

Planning Public Hearings City Council Meeting



Tuesday, August 20, 2024

PH 2024-589

3420 W Waco Dr

- Applicant: Josh Barrett on behalf of Turner Brothers Real Estate
- Request:
 - Rezone from R-1B to O-1
- Property Size: app. 3.024 acres
- Austin Ave NA
- Council District III













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

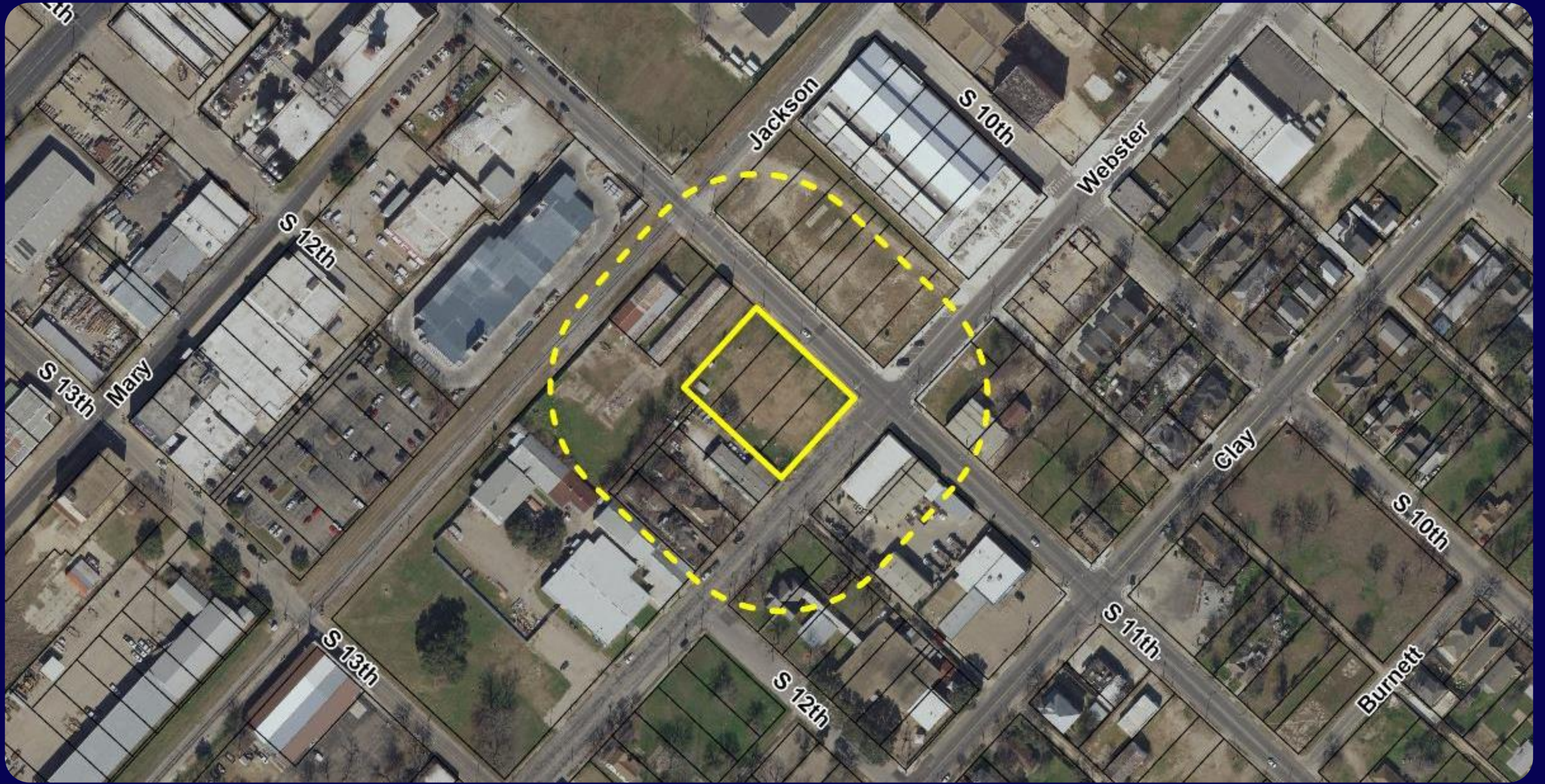
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the O-1 zoning district.
3. The property meets all the area and width requirements for the O-1 zoning district.
4. The property is located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

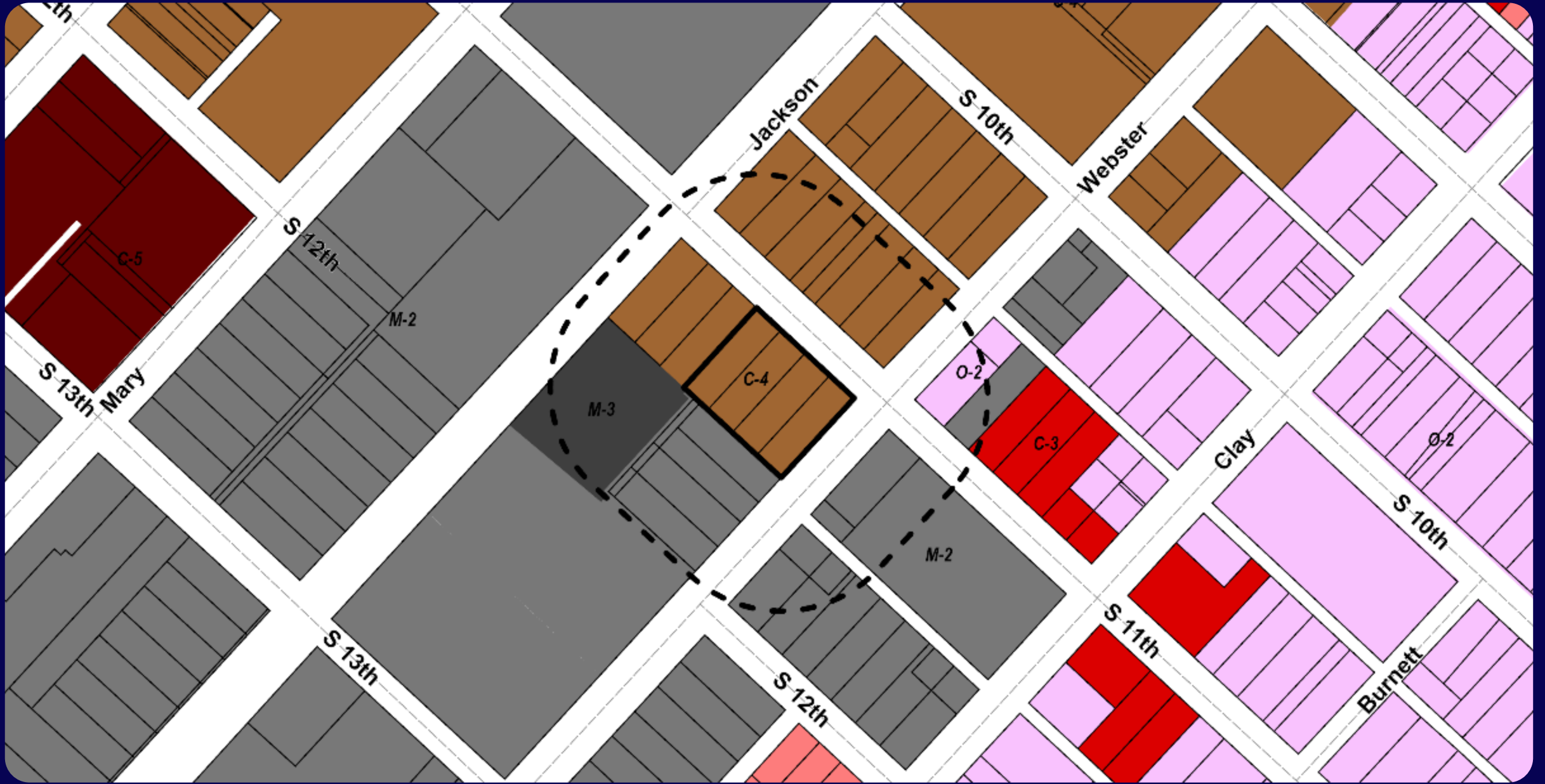


Z-24-587

419 S 11th Street

- Applicant: Cory Dickman on behalf of Brazos River Capital 1201 Webster LLC
- Request(s):
 - Special Permit Flea Market/Open Vending in a C-4 Zoning District
- Property Size: app. 0.741 acres
- Downtown NA
- Council District II











Plan Commission 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.

PC recommends the provisions and conditions noted under the “Special Provisions and Conditions” section of this report including:

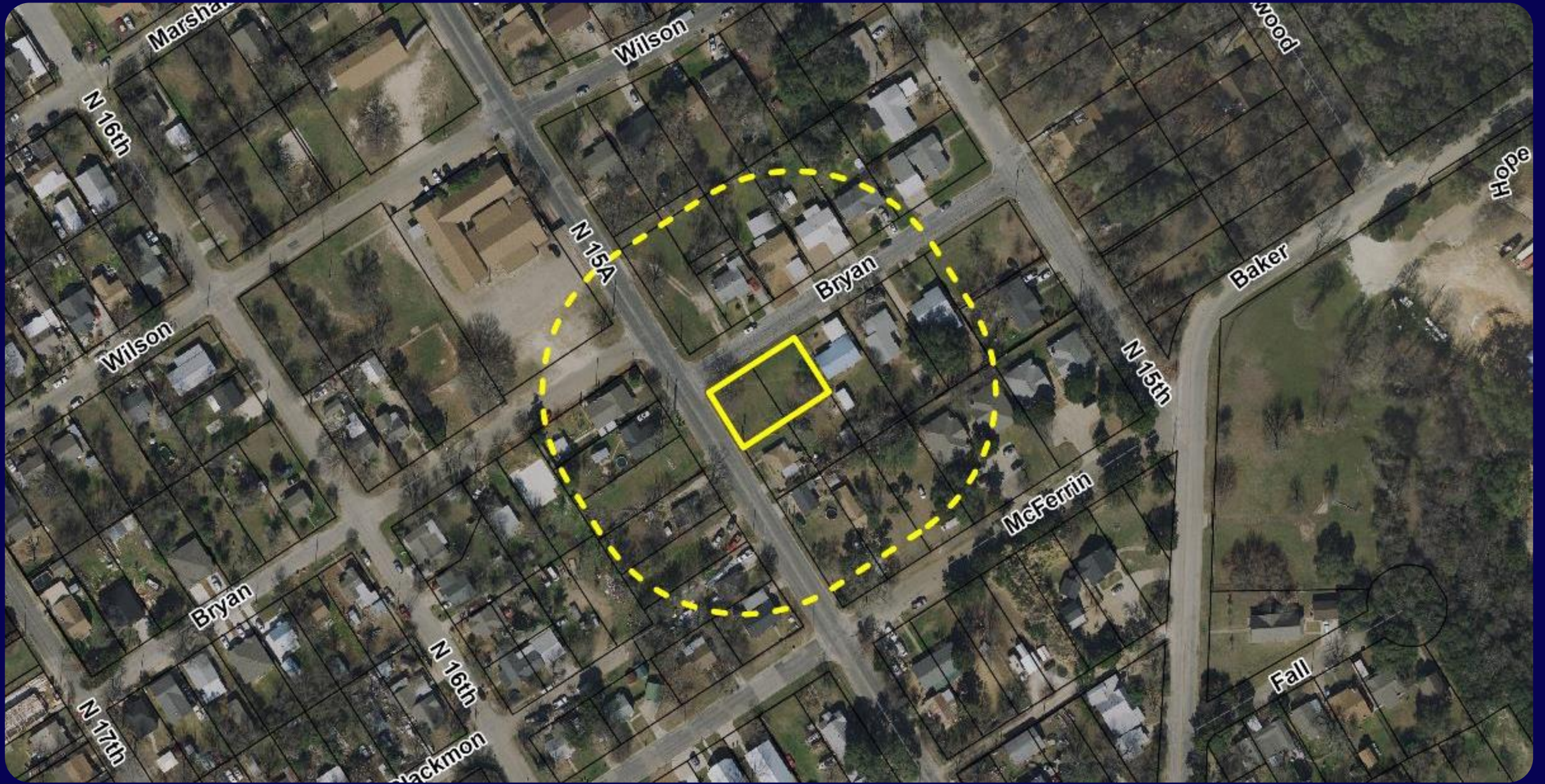
This permit shall be for a period of six months and expire on February 20th, 2025

Hours of operation for the Flea Market shall be limited to three days per week from 12PM to 9PM.

PH 2024-588

1516 Bryan Ave

- Applicant: Jerry Dyer on behalf of JDJ Consulting and Construction
- Request:
 - Rezone from R-1B to R-2
- Property Size: 0.22 acres
- Cameron Park NA
- Council District I













Plan Commission recommends **APPROVAL** of this request to change the zoning from **R-1B to R-2** 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 R-2 zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
4. There is R-2 zoning in the vicinity of the subject property.



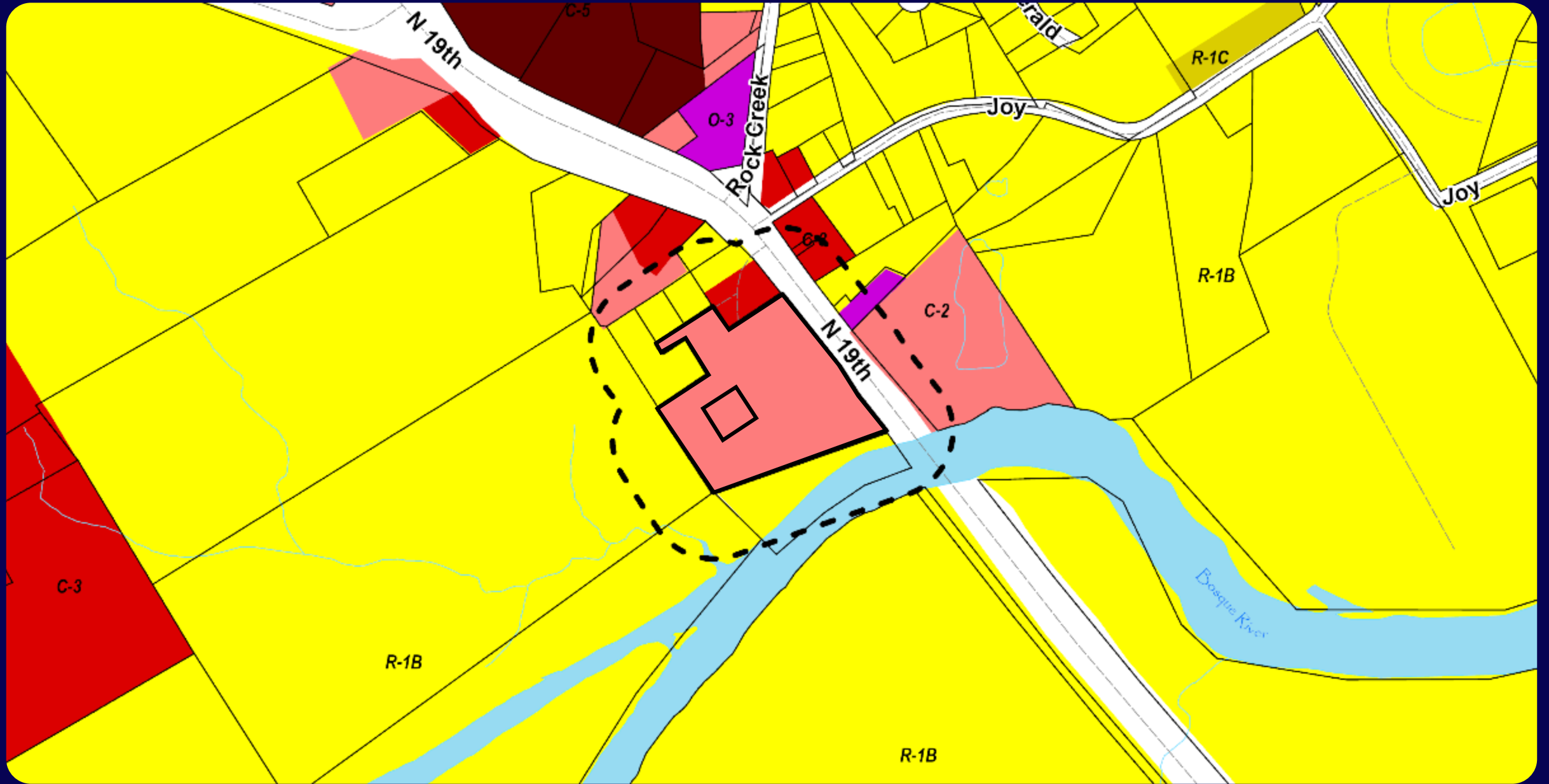
PH 2024-590

6318 N 19th St

- Applicant: Curtis Lucas
- Request:
 - Land Use Designation Change: Suburban Residential to Mixed Use Flex
 - Rezone from R-1B and O-1 to C-2
- Property Size: 5.20 acres
- North Lake Waco NA
- Council District V















Plan Commission recommends *APPROVAL* of this request to change the Land Use Plan from *Medium Density Residential Office Flex to Mixed Use Flex* based on the following findings:

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.



Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-1B and O-1 to C-2*** based on the following findings:

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. The proposed C-2 zoning is compatible with the surrounding area uses.

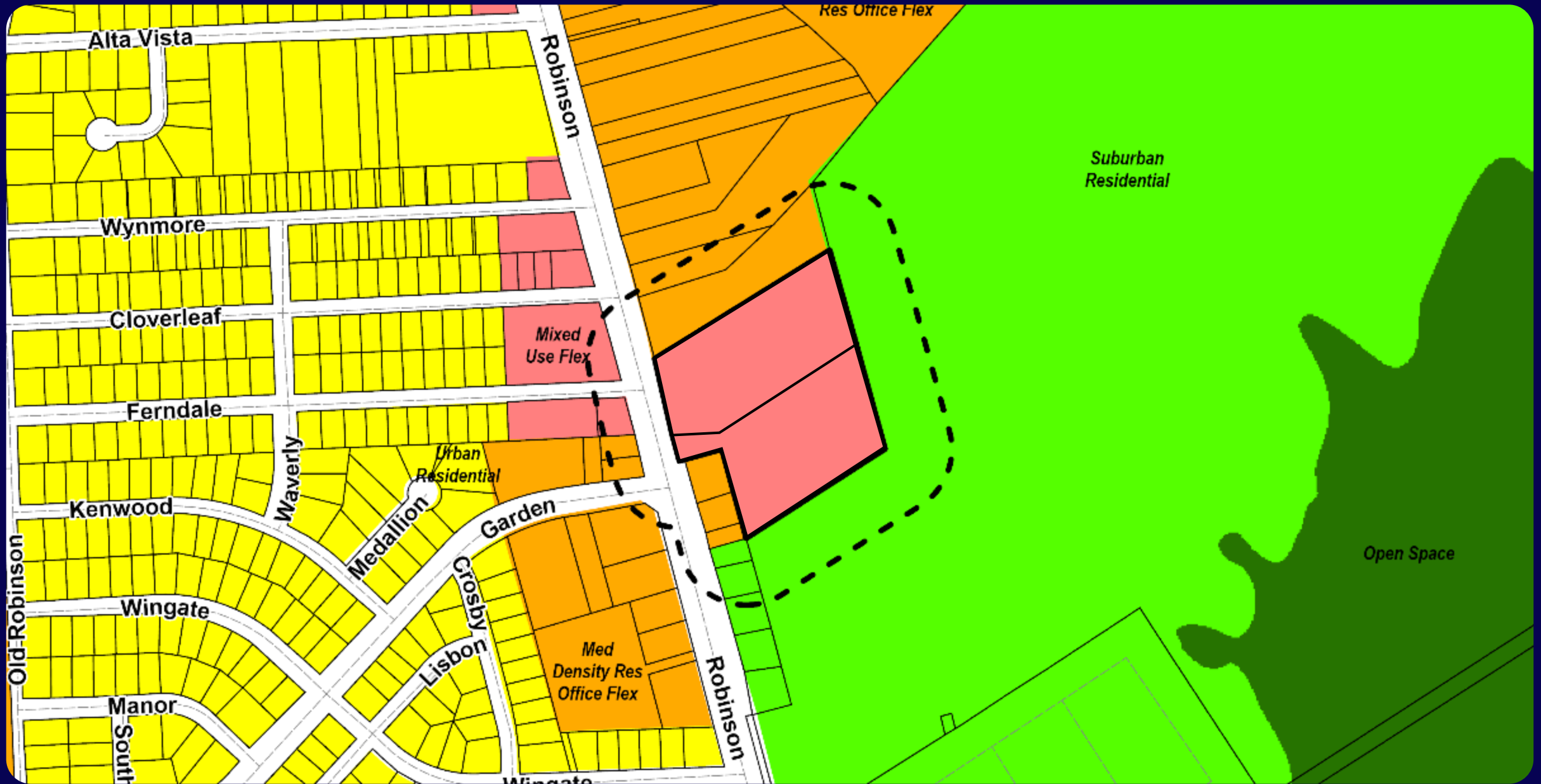


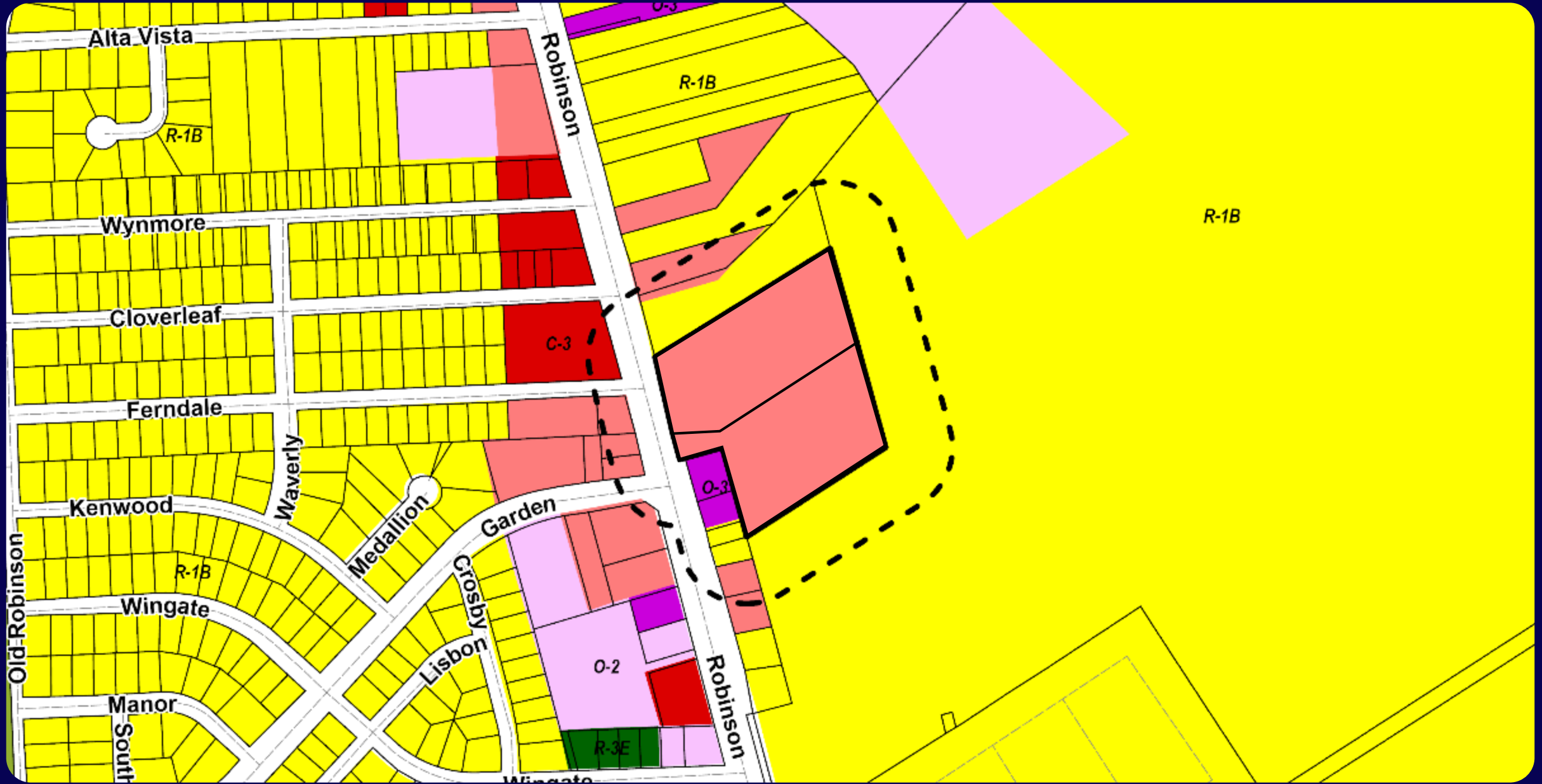
PH 2024-591

3124 & 3200 Robinson Dr

- Applicant: Luke Lunn Higginbotham on behalf of Funeral Homes of Texas
- Request:
 - Land Use Designation Change: Medium Density Residential Office Flex to Mixed Use Flex
 - Rezone from R-1B to C-2
- Property Size: 9.92 acres
- Within the Alta Vista NA
- Council District II













Plan Commission recommends *APPROVAL* of this request to change the Land Use Plan from *Medium Density Residential Office Flex to Mixed Use Flex* based on the following findings:

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.



Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-1B to C-2*** based on the following findings:

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. The proposed C-2 zoning is compatible with the surrounding area's light commercial uses and is along a major thoroughfare (US 77).

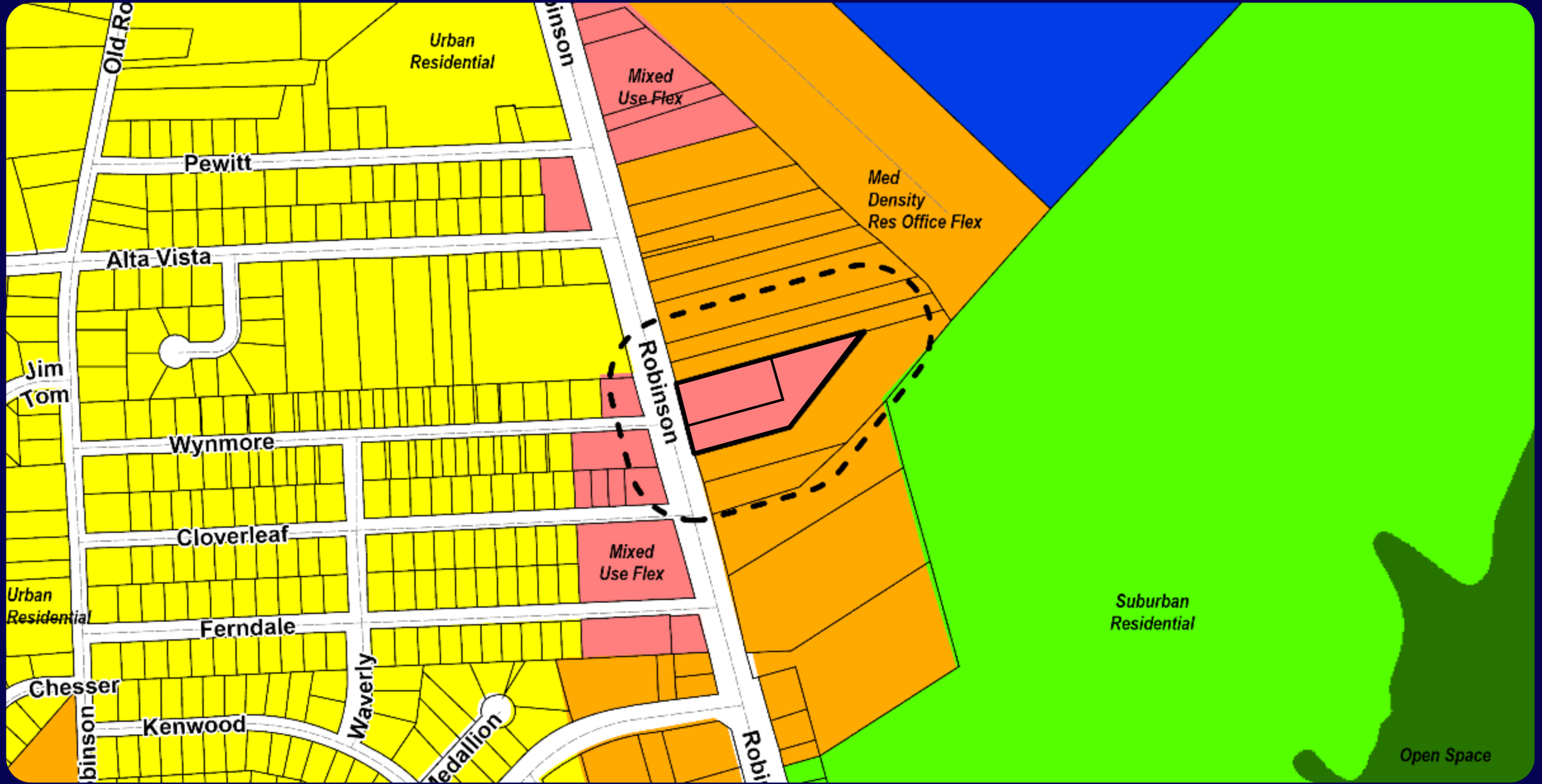


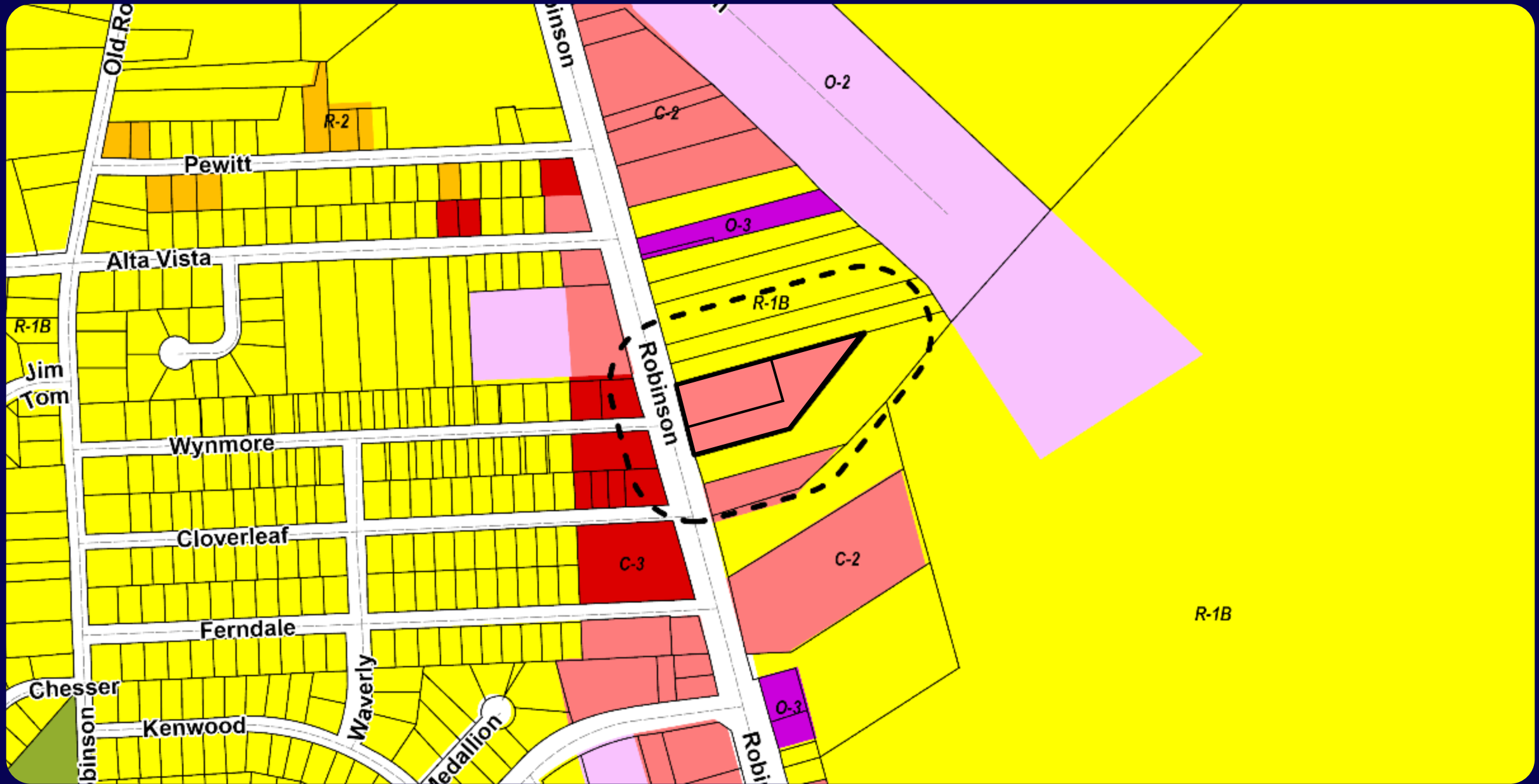
PH 2024-592

3032 & 3100 Robinson Dr

- Applicant: Brycen Muirhead on behalf of Cross Development
- Request:
 - Land Use Designation Change: Medium Density Residential Office Flex to Mixed Use Flex
 - Rezone from R-1B to C-2
- Property Size: 2.18 acres
- Within the Alta Vista NA
- Council District II











Plan Commission recommends *APPROVAL* of this request to change the Land Use Plan from *Medium Density Residential Office Flex to Mixed Use Flex* based on the following findings:

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.



Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-1B to C-2*** based on the following findings:

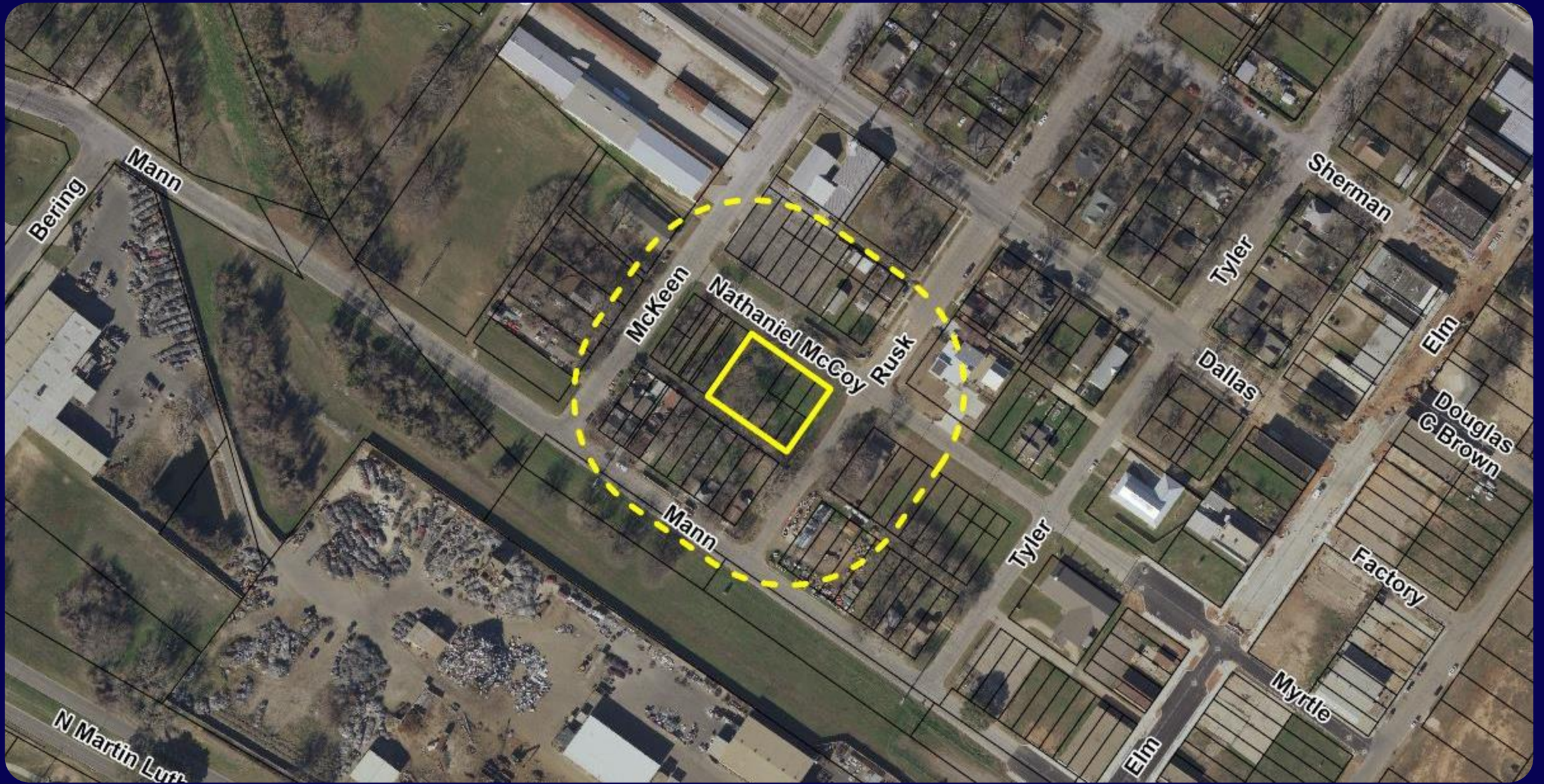
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as recommended to be revised.
2. The public infrastructure is generally adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the area and width requirements for the C-2 zoning district.
4. The proposed C-2 zoning is compatible with the surrounding area's light commercial uses and is along a major thoroughfare (US 77).



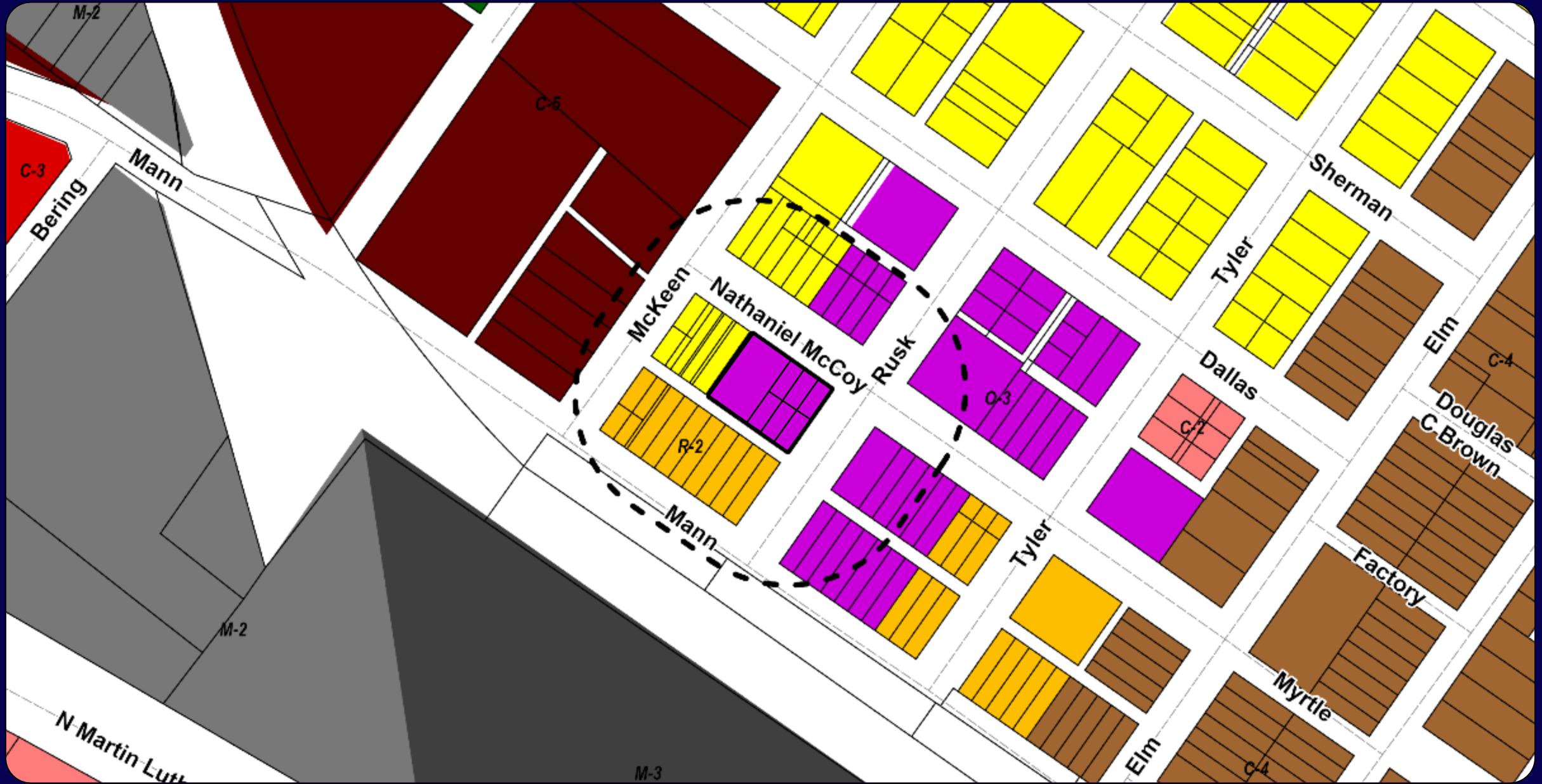
PH 2024-593

308 Rusk Ave

- Applicant: Hunter Glaske
- Request:
 - Rezone from R-1B to O-3
- Property Size: 0.38 acres
- Within the North East Riverside NA
- Council District I











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

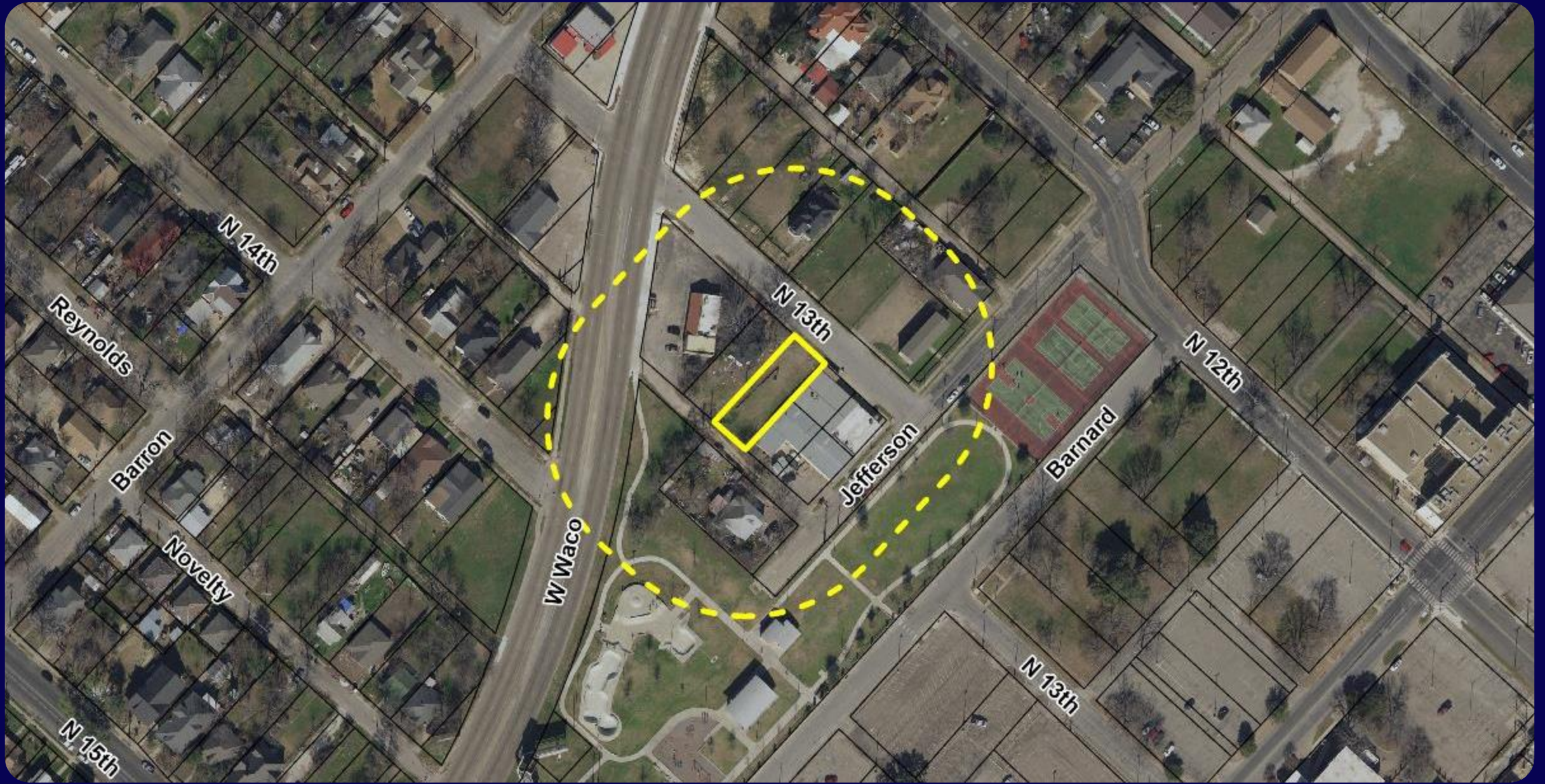
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The property meets all the area and width requirements for the O-3 zoning district.
4. There is O-3 adjacent to the subject property.



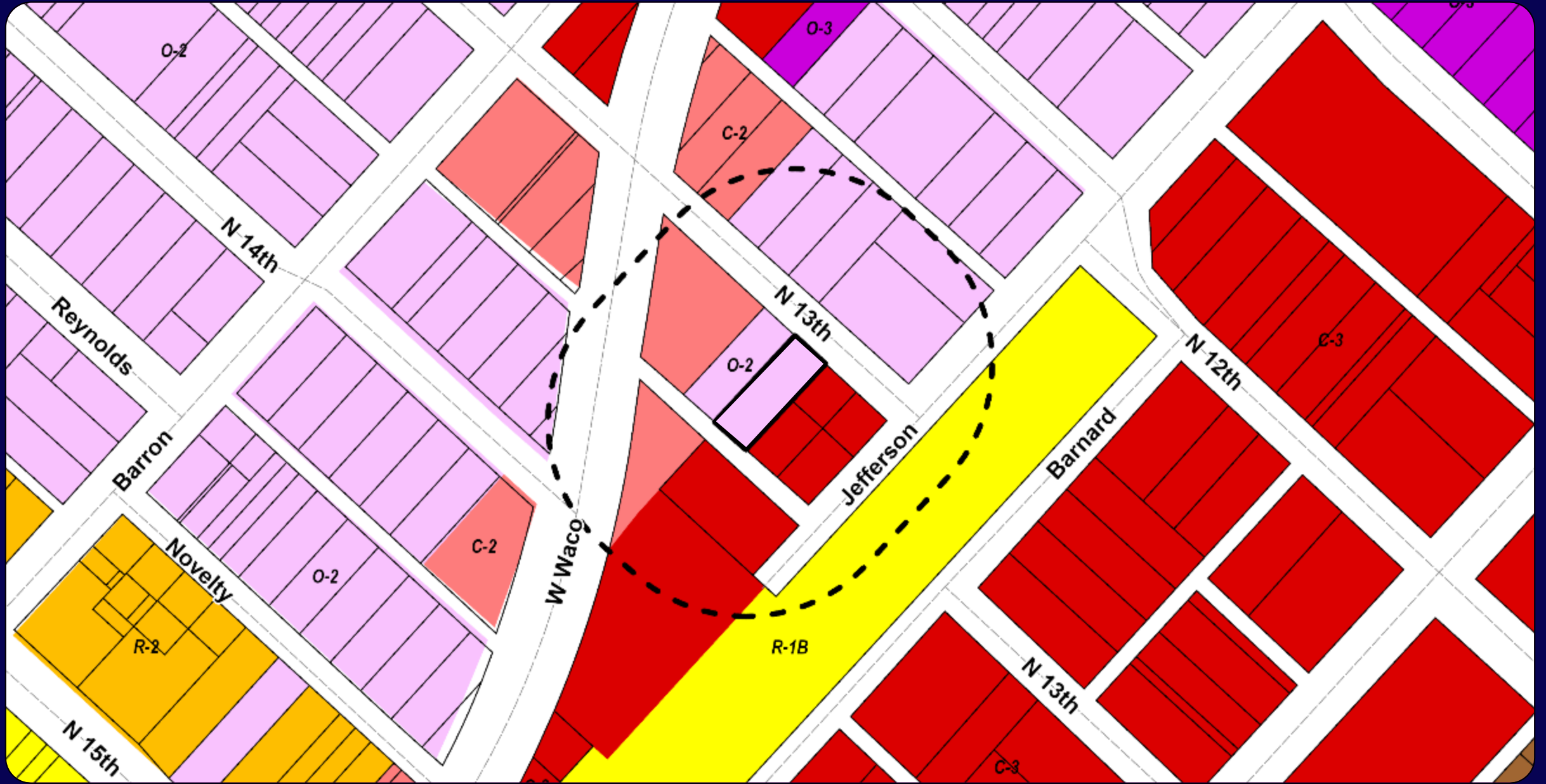
PH 2024-594

510 N 13th St

- Applicant: Grassroots Community Development on behalf of Waco Community Development Corporation
- Request:
 - Rezone from C-3 to O-2
- Property Size: 0.1618 acres
- Within the Downtown NA
- Council District IV













Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***C-3 to O-2*** 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-2 zoning district.
3. The property meets all the area and width requirements for the O-2 zoning district.
4. There is O-2 adjacent to the subject property



PH 2024-595

2500 Mary Ave

- Applicant: Randy Robison Construction, LLC
- Request:
 - Request for the abandonment of a General Utility Easement located in the abandoned ROW of 23rd Street between Mary and the Railroad tracks.
- Property Size: 0.5 acres
- Within the Austin Ave NA
- Council District II

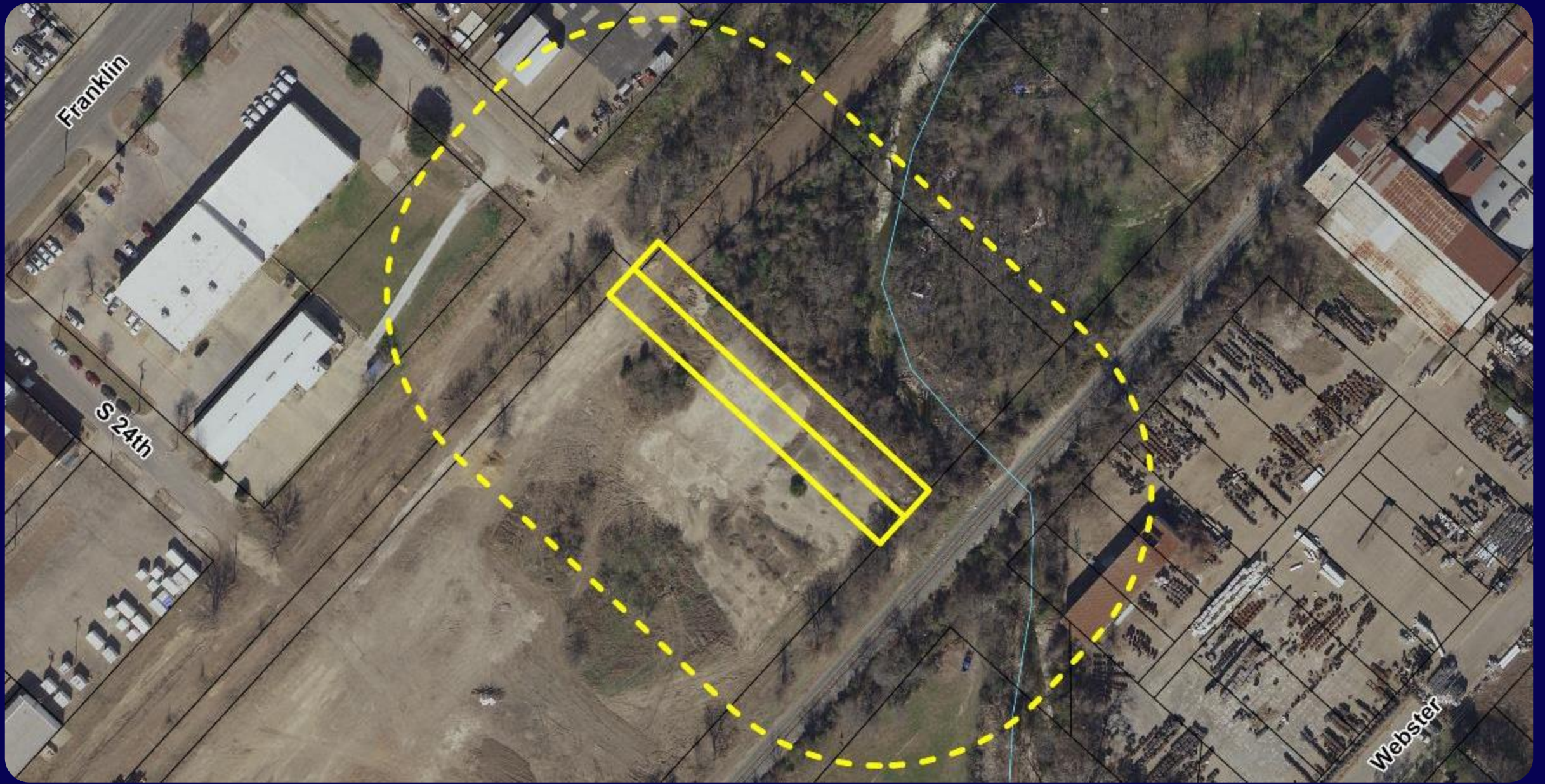


EXHIBIT "B"

SCALE: 1"=60'



23RD STREET
(65' WIDE ROW)

MARY STREET
(VARIABLE WIDTH ROW)

POINT OF BEGINNING
"1519 SURVEYING"

Remainder of a Called 4.40 Acres Tract 1
Centex Sports Facilities, LLC
MCC No 2022042126
O.P.R.M.C.T.

0.247 ACRE, 32.5 FOOT WIDE
PROPOSED UTILITY
EASEMENT ABANDONEMENT

65' WOE
UTILITY EASEMENT
RETAINED BY THE CITY OF WACO
ORDINANCE NO. 1999-36
MCC NO. 9925416
O.P.R.M.C.T.

Called 0.25 Acres Tract 2
Centex Sports Facilities, LLC
MCC No 2022042126
O.P.R.M.C.T.

LOT 1, BLOCK 1
MARVELWOOD ADDITION
MCC NO 9938208
O.P.R.M.C.T.

CENTEX SPORTS FACILITIES, LLC
MCC NO. 2021042612
O.P.R.M.C.T.

"BRITTAIN
AND
CRAWFORD"

UNION PACIFIC RAILROAD
(100' WIDE ROW)

"DUNAWAY
ASSOC"

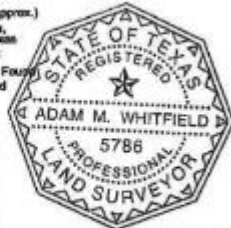
T.J. CHAMBERS SURVEY
ABSTRACT NO. 7

The bearings shown hereon are based on GPS observations, and the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. An average combined scale factor (CSF) of 1.00012 was utilized for this project or local area. All distances and areas shown are based on "Surface Coordinates". To obtain Grid Coordinates or Grid Distances, apply by the above referenced average CSF.

- = 1/2" Capped Iron Rod Found and Stamped as Noted
- △ = Calculated Point
- - - = Adjoining Boundary (approx.)
- O.P.R.M.C.T. = Official Public Records, McLennan County, Texas
- CM = Controlling Monument
- = 6" Capped Iron Rod Found and Stamped as Noted
- [] = Record Call



200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPELS 10194115
DBA STV Infrastructure



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground November, 2022, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current acts and rules set forth by the Texas Board of Professional Engineers and Land Surveyors.

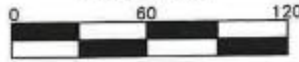
Date: March 25, 2024

ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 OF 3

EXHIBIT "B"

SCALE: 1"=60'



23RD STREET
(65' WIDE ROW)

MARY STREET
(VARIABLE WIDTH ROW)

POINT OF BEGINNING
"1519 SURVEYING"

REMAINDER OF A CALLED 4.40 ACRES
TRACT 1
CENTEX SPORTS FACILITIES, LLC
MCC NO 2022042126
O.P.R.M.C.T.

CALLED 0.25 ACRES
TRACT 2
CENTEX SPORTS FACILITIES, LLC
MCC NO 2022042126
O.P.R.M.C.T.

0.247 ACRE, 32.5 FOOT WIDE
PROPOSED UTILITY EASEMENT
ABANDONEMENT

65' GENERAL UTILITY
EASEMENT RETAINED BY THE
CITY OF WACO
ORDINANCE NO. 1999-36
MCC NO. 9925416
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"DUNAWAY
ASSOC"

T.J. CHAMBERS SURVEY
ABSTRACT NO. 7

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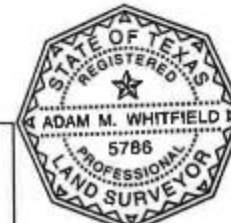
UNION PACIFIC RAILROAD
(100' WIDE ROW)

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254.772.9272 TBPELS 10194115
DBA STV Infrastructure



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground November, 2022, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current acts and rules set forth by the Texas Board of Professional Engineers and Land Surveyors.

Date: March 25, 2024

ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 OF 3







Plan Commission recommends ***APPROVAL*** of the abandonment of request based on the following findings:

Findings:

1. Utility access for surrounding properties is not adversely impacted by the abandonment of this right of way.
2. The sewer line located within this easement has been abandoned.

Condition:

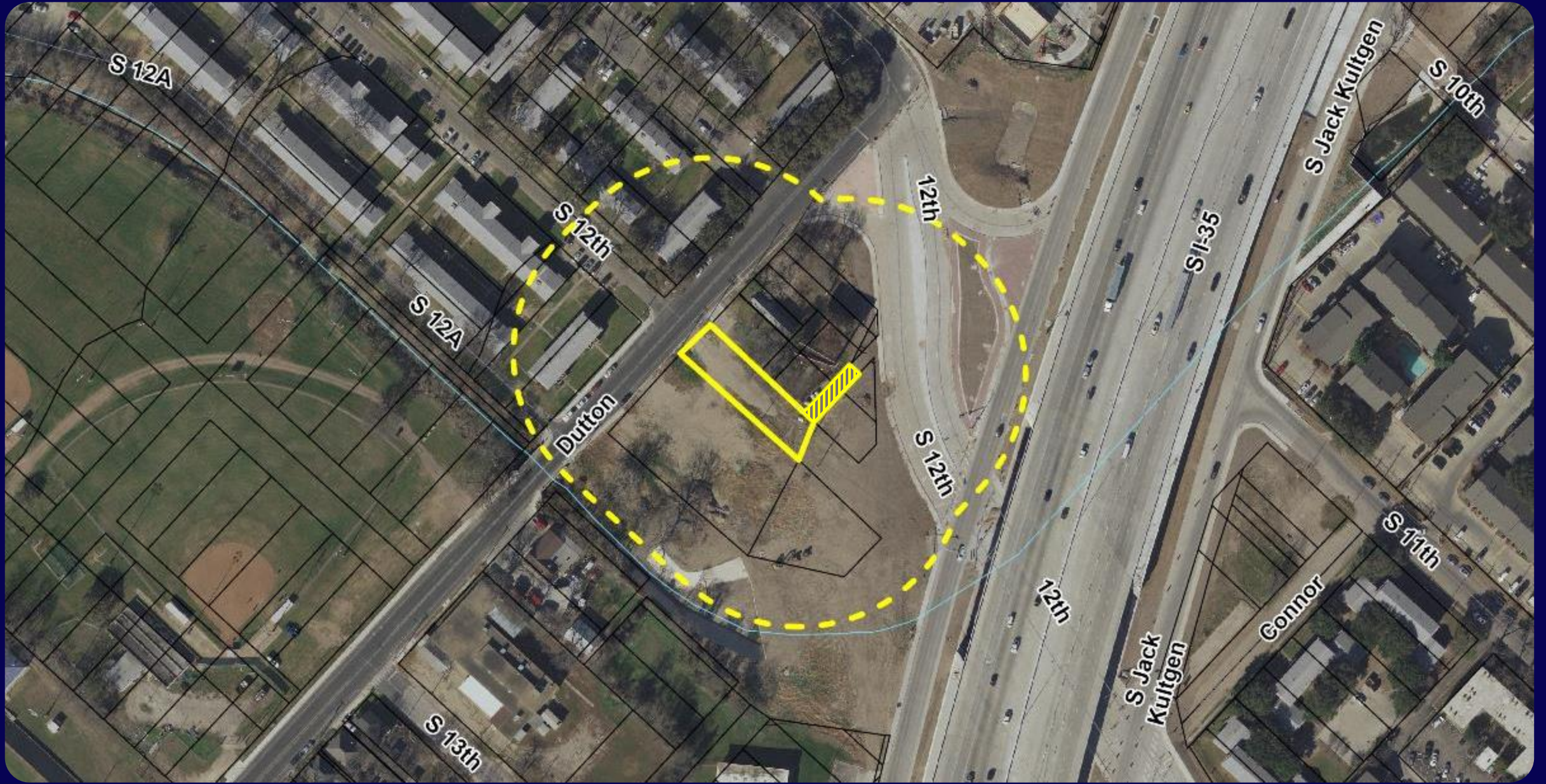
1. Easements shall be retained for any located utility lines within the abandonment area, or lines can be relocated at developer's expense. Coordinate with the appropriate utility.



PH 2024-596

1130 Dutton Ave

- Applicant: Jeff Wright
- Request:
 - Request for the abandonment of a undeveloped portion of S 12th Street from Dutton to I-35 TXDOT ROW. Please note that the original request included the abandonment of the adjacent alley. The alley abandonment is not moving forward at this time due to the received review comments. Only the portion of S 12th Street right-of-way will be considered.
- Property Size: 0.2 acres
- Within the Downtown NA
- Council District II



FIELD SERVICES: TG

DRAWN BY: JRW

ORDERED BY: Jeff Wright

Job Number: 24-04-0164

- Legend
- ⊕ Water Meter
 - ⊖ Fire Hydrant
 - ⊙ Gas Meter
 - ⊕ Light Pole
 - ⊖ Electric Meter
 - ⊙ Sanitary Sewer
 - ⊖ Guy Wire
 - ⊙ Power Pole
 - OHE — Overhead Electric
 - — — Fence
 - ~ ~ ~ Access Drivall Line
 - ⊕ X Found in Concrete
 - ⊙ 1/2" Iron Rod Found "Blackland"
 - 1/2" Iron Rod Set "Blackland" (Unless Otherwise Noted)

LINE	BEARING	DISTANCE
L1	N47°29'23"W	15.00'
L2	S47°45'10"E	15.00'

TRACT 1: Being 0.20 acres of land out of the T. Chambers Survey, Abstract Number 7, in the City of Waco, McLennan County, Texas, being a part of South 12th Street, dedicated per the Connor Addition, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 58, Page 336 of the Deed Records of McLennan County, Texas.

TRACT 2: Being 0.03 acres of land out of the T. Chambers Survey, Abstract Number 7, in the City of Waco, McLennan County, Texas, being a part of a 15 foot alley, dedicated per the Connor Addition, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 58, Page 336 of the Deed Records of McLennan County, Texas.

Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

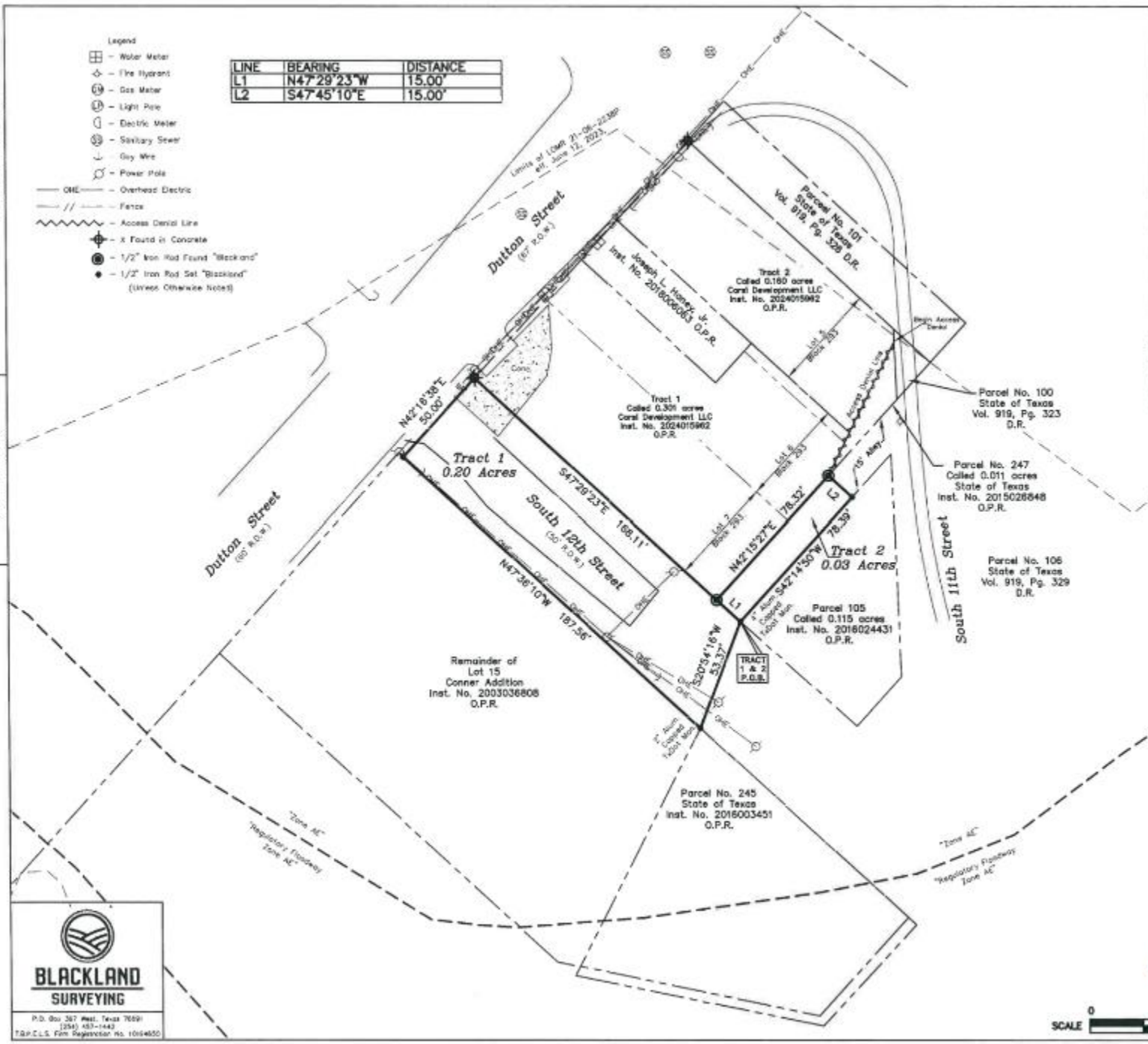
This surveyor did not abstract the subject tract. There may be easements, restrictions or encumbrances which may affect the subject tract that are not shown hereon.

Blackland Surveying LLC. does not make or warrant any flood zone designation.

Field Note Description Attached.

D.R.— Deed Records of McLennan County, Texas.
O.P.R.— Official Public Records of McLennan County, Texas.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48309C0367D, Dated DECEMBER 19, 2019, & LOMR 21-06-2238P eff. June 12, 2023, the property shown on this plat appears to be situated in Zone "AE". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.



BLACKLAND SURVEYING

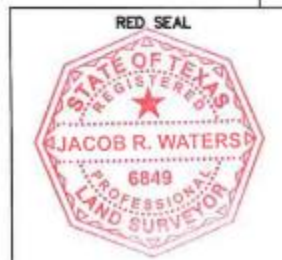
P.O. Box 267 West, Texas 76791
 (254) 437-1442
 T&E P.L.S. Firm Registration No. 10044550



ALL RIGHTS RESERVED BY:
BLACKLAND SURVEYING LLC 2024

The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 18th day of April 2024.

Jacob R. Waters
 JACOB R. WATERS, RPLS, No. 6849



SURVEYED: 4/18/2024







Plan Commission recommends ***APPROVAL*** of the abandonment of request based on the following findings:

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 located utility lines within the abandonment area, or lines can be relocated at developer's expense. Coordinate with the appropriate utility.

