

APPLICATION REVIEW

Z-22-68

HEARING DATE: October 25, 2022

- | | |
|-----------------------------|---|
| 1. CASE # | <u>Z-22-68</u> |
| Energov # | <u>22-00038-ZONE</u> |
| PROPERTY ADDRESS: | <u>4901 Franklin Avenue</u> |
| LEGAL DESCRIPTION: | <u>0.23 acres (10,000 square feet) of property described as Being all of that tract of land located in the City of Waco, McLennan County, Texas, being a portion of Lot 13, Block 1 of the Westwood Addition to the City of Waco, McLennan County, Texas, as shown on the plat recorded in McLennan County Clerk's Document 2015032996 of the Official Public Records of McLennan County, Texas</u> |
| 2. APPLICANT/ OWNER: | <u>Brian Schroeder, on behalf of LMK Enterprises, LLC</u>
<u>4901 Franklin Avenue, Waco, TX 76710</u> |

3. REQUEST:

Rezone From M-2 LIGHT INDUSTRIAL DISTRICT to C-2 COMMUNITY COMMERCIAL DISTRICT

SUMMARY DESCRIPTION OF USES IN C-2: Intended to provide for a variety of mutually supporting compatible business and multifamily residential uses in unified centers and related groupings of individually developed sites; and to encourage high quality commercial and multifamily residential development in convenient locations accessible to major traffic arteries outside major transportation corridors.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

The property is located along the Franklin Avenue corridor and Villa Drive, behind Academy Sports and Outdoors, within the Richland Hills Neighborhood and Council District III. The property is surrounded by industrial and commercial zoning and uses. This is a high traffic area with a mix of light industrial and commercial uses such as restaurants and retail stores along Franklin Avenue and S. New Road. This area has been transitioning from industrial type uses to more commercial uses throughout the past decade.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of this request to change the zoning from *M-2 to C-2* 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 C-2 zoning district.
3. The property meets all the size & width requirements for C-2 zoning.
4. Commercial is the dominant zoning along this side of Franklin Avenue.

Notices: 7 mailed;

CASE #Z-22-68

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: Spur 298/Franklin Ave

Classification: State Facility/Principle Arterial

Number of Lanes: 4-lane divided with service roads

Estimated Capacity (at LOSD) 54,000 vpd Avg. Daily Traffic 16,320 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:

No comment. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good X Acceptable Needs Reconstruction

2. Street width: Existing: ROW 305' Pavement 96'

Required: ROW 108' Pavement 88'

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: Drainage system is via off-road ditches; 6" Water & 8" Sewer serve site. (CM)

INSPECTION SERVICES REVIEW

Comments

No comment. (GD)

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 N (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:

No objections. (DL)

POLICE DEPARTMENT REVIEW

Comments:

No comment received.

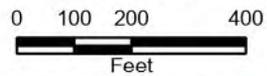
Zoning Case Z-22-68
4901 Franklin Ave
Waco TX, 76710
M-2 to C-2
Property Location Map

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.

 Z-22-68
 200' Property Notice Buffer



October 2022



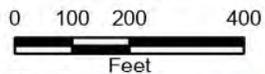
Zoning Case Z-22-68
 4901 Franklin Ave
 Waco TX, 76710
 Mixed Use Flex
 Property Location Map and
 Surrounding Land Use Designations

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-  Z-22-68
-  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



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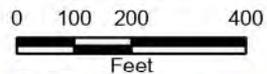
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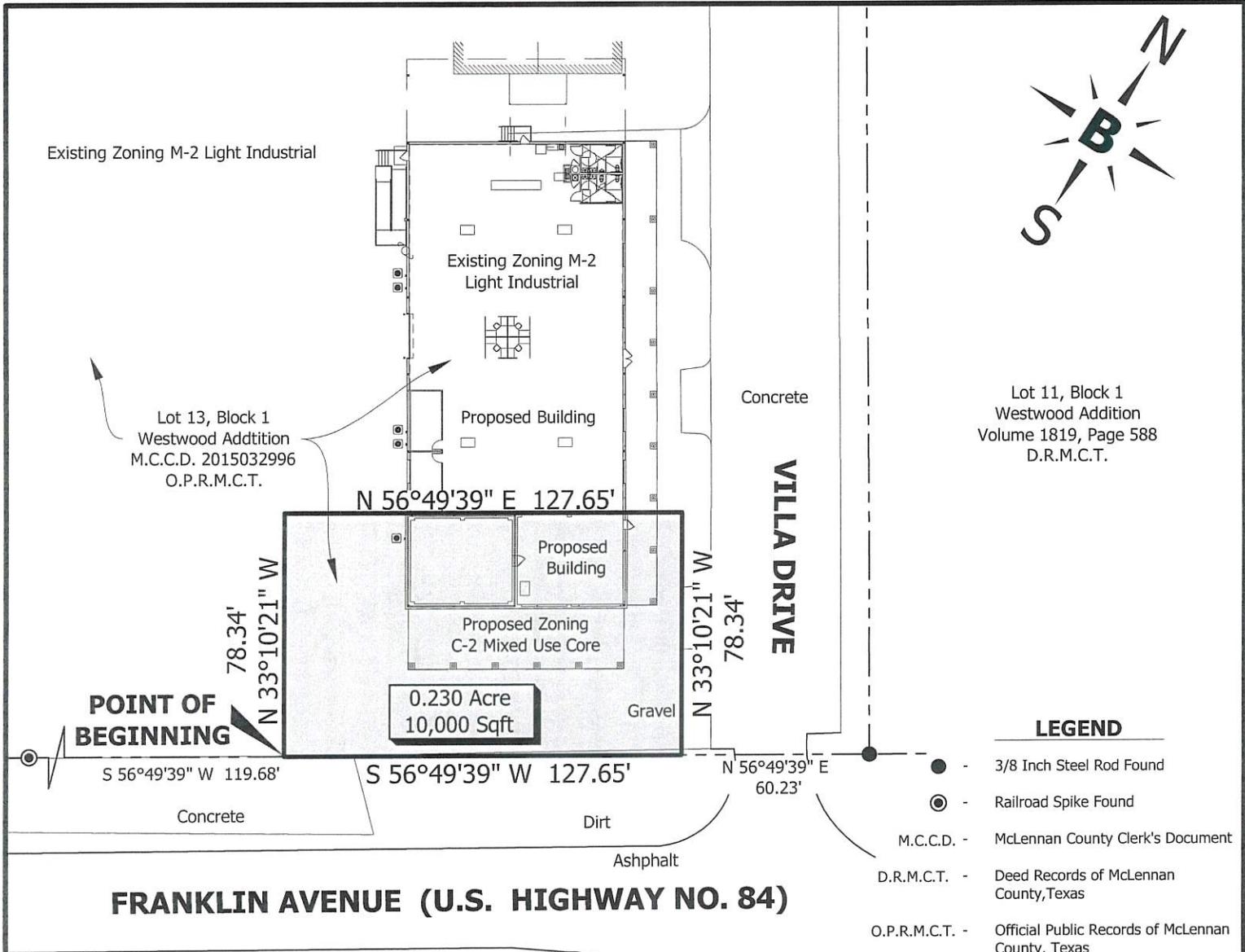
Zoning Case Z-22-68
4901 Franklin Ave
Waco TX, 76710
M-2 to C-2
Location Map and
Surrounding Zoning Categories

-  Z-22-68
-  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



October 2022





LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN
CITY OF WACO

BEING all that tract of land located in the City of Waco, McLennan County, Texas, being a portion of Lot 13, Block 1 of the Westwood Addition to the City of Waco, McLennan County, Texas, as shown on the plat recorded in McLennan County Clerk's Document 2015032996 of the Official Public Records of McLennan County, Texas, and being further described as follows:

Beginning at a calculated point for the south corner of the herein described tract of land, being in the southeast line of said Lot 13 and the northwest Right-of-Way of U.S. Highway 84, from which a railroad spike found for the south corner of said Lot 13 bears South 56 degrees 49 minutes 39 seconds West, 119.68 feet;

THENCE the following bearing and distances over and across said Lot 13:

North 33 degrees 10 minutes 21 seconds West, 78.34 feet to a calculated point for the west corner of the herein described tract of land;

North 56 degrees 49 minutes 39 seconds East, 127.65 feet to a calculated point for the north corner of the herein described tract of land;

South 33 degrees 10 minutes 21 seconds East, 78.34 feet to a calculated point for the east corner of the herein described tract of land, being in the southeast line of said Lot 13 and the northwest Right-of-Way line of said U.S. Highway 84, from which a 3/8 inch steel rod found for the east corner of said Lot 13 bears North 56 degrees 49 minutes 39 seconds East, 60.23 feet;

South 56 degrees 49 minutes 39 seconds West, 127.65 feet to the **POINT OF BEGINNING** and containing **0.230 acre** (10,000 square feet) of land.

NOTES:

- Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
- No flood zone determination was made as part of this survey.

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on August 30, 2022; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

Daniel Wayne Cogburn
Daniel Wayne Cogburn
R.P.L.S. 6894

Date: September 14, 2022



ZOINING EXHIBIT

0.230 ACRE (10,000 SQUARE FEET) OF LOT 13, BLOCK 1, OF THE WESTWOOD ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 2015032996 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Bowman Job No.: 210568	Drawn By: HMH
Sheet 1 of 1	Reviewed By: DWC
Property Address: 4901 Franklin Ave, Waco, Texas	Prepared For: Waco Motorsports



CENTRAL TEXAS | 5054 Franklin Ave., Ste. A, Waco, TX. 76710
254.776.1519 | TBPELS# 10120600