



CITY OF WACO

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

**WILL BE HELD ON
THURSDAY, AUGUST 24, 2017**

**WORK SESSION: 5:30 P.M.
COACH'S XX X SMOKE - BBQ
330 AUSTIN AVENUE**

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

- **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, July 20, 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-17-22 Robert Stem – Lot 7, Block 9, Bagby Addition, also known as 1825 S. 9th Street.

A variance to Section 28-841(1) of the City of Waco Zoning Ordinance, to allow accessory parking spaces between the façade fronting a public right of way and the property line along the public right of way and a variance to exceed the 75% maximum coverage to 76% of the maximum coverage of the site by buildings and paved areas, per Section 28-216(a) of the City of Waco Zoning Ordinance, on a lot zoned O-2, Office-Residence located in the College and University Neighborhoods District.

MOTION

2. A-17-24 Flores Roofing & Construction LLC. – Lot 4A and 5, Block 19, Glenwood Addition, also known as 2209 Franklin Avenue.

A variance to exceed the maximum coverage of the site by buildings and paved area from 90 per cent of the total lot area to 100 per cent of the total lot area, per Sec 28-216(b) and a variance of two trees to the boundary landscaping requirement of one tree for every 50 feet of frontage, per Sec. 28-218(c) of the City of Waco Zoning Ordinance, on a lot zoned C-3, General Commercial.

MOTION

3. A-17-25 Phillip W. Stone – Lot A1, Block 4, Dean Addition, also known as 2600 Live Oak Avenue.

A variance of 2 feet to the required 2 feet side yard setback for the construction of a carport and a variance of 1 foot to the required 5 feet to the principal dwelling, per Sec. 28-906(4) of the City of Waco Zoning Ordinance, on a lot zoned R-1B, Single-Family Residence.

MOTION

B. Discussion Concerning Upcoming Election of Officers for Chair and Vice-Chair

BOARD REPORT

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



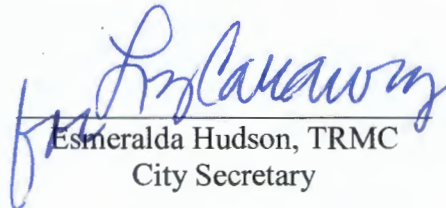
Clint Peters, Director of Planning Services

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.



for Jennifer Richie, City Attorney

I hereby certify that this notice was posted at Waco City Hall on the 11th of August, 2017, at 2:15 am/pm.



for 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 Esmeralda Hudson, City Secretary, at (254) 750-5750 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.