



CITY OF WACO

**PUBLIC NOTICE  
A MEETING OF THE ZONING BOARD OF ADJUSTMENT**

**WILL BE HELD ON  
THURSDAY, JUNE 15, 2017**

**WORK SESSION: 5:30 P.M.  
BUZZARD BILLY'S ARMADILLO BAR AND  
GRILL-O LOCATED  
100 N. JACK KULTGEN EXPRESSWAY**

**BUSINESS SESSION: 7:00 P.M.  
DR. MAE JACKSON DEVELOPMENT  
CENTER – MAIN CONFERENCE ROOM  
401 FRANKLIN AVENUE**

**WORK SESSION  
Buzzard Billy's Armadillo Bar and Grill-O  
5:30 p.m.**

- **Review of Business Session Agenda**

**BUSINESS SESSION  
DR. MAE JACKSON DEVELOPMENT CENTER  
MAIN CONFERENCE ROOM**

**7:00 p.m.**

**AGENDA**

**MINUTES**

1. Consider and approve Thursday, May 18, 2017 summary notes-Business Session

**MOTION**

2. Discussion between the Zoning Board of Adjustment and City Council Liaison regarding Zoning Board of Adjustment activities and appointments.

**PUBLIC HEARINGS**

**A. Zoning Board of Adjustment Applications**

1. **A-17-14** Van D. & Carla H. Gray– Lot 10, Block 4, Stonehenge Addition, Part Two, also known as 2515 Cambridge Drive.

A variance request to Section 28-929 of the City of Waco Zoning Ordinance, which requires a six feet height limit of a fence on lots zoned for residential use. The request seeks approval of a seven feet fence height limit on property zoned R-1B, Single-Family Residence.

**MOTION**

2. **A-17-15** Stylecraft Falcon Pointe LP – Lot 34, Block 1, South Fork Addition, Phase 2, Part 2, also known as 4128 Los Robles Ranch Road.

A variance of 5 feet to the required 25 feet rear yard setback, per Sec. 28-326(1) of the City of Waco Zoning Ordinance, on a lot zoned R-1B, Single-Family Residence.

**MOTION**

3. **A-17-16** Stylecraft Falcon Pointe LP – Lot 35, Block 1, South Fork Addition, Phase 2, Part 2, also known as 4132 Los Robles Ranch Road.

A variance of 12 feet to the required 25 feet front yard setback and 8 feet to the required 25 feet rear yard setback, per Sec. 28-326(1) of the City of Waco Zoning Ordinance, on a lot zoned R-1B, Single-Family Residence.

**MOTION**

4. **A-17-17** Stylecraft Falcon Pointe LP – Lot 42, Block 1, South Fork Addition, Phase 2, Part 2, also known as 4109 Los Robles Ranch Road.

A variance of 14 feet to the required 25 feet rear yard setback, per Sec. 28-326(1) of the City of Waco Zoning Ordinance, on a lot zoned R-1B, Single-Family Residence.

**MOTION**

5. **A-17-18** Stylecraft Falcon Pointe LP – Lot 41, Block 1, South Fork Addition, Phase 2, Part 2, also known as 4113 Los Robles Ranch Road.

A variance of 18 feet to the required 25 feet rear yard setback, per Sec. 28-326(1) of the City of Waco Zoning Ordinance, on a lot zoned R-1B, Single-Family Residence.

**MOTION**

6. **A-17-19** Doreen Ravenscroft – Lots 14A, 14B & 15, Block 10, Renick Addition, also known as 418 Elm Avenue.

A variance to Sec. 28-880.7 (d)(1) of the City of Waco Zoning Ordinance to the building setback design specifications in the Downtown District Overlay to reduce the build-to-line requirement from zero (0) for 80% to zero (0) for 40% of the width of the building's façade on a front street, on a lot zoned C-4, Central Commercial.

**MOTION**

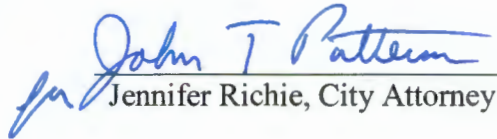
**BOARD REPORT**

- \* Board's requests for information.
- \* Board's requests for scheduling agenda items.
- \* Board and Staff Announcements.
- \* Scheduling of future meetings.

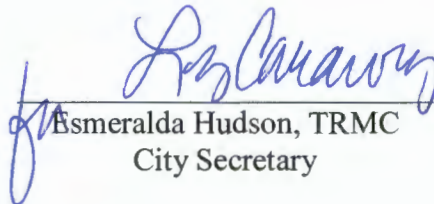


Clint Peters, Director of Planning Services

It is the opinion of the City Attorney's Office that this agenda complies with the requirements of Chapter 551 of the Texas Government Code.

  
Jennifer Richie, City Attorney

I hereby certify that this notice was posted at Waco City Hall on the 8th of June, 2017, at 2:00 am/pm

  
Esmeralda Hudson, TRMC  
City Secretary

Note: Persons with disabilities who plan to attend this meeting and who may need auxiliary aides or services should contact the City Secretary's Office at (254) 750-5750 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.