

PH 2020-043

4500 Kendall Lane

- Applicant: Tamantha Harris
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.45 acres
- Located along Kendall Lane, west of E. Loop 340 near Waco city limits, and within the Timbercrest Neighborhood.





Orchard

Red bud

Hannah

Kendall

Timbercrest

Post Oak

Idylwood

Crow

Berkshire

Egan

Alston

Loop 340

Rogers

Old Springfield

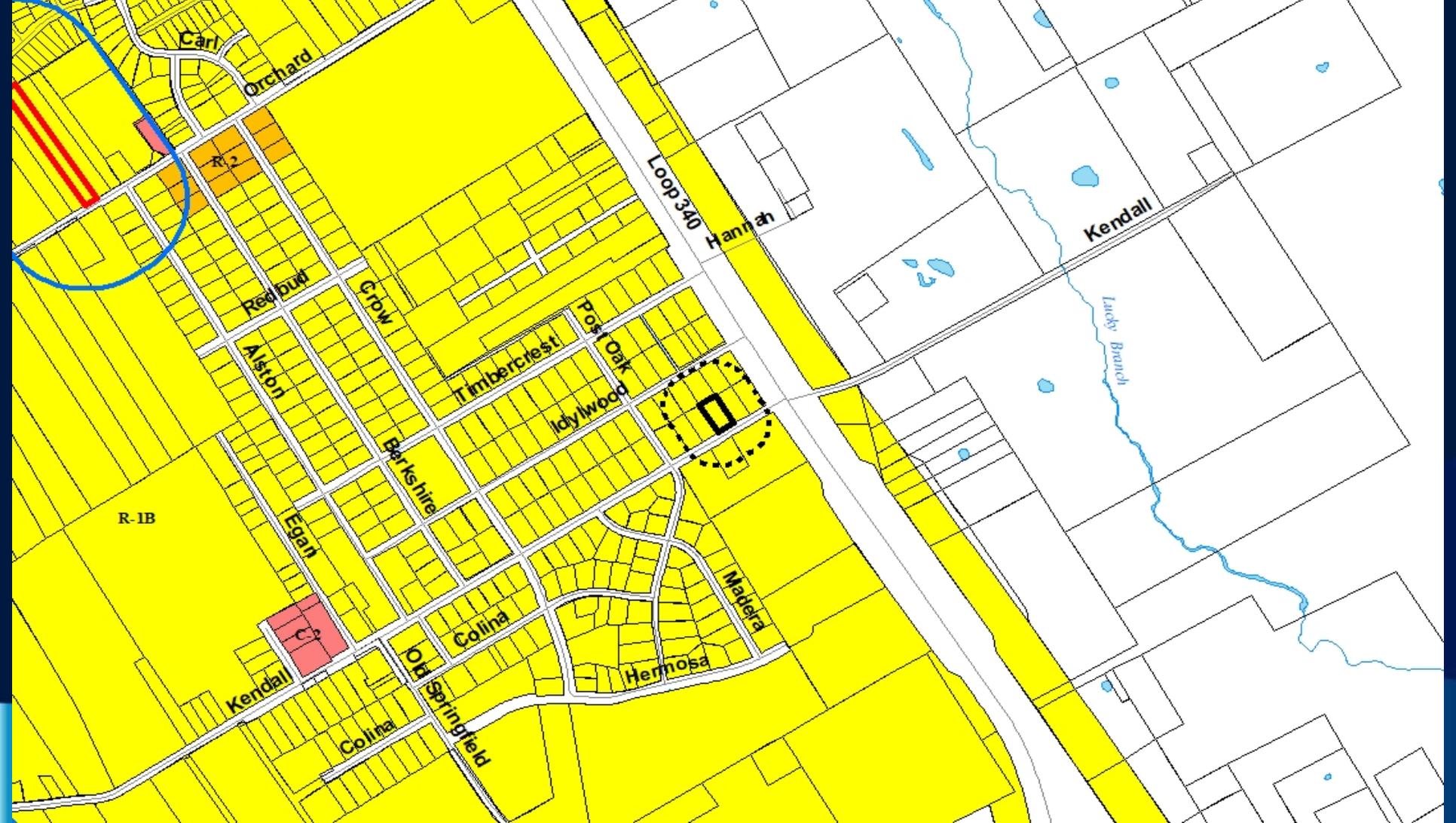
Coro

Collina

Madera

Hermosa

Kendall



Carl

Orchard

R-2

Loop 340

Hannah

Kendall

Lucky Branch

Redbud

Grpw

Alston

Timbercrest

Post Oak

Idylwood

R-1B

Egan

Berkshire

Kendall

C-2

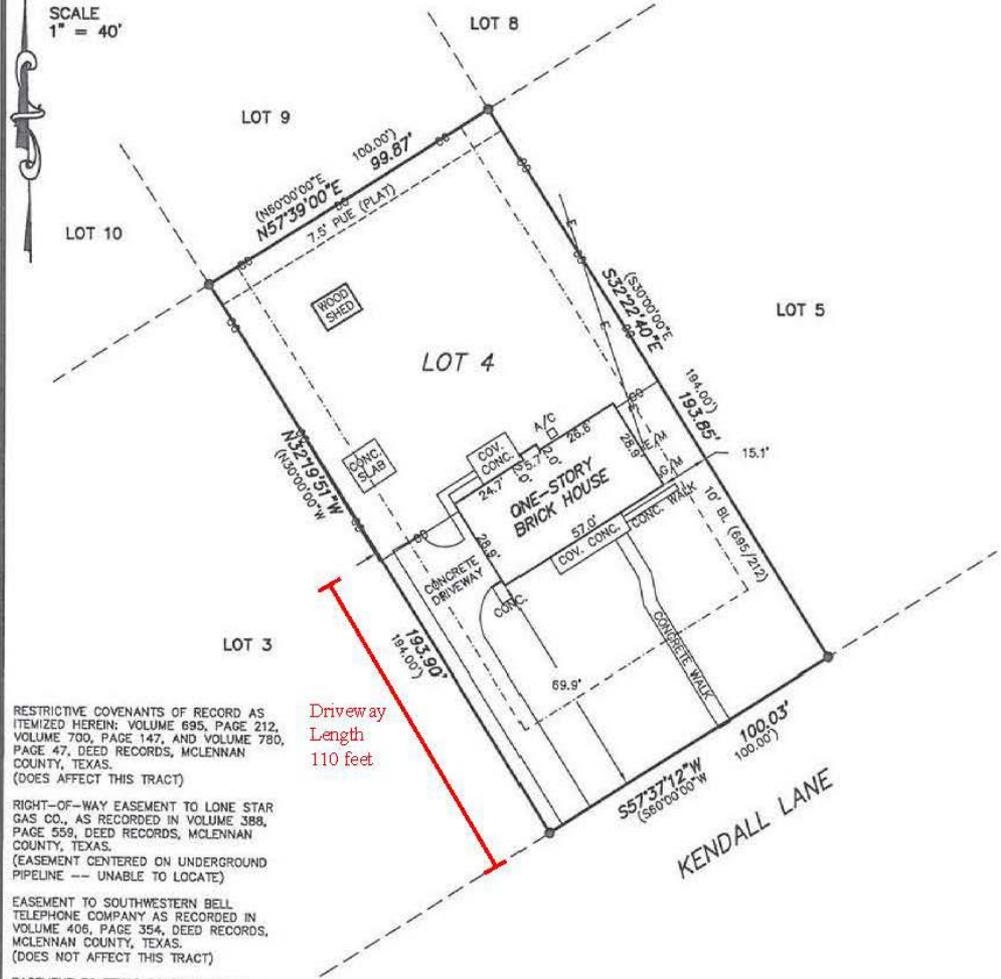
Colina

Ob Springfield

Hemosa

Madara

SURVEY PLAT



RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 695, PAGE 212, VOLUME 700, PAGE 147, AND VOLUME 780, PAGE 47, DEED RECORDS, MCLENNAN COUNTY, TEXAS. (DOES AFFECT THIS TRACT)

RIGHT-OF-WAY EASEMENT TO LONE STAR GAS CO., AS RECORDED IN VOLUME 388, PAGE 559, DEED RECORDS, MCLENNAN COUNTY, TEXAS. (EASEMENT CENTERED ON UNDERGROUND PIPELINE --- UNABLE TO LOCATE)

EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 406, PAGE 354, DEED RECORDS, MCLENNAN COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)

EASEMENT TO TEXAS POWER & LIGHT COMPANY AS RECORDED IN VOLUME 567, PAGE 100, DEED RECORDS, MCLENNAN COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)

Driveway
Length
110 feet





Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

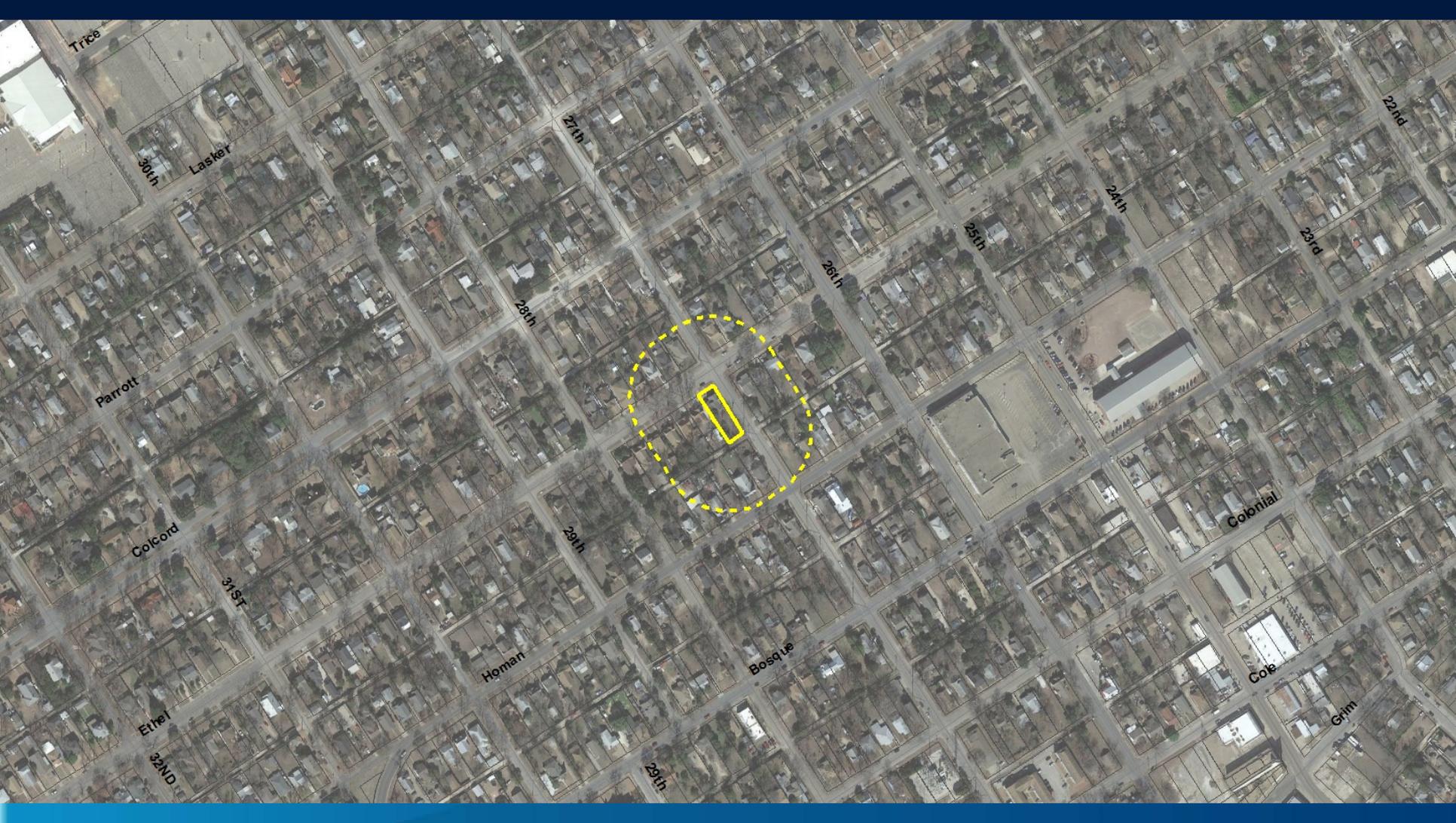
- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.



PH 2020-044

2700 Ethel Avenue

- Applicant: Rodney & Carmen Roller
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.19 acres
- Located at the southwest intersection of Ethel Avenue and N. 27th Street, and within the Dean Highland Neighborhood.



Trice

30th

Lasker

27th

22nd

24th

25th

23rd

26th

28th

Parrott

Colcord

31st

29th

Colonial

Eichel

Homan

Bosque

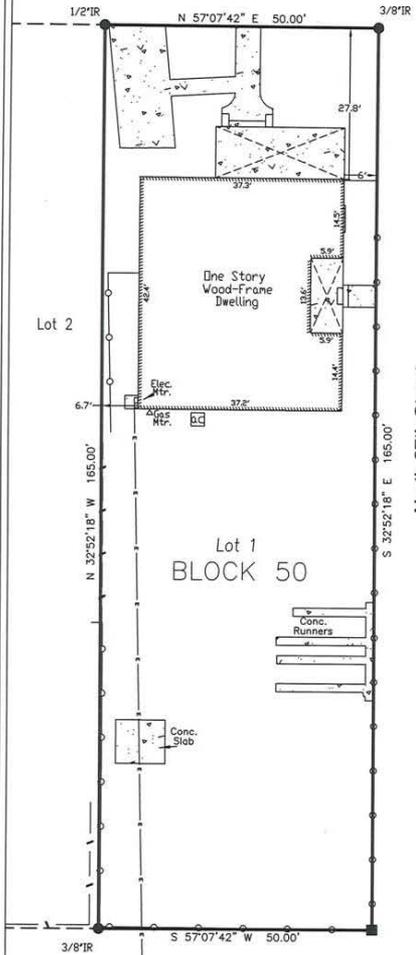
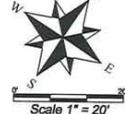
Cole

Grim

32nd

29th

(80' ROW)
#2700 Ethel Avenue



LEGEND

- Found Iron Rod (IR)
- Chain Link Fence Post for Corner
- Wood Fence
- Chain Link Fence
- Concrete
- Overhead Electric Line
- ⊗ Covered Areas

Bearings are based on Grid North - NAD83 - No. 4203
Texas Central Zone.

LEGAL DESCRIPTION:

Being Lot 1 in Block 50 of the
Provident Addition to the City of
Waco, McLennan County, Texas, as
shown on plat recorded in Volume
96, page 133 of the Deed Records of
McLennan County, Texas.

Based on what can be scaled from the graphics shown on F.I.R.M. Community- Panel No. 490491 0370 C, dated September 26, 2008, this property appears to lie within "Zone X". As stated in the map legend, "Zone X" is indicated to be an area "determined to be outside the 0.2% chance floodplain." This Flood Statement does not imply this tract will never flood, nor does it create any liability on the surveyor in the event that it does flood.

To the lien holders and/or the owners of the premises surveyed and to all parties interested in the title to the premises surveyed: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon and that said property has access to and from a dedicated roadway, county road or roadway/ingress-egress easement as shown hereon.

20' Alley



2700

ADT



Plan Commission recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings:

- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- 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.
- That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

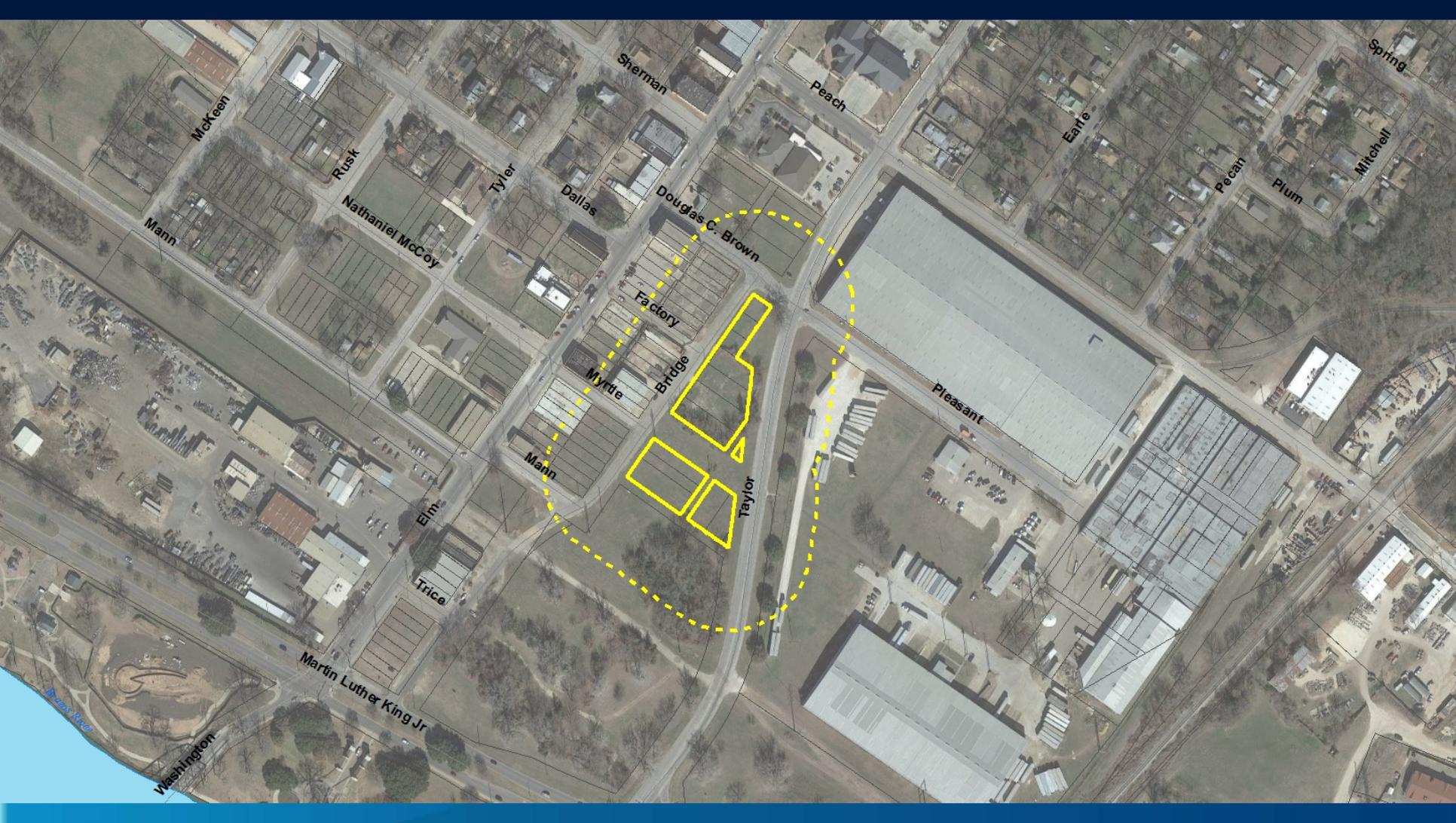


PH 2020-045

201 Pleasant Street, 409, 411, 415 Taylor Street, 315 & 323
Taylor Street, 319 Bridge Street, 216 & 217 Myrtle Street

- Applicant: Vernon Davis, managing member of East Riverside Holdings, LLC, and City of Waco
- Rezone from M-2 & M-3 to C-4
- Property Size: apx. 7.73 acres
- Located along Bridge Street, between Pleasant Street and Mann Street.





McKeen

Rusk

Tyler

Sherman

Peach

Earle

Spring

Mann

Nathaniel McCoy

Dallas

Douglas C. Brown

Pecan

Plum

Mitchell

Factory

Myrtle

Bridge

Pleasant

Mann

Taylor

Elm

Trice

Martin Luther King Jr

Washington

Texas River







Plan Commission recommends **APPROVAL** of this request to change the zoning from **M-2 and M-3 to C-4** based on the following findings:

- The proposed zoning is in conformance with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The existing public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
- The area has been transitioning from industrial uses to commercial mixed uses.
- C-4 zoning is the dominant zoning along the west side of Bridge Street.



PH 2020-046

AMENDMENT TO THE COMPREHENSIVE PLAN:

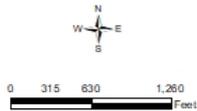
Consider an ordinance of the City of Waco, Texas, amending the City Plan for the physical development of the City of Waco by amending Appendix A to add “C-4 on Elm Avenue and Bridge Street Only” as a permitted zoning district under the Mixed Use Flex land use designation.



Land Use

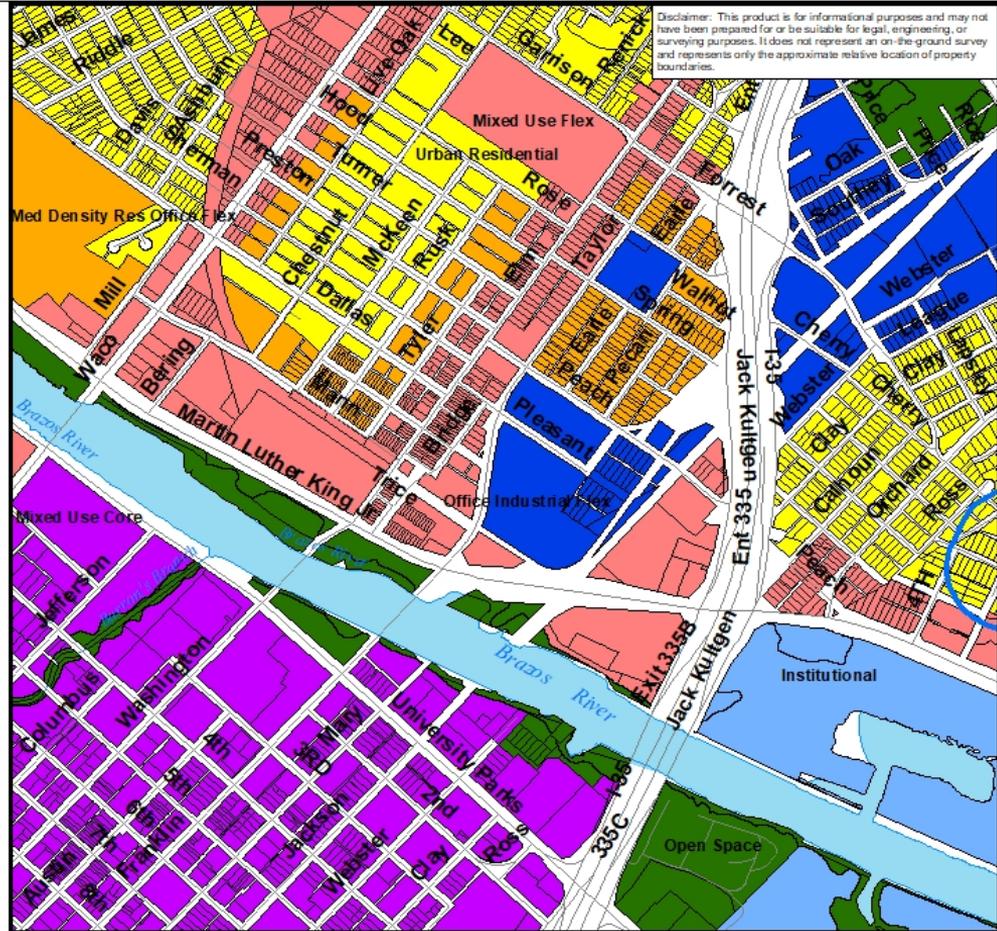
Designations

- Rural Residential
- Suburban Residential
- Urban Residential
- Med Density Res Office Flex
- Office Industrial Flex
- Mixed Use Flex
- Mixed Use Core
- Industrial
- Institutional
- Open Space



CITY OF WACO
PLANNING SERVICES

N:\planning\C\pl\Comp Plan Changes.mxd 1/14/2020: C:\np



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Appendix A:

Permitted Zoning under Proposed Land Use Designations

Rural Residential

Allows for clustered or large lot low density residential development and agricultural uses with a maximum density of 1 unit/acre and a potential density bonus for cluster development

Examples: Design elements would preserve rural character with a high percentage of open space.

Zoning: R-E

Suburban Residential

Allows for large lot, single-family residential and cluster development with a maximum density of 3.5 units/acre and a potential density bonus for cluster development.

Examples: Riverside, Twin Rivers

Zoning: R-1A

Urban Residential

Single family residential, zero lot line, accessory dwelling unit and duplex development with accompanying uses such as churches, playgrounds, schools, civic buildings, and limited office and commercial uses and with a maximum density of 10 units/acre (currently 14.5 units/acre)

Examples: Development would look like many of our low density residential subdivisions.

Zoning: R-1B, R-1C, R-2, O-3 subject to certain criteria described in the notes section*

Medium Density Residential Office Flex

Duplexes, townhouses, condos and apartments with a maximum density of 25 units per acre

Examples: Magnolia Villas, Cameron Heights and Palm Court Apartments

Zoning: O-1, O-3, R-2, R-3A, R-3B, R-3C

Office Industrial Flex

A mixture of compatible office and industrial uses with limited high density residential and commercial ranging from large campus settings to the adaptive reuse of an existing structure and with access to arterial or collector roads as well as transit routes

Examples: Offices, apartments, crafts and trades, the Baylor Research Innovation Collaborative (BRIC), and low impact manufacturing

Zoning: O-1, O-2, O-3, C-1, C-2, M-1

Mixed Use Flex

Limited commercial, office and medium to high density residential developments

Examples: Austin Avenue between 18th and 26th Streets, Elm Avenue and 15th and Colcord

Zoning: R-3C, R-3D, R-3E, O-1, O-2, O-3, C-1, C-2, C-4 on Elm Avenue and Bridge Street only

Mixed Use Core

The most densely developed area of the city with a mixture of commercial, office and high density residential uses

Examples: Austin Avenue between 3rd and 18th Streets, Franklin Place, Praetorian Building

Zoning: R-3D, R-3E, O-2, C-2, C-4

Industrial

General industrial or manufacturing uses

Examples: Texas Central Industrial Park, Cargill, Sanderson Farms

Zoning: M-2

Institutional

Large educational and medical campuses

Examples: Baylor, TSTC, MCC, Providence, Baylor – Scott & White

Zoning: O-2