

APPLICATION REVIEW

Z-16-59

HEARING DATE: November 29, 2016

1. **CASE #** Z-16-59
PROPERTY ADDRESS: 3008 Lyle and 3015 Herring
LEGAL DESCRIPTION: Lots 1 & A2, Block G, Hillcrest Addition and Lots 1, A2, B2, A4, B4, C-4, A5, & C5, Block G, Lucille C. Lacy Tract

2. **APPLICANT:** Cenikor Foundation
MAILING ADDRESS: Eric Jeter, 3015 Herring Ave. (08)

3. REQUEST:

RENEWAL OF A SPECIAL PERMIT FOR A TRANSITIONAL SHELTER II IN AN O-2 DISTRICT

A TRANSITIONAL SHELTER- is a residential facility providing temporary shelter for persons who are receiving therapy and/or counseling from support staff who are present at all times the residents are present, for one or more of the following purposes:

- a. To help residents recuperate from the effects of drugs and alcohol addiction;
- b. To help homeless persons or families achieve independence & obtain permanent housing; or
- c. To provide temporary shelter for persons who are victims of domestic abuse.

CASE #Z-16-59

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

The existing property is part of the old Hillcrest Baptist Medical Center complex. It is located between Lyle Avenue and W. Herring Avenue, and between N. 30th and N. 31st Streets. The special permit for a Transitional Shelter II was granted by City Council, to Cenikor Foundation, in January of 2012 with a 5-year time limit. The building was previously used for a nursing home. It sits on the north side of the complex with a single-family residential neighborhood across Lyle Avenue from the subject property.

PLANNING SERVICES RECOMMENDATION:

Planning Services 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 and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
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 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.

NOTICES: 22 mailed; returned, approved, no comment.

CASE NO. Z-16-59

TRAFFIC OPERATIONS DATA

1. Description of the adjacent street system:

Road	Classification	Number of Lanes	Estimated Capacity (at LOSD)	Avg. Daily Traffic
Lyle Ave.	Arterial	2	10,000-12,000	10,590* (2010 MPO)
Herring Ave.	Arterial	2	10,000-12,000	10,590* (2010 MPO)

2. Estimated increase in traffic on adjacent streets at full build out:

Immediate: None

Future: N/A

3. Will the development's impact be of sufficient magnitude to require mitigation for:

- a) Access problems: no
- b) Increased traffic congestion: no
- c) Pedestrian traffic: no
- d) Visibility problems: no

4. Traffic Department comments and recommendations:

No comment.

*ADT is for West Herring Ave./Lyle Ave. combination.

ENGINEERING SERVICES DATA

1. Street condition: Good ___ Acceptable ___ Needs Reconstruction A. B.

KEY
A. Herring
B. Lyle

2. Street width: Existing: ROW A. 60'; B. 50' Pavement A. 80'; B. 27'

Required: ROW A. 84'; B. 84' Pavement A. 64'; B. 64'

3. Curb and Gutter:

Needs to be installed ___ Exists A. B. Needs Reconstruction

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.

5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.

6. Sewer is available to the property, and it will serve the heaviest uses allowed under the requested zoning?

7. Engineering Department comments and recommendations:

The property is served with both public water and sanitary sewer mains and there have been no drainage issue reported in this immediate area; therefore Engineering has no comment.
(TD)

CASE NO. Z-16-59

INSPECTION SERVICES REVIEW

Comments -- No comment. (GD)

LEGAL SERVICES REVIEW

Comments -- . (JP)

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 min
IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No comment. (GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations: None. (DL)

POLICE DEPARTMENT REVIEW

Comments No significant impact to Police Services. (JW)

CASE #Z-16-59

PROPERTY OWNERS LIST

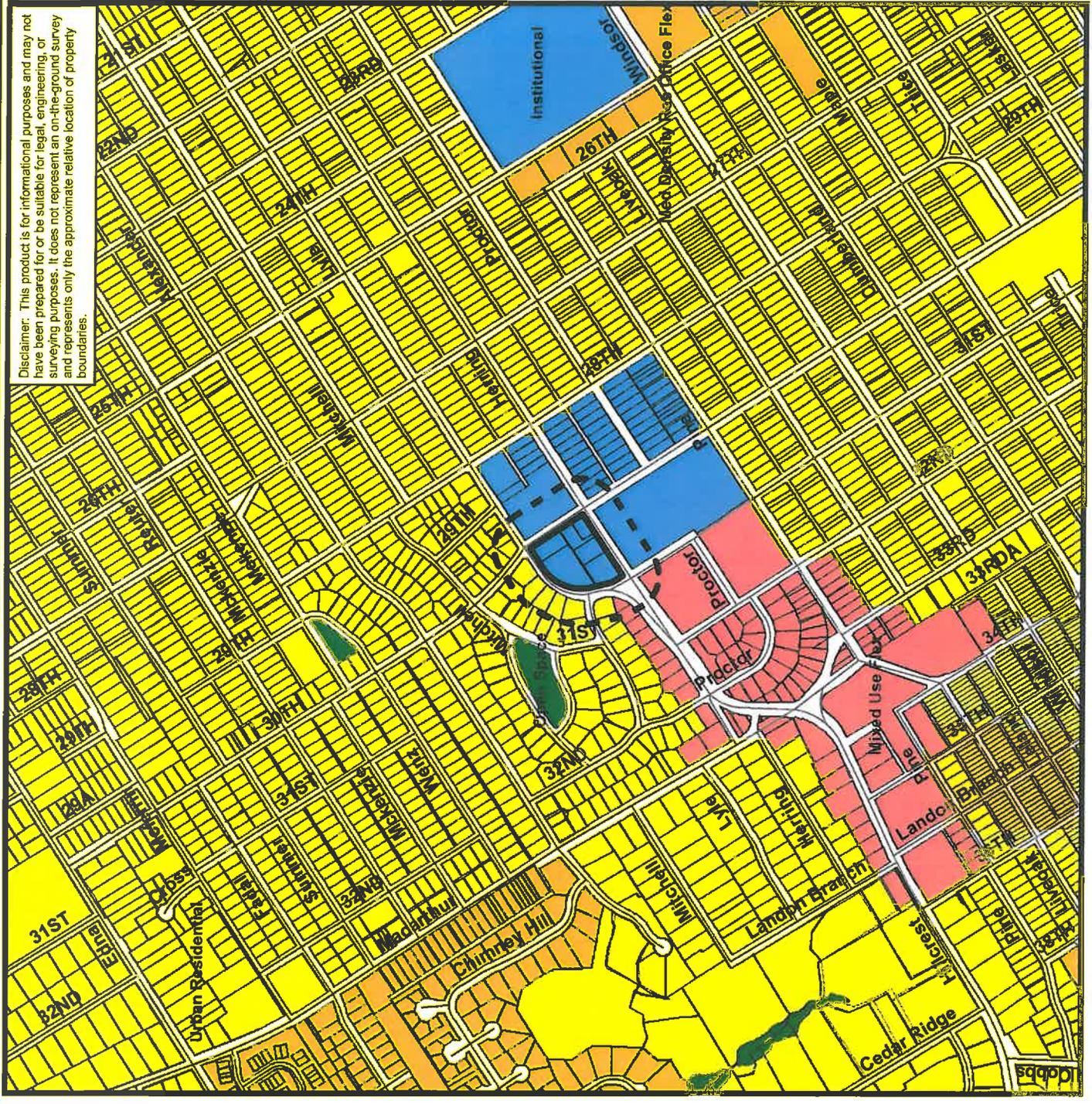
Applicant: Cenikor Foundation

Owner: Same

SPECIAL PROVISIONS and CONDITIONS
FOR A TRANSITIONAL SHELTER

1. The permit hereby granted is to, Cenikor Foundation, and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, or if the permittee's license or permit from the appropriate state or federal licensing agency expires or is revoked for any reason, this permit shall become null and void, and the lawful use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of any ordinance of the City of Waco, or for good and sufficient cause, upon notice to the permittee and after a public hearing.
5. Permittee shall comply with all building, plumbing, electrical and other related construction codes of the City of Waco.
6. The structure and the grounds shall be maintained and shall be kept in good repair and condition.
7. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
8. Permittee shall be authorized to provide lodging to occupants, all of whom shall be placed in the house with the approval of the appropriate state or federal licensing agent.
9. The permit shall authorize a maximum of 60 adults.
10. The permit shall be limited to medically supported detoxification and short-term residential care.
11. This permit shall be for a period of five (5) years and expire on December 6, 2021. At expiration of said period the permittee shall make an application for renewal of said special permit. If the permit is not renewed, it will be considered abandoned and terminated and the lawful use of the said premises shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.

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Zoning Case Z-16-59
3015 Herring Avenue
Institutional
Property Location Map
and Surrounding
Land Use 2016

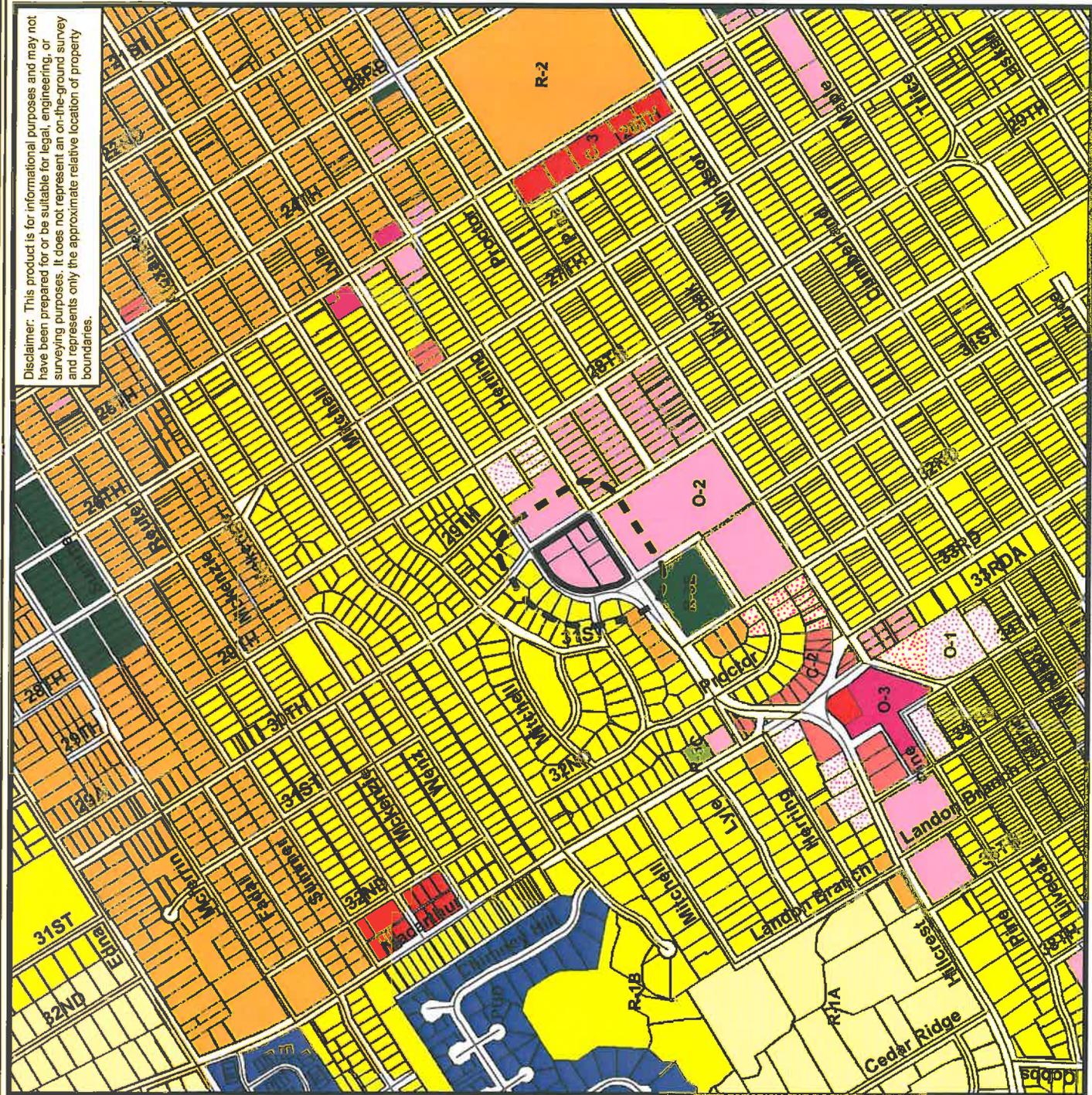
- Case Z-16-59
- 200' Property Notice Buffer
- Land Use 2016**
- Rural Residential
- Suburban Residential
- Urban Residential
- Medium Density Residential Office Flex
- Office Industrial Flex
- Mixed Use Flex
- Mixed Use Core
- Industrial
- Institutional
- Open Space



November 2016



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Zoning Case Z-16-59
3015 Herring Avenue
Renewal of a Special Permit
for Transitional Shelter II
in O-2 Zoning District
Property Location Map
and Surrounding
Zoning Categories

Case Z-16-59
 200' Property Notice Buffer
Zoning Categories

- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



November 2016



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Zoning Case Z-16-59
3015 Herring Avenue
Renewal of a Special Permit
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in O-2 Zoning District
Property Location Map



Case Z-16-59
200' Property Notice Buffer



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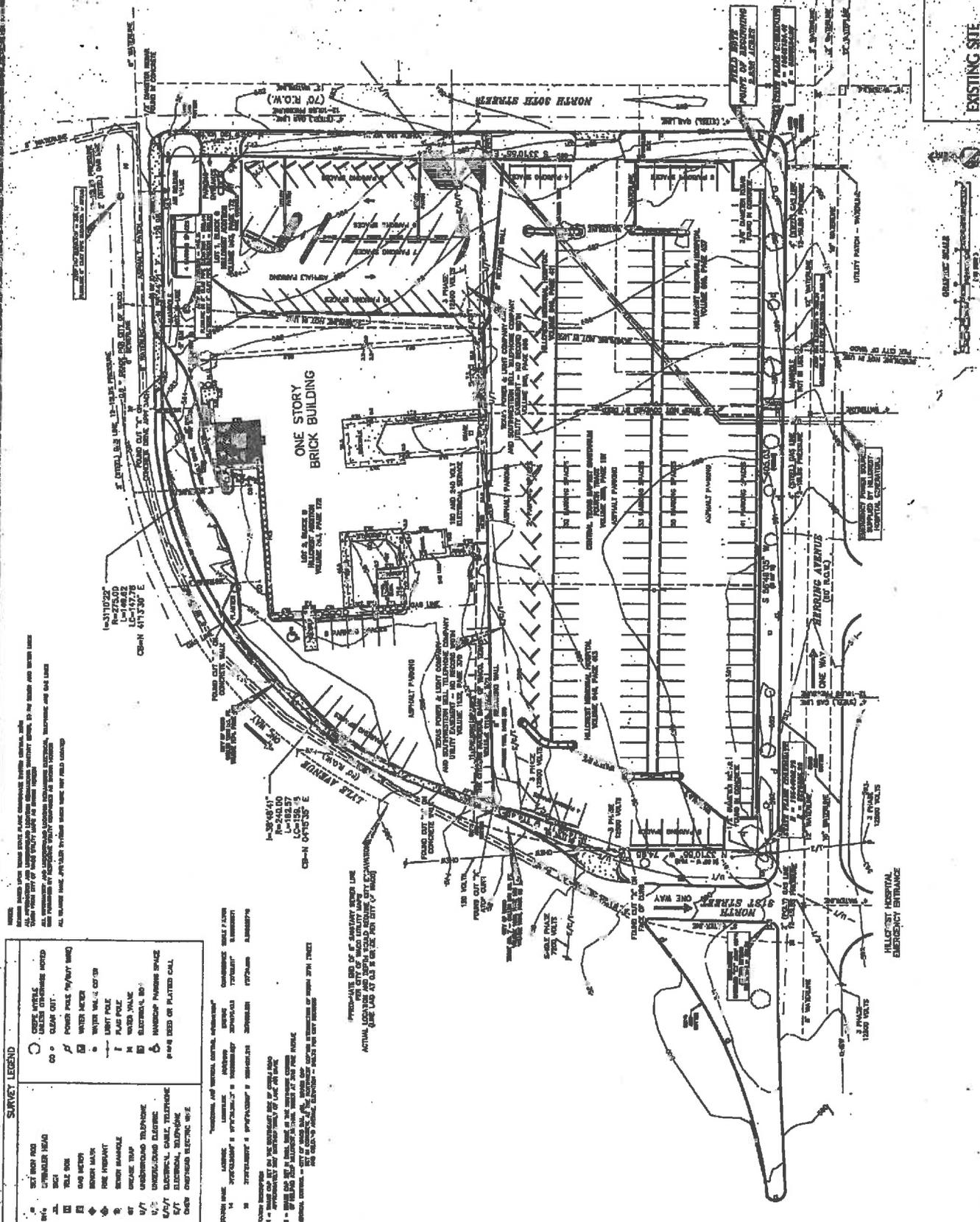


Case Z-16-59
200' Property Notice Buffer



November 2016





SURVEY LEGEND

1	STANDARD	STANDARD	STANDARD
2	STANDARD	STANDARD	STANDARD
3	STANDARD	STANDARD	STANDARD
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100	STANDARD	STANDARD	STANDARD

EXISTING SITE



GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100 FEET
 0 30 60 90 METERS

UTILITY MATCH - WINDWARD
 UTILITY MATCH - LEeward

PROPERTY MATCH - WINDWARD
 PROPERTY MATCH - LEeward