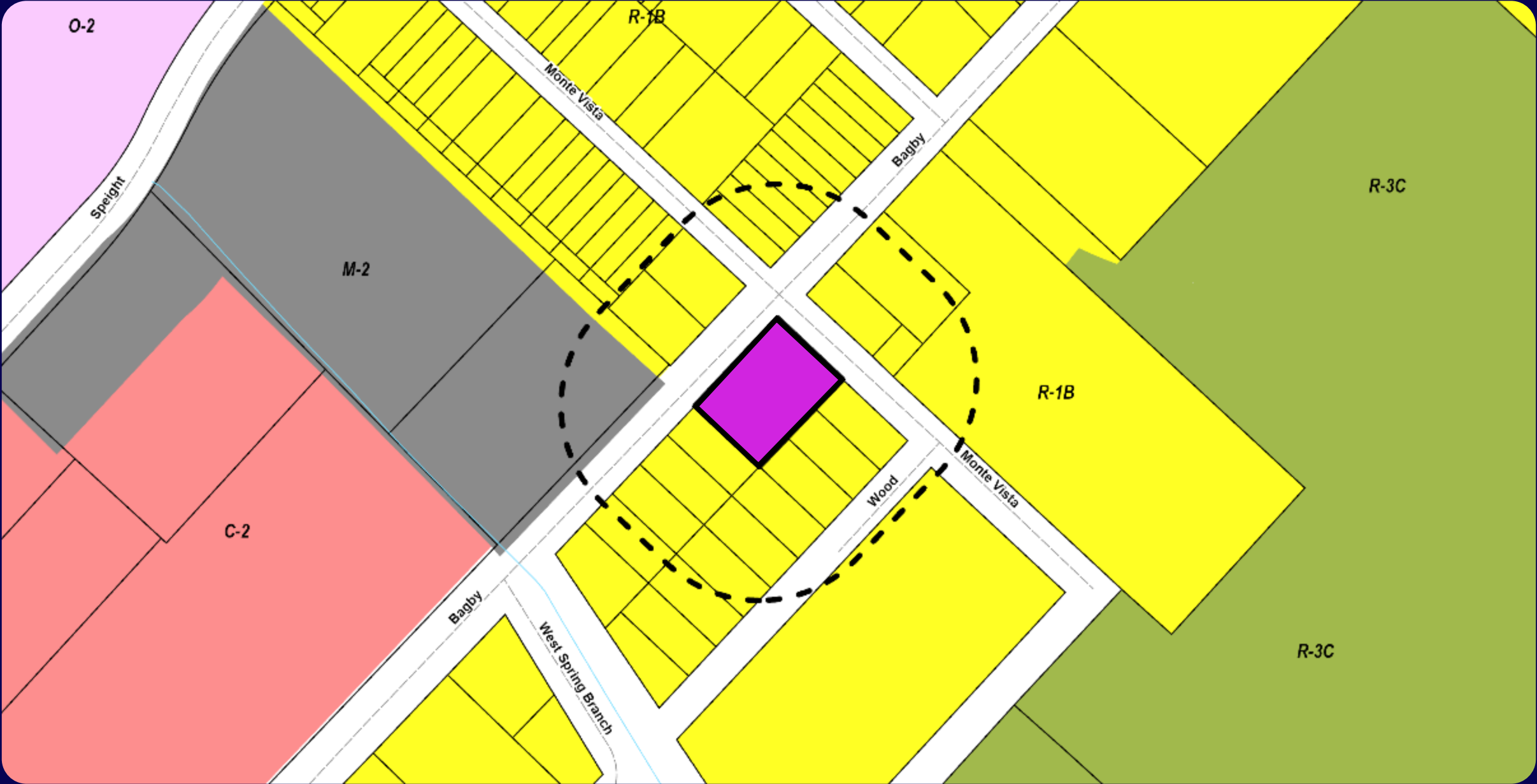
## 1805 Monte Vista St and 4504 Bagby Ave

- Applicant: Christopher Guerrero, CG Construction Group LLC
- Request: Rezone from R-1B to O-3
- Property Size: 0.7439
- Within the Kendrick NA
- Council District II



















## Plan Commission recommends **APPROVAL** of the request to change the zoning from **R-1B to O-3** 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 will be adequate to provide for the uses allowed in the O-3 zoning district.
3. The property meets all area and width requirements for the O-3 zoning district.
4. There is O-3 in the vicinity to the subject property
5. Office and commercial uses permitted within O-3 could operate as buffer between the residential uses located to the north and the commercial zoning toward the south of the property.



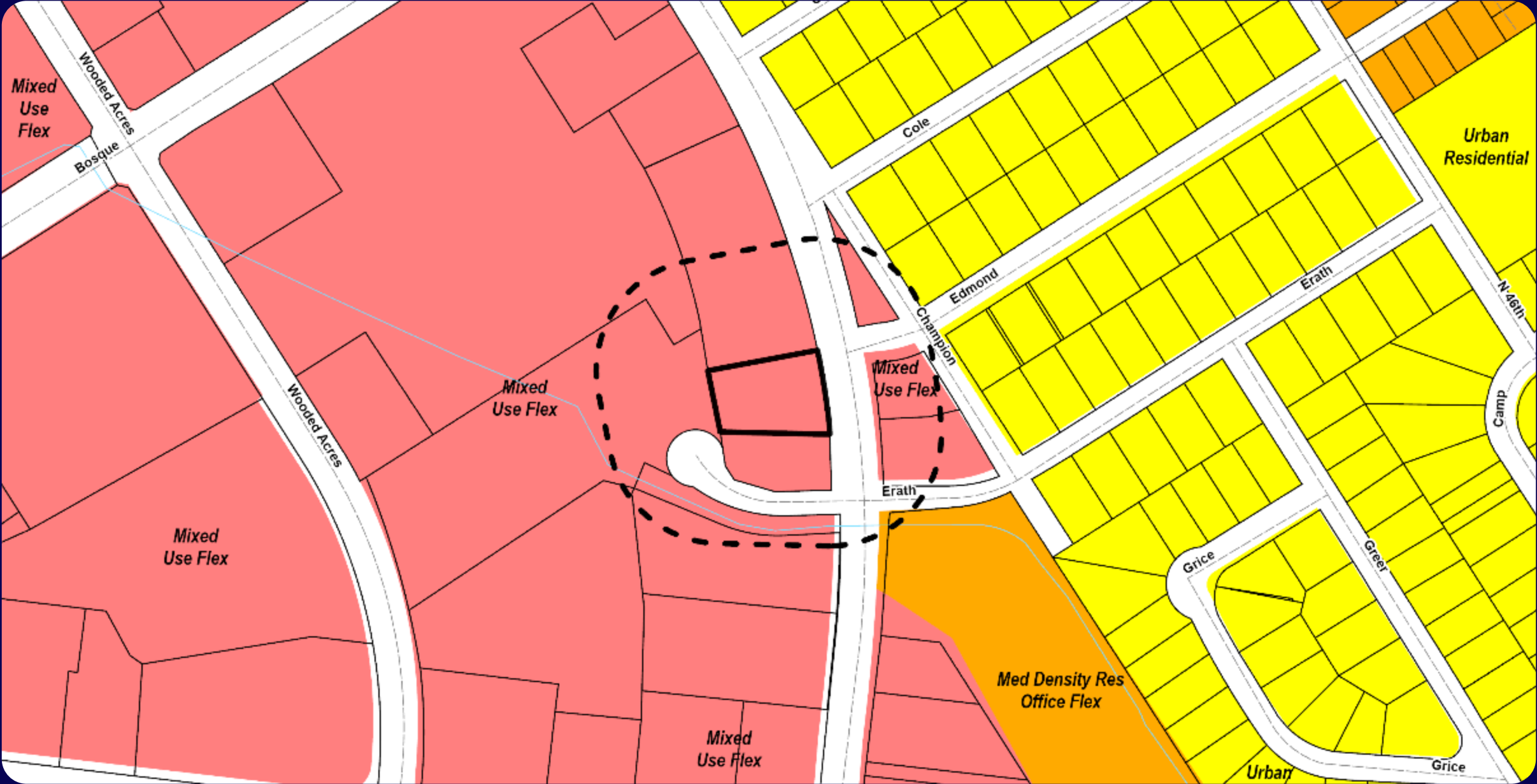
# PH 2025-565 1210 Lake Air Dr

- Applicant: Jerry Dyer, JDJ Consulting and Construction
- Request: Rezone from R-1B to O-3
- Property Size: 0.578 Acres
- Within the Heart of Texas NA
- Council District III

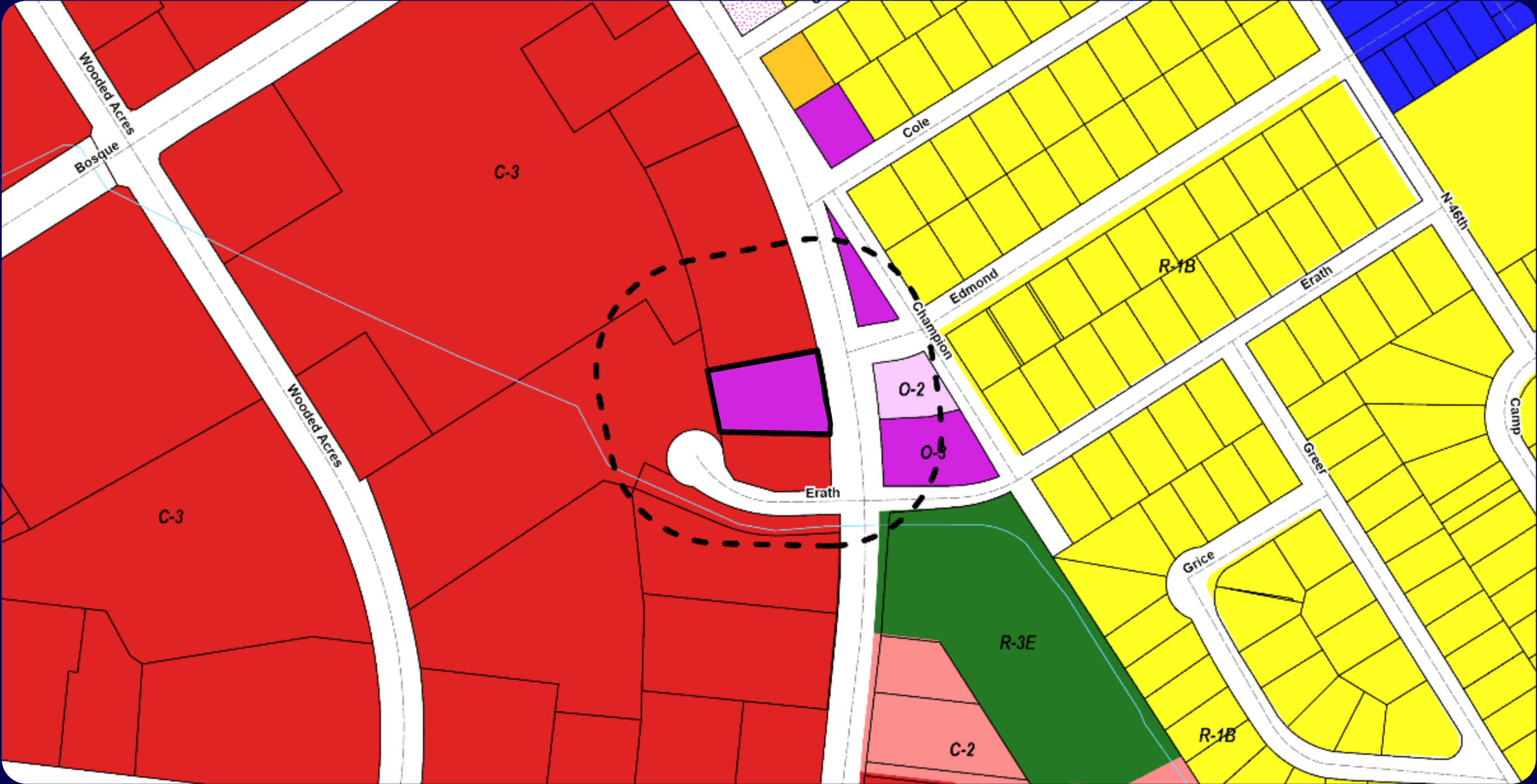




















## Plan Commission recommends ***APPROVAL*** of the request to change the zoning from ***C-3 to O-3*** based on the following findings:

### Findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure will be adequate to provide for the uses allowed in the O-3 zoning district.
3. The property meets all area and width requirements for the O-3 zoning district.
4. There is O-3 in the vicinity to the subject property

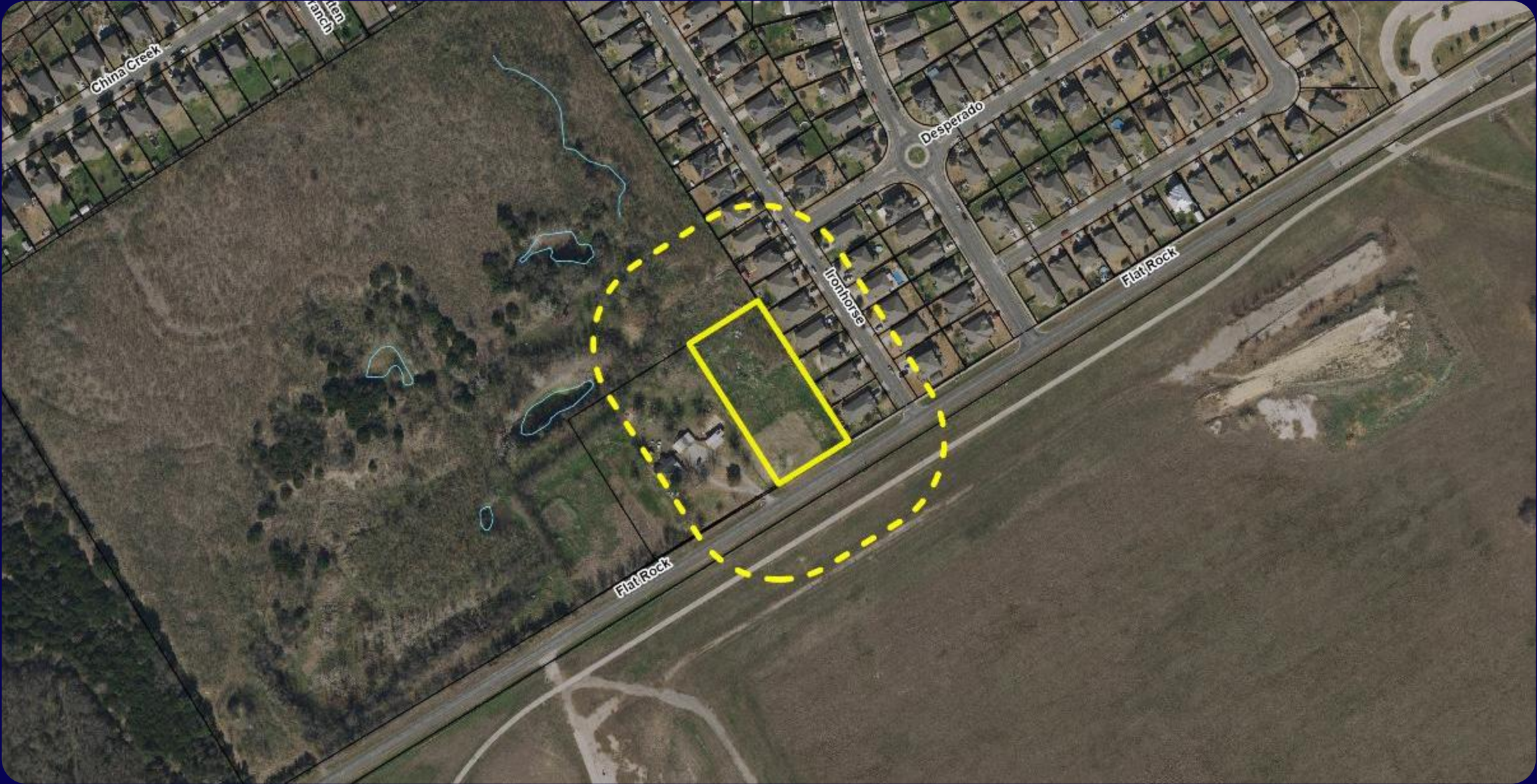




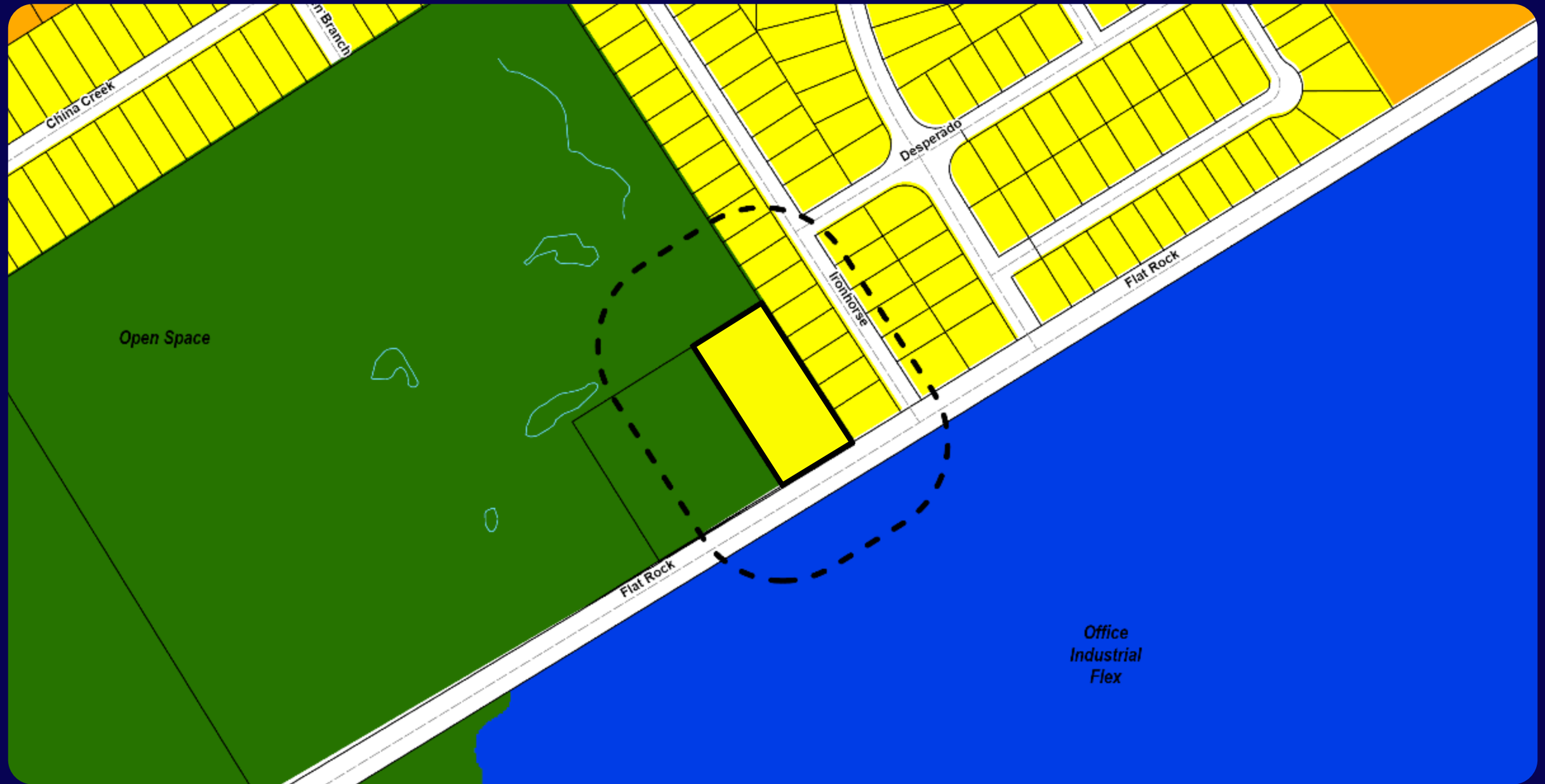
# PH 2025-566

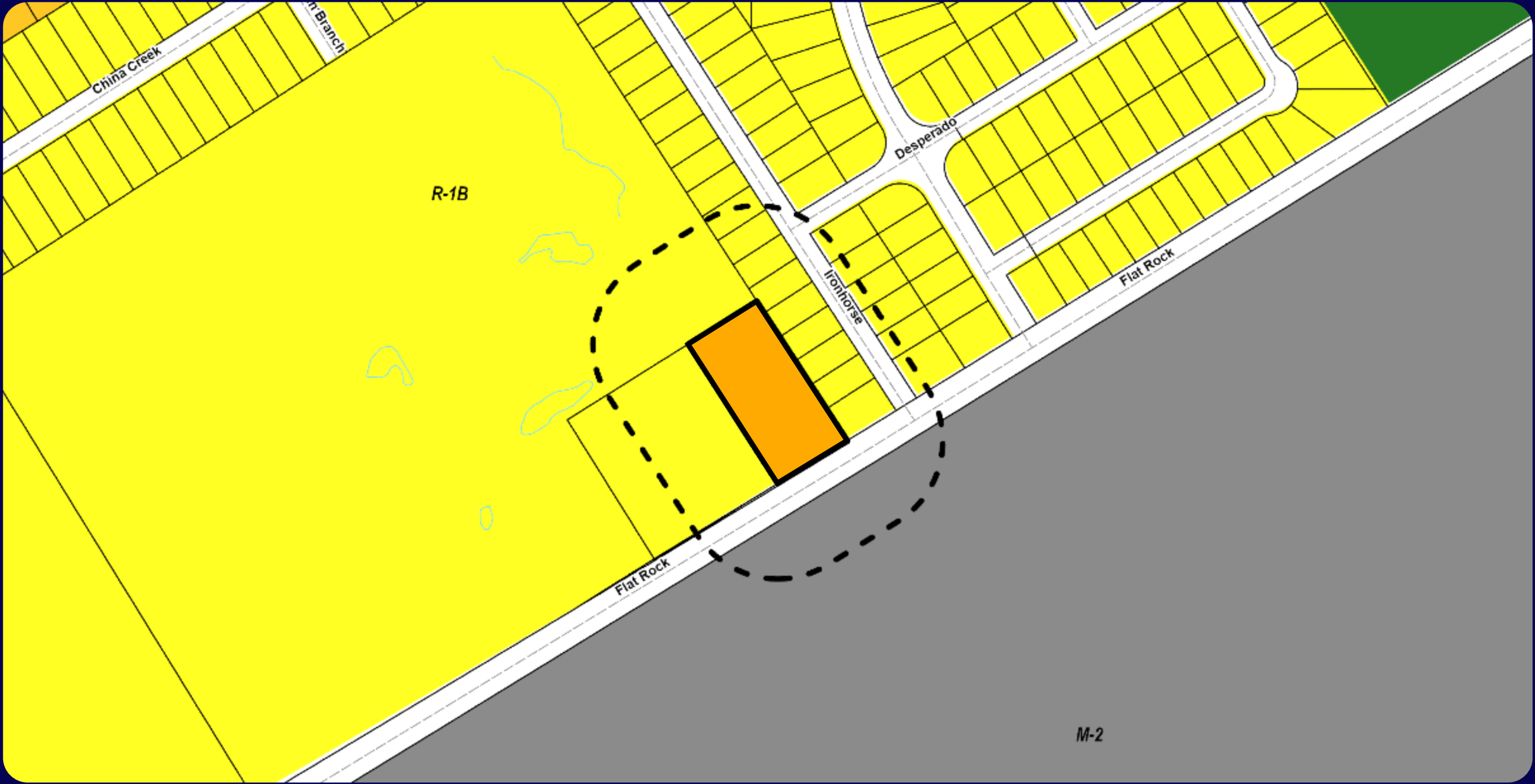
## 4305 Flat Rock Rd

- Applicant: David du Menil and Reed Aichholz
- Request: Land Use Change from Open Space to Urban Residential and Rezone from R-1B to R-2
- Property Size: 1.313
- Within the China Spring NA
- Council District V



















**Plan Commission recommends *APPROVAL of the request to change the Land Use Plan from OPEN SPACE to URBAN RESIDENTIAL based on the following findings:***

**Findings:**

1. The existing and planned public infrastructure is sufficient to support the zoning districts permitted under the proposed Urban Residential land use designation.
2. The subject property is adjacent to a collector (Flat Rock Road) which is conducive to a higher density land use designation rather than single-family development



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

### Findings:

1. The proposed zoning aligns with the land use component of the Comprehensive Plan, as amended.
2. The property meets the area and width requirements for the R-2 zoning district.
3. The existing and planned public infrastructure is adequate to accommodate the uses permitted in the R-2 zoning district.
4. The building height requirements and setback requirements of the R-2 district are equivalent to the adjacent R-1B height and setback requirements.
5. The proposed rezoning supports the goals of the Waco Strategic Housing Plan by increasing the supply and density of residentially zoned properties, thus enhancing opportunities for new housing development.
6. R-2 zoning is present in the vicinity of the subject property, indicating consistency with the surrounding area.





# THANK YOU.

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