

City of Waco Planning Public Hearings

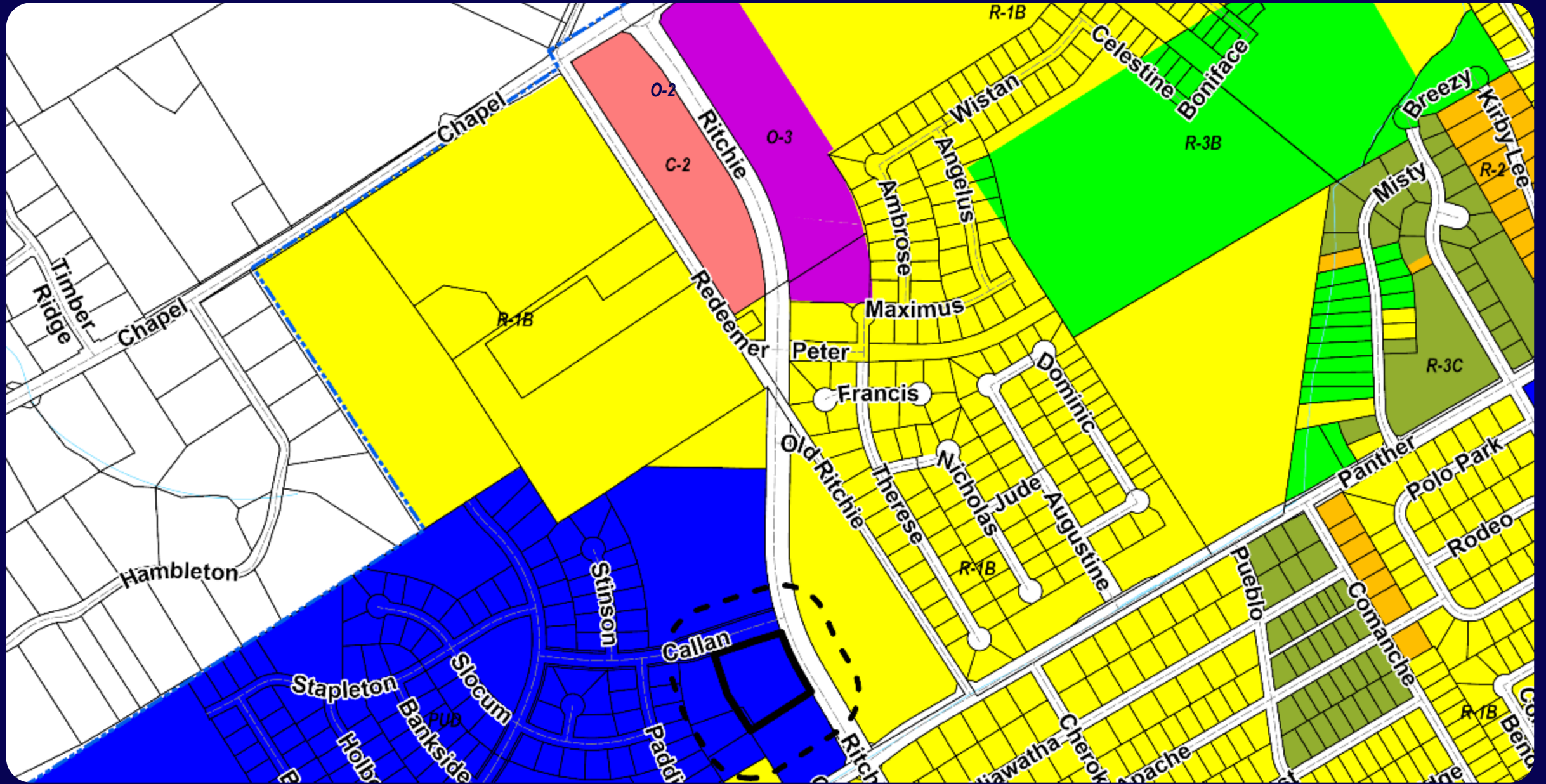


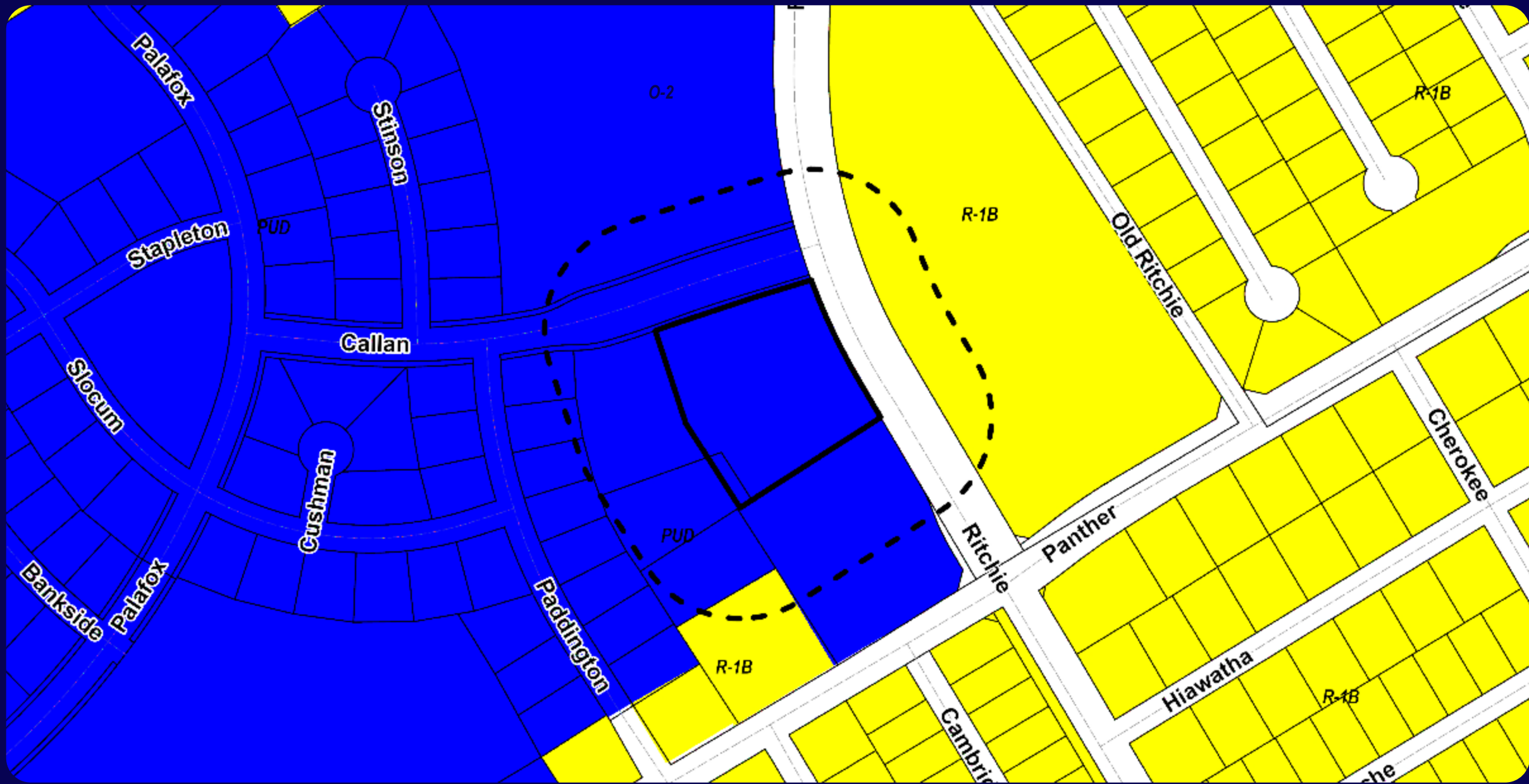
Tuesday, September 17, 2024

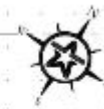
PH 2024- 2225 Ritchie Rd

- Applicant: Adil Zahir, Makmo Design
- Request: Final PUD approval for a convenience store in the Callan Village PUD
- Property Size: 2.39 acres
- Within the West Waco NA
- Council District III









SINGLE FAMILY RESIDENTIAL 65+ LOTS
 94.72 ACRES
 455 LOTS
 TYPICAL 65'X120'
 5 DWELLING UNITS PER ACRE MAX DENSITY

POND "D" DETENTION/ ATHLETIC PARK
 8.14 ACRES

POND "A" DETENTION
 3.01 ACRES

AMENITY CENTER
 174 ACRES
 POOL, PLAYGROUND,
 RESTROOMS, & PAVILION

MULTI-FAMILY RESIDENTIAL
 15 DWELLING UNITS PER ACRE MAX DENSITY

MULTI-FAMILY
 8.62 ACRES

COMMERCIAL OFFICES
 4.68 ACRES

FIRE STATION
 2.00 ACRES

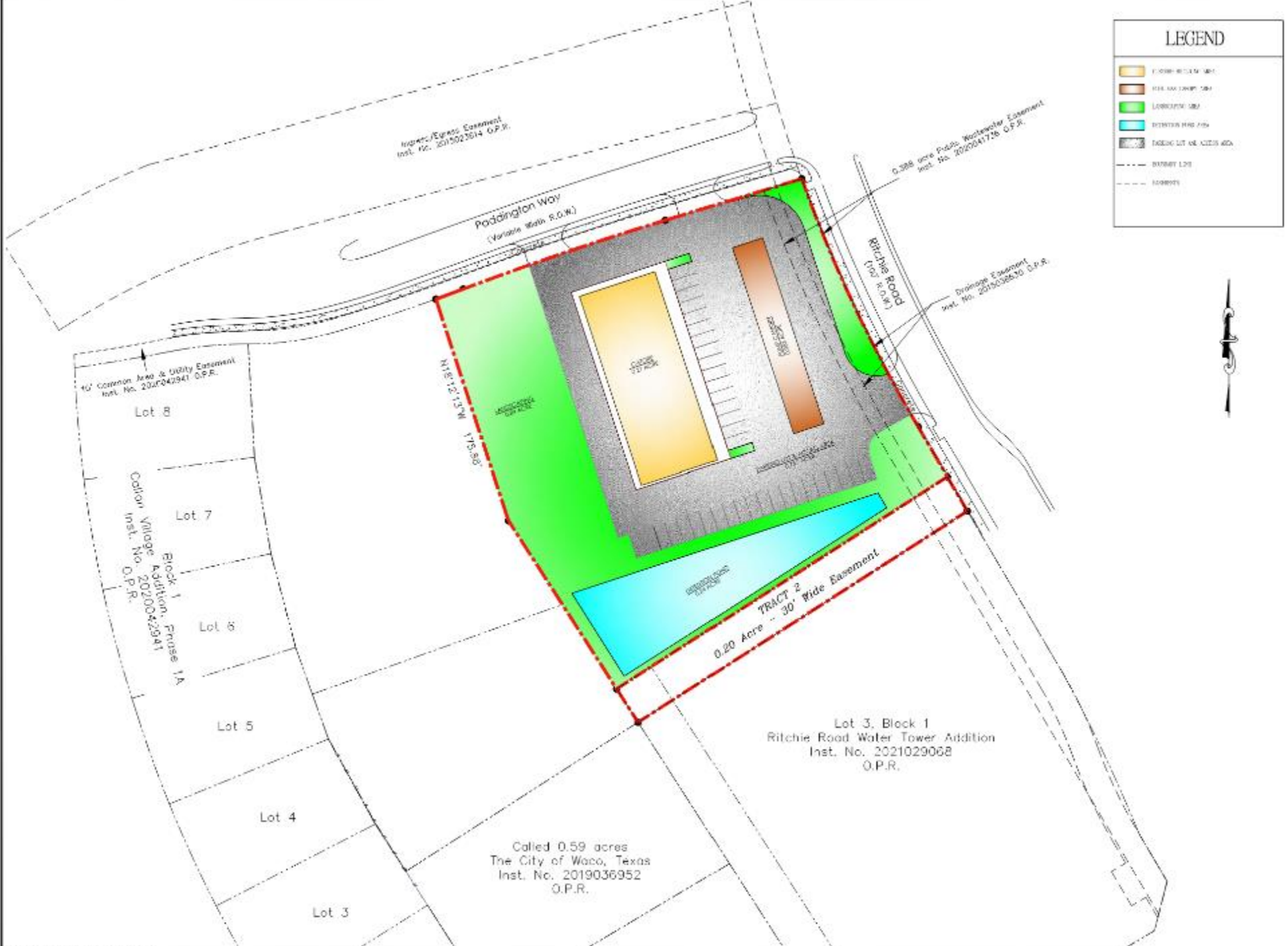
POND "E" DETENTION/ ATHLETIC PARK
 2.11 ACRES

POND "B" DETENTION
 3.63 ACRES

POND "C" DETENTION
 5.45 ACRES

TOWNHOUSE 90+ LOTS
 5.13 ACRES
 23 LOTS
 TYPICAL 90'X100'
 10 DWELLING UNITS PER ACRE MAX DENSITY

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LEGEND

- BUILDING FOOTPRINT
- PAVED DRIVEWAY
- LANDSCAPING
- DRIVEWAY PAD ZONE
- EXISTING LOT OR ACCESS ROAD
- EXISTING LOT
- EASEMENT

REV. NO.	DATE	DESCRIPTION

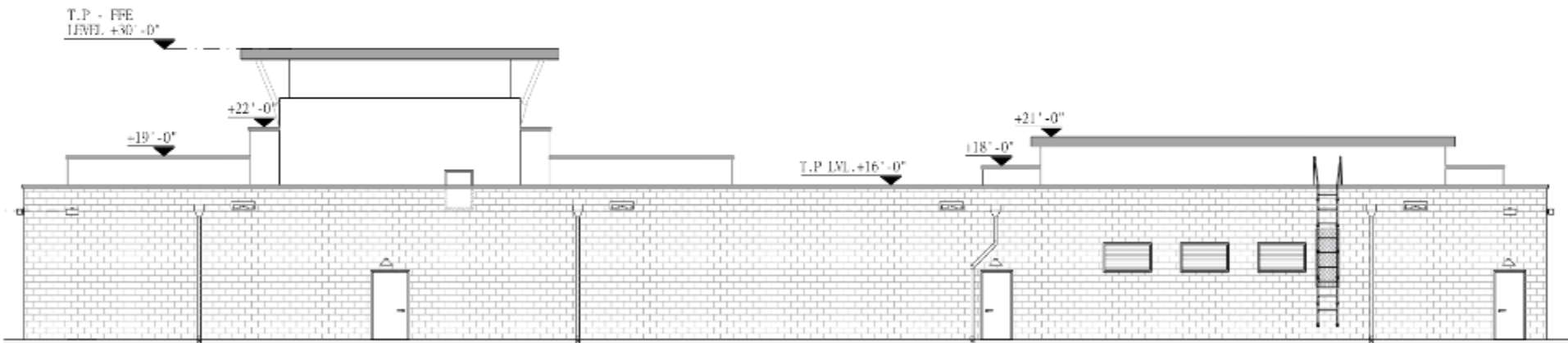
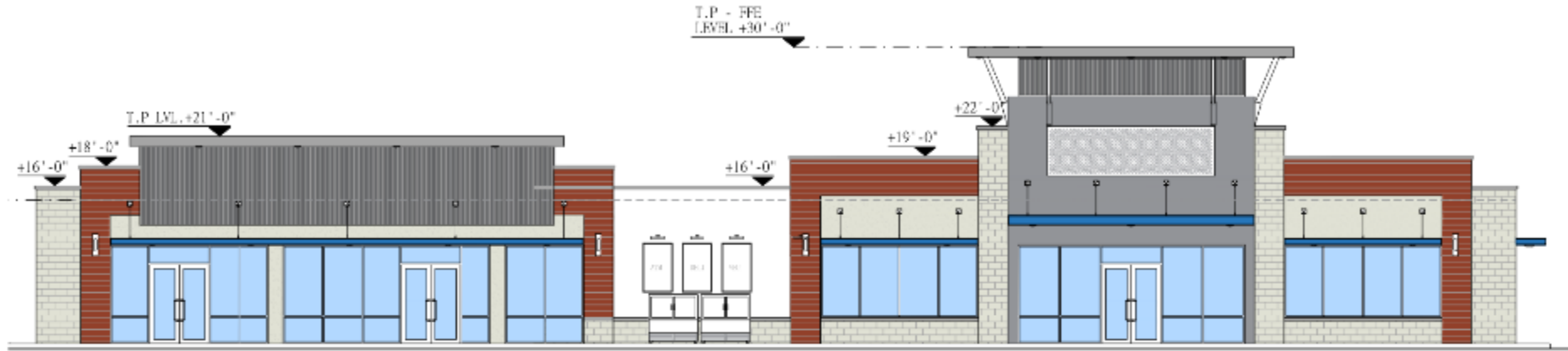


**PROPOSED GAS STATION
 LOCATED AT
 2225 RITCHIE RD, LORENA TX 77665**

DATE:	09/12/2020
PROJECT:	2225 Ritchie Rd
SCALE:	1" = 30'
DRAWN BY:	J.S.
CHECKED BY:	J.S.
DATE:	09/12/2020

**LAND USE,
 FEATURE, AND
 EASEMENTS**

EX. 3



ELEVATION

Scale: 3/16"=1'0"

DATE	1/20
BY	WJW
CHECKED	WJW
PROJECT NO.	2225RITCHIE
DATE	1/20



PROPOSED GAS STATION
LOCATED AT
2225 RITCHIE RD, LORENA TX 77665

DATE	1/20/2014
PROJECT NAME	2225 RITCHIE
NO. OF SHEETS	38 OF 47
DRAWN BY	WJW
CHECKED BY	WJW
SCALE	AS SHOWN

DATE	1/20/2014
PROJECT NAME	2225 RITCHIE
NO. OF SHEETS	38 OF 47
DRAWN BY	WJW
CHECKED BY	WJW
SCALE	AS SHOWN

**ELEVATION
1 & 2**

DATE: 1/20/2014



MAKMO Design

ARCHITECTURE AND ENGINEERING SERVICES
888-294-7947 MAKMODESIGN@GMAIL.COM





Plan Commission recommends ***APPROVAL*** of the ***Final PUD***:

This item was continued at the July 23, 2024 Plan Commission meeting to allow discussion between the developer and representatives of the adjacent residential neighborhood. A meeting between the two groups was held for Friday, August 23, 2024.

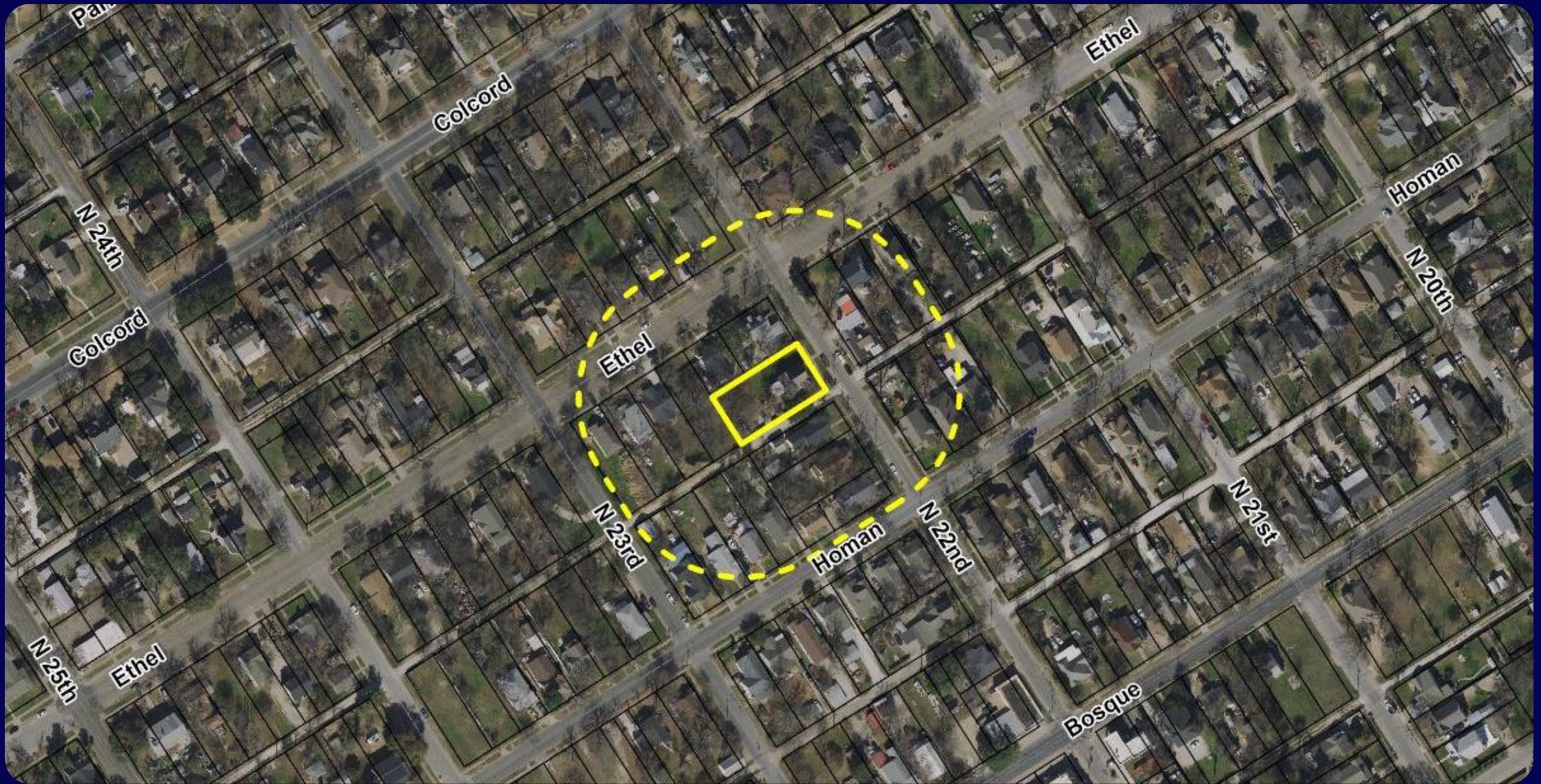
Only one driveway will be permitted onto Callan Boulevard. Staff expects a shared driveway between proposed gas station & convenience store use and leftover 2 acre tract. Shared driveway must be positioned as far as possible from intersection with Ritchie Road, preferable at the far end of the existing center median island. Any adjustments to median island nose to accommodate turning movements in and out of driveway shall be provided by developer's engineer at time of building permit and site plan review.

The proposed gas station & convenience store use structure's skin and glazing shall match as similar as possible to the new city fire station located at the intersection of Ritchie Road and Panther Way.

Z-24-38

1312 N 22nd Street

- Applicant: Shannon Malburg
- Request:
 - Special Permit for a Short Term Rental Type I in a R-1B Zoning District
- Property Size: 0.284 acres
- Within the Sanger Heights NA
- Council District IV



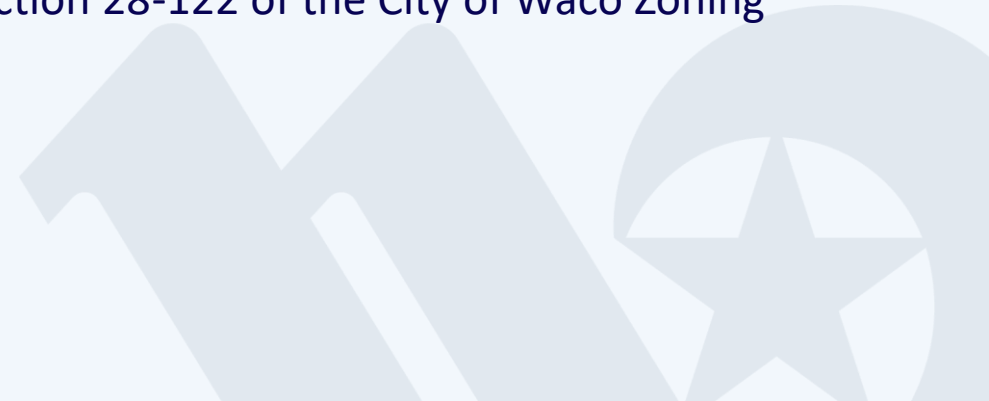




Plan Commission recommends ***APPROVAL*** of the special permit subject to the special provisions and conditions and based on the following findings*:

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.



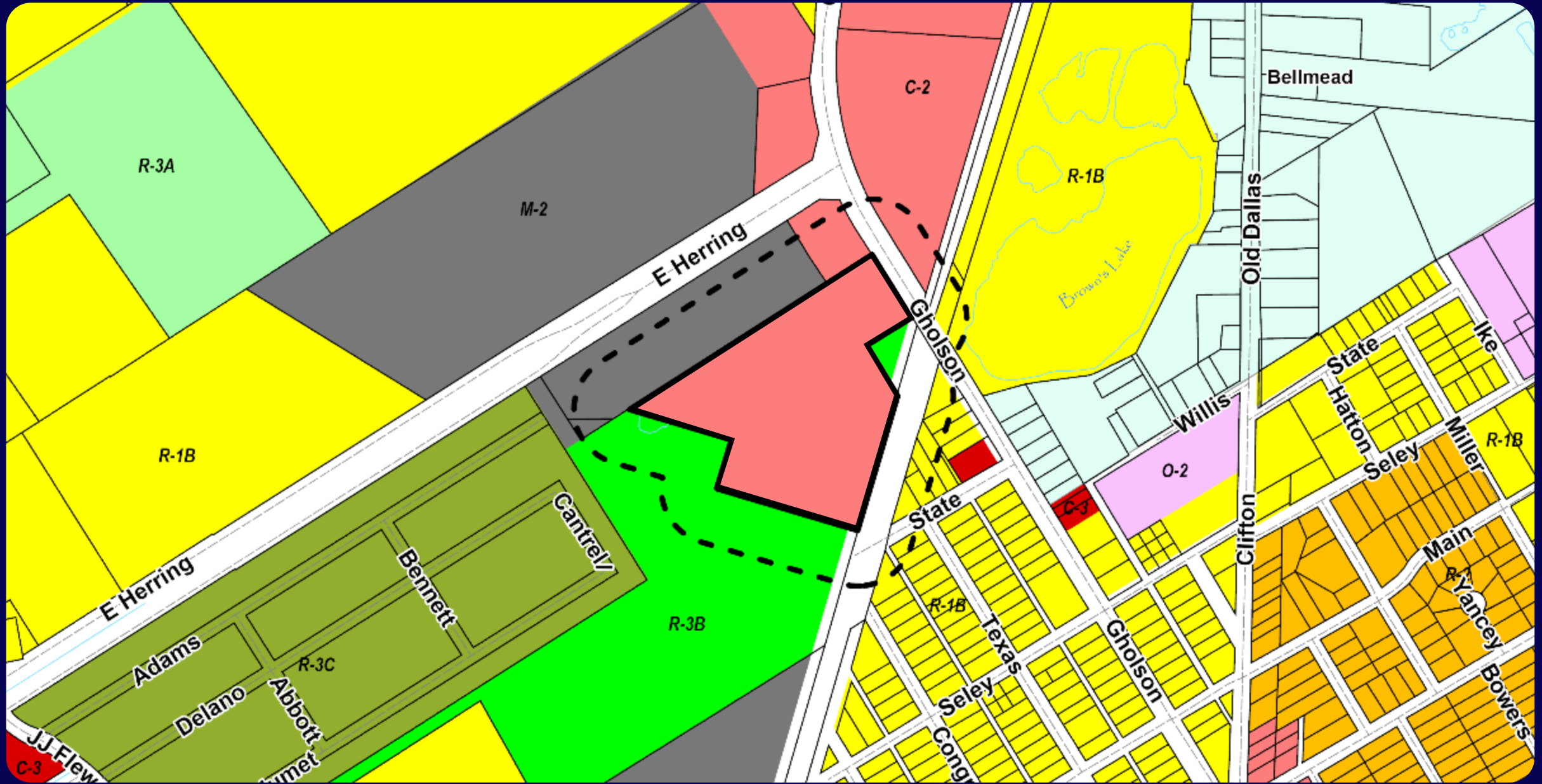
Z-24-39

Part of Property ID: 414730

- Applicant: Dillon Meek on behalf of Brenner Campbell of Brenner Investments and Todd Frease of Central Texas Food Bank
- Request:
 - Land Use Designation Change: Office Industrial Flex and Open Space to Office Industrial Flex
 - Rezone from R-3B to C-2
- Property Size: 11.376 acres
- Within the Carver NA
- Council District I













Plan Commission recommends *APPROVAL* of this request to change the Land Use Plan from *OFFICE INDUSTRIAL FLEX* and *OPEN SPACE* to *OFFICE INDUSTRIAL FLEX* based on the following findings:

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



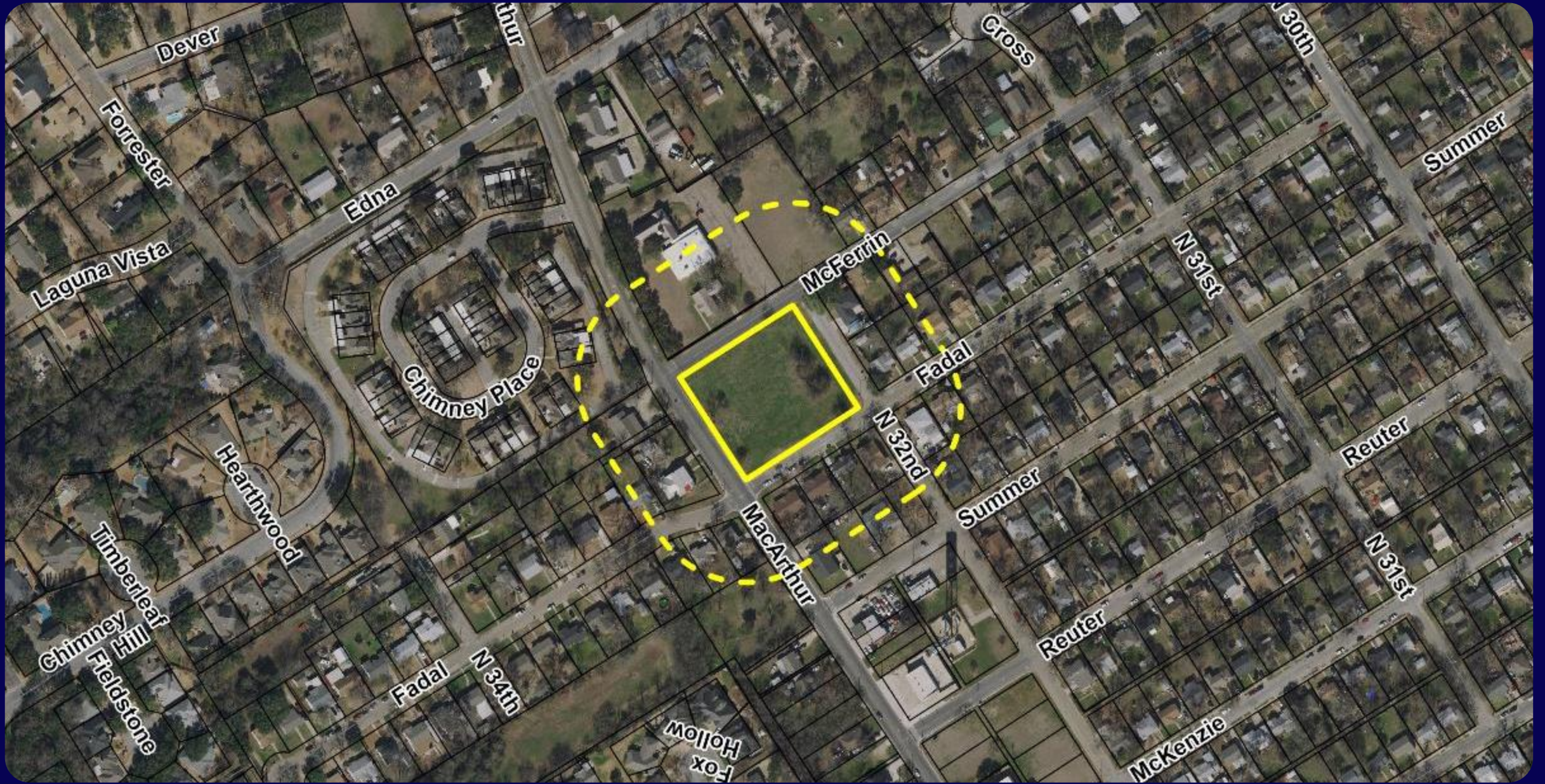
Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-3B to C-2*** based on the following findings:

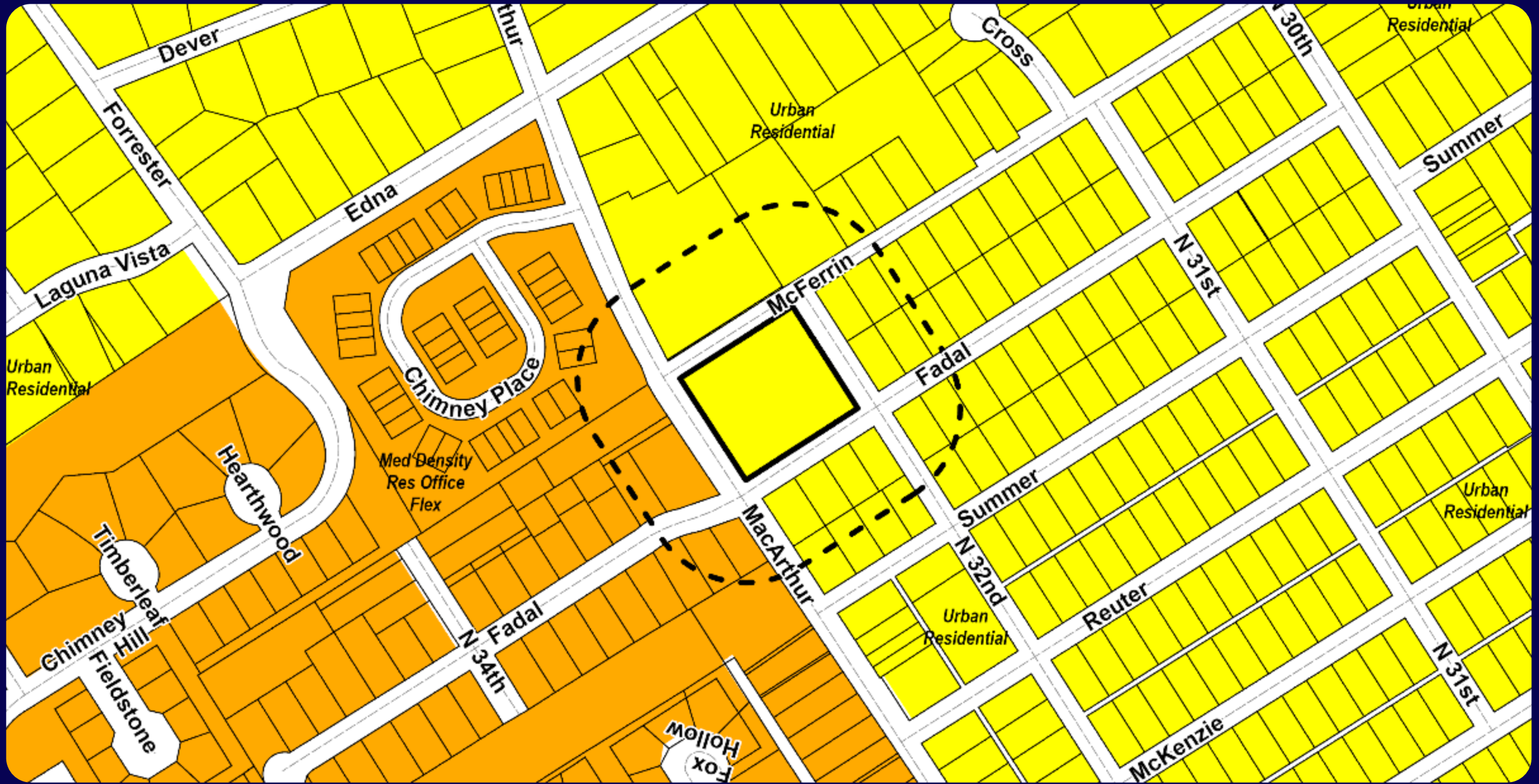
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan
2. The public infrastructure is generally adequate to provide for uses allowed in the C-2 zoning district
3. The property meets all the area and width requirements for the C-2 zoning district.
4. The proposed C-2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

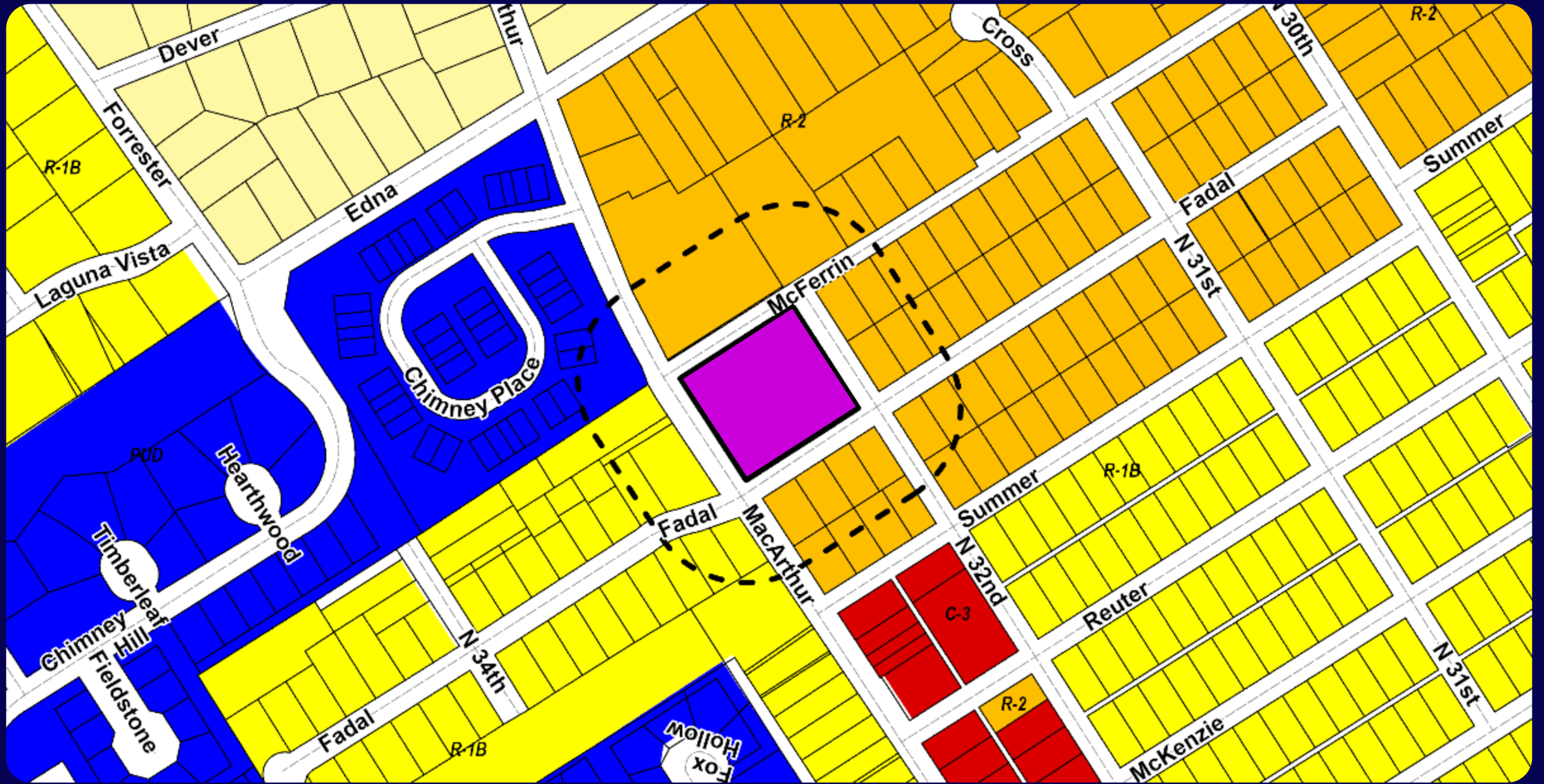


PH 2024- 3001 MacArthur Drive

- Applicant: Hunter Harrell and Fisher Cannon
- Request:
 - Rezone from R-2 to O-3
- Property Size: 1.358 acres
- Within the Dean Highland NA
- Council District IV















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

1. The existing R-2 zoning is more compatible with the existing single-family neighborhood and two-family zoned property than the proposed O-3 zoning.
2. While MacArthur is classified as an arterial street, this property fronts on 32nd, Fadal, and McFerrin Avenues Street which are classified as local and collector streets.
3. There is existing vacant commercial southeast of the subject property along MacArthur that would permit many of the uses permitted in O-3.
4. The existing road network and adjacent residential uses will limit the locations and quantity of approved drive access to this parcel necessary to accommodate allowable uses within the O-3 zoning district.

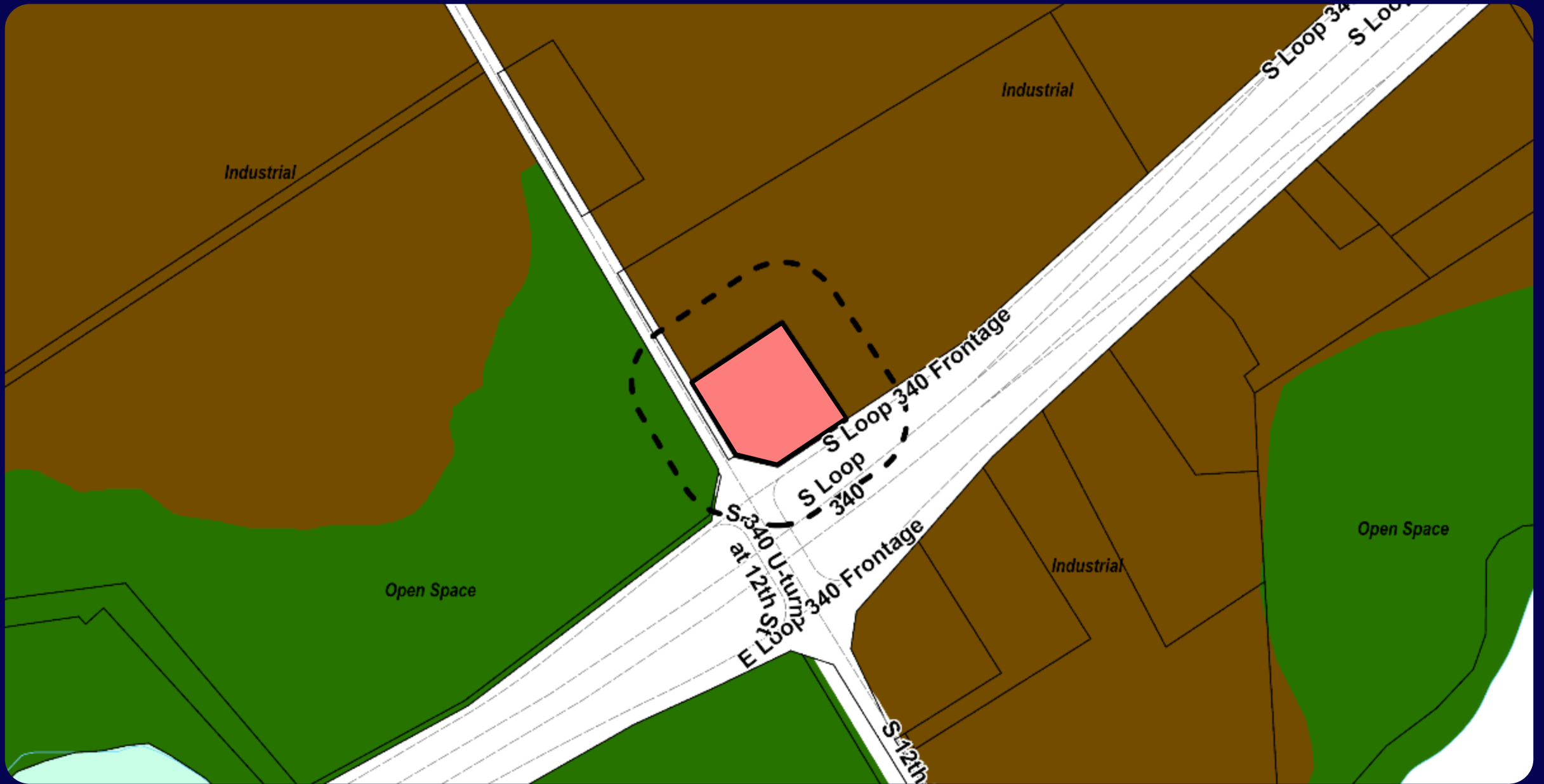


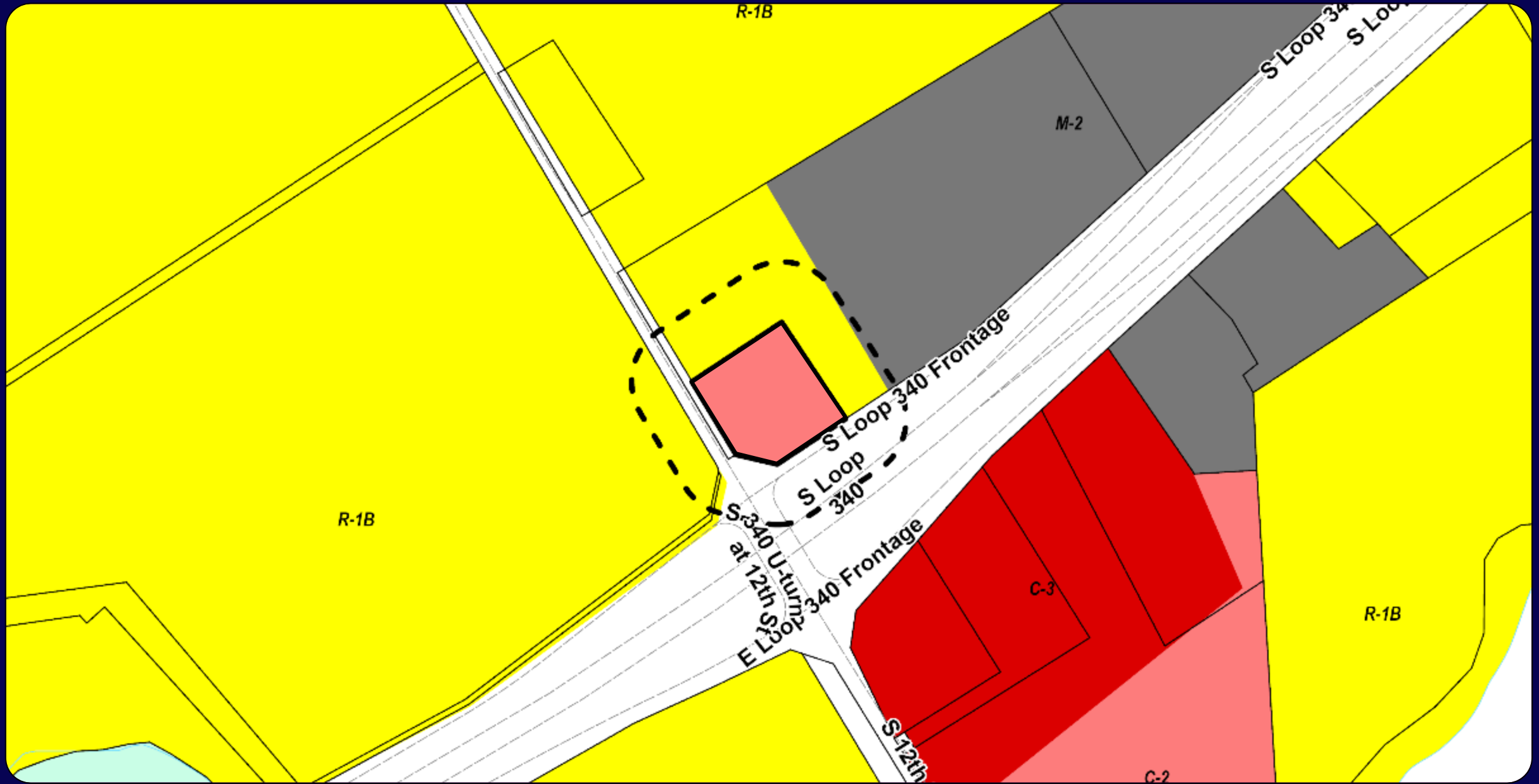
Z-24-41

2003 S Loop 340

- Applicant: Stephanie Wall
- Request:
 - Land Use Designation Change: Industrial to Mixed Use Flex
 - Rezone from R-1B to C-2
- Property Size: 3.067 acres
- Within the Oakwood NA
- Council District I













Plan Commission recommends ***APPROVAL*** of this request to change the Land Use Plan from ***Industrial 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. The proposed Mixed Use Flex land use will provide services to existing Industrial uses and future area uses anticipated after the 12th Street expansion.
3. The property is located at the intersection of two major streets.



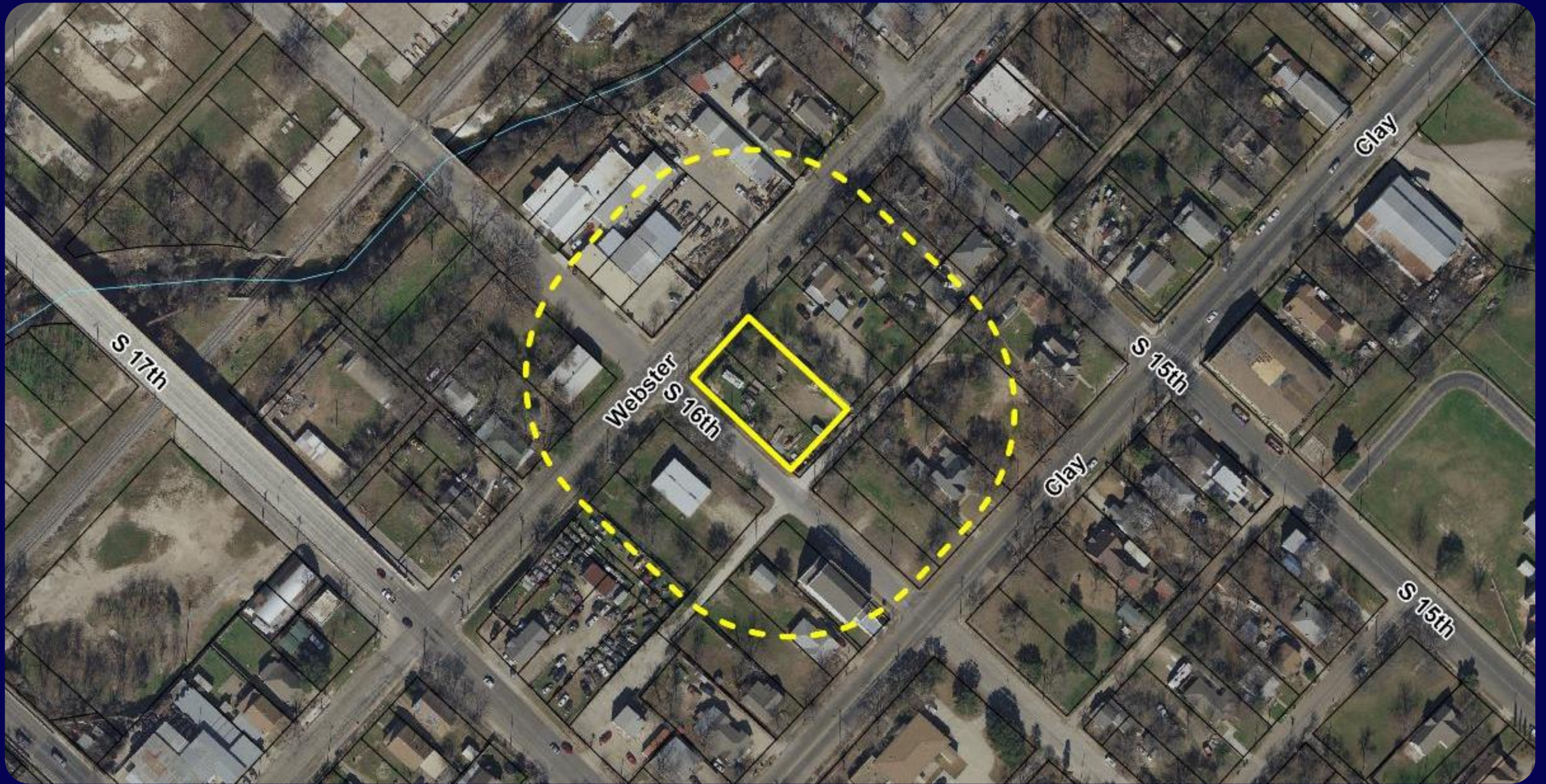
Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-1B to C-2*** based on the following findings:

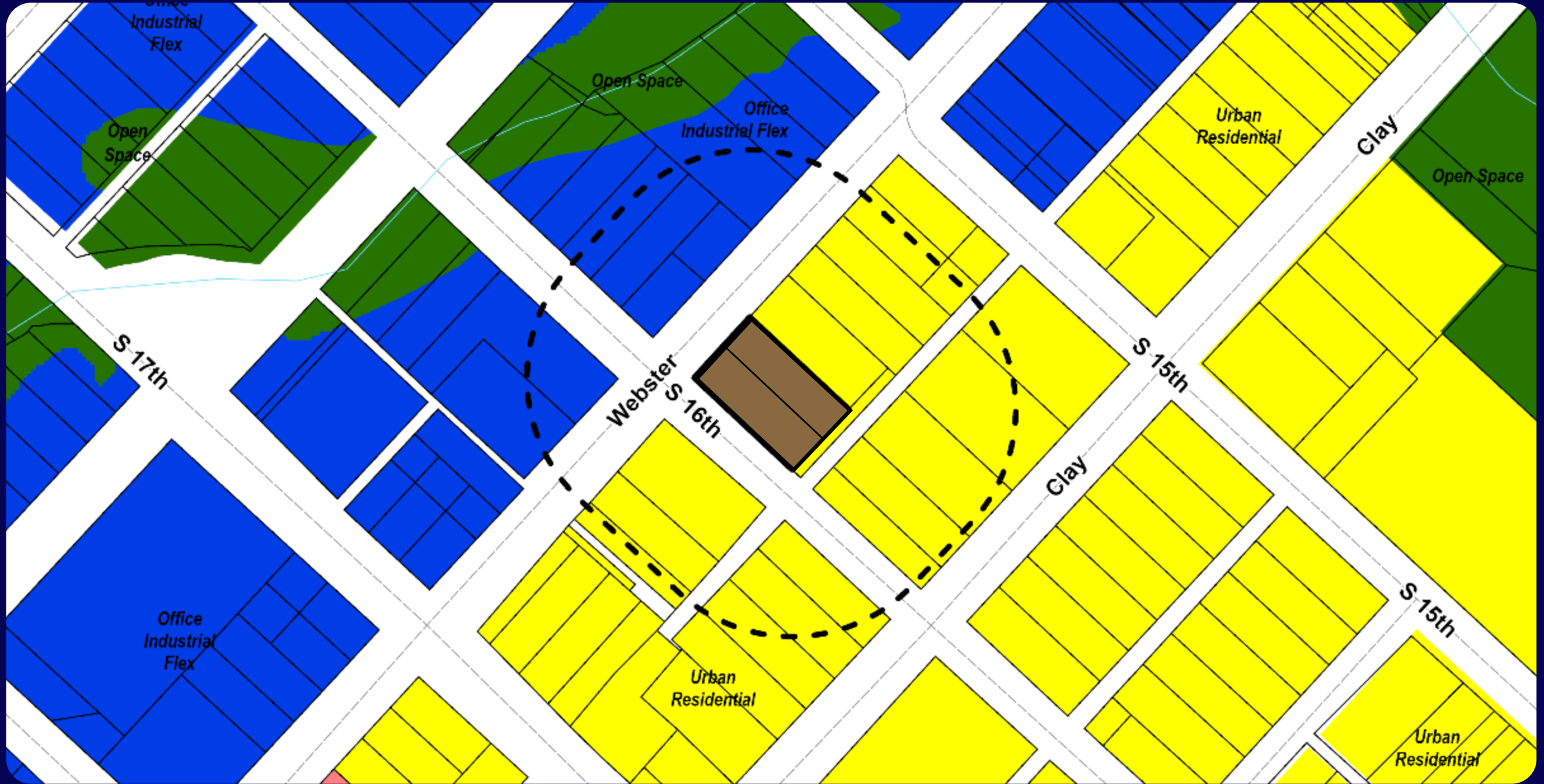
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as recommended to be revised.
2. The public infrastructure is generally adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the area and width requirements for the C-2 zoning district.
4. The proposed C-2 zoning is compatible with the existing surrounding area uses and future area uses anticipated after the 12th Street expansion.

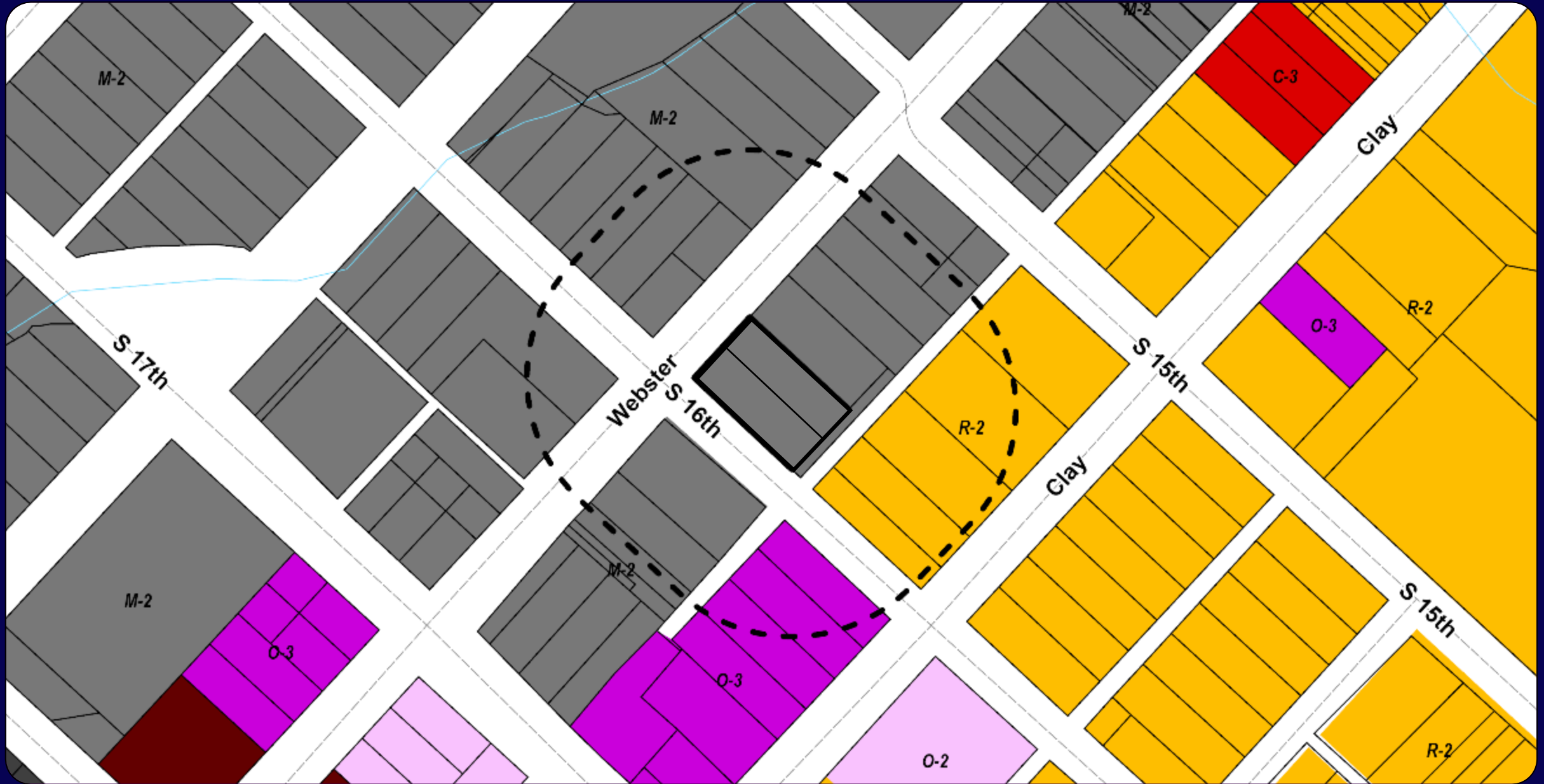


PH 2024- 1520 and 1524 Webster Ave

- Applicant: Rolando Rodriguez
- Request:
 - Land Use Designation Change: Urban Residential to Industrial
 - Rezone from R-2 to M-2
- Property Size: 0.334 acres
- Within the Downtown NA
- Council District II

















Plan Commission recommends *DISAPPROVAL* of this request to change the Land Use Plan from *URBAN RESIDENTIAL TO INDUSTRIAL* based on the following findings:

1. The proposed land use could be considered incompatible with the existing low-density residential land use designations adjacent to the subject property.
2. The existing streets are not adequate for industrial uses.



Plan Commission recommends ***DISAPPROVAL*** of this request to change the zoning from ***R-2 to M-2*** based on the following findings:

1. The proposed zoning is in not in keeping with the land use component of the Comprehensive Plan.
2. The area has been transitioning from industrial uses to residential and commercial mixed uses over the past two decades.
3. The lot sizes do not meet the industrial lot size requirement.
4. The property is located on a street not meant for industrial uses.
5. Industrial zoning is not compatible with existing residential uses.
6. The property was rezoned in 2019 to R-2 at the request of the property owners which brought the property into conformance with the comprehensive plan.



THANK YOU.

Please contact planning@wacotx.gov if you have any questions.