
APPLICATION REVIEW

Zoning Case Information

Case #	Z-25-02
Energov #	24-00048-ZONE
Property Address	3000 N 19th St and TBD, 1911, 1915, 1917, 1923, and 1925 Summer Ave
Legal Description	Lots 8-14, Block 24, Farwell Heights Addition (Property ID's: 172672, 337357, 172671, 172670, 172669, 172668, and 172667)
Applicant/Owner	Julio Arriaga and the City of Waco
Mailing Address	6801 Sanger Ave Suite 231, Waco, Texas; and 401 Franklin Ave, Waco, Texas.

Request(s)

Land Use Change	From MIXED USE FLEX to MEDIUM DENSITY RESIDENTIAL OFFICE FLEX (All 7 Parcels: 172672, 337357, 172671, 172670, 172669, 172668, and 172667)
------------------------	---

The existing Land Use designation of Mixed Use Flex provides for limited commercial, office, and medium to high density residential developments. Permitted zoning districts within MUF include: R-3C, R-3D, R-3E, O-1, O-2, O-3, C-1, C-2, C-4 on Elm Avenue and Bridge Street only.

The proposed Land Use designation is Medium Density Residential Office Flex which allows for duplexes, townhouses, condos and apartments with a maximum density of 25 units per acre. The permitted zoning districts within the existing Medium Density Residential Office Flex designation are O-1, O-3, R-2, R-3A, R-3B, R-3C.

Zone Change	From C-3 to R-2 Two-Family and Attached Single-Family Residence District (For 4 Parcels: 172672, 337357, 172671, 172670)
--------------------	--

SUMMARY DESCRIPTION OF USES IN THE R-2 DISTRICT: The R-2 two-family and attached single-family residence district is intended to provide for development of attached dwelling types at moderate densities where it may serve as a transitional use between single-family residential areas and more intensive uses; or in locations with convenient access to the major street system and proximity to community services.

Planning Services Review

Neighborhood Character:

The subject properties are located along the north side of the 1900 block of Summer Avenue, between N. 19th and N. 20th Streets, approximately seven blocks west of the Methodist Children's Home campus. Of the seven parcels, two are vacant and commercially zoned, while the remaining five are developed with single-family homes. The properties are situated within the North Waco Neighborhood Association and Council District I. The surrounding area primarily consists of single-family residences, duplexes, and commercial properties, with some vacant or undeveloped parcels zoned for duplex use. Commercial zoning and uses are concentrated along N 19th Street.

Area Land Use Designations:

The current Land Use Designation for the properties is Mixed Use Flex (MUF). This designation allows for a range of zoning types, including R-3C, R-3D, R-3E, O-1, O-2, O-3, and various commercial districts (C-1, C-2, C-4) along Elm Avenue and Bridge Street. The proposed zoning of R-2 does not align with the current MUF designation, necessitating a change in the land use designation to accommodate the zoning request.

The surrounding land use designations include MUF along the commercial corridor of 18th/19th Streets, with MDROF (Medium Density Residential and Office Flex) on either side of this corridor.

Area Zoning and Surrounding Uses:

The prevailing zoning in the area is C-3 General Commercial, particularly along the 18th/19th Street corridor, which reflects the area's mix of commercial uses. On either side of this corridor, R-2 zoning dominates, with single-family residential uses being the primary land use.

Planning Services Recommendation

Planning Services recommends **APPROVAL** of the request to change the Land Use Plan from Mixed Use Flex to Medium Density Residential Office Flex based on the following findings:

1. The existing public infrastructure is sufficient to support the zoning districts permitted under the proposed Medium Density Residential Office Flex land use designation.
2. Medium Density Residential Office Flex land use is present in the surrounding area, indicating compatibility with existing land uses.

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

1. The proposed zoning aligns with the land use component of the Comprehensive Plan, as amended.

CASE #Z-25-02

2. The property meets the area and width requirements for the R-2 zoning district.
3. The existing public infrastructure is adequate to accommodate the uses permitted in the R-2 zoning district.
4. The proposed rezoning supports the goals of the Waco Strategic Housing Plan by increasing the supply of residentially zoned properties, thus enhancing opportunities for new housing development.
5. R-2 zoning is present in the vicinity of the subject property, indicating consistency with the surrounding area.

Notices

40 mailed; 0 returned at the time of report preparation.

Department/Agency Reviews

The following comments were received and considered in the development of the recommendation.

Traffic Operations Review

- 1. Description of the adjacent street system:** Summer Ave
Classification: Collector
Number of Lanes: Two-way unstriped roadway
Estimated Capacity (at LOSD): 6,000 vpd
Avg. Daily Traffic: 750 vpd
- 2. Estimated increase in traffic on adjacent streets at full build out:**
Immediate: 80 vpd Future: N/A
- 3. Will the development's impact be of sufficient magnitude to require mitigation for:**
a) Access problems: No
b) Increased traffic congestion: No
c) Pedestrian traffic: No
d) Visibility problems: No
- 4. Traffic Department comments and recommendations:**
No concerns.

Engineering Services Review

1. Street Condition: Acceptable
2. Street Width:
Existing: ROW: 64' Pavement: 37'
Required: ROW: 60' Pavement: 36'
3. Curb and Gutter: Exists
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: 8" Water & 6" Sewer serve site.

Department/Agency Reviews, cont.

Fire Department Review



Anticipated Fire Response Time: <6 Minutes

Is Fire Response Time Adequate? Yes

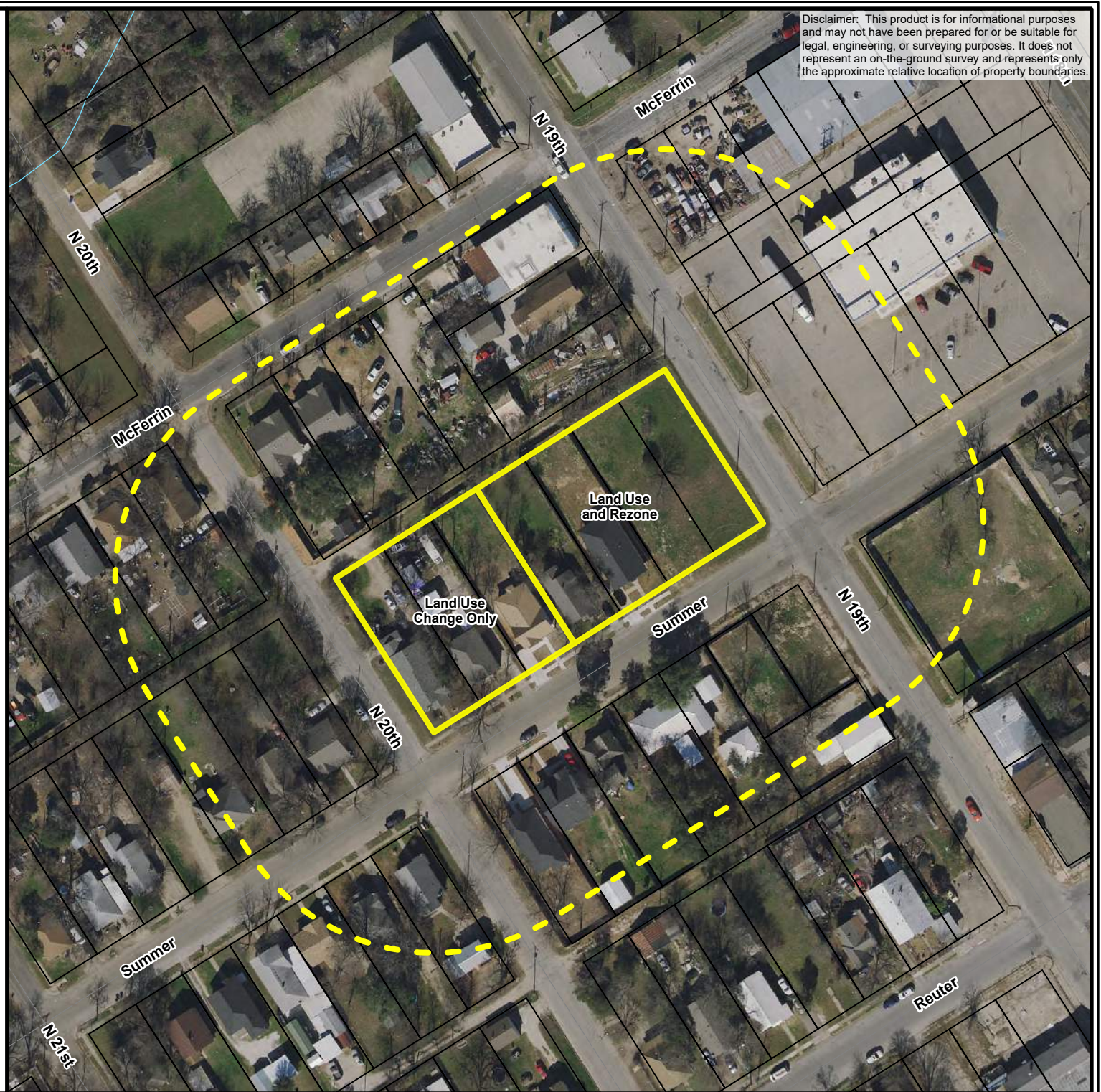
Fire Department Comments and Recommendations:

No additional comments (GL)

Zoning Case Z-25-02
 North Side of the 1900th
 Block of Summer Ave
 Waco, TX 76708
 MUF to MDROF for C-3 to R-2
 Property Location Map

-  Z-25-02
-  200' Property Notice

January 2025



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.

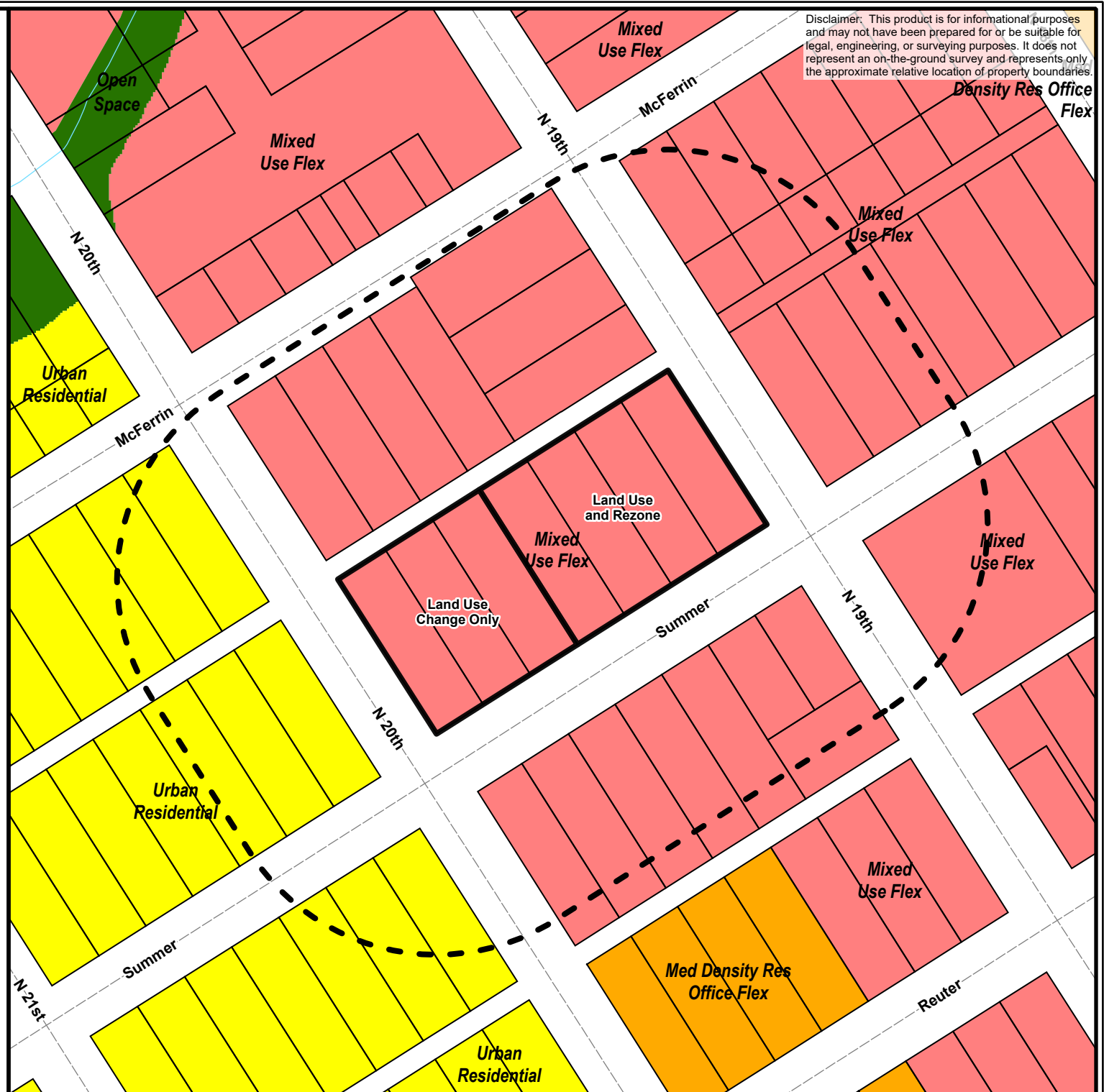
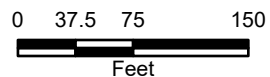
Zoning Case Z-25-02
 North Side of the 1900th
 Block of Summer Ave
 Waco, TX 76708
 MUF to MDROF for C-3 to R-2
 Mixed Use Flex
 Property Location Map

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-25-02
-  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





















January 2025



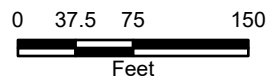
Zoning Case Z-25-02
 North Side of the 1900th
 Block of Summer Ave
 Waco, TX 76708
 MUF to MDROF for C-3 to R-2
 Surrounding Zoning Categories

 Z-25-02
 200' Property Notice

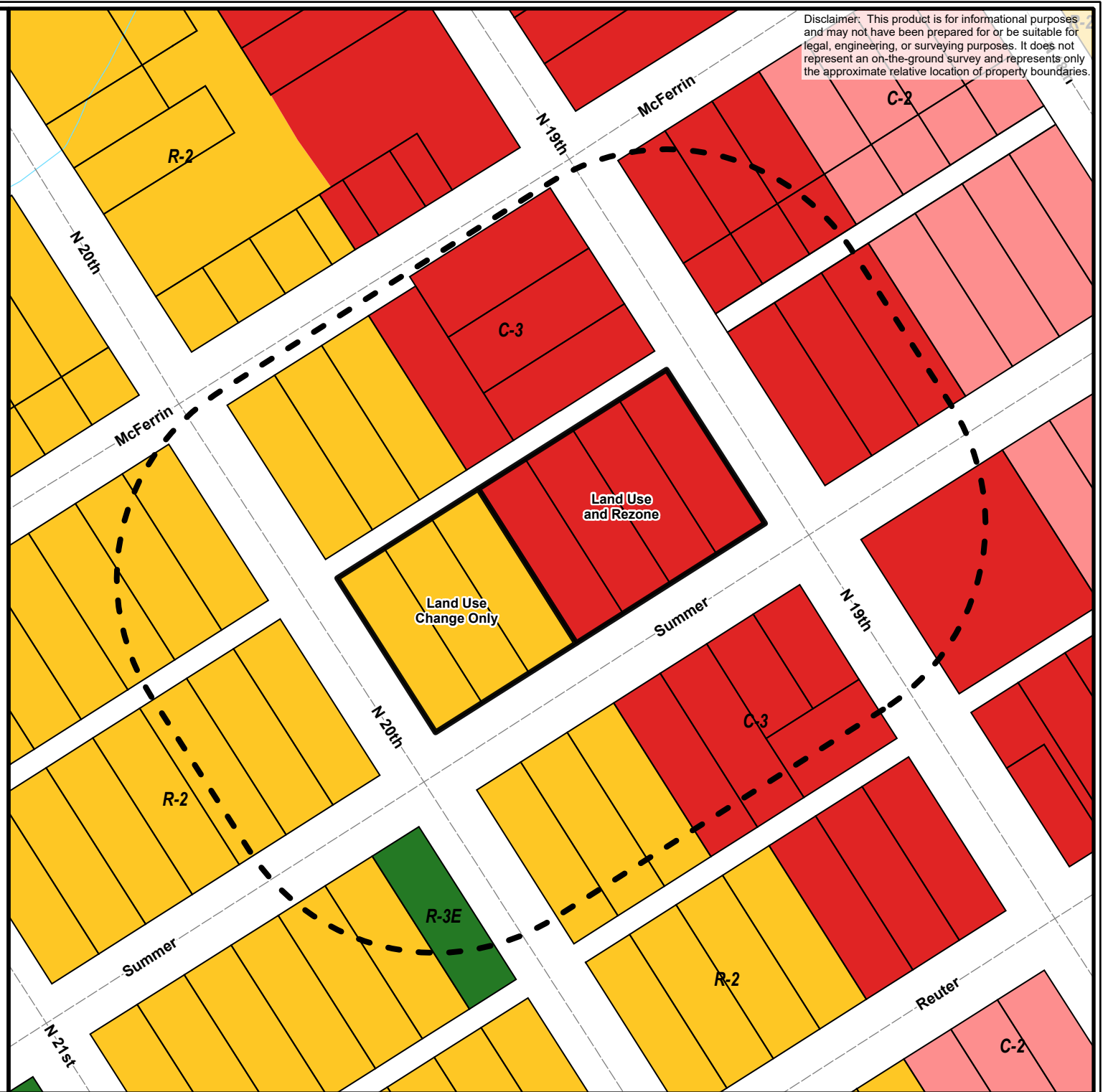
-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



January 2025




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-25-02
North Side of the 1900th
Block of Summer Ave
Waco, TX 76708
MUF to MDROF for C-3 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-25-02
200' Property Notice

January 2025

0 37.5 75 150
Feet

 CITY OF WACO
PLANNING SERVICES

