

**SUMMARY NOTES
A MEETING OF THE
CITY OF WACO PLAN COMMISSION**

**August 25, 2020 – 6:00 PM
Waco City Hall**

COMMITTEE MEMBERS PRESENT:

Members present: Josh Borderud, Tara Briscoe, Benjamin Gomez, Joe Mayfield, Jason Ramos, Jed Cole, Ross Harris, and Kim Kazanas

Absent: Peter Groetzinger, Enid Wade, Rae Jefferson, and Jeremy Vickers

Others present: Clint Peters, Development Services Director, Beatriz Wharton, Planning Services Manager; Mark Boyd, Planner; Judith Benton, Asst. City Attorney; Diane Cano, Planning Services

Note: This meeting was recorded. (Plan Commission 8-25-20)

Item No.	Description
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PLAN COMMISSION WORK SESSION AGENDA

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 Park Meadows South, Phase II
2. Final Plats of South Fork Phases 7, 8, 12–19, 21-23
3. Final Plat and construction plans of Royals Ranch, Phase IV
4. Construction Plans for Grand Meadow Subdivision

C. DISCUSSION OF ZONING APPLICATIONS

5. Z-20-54 Golden Texas, LLC – 2701 Herring Avenue – Special Permit for a Short Term Rental Type II in an R-1B District
6. Z-20-55 Enrique and Laura Najera – 3601 Orchard Lane – Special Permit for a Short Term Rental Type II in an R-1B District
7. Z-20-56 Golden Texas, LLC and City of Waco – 1803-1805, 1809, 1817, 1821, & 1825 Bagby Avenue – Rezone from R-2 to O-3

8. Z-20-59 Delphi Properties, LLC – 1324 N. 34th Street – Rezone from R-1B to R-2
9. Z-20-60 Eli Eden Holdings, LLC - Series 500 South 11th – 500 S. 11th Street – Rezone from M-2 to O-2

D. Abandonment

10. ABD-20-05 City of Waco – Abandonment of the following easements:
 - a. a 20-foot wide (0.230 acre) utility easement, described as a 0.230 acre tract of land situated in the T.J. Chambers Grant, Abstract No. 7, McLennan County, Texas and being all of a called 0.230 acre tract of land described as a perpetual easement, in a deed to City of Waco, as recorded in MCC No. 20170405023 of the official public records of McLennan County, Texas (O.P.R.M.C.T.);
 - b. a 20-foot wide (0.052 acre) utility easement, described as a 0.052 acre tract of land situated in the T.J. Chambers Grant, Abstract No. 7, McLennan County, Texas, and being a portion of a called 0.513 acre tract of land described as a perpetual easement, in a deed to City of Waco, as recorded in MCC No. 2017013061 of the official public records of McLennan County, Texas (O.P.R.M.C.T.); and
 - c. a 20-foot wide (0.018 acre) utility easement, described as a 0.018 acre tract of land situated in the T.J. Chambers Grant, Abstract No. 7, McLennan County, Texas, and being a portion of the remainder of that called 52.96 acre tract of land, Tract Two, described in a deed to City of Waco, a Municipal Corporation, as recorded in Volume 227, Page 57, of the official public records of McLennan County, Texas (O.P.R.M.C.T.)

E. REVIEW OF MINUTES

Work Session – July 28, 2020
Business Session – July 28, 2020

There being no further business, the meeting was adjourned at 6:50 p.m.

Josh Borderud, Chairperson
Approved:

Prepared by: Mark Boyd
Planning Services

SUMMARY NOTES PLAN COMMISSION

August 25, 2020 – 6:00 PM
Waco City Hall

COMMITTEE MEMBERS PRESENT:

Members present: Josh Borderud, Tara Briscoe, Benjamin Gomez, Joe Mayfield, Jason Ramos, Jed Cole, Ross Harris, and Kim Kazanas

Absent: Peter Groetzinger, Enid Wade, Rae Jefferson, and Jeremy Vickers

Others present: Clint Peters, Development Services Director, Beatriz Wharton, Planning Services Manager; Mark Boyd, Planner; Judith Benton, Asst. City Attorney; Diane Cano, Planning Services

Note: This meeting was recorded. (Plan Commission 8-25-20)

Item No.	Description
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Chairperson Josh Borderud called the meeting of the Plan Commission to order at 7:04 PM.

PLAN COMMISSION BUSINESS SESSION AGENDA

A. REVIEW OF MINUTES

Work Session – July 28, 2020
Business Session – July 28, 2020

B. SUBDIVISIONS

1. Final Plat and construction plans of Park Meadows South, Phase II
2. Final Plats of South Fork Phases 7, 8, 12–19, 21-23
3. Final Plat and construction plans of Royals Ranch, Phase IV
4. Construction Plans for Grand Meadow Subdivision

Planning Services recommends **APPROVAL with no conditions** of the plats and construction plans (when applicable) for Items 1 and 2.

Persons in favor:

Mark Rizetto; 3000 Illinois, Killeen, TX

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Harris to **approve** the plats and construction plans (when applicable) for item 1 and 2 listed above, **with no conditions**.
Seconded by Ms. Briscoe.

VOTE: (8, 0) to **approve with no conditions Items 1 & 2.**

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

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Mayfield to **approve** the plats and construction plans (when applicable) for items 3 and 4 listed above, **with conditions**.
Seconded by Mr. Harris.

VOTE: (8, 0) to **approve Items 3 and 4 with conditions.**

C. DISCUSSION OF ZONING APPLICATIONS

5. Z-20-54 Golden Texas, LLC – 2701 Herring Avenue – Special Permit for a Short Term Rental Type II in an R-1B District

Planning Services recommends **APPROVAL** of the Special Permit for Item 5 subject to special provisions and conditions and based on findings required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

Persons in favor:

Chris Weiboldt; 1112 Pine Crest, Moscow, ID

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Cole to **approve** the Special Permit item 5 listed above.
Seconded by Mr. Harris.

VOTE: (7, 1) to **approve Item 4.**

6. Z-20-55 Enrique and Laura Najera – 3601 Orchard Lane – Special Permit for a Short Term Rental Type II in an R-1B District

Planning Services recommends **APPROVAL** of the Special Permit for Item 6 subject to special provisions and conditions and based on findings required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

Persons in favor:

Laura Najera; 3601 Orchard Lane, Waco, TX

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Harris to **approve** the Special Permit item 6 listed above. Seconded by Mr. Gomez.

VOTE: (8, 0) to **approve Item 6.**

7. Z-20-56 Golden Texas, LLC and City of Waco – 1803-1805, 1809, 1817, 1821, & 1825 Bagby Avenue – Rezone from R-2 to O-3

Planning Services recommends **APPROVAL** of the rezone for Item 7 based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The property meets all the area and width requirements for the O-3 zoning district.
4. O-3 zoning brings the existing commercial use into conformance with the zoning ordinance.

Persons in favor:

Chris Weiboldt; 1112 Pine Crest, Moscow, ID

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Gomez to **approve** the special permit for item 7 listed above. Seconded by Mr. Harris.

VOTE: (8, 0) to **approve Item 7.**

8. Z-20-59 Delphi Properties, LLC – 1324 N. 34th Street – Rezone from R-1B to R-2

Planning Services recommends **APPROVAL** of the rezone for Item 8 based on the following 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 R-2 zoning district.
3. The property meets all the area & width requirements for the R-2 zoning district.
4. The proposed R-2 zoning provides for better compatible development opportunities than the existing R-1B zoning.

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Ms. Mayfield to **disapprove** the rezone for item 8 listed above based on the following findings:

1. The proposed R-2 zoning could be considered incompatible with the existing single family neighborhood that surrounds it.
2. There is already an adequate amount of residential zoning in the area that allows higher density development to support appropriate growth in the area

Seconded by Mr. Harris.

VOTE: (8, 0) to **disapprove Item 8.**

9. Z-20-60 Eli Eden Holdings, LLC - Series 500 South 11th – 500 S. 11th Street – Rezone from M-2 to O-2

Planning Services recommends **APPROVAL** of the rezone for Item 9 based on the following 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 & width requirements for the O-2 zoning district.
4. The proposed O-2 zoning provides for better compatible development opportunities than the existing M-2 zoning

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Gomez to **approve** the rezone for item 9 listed above.
Seconded by Mr. Cole.

VOTE: (8, 0) to **approve Item 9.**

D. Abandonment

10. ABD-20-05 City of Waco – Abandonment of the following easements:
- a. a 20-foot wide (0.230 acre) utility easement, described as a 0.230 acre tract of land situated in the T.J. Chambers Grant, Abstract No. 7, McLennan County, Texas and being all of a called 0.230 acre tract of land described as a perpetual easement, in a deed to City of Waco, as recorded in MCC No. 20170405023 of the official public records of McLennan County, Texas (O.P.R.M.C.T.);
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 - c. a 20-foot wide (0.018 acre) utility easement, described as a 0.018 acre tract of land situated in the T.J. Chambers Grant, Abstract No. 7, McLennan County, Texas, and being a portion of the remainder of that called 52.96 acre tract of land, Tract Two, described in a deed to City of Waco, a Municipal Corporation, as recorded in Volume 227, Page 57, of the official public records of McLennan County, Texas (O.P.R.M.C.T.)

Planning Services recommends **APPROVAL** of the abandonment for Item 10 based on the following findings:

Findings:

1. Public use of the alley right-of-way is not required for the proper flow of traffic or for emergency vehicle access to the area.
2. Utility access for surrounding properties is not adversely impacted by the abandonment of this right-of-way.
3. The abandonment of the alley provides better development opportunity for the adjacent properties.

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Harris to **approve** the abandonment for item 10 listed above. Seconded by Ms. Mayfield.

VOTE: (8, 0) to **approve Item 10.**

There being no further business, the meeting was adjourned at 7:29 p.m.

Josh Borderud, Chairperson
Approved:

Prepared by: Mark Boyd
Planning Services