

APPLICATION REVIEW

Z-23-6

HEARING DATE: February 28, 2023

1. **CASE #** Z-23-6
Energov # 23-00002-ZONE
PROPERTY ADDRESS: 2501, 2505, and 2509 Fort Avenue
LEGAL DESCRIPTION: Lots 12-14, Block LL, West End Addition

2. **APPLICANT/ OWNER:** Israel Rodarte
MAILING ADDRESS: 2501 Fort Avenue, Waco, TX 76707

3. **REQUEST:**

From **C-3 GENERAL COMMERCIAL DISTRICT** to **O-3 OFFICE LIMITED COMMERCIAL**

SUMMARY DESCRIPTION OF USES IN O-3: Intended to permit select business uses in locations convenient to residential areas, where the character of the business uses are such that they predominately serve local needs. The district is intended to ensure a proper relationship between the business district and residential uses by maintaining compatibility of scale through height and yard requirements. Uses include single family, townhouse and duplex residences, clinics, labs, day care centers, office buildings, personal service shops, restaurants, retail sales from 7:00 a.m. to 7:00 p.m. (excluding vehicles and machinery), studios, financial institutions, etc.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

These properties are located at the northwest corner of Fort Avenue and North 25th Street, within the Sanger Heights Neighborhood Association and Council District IV. There is an existing single-family home on each property, which is considered a legally non-conforming use (C-3 District does not allow residential use). 25th Street is a mixed use corridor, with a combination of residential, office, and commercial uses within the surrounding area. Waco Charter School is located across N. 25th Street.

The applicant initiated a request to rezone property at 2501 Fort Avenue. There are existing residential uses on this side of the block along Fort Avenue, between 25th and 26th Streets. The City of Waco is co-applicant and expanded the request to include 2505 and 2509 Fort Avenue, to help bring these properties into conformance with the zoning ordinance.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends ***APPROVAL*** of this request to change the zoning from ***C-3 to O-3*** based on the following findings:

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The property meets all the area and width requirements for the O-3 zoning district.
4. There is O-3 zoning in the vicinity of the subject property.
5. O-3 zoning brings the existing residential uses into conformance with the zoning ordinance.

Notices: 32 mailed;

CASE #Z-23-6

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: A: N 25th Street; B: Fort Avenue
Classification: A: Minor Arterial; B: Local Number of Lanes: A: 3 (one-way); B: 2 travel lanes
Estimated Capacity (at LOSD) A: 30,000; B: 6,000 vpd Avg. Daily Traffic A: 5,500; B: 150 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: * 150 vpd Future: N/A
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:
* If three separate parcels are re-platted into one single lot, worst case under O-3 zoning could be a small personal service shop that would fit on the property. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good ☐ Acceptable ☒ Needs Reconstruction
2. Street width: Existing: ROW A & B: 60' Pavement A & B: 36'
Required: ROW A: 84'; B: 50' Pavement A: 64'; B: 28'
3. Curb and Gutter:
Needs to be installed ☐ Exists ☒ 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 likely serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property, and it will likely serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations: Adjacent drainage system is surface flow conveyed via curb & gutter; 12" Water and 6" & 10" Sewer serve site; sidewalk & curb & gutter reconstruction along N 25th St and Fort Ave frontage required at time of redevelopment. (CM)

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INSPECTION SERVICES REVIEW

Comments

No comment received.

UTILITY SERVICES REVIEW

Comments

No comment received.

LEGAL SERVICES REVIEW

Comments

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: _____

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

Fire Department Comments and Recommendations:

No comment received.

HEALTH DEPARTMENT REVIEW

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

DATE OF INSPECTION:

Health Department Comments and Recommendations:



No objections. (DL)

POLICE DEPARTMENT REVIEW

Comments

No comment received.

Zoning Case Z-23-06
2501, 2505, and 2509
Fort Ave Waco TX 76707
C-3 to O-3
Property Location Map

 Z-23-06
 200' Property Notice

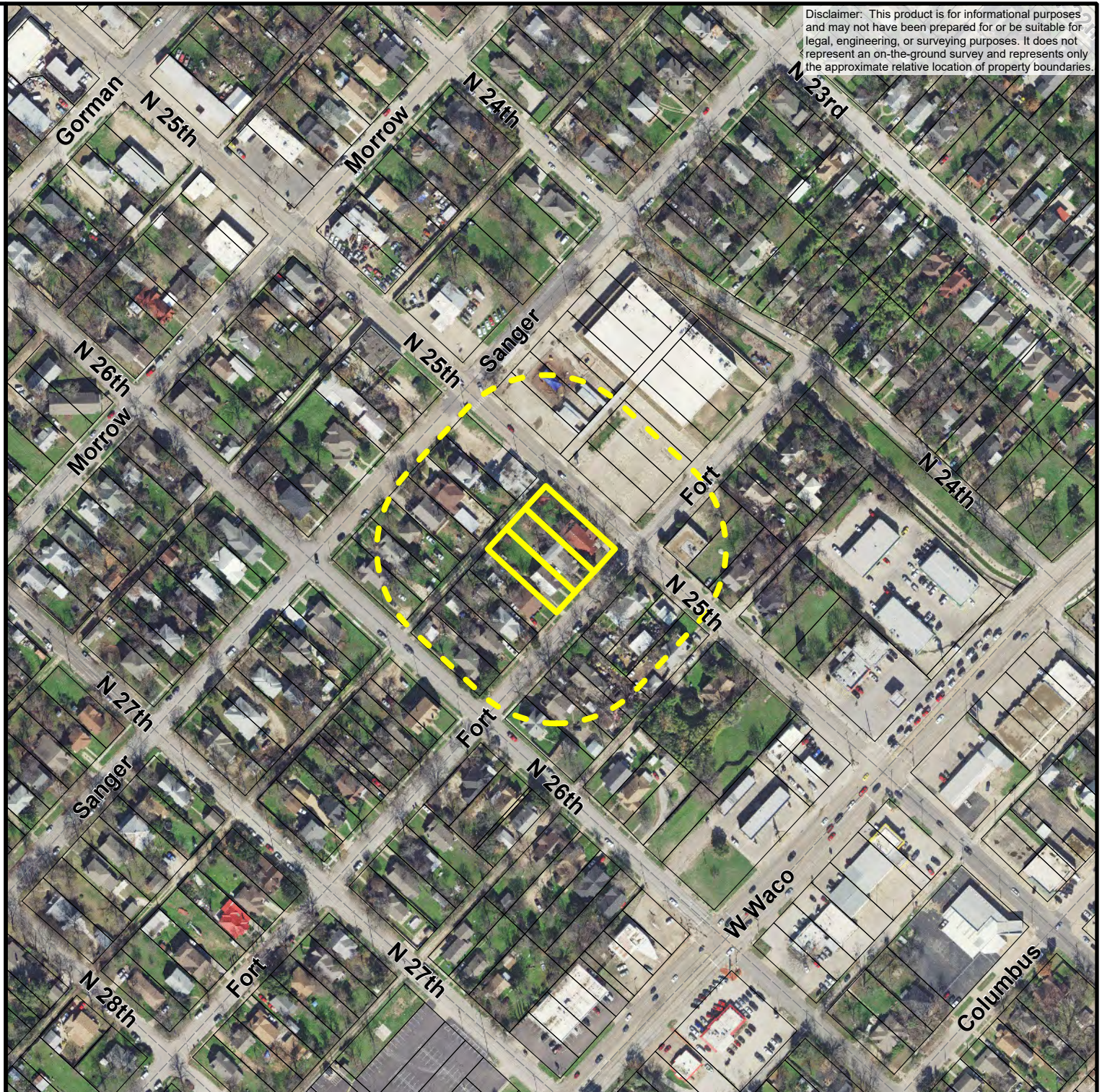


February 2023

0 75 150 300
Feet



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.

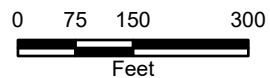


Zoning Case Z-23-06
 2501, 2505, and 2509
 Fort Ave Waco TX 76707
 Mixed Use Flex
 Property Location Map and
 Surrounding Land Use Designations

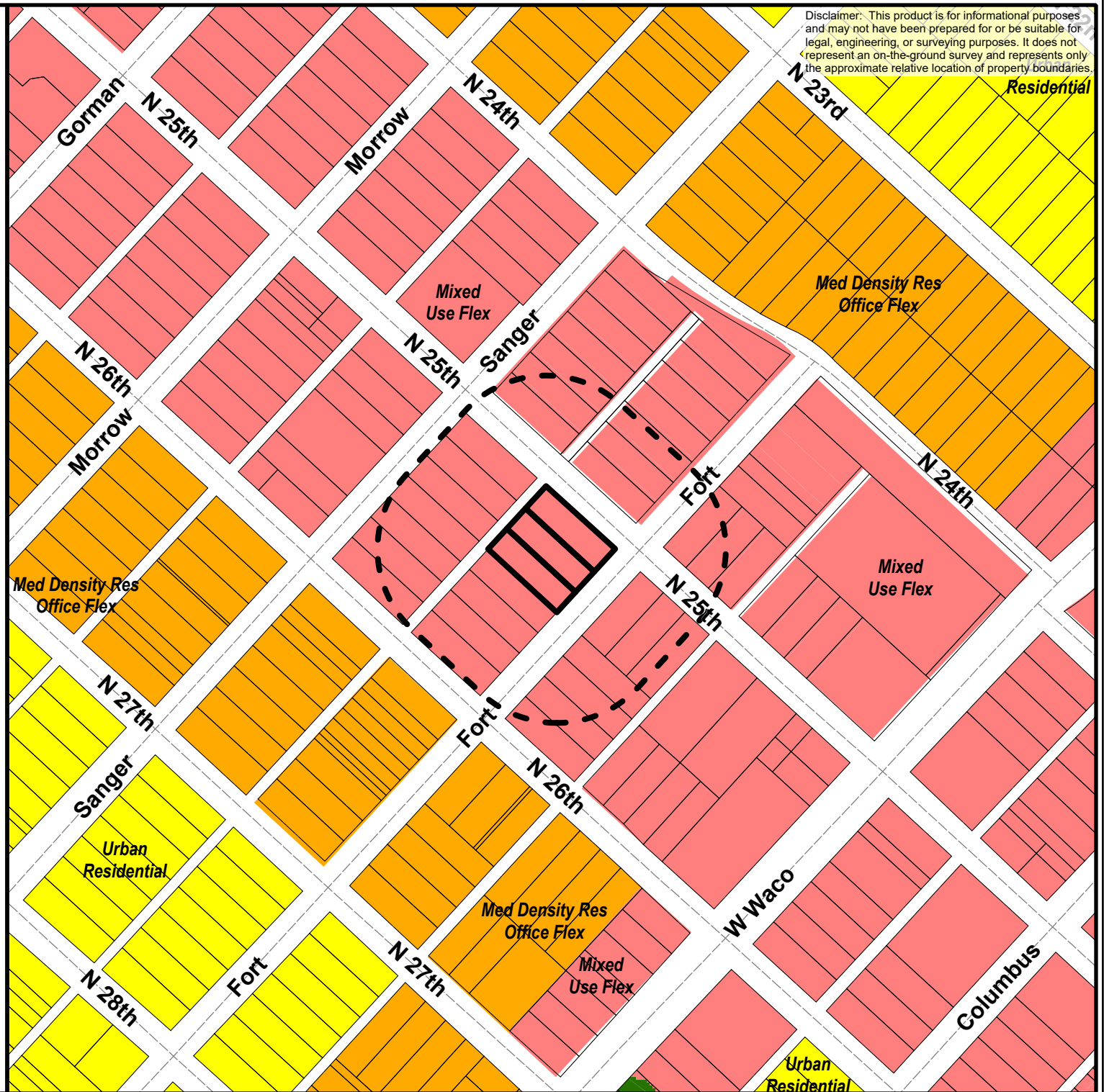
-  Z-23-06
-  200' Property Notice
- Land Use Designations
-  Industrial
 -  Institutional
 -  Med Density Res Office Flex
 -  Mixed Use Core
 -  Mixed Use Flex
 -  Office Industrial Flex
 -  Open Space
 -  Rural Residential
 -  Suburban Residential
 -  Urban Residential





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

















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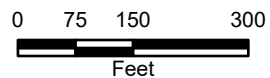
Zoning Case Z-23-06
 2501, 2505, and 2509
 Fort Ave Waco TX 76707
 C-3 to O-3
 Property Location Map and
 Surrounding Land Use Designations

 Z-23-06
 200' Property Notice

-  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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