
APPLICATION REVIEW

Zoning Case Information

Case #	Z-25-03
Energov #	24-00047-ZONE
Property Address	90 Bagby Ave
Legal Description	Edgefield Park Lot 1 Block Z Acres 3.3704
Applicant/Owner	Bernadette Hookham, RBDR on behalf of Baylor University
Mailing Address	913 Franklin Avenue Unit 100 Waco, TX 76701

Request(s)

Zone Change	R-1B SINGLE-FAMILY RESIDENCE DISTRICT to O-2 OFFICE-RESIDENCE DISTRICT
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SUMMARY DESCRIPTION OF USES IN O-2: The O-2 office-residence district is intended to provide for development of compatible office and high-density residential uses adjacent to major thoroughfares in locations which do not have a predominantly commercial character.

Planning Services Review

Neighborhood Character:

This vacant property is located on the south side of Bagby Avenue near S. University Parks Drive. It is situated within the Baylor Neighborhood, Council District II, and the College and University Overlay. The property lies at the southern edge of the Baylor University campus, directly across from the Baylor Sciences Building. It is primarily used as a green space and practice field for students and the Baylor Band. Several student housing complexes and faculty housing are also located nearby.

Area Land Use Designations:

The property is designated as Mixed Use Flex (MUF). Conforming zoning districts within the MUF designation include R-3C, R-3D, R-3E, O-1, O-2, O-3, C-1, C-2, and C-4 (on Elm Avenue and Bridge Street only).

Bagby Ave generally separates the Institutional Land Use designation of the main Baylor campus with MUF becoming the dominant Land Use on the east towards La Salle Ave.

Area Zoning:

Office (O-2) is the dominant zoning of the Baylor University campus and west and south along Bagby. There is a mix of R-1B, R-3 zoning districts east of Bagby which slowly transitions back to O-2 and C-2 near the intersection of La Salle and University Parks.

Planning Services Recommendation

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

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the O-2 zoning district.
3. The property meets all the area and width requirements for the O-2 zoning district.
4. There is O-2 adjacent to the subject property and is the dominant zoning of the Baylor University Campus.

Notices

29 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

- Description of the adjacent street system:** Bagby Ave
Classification: Collector
Number of Lanes: 3-lane section with bike lanes
Estimated Capacity (at LOSD): 12,000 vpd
Avg. Daily Traffic: 1600 vpd
- Estimated increase in traffic on adjacent streets at full build out:**
Immediate: 2000 vpd Future: N/A
- 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
- Traffic Department comments and recommendations:**
3.37 acre site could accommodate two 12,000 sf sit-down restaurants (CM)

Engineering Services Review

1. Street Condition: Acceptable
2. Street Width:
Existing: ROW: 54' Pavement: 44'
Required: ROW: 68' 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: 6" Water & 24" Sewer serve site.

Department/Agency Reviews, cont.

Fire Department Review



Anticipated Fire Response Time: <6 Minutes

Is Fire Response Time Adequate? Yes

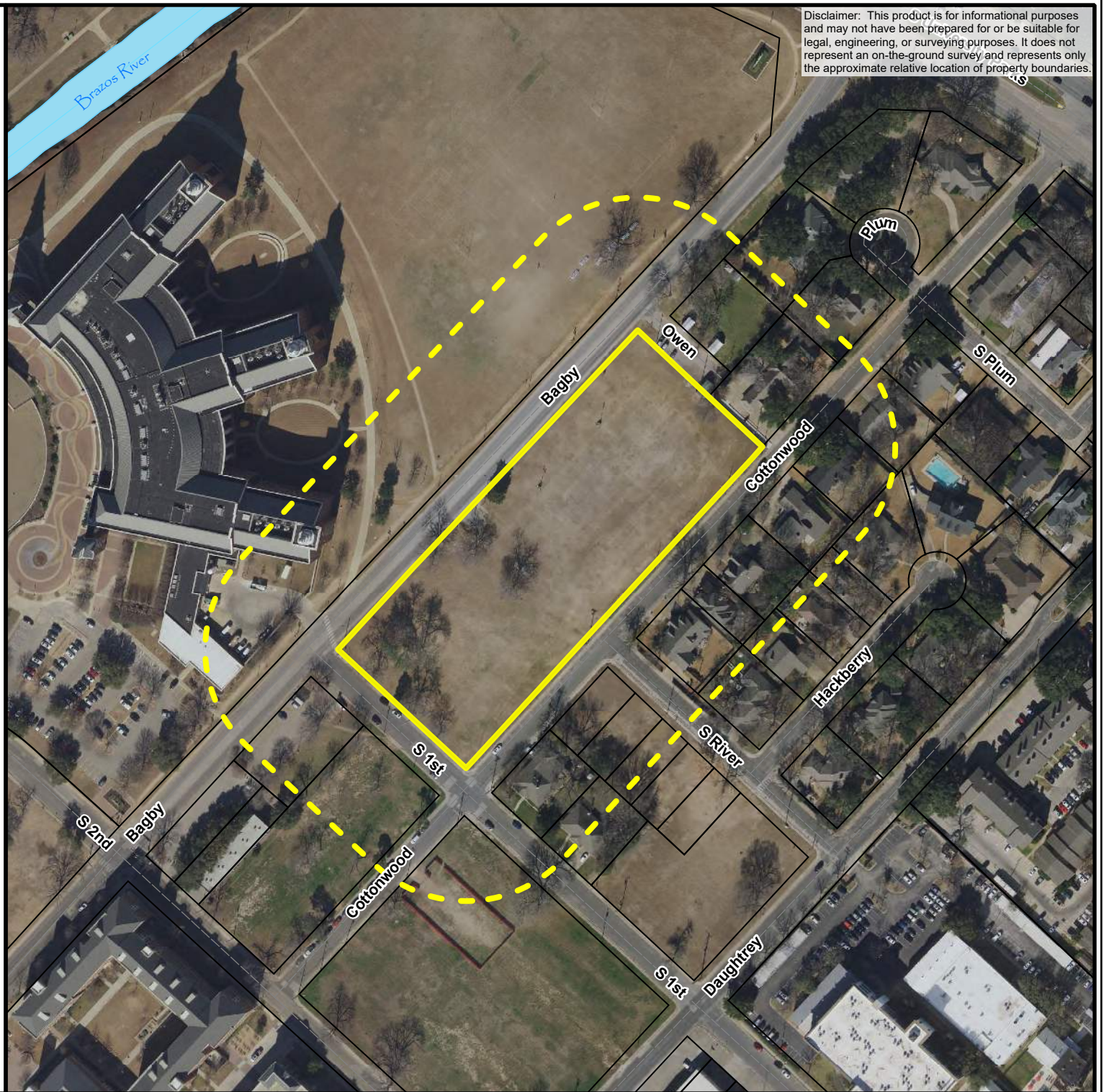
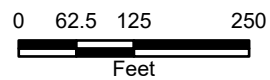
Fire Department Comments and Recommendations:

No other comment. (GL)

Zoning Case Z-25-03
77 Cottonwood Ave
Waco, TX 76706
R-1B to O-2
Property Location Map




-  Z-25-03
-  200' Property Notice

January 2025



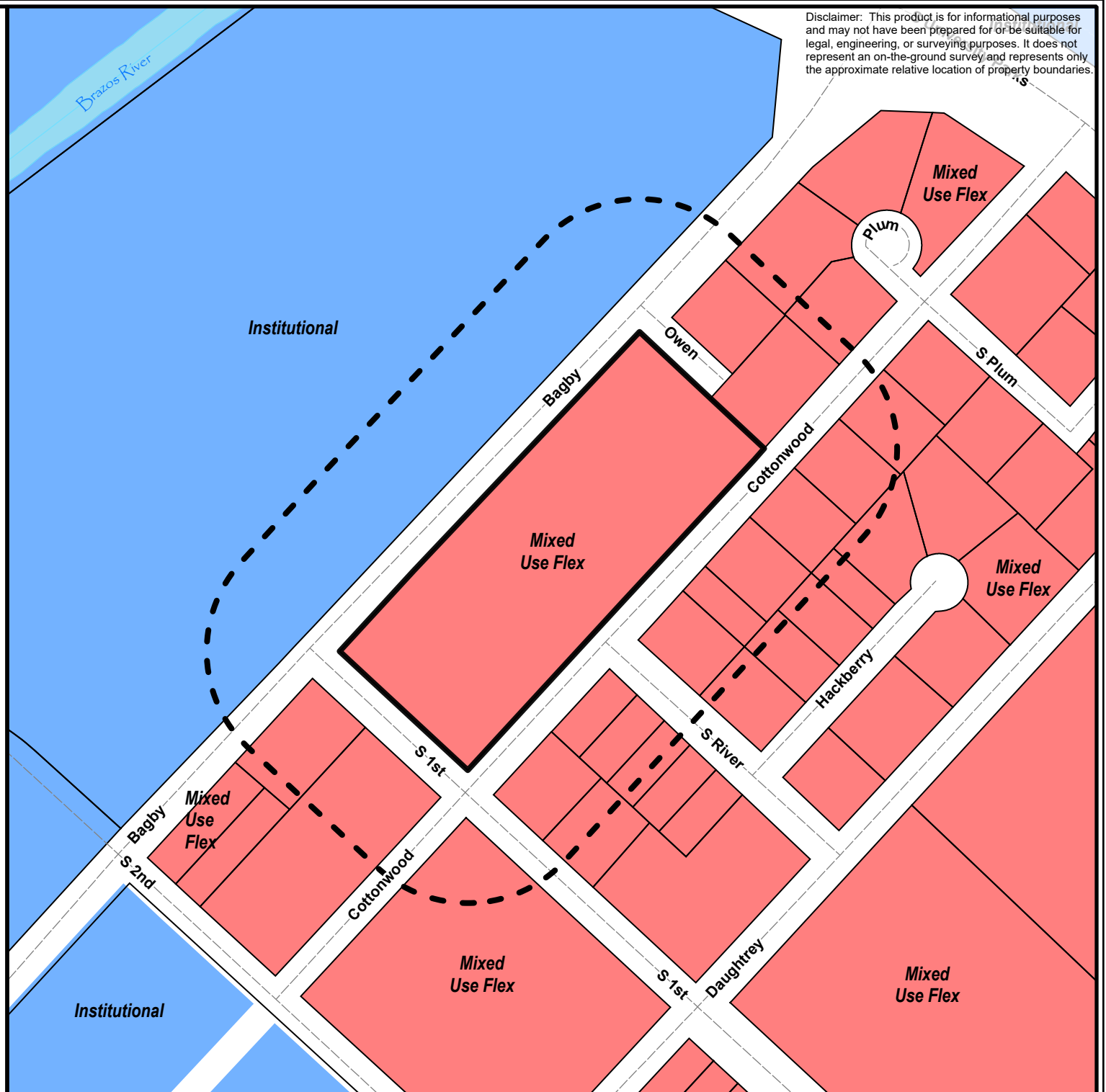
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 R-1B to O-2
 Mixed Use Flex
 Property Location Map

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






















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-  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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Zoning Case Z-25-03
 77 Cottonwood Ave
 Waco, TX 76706
 R-1B to O-2
 Surrounding Zoning Categories

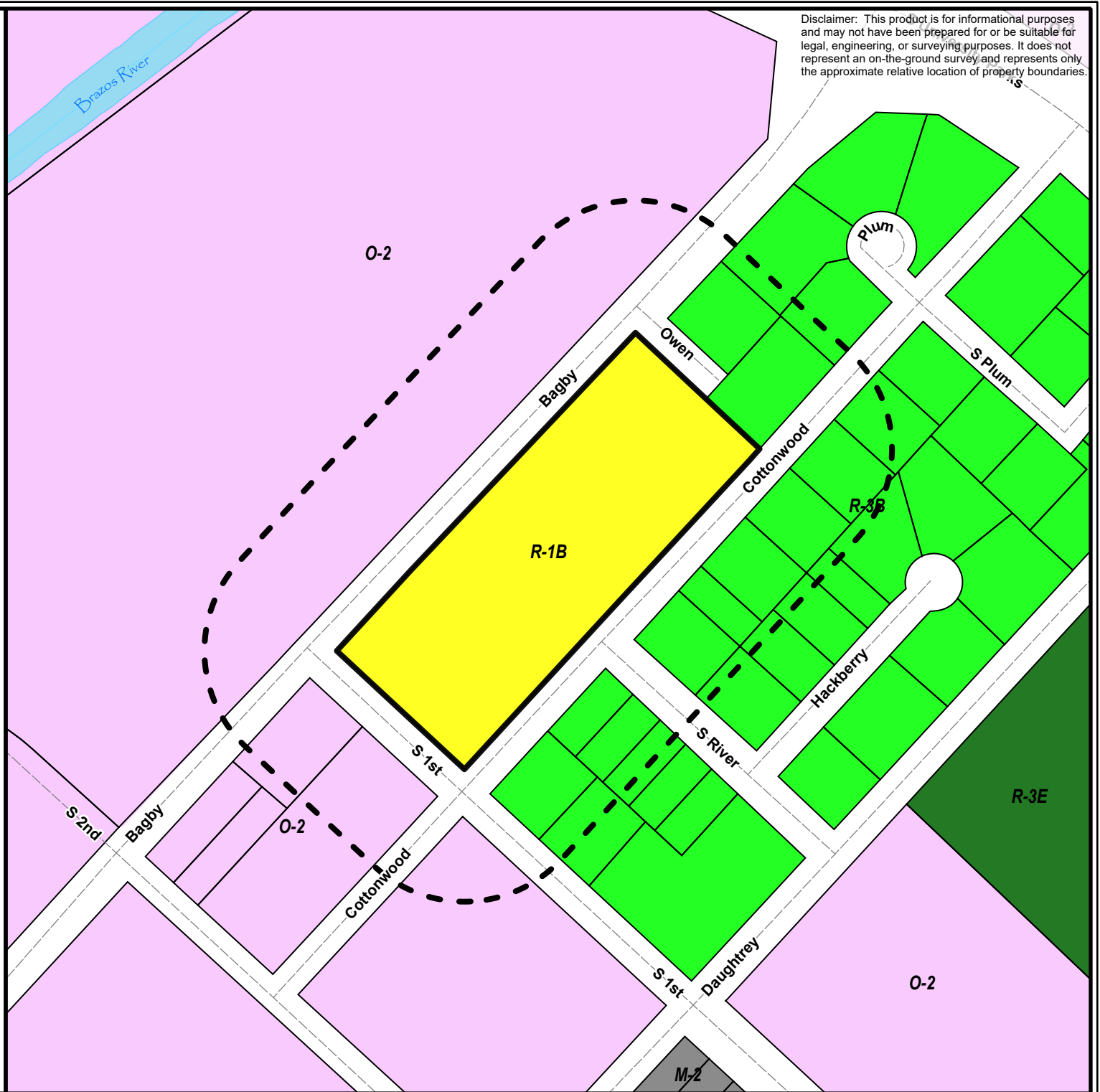
-  Z-25-03
 200' Property Notice
-  R-1A
 -  R-1B
 -  R-1C
 -  R-2
 -  R-3A
 -  R-3B
 -  R-3C
 -  R-3D
 -  R-3E
 -  O-1
 -  O-2
 -  O-3
 -  C-1
 -  C-2
 -  C-3
 -  C-4
 -  C-5
 -  M-1
 -  M-2
 -  M-3
 -  PUD



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R-1B to O-2
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 Z-25-03
 200' Property Notice

January 2025

0 62.5 125 250

Feet

 CITY OF WACO
PLANNING SERVICES

