

City Council Planning Public Hearing



Tuesday, May 7, 2024

Riverway Development

PH 2024-290

PH 2024-291

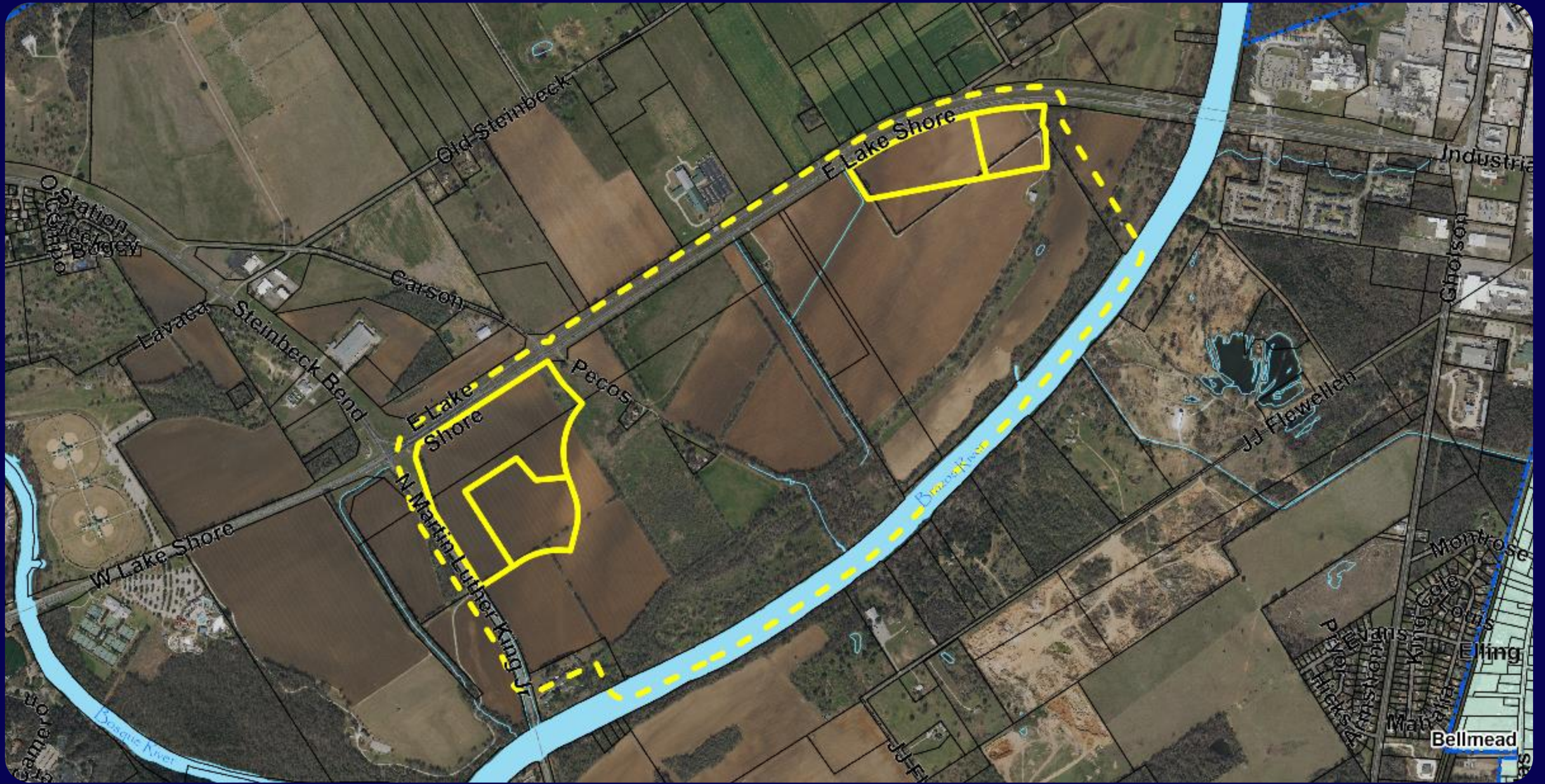
Three Components:

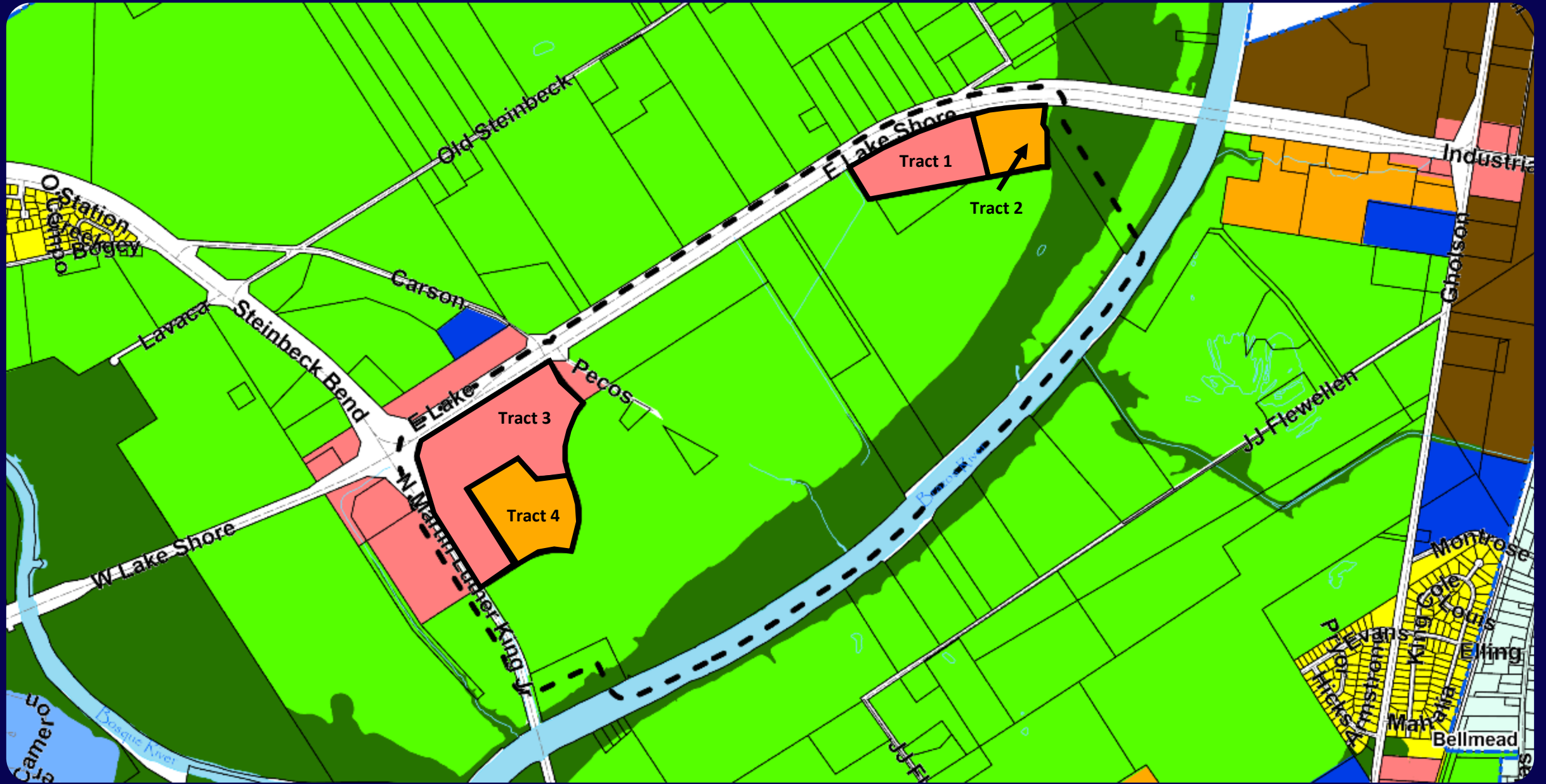
- 1) Land Use Plan and Zone Changes to establish base zoning
- 2) Creating the Riverway Overlay District
- 3) Riverway Design Book

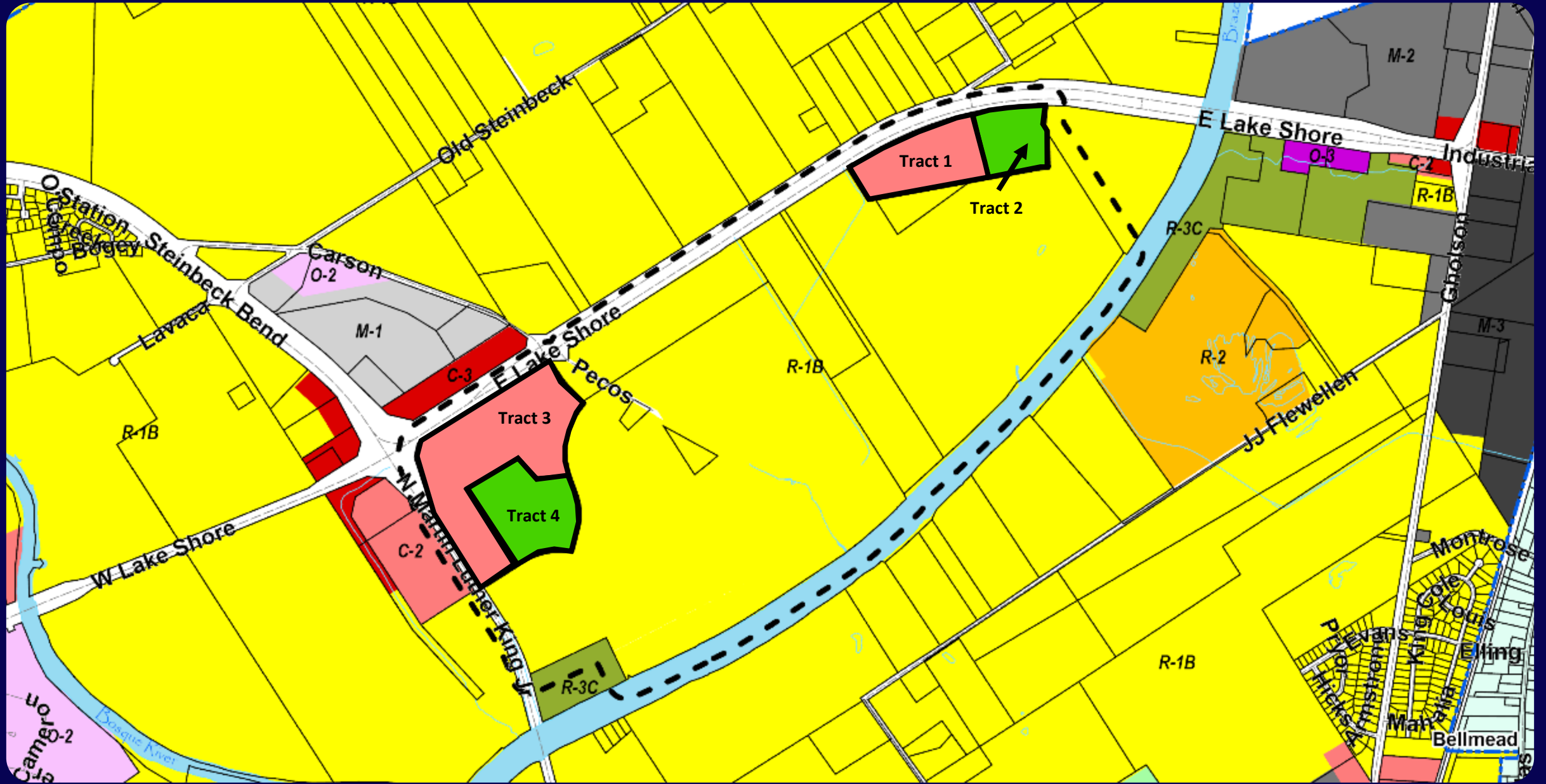
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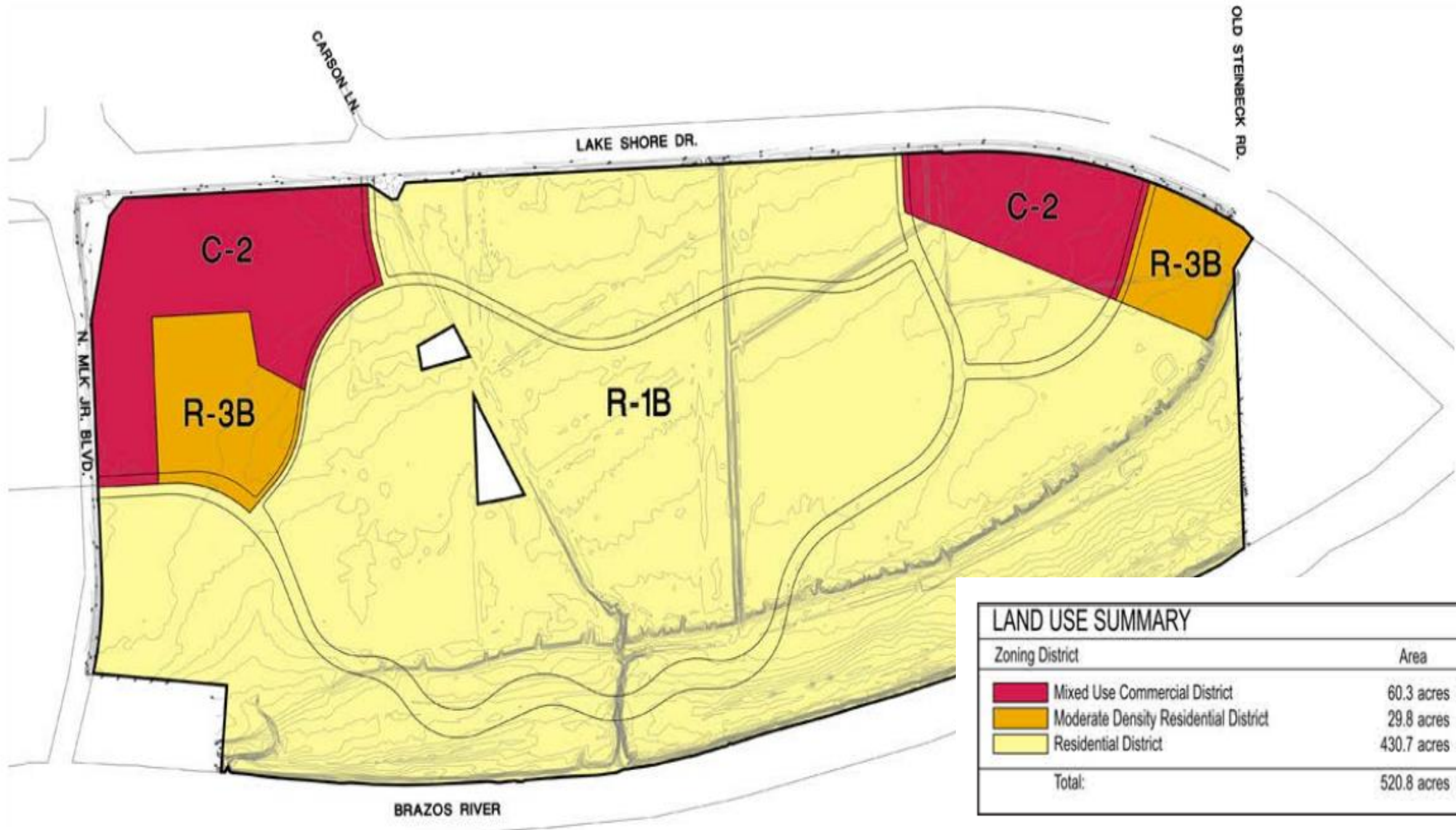
1109 E. Lake Shore Drive

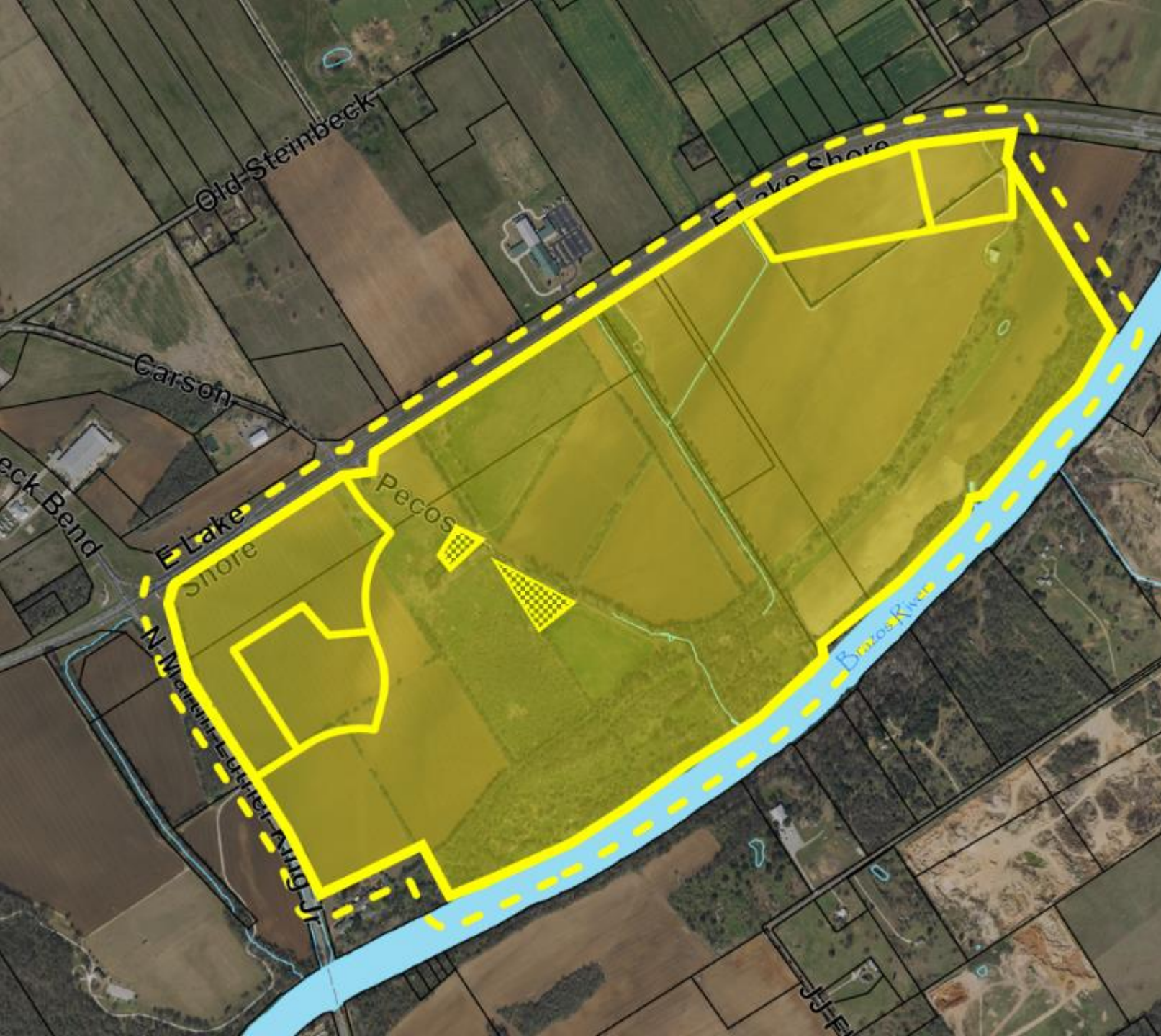
- Applicant: John Montemayor of Walker Partners, on behalf of CC Waco 521 Land Holding L.P.
- Request:
 - Tract 1: Land Use Change from Suburban Residential to Mixed Use Flex and Rezone from R-1B to C-2, a tract being 18.465 acres; and,
 - Tract 2: Land Use Change from Suburban Residential to Medium Density Residential Office Flex and Rezone from R-1B to R-3B, a tract being 10.874 acres; and,
 - Tract 3: Land Use Change from Suburban Residential and Mixed Use Flex to Mixed Use Flex and Rezone from R-1B and C-3 to C-2, a tract being 40.195 acres; and,
 - Tract 4: Land Use Change from Suburban Residential and Mixed Use Flex to Medium Density Residential Office Flex and Rezone from R-1B to R-3B, a tract being 18.827 acres.
- Property Size: approx. 88.36 acres
- Within the North Lake Waco NA
- Council District V











Riverway Overlay District - Ordinance

- Ordinance amending the Zoning Ordinance to create the Riverway Overlay District
- Adopts the overlay boundary
- Adopts the Riverway Design Book
- All development within the overlay shall comply with Riverway Design Book
- Designates 3 different districts:
 - Riverway Mixed Use Commercial District – Base zoning of C-2
 - Riverway Moderate Density Residential District – Base zoning of R-3B
 - Riverway Residential District – Base zoning of R-1B
- Outlines prohibited uses within each district that would normally be allowed.
- Establishes Architectural Control Committee

DRAFT



RIVERWAY

Waco, Texas



RIVERWAY DESIGN BOOK
APRIL 2024



VISION STATEMENT

The vision for Riverway is one that celebrates Waco heritage, while seamlessly embracing the conveniences and design of modern living. Riverway will aspire to create a community where past and present coexist in harmony, weaving a timeless sense of culture, comfort, and connection.

The vision is to promote not only the unique character of Riverway but also the natural beauty of Waco. We see a community that appreciates and preserves its stunning surroundings, inviting all to live among nature and wellbeing. The river, the parks, the trails and the landscape are more than just scenic backdrops; they are integral parts of everyday lives and create a way for residents to connect with each other and with the broader Waco community.



LAND USE SUMMARY

Land Use	Area	Units
Single Family Traditional or Estate Neighborhood Residential*	246.1 acres	959 units
Single Family Residential (Moderate Density)	25.8 acres	232 units
Multi-Family Residential	30.2 acres	695 units
Residential Sub-Total:	302.1 acres	1,886 units
Amenity Center	7.3 acres	
Commercial	22.5 acres	
100 Year Floodplain	101.1 acres	
Major Right-of-Way	34.6 acres	
Open Space**	53.2 acres	
Total:	520.8 acres	1,886 units

*Includes mix of various lot and home sizes
 **Includes open space, easements, roadway buffers and parkland

TRAIL LEGEND

- Riverfront Public Trail
- Neighborhood Public Trail

Traditional Neighborhood

Areas of medium density single family lots with development standards that maintain single family neighborhood characteristics.

- Lot Sizes*: 40'-60' Wide Lot Sizes
- Maximum Density 4.00 DU/AC
- Maximum Unit Count: 884 Units

* Lot sizes are intended to represent approximated lot size ranges, actual lot sizes may vary within 5' plus/minus increments.

PROTOTYPICAL TRADITIONAL RESIDENTIAL BUILDING TYPES



FIGURE 1.5: Prototypical Traditional Residential Product 1
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.7: Prototypical Traditional Residential Product 3
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.6: Prototypical Traditional Residential Product 2
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.8: Prototypical Traditional Residential Product 4
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.

Estate Neighborhood

Areas of lower density single family lots intended to allow larger lots. The pattern of development closely matches the traditional neighborhood areas.

- Lot Sizes*: 60' – 70' Wide, up to 80' – 0.5-acre lots
- Maximum Density 3.00 DU/AC
- Maximum Unit Count: 75 Units

* Lot sizes are intended to represent approximated lot size ranges, actual lot sizes may vary within 5' plus/minus increments.

PROTOTYPICAL ESTATE RESIDENTIAL BUILDING TYPES



FIGURE 1.17: Prototypical Estate Residential Product 1
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.19: Prototypical Estate Residential Product 3
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.18: Prototypical Estate Residential Product 2
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.20: Prototypical Estate Residential Product 4
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.

Moderate Density Neighborhood

Areas of attached and detached multi-family residential development at a density lower than multi-family. Moderate density neighborhoods are appropriate as a transition between traditional and estate neighborhoods and more intense uses.

- Including, without limitation, detached townhouse, build-to-rent, and attached Brownstone
- Zero lot line
- Maximum Density 9.00 DU/AC
- Maximum Unit Count: 232 Unit

PROTOTYPICAL MODERATE DENSITY RESIDENTIAL BUILDING TYPES



FIGURE 1.13: Prototypical Moderate Density Residential Product 1
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.15: Prototypical Moderate Density Residential Product 3
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.

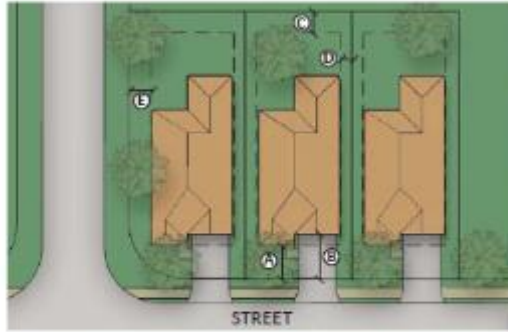


FIGURE 1.14: Prototypical Moderate Density Residential Product 2
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.16: Prototypical Moderate Density Residential Product 4
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.

3.5: BUILDING PLACEMENT

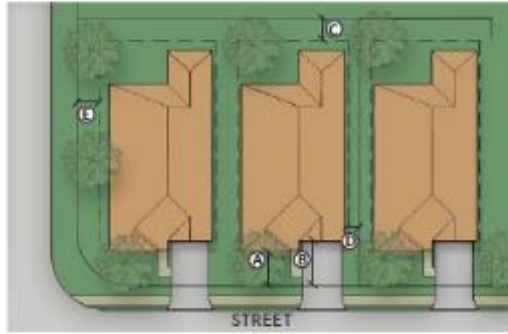


TRADITIONAL LOTS

- Ⓐ Front Setback: 15 feet
- Ⓑ Garage Setback: 20 feet
- Ⓒ Rear Setback: 10 feet
- Ⓓ Side Setback: 5 feet
- Ⓔ Corner Side Setback: 10 feet

FIGURE 3.5: Traditional Neighborhood Layout

NOTE: Building footprints, driveway locations and trees are illustrative to convey setback standards.

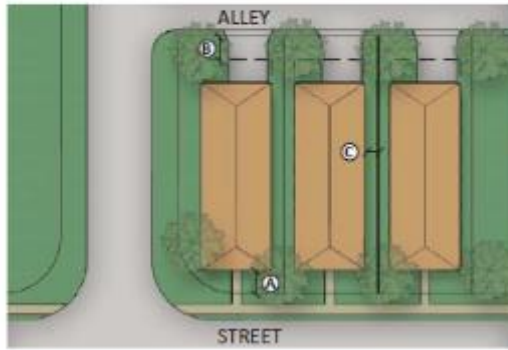


ESTATE LOTS

- Ⓐ Front Setback: 15 feet
- Ⓑ Garage Setback: 20 feet
- Ⓒ Rear Setback: 10 feet
- Ⓓ Side Setback: 5 feet
- Ⓔ Corner Side Setback: 10 feet

FIGURE 3.6: Amenity Neighborhood Layout

NOTE: Building footprints, driveway locations and trees are illustrative to convey setback standards.



ALLEY LOADED LOTS

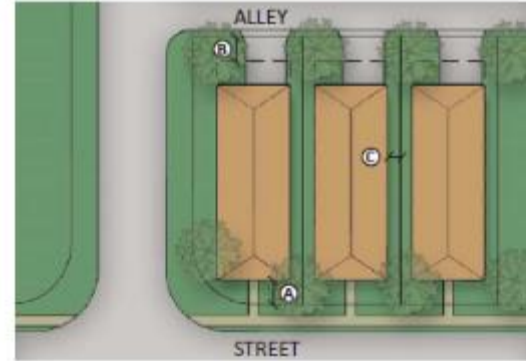
In the event an alley product is located within any neighborhood the following setbacks shall apply:

- Ⓐ Front Setback: 10 feet
- Ⓑ Rear Setback: 10 feet
- Ⓒ Side Setback: 5 feet

FIGURE 3.7: Alley Loaded Product Layout

NOTE: Building footprints, driveway locations and trees are illustrative to convey setback standards.

4.6: BUILDING PLACEMENT



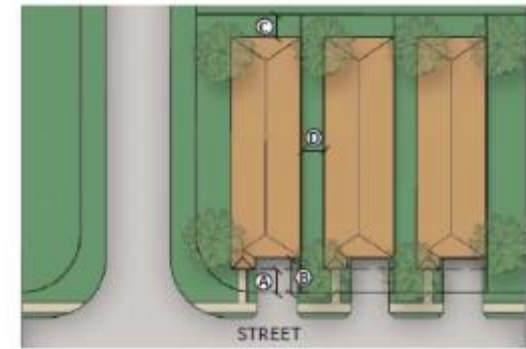
ALLEY LOADED PRODUCT

In the event an alley product is located within any neighborhood the following setbacks shall apply:

- Ⓐ Front Setback: 10 feet
- Ⓑ Rear Setback: 10 feet
- Ⓒ Side Setback: 5 feet

FIGURE 4.2: Alley Loaded Product Layout

NOTE: Building footprints, driveway locations and trees are illustrative to convey setback standards.



FEE SIMPLE LOTS:

- Ⓐ Front Setback: 15 feet
- Ⓑ Garage Setback: 20 feet
- Ⓒ Rear Setback: 10 feet
- Ⓓ Side Setback: 5 feet/0 feet*

FIGURE 4.3: Fee Simple Lots Setbacks

NOTE: Building footprints, driveway locations and trees are illustrative to convey setback standards.

* Zero feet side setback on attached side and zero lotline product.

CONDOMINIUM LOTS:

- Front Setback: 15 feet
- Rear Setback: 15 feet
- Side Setback: 10 feet
- Front Building Separation: 15 feet
- Rear Building Separation: 20 feet
- Side Building Separation: 10 feet

Commercial & Multi-family Residential

- High intensity, attached residential development not to exceed 23 units per acre.
- Mixed Use Commercial areas - commercial and multi-family “pods”.
- Commercial buildings comprised of retail shops, restaurants and/or offices and multi-family residential.
- Lot size: N/A
- Maximum Density 23.00 DU/AC
- Maximum Unit Count: 695 Units



Amenity & Recreation

Feature an amenity center building with timeless traditional architecture, material enhancements including stonework with stained woodwork geared towards large gathering and community recreation.

Recreation includes parks and greenspaces connected via community trail systems hosting pavilions, playgrounds and sports courts, and a marina will be located adjacent to the amenity center for water-based activities.

PROTOTYPICAL AMENITY CENTER BUILDING TYPES & RECREATION



FIGURE 1.21: Prototypical Amenity Center Building 1
NOTE: The photo above is indicative of the amenity offerings but does not limit the range of potential amenities in Riverway.



FIGURE 1.23: Recreation lifestyle showing potential outdoor amenities
NOTE: The photo shown above is for illustrative purposes only.



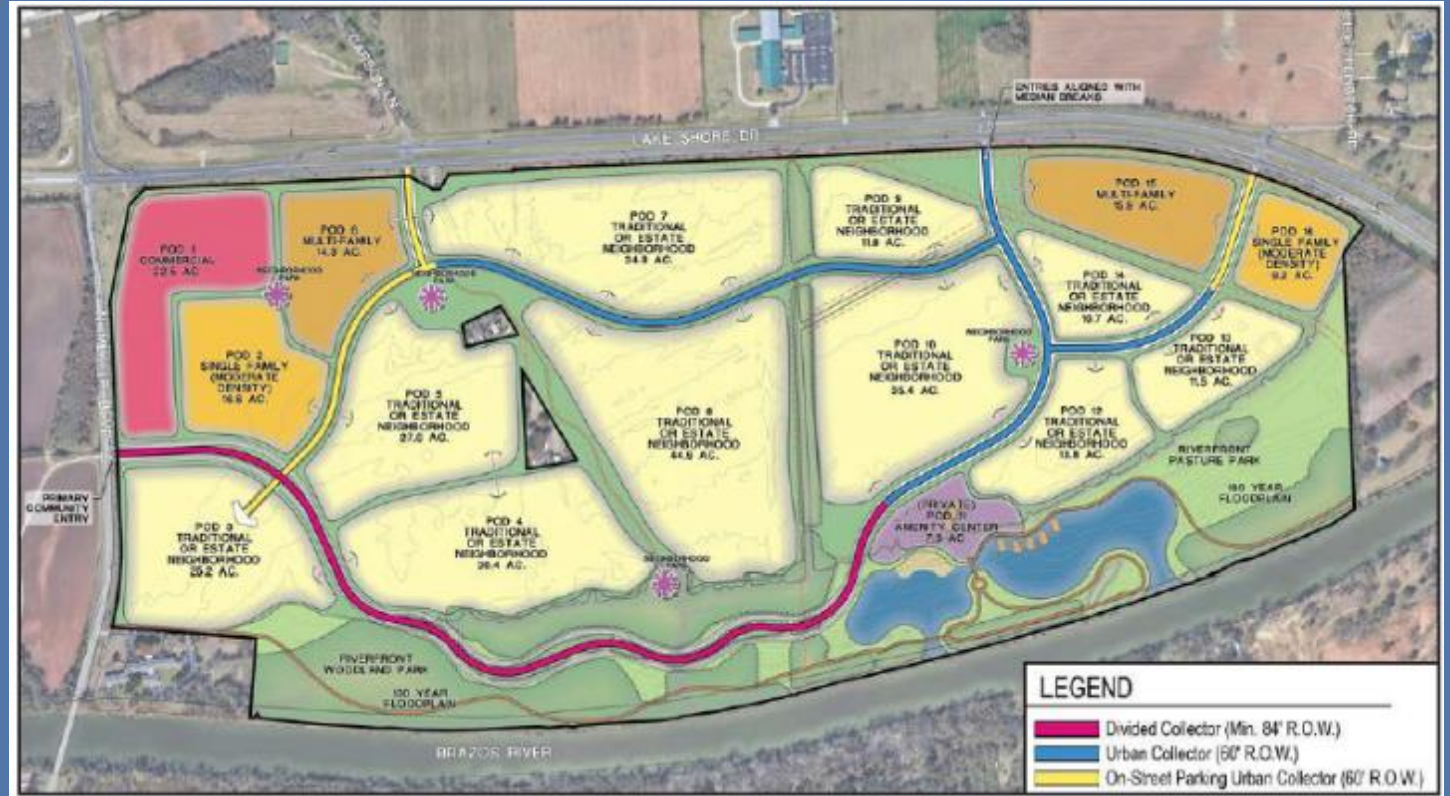
FIGURE 1.22: Prototypical Amenity Center Building 2
NOTE: The photo above is indicative of the amenity offerings but does not limit the range of potential amenities in Riverway.



FIGURE 1.24: Recreation lifestyle showing potential outdoor amenities
NOTE: The photo shown above is for illustrative purposes only.

Streets & Circulation

- Divided Collector Roadway: Minimum 84 ft. Right-of-Way
- On-Street Parking Urban Collector Roadway: 60 ft. Right-of-Way
- Urban Collector Roadway: 60 ft. Right-of-Way
- Typical Neighborhood Street: 50 ft. Right-of-Way
- Typical Alley: 20 ft. Right-of-Way



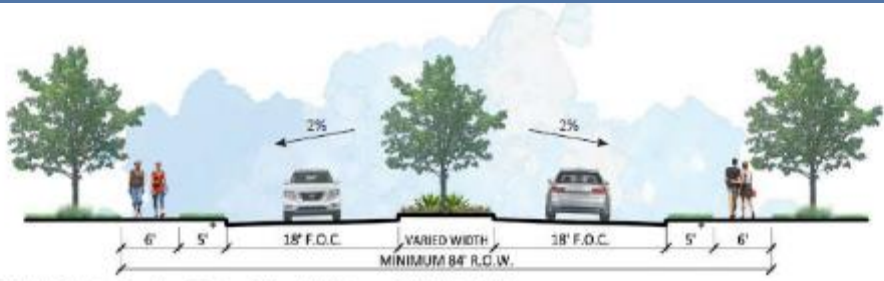


FIGURE 2.2A: Divided Collector Roadway Design Option A (Minimum 84' Right-of-Way)

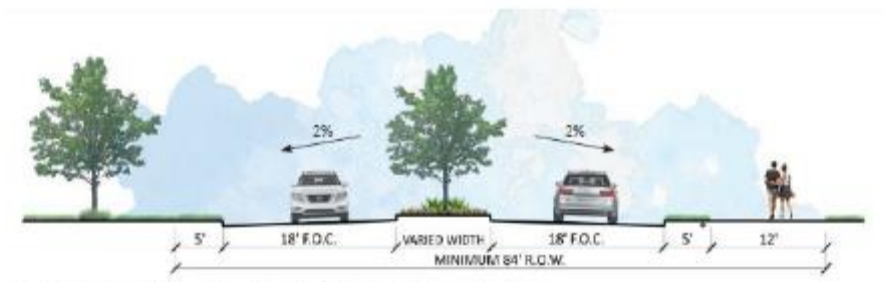


FIGURE 2.2B: Divided Collector Roadway Design Option B (Minimum 84' Right-of-Way)

NOTE: Design options A or B will be permissible wherever divided collector is indicated on figure 2.1. In locations where the riverfront public trail parallels and is within 75' of the divided collector, the sidewalk may be removed. Sidewalk connections to the trail must be made from street intersections along the divided collector roadway.

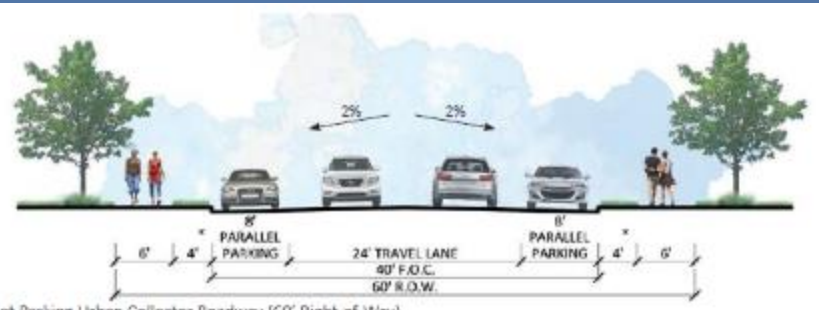


FIGURE 2.3: On-Street Parking Urban Collector Roadway (60' Right-of-Way)

NOTE: Cross slope or crowned roadways may be utilized.

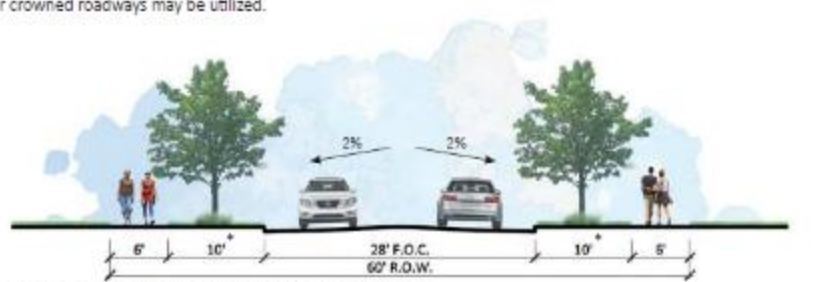


FIGURE 2.4A: Urban Collector Roadway Design Option A (60' Right-of-Way)

*Sidewalk may be curvilinear (i.e. dimensions between curb and sidewalk may vary). If sidewalk adjoins curb, sidewalk will be widened by two feet.
 **ADA-compliant pedestrian connections shall be constructed at all cross streets.

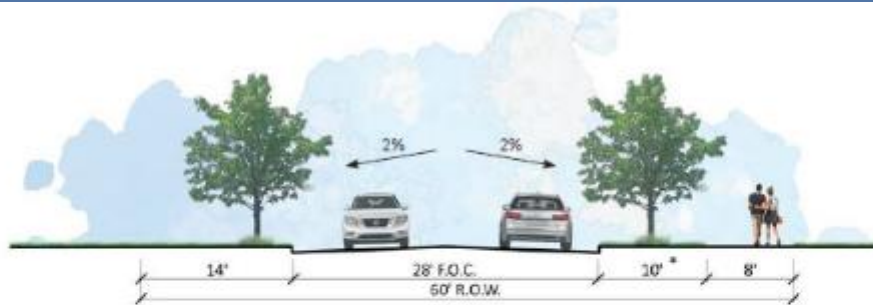


FIGURE 2.4B: Urban Collector Roadway Design Option B (60' Right-of-Way)

NOTE: Cross slope or crowned roadways may be utilized. Design options A or B will be permissible wherever urban collector is indicated on figure 2.1.

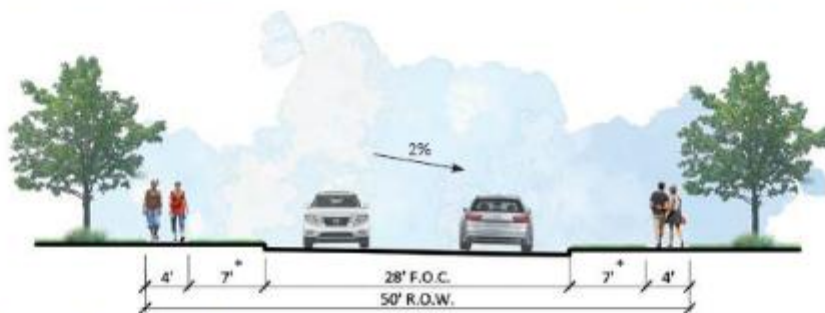


FIGURE 2.5: Typical Neighborhood Street (50' Right-of-Way)

NOTE: Cross slope or crowned roadways may be utilized.



FIGURE 2.6: Typical Alley (20' Right-of-Way)

Community Pedestrian Trail Systems

- Roadside and off-road natural trails.
- Approximately 12,500 linear feet of riverfront public trails
- 4,500 linear feet of 6' neighborhood public trails.
- If trails are replacing sidewalks, will meet ADA standards.



Design Standards

- Residential Variation & Density
 - Each block face contain at least 4 different floor plan models with no more than 2 of the same building elevations
 - Separation of 4 lots for any model
 - Separation of 2 lots across street for any model
 - Different materials/colors for same floor plans
 - Minimum 5% rear loaded lots
- Porches encouraged
- Building height & massing standards
- Building standards (materials, roof, window, door, mechanical equipment, etc.)



FIGURE 3.4: Architectural sketch displaying gabled roofline
NOTE: Rendering is shown for illustrative purpose only.



FIGURE 3.3: Architectural sketch displaying desired streetscape
NOTE: Rendering is shown for illustrative purpose only.











Plan Commission recommends ***APPROVAL*** of the land use changes, rezoning and ordinance creating the Riverway Overlay District and all accompany regulating sections of the overlay district.

