

# APPLICATION REVIEW

## Z-22-63

HEARING DATE: November 21, 2022

1. **CASE #** Z-22-63  
**Energov #** 22-00039-ZONE  
**PROPERTY ADDRESS:** 1211 Miller Street  
**LEGAL DESCRIPTION:** Lot 20, Block A, Ikes Addition

2. **APPLICANT/ OWNER:** April Walker  
**MAILING ADDRESS:** 403 Blayton Street, Troy, TX 76579

3. **REQUEST:**

**From R-1B SINGLE FAMILY RESIDENCE DISTRICT to R-2 TWO FAMILY AND ATTACHED SINGLE FAMILY RESIDENCE DISTRICT**

**SUMMARY DESCRIPTION OF USES IN R-2:** Intended to provide for development of attached dwelling types at moderate densities where it may serve as a transitional use between single family areas and more intensive uses; or in locations with convenient access to the major street system and proximity to community services. Permitted uses include single family dwellings, two family dwellings, attached single family dwellings, etc.

**PLANNING SERVICES REVIEW**

**NEIGHBORHOOD CHARACTER:**

This vacant property is located near the intersection of Seley Street and Miller Street, approximately 3 blocks southwest of North Loop Drive/ U.S. Business 77 and Seley Street, and 3 blocks northeast of Clifton Street and Seley Street intersection. The city limits for the City of Bellmead are located 370 feet north of the subject property. It is located within the Carver Neighborhood Association and Council District I. The general area in which the property is located consists mostly of single-family properties, duplex zoned properties, and vacant/undeveloped single family zoned properties.

**PLANNING SERVICES RECOMMENDATION:**

Planning Services recommends *DISAPPROVAL* of this request to change the zoning from *R-1B to R-2* based on the following findings:

1. R-1B zoning is the dominant zoning from Clifton Street to Ike Street, and between Seley Street and State Street.
2. The existing R-1B zoning is more compatible with the surrounding single-family residential neighborhood than the proposed R-2 zoning.

**Notices: 38 mailed;**

**CASE #Z-22-63**

**TRAFFIC OPERATIONS REVIEW**

1. Description of the adjacent street system: Miller Street  
Classification: Local Number of Lanes: 2 travel lanes  
Estimated Capacity (at LOSD) 6,000 vpd Avg. Daily Traffic 50 vpd
2. Estimated increase in traffic on adjacent streets at full build out:  
Immediate: 36 vpd Future: 36 vpd
3. Will the development's impact be of sufficient magnitude to require mitigation for:
  - a) Access problems: yes/no
  - b) Increased traffic congestion: yes/no
  - c) Pedestrian traffic: yes/no
  - d) Visibility problems: yes/no
4. Traffic Department comments and recommendations:  
None. (CM)

**ENGINEERING SERVICES REVIEW**

1. Street condition: Good      Acceptable X Needs Reconstruction
2. Street width: Existing: ROW 50' Pavement 28'  
Required: ROW 50' Pavement 28'
3. Curb and Gutter:  
Needs to be installed      Exists X 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: Offsite drainage is conveyed via curb & gutter; 4" Water & 8" Sewer serve site; Sidewalk will be required along Miller St at time of development.

**INSPECTION SERVICES REVIEW**

**Comments:**

No comment. (GD)

**UTILITY SERVICES REVIEW**

**Comments:**

No comments received.

**LEGAL SERVICES REVIEW**

**Comments:**

No comments received.

**FIRE DEPARTMENT REVIEW:**

**ANTICIPATED FIRE RESPONSE TIME:** < 6 minutes

**IS THE FIRE RESPONSE TIME ADEQUATE?:** Y (Y) YES (N) NO

**Fire Department Comments and Recommendations:**

No comments. (GL)

**HEALTH DEPARTMENT REVIEW**

**INSPECTION/PERMIT REQUIRED** \_\_\_\_ (Y) YES (N) NO

**DATE OF INSPECTION:** N/A

**Health Department Comments and Recommendations:**

No comments. (DL)





**POLICE DEPARTMENT REVIEW**

**Comments:**

No comment received.

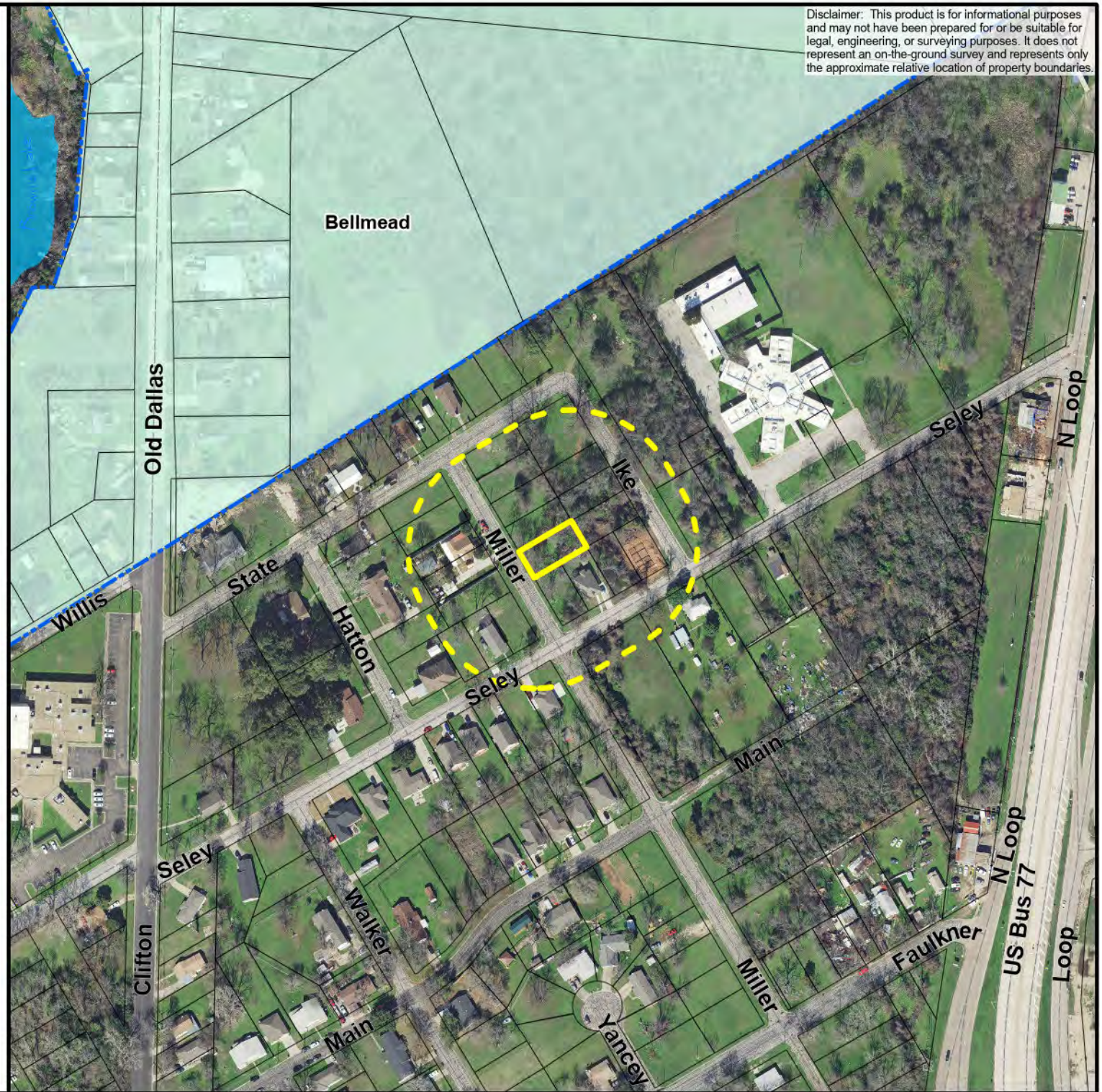
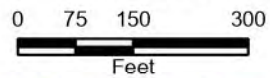
Zoning Case Z-22-63  
1211 Miller St  
Waco TX, 76704  
R-1B to R-2  
Property Location Map

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.

-  Waco City Limits
-  Z-22-63
-  200' Property Notice Buffer
-  Bellmead



November 2022



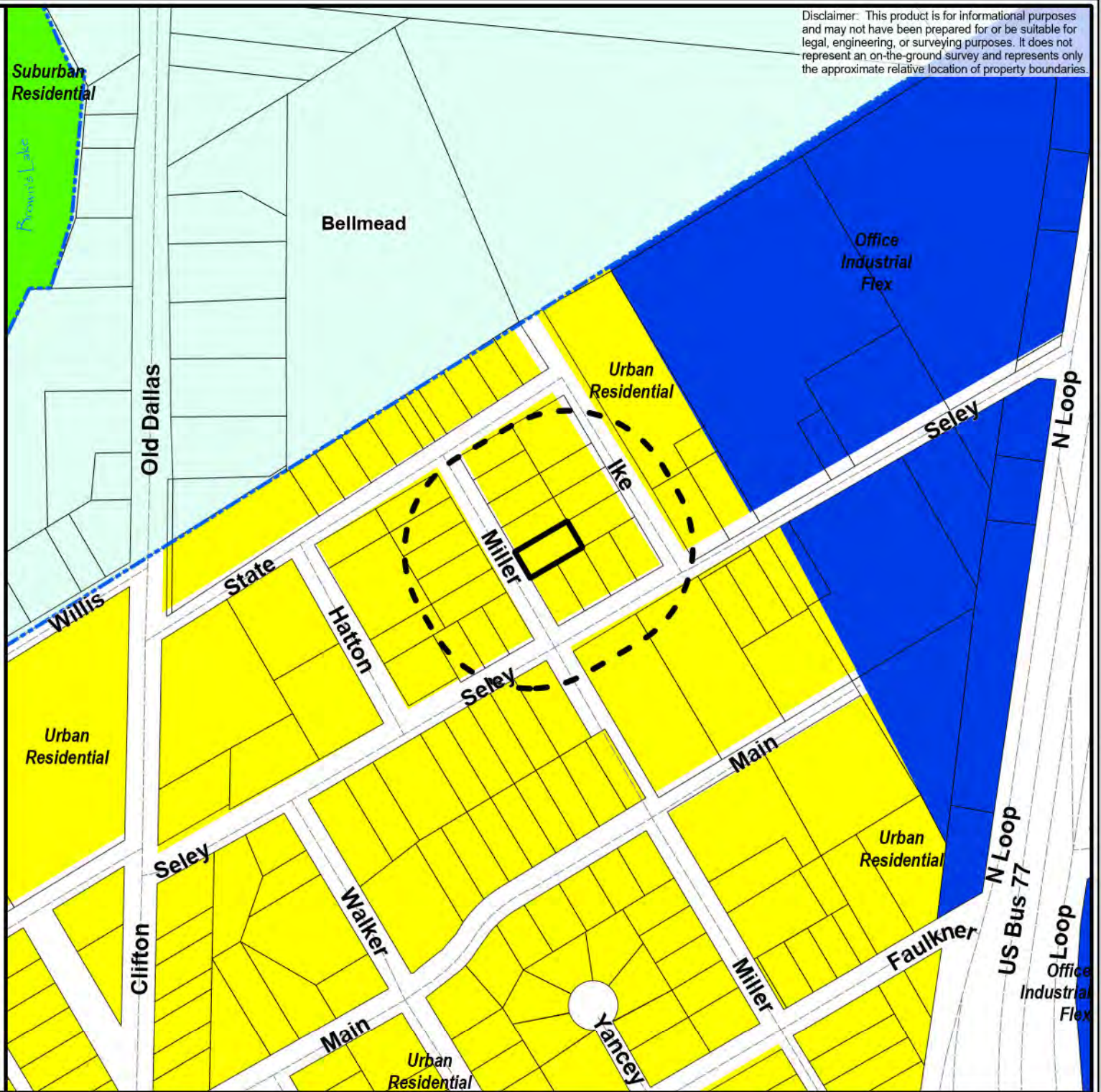
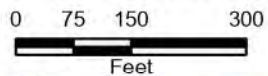
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Zoning Case Z-22-63  
 1211 Miller St  
 Waco TX, 76704  
 Urban Residential  
 Property Location Map and  
 Surrounding Land Use Designations

-  Waco City Limits
-  Z-22-63
-  200' Property Notice Buffer
- Land Use Designations
-  Industrial
-  Institutional
-  Med Density Res Office Flex
-  Mixed Use Core
-  Mixed Use Flex
-  Office Industrial Flex
-  Open Space
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Bellmead




























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Zoning Case Z-22-63  
1211 Miller St  
Waco TX, 76704  
R-1B to R-2  
Location Map and  
Surrounding Zoning Categories

-  Waco City Limits
-  Z-22-63
-  200' Property Notice Buffer
-  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
-  Bellmead



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