

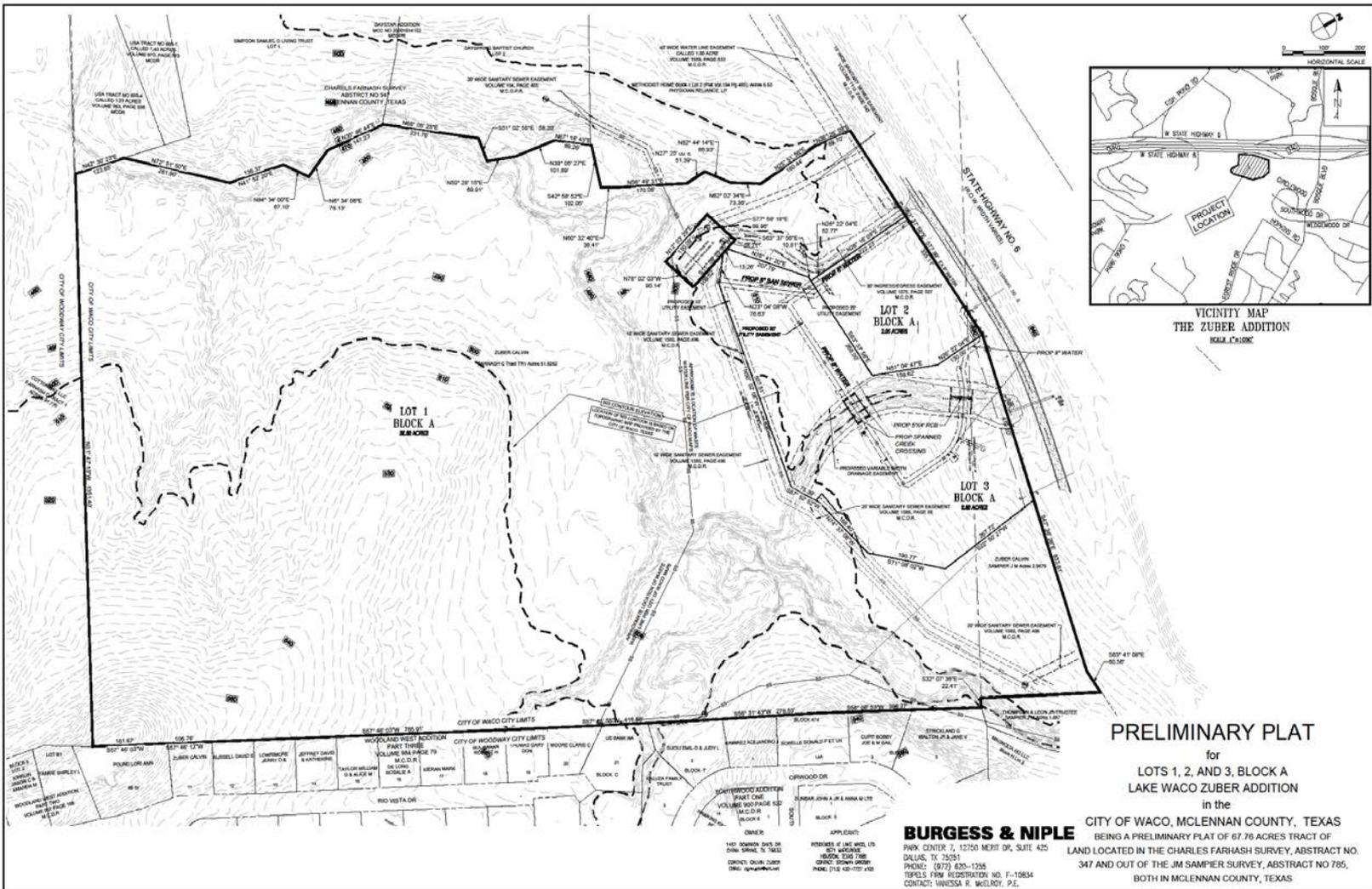
PH 2020-468  
Subdivision Plats



# Preliminary Plat of the Residences at Lake Waco Addition







**PRELIMINARY PLAT**  
 for  
**LOTS 1, 2, AND 3, BLOCK A**  
**LAKE WACO ZUBER ADDITION**  
 in the

**CITY OF WACO, MCLENNAN COUNTY, TEXAS**  
 BEING A PRELIMINARY PLAT OF 67.76 ACRES TRACT OF  
 LAND LOCATED IN THE CHARLES FARHASH SURVEY, ABSTRACT NO. 785,  
 347 AND OUT OF THE JIM SAMPNER SURVEY, ABSTRACT NO. 785,  
 BOTH IN MCLENNAN COUNTY, TEXAS

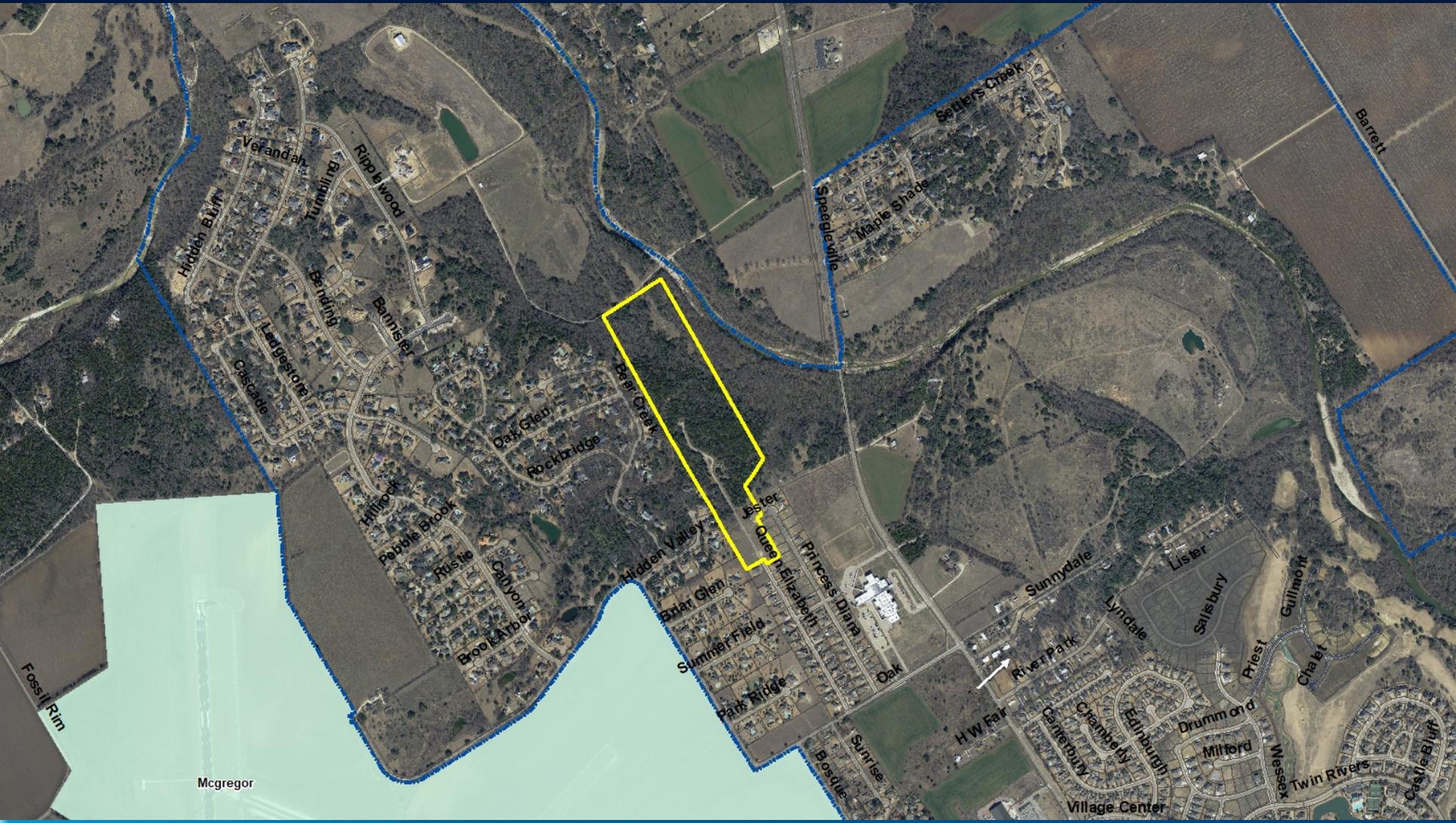
**BURGESS & NIPLÉ**  
 PARK CENTER 7, 12750 MERIT DR, SUITE 425  
 DALLAS, TX 75241  
 PHONE: (972) 820-1255  
 TEPHELS FROM REGISTRATION NO. F-10834  
 CONTACT: VANESSA R. WICKELROY, P.E.

OWNER:  
 1401 WOODMAN DRIVE  
 DALLAS, TEXAS 75243  
 DIMITRI OULIN ZUBER  
 DIMEI 112 42-1157 2102

APPLICANT:  
 HENRIETTA F. AND WELLS L. ZUBER  
 1401 WOODMAN DRIVE  
 DALLAS, TEXAS 75243  
 GRAND BROWN GROUP  
 PHONE: (714) 42-1157 2102

# Final Plat and construction plans of the Buckingham Estates Addition, Phase V





Mcgregor

Verandah  
Hidden Bluff

Tumbling  
Ripplwood

Ladgestone  
Cascade

Banning

Palmer  
Pebble Brook

Ristic  
Canyon

Brook Arbor

Oak Glen  
Rockbridge

Bear Creek

Hidden Valley  
Jester

River Glen  
Summer Field

Park Ridge

Spearsville  
Maple Shade

Settlers Creek

Sunrise  
Bosley

H W Fair  
River Park

Sunnydale

Lyndale

Drummond  
Milford

Lister  
Salisbury

Messers  
Twin Rivers

Priest  
Chalet

Gullmount  
Castle Bluff

Barrett

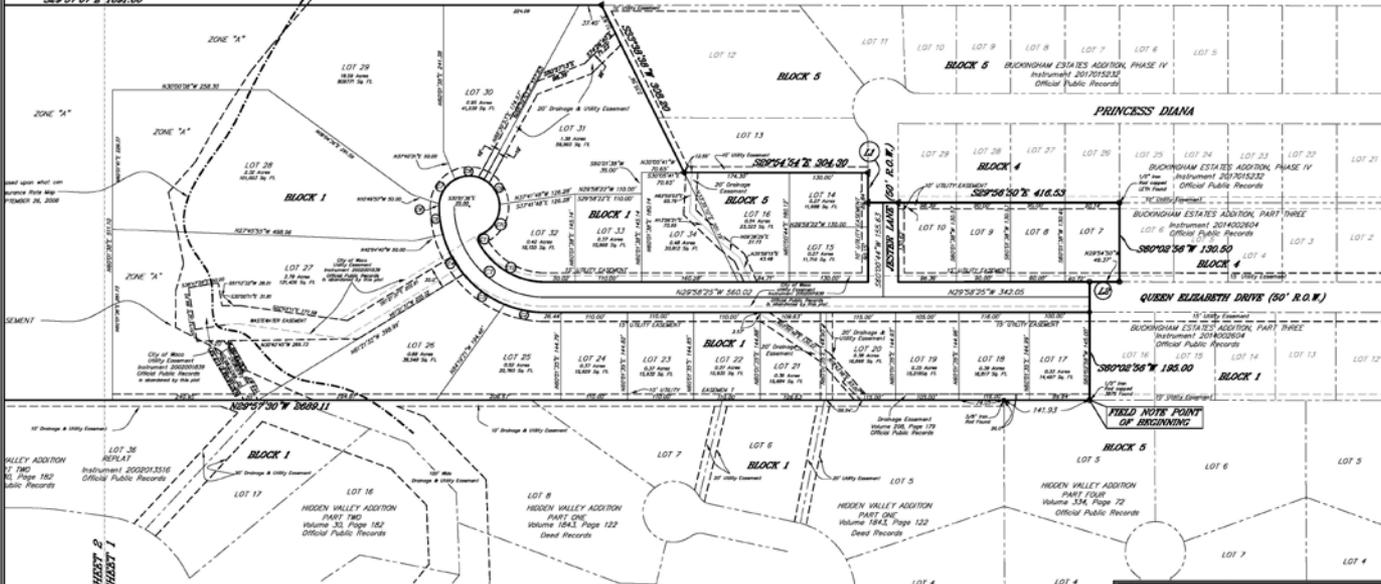
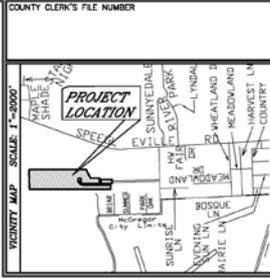
Fossil Rim

Village Center

**FINAL PLAT**  
**BUCKINGHAM ESTATES ADDITION, PART FIVE**  
 to the City of Waco, McLennan County, Texas, being 35.309 Acres of land in the T.H. Barron Survey, Abstract No. 128 in the City of Waco, McLennan County, Texas and being out of that called 64.31 acres of land described in a deed to Woody Butler Homes, Inc. of record in Volume 761, Page 607 of the Official Public Records of McLennan County, Texas

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	298.48	156.00	354.99391°W 202.33
C2	68.64	176.81	N84°41'30"W 68.23
C3	84.90	175.80	N61°23'30"E 84.27
C4	74.13	175.00	N02°06'28"E 73.58
C5	47.00	175.80	N57°16'43"E 43.86
C6	3.92	50.00	N62°59'13"E 3.86
C7	50.00	50.00	S69°59'43"E 47.94
C8	50.00	50.00	S29°42'11"E 47.94
C9	50.00	50.00	S67°13'30"W 47.95
C10	63.92	50.00	N89°40'58"W 51.47
C11	16.58	10.00	S78°54'03"W 16.74
C12	134.90	100.00	S89°43'03"W 107.65

**BOUNDARY LINE TABLE**  
 L1 = S89°00'44"W 63.35  
 L2 = N25°54'50"W 63.37



**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151  
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044

Sheet: **1 of 3**

SCALE:

DIGITAL FILE: 19-05-2574 Queen Elizabeth.dwg

**SURVEYORS RED SEAL**

**SURVEYORS CERTIFICATION**

The plat shown hereon was prepared from the ground survey performed by me in May 2018 and corner monuments are as shown. Hereafter, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert E. Mitchell R.P.L.S. 5601

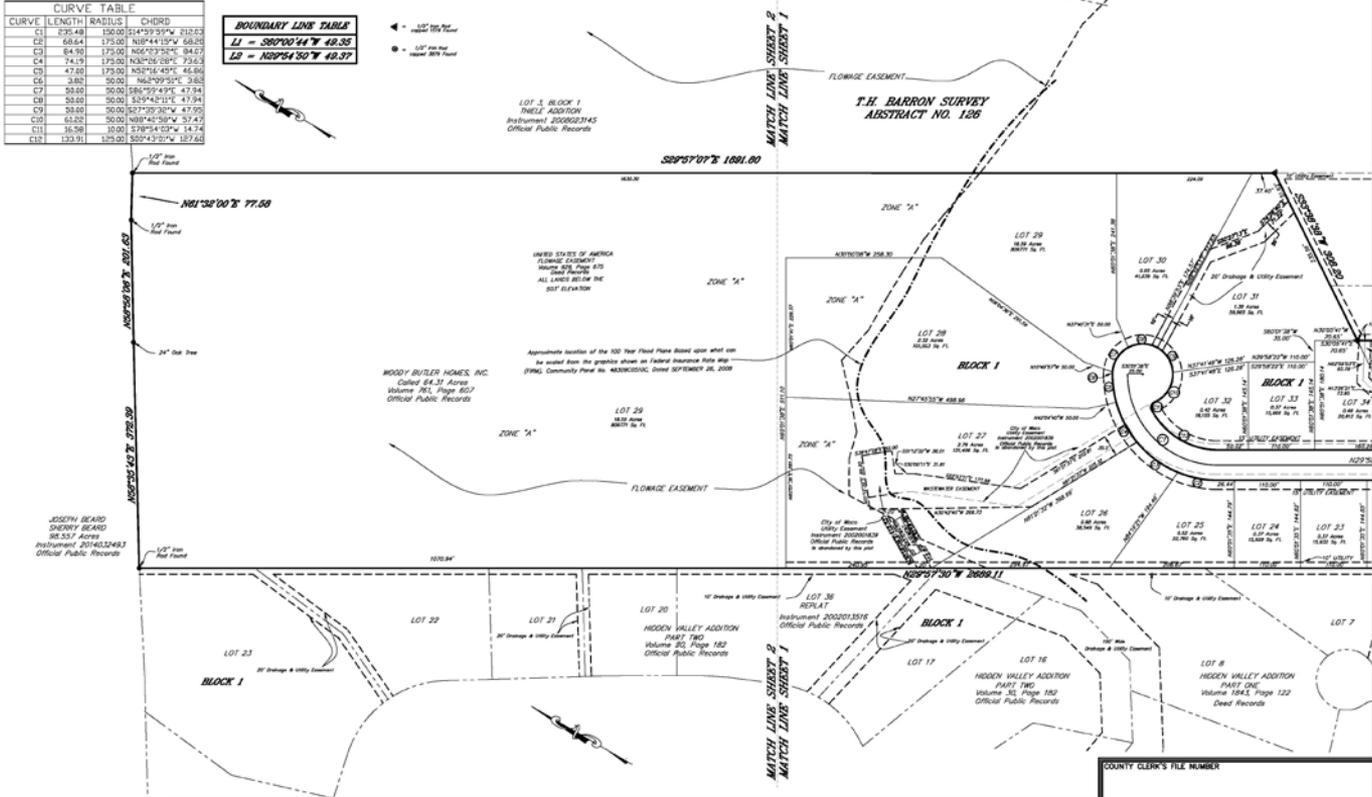
SURVEYED: 05/14/2019

COUNTY CLERK'S FILE NUMBER

**FINAL PLAT**  
**BUCKINGHAM ESTATES ADDITION, PART FIVE**  
 to the City of Waco, McLennan County, Texas, being 35.359 Acres of land  
 in the T.H. Barron Survey, Abstract No. 126 in the City of Waco, McLennan  
 County, Texas and being out of that called 64.31 acres of land described  
 in a deed to Woody Butler Homes, Inc. of record in Volume 761, Page 607  
 of the Official Public Records of McLennan County, Texas

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	875.48	150.00	S14°09'59"W 212.03
C2	68.64	175.00	N08°44'15"W 68.20
C3	64.98	175.00	N08°03'35"E 64.02
C4	74.19	175.00	N08°45'58"E 73.63
C5	47.00	175.00	S05°14'48"E 46.86
C6	3.82	50.00	N63°09'59"E 3.88
C7	30.00	30.00	S63°29'49"E 47.94
C8	30.00	30.00	S14°44'15"E 47.94
C9	30.00	30.00	S27°20'30"W 47.95
C10	63.02	30.00	N08°40'26"W 57.47
C11	35.58	10.00	S78°14'53"W 14.74
C12	133.91	125.00	S50°43'0"W 127.60

**BOUNDARY LINE TABLE**  
**L1 = S80°00'44"W 48.35**  
**L2 = N07°54'30"W 48.37**



JOSEPH BEARD  
 SHERRY BEARD  
 88.57 Acres  
 Instrument 2014632493  
 Official Public Records

WOODY BUTLER HOMES, INC.  
 Called 64.31 Acres  
 Volume 761, Page 607  
 Official Public Records

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 600 Austin Ave. Ste. 29, Waco Texas (254) 776-5151  
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044

**SURVEYORS RED SEAL**

**SURVEYORS CERTIFICATION**

The plat shown hereon was prepared from an on the ground survey performed by me in May 2019 and corner monuments are as shown.

Premises, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert E. Mitchell R.P.L.S. 5601

PH 2020-469  
127 Garrison Street

- Applicant: Linda Weaver on behalf of the National Women in Ag – Texas Chapter
- Special Permit for a Community Garden in an R-2 District
- Property Size: apx. 0.09 acres
- Northeast Riverside NA





Lee

Chestnut

Rose

McKeen

Rusk

Payne

Garrison

Benick

Em

Taylor

Forrest

Church

Earle

Jack Kuitgen

Hillsboro

Sublett

Lillian

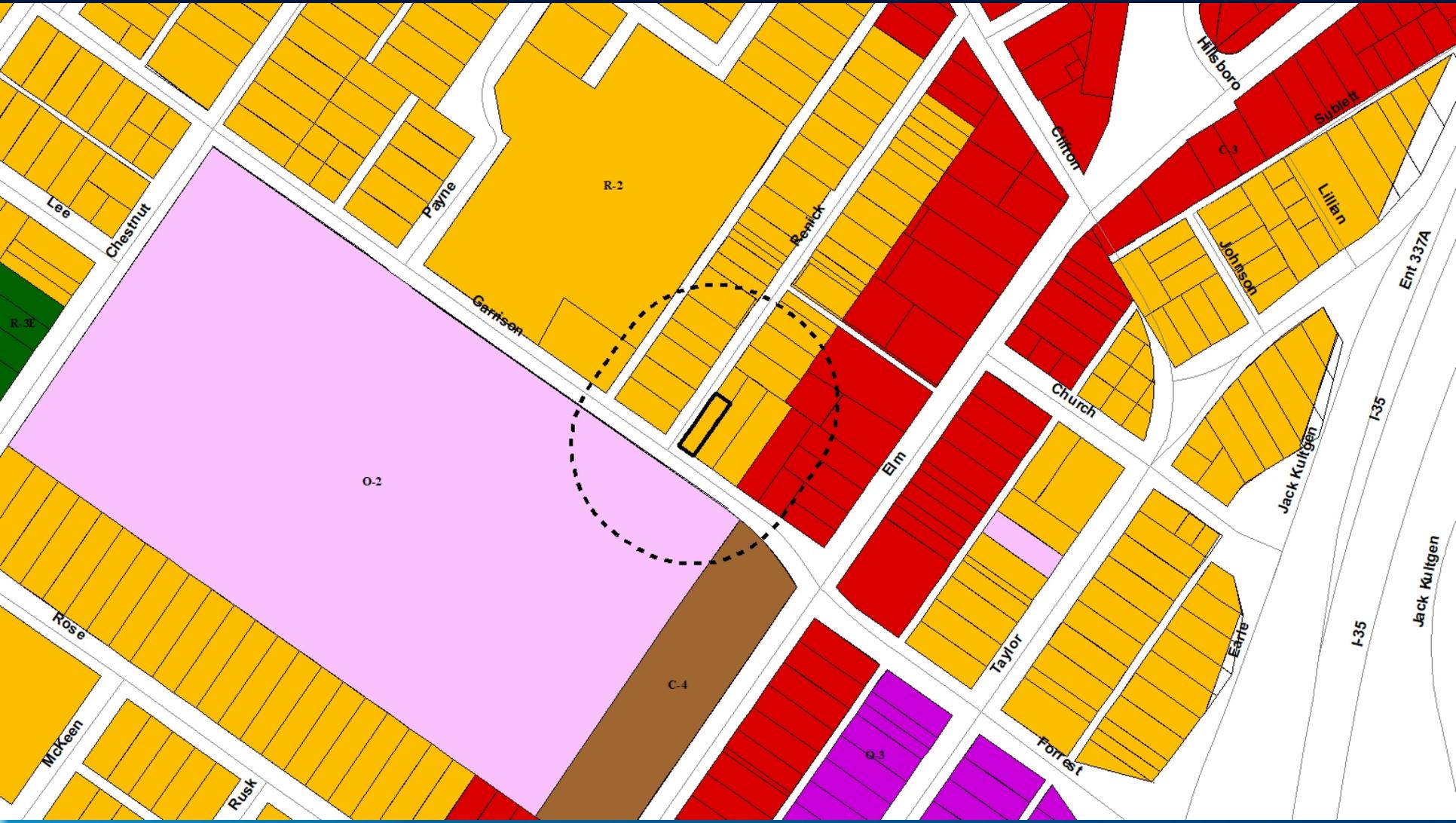
Johnson

I-35

I-35

Jack Kuitgen

Ent 337A





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 2020-470

1701 S. 12th Street, Unit 1201

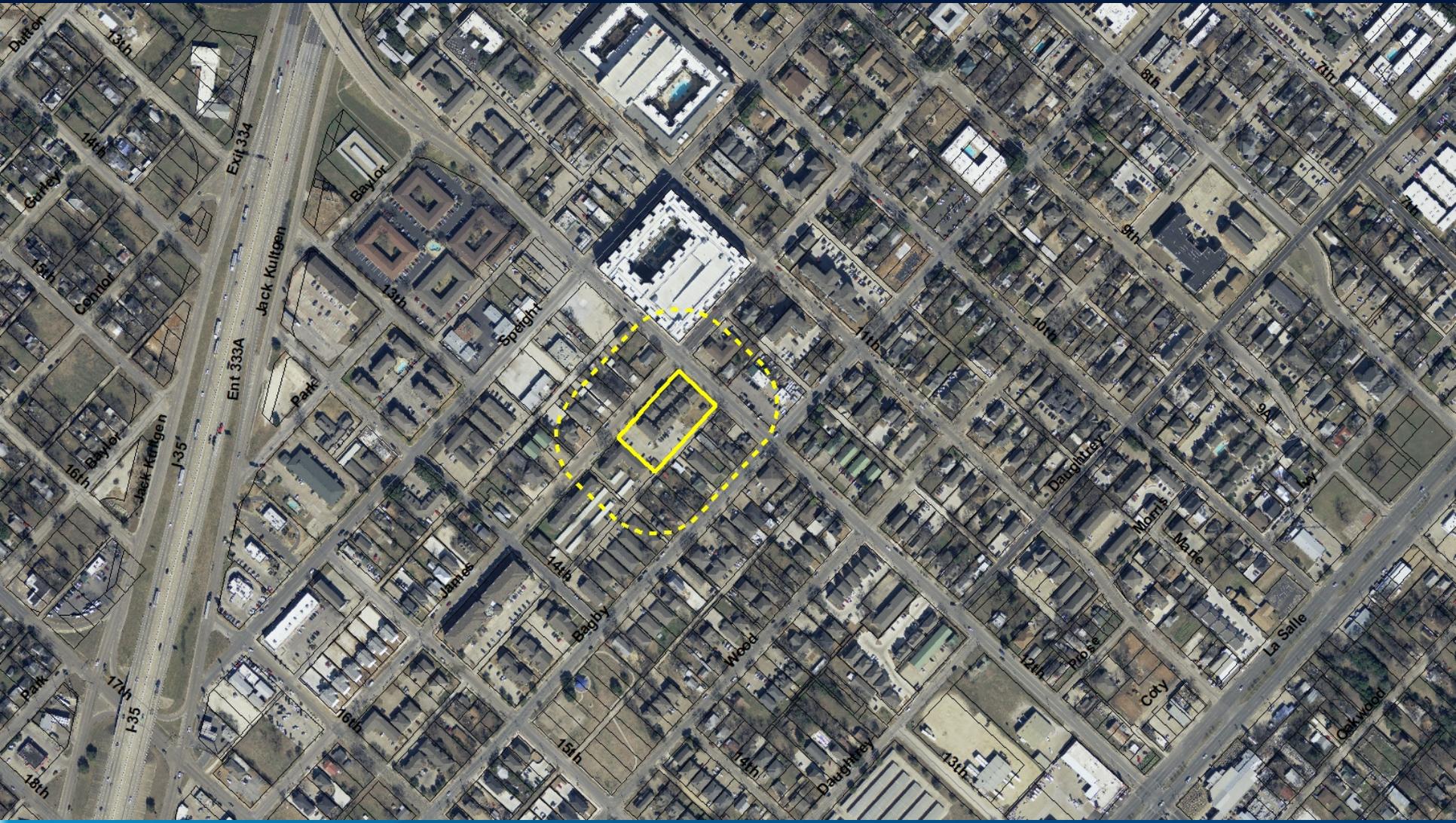
- Applicant: Billy and Frances Stevens
- Special Permit for a Short Term Rental Type III in an R-3E District
- Property Size: apx. 1.1 acres
- Located at the intersection of James Avenue & S. 12th Street, east of Interstate 35, and within zone 1 of the College & University Neighborhoods District.



## Definition: Short Term Rental Type III

*Short term rental type III* shall mean a multi-family residential property where short term lodging is provided to only one group at a time per dwelling unit. The owner does not reside on the property or is not present at the property for the duration of any short-term rental.





Dutch  
13th

14th  
15th

16th  
17th

18th  
19th

20th  
21st

22nd  
23rd

24th  
25th

26th  
27th

28th  
29th

30th  
31st

Exit 334  
Jack Kulligen

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

Baylor  
13th

14th  
15th

16th  
17th

18th  
19th

20th  
21st

22nd  
23rd

24th  
25th

26th  
27th

28th  
29th

30th  
31st

Spedight  
13th

14th  
15th

16th  
17th

18th  
19th

20th  
21st

22nd  
23rd

24th  
25th

26th  
27th

28th  
29th

30th  
31st

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

31st  
32nd

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

31st  
32nd

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

31st  
32nd

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

31st  
32nd

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

31st  
32nd

13th  
14th

15th  
16th

17th  
18th

19th  
20th

21st  
22nd

23rd  
24th

25th  
26th

27th  
28th

29th  
30th

31st  
32nd







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 2020-471

## 1223 N. 18th Street

- Applicant: Carlos Diaz on behalf of Southern General Stores, LLC
- Special Permit for restaurants, retail sales, or personal, automobile or financial services providing goods or services directly to customers in motor vehicles outside of an enclosed structure adjacent to a lot used for residential purposes in a C-2 District
- Property Size: apx. 0.8 acres
- Located along the northeast corner of N. 18th Street and Ethel Avenue in a mixed use area, within the Sanger Heights Neighborhood.





Avondale

Seneca

Providence

Alphonso

20th

18th

17th

16th

13th

14th

Parrott

Colbord

21st

20th

19th

West

Homan

Bosque

Burlison

Ethel

Homan

16th

Blair

22nd

17th









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

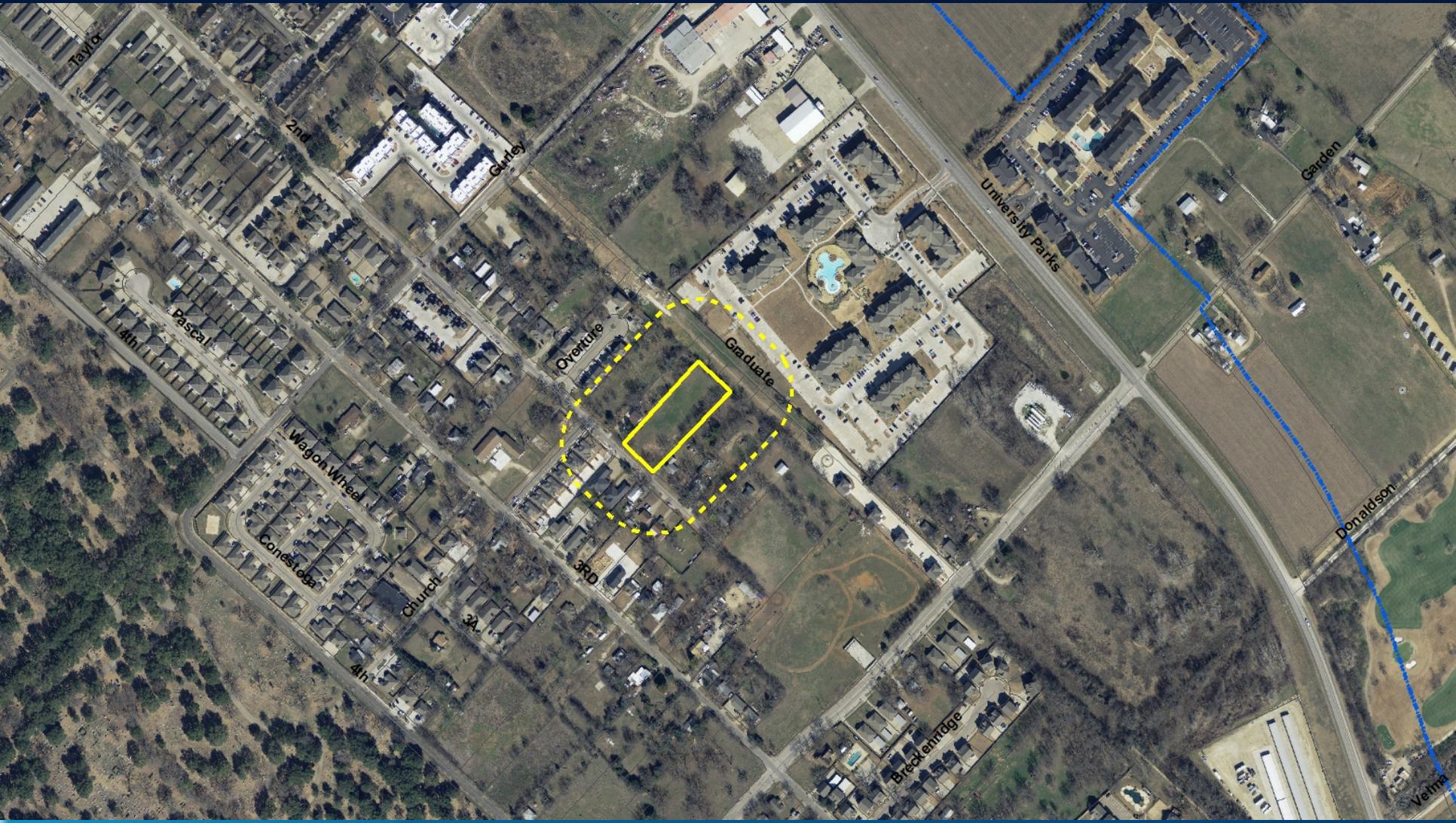
- That the proposed use is consistent with the comprehensive plan.
- That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
- That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, 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 2020-472  
2712 S. 2nd Street

- Applicant: Waco Property Rental, LLC
- Rezone from R-1B to PUD
- Property Size: apx. 1.04 acres
- Located along the north side of S. 2<sup>nd</sup> Street, east of Gurley Lane, and within zone 2 of the College and University Neighborhoods District overlay.





Taylor

2nd

Curley

Garden

University Parks

4th

Pascal

Overture

Graduate

Wagon Wheel

Conestoga

Church

3A

3RD

4th

Donaldson

Breckinridge

Velma



Taylor

2nd

Gurley

Graduate

Med Density Res Office Flex

University Parks

Garden

4th

Pascal

Overture

Urban Residential

Wagon Wheel

Conestoga

Church

3A

3RD

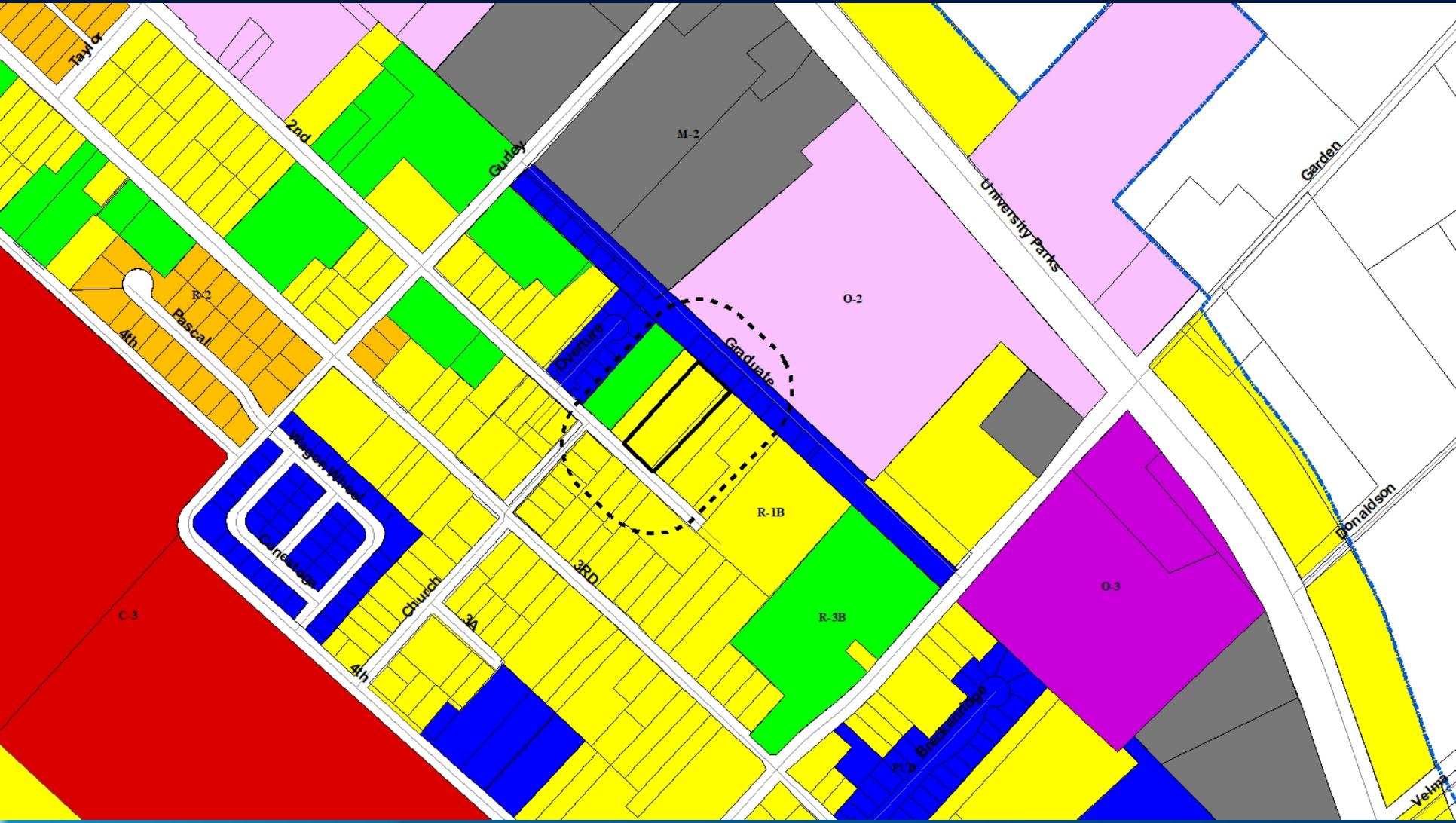
Suburban Residential

Donaldson

Open Space

Breckenridge

Valley



Conceptual Duplex Profile











Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to PUD** based on the following findings and subject to the following conditions:

*Findings:*

- The proposed PUD is in keeping with the purpose and intent of the PUD ordinance by providing a high level of urban amenities and design standards while allowing flexibility in the use and development of the land.

*Conditions:*

- The final PUD plan must meet all development standards consistent with the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, signage regulations, parking, site coverage, access & circulation, landscaping, college and university neighborhoods district overlay, refuse location & access, and fire protection location & access.

## *Conditions (continued):*

- Drainage for the site must meet the requirements of the City of Waco Stormwater Management Regulations. If off-site drainage is needed to meet regulations, appropriate drainage easements must be obtained before approval of any construction permits for the site.
- Property shall be platted prior to issuance of building permits.
- The narrative mentions that the property may be divided into individual lots. This will require conversion of the “driveway” into “private street” constructed to City of Waco street standards. The Final PUD shall include a fully engineered street design and utility layout for the proposed private street.
- A capacity study showing the impact to the sewer system must be provided with the Final PUD.

