

SUMMARY NOTES PLAN COMMISSION

February 23, 2021 – 5:30 PM
VIRTUALLY
WACO CITY HALL

COMMITTEE MEMBERS PRESENT:

Members Present:

Virtually: Dominic Braus, Tara Briscoe, Jed Cole, Benjamin Gomez, Ross Harris, Kim Kazanas, Jason Ramos, Chase Smith, Jeremy Vickers

Absent: Peter Groetzinger, Rae Jefferson, Enid Wade

Others Present:

In-Person: Judith Benton, Sr. Assistant City Attorney

Virtually: Clint Peters, Development Services Director; Beatriz Wharton, Planning Services Manager; Deidre Emerson, Assistant City Manager; Amy Burlarley-Hyland, Public Works Director; Christine Miller, Public Works Traffic Engineer; Roger Glick, Public Works Development Engineer; Thomas Dahl, Public Works City Engineer

Note: This meeting was recorded. (Plan Commission 2-23-2021)

Item No.	Description
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PLAN COMMISSION WORK SESSION AGENDA

Chairperson Ross Harris called the meeting of the Plan Commission to order at 5:37 PM.

A. Discussion between the Commission and City Council Liaison regarding Commission activities and appointments

B. DISCUSSION OF SUBDIVISIONS

1. Final Plat and Construction Plans of the Lakes at University Parks, Phase IV
2. Final Plat of the Oak Bluffs Addition, Phase I – ETJ
3. Final Plat of the My Lane Addition, Lots 1-3, Block 1
4. Final Plat and Construction Plans of the Bode Road Addition, Phase I – ETJ

C. DISCUSSION OF ZONING APPLICATIONS *(Tabled to the March 23, 2021 Meeting.)*

5. Z-21-9 Nathan Landers – 2901 Parrott Avenue – Special Permit for a Short-Term Rental Type I in an R-1B District
6. Z-21-11 Alexander Beasley, on behalf of Beasley Construction, LLC – 2912 Mildred Street – Special Permit for a Short-Term Rental Type II in an R-1B District
7. Z-21-12 Braden & Lucy Appel – 2329 Columbia Street – Special Permit for a Short-Term Rental Type II in an R-1B District
8. Z-21-13 Lisa Kim Price, on behalf of FWC Hands Across Waco Inc. – 1620 Baylor Avenue – Special Permit for a Short-Term Rental Type III in an R-3E District
9. Z-21-14 Loretta & Ronald Harris, Jessica Lopez, Yvonne & Ernest Webster – 2012, 2014, 2020 N. 5th Street – Rezone from R-2 to O-3
10. Z-21-15 Mark Boozer – 1301 Daughtrey Avenue – Rezone from R-2 to R-3C
11. Z-21-17 Michael Beevers, on behalf of Fikes Wholesale Inc. – 6251 Bagby Avenue – Rezone from M-2 to C-2
12. Z-21-18 Mark Gilbert, on behalf of DMA Companies – 702-726 S. 6th Street and 705-721 S. 5th Street – Rezone from C-2 to O-2
13. Z-21-19 Adam Whitfield, on behalf of Federico M. Olvera, Honorio M. Olvera, and Anibal Andres Gonzalez, Jr. – 11801 China Spring Road
A: Land use designation change from Urban Residential to Mixed Use Flex
B: Rezone from R-1B to C-2
14. Z-21-20 Jacob Bell, on behalf of Swanson-Findley Ltd., and City of Waco – 10108 and 10200 China Spring Road – Rezone from O-3 to C-2
15. Z-21-21 Michael Ash, on behalf of AE Properties, and City of Waco – 1014 & 1016 Ross Avenue, 800, 804, 812, 816, & 826 S. 11th Street, and 1013, 1017, & 1019 Cleveland Avenue – Rezone from C-3 to O-2

D. DISCUSSION OF ABANDONMENTS *(Tabled to the March 23, 2021 Meeting.)*

16. ABD-21-2 Laura Painter – Abandonment of right of way at the northeast corner of Cobbs Drive and Woodcrest Drive, described as 0.115 acres of land in the City of Waco and the J. Sampier Survey, Abstract number 785, McLennan County, Texas, and being a portion of Woodcrest Drive, bound by the southeast line of Cobbs Drive, the southwest line of Lot 1, Block 1 of the Residency at Ridgewood Addition, to the City of Waco, McLennan County, Texas, recorded under McLennan County Clerk’s file number 2020033864 of the Official Public Records of McLennan County Texas, and the northeast line that called 0.013 acre tract as shown in the Southern Terrace Addition, to the City of Waco, McLennan County, Texas, recorded in Volume 1244, Page 466 of the Deed Records of McLennan County, Texas

E. DISCUSSION OF ANNEXATIONS *(Tabled to the March 23, 2021 Meeting.)*

17. ANX-21-1 KFMM, LLC – Voluntary annexation of territory, designating the Comprehensive Plan land use designation for the said territory as Office Industrial Flex, designating C-2 Community Commercial District zoning for the said territory and extending the boundary limits of said City to include the territory located at the intersection of Bagby Avenue and Texas Central Drive, and further located within Waco’s Extraterritorial Jurisdiction, described as 71.676 acres of land, more or less out of the Tomas De La Vega Grant, Abstract No. 43, and further described as: a 3.0006 acre tract of land situated in the Carlos O’Campo Survey, Abstract No. 32, City of Waco, McLennan County, Texas, being all of a called 2.50 acre tract of land (Tract One), and all of a called 0.50 acre tract of land (Tract Two), both described in the Warranty Deed with Vendor’s Lien to KFMM, LLC, recorded in Document No. 2010034877, Official Public Records, McLennan County, Texas

F. REVIEW OF MINUTES

Work Session – January 26, 2021
Business Session – January 26, 2021

Work Session – February 11, 2021
Business Session – February 11, 2021

There being no further business, the meeting was adjourned at 5:52 PM.

Ross Harris, Chairperson

Approved:

Prepared by: Diane Cano
Planning Services

SUMMARY NOTES PLAN COMMISSION

February 23, 2021 – 7:00 PM
VIRTUALLY
WACO CITY HALL

COMMITTEE MEMBERS PRESENT:

Members Present:

Virtually: Dominic Braus, Tara Briscoe, Jed Cole, Benjamin Gomez, Ross Harris, Rae Jefferson, Kim Kazanas, Jason Ramos, Chase Smith, Jeremy Vickers, Enid Wade

Absent: Peter Groetzing

Others Present:

In-Person: Judith Benton, Sr. Assistant City Attorney

Virtually: Clint Peters, Development Services Director; Beatriz Wharton, Planning Services Manager; Amy Burlarley-Hyland, Public Works Director; Roger Glick, Public Works Development Engineer; Thomas Dahl, Public Works City Engineer

Note: This meeting was recorded. (Plan Commission 2-23-2021)

Item No.	Description
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Chairperson Ross Harris called the meeting of the Plan Commission to order at 7:01 PM.

1. MINUTES

Approval of the minutes from the Work Session held on January 26, 2021.
Approval of the minutes from the Business Session held on January 26, 2021.

Approval of the minutes from the Work Session held on February 11, 2021.
Approval of the minutes from the Business Session held on February 11, 2021.

Disposition by the Commission:

Voice vote to approve the meeting minutes.

VOTE: (11,0) to **approve.**

2. Discussion between the Commission and City Council Liaison regarding Commission activities and appointments

A. SUBDIVISIONS

1. Final Plat and Construction Plans of the Lakes at University Parks, Phase IV
2. Final Plat of the Oak Bluffs Addition, Phase I – ETJ
3. Final Plat of the My Lane Addition, Lots 1-3, Block 1
4. Final Plat and Construction Plans of the Bode Road Addition, Phase I – ETJ

Planning Services recommends **NO ACTION TAKEN** of the plat and construction plans (when applicable) for Item 1.

Planning Services recommends **APPROVAL** of the plat and construction plans (when applicable) for Item 2.

Persons in favor:

None

Persons opposed:

None.

Disposition by the Commission:

Motion by Mr. Ramos to approve the plats and construction plans (when applicable) for Item 2 listed above. Seconded by Ms. Briscoe.

VOTE: (11,0) to **approve Item 2.**

Planning Services recommends **APPROVAL** with conditions of the plat and construction plans (when applicable) for Items 3 & 4.

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Ms. Briscoe to approve the plats and construction plans (when applicable) for Items 2 & 3 listed above, with conditions. Seconded by Mr. Cole.

VOTE: (11,0) to **approve with conditions Items 3 & 4.**

B. ZONING APPLICATIONS *(Tabled to the March 23, 2021 Meeting.)*

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being a portion of Woodcrest Drive, bound by the southeast line of Cobbs Drive, the southwest line of Lot 1, Block 1 of the Residency at Ridgewood Addition, to the City of Waco, McLennan County, Texas, recorded under McLennan County Clerk's file number 2020033864 of the Official Public Records of McLennan County Texas, and the northeast line that called 0.013 acre tract as shown in the Southern Terrace Addition, to the City of Waco, McLennan County, Texas, recorded in Volume 1244, Page 466 of the Deed Records of McLennan County, Texas

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E. REVIEW OF MINUTES

Work Session – January 26, 2021
Business Session – January 26, 2021

Work Session – February 11, 2021
Business Session – February 11, 2021

There being no further business, the meeting was adjourned at 7:06 PM.

Ross Harris, Chairperson

Approved:

Prepared by: Diane Cano
Planning Services