

City of Waco City Council Meeting



Tuesday, August 6, 2024

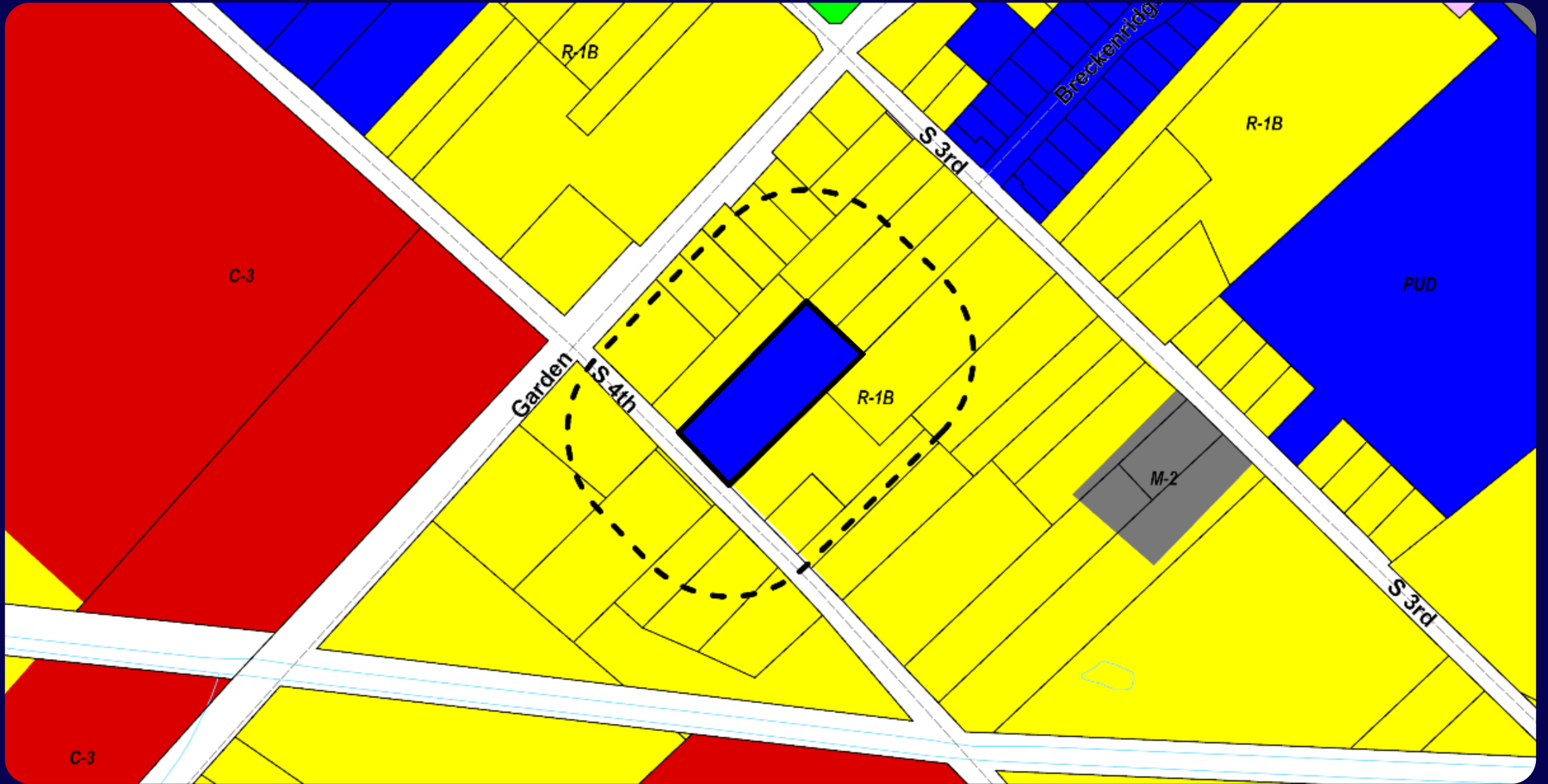
PH 2024-523

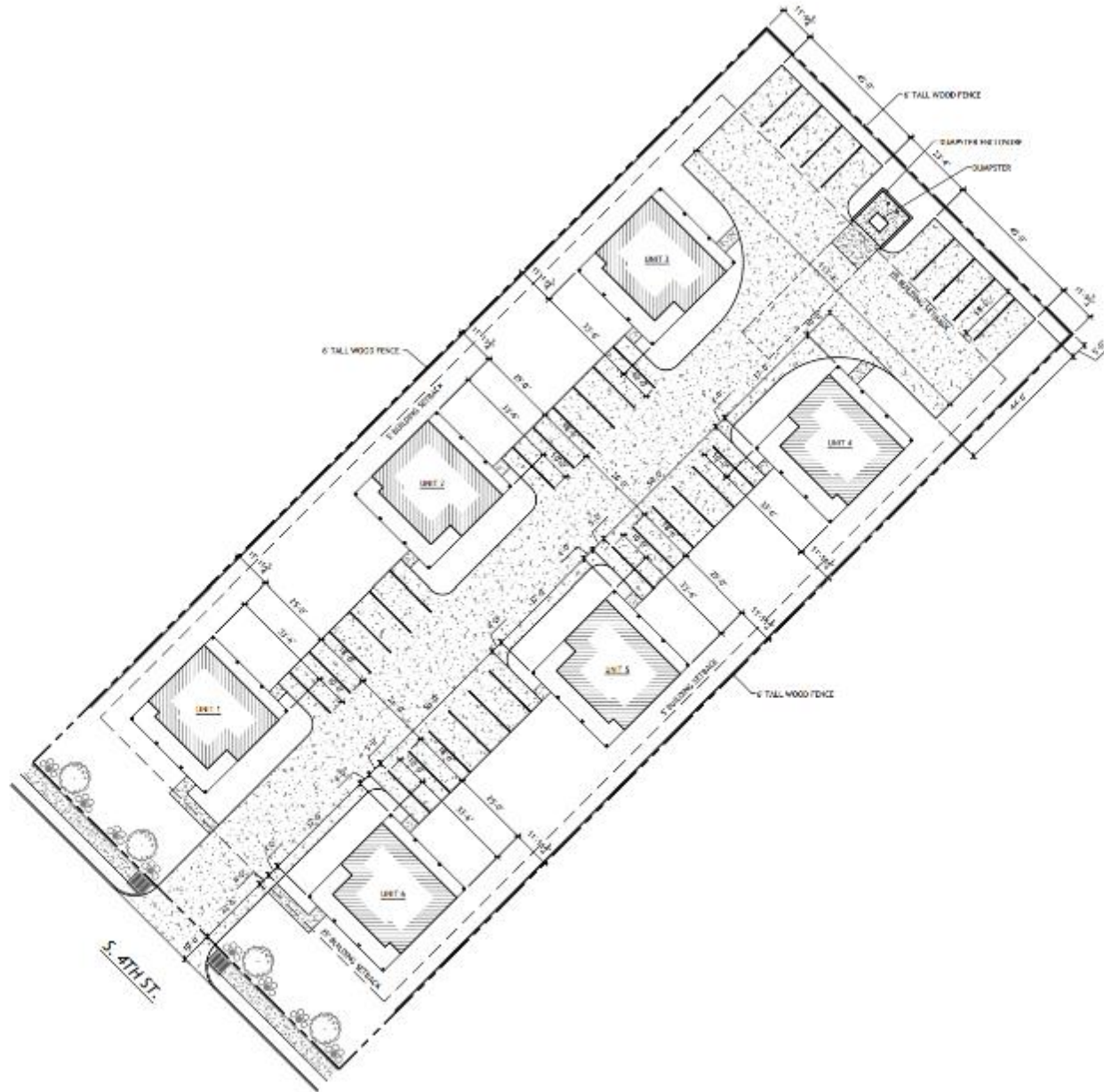
3212 S. 4th Street

- 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"





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.