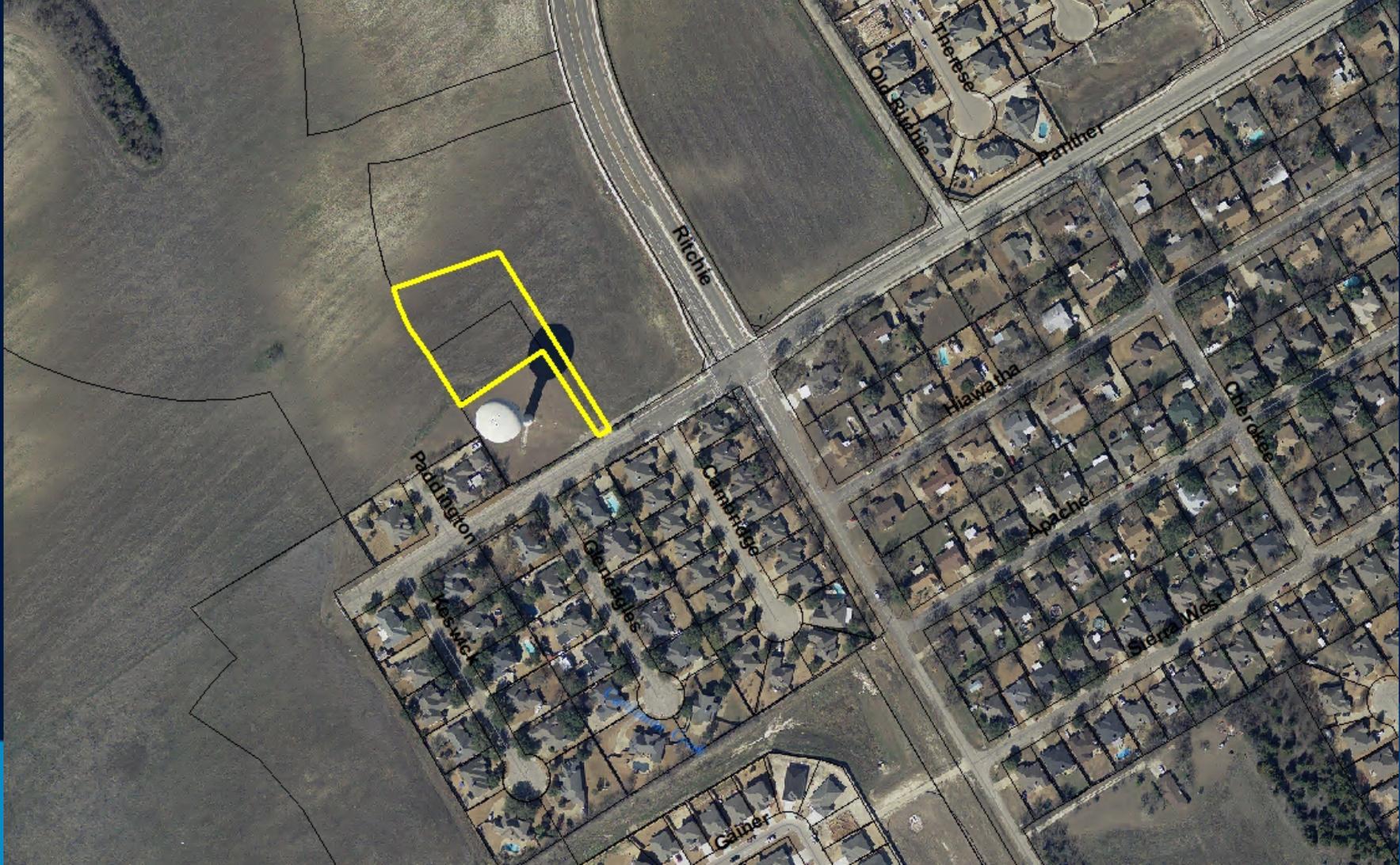


PH 2020-395

Vacation of the Callan Village
Addition, Phase 1-C, Lot 9, Block 1,
A Planned Unit Development





PH 2020-396

4021 Austin Avenue

- Applicant: Allison and Jake Rhoton
- Special Permit for a Short Term Rental Type I in an R-1B District
- Property Size: apx. 0.27 acres
- Austin Avenue NA



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.





Hawaiian

Fort

Watt

Hubby

39th

Herwig

Castle

Carondelet

42ND

39th

Chateau

41ST

40th

Westview Village

43RD

Austin

Franklin

Valley Mills

Roselawn

Franklin

Waco

Precision

New ROAD







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 2020-397

505, 507, 509, and 606 Elm Avenue, and 504 Taylor Avenue

- Applicant: City Center Waco and City of Waco
- Rezone from M-2 to C-4
- Property Size: apx. 2.5 acres
- Bordered by Elm Avenue and Peach Street as well as Taylor Street and Douglas C. Brown Street.
- Northeast Riverside NA





LAND AVAILABLE
SEEKING DEVELOPERS

- Commercial / Restaurant
- Office
- 10000 sq. ft. +/-
- 254-754-8898

Home of
FASHIONS

Green Street

M...
Family...
at...
...





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

- The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
- The public infrastructure is adequate to provide for uses allowed in the C-4 zoning district.
- The property meets all the area and width requirements for the C-4 zoning district.
- C-4 zoning is the dominant zoning along the Elm Avenue corridor.

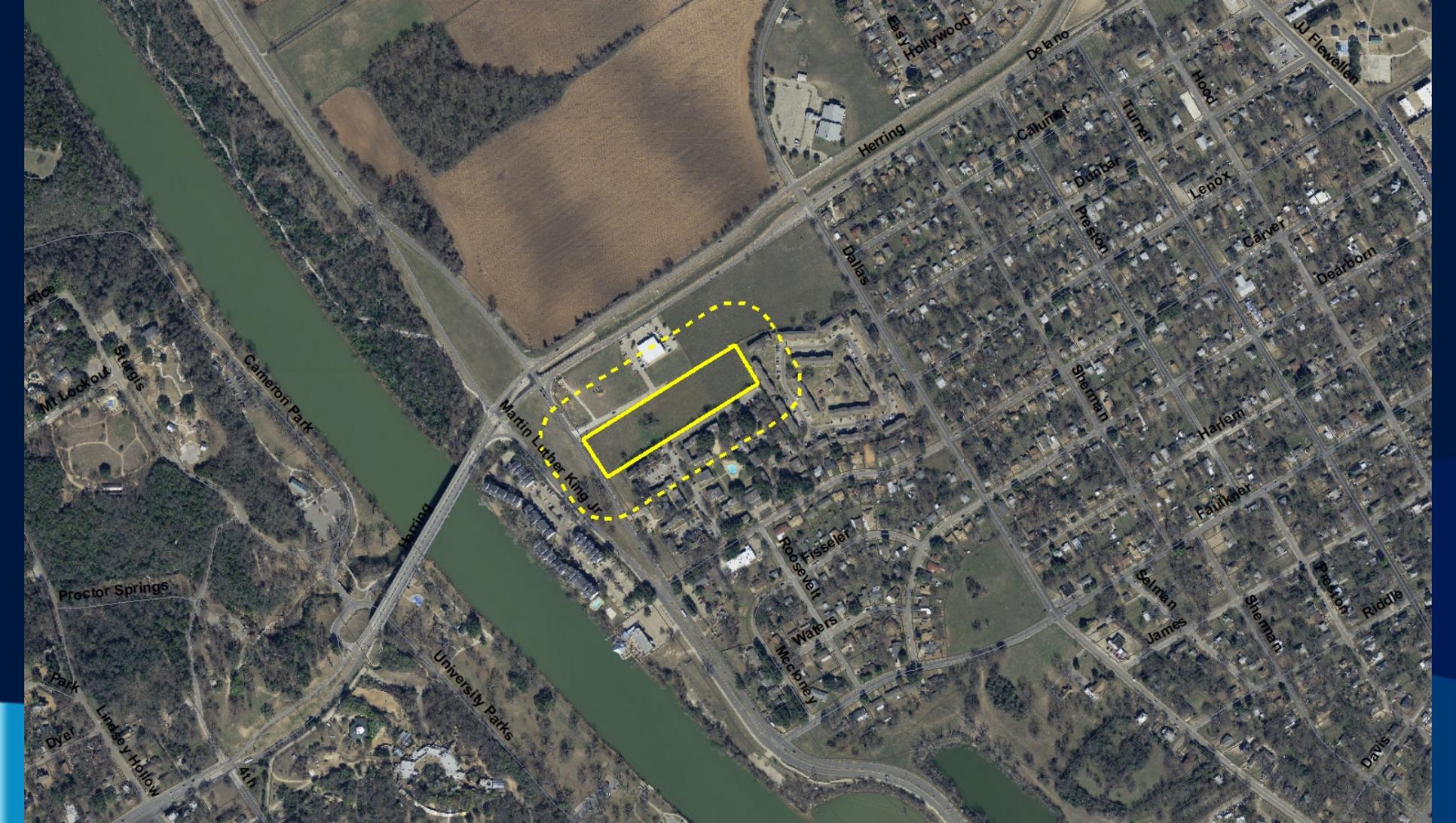


PH 2020-398

1801 Martin Luther King Jr. Boulevard

- Applicant: Benjamin Gonzalez
- Land use designation change from Urban Residential to Mixed Use Flex
- Rezone from O-2 to C-2
- Property Size: approx. 4.17acres
- Located near intersection of ML King Blvd. & Herring Ave.
- Carver NA





Rice

Mt Lookout
Sturgis

Cameron Park

Proctor Springs

Park
Dyer

Lindsay Hollow

4th

University Parks

Martin Luther King Jr



Herring

Dallas

Rosevelt

Waters

McCloskey

Easy Hollywood

Calumet

Turner

Dunbar

Preston

Sherman

Fisseler

Waters

McCloskey

Salman

Jamies

Harlem

Faulkner

Salman

Jamies

Sherman

Sherman

Sherman

Hood

Lenox

Carver

Dearborn

Dearborn

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Dearborn

J.J. Flewellen

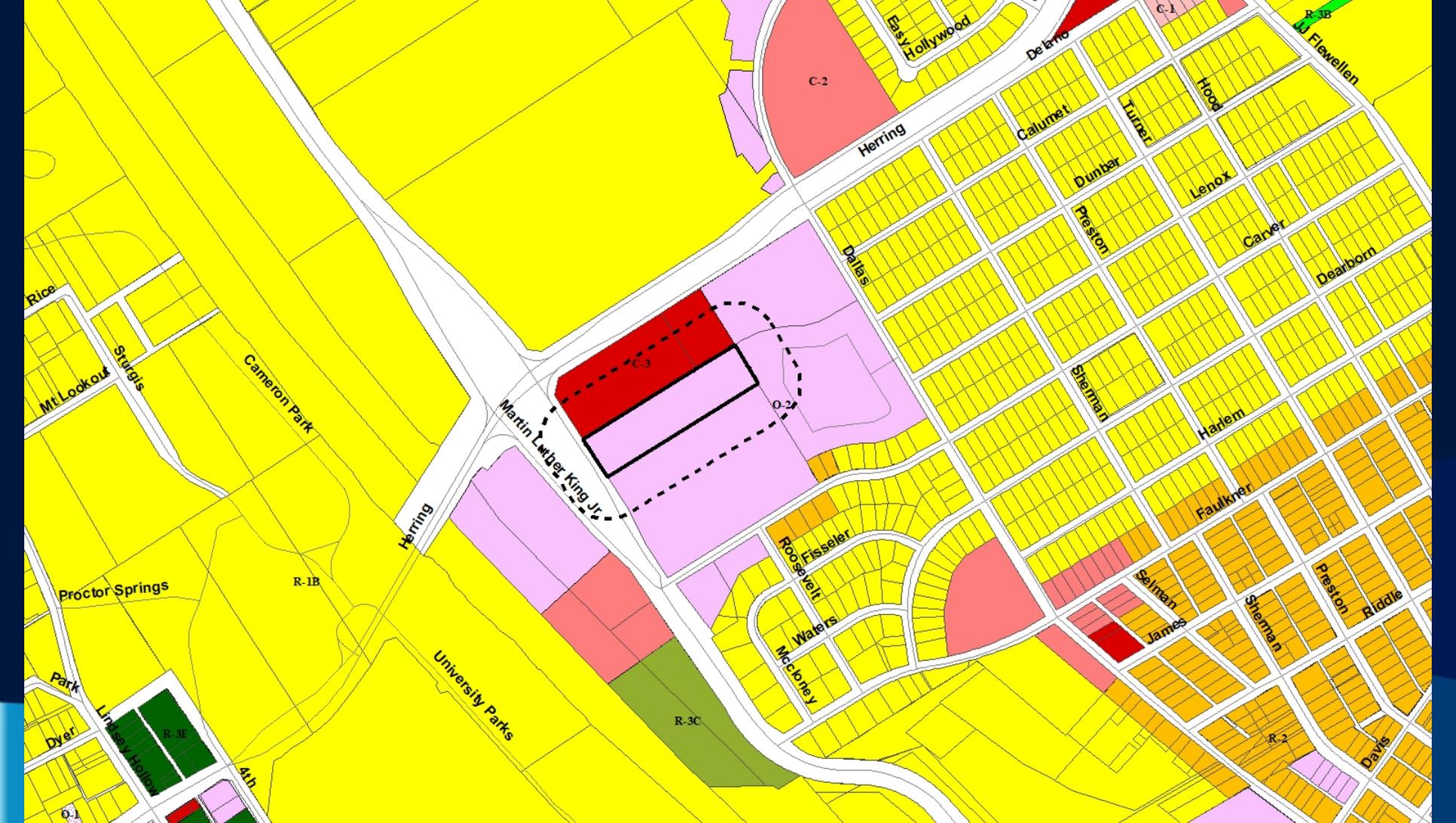
Dearborn

Preston

Riddle

Davis











Plan Commission recommends **APPROVAL** of this request to change the land use & zoning based on the following findings:

Land Use

- *The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.*
- *There is Mixed Use Flex land use in the vicinity of the subject property.*
- *The property is located near the intersection of 2 major streets (Martin Luther King Jr. Blvd. and Herring Avenue).*

Zoning

- *The proposed zoning is in keeping with the land use component of the Comprehensive Plan as revised.*
- *The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.*
- *The property meets all the area and width requirements for the C-2 zoning district.*
- *The C-2 zoning provides a buffer between the C-3 zoning to the north of the subject property and the O-2 zoning to the south of the subject property.*

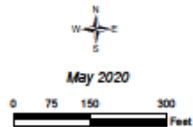
PH 2020-399

- Applicant: Revanche on Elm I, LLC
- Request for abandonment of a 20-foot (0.092 acre) alley located between Elm Avenue and Taylor Avenue and from Myrtle Street to Factory Street

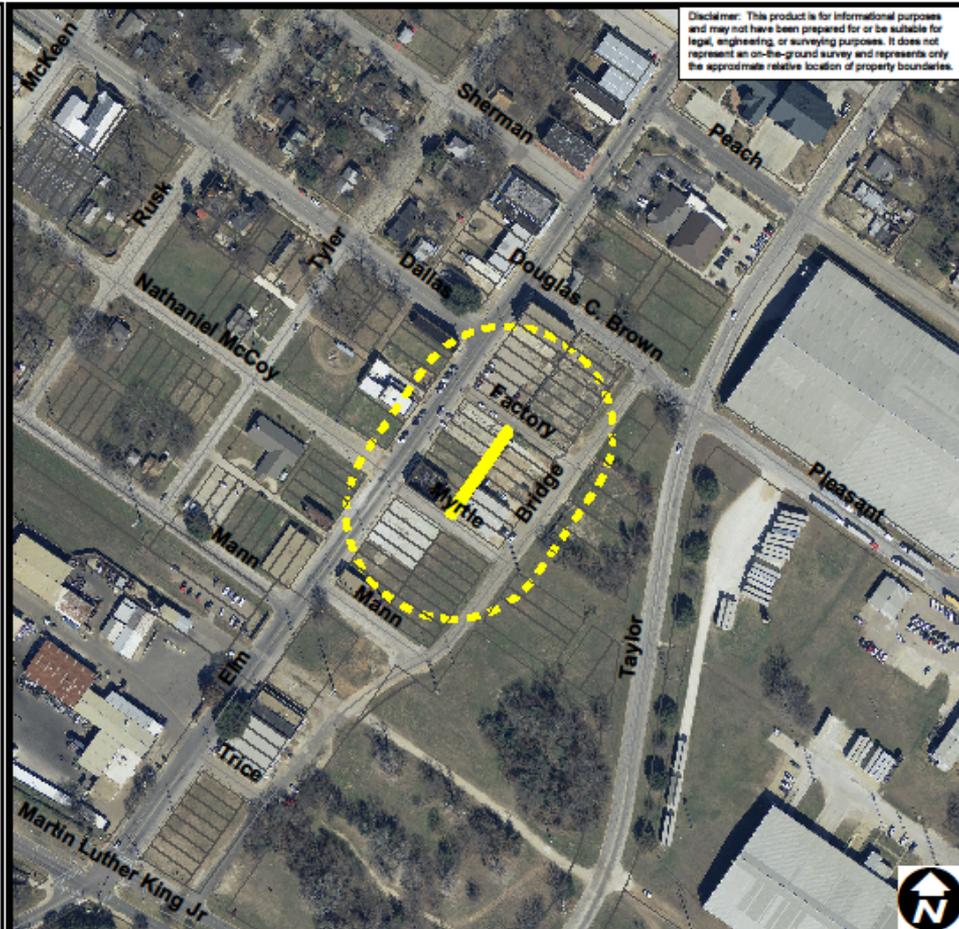


ABD-20-3
Alley abandonment
A 20 foot wide (0.082 acre) tract between
Myrtle Street and Factory Street
Property Location Map

 ABD-20-3
200' Property Notice Buffer



May 2020

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.





Plan Commission recommends **APPROVAL** of this request for *abandonment*.

- 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.
- Utility access for surrounding properties is not adversely impacted by the abandonment of this right-of-way.
- The abandonment of the alley provides better development opportunity for the adjacent properties.

Condition:

- A general utility easement must be retained for the area of the abandoned alley or all public utilities must be relocated.