

PH 2019-957  
Subdivision  
Plats



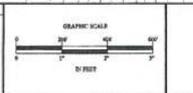
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



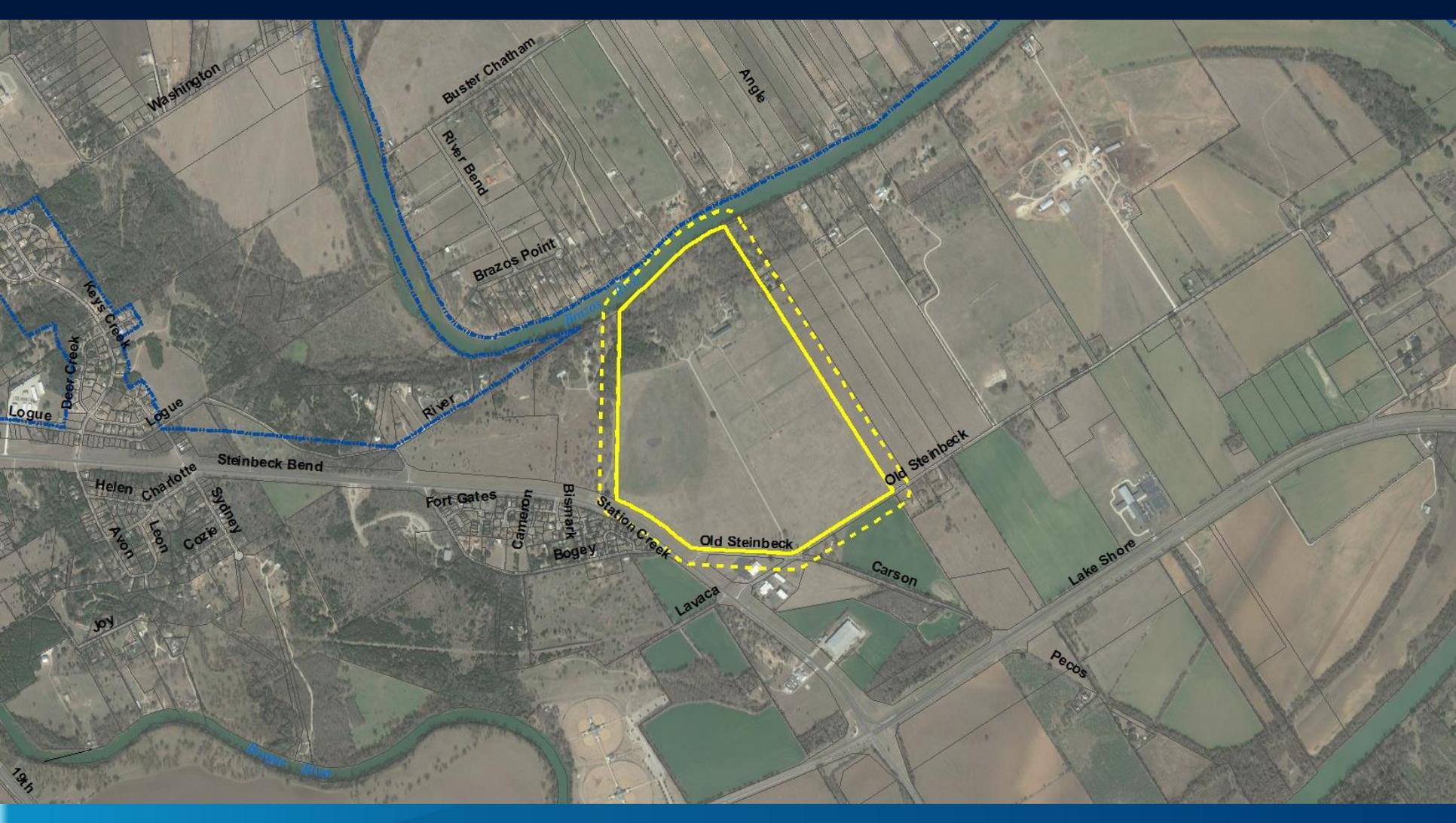




REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	CHANGES PER CITY REVIEW	10/20/18	JAT	TOTAL ACRES 1196
2	CHANGES PER CITY REVIEW	11/08/18	JAT	TOTAL LOTS 183
3	ORIGINAL SUBMIT	06/08/18	JAT	
PROJECT NUMBER: 1804				CLIENT NAME: W&B DEVELOPMENT
APPROVED BY: JAT				CLIENT LOCATION: 822101112
APPROVED BY: W&B				



DATE PLOTTED: 10/20/18 10:56 AM  
 PLOT NUMBER: 1804



Washington

Buster Chatham

Angle

River Bend

Brazos Point

River

Key's Creek

Deer Creek

Logue

Logue

Steinbeck Bend

Helen

Charlotte

Avon

Leon

Coyne

Coyne

Joy

Fort Gates

Cameron

Bismark

Bogey

Station Creek

Lavaca

Old Steinbeck

Carson

Lake Shore

Pecos

19th



# PH 2019-958

## 721 Dickens Drive

- Applicant: Brittney Griffith
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: apx. 0.16 acres
- Located on the east side of Dickens Drive, northwest of the intersection of Sanger Avenue and Lake Shore Drive, and within the Richland Hills Neighborhood.



## Definition: Short Term Rental Type I

*Short term rental type I* shall mean an owner occupied residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The owner must reside in the primary structure on the property and be present at the property for the duration of any short term rental.





Edmond

Wooded Acres

Richland

Tennyson

Lake Air

Emerson

Tennyson

Dickens

Jeffrey

Longfellow

Kipling

Sanger

Glasgow

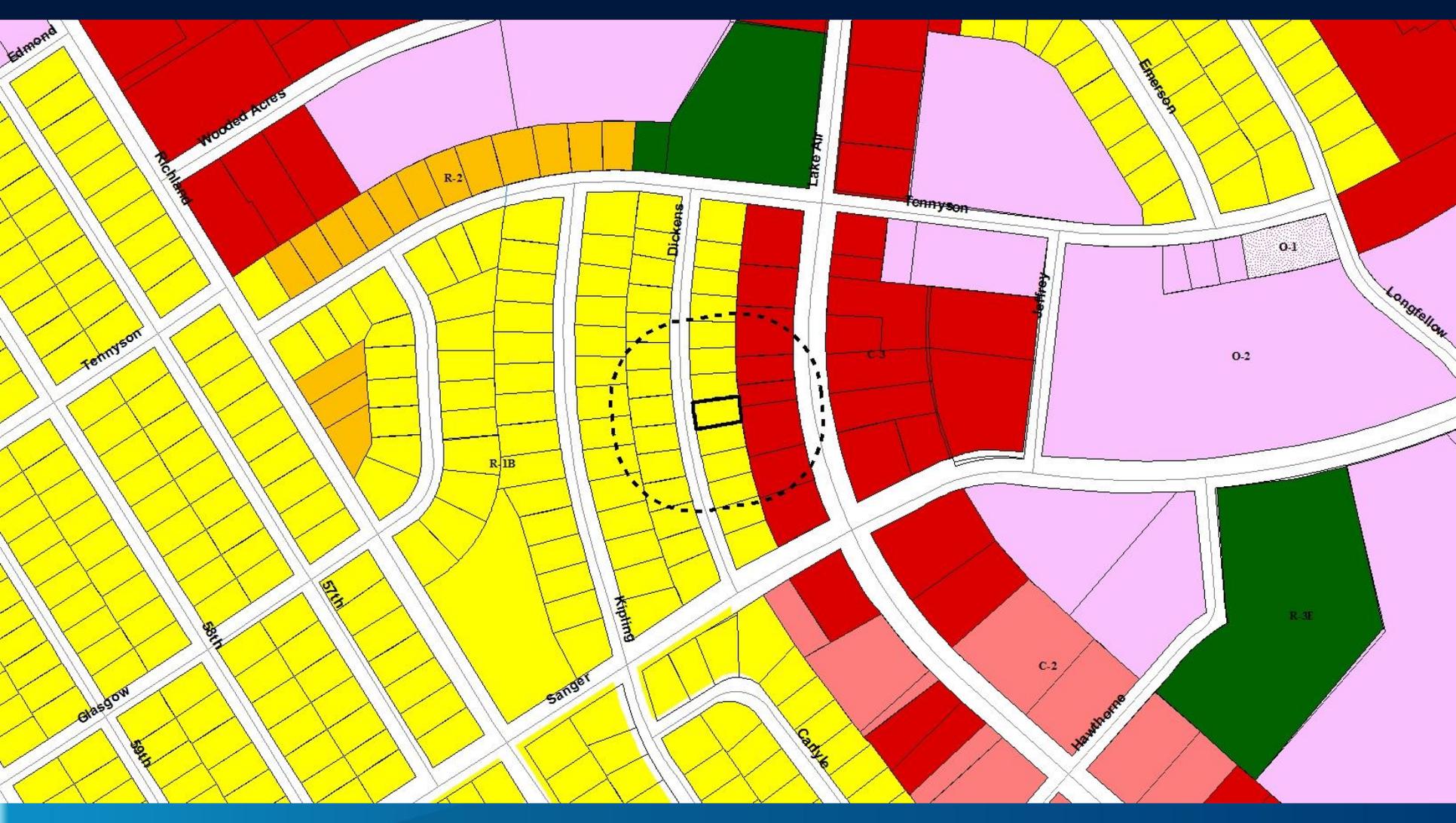
56th

57th

58th

Carlyle

Hawthorne





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 2019-959

## 1823 Connor Avenue

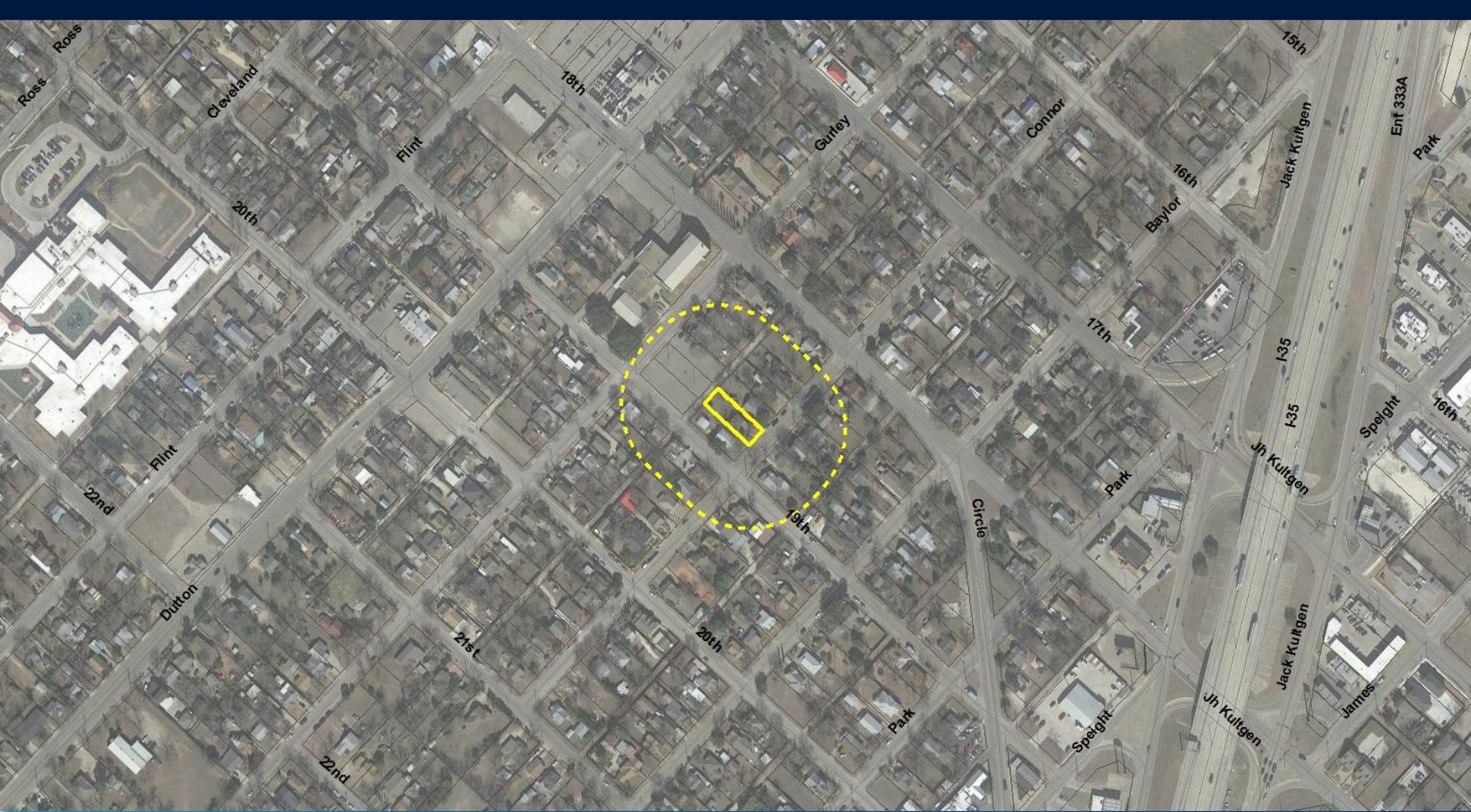
- Applicant: Andy Sheehy
- Special Permit for a Short Term Rental Type II in an R-1B District
- Property Size: apx. 0.16 acres
- Located near the northeast corner of Connor Avenue and S. 19th Street, and within the University Neighborhood.



## Definition: Short Term Rental Type II

*Short term rental type II* shall mean a single family or duplex residential property where short term lodging is provided to only one group at a time per dwelling unit. Non-conforming single family residential properties that contain more than one dwelling unit shall rent to only one group at a time. The property is not part of a multi-family residential use. The owner does not reside on the property or is not present at the property for the duration of any short term rental.





Ross

Cleveland

Flint

18th

Gurley

Connor

15th

Ent 333A

Park

20th

16th

Jack Kuitgen

Flint

17th

Baylor

22nd

19th

I-35

I-35

Speight

16th

Dutton

Park

Jh Kuitgen

21st

20th

Circle

Jack Kuitgen

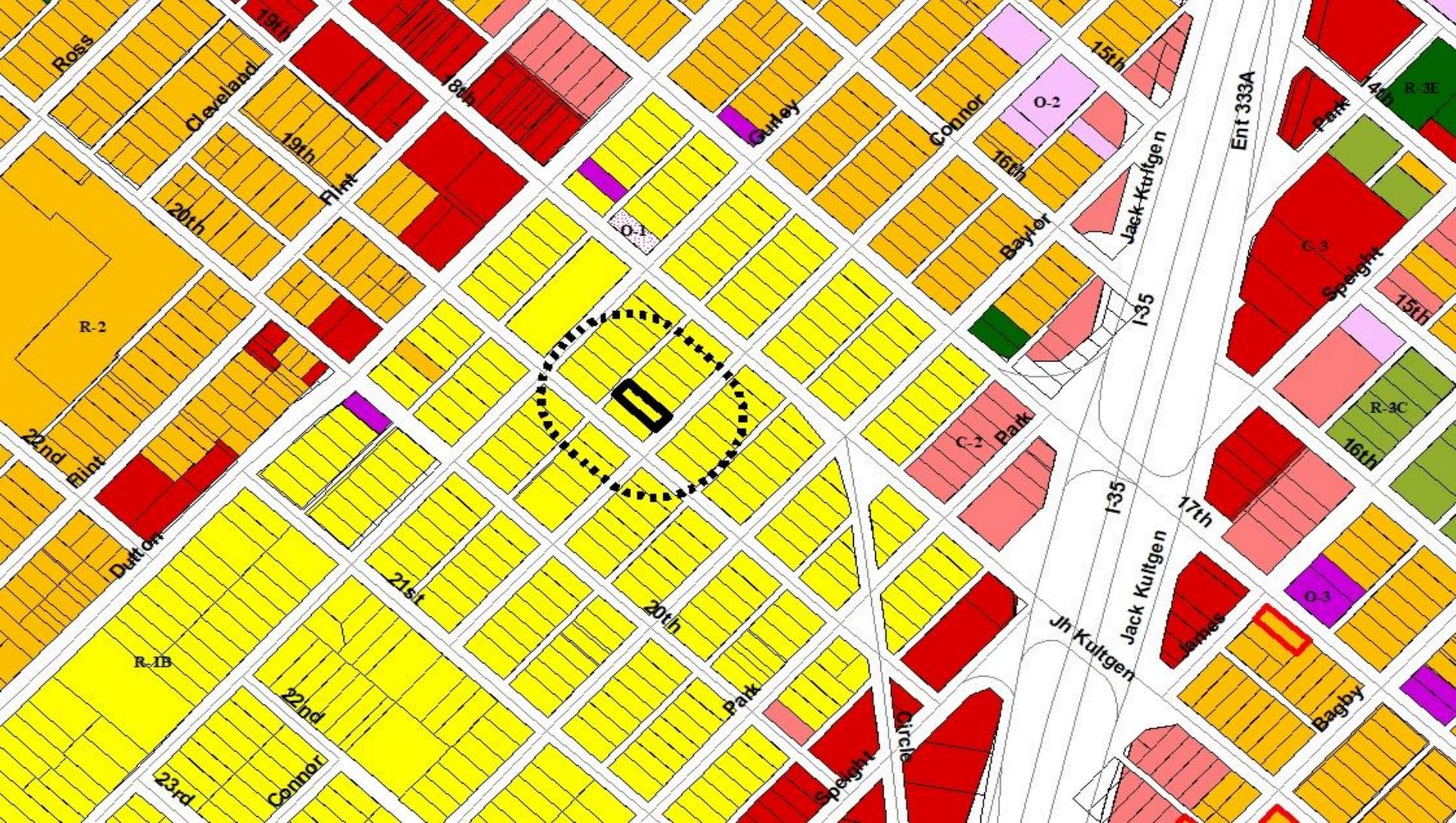
James

22nd

Jh Kuitgen

Speight

Park





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 2019-960

## 5201 Steinbeck Bend Road

- Applicant: Shehorn Enterprises, LLC
- Amendment to a Special Permit for a Commercial Funeral Home in an R-1B District
- Property Size: apx. 4.02 acres
- Located along Steinbeck Bend Road, between Lake Shore Drive and Waco city limits.





Logue

River

Steinbeck Bend

Fort Gates

Cameron

Bismark

Station Creek

Bogey

Old Steinbeck

Carson

Lavaca

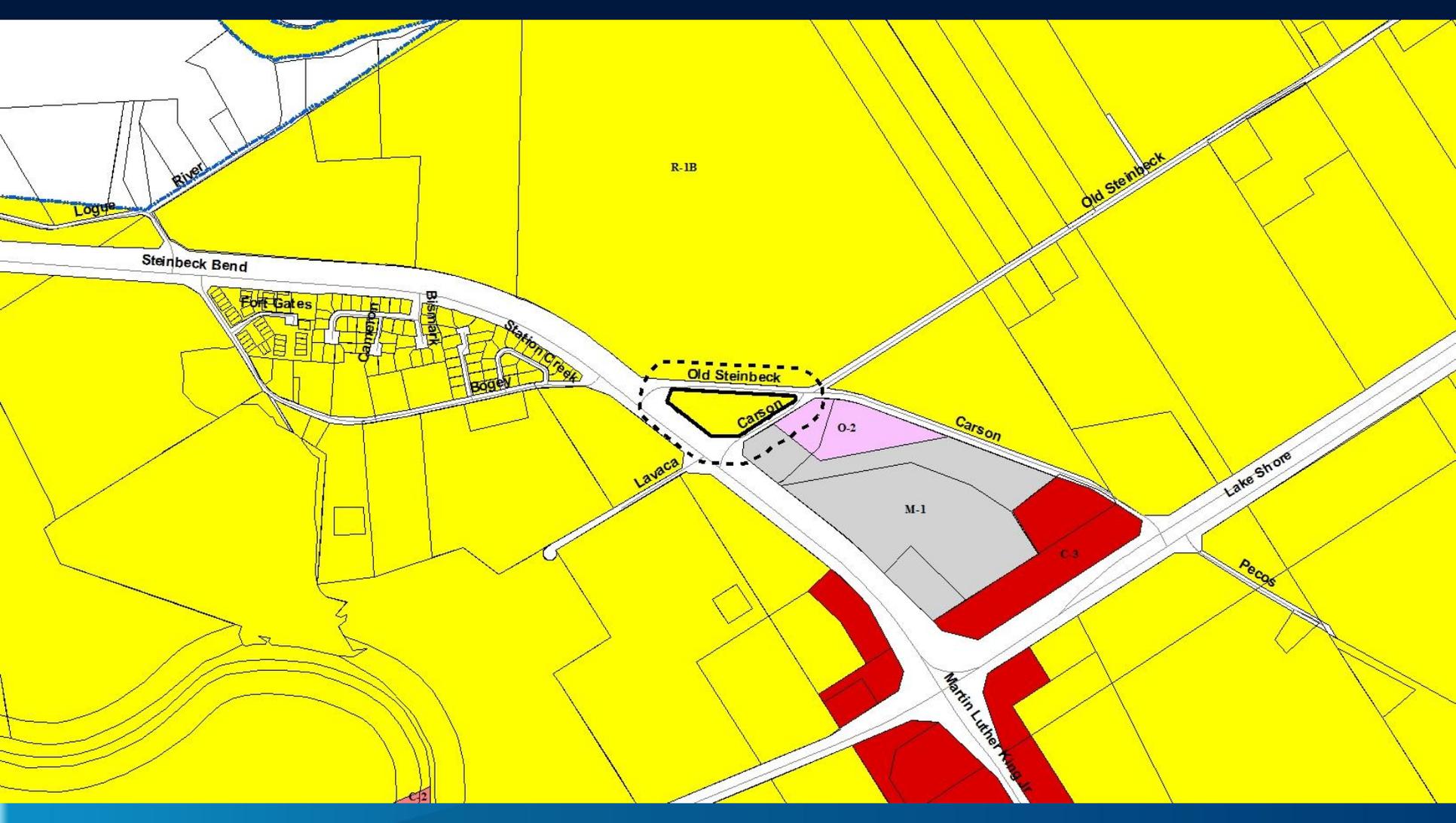
Carson

Old Steinbeck

Lake Shore

Pecos

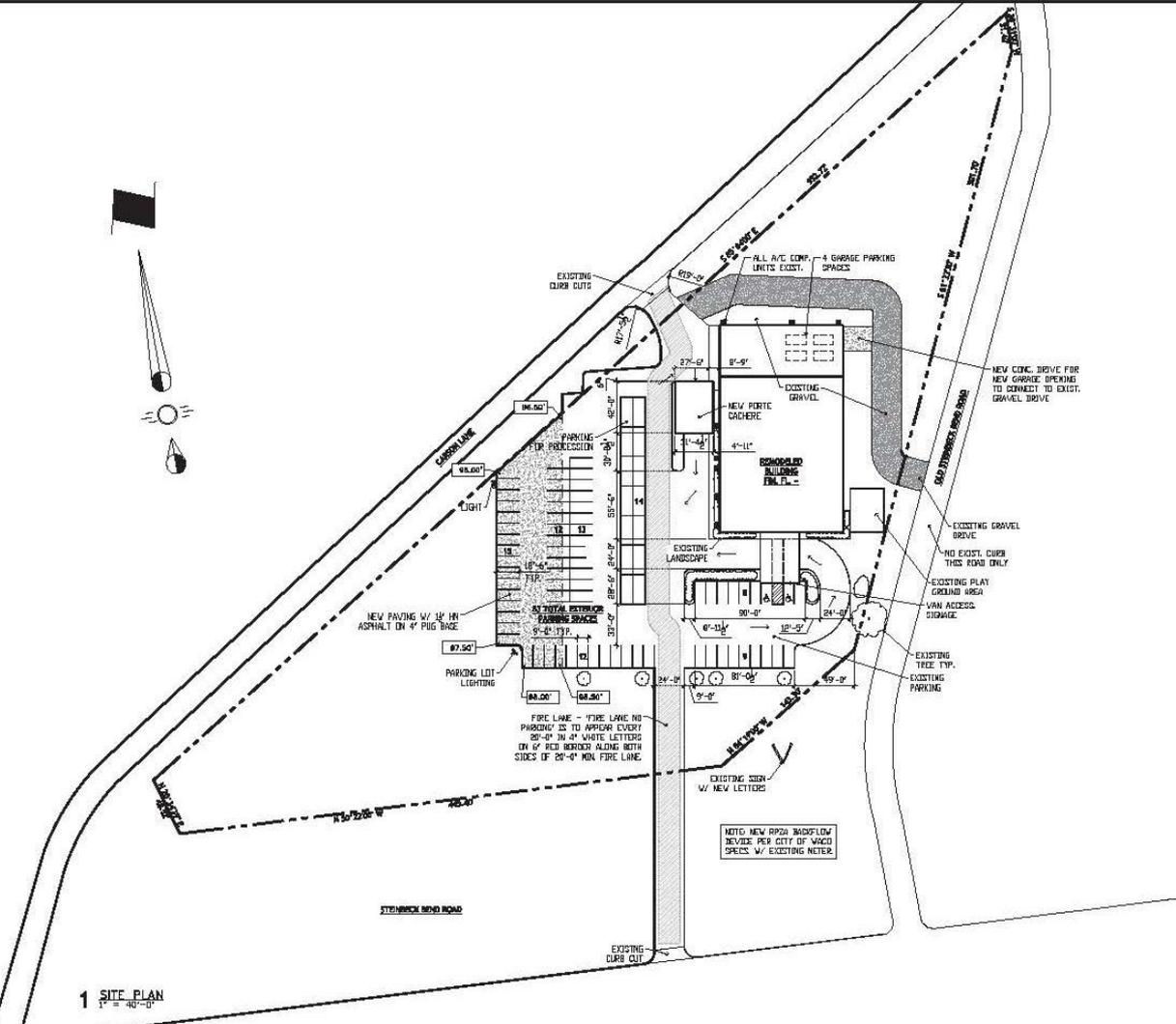
Martin Luther King Jr





1 SITE PLAN  
1" = 40'-0"

STINEBECK BEND ROAD



NOTE: NEW SP201 BODIFLOW  
MOVES PER CITY OF WACO  
SPECS. W/ EXISTING NETER.

**CIVIL SYMBOLS**

	= POWER POLE
	= CUT WIRE
	= WATER VALVE
	= FIRE HYDRANT
	= SIGN
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM SEWER MANHOLE
	= ELECTRIC LINE
	= WATER LINE
	= SEWER LINE
	= STORM DRAIN LINE
	= CONCRETE
	= GRASS
	= GROUNDCOVER
	= SHRUB
	= NEW TREE
	= EXISTING TREE
	= CRAPE MYRTLE
	= NEW SPOT GRADE
	= EXISTING SPOT GRADE
	= NORTH

GRAPHIC SCALE  
0 10 20 FEET  
1" = 40'-0"

**NOTE: ALL LANDSCAPING IS EXISTING.  
REFUSE SHALL BE CITY OF WACO CURB  
SIDE CONTAINER.**

**PARKING CALCULATIONS**

BUILDING SQ. FT. =	16,600
16,600' @ 1:200	
TOTAL SPACES NEEDED =	83
TOTAL SPACES SHOWN =	83 +
	4 GARAGE
	87

THE OFFICE OF THE ARCHITECT HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE CITY OF WACO SPECIFICATIONS FOR ARCHITECTURAL DRAWINGS AND THE TEXAS ARCHITECTURE ACT. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE ADEQUACY OF THE DESIGN.



BUILDING REMODEL FOR  
LAKESHORE FUNERAL HOME  
3207 STINEBECK BEND  
WACO, TEXAS



PROJECT # 21-01-01  
DRAWING NO.  
DATE 03/05/21  
SCALE  
DATE 03/11/21

CONTRACTOR'S NAME  
ALL RIGHTS RESERVED

A3.1

5427 Farm to Market Rd 3051

Waco, Texas



Street View



Google



# Special Provisions and Conditions

1. The permit hereby granted is to Shehorn Enterprises, LLC and may not be transferred or assigned except:
  - a. for a transfer in the event of the death of the officer(s), a transfer in connection with probate proceedings, his/her heirs shall become the entity's officer(s);
  - b. for a transfer to another commercial funeral home and crematory or individual thru acquisition; or
  - c. for a transfer resulting from a foreclosure on the commercial funeral home and crematory establishment



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

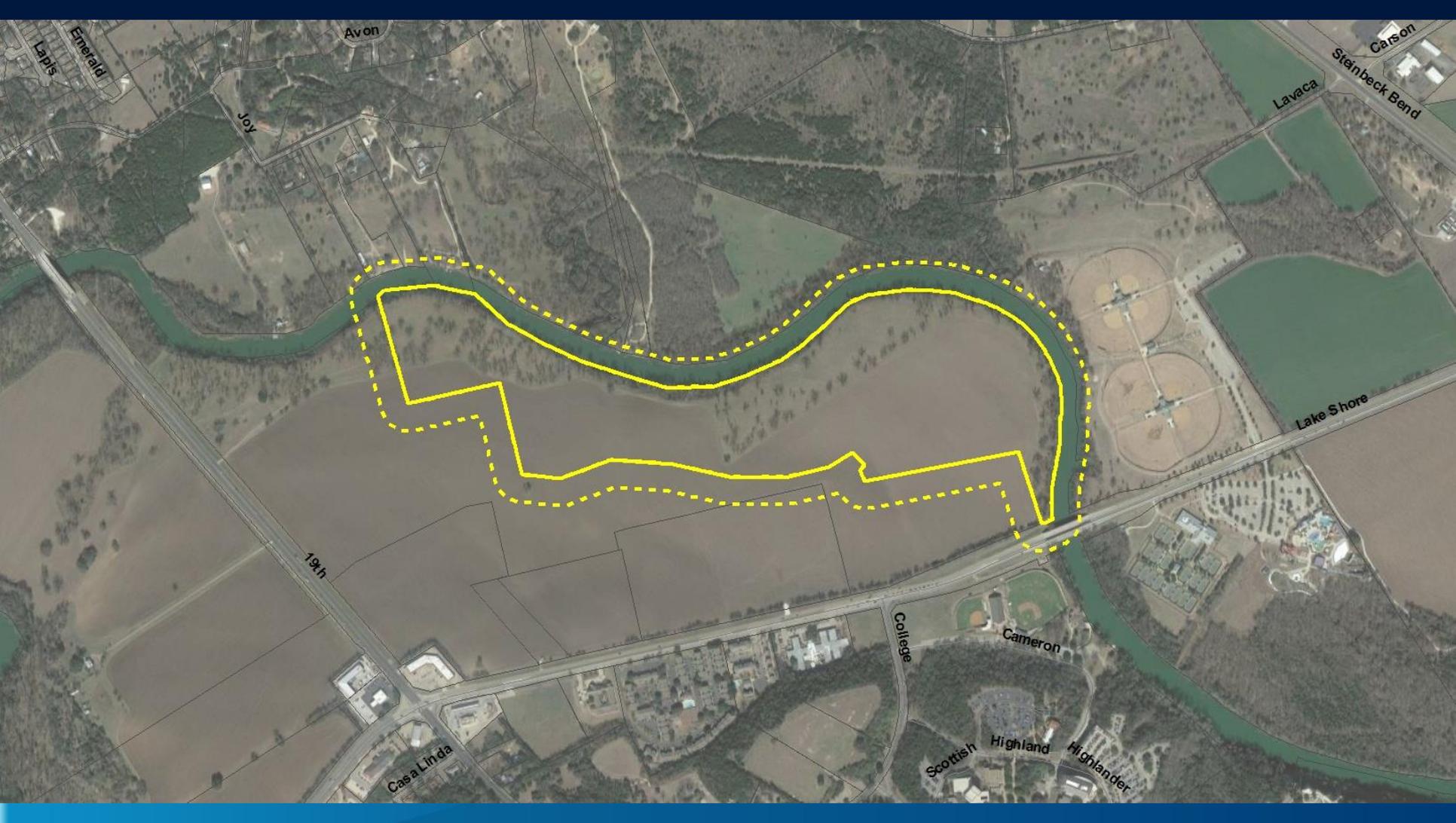
- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, 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 2019-961

Property northeast of the intersection of W. Lake Shore Drive and N. 19th Street and west of 1001 W. Lake Shore Drive

- Applicant: DACO Capital, LLC
- Special Permit for Outdoor Recreational and Amusement Facility and RV Park in an R-1B and a C-2 District
- Property Size: apx. 100 acres
- Located northeast of the intersection of W. Lake Shore Drive and N. 19th Street and west of 1001 W. Lake Shore Drive.



Lapis

Emerald

Avon

Joy

Carson

Steinbeck Bend

Lavaca

Lake Shore

19th

Casa Linda

College

Cameron

Scottish

Highland

Highlander



Avon

Carson

Urban Residential

Joy

Lavaca

Stenbeck Bend

Lake Shore

Open Space

Mixed Use Flex

Suburban Residential

19th

Casa Linda

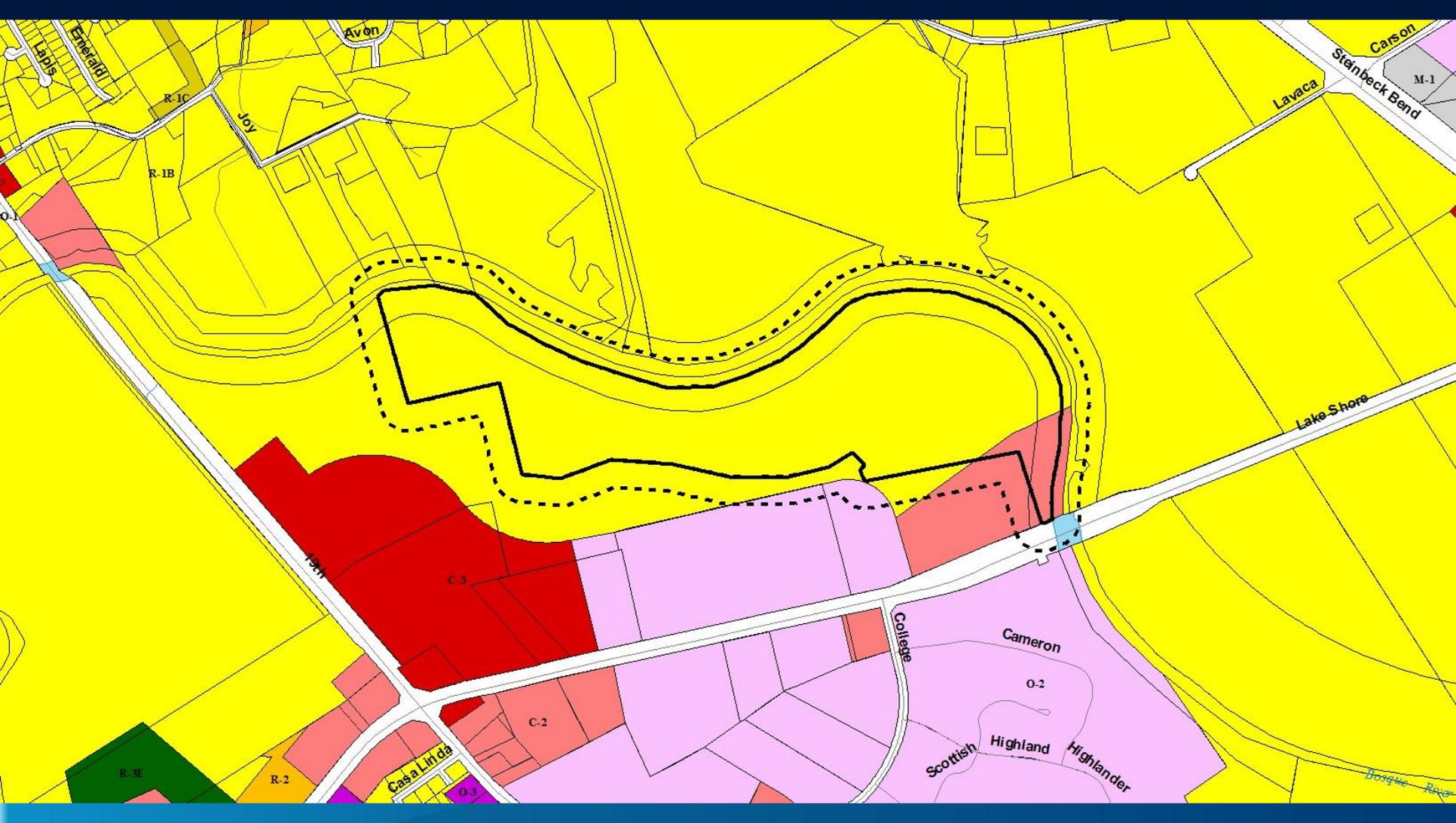
Med Density Res Office Flex

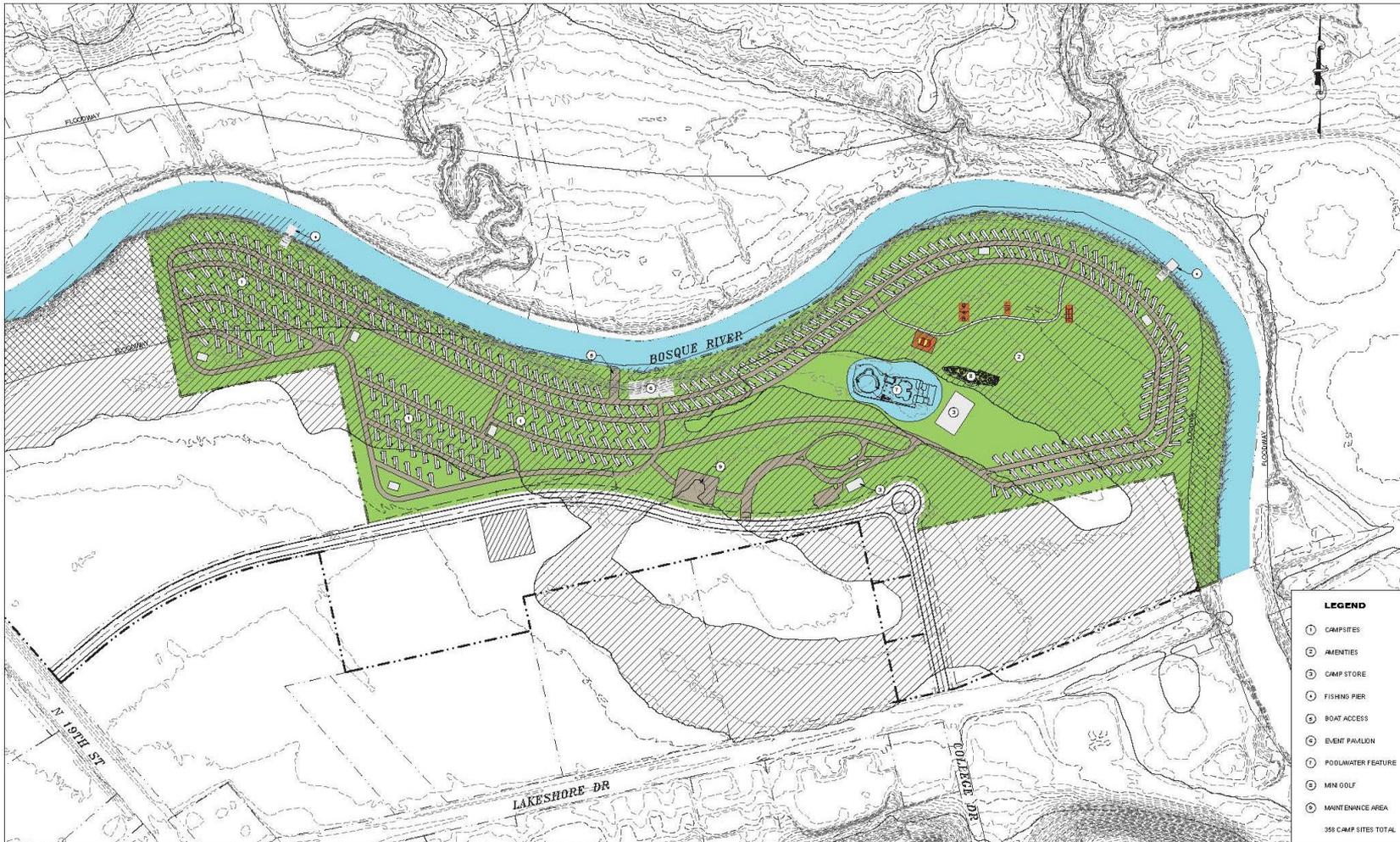
Cottage

Cameron

Institutional  
Highland Highlander

Dougherty River

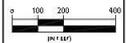




**LEGEND**

- ① CAMPSITES
  - ② AMENITIES
  - ③ CAMP STORE
  - ④ FISHING PIER
  - ⑤ BOAT ACCESS
  - ⑥ EVENT PAVILION
  - ⑦ POOL/WATER FEATURE
  - ⑧ MINI GOLF
  - ⑨ MAINTENANCE AREA
- 358 CAMP SITES TOTAL

**PRELIMINARY SET**  
FOR REVIEW ONLY



DATE	DESCRIPTION

"THIS DOCUMENT IS RELIABLE FOR THE PURPOSES OF THE STATE REVIEW UNDER PUBLIC HEALTH AND SAFETY DIVISION, CHAPTER 191, SUBCHAPTER A, SECTION 191.001, WHICH PROVIDES THAT THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IF IT IS NOT TO BE USED FOR CONSTRUCTION AND NOT FOR OTHER PURPOSES."

"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DIVISION 191, SUBCHAPTER A, SECTION 191.001, WHICH PROVIDES THAT THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IF IT IS NOT TO BE USED FOR CONSTRUCTION AND NOT FOR OTHER PURPOSES."



**CP&Y, INC.**  
TEXAS REGISTERED  
ENGINEERING FIRM  
F-1741

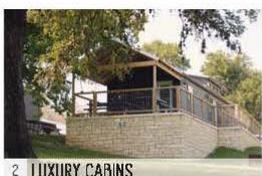
**DA CO CAPITAL LLC**  
**19TH AND LAKESHORE DEVELOPMENT**  
**SITE DEVELOPMENT PLAN**

DATE: 1-14-18



### 1 PREMIUM CAMPSITES

River views, full hook-ups, glamping tents, & more



### 2 LUXURY CABINS

Kick back and relax in a luxury hideaway for the whole family



### 3 SPOTLESS FACILITIES

Take comfort in superior bathrooms & laundry facilities



### 4 WATER AMENITIES

Enjoy the lazy river, pools, & water zone in the TX heat



### 5 PREMIUM PLAY

Mini golf, laser tag, jumping pillows, playgrounds & more



### 6 ON-SITE EATS

Dig in to exceptional on-site dining everyone can enjoy



# BOSQUE RIVER RESORT



### 7 RIVER FUN

Fish, tube, or just take in the beauty of Bosque River



### 8 EVENT SPACE

Plan your next gathering in our event space



### 9 CAMP STORE

Purchase the finest camping gear, snacks, & home goods



### 10 SPORTS COURTS

Play more on one of our regulation courts



### 11 NATURE TRAILS

Get out and explore and let the kids be kids on (~100 acres)



### 12 BEER GARDEN

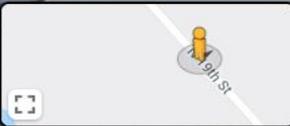
Unwind with river views, live music, and drinks

5034 FM1637

Waco, Texas

Google

Street View



Google



Lake Shore Dr

Waco, Texas

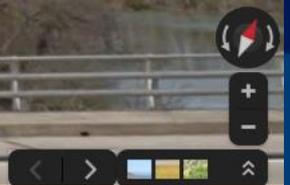
Google

Street View



Crestview Healthcare Residence

Google



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 2019-962

# Properties northwest of the intersection of S. New Road and S. Jack Kultgen Expressway

- Applicant: Gwen Keen, QuikTrip Real Estate Project Manager
- Approval of a Final PUD Plan
- Property Size: apx. 7.65 acres
- Located along the north side of New Road, west of Interstate 35.





Lexington  
Bagby

Monte Vista

Mira

Kendrick

Autumn Woods

Columbia

Lee

Elliott

Sunmydell

Exit 331

I-35

Ala Vista

Ala Vista

Vista Cove

New ROAD

New ROAD

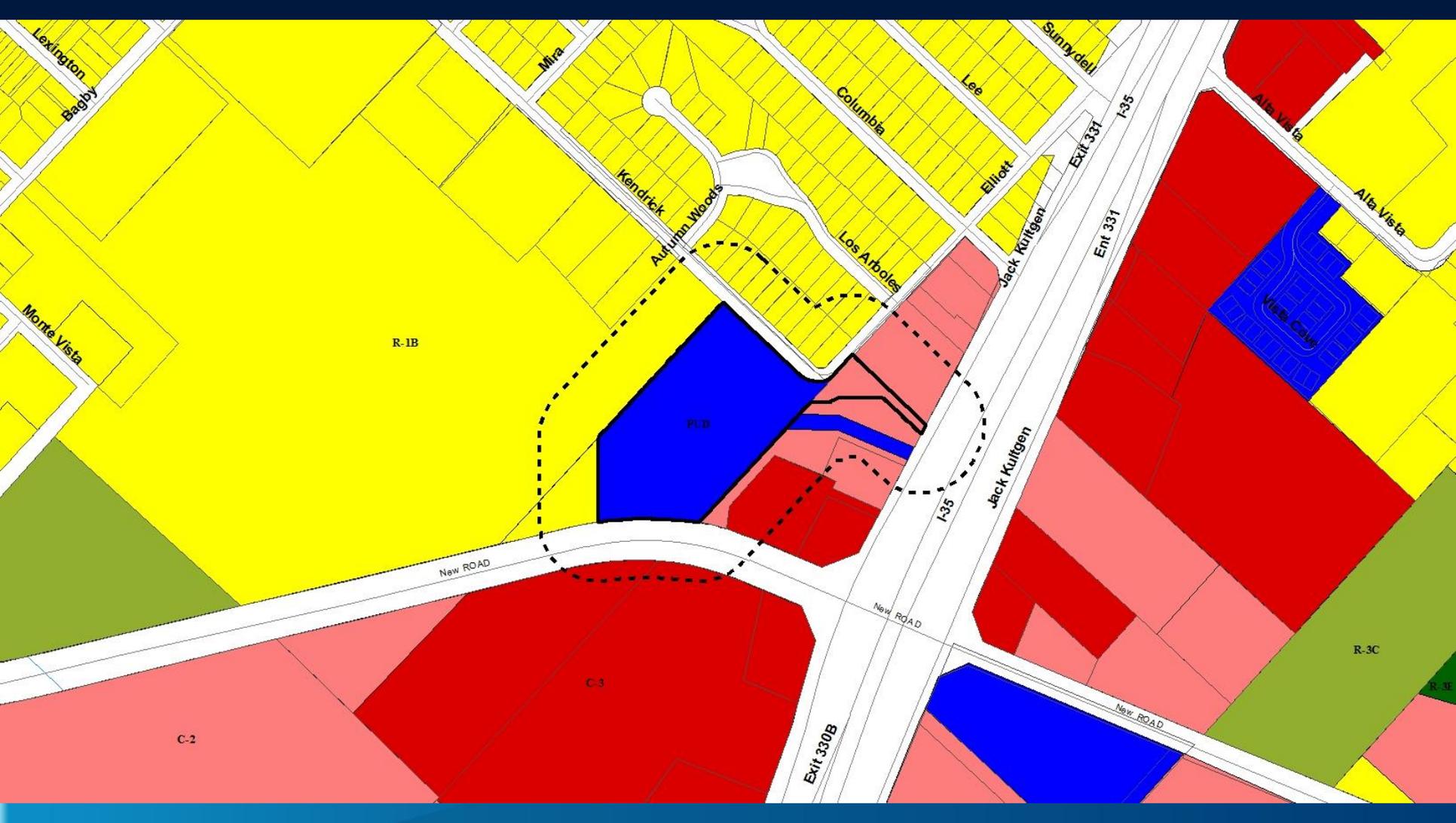
I-35

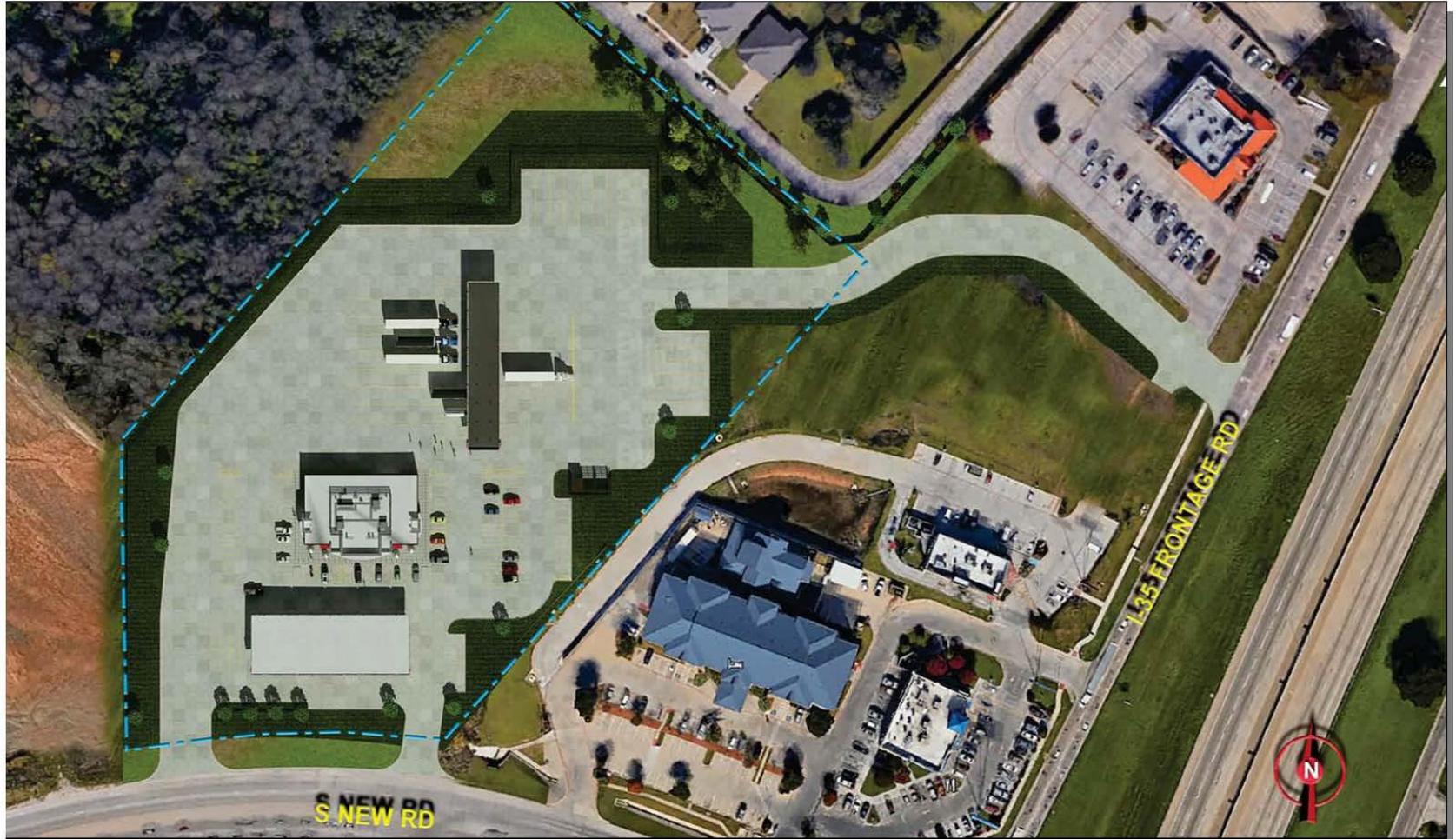
Jack Kuitgen

Ent 331

Exit 330B

New ROAD













Store 7083  
89-7083-PE08

Waco, TX  
Date: 04.17.19 By:JK





Store 7083  
89-7083-PE03

Waco, TX  
Date: 08.26.19 By:JK



Waco, Texas

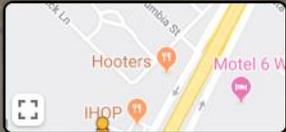


Street View



©2018 Google

©2018 Google



Google



3973 N Interstate 35 Frontage Rd

Waco, Texas



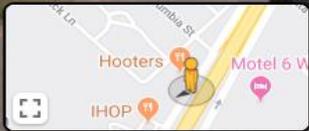
Google

Street View

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Google







# Plan Commission recommends **APPROVAL** of the Final PUD based on the following findings:

- 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.
- 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.



Plan Commission recommends **APPROVAL** of this request subject to the following conditions:

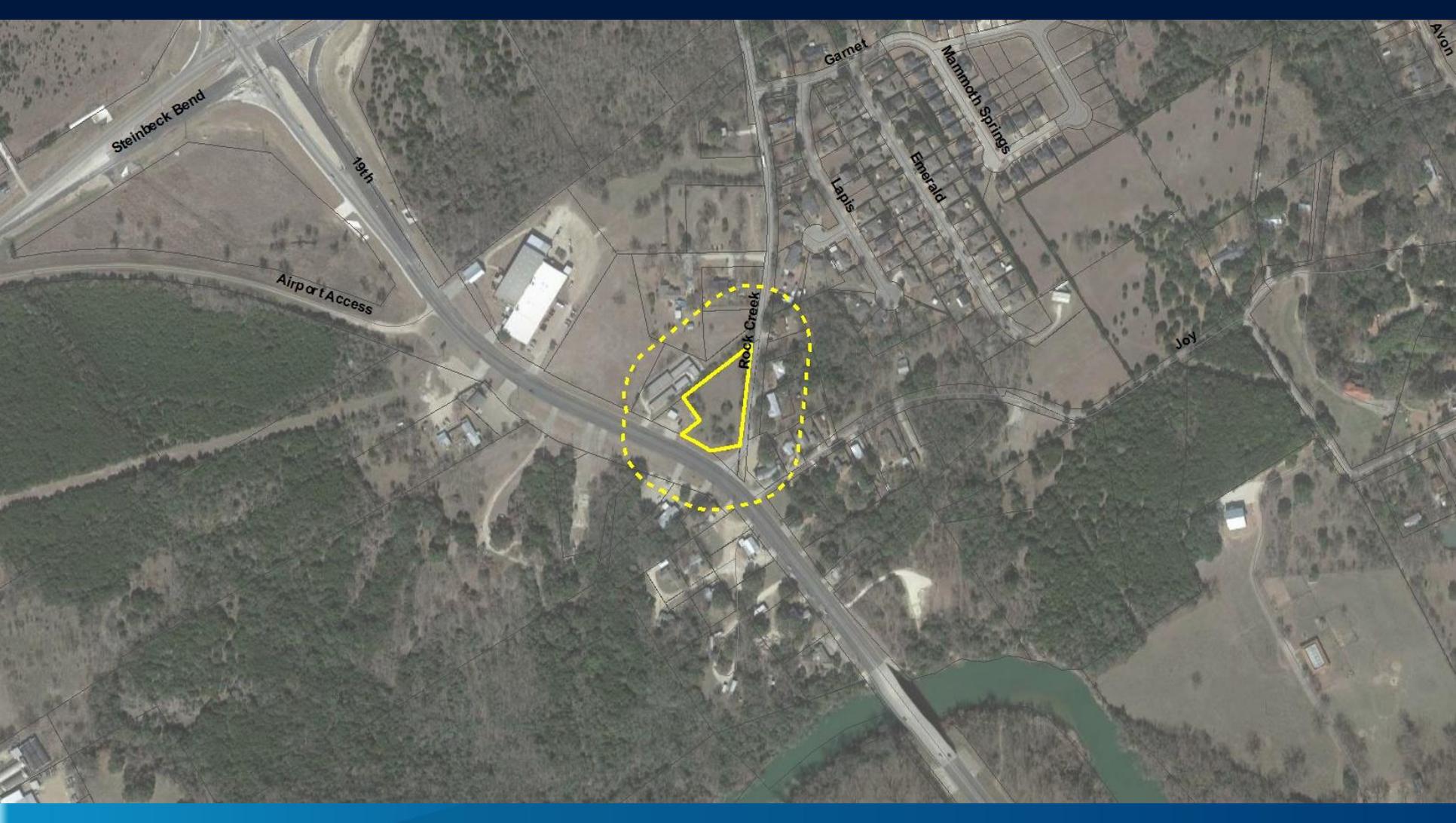
- At time of development, full building plans must be submitted meeting all City of Waco development requirements including but not limited to the following: applicable building codes, site grading & drainage, parking, signage, vehicle/ pedestrian access & circulation, landscaping, refuse location & access, and fire protection location & access. Building permits will not be issued until full compliance with all development standards of the City of Waco and the approved PUD plans.



# PH 2019-963

Property at the northeast corner of N. 19th Street and Rock Creek Road and adjacent to 6417 N. 19th Street

- Applicant: Kimberly Dailey
- Land use designation change from Suburban Residential to Urban Residential
- Rezone from R-1A to O-3
- Property Size: apx. 1.12 acres
- Located at the northeast corner of N. 19th Street and Rock Creek Road.



Steinbeck Bend

19th

Airport Access

Rock Creek

Garnet

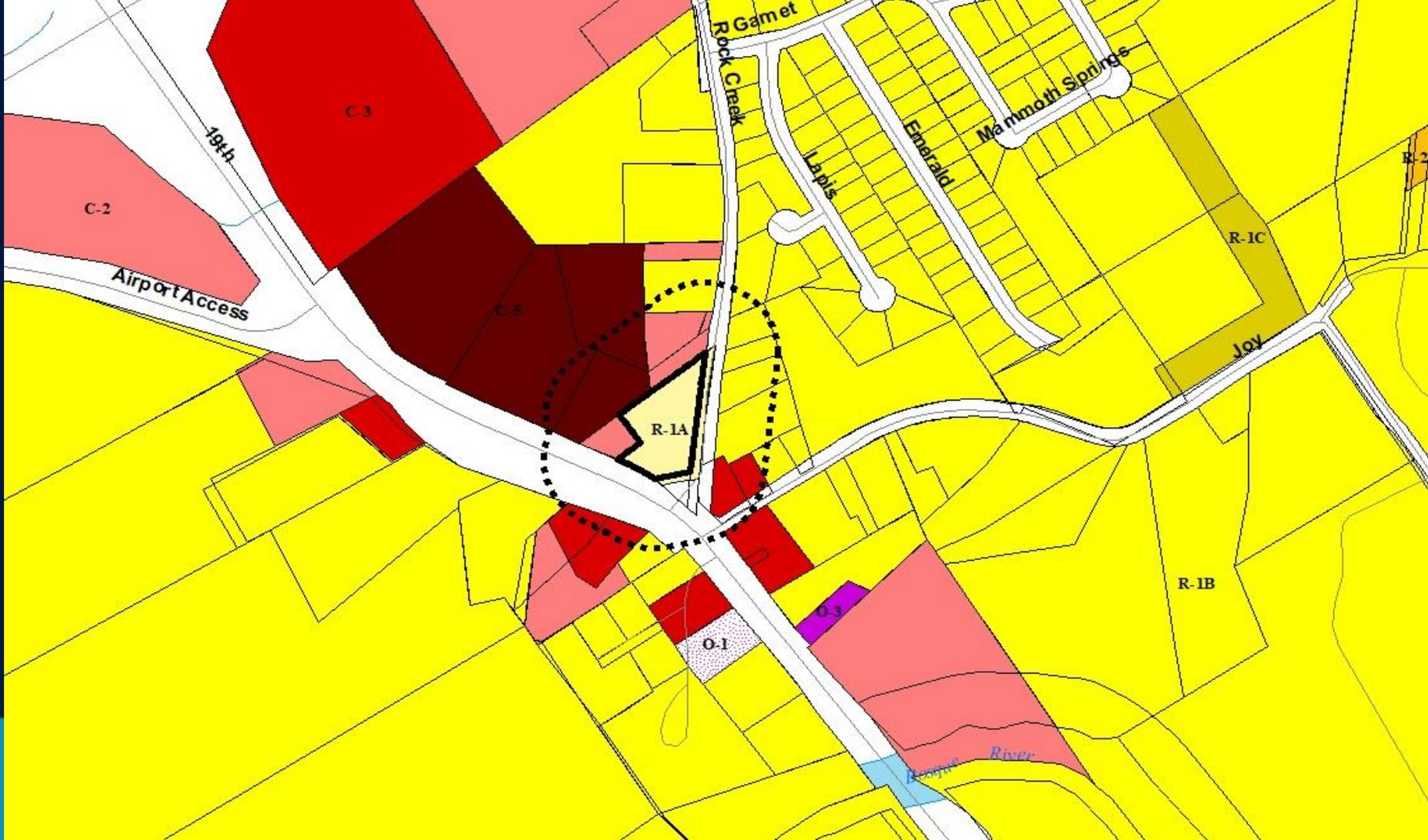
Mammoth Springs

Lapis

Emerald

Joy

Alvon



N 19th St

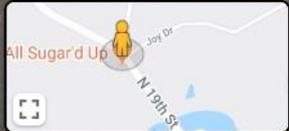
Waco, Texas



Google



Street View



All Sugar'd Up

Joy Dr

N 19th St



Google



Plan Commission recommends **APPROVAL** of the land use designation change from **SUBURBAN RESIDENTIAL** to **URBAN RESIDENTIAL** based on the following findings:

- The public infrastructure is adequate to provide for zoning districts allowed in the proposed urban residential land use designation.
- There is urban residential land use in the vicinity of the subject property.



Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1A to O-3** based on the following findings:

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan, as revised.
- The property meets all the size & width requirements for O-3 zoning.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- The property is located at the corner of an arterial (N. 19th St.) and collector (Rock Creek Rd.) street.
- The area is transitioning to mixed used zoning districts such as O-3 zoning.

PH 2019-964  
3543 Old Marlin Road

- Applicant: Basilio & Bertha Cano
- Rezone from M-2 to O-3
- Property Size: apx. 7.73 acres
- Located just within the City of Waco limits near Loop 340 and Old Marlin Highway.





Marlin

Old Marlin

Pipkin

Marlin

Spur 484  
Spur 484

Old Marlin

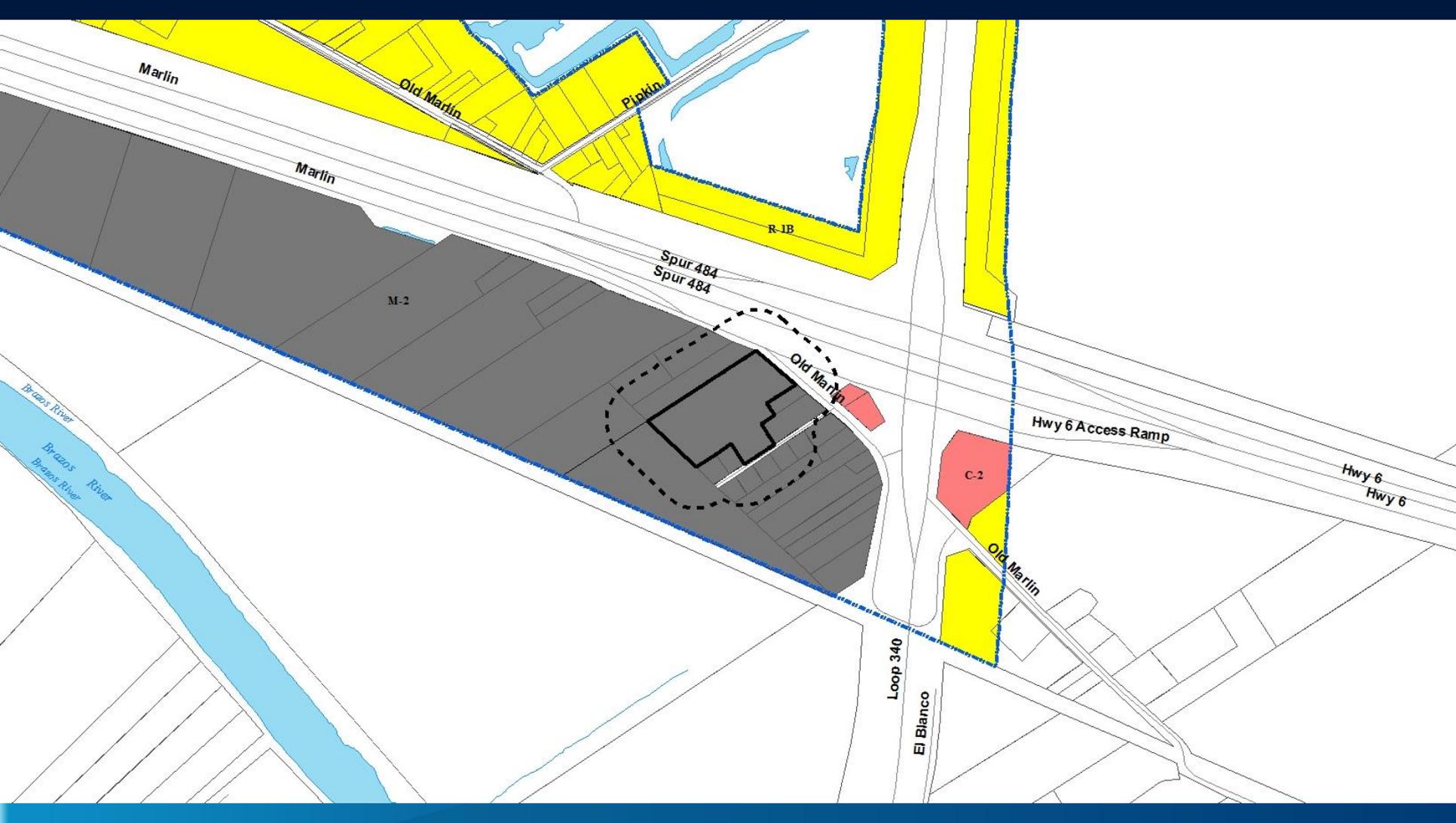
Hwy 6 Access Ramp

Hwy 6  
Hwy 6

Old Marlin

Loop 340

El Blanco



Marlin

Old Marlin

Pipkin

R-1B

Marlin

Spur 484  
Spur 484

M-2

Old Marlin

Hwy 6 Access Ramp

Hwy 6  
Hwy 6

C-2

Old Marlin

Loop 340

El Blanco

Brazos River  
Brazos River

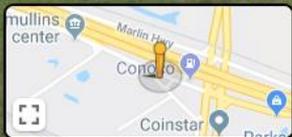
Marlin Hwy

Waco, Texas



Google

Street View



Google

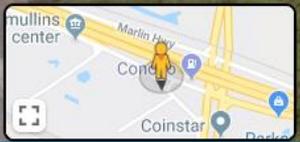


Marlin Hwy

Waco, Texas



Street View



Google



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

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
- The property meets all the size & width requirements for O-3 zoning.
- The property is located near the intersection of two arterial roads (Loop 340 and Old Marlin Highway)
- The addition of the O-3 zoning provides for a better opportunity for compatible development adjacent to the neighboring residential properties.