



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

**WILL BE HELD ON
THURSDAY, AUGUST 15, 2019**

**WORK SESSION: 5:30 P.M.
BUZZARD BILLY'S ARMADILLO BAR AND
GRILL-O
100 N. JACK KULTGEN EXPRESSWAY
WACO, TEXAS 76704**

**BUSINESS SESSION: 7:00 P.M.
DR. MAE JACKSON DEVELOPMENT
CENTER – MAIN CONFERENCE ROOM
401 FRANKLIN AVENUE
WACO, TEXAS 76701**

**WORK SESSION
BUZZARD BILLY'S ARMADILLO BAR AND GRILL-O
WACO, TEXAS 76704**

5:30 p.m.

- **Review of Business Session Agenda**

**BUSINESS SESSION
DR. MAE JACKSON DEVELOPMENT CENTER
WACO, TEXAS 76701**

7:00 p.m.

AGENDA

MINUTES

1. Consider and approve Thursday, July 18, 2019 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-19-21** Brad Ross – Lot B10 and A11, Block 2, Eikel & Bruestedt Addition, also known as 427 Daughtrey Avenue.

A variance of 25 feet to the rear yard requirement of 25 feet for the construction of a single-family dwelling, per Sec. 28-551 (1) of the City of Waco Zoning Ordinance, and a variance to Sec. 28-841 (1) of the City of Waco Zoning Ordinance, to allow accessory parking spaces between the façade fronting the public right-of-way and the property line along the public right-of-way, on a lot zoned O-2, Office-Residence, said lot being located in the College and University Neighborhood District.

MOTION(S)

2. **A-19-26** Megan Miller – Lot 6, Block 4, Regency Park Addition, Part Two, also known as 2521 Eldridge Lane.

Variance requests to the City of Waco Zoning Ordinance, Sec. 28-929 which requires a six feet height limit of a fence on lots zoned for residential or office use. The request seeks approval of an 8 feet fence height limit on property zoned R-1B, Single-Family Residence for an existing fence of 8 feet and a proposed fence of 8 feet.

MOTION(S)

3. **A-19-27** Sterling Architects, LLC for Highland Baptist Church – Lot 2, Block 1, Highland Baptist Church Phase Three, also known as 2924 Trice Avenue.

A variance of 25 feet to the required 50 feet rear yard setback and a variance of 23 feet to the required 25 feet side street side yard setback, per Sec. 28-326(2) of the City of Waco Zoning Ordinance; and a variance to the required four-foot planting strip or other approved buffer to the street curb along an arterial street (N. 30th Street), per Sec. 28-215(5) (which refers to Chapter 22; Sec. 22-63 applies to this specific case) of the City of Waco Zoning Ordinance, on a lot zoned R-1B, Single-Family Residence.

MOTION(S)

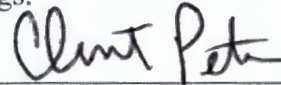
4. **A-19-28** Ben Y. March – Lot 16, Block J, Thomason & Manahan Addition, also known as 324 N. 15th Street.

A variance request to the City of Waco Zoning Ordinance, Sec. 28-929 which requires a six feet height limit of a fence on lots zoned for residential or office use. The request seeks approval of an 8 feet fence height limit on property zoned R-2, Two-Family & Attached Single-Family Residence.

MOTION

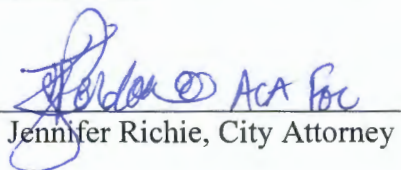
BOARD REPORT

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



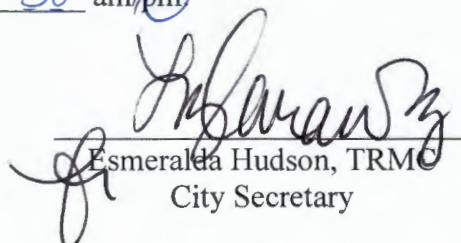
Clint Peters, Director of Planning Services

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 7th of August, 2019, at 1:30 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 Esmeralda Hudson, City Secretary, at (254) 750-5750 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.