

# APPLICATION REVIEW

## Z-22-70

HEARING DATE: October 25, 2022

1. **CASE #** Z-22-70  
**Energov #** 22-00045-ZONE  
**PROPERTY ADDRESS:** 1500 Benton Avenue  
**LEGAL DESCRIPTION:** Lot 15, Block 1, Mostyn-Roberts Addition

2. **APPLICANT/ OWNER:** Nathan Embry  
**MAILING ADDRESS:** 106 Silver Spur Trail, McGregor, TX 76657

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 at the intersection of Benton Avenue and South 15<sup>th</sup> Street, approximately 2 blocks southeast of La Salle Avenue. It is located within the Oakwood Neighborhood and Council District I. The general area in which the property is located consists mostly of single-family properties and duplex dwellings.

**PLANNING SERVICES RECOMMENDATION:**

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

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
2. The property meets all the area and width requirements for the R-2 zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
4. There is other medium and high density zoning in the vicinity of the subject property.

**Notices: 24 mailed;**

## CASE #Z-22-70

### TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: A: S 15<sup>th</sup> St; B: Benton Dr  
Classification: A & B: Local      Number of Lanes: A & B: 2 travel lanes  
Estimated Capacity (at LOSD) A & B: 6,000 vpd      Avg. Daily Traffic A & B: 150 vpd
2. Estimated increase in traffic on adjacent streets at full build out:  
Immediate: 36 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:  
Sidewalk along both S 15<sup>th</sup> St and Benton Dr will be required at time of redevelopment. (CM)

### ENGINEERING SERVICES REVIEW

1. Street condition: Good  Acceptable  Needs Reconstruction
2. Street width: Existing: ROW A: 50'; B: 60'      Pavement A & B: 28'  
Required: ROW A & B: 50'      Pavement A & 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 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 conveyance is surface via curb & gutter; Curb & gutter is required to be constructed along S 15<sup>th</sup> St at time of redevelopment. 6" Water & 6" Sewer serve site. (CM)

**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:** \_\_\_\_\_

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

**Fire Department Comments and Recommendations:**

No comments received.

**HEALTH DEPARTMENT REVIEW**

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

**DATE OF INSPECTION:** N/A

**Health Department Comments and Recommendations:**

No comment received.

**POLICE DEPARTMENT REVIEW**

**Comments:**

No comment received.

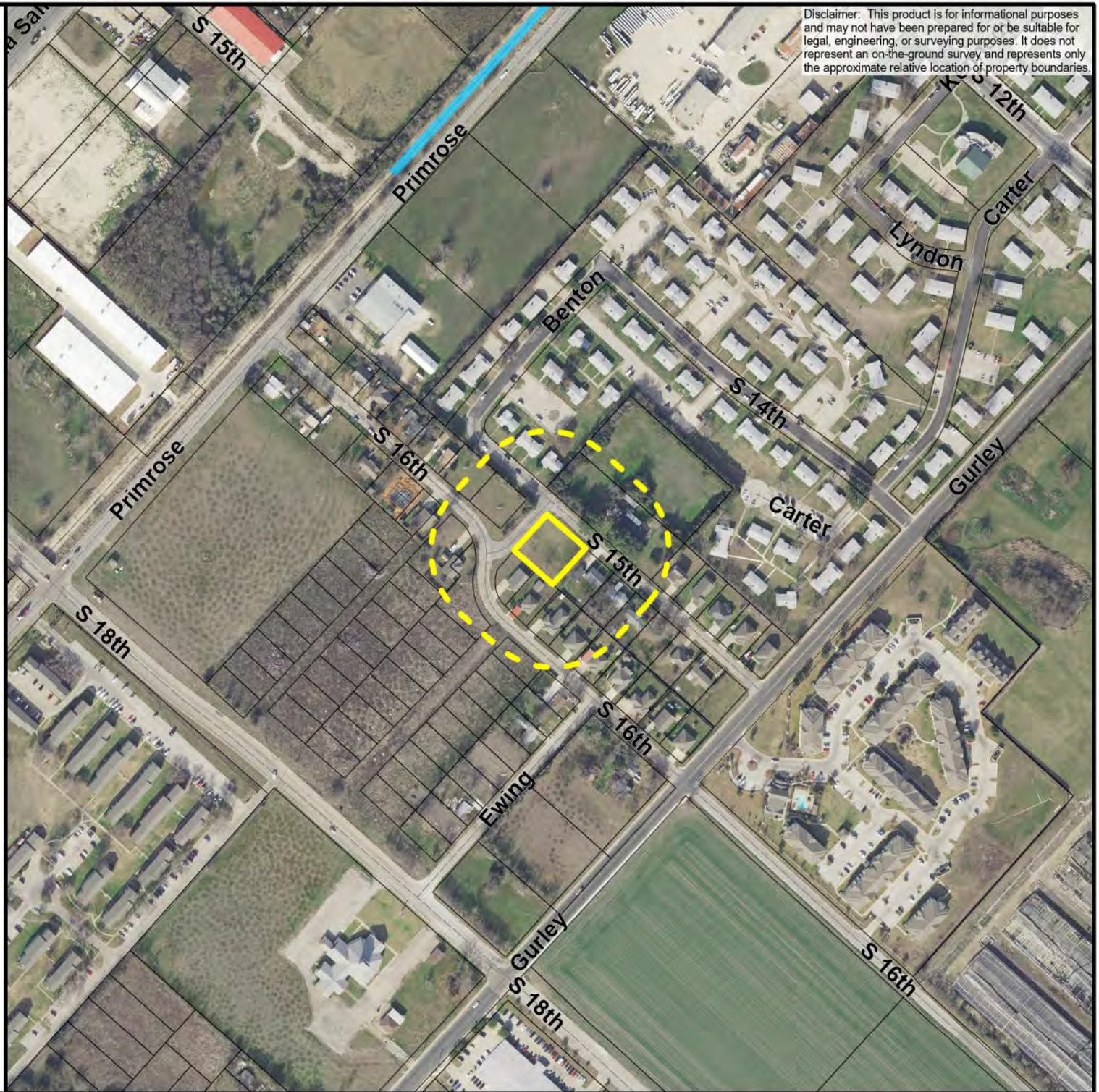
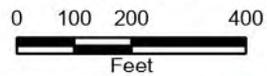
Zoning Case Z-22-70  
1500 Benton Ave  
Waco TX, 76706  
R-1B to R-2  
Property Location Map

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.

-  Z-22-70
-  200' Property Notice Buffer



October 2022



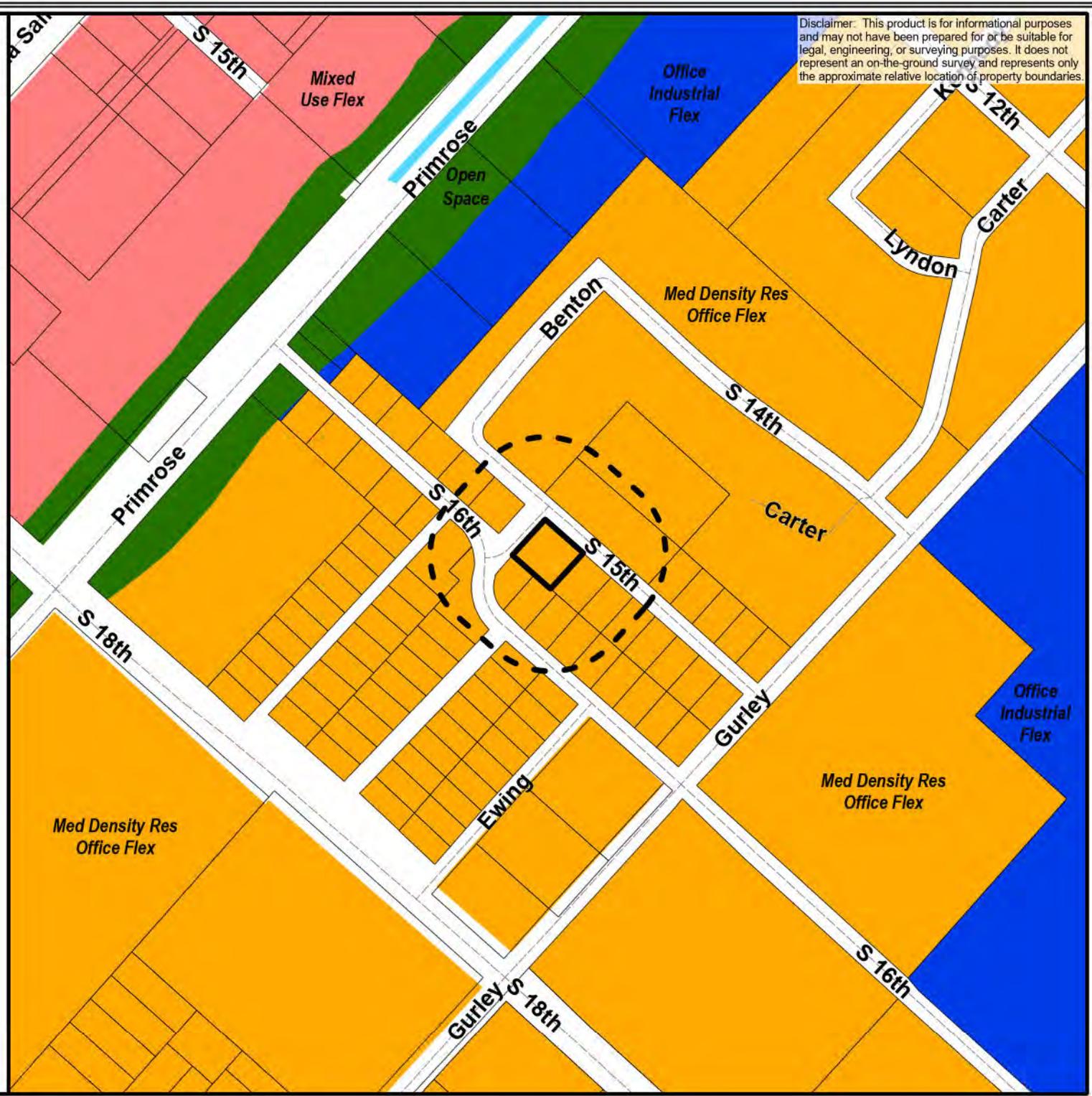
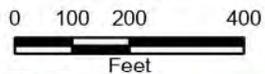
Zoning Case Z-22-70  
 1500 Benton Ave  
 Waco TX, 76706  
 Med Density Res Office Flex  
 Property Location Map and  
 Surrounding Land Use Designations

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-  Z-22-70
-  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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Zoning Case Z-22-70  
 1500 Benton Ave  
 Waco TX, 76706  
 R-1B to R-2  
 Location Map and  
 Surrounding Zoning Categories

-  Z-22-70
-  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



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