

APPLICATION REVIEW

Z-23-27

HEARING DATE: June 27, 2023

1. CASE # Z-23-27
Energov # 23-00015-ZONE
PROPERTY ADDRESS: 3501 W. Waco Drive, portion of property
LEGAL DESCRIPTION: Lot 17, Block 7, Huaco Heights Addition

2. APPLICANT/ OWNER: Gavin Lane, on behalf of 3501 WWD, LLC
MAILING ADDRESS: 2729 Gilchrist Dr Lorena, TX 76655

3. REQUEST:

From **O-2 OFFICE RESIDENTIAL DISTRICT** to **O-3 OFFICE LIMITED COMMERCIAL DISTRICT**

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:

The property is located along W. Waco Drive, between N. 17th and N. 18th Street about three blocks northeast of Antioch Church. It is also within the Sanger Heights Neighborhood and Council District IV. This is a medium to high traffic area with a mix of single family residential, multi-family, office, and commercial uses. The Zimmerman Law Firm building is located within the O-2 zoned portion of property, while its respective parking lot is located within the O-3 zoned portion of property.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of this request to change the zoning from **O-2 to O-3** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The properties meet all the area and width requirements for the O-3 zoning district.
4. There is O-3 zoning near the subject property.
5. The proposed O-3 zoning is low intensity, mixed use zoning district that is compatible with the surrounding area and the development pattern along W Waco Drive.

Notices: 41 mailed;

CASE #Z-23-27

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: N 36th St

Classification: Minor Arterial Number of Lanes: 2 with bike lanes

Estimated Capacity (at LOSD) 10,000 vpd Avg. Daily Traffic 4,500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:

Immediate: N/A Future:
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 required along property frontage on N 36th Street at time of redevelopment. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good X Acceptable _____ Needs Reconstruction
2. Street width: Existing: ROW 65' Pavement 36'

Required: ROW 84' Pavement 64'
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: 6" Water & 6" Sewer serve site. (CM)

INSPECTION SERVICES REVIEW

Comments

No Comment. (GD)

UTILITY SERVICES REVIEW

Comments

No comment. (SS)

LEGAL SERVICES REVIEW

Comments

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 mins.

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

Fire Department Comments and Recommendations:

No other comments. (GL)

HEALTH DEPARTMENT REVIEW

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

DATE OF INSPECTION: ____

Health Department Comments and Recommendations:

No comment received.



POLICE DEPARTMENT REVIEW

Comments

No comment received.

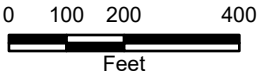
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Zoning Case Z-23-27
Portion of 3501 W Waco Dr
Waco TX 76710
O-2 to O-3
Property Location Map

-  Z-23-27
-  200' Property Notice



June 2023

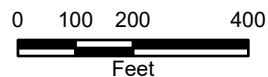


Zoning Case Z-23-27
 Portion of 3501 W Waco Dr
 Waco TX 76710
 Med Density Res Office Flex
 Property Location Map and
 Surrounding Land Use Designations

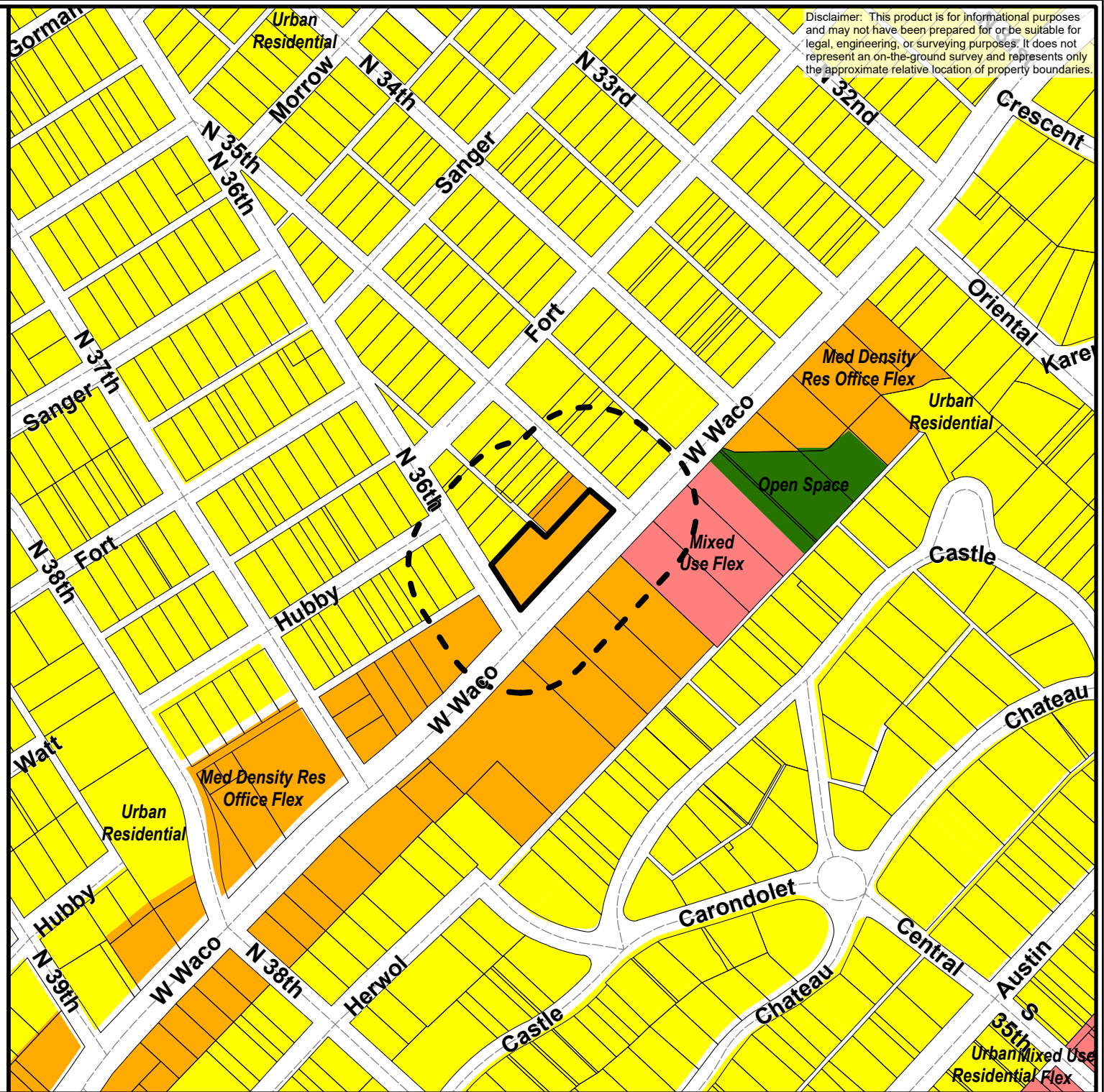
-  Z-23-27
-  200' Property Notice
- Land Use Designations
-  Industrial
 -  Institutional
 -  Med Density Res Office Flex
 -  Mixed Use Core
 -  Mixed Use Flex
 -  Office Industrial Flex
 -  Open Space
 -  Rural Residential
 -  Suburban Residential
 -  Urban Residential



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















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Zoning Case Z-23-27
 Portion of 3501 W Waco Dr
 Waco TX 76710
 O-2 to O-3
 Property Location Map and
 Surrounding Zoning Categories

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 Z-23-27
 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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