

City of Waco City Council Meeting



Tuesday, June 4, 2024

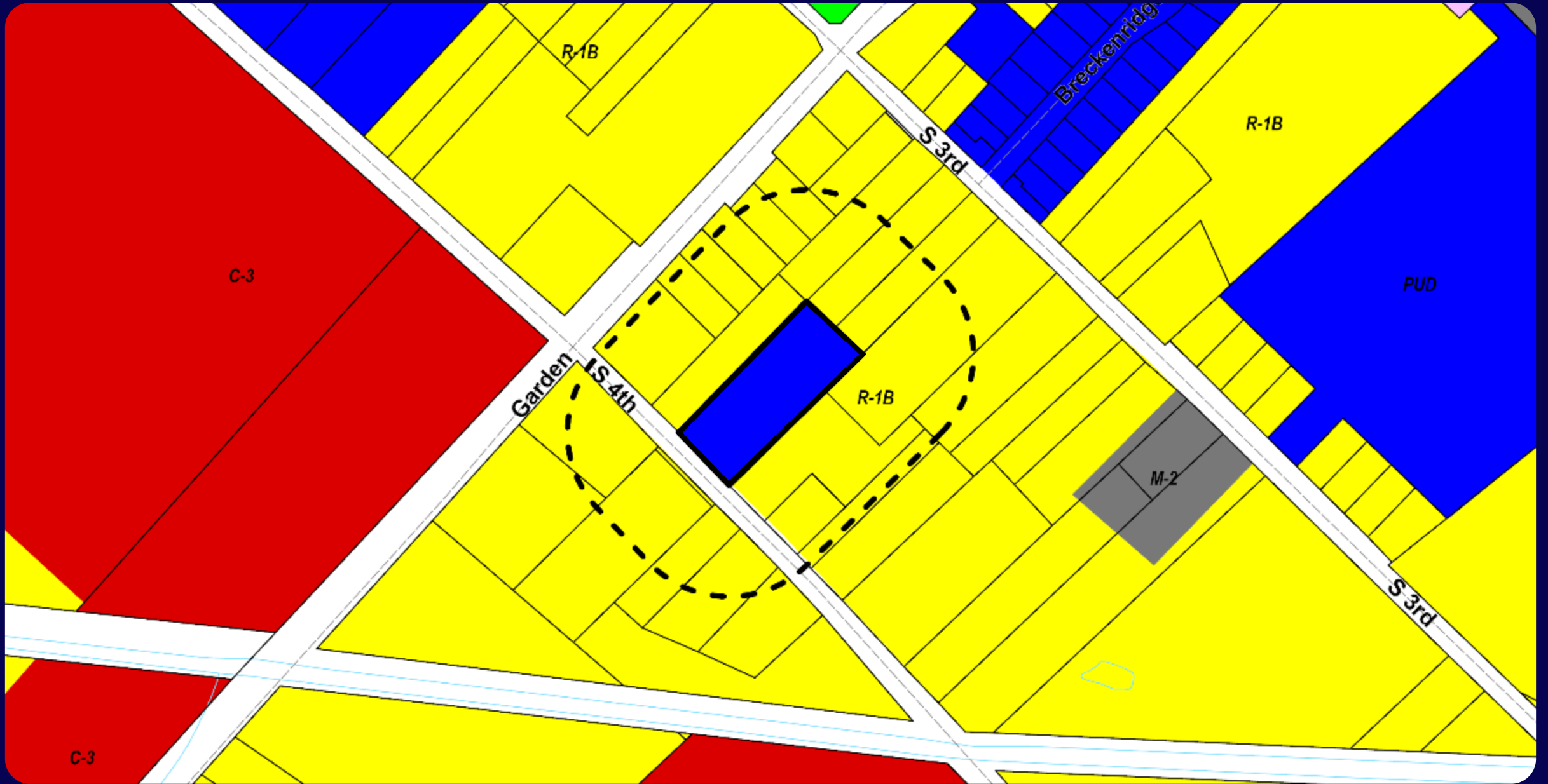
PH 2024-405

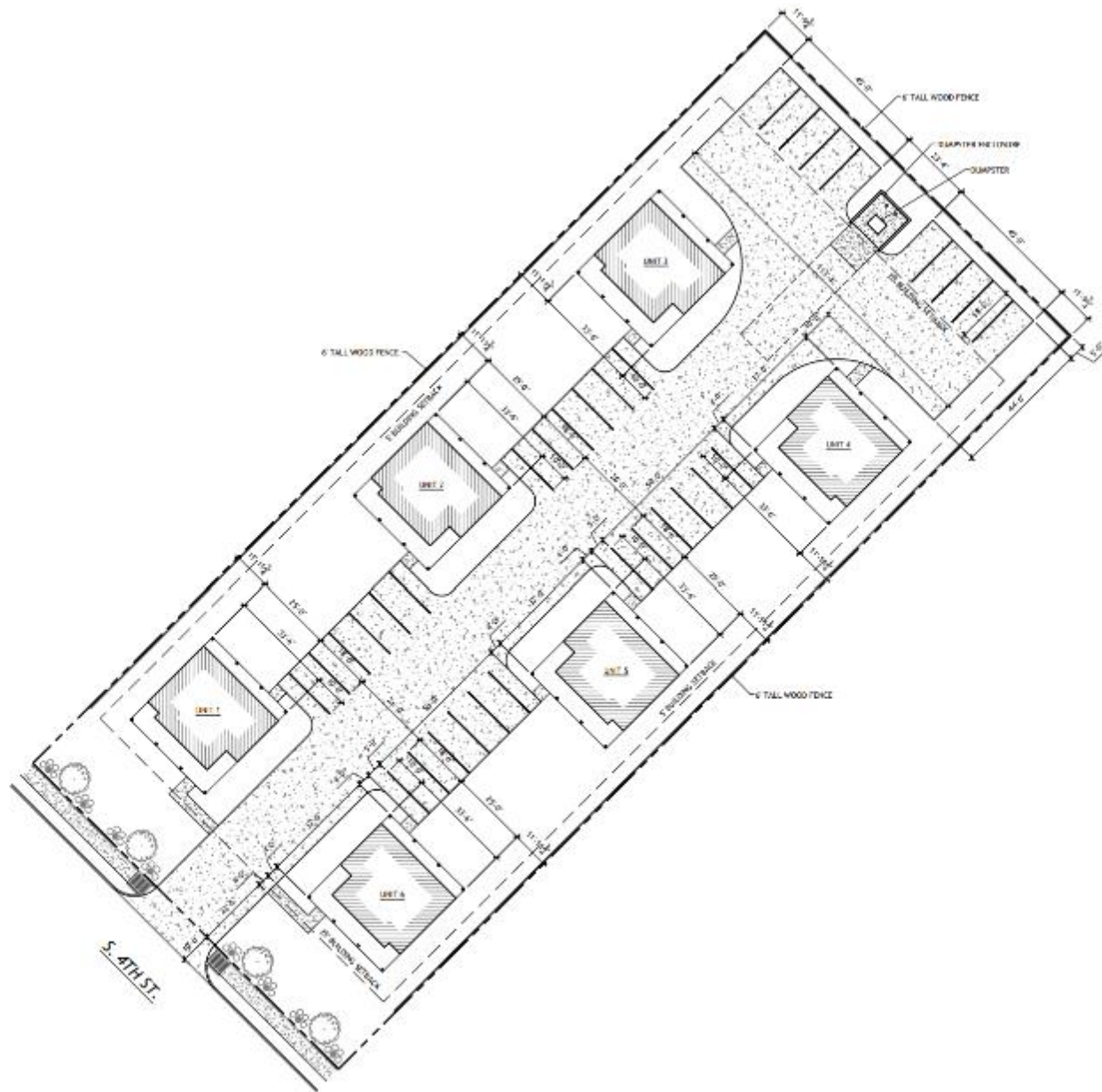
3212 S. 4th Street

- 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"



NORTH



1 FRONT ELEVATION - BUILDING 1
3/16" = 1'-0"



2 FRONT ELEVATION - BUILDING 2
3/16" = 1'-0"



3 FRONT ELEVATION - BUILDING 3
3/16" = 1'-0"



4 FRONT ELEVATION - BUILDING 4
3/16" = 1'-0"



5 FRONT ELEVATION - BUILDING 5
3/16" = 1'-0"



6 FRONT ELEVATION - BUILDING 6
3/16" = 1'-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.

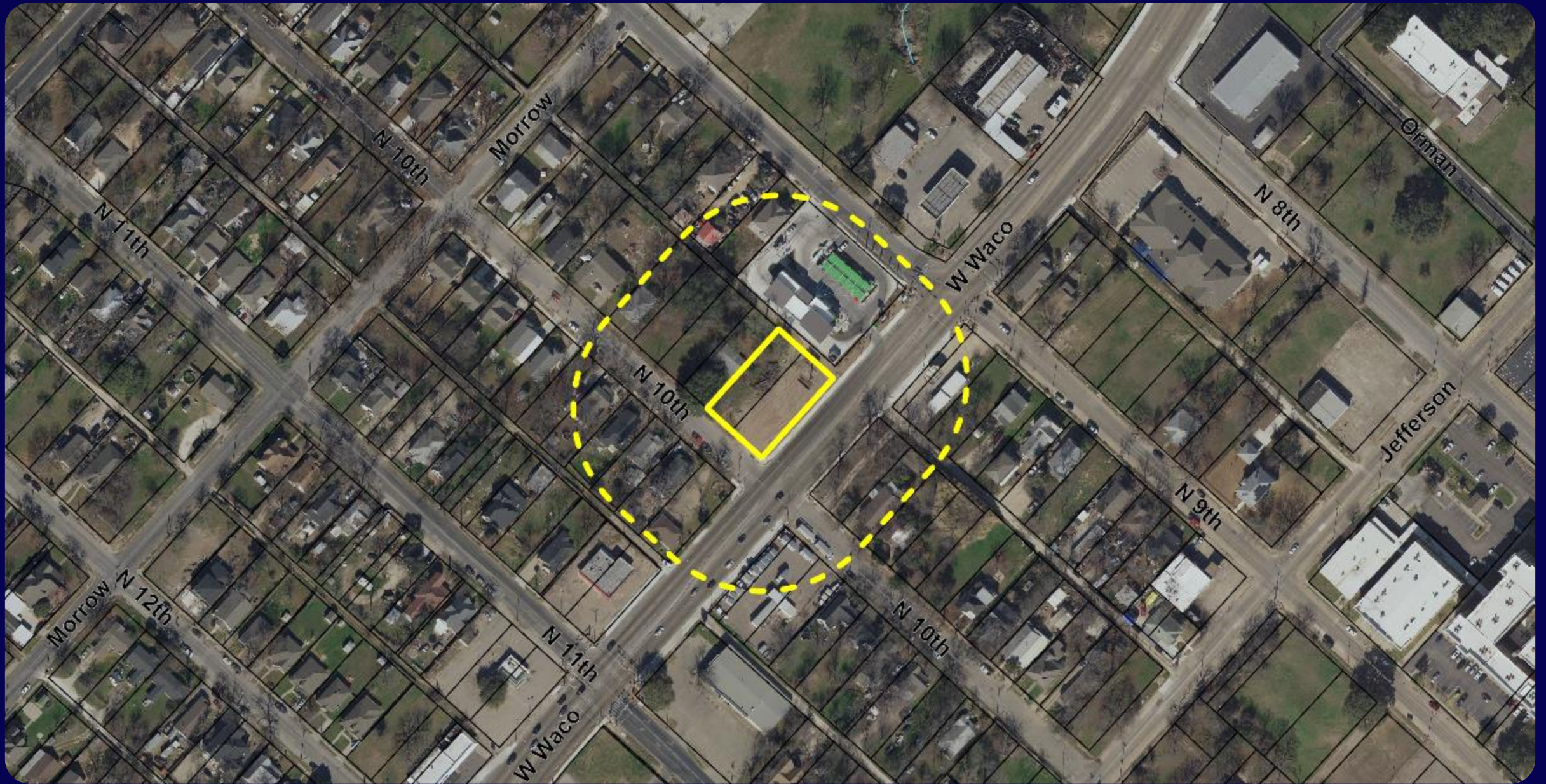
Conditions:

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.

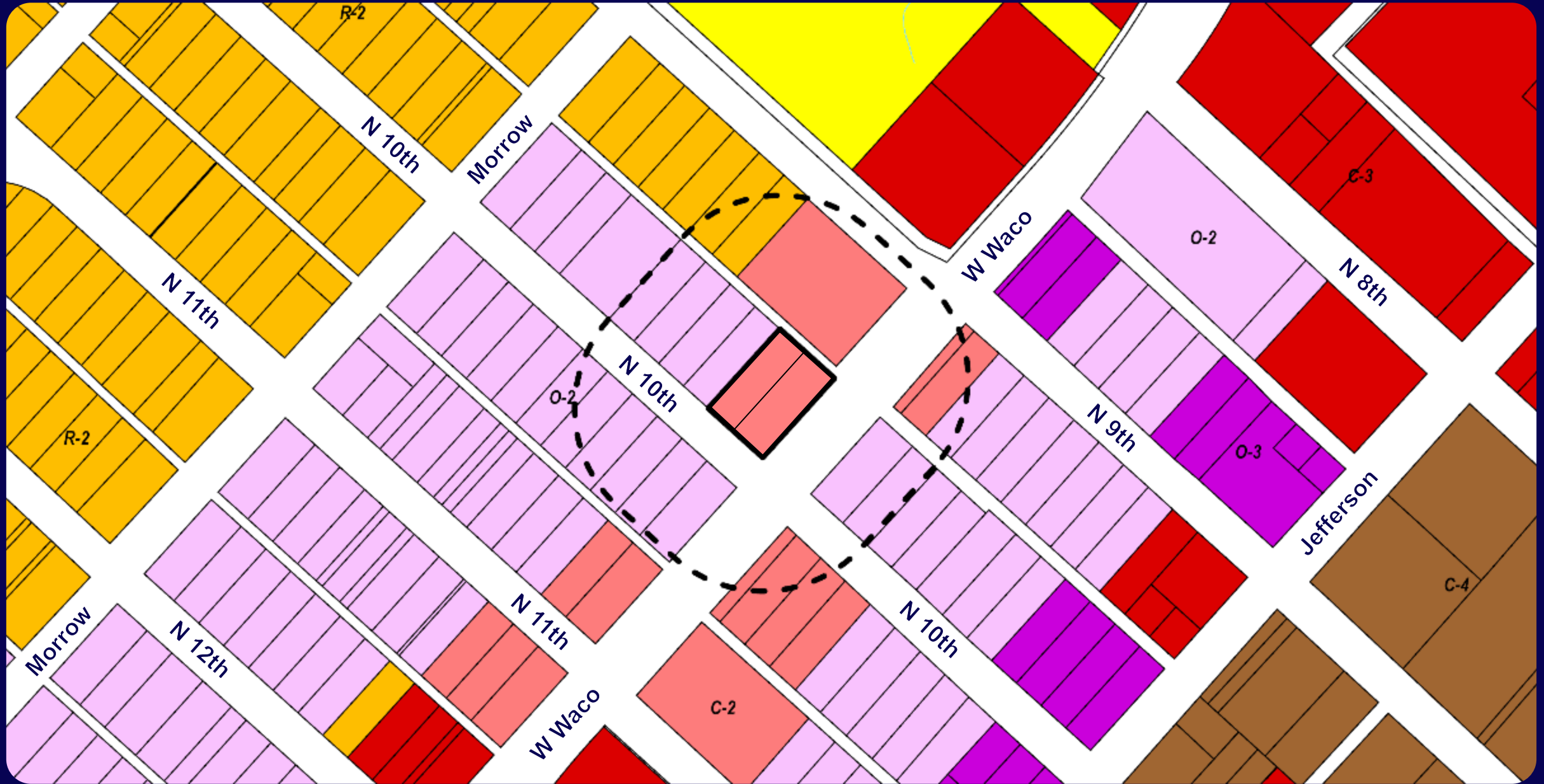
Z-24-406

711 N 10th Street

- Applicant: Mercedes Lane on behalf of Azzam Adra
- Request(s):
 - Land Use change from Urban Residential (UR) to Mixed Use Flex (MUF)
 - Rezone from O-2 and C-3 to C-2
- Property Size: approx. 0.413 acres
- Within the Brook Oaks NA
- Council District IV













Plan Commission recommends *DISAPPROVAL* of this request to change the Land Use Plan from *URBAN RESIDENTIAL* to *MIXED USE FLEX* and the *request to change the zoning from O-2 and C-3 to C-2* based on the following findings:

Land Use:

1. Mixed Use Flex designation is NOT consistent with the surrounding established residential land uses and other area properties.
2. The public infrastructure is NOT adequate to provide for the zoning districts allowed in the proposed Mixed Use Flex land use designation.

Zoning:

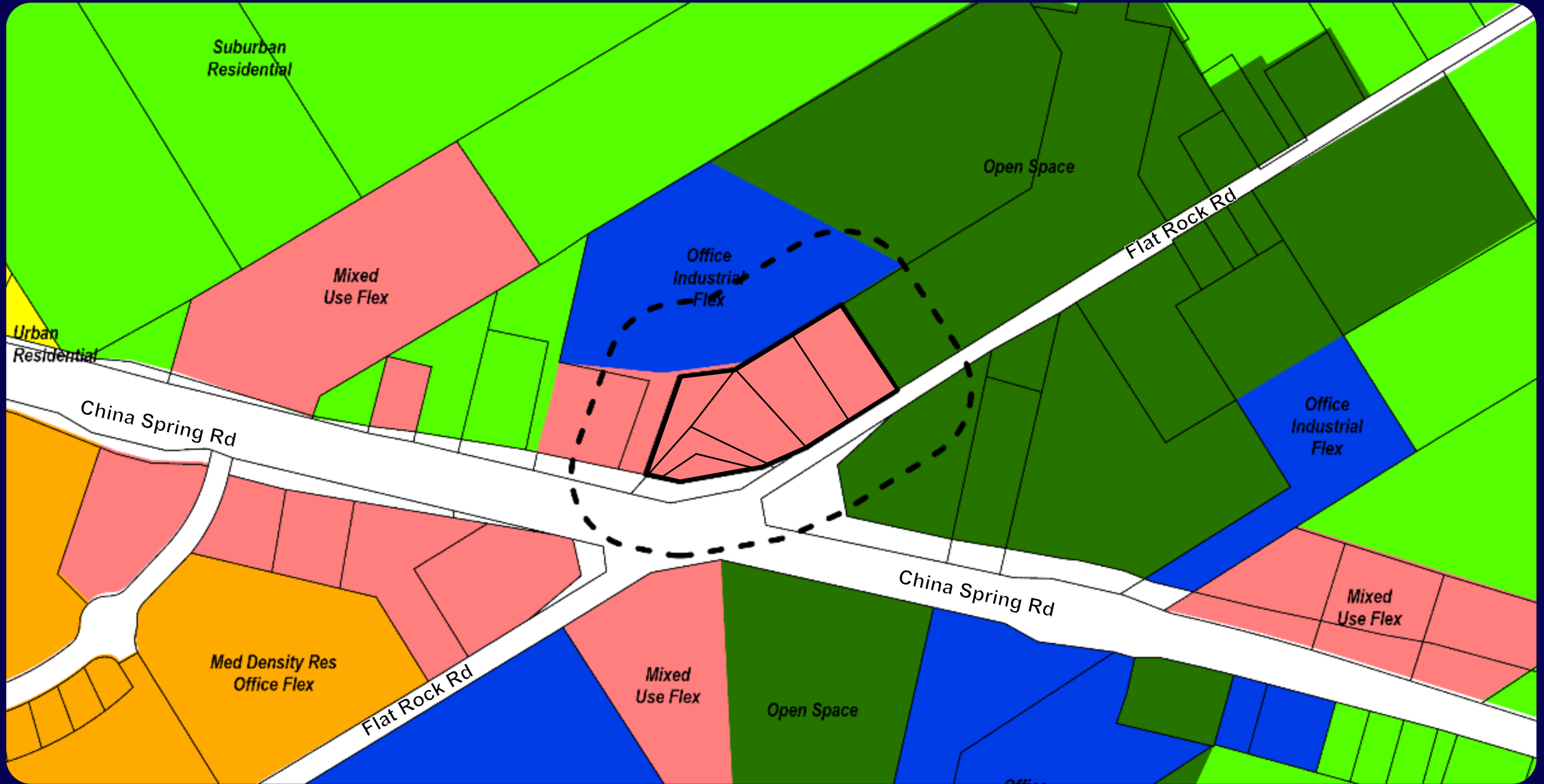
1. The proposed zoning is not in conformance with the current land use component of the Comprehensive Plan.
2. The existing public infrastructure is inadequate to provide for uses allowed in the C-2 zoning district (see Traffic Operations Review).
3. The existing O-2 zoning is more compatible with the adjacent residential uses along N 10th than the proposed C-2 zoning.

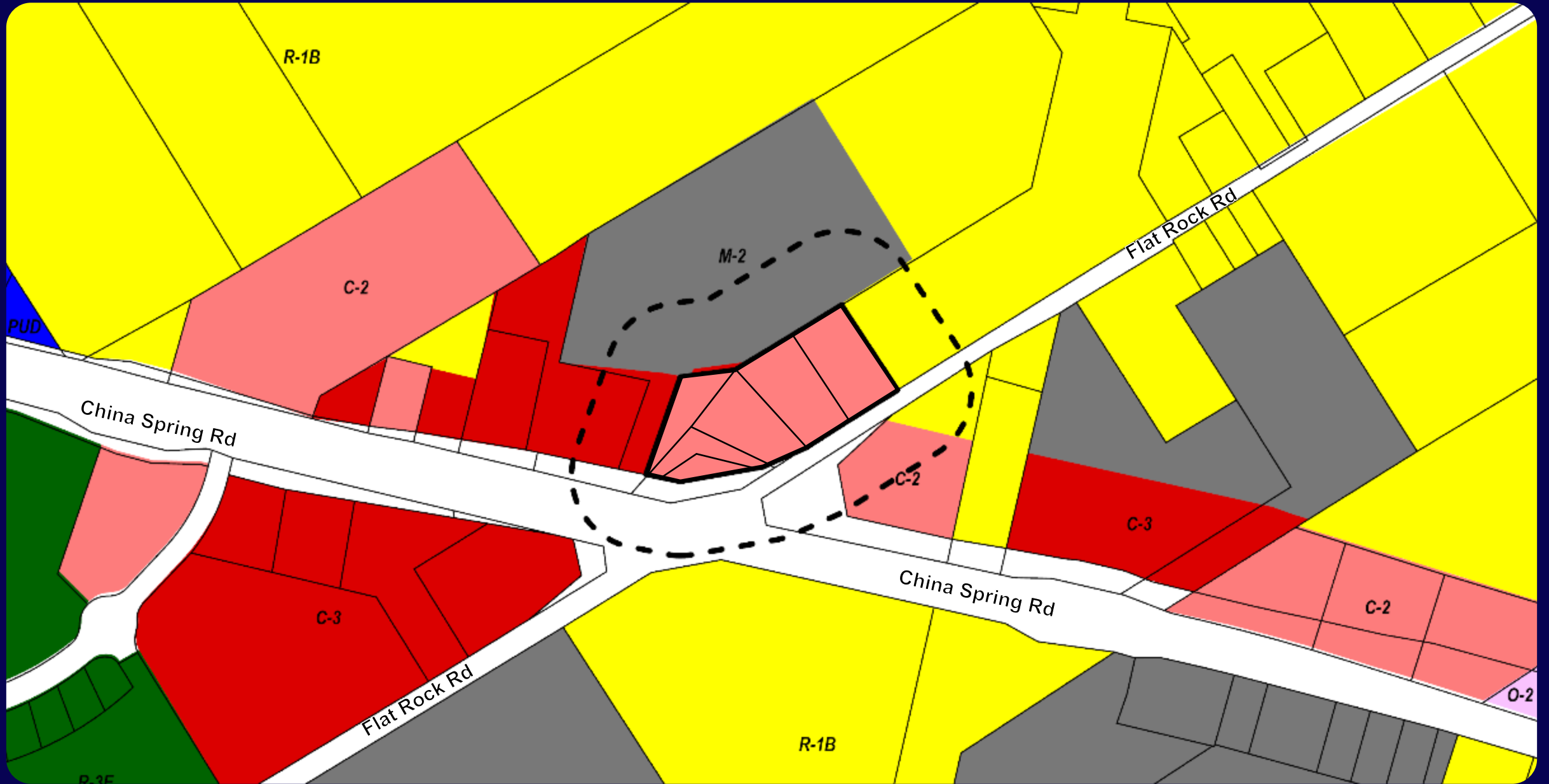
PH 2024-407

9401 China Spring Road

- Applicant: Guy Slimp, on behalf of Martin Wright
- Request:
 - Land Use change from Mixed Use Flex (MUF) and Open (O) to Mixed Use Flex (MUF)
 - Rezone from C-3 and R-1B to C-2
- Property Size: 3.84 acres
- Within the North Lake Waco NA
- Council District V













Plan Commission recommends *APPROVAL* of this request to change the Land Use Plan from *MIXED USE FLEX and OPEN SPACE to MIXED USE FLEX* and the *request to change the zoning from R-1B and C-3 to C-2* based on the following findings:

Land Use:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
2. Mixed Use Flex designation is consistent with the surrounding land uses and other area properties that are already designated as Mixed Use Flex.

Zoning:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as recommended to be revised.
2. The public infrastructure is generally adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the area and width requirements for the C-2 zoning district.
4. Properties within this area are changing from C-3 to C-2 zoning as recommended by the Comprehensive Plan, as C-3 zoning will eventually be eliminated over time.
5. The proposed C-2 zoning is compatible with the surrounding area's commercial, light industrial, and public/institutional uses.

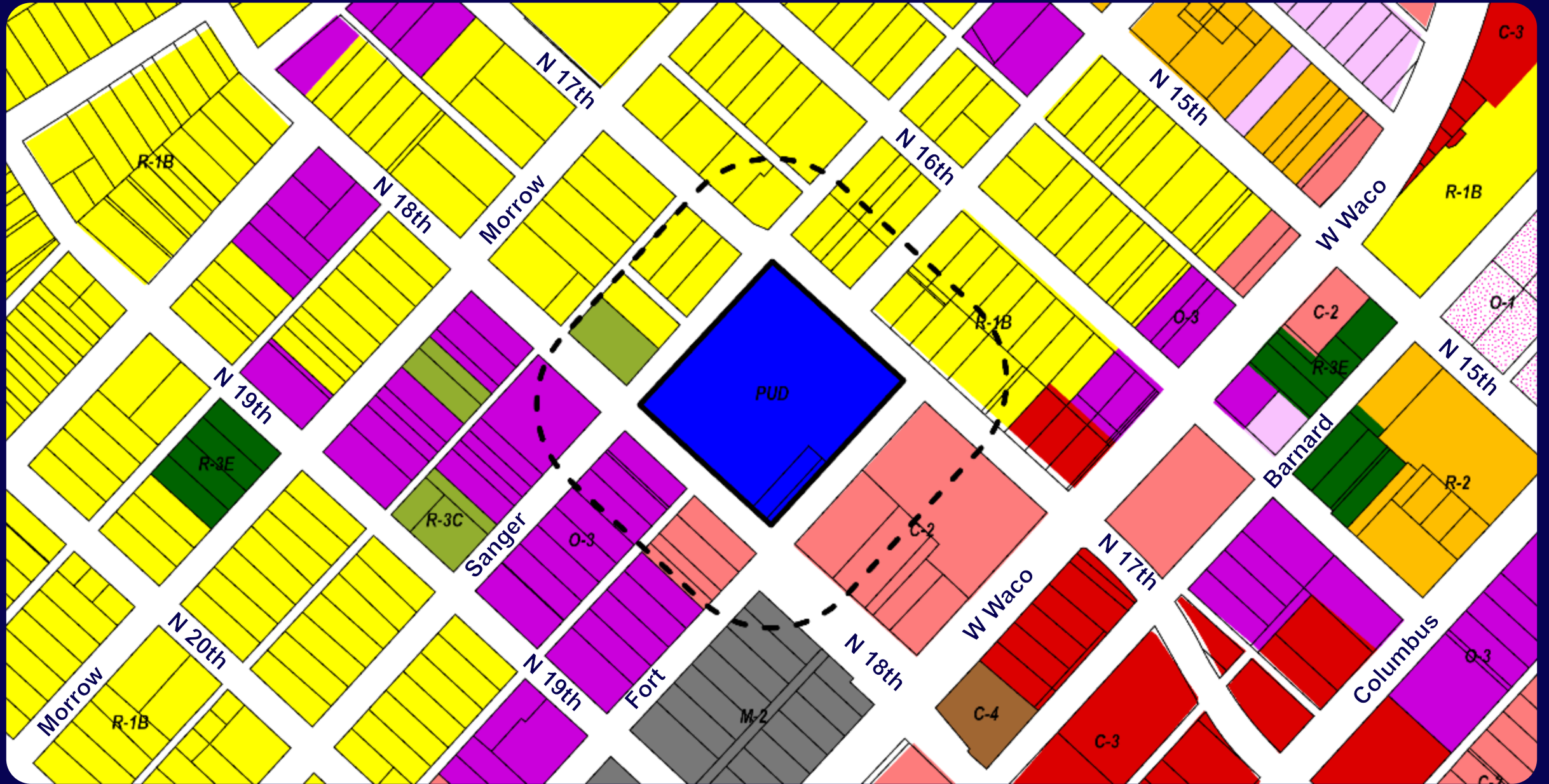
PH 2024-408

622 N 17th St and 601 N 18th St

- Applicant: Grassroots Community Development
- Request: Approval of a Final PUD plan for a Planned Unit Development known as Renaissance at Sanger Heights
- Property Size: app. 3.024 acres
- Within the Sanger Heights NA
- Council District IV

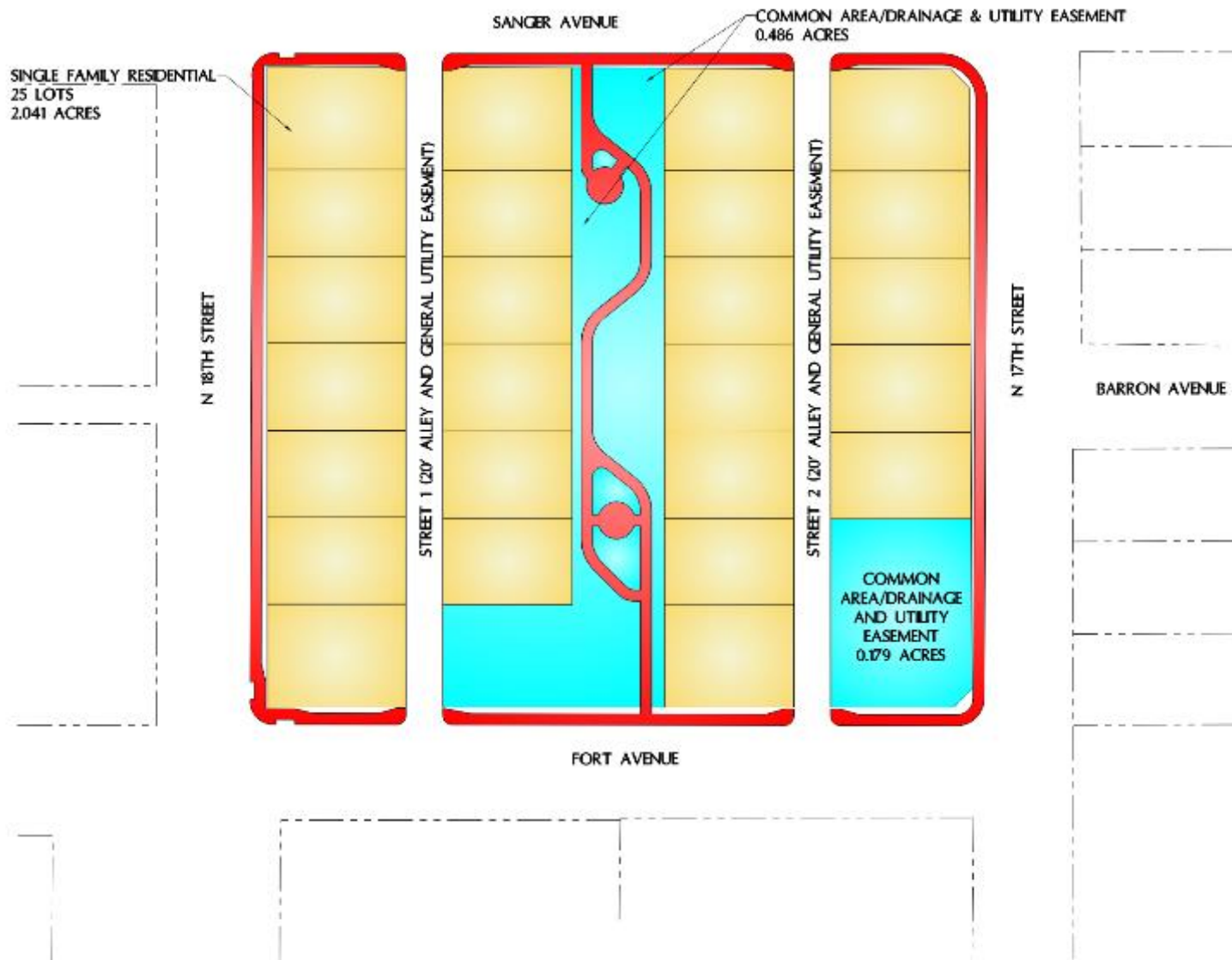












SINGLE FAMILY RESIDENTIAL
25 LOTS
2.041 ACRES

SANGER AVENUE

COMMON AREA/DRAINAGE & UTILITY EASEMENT
0.486 ACRES

N 18TH STREET

STREET 1 (20' ALLEY AND GENERAL UTILITY EASEMENT)

STREET 2 (20' ALLEY AND GENERAL UTILITY EASEMENT)

N 17TH STREET

BARRON AVENUE

FORT AVENUE

COMMON
AREA/DRAINAGE
AND UTILITY
EASEMENT
0.179 ACRES



Plan Commission recommends ***APPROVAL*** of the ***FINAL PUD*** based on the following findings and conditions:

Findings:

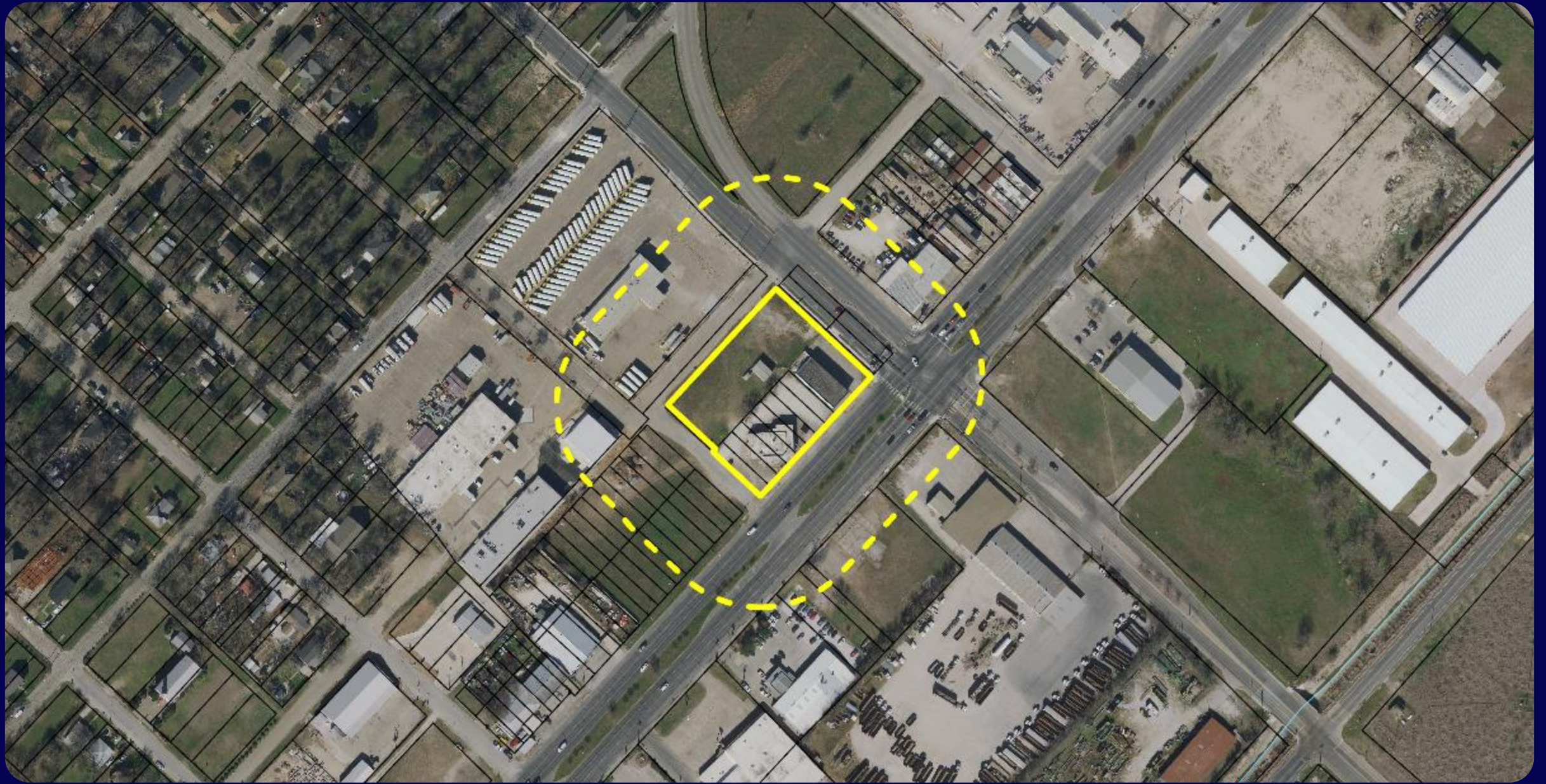
1. The Final PUD plan is consistent with the approved concept PUD plan, conditions of the approved concept PUD plan, and the requirements of the PUD ordinance.
2. The circulation plan, public facilities and services plan, preliminary architectural plan, and site development and landscaping plan included in the final PUD plan are adequate.

Conditions:

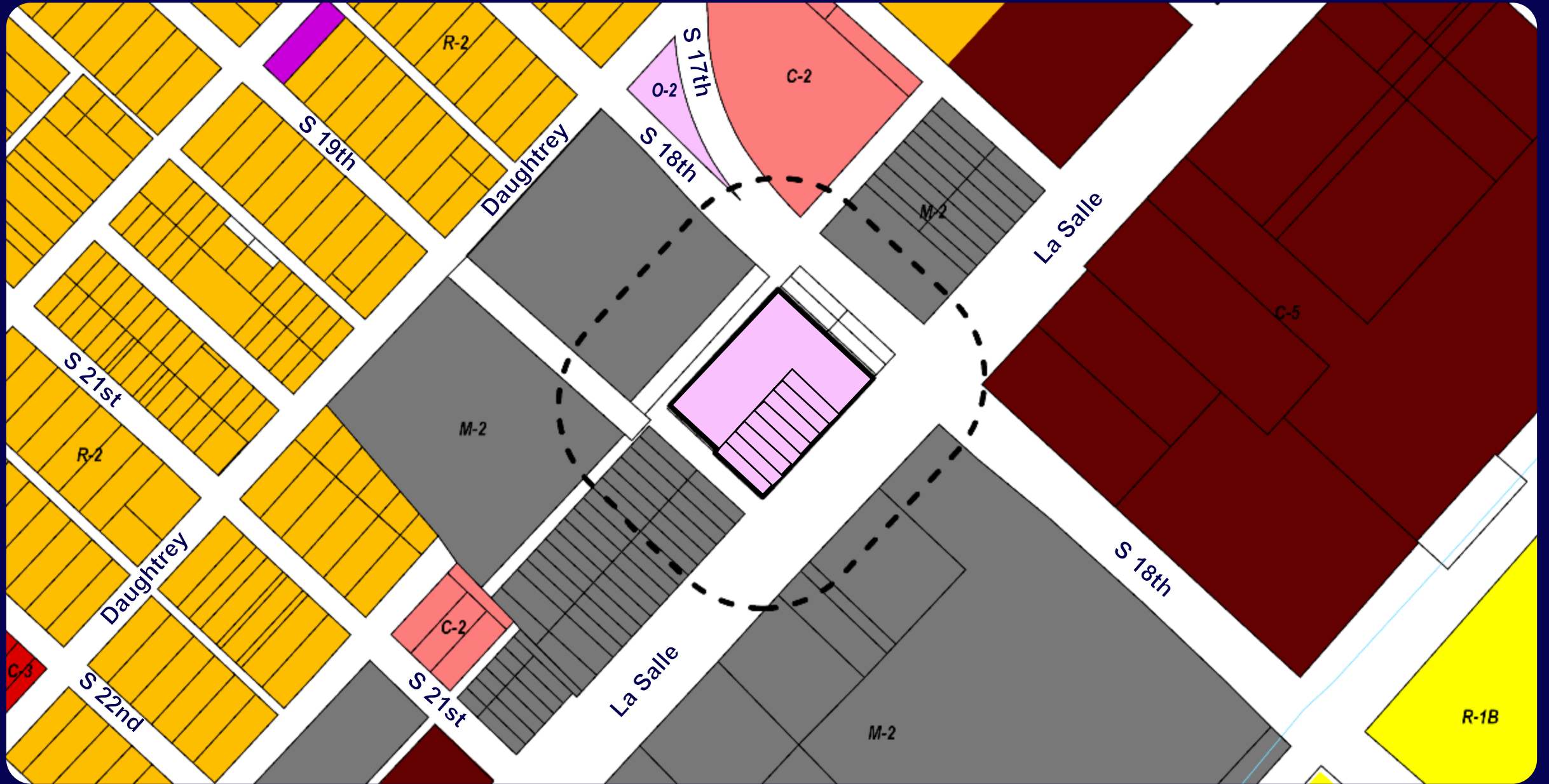
1. At time of development, full building plans must be submitted meeting all City of Waco development requirements including but not limited to the following: applicable building codes, site grading & drainage, parking, signage, vehicle/ pedestrian access & circulation, landscaping, refuse location & 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, platting requirements, and the approved PUD plans.
2. Perimeter fencing shall be constructed of wrought iron, masonry, or a combination of both materials.

PH 2024-409 1809 and 1815 La Salle Avenue

- Applicant: Sterling Thompson, Sterling and Kap Architects, on behalf of La Salle Apartments, LLC
- Request: Rezone from C-5 to O-2
- Property Size: 1.548 acres
- Within the Cesar Chavez NA
- Council District I











Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***C-5 to O-2*** based on the following findings:

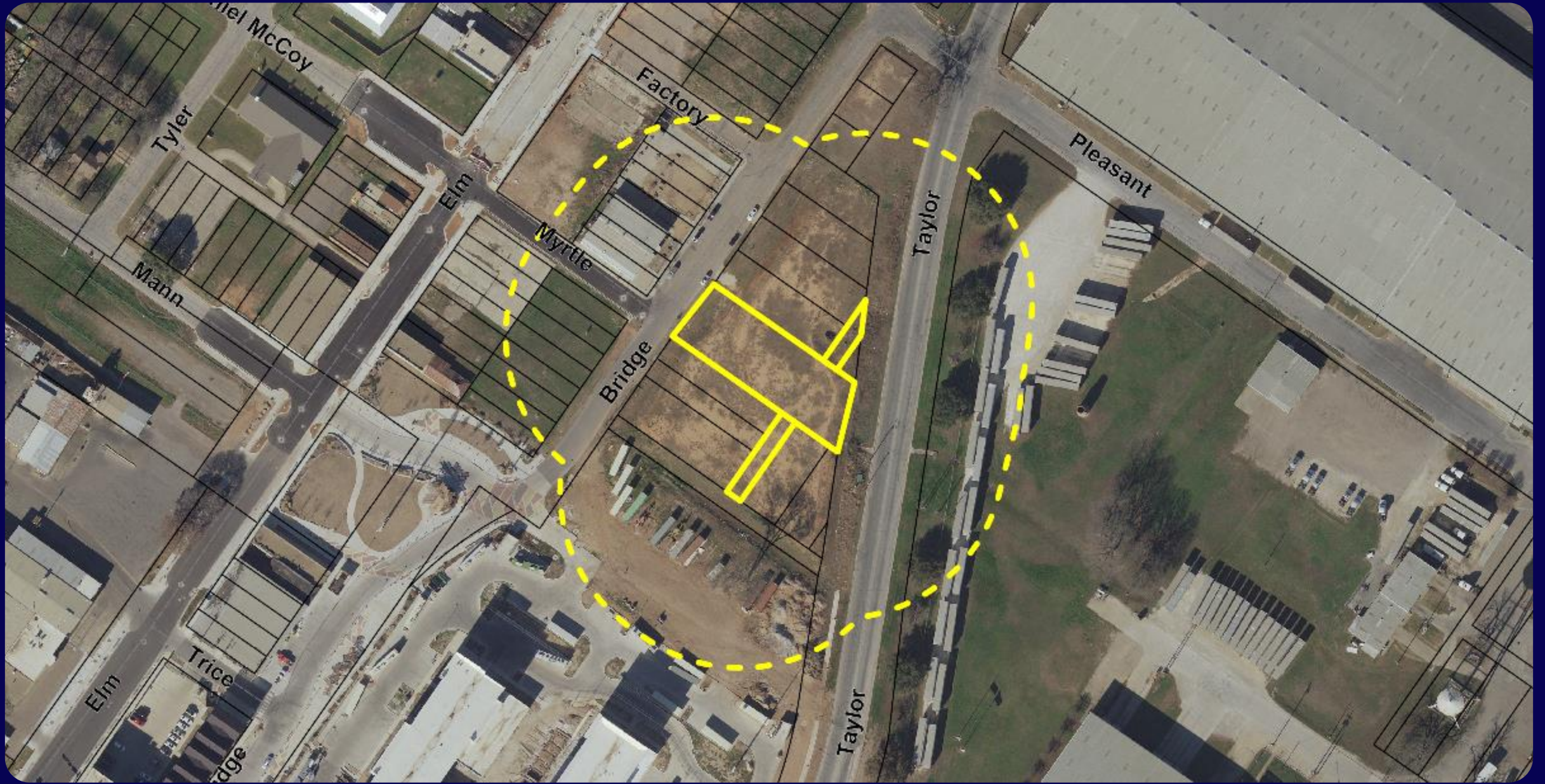
1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan, the La Salle Corridor Strategic Plan and the Waco Strategic Housing Plan.
2. O-2 zoning allows a compatible mix of uses for desirable development at this major intersection of La Salle Avenue and South 18th St.
3. The property meets all the area and width requirements for the O-2 zoning district.
4. The existing public infrastructure is adequate to provide for uses allowed in the O-2 zoning district.



PH 2024- 410

ABD-24-05 Myrtle Street

- Applicant Vernon Davis, on behalf of East Riverside Holdings, LLC
- Request: Abandonment of two 20' alleys and a portion of the Myrtle Street right-of-way, located between Bridge Street and Taylor Avenue, as recorded on the H. & T. C. Railroad Addition as shown on the plat recorded in Volume 186, Page 396 of the Deed Records of McLennan County, Texas, and being more described as:
 - Tract 1: 0.053 acres being part of a 20-foot-wide alley located in Block 23, H. & T. C. Railroad Addition;
 - Tract 2: 0.391 acres being the Myrtle Street right-of-way located in between Blocks 23 and 27, H. & T. C. Railroad Addition; and,
 - Tract 3: 0.034 acres being part of a 20-foot-wide alley located in Block 27, H. & T. C. Railroad Addition.



- NOTES:
- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
 - This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
 - No flood zone determination was made as part of this survey.

Bridge Street (70' Right of Way)

LEGEND

- 1/2" Steel rod with cap stamped "1519 SURVEYING" set
- Cotton Spindle with washer stamped "1519 SURVEYING" set
- 1/2" Steel rod with cap stamped "VANNOY" found (Unless otherwise noted)
- 1/2" Steel rod found
- Utility pole
- Guy wire
- Fire hydrant
- Storm drain manhole
- M.C.C.D. - McLennan County Clerk's Document
- D.R.M.C.T. - Deed Records, McLennan County, Texas
- O.P.R.M.C.T. - Official Public Records, McLennan County, Texas

BOUNDARY SURVEY OF TRACTS ONE, TWO, AND THREE

TRACT ONE: BEING PART OF A 20 FOOT WIDE ALLEY OF THE H. & T. C. RAILROAD ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 186, PAGE 396 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS

TRACT TWO: BEING PART OF MYRTLE STREET OF THE H. & T. C. RAILROAD ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 186, PAGE 396 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS

TRACT THREE: BEING PART OF A 20 FOOT WIDE ALLEY OF THE H. & T. C. RAILROAD ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 186, PAGE 396 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS

1519 Job No.: 9190	Drawn By: TLF/JEM
Sheet 1 of 4	Reviewed By:
Property Address: Bridge Street Waco, Texas	Prepared For: Vernon Davis

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on September 19, 2019; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

James David Dossey
R.P.L.S. 6112
Date: December 23, 2019



LINE	BEARING	DISTANCE
L1	S 55°07'39" E	20.00'
L2	N 55°06'52" W	20.00'
L3	N 55°06'52" W	25.84'

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

1519
SURVEYING & ENGINEERING
1519LLC.com

CENTRAL TEXAS
5051 Franklin Ave., Ste. A
Waco, TX. 76710
254.776.1519
DALLAS / FT. WORTH
11498 Luna Road, Ste. 203
Furnas Branch, TX. 75234
214.484.8586

TBPLS# 10193968 TBPE# F-17299 TBPLS# 10194351 TBPLS# 10194283

20' Wide Alley

20.00' N 54°53'29" W

Tract One
0.053 Acres

N 34°51'08" E 114.84'
20' Wide Alley
H. & T. C. Railroad Addition
Volume 186, Page 396
D.R.M.C.T.

S 34°51'08" W 114.93'
Lot 7
S 55°07'39" E 0.87'
1/2" Steel rod capped
"LETH 3879" found

Block 23
H. & T. C. Railroad Addition
Volume 186, Page 396
D.R.M.C.T.

Lot 6

Urban Renewal Agency of Waco
Parcel No. 4C-5-1
Called 0.294 Acres
Volume 1116, Page 353
D.R.M.C.T.

1/2" Steel rod capped
"LETH 3879" found
S 55°07'39" E 0.52'

POB
Tract One

N 34°51'08" E 76.12'
POB
Tract Two

Tract Two
0.391 Acres

Myrtle Street
H. & T. C. Railroad Addition
Volume 186, Page 396
D.R.M.C.T.

POB
Tract Three

N 34°45'37" E 94.41'
20' Wide Alley
H. & T. C. Railroad Addition
Volume 186, Page 396
D.R.M.C.T.

Tract Three
0.034 Acres

Urban Renewal Agency of Waco
Tract Two
A10-574
Civil Minutes in
The County Court at Law

Taylor Avenue
(100' Right of Way)

S 09°31'25" W 84.18'

Overhead electric
transmission line tower

Block 27
H. & T. C. Railroad Addition
Volume 186, Page 396
D.R.M.C.T.

Lot 7

Lot 6

Lot 5

Lot 4

Original Lot Line

Original Lot Line

Original Lot Line

S 55°07'39" E 180.87'
S 55°07'39" E 160.52'

N 55°06'52" W 160.13'
S 55°06'52" E 205.97'

N 55°07'39" W 241.98'

45.84'
N 55°06'52" W

L2
L3

S 34°45'36" W 53.22'

S 08°53'17" W 45.83'

Original Lot Line

Original Lot Line

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.
2. Provide a new survey that removes the portion of the Myrtle Street right-of-way and the half of the alley located adjacent to the property owned by Urban Renewal Agency.
3. Final verification of gas lines is required prior to acceptance. If gas lines are located within the proposed abandonment, coordination with Atmos energy shall be required prior to issuance of Quitclaim Deeds.