

Planning Public Hearing City Council Meeting

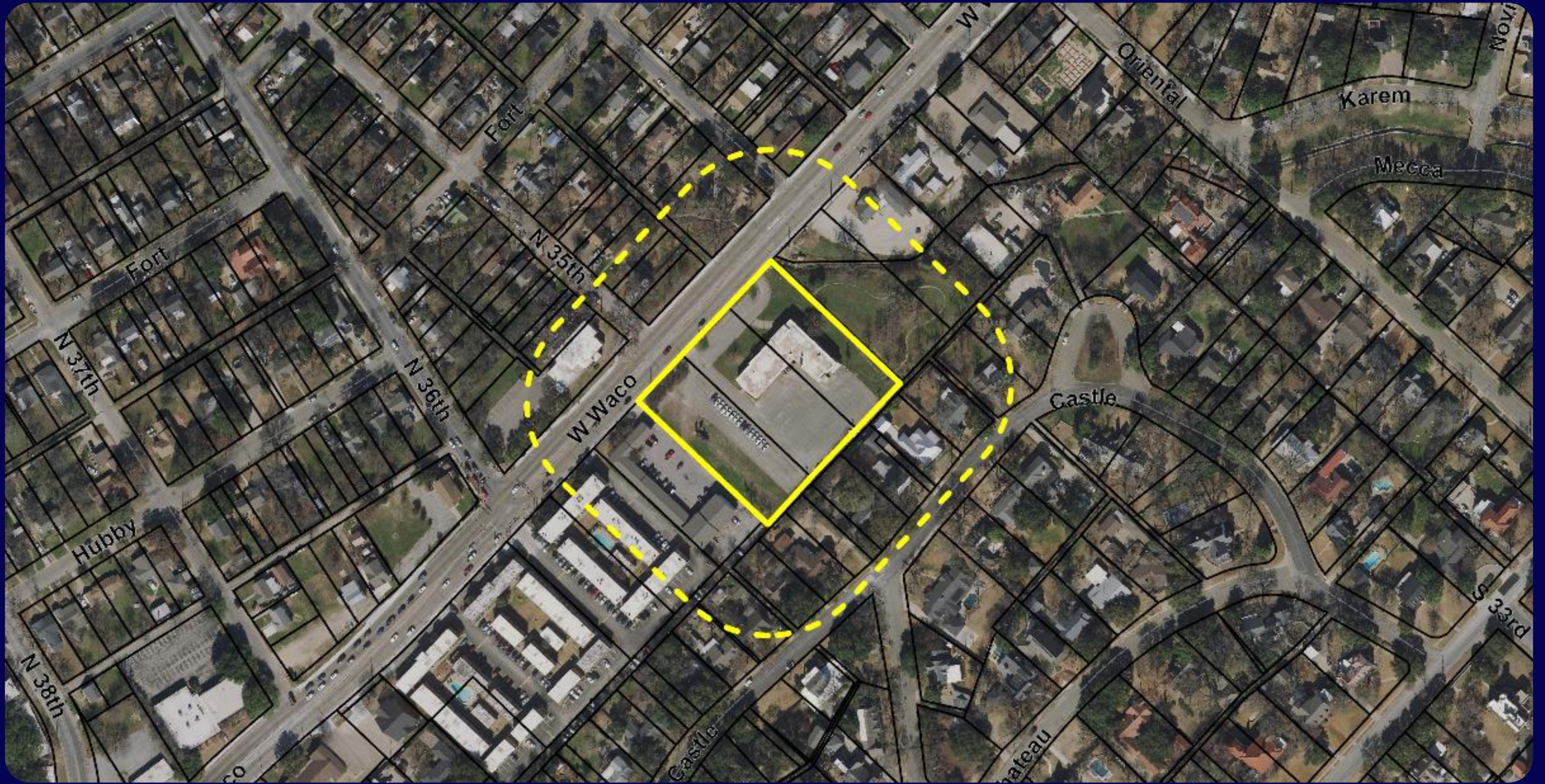


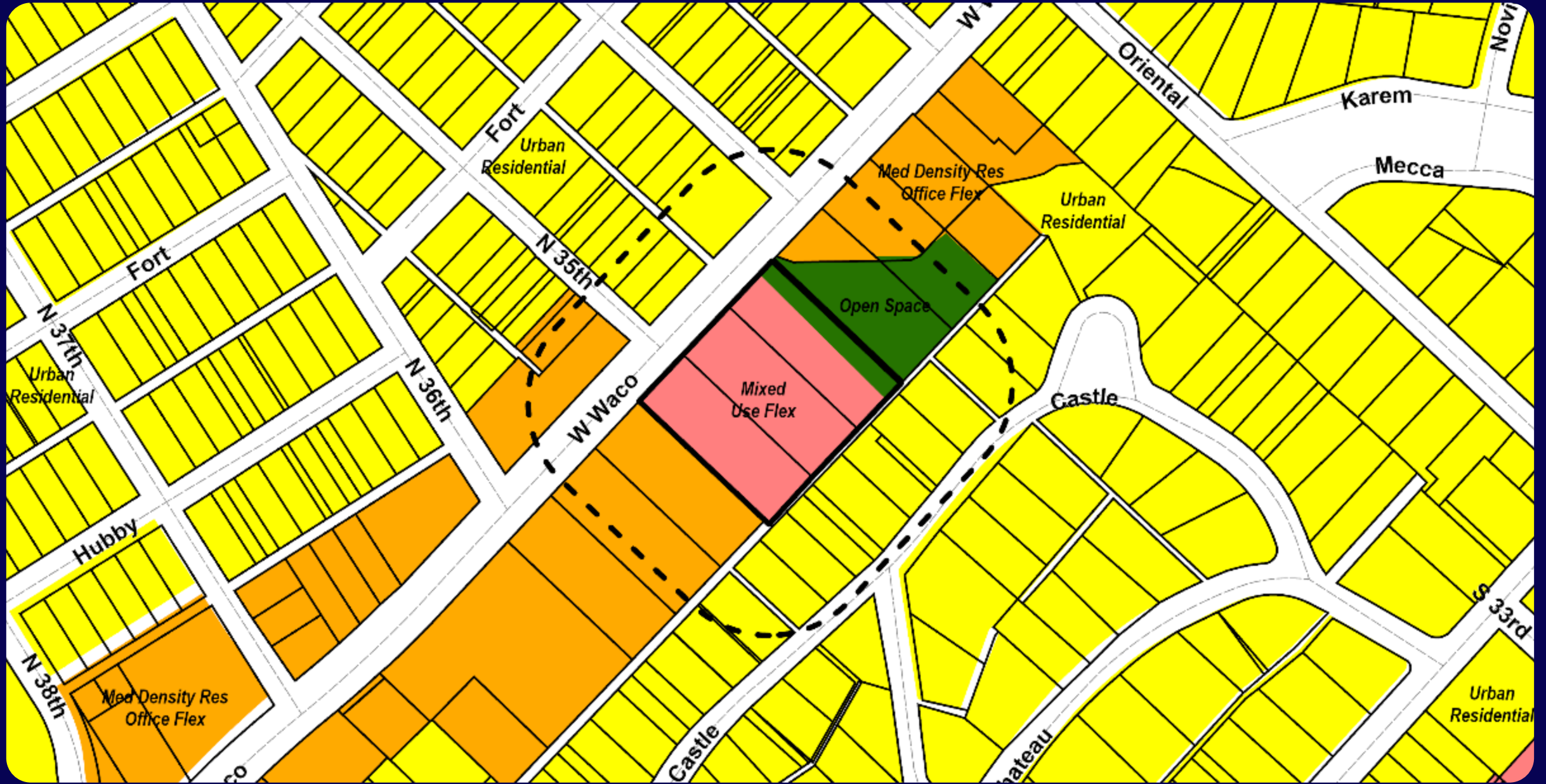
Tuesday, May 21, 2024

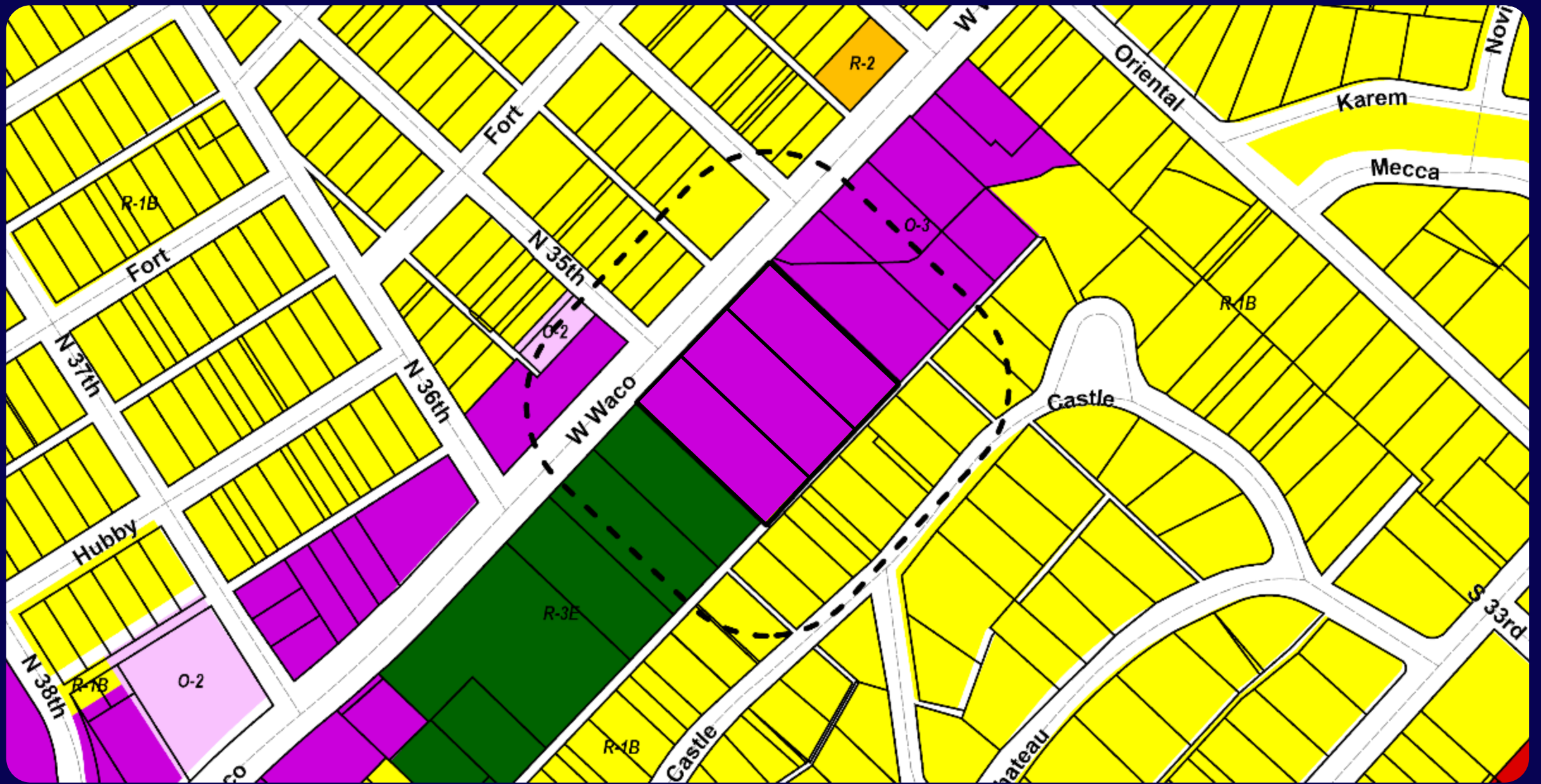
PH 2024-355

3420 W Waco Drive

- Applicant: Joshua Barrett of Turner Brothers Real Estate
- Request: R-1B Single Family Residence District to O-3 Office-limited Commercial District
- Property Size: approx. 2.56 acres
- Within the Austin Ave. NA
- Council District III









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

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The property meets all the area and width requirements for the O-3 zoning district.
4. The property is located along an arterial street (Waco Dr.)
5. The proposed O-3 zoning brings the existing building on the property into conformance with the zoning ordinance and provides for compatible mixed-use development with the adjacent residential neighborhood by limiting the types of commercial uses permitted and hours of operation



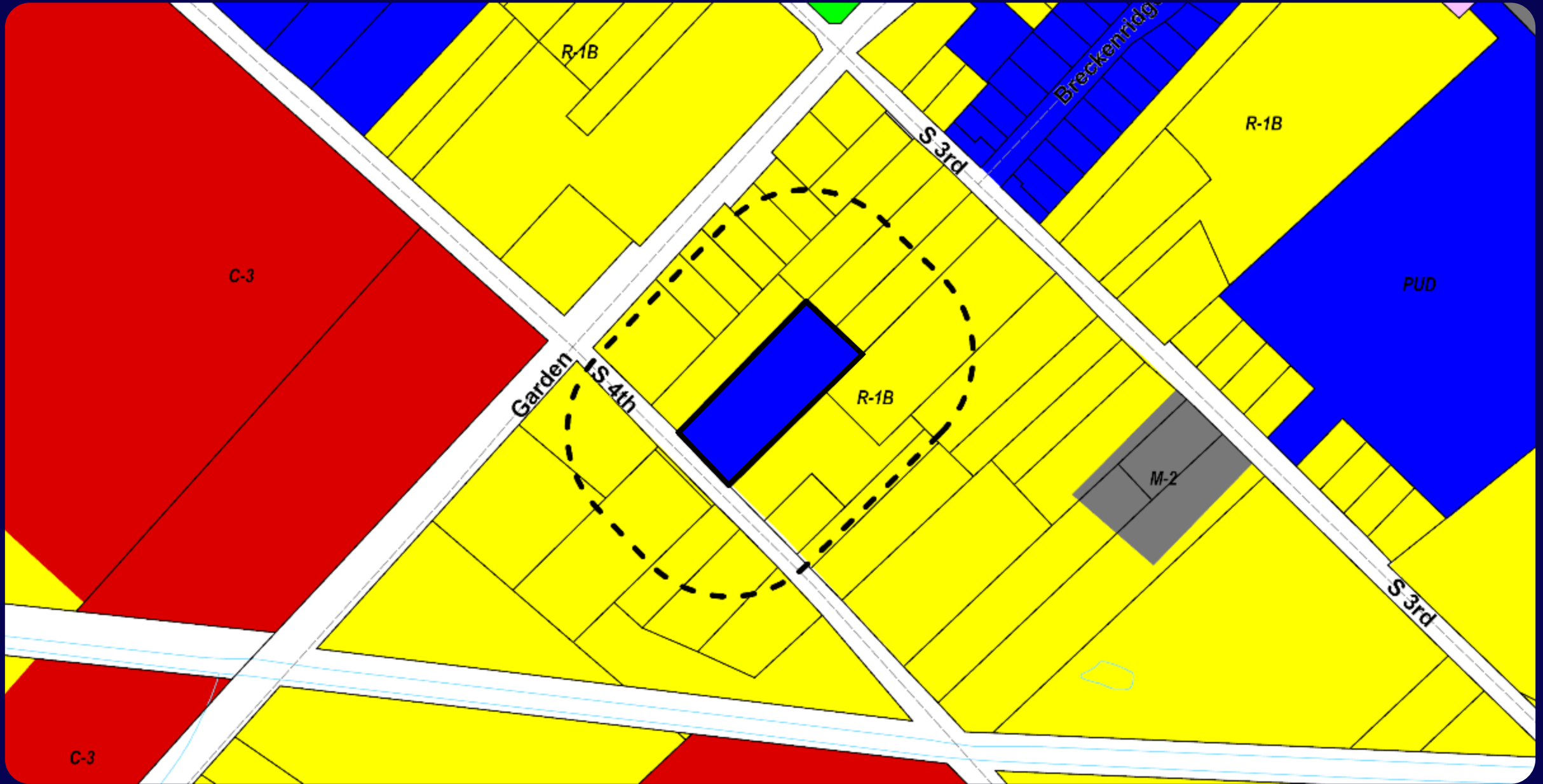
PH 2024-358

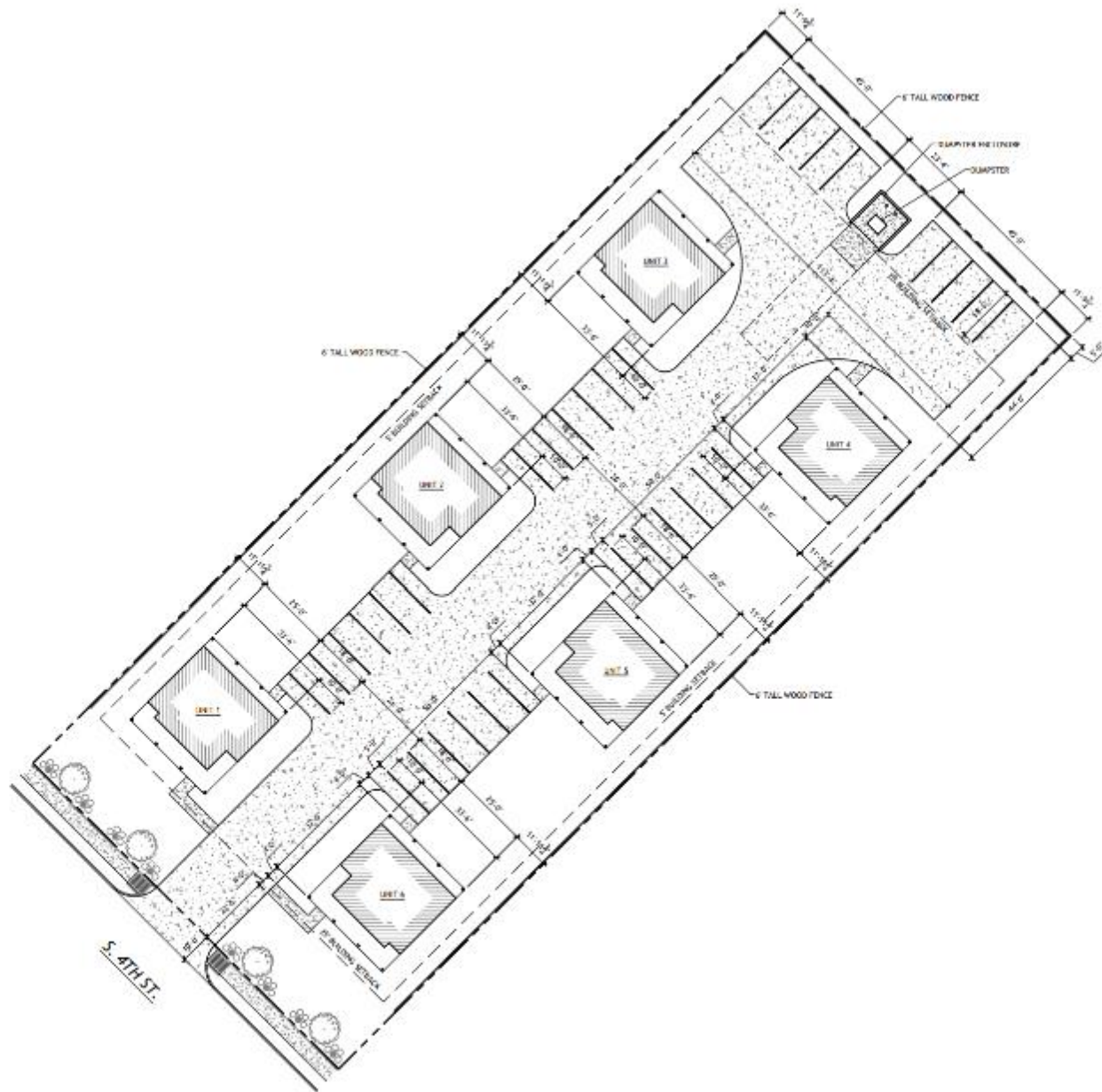
3212 S. 4th Street

- Applicant: David Mercer of Merck General Contracting, LTD, on behalf of Sherwin Owiesy
- Request: Rezone from R-1B to PUD
- Property Size: 1.0283 Acre Tract
- Within the Oakwood NA
- Council District I









1 SITE PLAN
1" = 20'-0"



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:

1. The proposed PUD is consistent with the land use component of the Comprehensive Plan, the purposes of Ch. 28 Zoning of the Code of Ordinances of the City of Waco, Texas, and the planned unit development regulations.
2. 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.

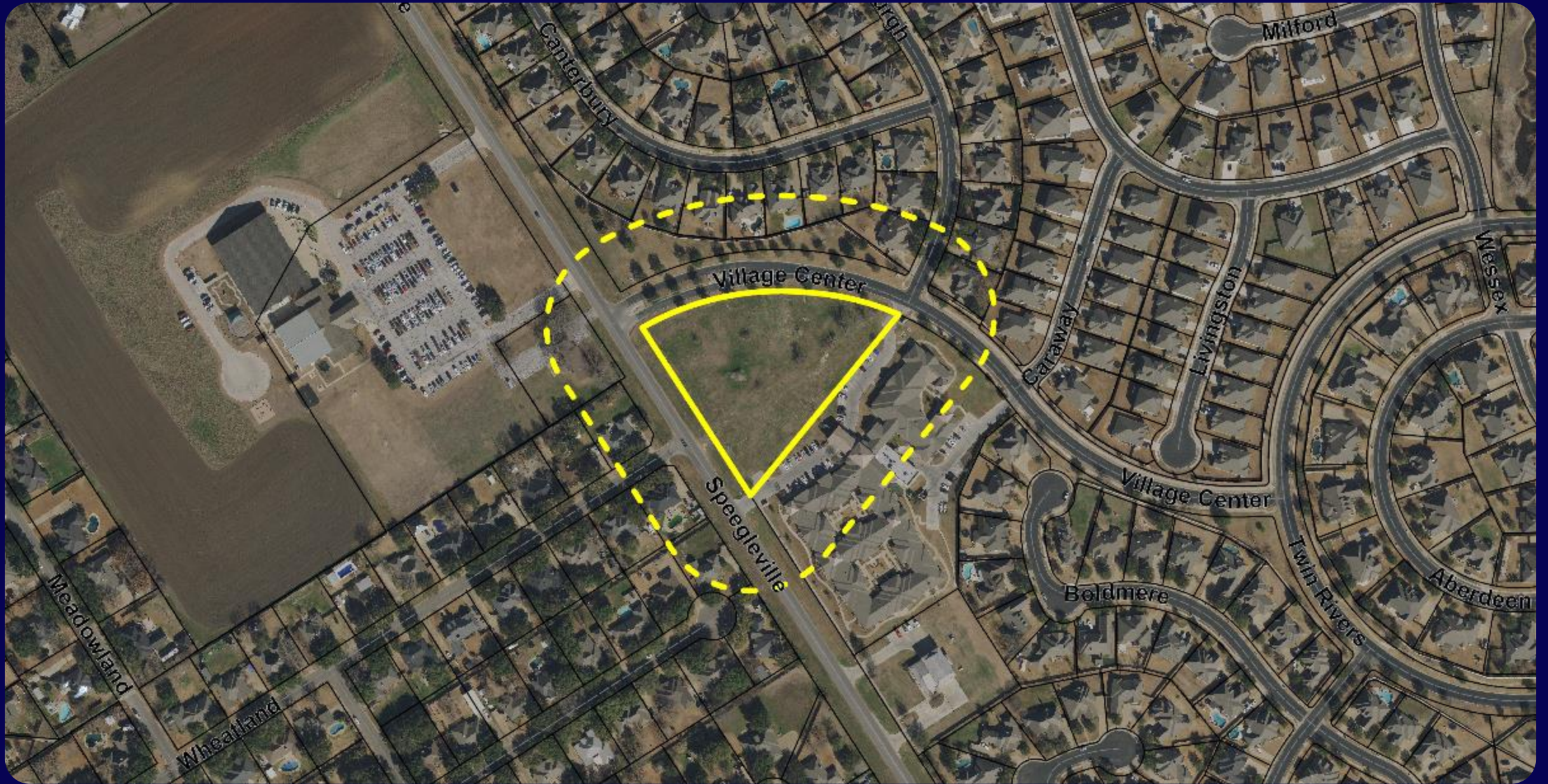
Conditions:

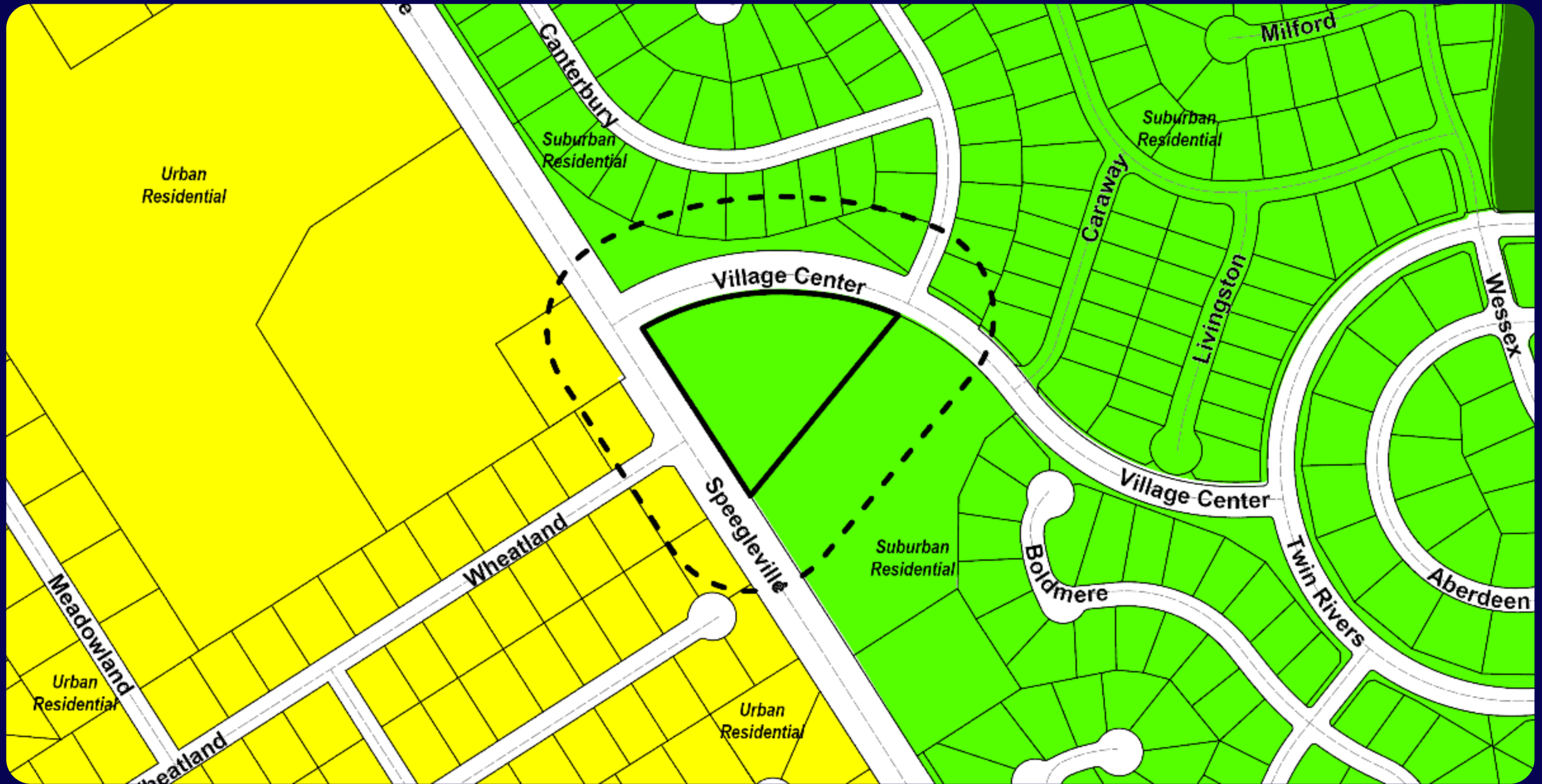
1. The Final PUD plan must meet all development standards consistent with the Concept PUD plan and the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, floodplain, engineering design for water and sewer, signage regulations, parking, site coverage, access & circulation, landscaping, refuse location & access & fire protection location & access.
2. The property shall be platted in accordance with the subdivision ordinance prior to the issuance of building permits.

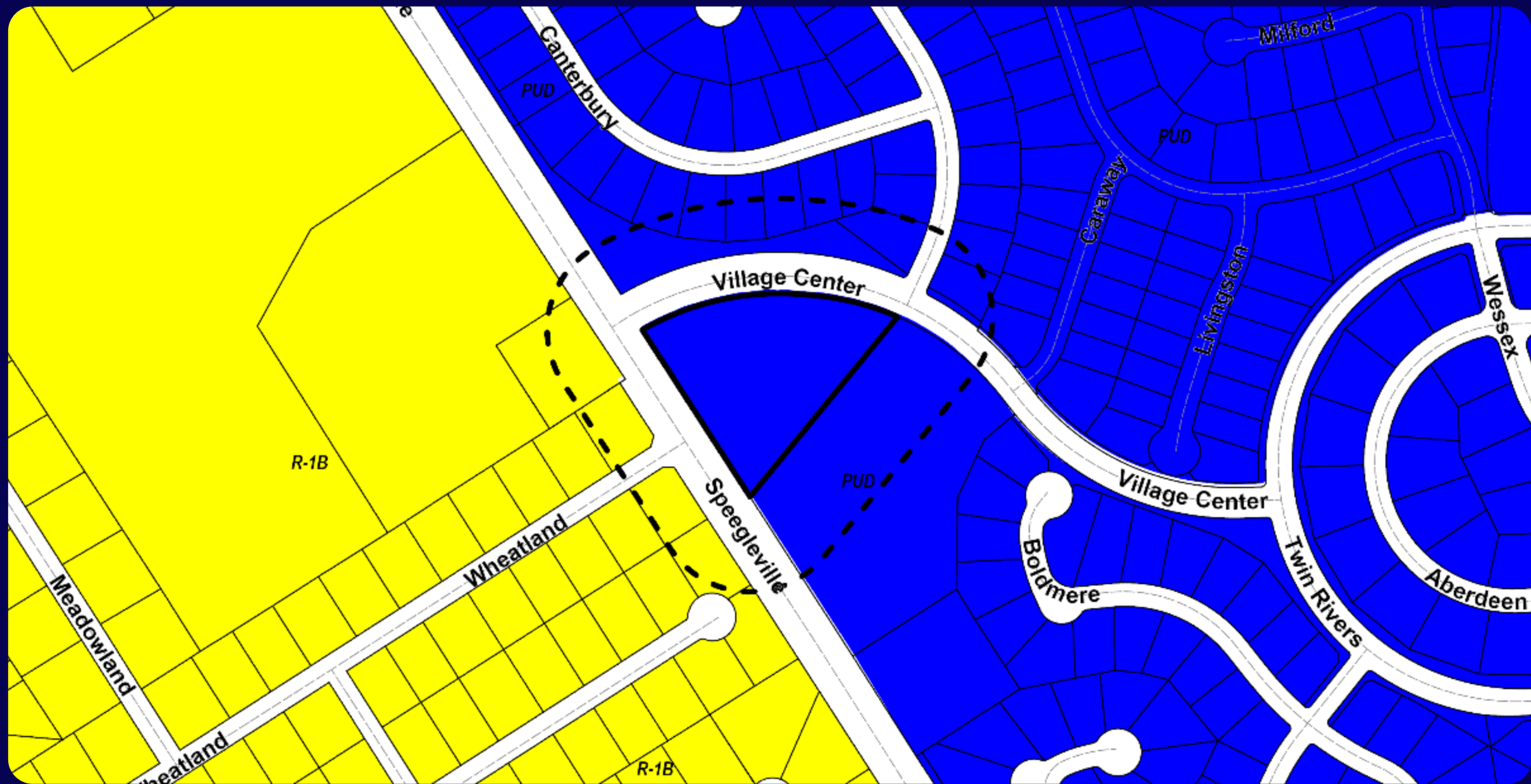
PH 2024-353

5317 Speegleville Road

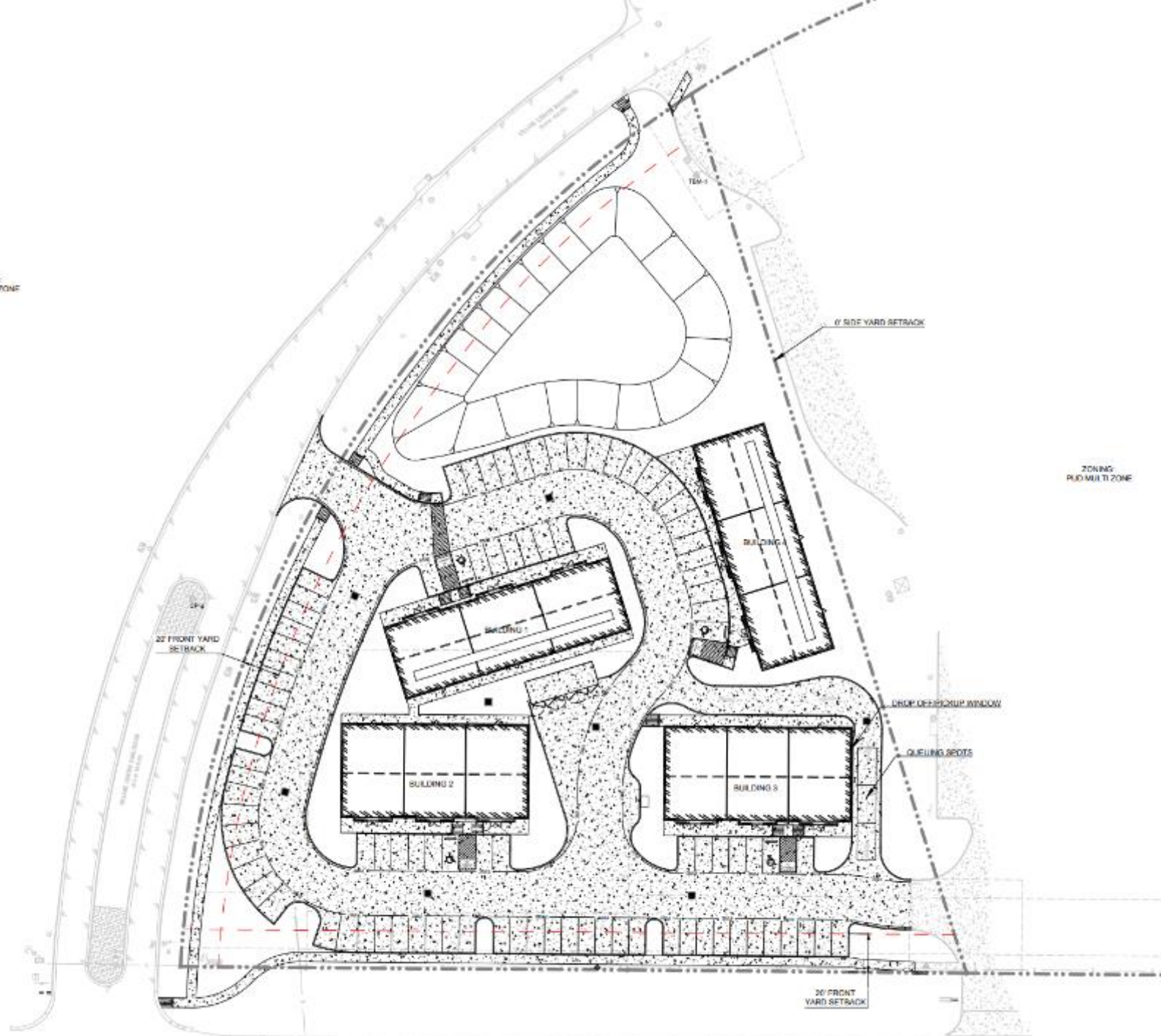
- Applicant: Kayla Williams, CP&Y, Inc., DBA STV Infrastructure on behalf of PMBL Investments, LP
- Request: FINAL PUD
- Property Size: approx. 2.761 acres
- Council District V







ZONING:
PUD MULTI ZONE



ZONING:
PUD MULTI ZONE



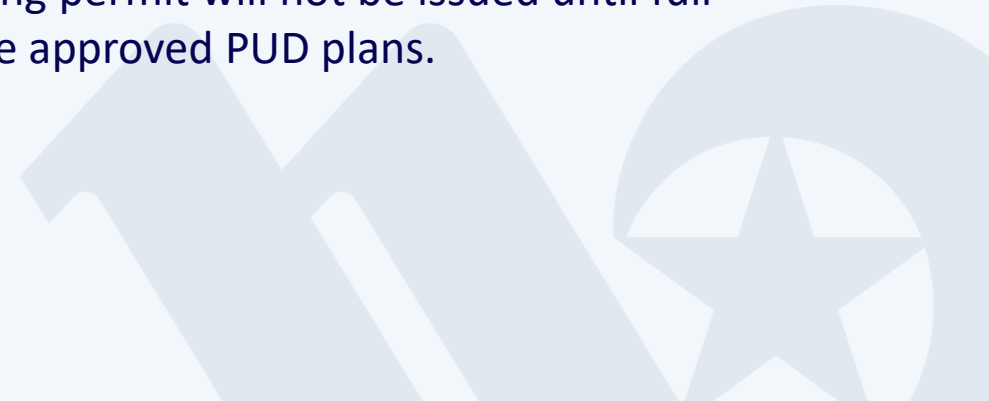
Planning Services recommends ***APPROVAL*** of the ***Final PUD*** based on the following findings and conditions:

Findings:

1. 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.
2. 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.

Conditions:

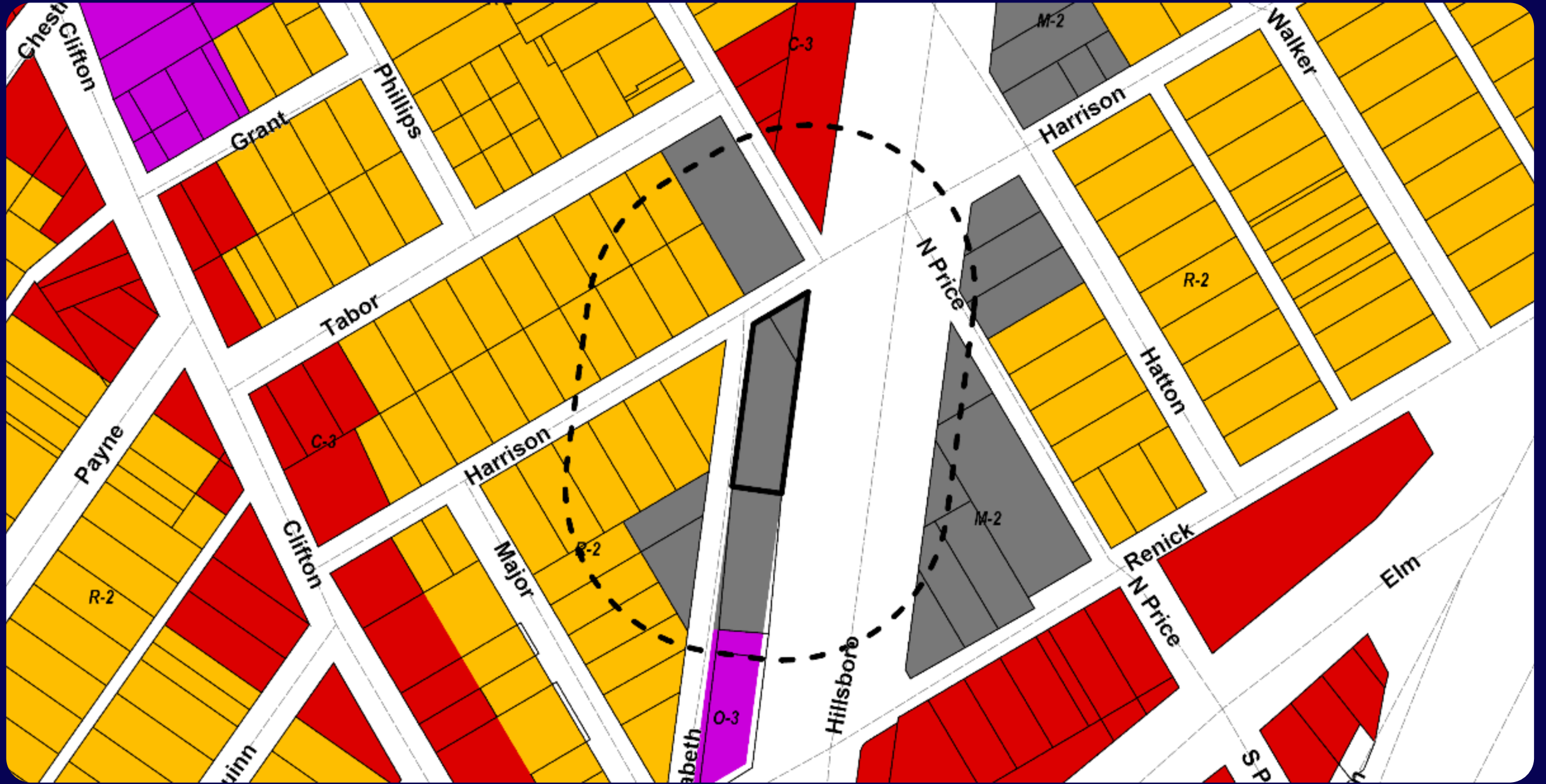
1. At time of development, full building plans must be submitted meeting all City of Waco development requirements including but not limited to the following: applicable building codes, site grading & drainage, parking, signage, College and University Neighborhoods District standards, vehicle/ pedestrian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



PH 2024-354 226 Hillsboro Dr

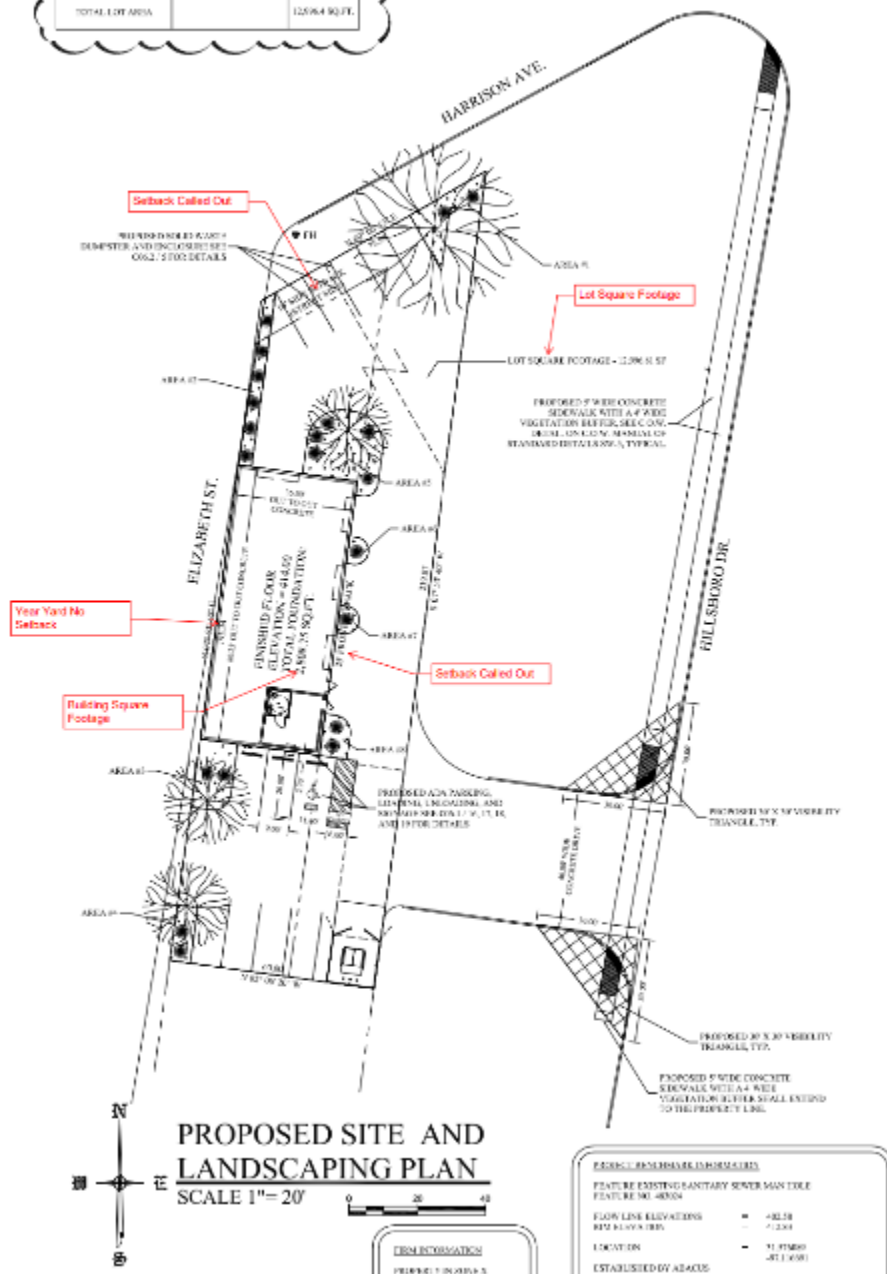
- Applicant: Jennifer Grabs (5G Services), on behalf of David Maxwell
- Request: Special Permit for an Auto Body Shop in M-2
- Property Size: approx. 0.3444 acres
- Within the North East Riverside NA
- Council District I





| | | |
|--------------------------------------|--------------|-------------------|
| CONCRETE CURB | | |
| BUILDING | IMPROVEMENTS | 2,863.75 SQ. FT. |
| CONCRETE DRIVE AND PARKING/LOAD AREA | IMPROVEMENTS | 8,002.50 SQ. FT. |
| VEGETATION AND/OR LANDSCAPING | IMPROVEMENTS | 1,300.00 SQ. FT. |
| TOTAL LOT AREA | | 12,066.75 SQ. FT. |

| | | |
|-------------------|------------------------|---------------|
| PRE-CONSTRUCTION | DEFERENCES | 0.00 SQ. FT. |
| POST-CONSTRUCTION | DEFERENCES | 11.00 SQ. FT. |
| TOTAL | INCREASE IN DEFERENCES | 11.00 SQ. FT. |



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

1. That the proposed use is consistent with the comprehensive plan.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. 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.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

Staff recommends the provisions and conditions noted under the “Special Provisions and Conditions” section of this report.



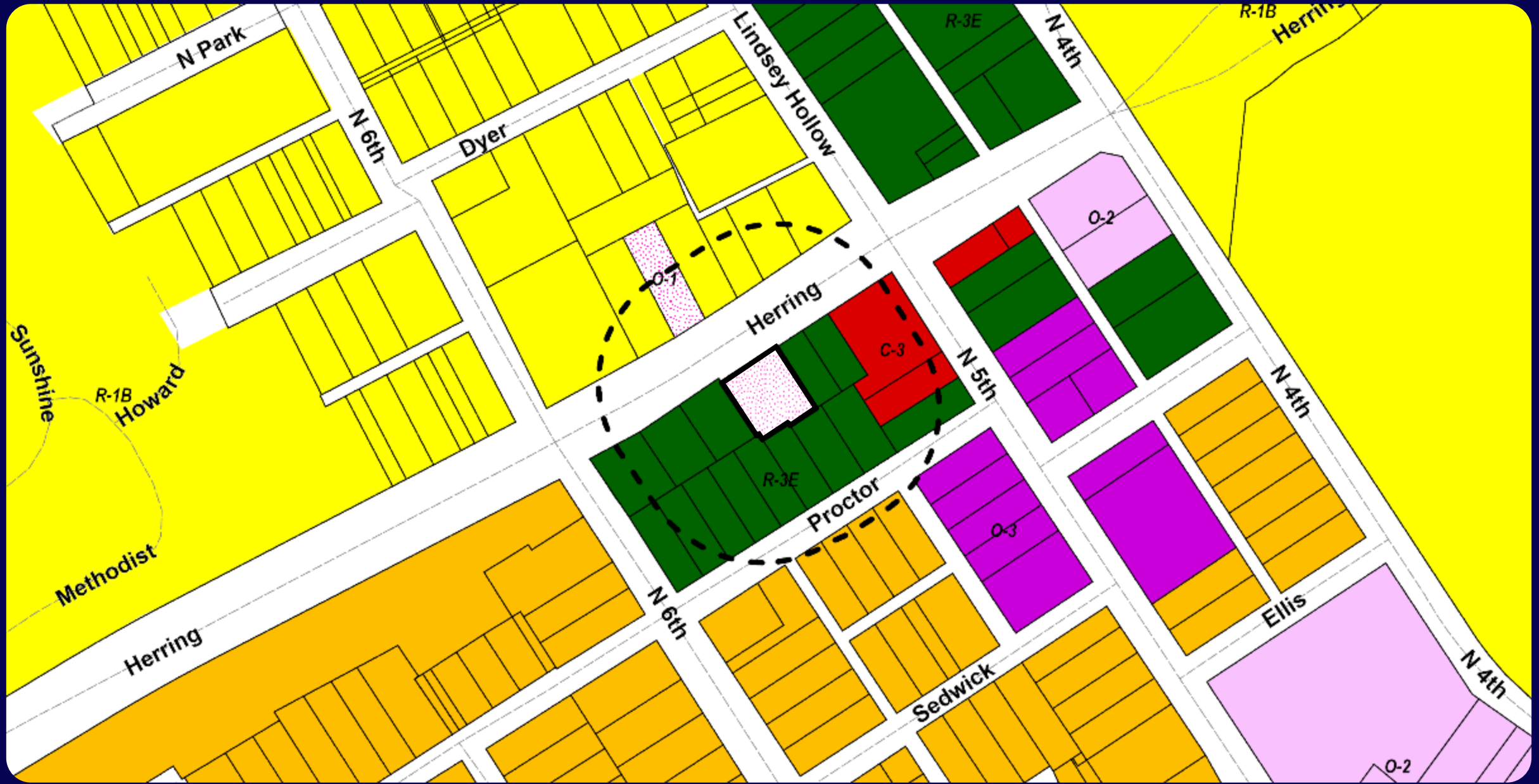
PH 2024-356

522 Herring Ave

- Applicant: Joycelyn Romero, 3 Sisters Midwifery, on behalf of Rhiannon Fountain
- Request: Rezone from R-3E to O-1
- Property Size: Approx. 0.264 acres
- Within the Brook Oaks NA
- Council District IV







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

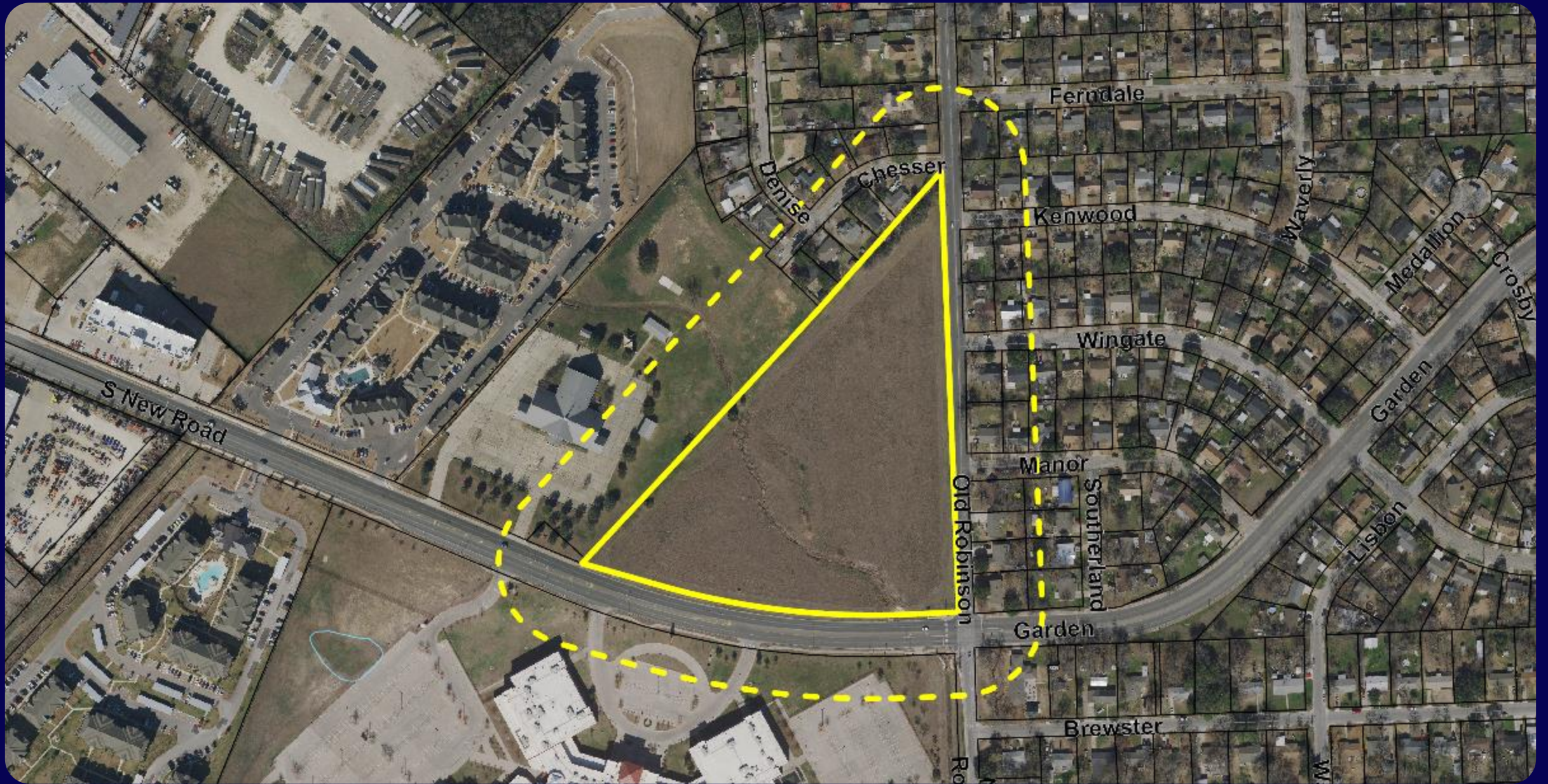
1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
2. The property meets all the area and width requirements for the O-1 zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the O-1 zoning district.
4. There is existing O-1 zoning immediately across of Herring Ave that was approved for a rezone in 2016.

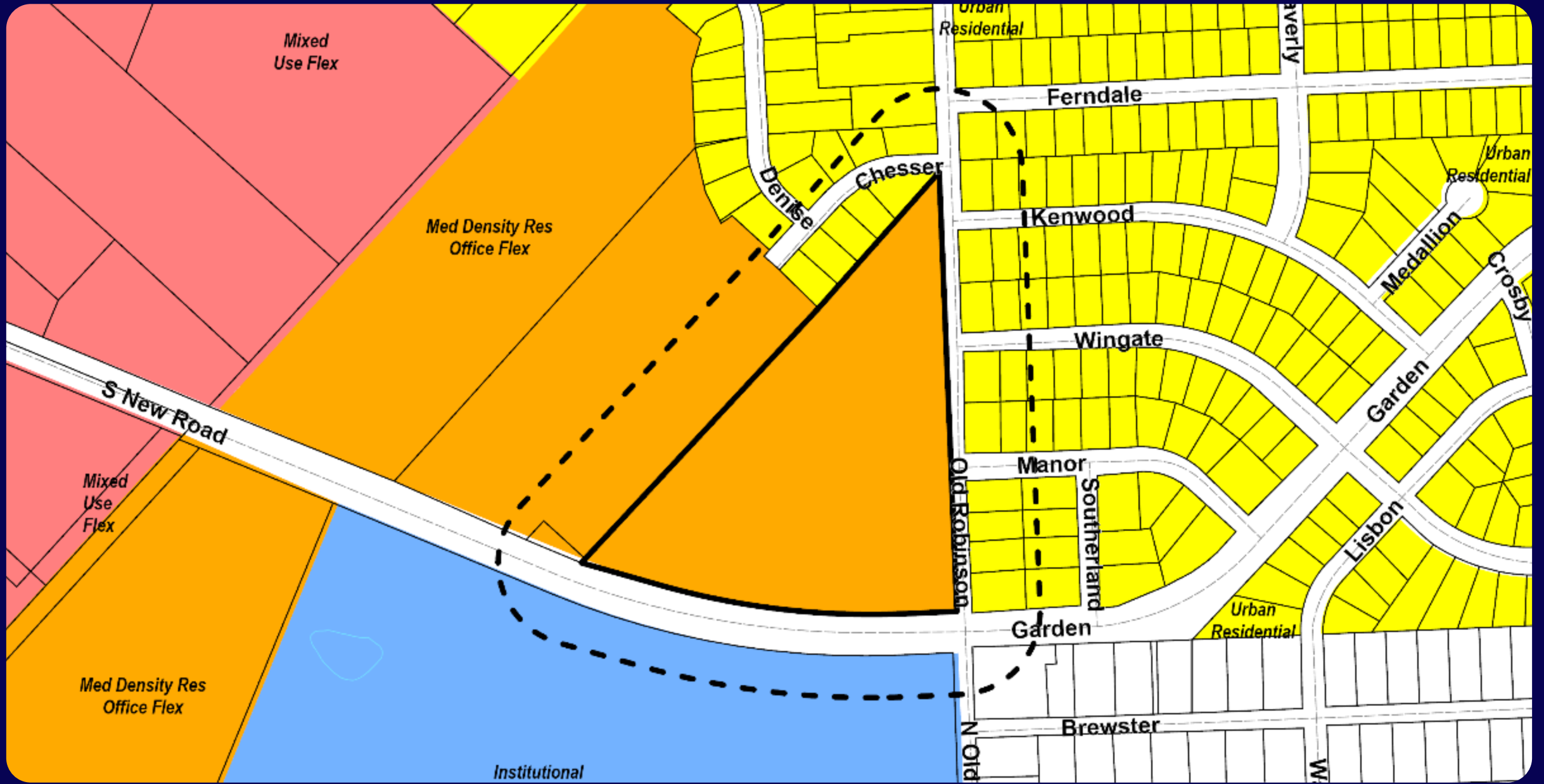


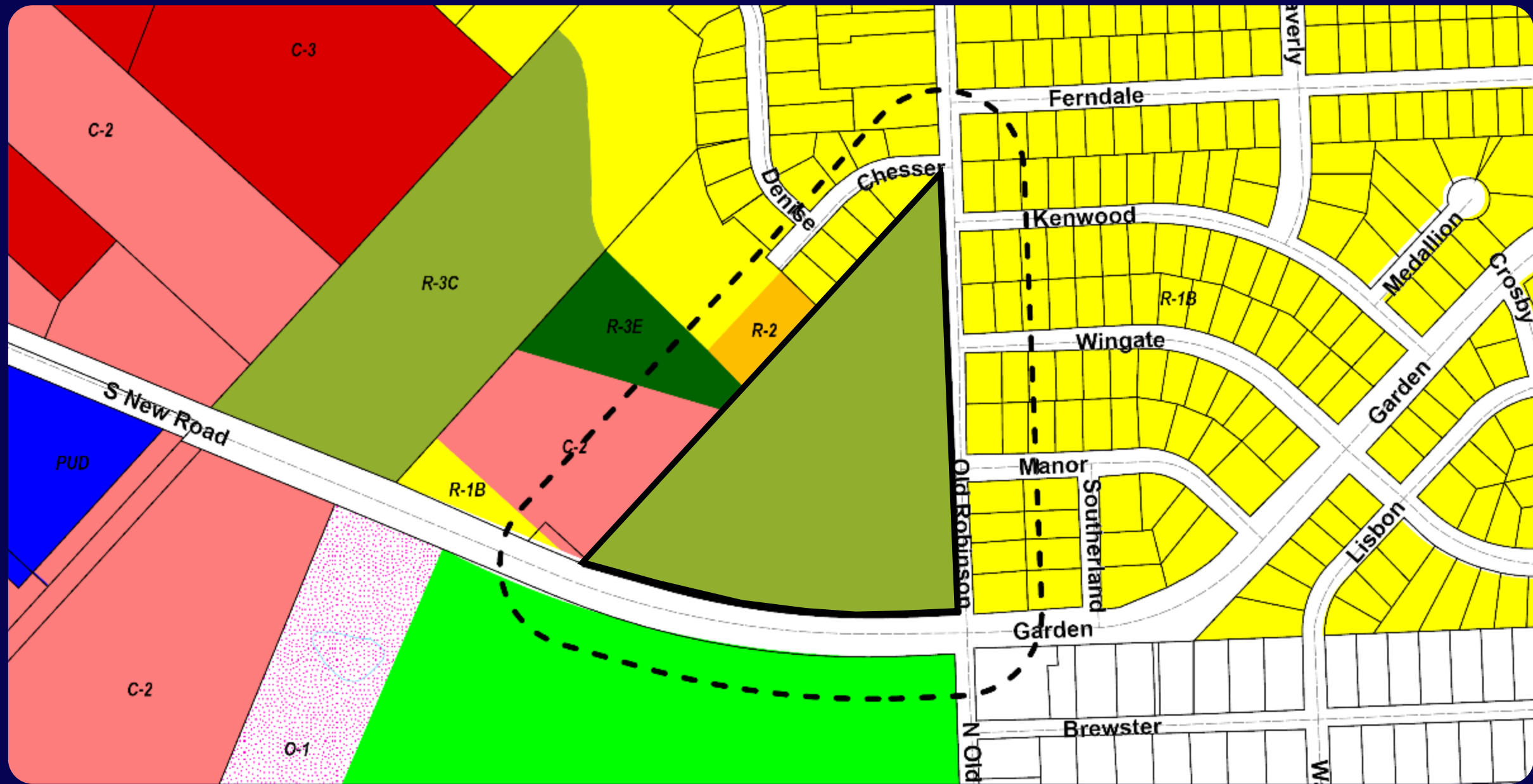
PH 2024-357

3200 S. New Road

- Applicant: Amir Namakforoosh, Southtown Engineering & Consulting, LLC, on behalf of 35-06, LLC
- Request: R-3B to R-3C Multiple-Family Residence District
- Property Size: app. 11.878 acres
- Within the Kendrick NA
- Council District II







Planning Services recommends ***APPROVAL*** of this request to change the zoning from ***R-3B to R-3C*** based on the following findings:

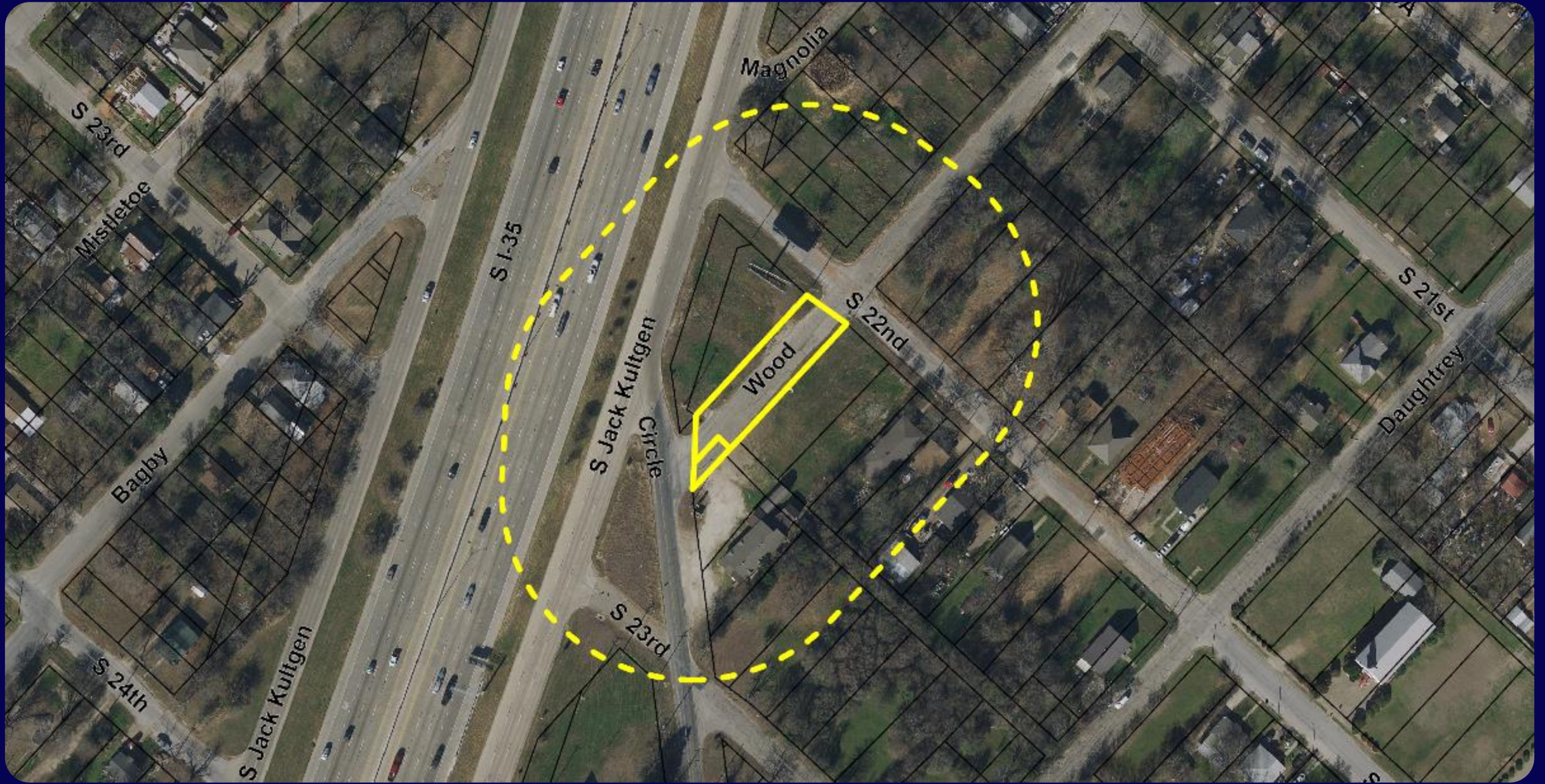
1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
2. The proposed R-3C zoning is consistent with the Waco Strategic Housing Plan's Supply Strategy 3 by allowing for higher density housing in accessible and high opportunity areas.
3. The property meets all the area and width requirements for the R-3C zoning district.
4. The existing public infrastructure is adequate to provide for uses allowed in the R-3C zoning district.



PH 2024-359

Abandonment of a portion of Wood Ave

- Applicant: Roger Salinas
- Request: Abandonment two portions of the Wood Avenue right-of-way and a portion of the Circle Road right-of-way, between S 22nd Street and S 23rd Street and being more described as follows: (1) Tract 1: 0.275 acres of land, in the City of Waco, McLennan County, Texas, being a portion of Wood Avenue, as shown in the P.W. Ezell Addition, recorded In Volume 58, Page 621 of the Deed Records of McLennan County, Texas. (2) Tract 2: 0.042 acres of land, in the City of Waco, McLennan County, Texas, being a portion of Wood Avenue (no dedication found). (3) Tract 3: 0.084 acres of land, in the City of Waco, McLennan County, Texas, being a portion of Circle Road (no dedication found).



Plan Commission recommends ***APPROVAL WITH CONDITIONS*** for the ***ABANDONMENT*** request based on the following findings and conditions:

Findings:

1. The existing streets that are proposed to be abandoned currently only serve the development within the private property.
2. The street infrastructure is already in place and once abandoned, will be privately maintained.
3. Utility access for surrounding properties is not adversely impacted by the abandonment of this right of way.
4. There will be no adverse impact to the surrounding street system and the abandonment aligns with the proposed Interstate 35 4C reconstruction project.

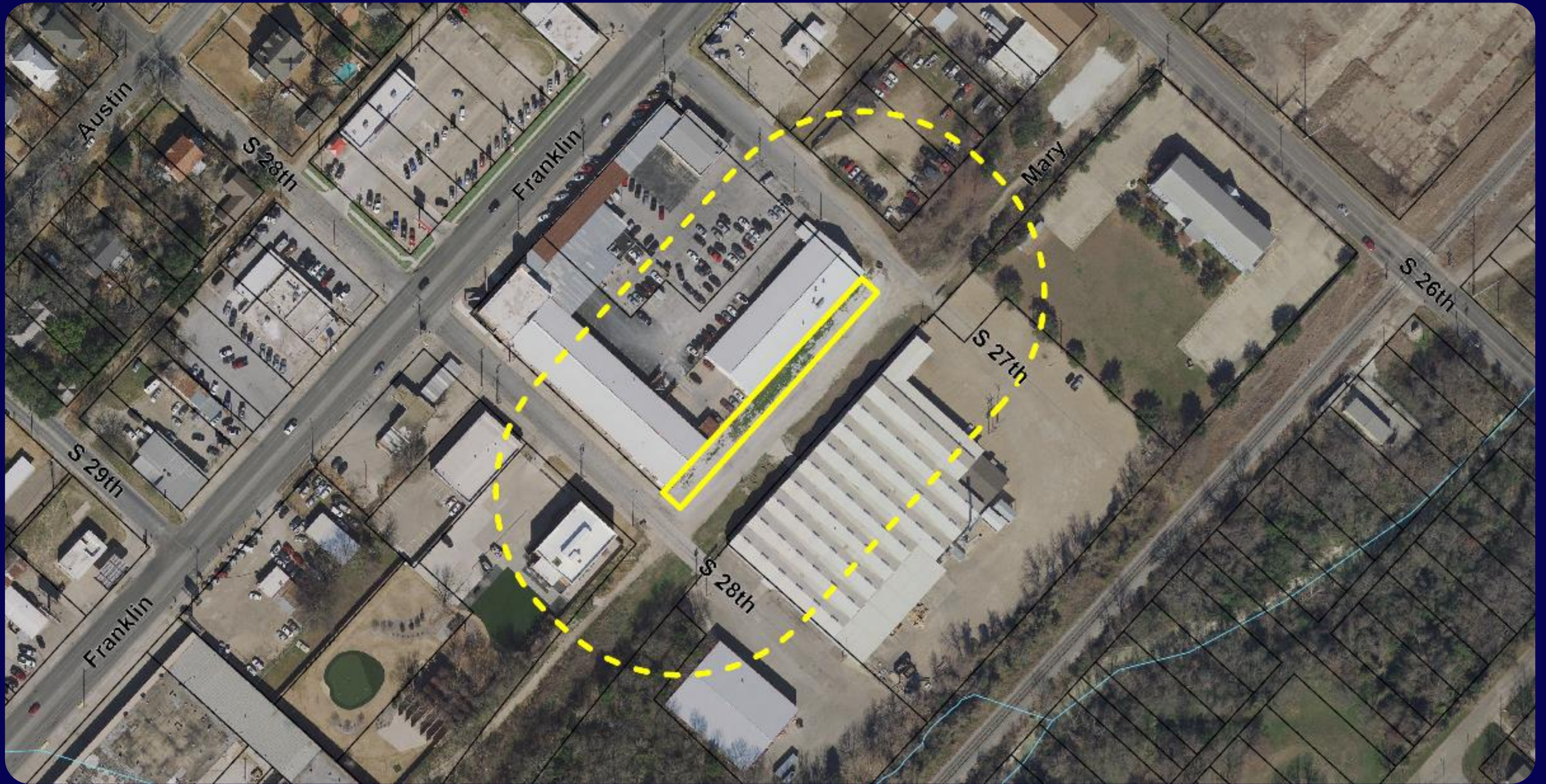
Conditions:

1. Easements shall be retained for any water and sewer lines or lines can be relocated at developer's expense.
2. Utility easements shall be retained for Atmos Energy or relocated at the developer's expense as noted in their comments.
3. Oncor easement for existing pole and lines for streetlights and guard lights shall be provided unless the city and customer request them to be removed

PH 2024-360

Abandonment of a portion Mary Ave

- Applicant: Trent Weaver, on behalf of 5KW, LLC
- Abandonment of a 0.201 acre tract of land in the City of Waco, McLennan County, Texas, being a part of the Mary Avenue right-of-way located between S 27th Street and S 28th Street, adjacent to 2720 Franklin Avenue, and generally described as 25 feet located adjacent to Lot 16, Block 63 of the Glenwood Addition to the City of Waco, McLennan County, Texas, as shown on the plat recorded in McLennan County Clerk's Document 2012013081 of the Official Records of McLennan County, Texas.



Plan Commission recommends ***APPROVAL*** for the ***ABANDONMENT*** request based on the following findings and conditions:

Findings:

1. Public use of the right-of-way is not required for the proper flow of traffic or for emergency vehicle access to the area.
2. Utility access for surrounding properties is not adversely impacted by the abandonment of this right of way.
3. There will be no adverse impact to the surrounding street system.

Conditions:

1. Easements shall be retained for any water and sewer lines located within the abandonment, or lines can be relocated at developer's expense.

