

# APPLICATION REVIEW

## Z-16-60

HEARING DATE: November 29, 2016

**1. CASE #** Z-16-60  
**PROPERTY ADDRESS:** 311 Austin Avenue  
**LEGAL DESCRIPTION:** Lot A & .281 ac of abandoned right-of-way, 2, Block 4, Original Taylor & Beall Addition

**2. APPLICANT:** Night Flight Concepts, Inc. dba BlueSky Helicopter Tours  
**MAILING ADDRESS:** Adam B. Aldous, 701 Airline Drive (05)

**3. REQUEST:**

**SPECIAL PERMIT FOR A HELIPORT IN A C-4 DISTRICT**

PLANNING SERVICES REVIEW

**NEIGHBORHOOD CHARACTER:**

This lot is located at the center of Downtown Waco, between Austin Avenue and Washington Avenue and between 3<sup>rd</sup> and 4<sup>th</sup> Streets. Heritage Square is situated at the northeast corner of the site and the remainder of the property is used as a public city parking lot.

**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, 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.

**NOTICES: 7 mailed; returned, approved, no comment.**

**CASE NO. Z-16-60**

**TRAFFIC OPERATIONS REVIEW**

1. Description of the adjacent street system:  
Austin Avenue: Classification: Collector Number of Lanes: Two (two-way); parallel parking on both sides.  
North 4<sup>th</sup> Street: Classification: Arterial Number of Lanes: Three (one-way); bike lanes on westerly side;  
parallel parking on both sides.  
Washington Avenue: Classification: Arterial Number of Lanes: Two (two-way); bike lane on each side;  
parallel parking on both sides.  
North 3<sup>rd</sup> Street: Classification: Local Number of Lanes: Two (two-way); parallel parking on westerly  
side; diagonal parking on easterly side.  
  
Austin Avenue: Est. Capacity (at LOSD) 7,000 - 9,000 vpd Avg. Daily Traffic 1,090 vpd (2010 MPO)  
North 4<sup>th</sup> Street: Est. Capacity (at LOSD) 10,000 - 13,000 vpd Avg. Daily Traffic Not available vpd  
Washington Avenue: Est. Capacity (at LOSD) 14,000 - 16,000 vpd Avg. Daily Traffic 3,300 vpd (2010 MPO)  
North 3<sup>rd</sup> Street: Est. Capacity (at LOSD) 6,000 - 8,000 vpd Avg. Daily Traffic Not available vpd
2. Estimated increase in traffic on adjacent streets at full build out:  
Immediate: 50+ vpd Future: Not Available
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:  
\*Traffic impacts likely will be negligible; the impacts depend on popularity, among members of the public, of the helicopter rides. (RK)

**ENGINEERING SERVICES REVIEW**

**KEY**

1. Street condition: Good \_\_\_ Acceptable A.B.C. Needs Reconstruction \_\_\_  
A. Austin Ave.  
B. Washington Ave.  
C. N. 3<sup>rd</sup> Street
2. Street width: Existing: ROW A. 75'; B. 75'; C. 70' Pavement A. 27'; B. 54'; C. 42'  
  
Required: ROW A. 68'; B. 84'; C. 50' Pavement A. 48'; B. 64'; C. 28'
3. Curb and Gutter:  
Needs to be installed \_\_\_\_\_ Exists A. B. C. 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 & sanitary sewer mains and there have been no drainage issue reported in this immediate area; therefore, Engineering has no comment. (TD)

**CASE NO. Z-16-60**

**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-16-60**

**PROPERTY OWNERS LIST**

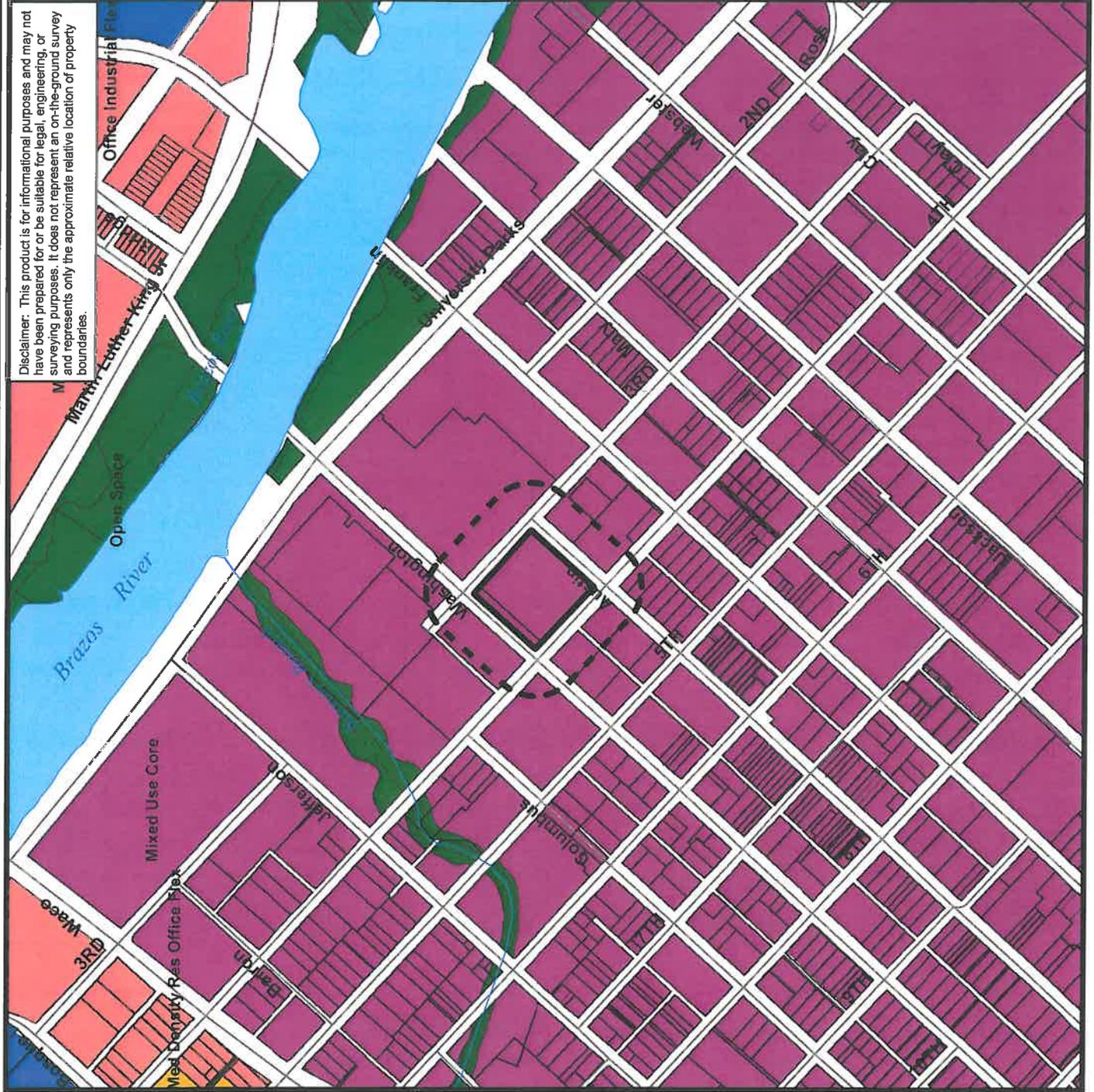
**Applicant:** Night Flight Concepts, Inc. dba BlueSky Helicopter Tours

**Owner:** City of Waco

**SPECIAL PROVISIONS & CONDITIONS**  
**FOR HELIPORT IN THE C-4 DISTRICT**

1. The permit hereby granted is personal to the applicant NIGHT FLIGHT CONCEPTS, INC. dba BLUESKY HELICOPTER TOURS, and may not be transferred or assigned and at any time if the permittee ceases to use the permit for the purpose for which it has been granted, 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.
2. This permit is for the specific location designated herein and shall not be transferred to another location.
3. 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 violation of any of the special provisions and conditions or for good and sufficient cause, upon notice to the permittee and after a public hearing.
4. This permit shall expire on July 1, 2017 or at the time of termination of lease of property.
5. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
6. Said HELIPORT shall be operated in accordance with all applicable regulations and the permittee shall obtain all permits or licenses which may be required under the Ordinance of the City of Waco or other agencies of the County, State or Federal government. The property may be inspected by the Departments of Planning Services, Inspections Services, Fire Services, the Health District or any other responsible departments to ensure the structures comply with all applicable codes and special conditions. In the event that state or federal permits are revoked or fail to be renewed, then this special permit will also be considered abandoned and terminated.
7. The permit is limited to the site plan and narrative submitted and shall be operated in conformance with the site plan and narrative.
8. Explosives, gasoline, kerosene, oil, acids, caustics, or any other inflammable, explosive, toxic or hazardous material may not be stored on the site.
9. Operations and use of the site may only occur on days approved by the City of Waco. The helicopter, any other aircraft, or vehicles shall be parked on site when an employee is present and on days approved by the City. The helicopter, any other aircraft, or vehicles shall not park or store on the site when an employee is absent or between the hours of 6 p.m. and 8 a.m.
10. Helicopter tours or takeoff and landing of the helicopter shall not occur on the site unless staff is present on the site and fencing is erected as depicted on the site plan.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**Zoning Case Z-16-60  
Special Permit for a  
Hellport in C-4 District  
Mixed Use Core  
Property Location Map  
and Surrounding  
Land Use 2016**

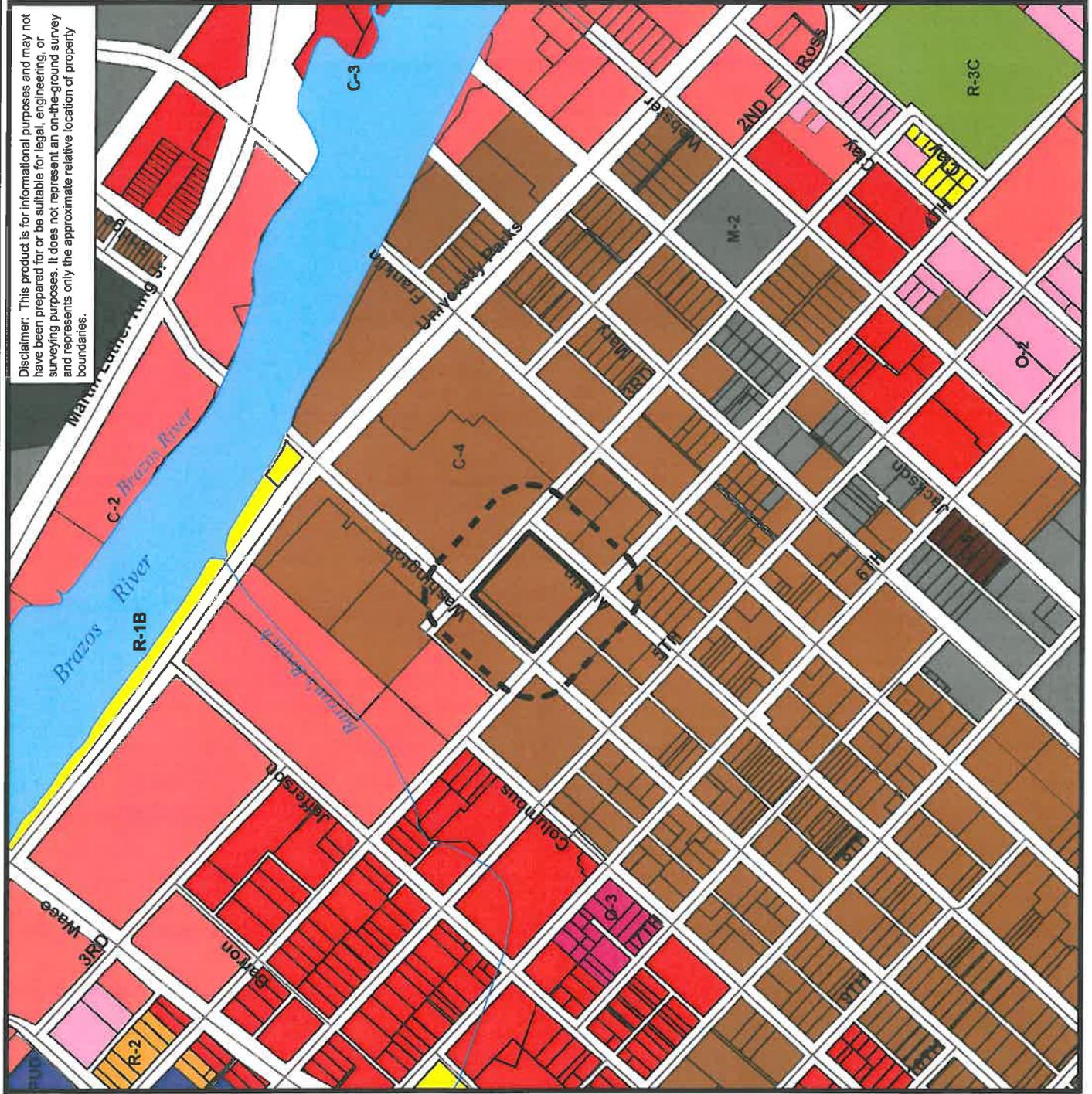
- Case Z-16-60
- 200' Property Notice Buffer
- Land Use 2016**
- Rural Residential
- Suburban Residential
- Urban Residential
- Medium Density Residential Office Flex
- Office Industrial Flex
- Mixed Use Flex
- Mixed Use Core
- Industrial
- Institutional
- Open Space



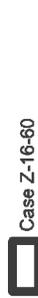
November 2016



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**Zoning Case Z-16-60**  
**Special Permit for a**  
**Heliport in C-4 District**  
**Property Location Map**  
**and Surrounding**  
**Zoning Categories**



Case Z-16-60

200' Property Notice Buffer

**Zoning Categories**

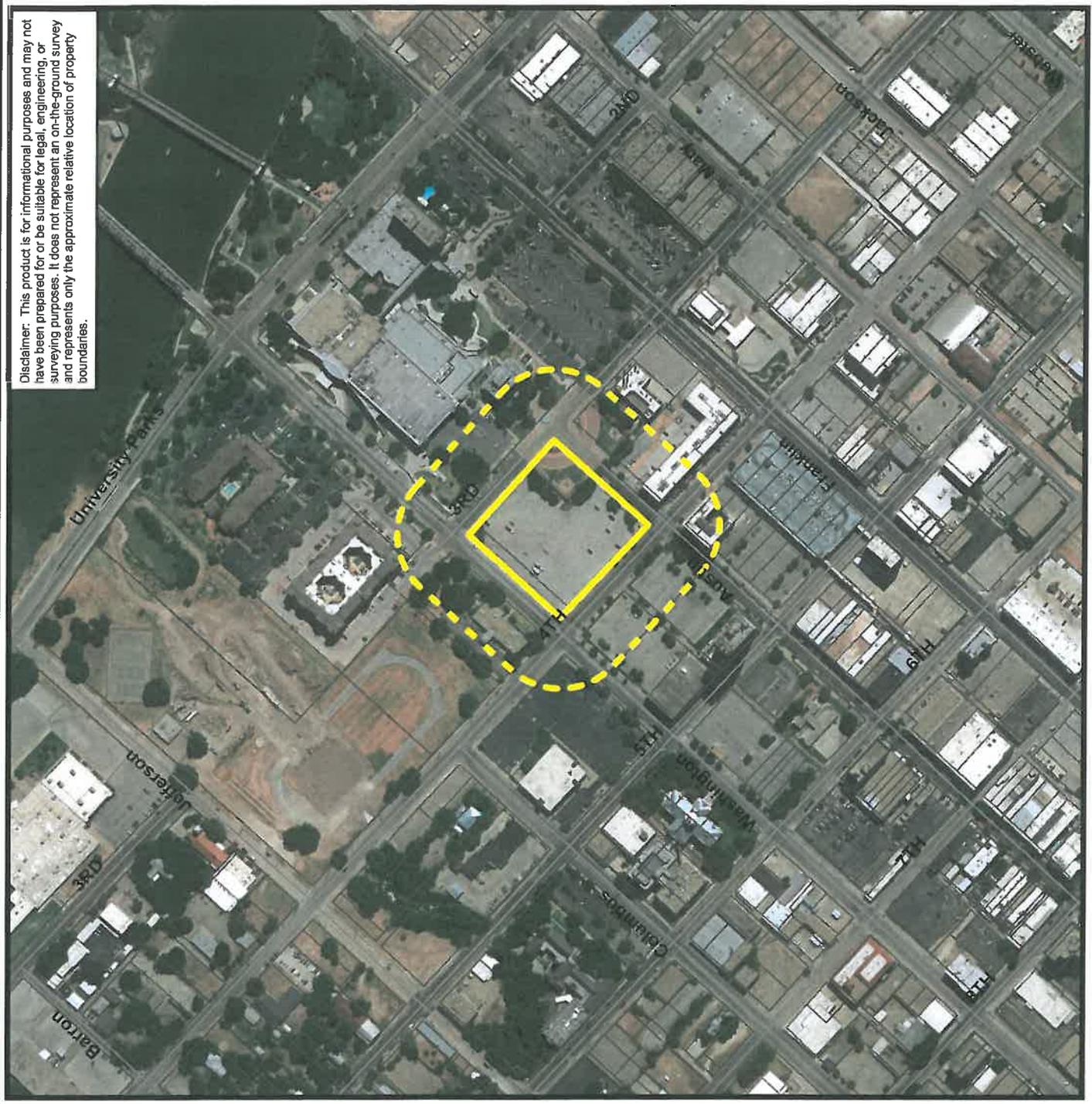
- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



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Special Permit for a  
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Property Location Map

Case Z-16-60  
200' Property Notice Buffer



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 Special Permit for a  
 Heliport in C-4 District  
 Property Location Map

Case Z-16-60  
 200' Property Notice Buffer



November 2016





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City of Waco, Planning Services  
P.O. Box 2570  
Waco, Texas 76702

Subject: Written Statement / Scope of Work

Date: October 17, 2016

Dear City of Waco, Planning Services,

This letter serves as a written statement and scope of work in connection with the attached Special Permit application in connection with proposed lease of 311 Austin Ave. to conduct helicopter rides and tours of the City of Waco.

BlueSky Helicopter Tours (herein referred to as **BlueSky**) will conduct helicopter rides/tours of the City of Waco to passengers that will depart and land from 311 Austin Ave. Proposed helicopter tour operations will only be conducted during daylight hours and in accordance with agreed upon flight schedule that will be coordinated with City of Waco officials, which will not conflict with other scheduled City of Waco events. It is understood and agreed that the City of Waco may adjust the agreed flight schedule with a 10-day notice.

BlueSky will be responsible for safely executing helicopter flights into and out of 311 Austin Ave. BlueSky will purchase portable pedestrian fencing and have the City of Waco place the fencing around the helicopter operations area prior to any flights. There will be a portable building structure approximately 12' x 24' on site that will be utilized as a base of operations to process payments from customers and to conduct passenger safety briefings. The portable structure will be approved by the architectural committee of the City of Waco.

It is proposed helicopter flight operations will be conducted no more than 4 days a week and no more than 5 hours each day. The actual flight schedule will be coordinated and approved prior to any flights with the City of Waco.

The point of contact for this letter and for any questions related to this matter is the below signatory at (561) 339-0803 or via email at [adam.aldous@nightflightconcepts.com](mailto:adam.aldous@nightflightconcepts.com).



Sincerely,

*Adam B. Aldous*

Adam Aldous  
President  
Night Flight Concepts, Inc.  
Dba: BlueSky Helicopter Tours

Enclosures:

1. Application for Special Permit
2. Comprehensive Site Map

