
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, cont.

Fire Department Review

Anticipated Fire Response Time: <6 Minutes

Is Fire Response Time Adequate? Yes

Fire Department Comments and Recommendations:

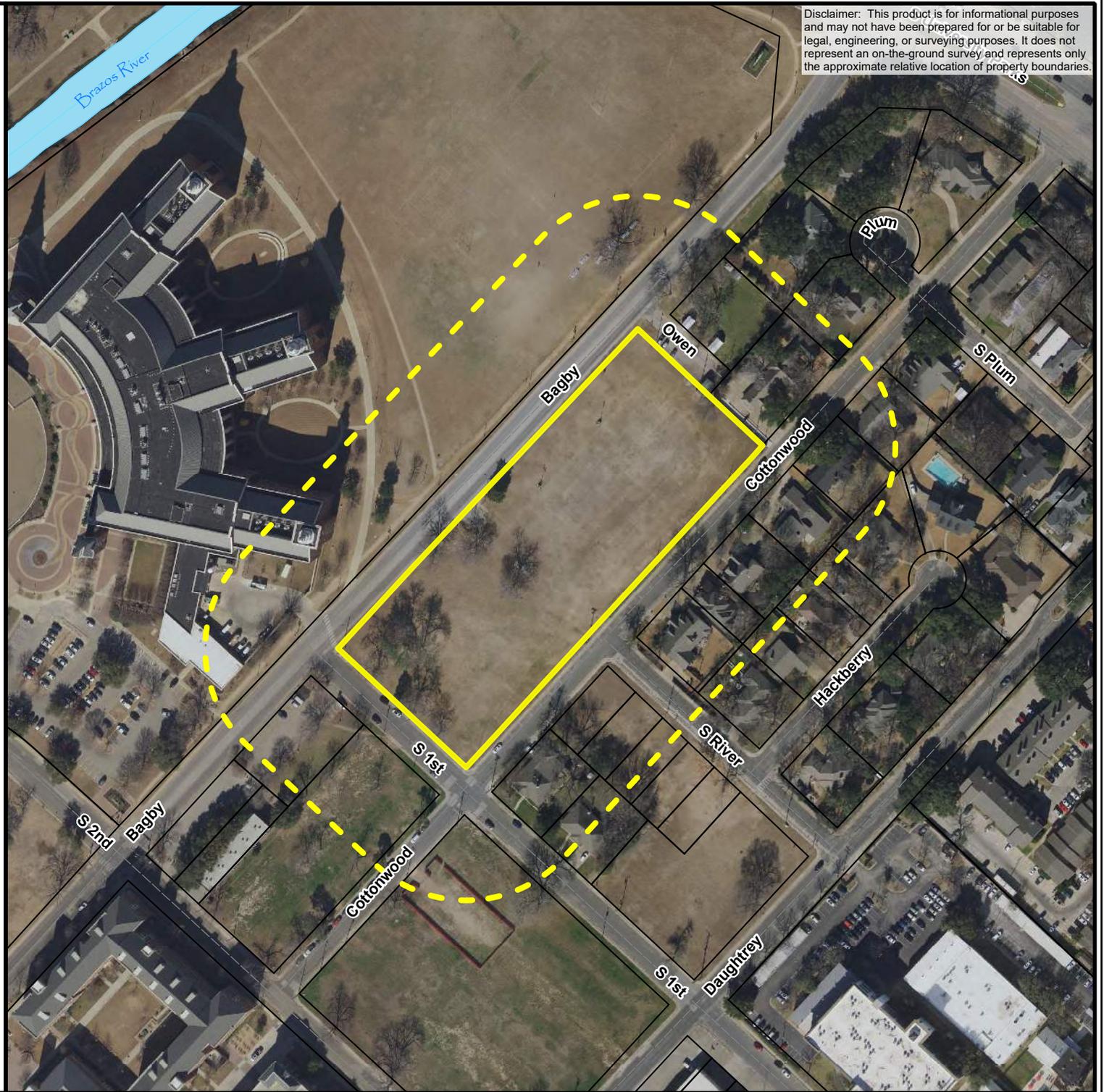
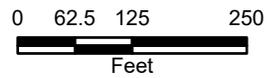
No other comment. (GL)

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

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-25-03
-  200' Property Notice

January 2025



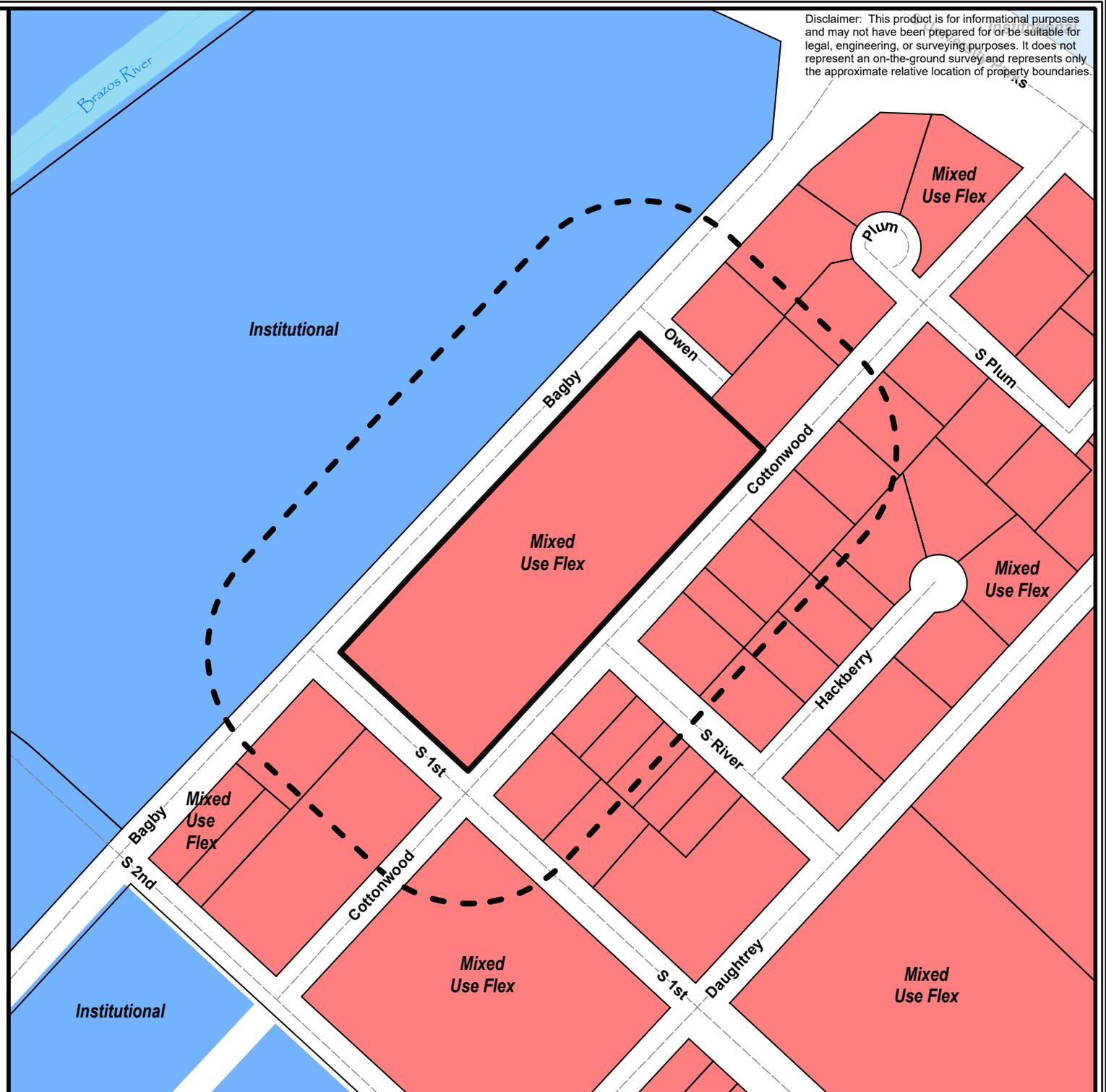
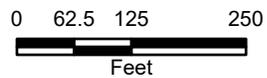
Zoning Case Z-25-03
 77 Cottonwood Ave
 Waco, TX 76706
 R-1B to O-2
 Mixed Use Flex
 Property Location Map

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- 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



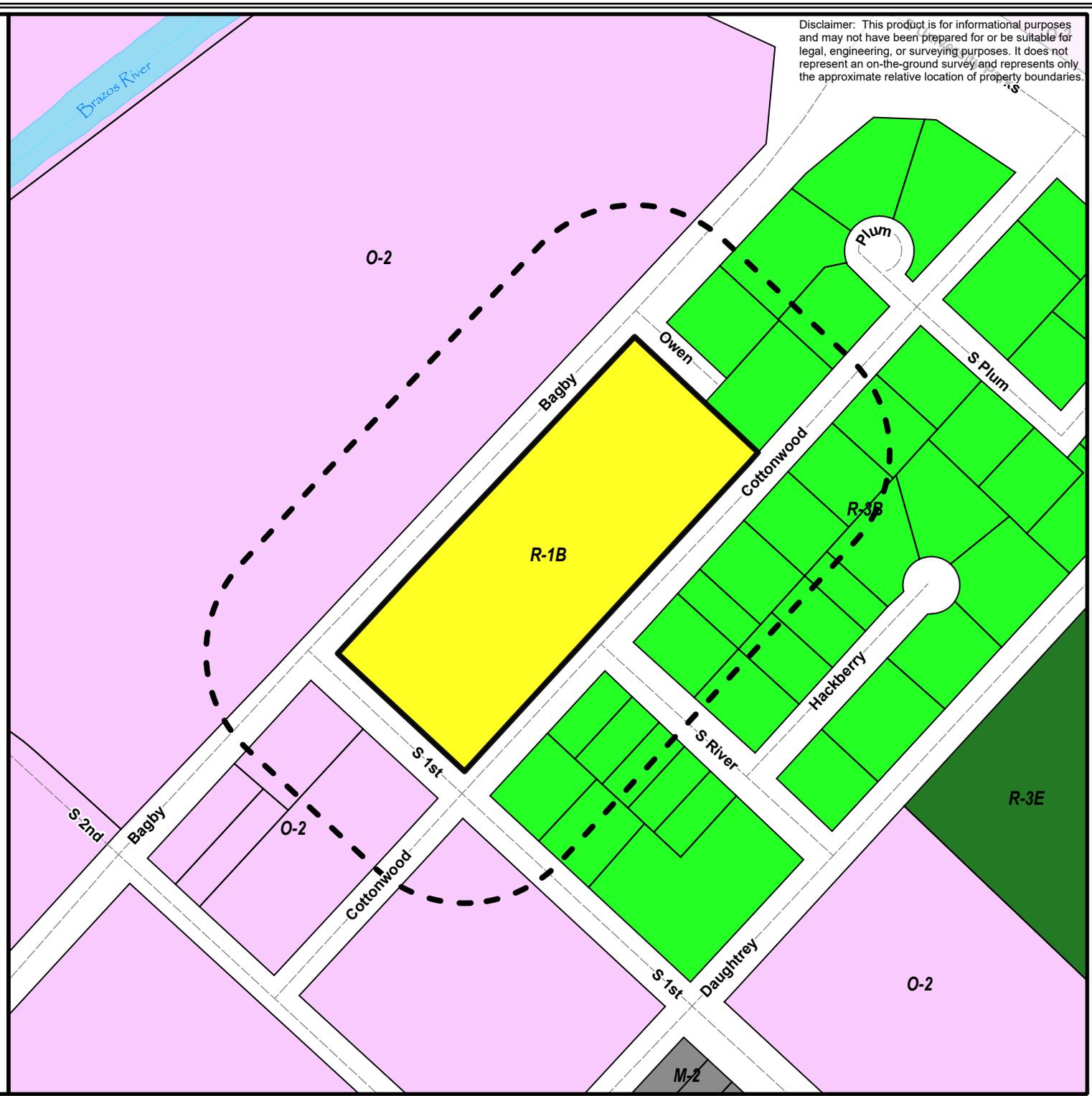
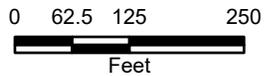
Zoning Case Z-25-03
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 R-1B to O-2
 Surrounding Zoning Categories

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-  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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