
APPLICATION REVIEW

Zoning Case Information

Case #	Z-25-22
Energov #	25-00015-ZONE
Property Address	1905 Webster Avenue Waco, TX 76706
Legal Description	Lot 23, Block 1 of the JI Moore Addition, located 250 feet west of the intersection of South 18th Street and Webster Avenue (PID 182299)
Applicant/Owner	Armando Olmos
Mailing Address	1905 Webster Ave, Waco, TX 76706

Request(s)

Zone Change	M-3 GENERAL INDUSTRIAL DISTRICT to O-3 OFFICE-LIMITED COMMERCIAL DISTRICT
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SUMMARY DESCRIPTION OF USES IN O-3: The O-3 office-limited commercial district is intended to permit selected business uses in locations convenient to residential areas, where the character of the business uses are such that they predominantly serve local needs; to encourage the grouping of such local-serving business uses with safe and convenient vehicular and pedestrian access, so that traffic congestion will be alleviated; and to ensure a proper relationship between the business district and adjacent residential uses by maintaining compatibility of scale through height and yard requirements. See included list of O-3 uses.

Planning Services Review

Neighborhood Character:

This property is located approximately 250 feet west of the intersection of South 18th Street and Webster Avenue. Said property is located within the Ceaser Chavez Neighborhood Association and within Council District II. The general area can be described as generally trending away from the industrial past to more of a residential area with a well-established commercial corridor along 18th Street towards Dutton Avenue. Immediately across the street, moving southwest along Webster, is R-2 zoning with an established residential neighborhood. O-3 zoning could serve as a buffer between the existing R-2 zoning and the mostly commercial and industrial zoning to the northwest of the subject property.

Area Land Use Designations:

The property is designated as Office Industrial Flex (OIF). Conforming zoning districts within the OIF designation include O-1, O-2, O-3, C-1, C-2, and M-1. The majority of the land use designations in the vicinity of the subject property are Office Industrial Flex, Mixed Use Flex (especially at the intersections of 17th/18th Streets between Webster Avenue and Dutton Avenue) as well as Urban Residential. The existing M-3 zoning of the property is not consistent with the OIF land use designation.

Area Zoning:

The area surrounding the subject property has a mix of R-2, C-2, M-2, and M-3. Additionally, there are a few O-3 zoned properties in relative proximity of the subject property at the intersection of Webster Avenue and S 17th Street.

Planning Services Recommendation

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

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan, bringing the zoning in line with the current OIF designation.
2. The public infrastructure will be adequate to provide for the uses allowed in the O-3 zoning district.
3. The property meets all area and width requirements for the O-3 zoning district.
4. There is O-3 in the vicinity to the subject property
5. Office and commercial uses permitted within O-3 could operate as buffer between the residential uses located to the southeast and the industrial zoning toward the north and west of the property.

Notices

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

Department/Agency Reviews

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

Traffic Operations Review

1. **Description of the adjacent street system:** Webster Avenue
Classification: Local
Number of Lanes: 2-lanes with parking, striped
Estimated Capacity (at LOSD): 6,000 vpd
Avg. Daily Traffic: 150 vpd
2. **Estimated increase in traffic on adjacent streets at full build out:**
Immediate: N/A 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:**
None.

Engineering Services Review

1. Street Condition: Needs Reconstruction
2. Street Width:
Existing: ROW: 75' Pavement: 35'
Required: ROW: 50' Pavement: 28'
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 and 6" Sewer serve site.

O-3 District – Permitted and Special Uses

DIVISION 14. O-3 OFFICE-LIMITED COMMERCIAL DISTRICT

Sec. 28-571. Purpose.

The O-3 office-limited commercial district is intended to permit selected business uses in locations convenient to residential areas, where the character of the business uses are such that they predominantly serve local needs; to encourage the grouping of such local-serving business uses with safe and convenient vehicular and pedestrian access, so that traffic congestion will be alleviated; and to ensure a proper relationship between the business district and adjacent residential uses by maintaining compatibility of scale through height and yard requirements.

Sec. 28-572. Permitted uses.

Permitted uses in the O-3 district are:

- (1) Single-family dwellings.
- (2) Single-family (zero lot line) dwellings.
- (3) Two-family dwellings, duplexes. (Only one two-family dwelling is permitted per lot.)
- (4) Public uses, such as parks, libraries, buildings and municipal zoos.
- (5) Schools including public and private schools, elementary and secondary schools, preschools, kindergartens, nursery schools and special schools, provided the use meets all setback, lot size and other development requirements applicable.
- (6) Houses of worship, convents, rectories, parsonages and parish houses.
- (7) Clinics and lab services, but not including veterinary clinics.
- (8) Clubs, lodges, fraternities and sororities where the chief activity is not a business.
- (9) Commercial and vocational schools.
- (10) Convalescent or rest homes.
- (11) Dressmaking, millinery, tailor shops, shoe repair shops and similar shops.
- (12) Child care facilities.
- (13) Office buildings.
- (14) Personal service shops.
- (15) Restaurants.
- (16) Retail sales, excluding automobiles, trucks, farm machinery, construction machinery and equipment, agricultural and farm supplies, motorcycles, HUD-Code manufactured homes and RVs.
- (17) Studios of artists, photographers, crafts and custom trades.
- (18) Fire stations, police stations, artesian wells, pumping stations, lakes, boat docks, boathouses, water supply reservoirs, filter beds, water tanks, towers or standpipes and marinas.
- (19) Railroad rights-of-way, railroad tracks, bridges and signals.
- (20) Public utilities; poles, wires and transmission and/or distribution lines and other transmission and distributing appurtenances, but not including storage facilities, electrical energy production facilities, transformers or relay substations.

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- (21) Accessory off-street parking and loading facilities subject to the provisions of article VII of this chapter.
- (22) Accessory signs subject to the provisions of article VIII of this chapter.
- (23) Other accessory uses subject to the provisions of section 28-926.
- (24) Financial institutions.
- (25) Home occupations subject to the provisions of section 28-928 and all other applicable provisions of this chapter.
- (26) Office and business equipment sales offices.
- (27) Parking facility, commercial.
- (28) Photostating and copy services.
- (29) Religious, philanthropic and educational institutions, museums.
- (30) Travel bureaus.
- (31) Townhouse dwellings.
- (32) Sale of beer and wine for consumption off premises, provided that such use is located in a nonconforming retail grocery store.
- (33) Licensed group homes.
- (34) Golf courses, but not miniature courses or driving ranges.
- (35) Sale of beer for on-premise consumption, provided that such use is located on a public golf course.
- (36) Wireless communication system antennas on alternate independent support structures.
- (37) Adult day care facilities.
- (38) Photostating and copy services.
- (39) Small packaging and shipping services.
- (40) Community home I.
- (41) Outside display subject to the provisions of section 28-926.
- (42) Single-family detached (zero lot line) dwellings.
- (43) Excavation, mining and/or removal of material limited to sand, soil or gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit; provided the excavation, mining and/or removal of material meet the following:
 - a. The amount of material being removed from the site is not more than 125,000 cubic yards;
 - b. A site grading permit is issued meeting all requirements of article III, division 3 of this chapter for a period of time that is specified in the site grading permit which period of time shall be reasonable for the amount of work that is being done as part of the construction on the property or development of the property for a permitted use, as determined by the building official; and
 - c. If excavation, mining and/or removal of material is intended to create a water body or lake as an accessory use, the area of the water body or lake cannot exceed ten percent of the total area of the tract or lot where it is being constructed. This applies to the parent tract or lot and further division of the parent tract or lot will not permit additional water bodies or lake to exceed ten percent of the total area of the parent tract or lot.
- (44) Farmers' markets (except on lots containing only single-family uses) provided that a farmers' market permit has been issued in accordance with chapter 13 of this Code.

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- (45) Sale of alcohol for off-premise consumption provided that such use occurs at a permitted farmers' market.
- (46) Community gardens provided that a community garden permit has been issued in accordance with chapter 13 of this Code (unless such permit is not required under chapter 13 of this Code).
- (47) Temporary commercial parking facility.
- (48) Neighborhood grocery stores.
- (49) Bed and breakfast homestay establishment provided that a bed and breakfast facility license has been issued in accordance with chapter 13 of this Code.
- (50) Bed and breakfast inn provided that a bed and breakfast facility license has been issued in accordance with chapter 13 of this Code.
- (51) Short term rental type I provided that a short term rental facility license has been issued in accordance with chapter 13 of this Code.
- (52) Short term rental type II provided that a short term rental facility license has been issued in accordance with chapter 13 of this Code.
- (53) Live/work unit.
- (54) House Museum.

Sec. 28-573. Special uses.



Uses which may be allowed in the O-3 district by special permit in accordance with the provisions of section 28-121 et seq. are:

- (1) Public utilities; electrical energy production facilities, transformers or relay substations and storage facilities.
- (2) Reserved.
- (3) Airport or heliport, subject to approval of the Federal Aviation Administration.
- (4) Hospitals.
- (5) Excavation, mining and/or removal of any material, including, but not limited to, sand, soil and gravel, as an accessory use for the purpose of construction on the property or development of the property for a permitted use by right or by special permit, if (1) the amount of material being removed from the site is more than 125,000 cubic yards, or (2) the excavation and/or mining involving the removal of material is intended to construct a water body or lake as an accessory use and the area of the water body or lake exceeds ten percent of the total area of the lot or tract where it is being constructed; provided the excavation, mining and/or removal is conducted in accordance with all terms and conditions of the special use permit, the surface mining and excavation guidelines and all other applicable ordinances and codes of the city and meets the following conditions:
 - a. The property on which the excavation, mining and/or removal operation is conducted is not located within 1,000 feet of 26 or more dwelling units, and
 - b. Trucks used to transport excavated material from an excavation or mining operation site shall not be driven on a local or collector street that provides vehicular access to a residential subdivision containing 26 or more dwelling units.
- (6) Monopole and stealth antenna structures at any height for wireless communication system.
- (7) Vocational rehabilitation enterprises, with a letter of support from the appropriate state or federal agency.

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- (8) Appliance repair and service (household).
- (9) Bakeries, retail.
- (10) Cleaning, dyeing and laundry plants, commercial.
- (11) Health, physical and cultural services.
- (12) Nurseries or greenhouses, retail.
- (13) Restaurants, drive-in or with drive-in windows.
- (14) Schools, colleges and universities.
- (15) Parcel and package delivery and express services.
- (16) Outdoor recreational and amusement facility.
- (17) Community home II.
- (18) Reserved.
- (19) Reserved.
- (20) Reserved.
- (21) Financial institutions providing goods or services directly to customers in motor vehicles outside of an enclosed structure.
- (22) Transitional shelter I.
- (23) Reserved.
- (24) Transitional shelter II.
- (25) Dwelling, small lot single-family provided that:
 - a. The dwelling is located within the limits of the area depicted in the Imagine Waco, A Plan for Greater Downtown.
 - b. The dwelling is located on a street that is 26 feet or wider and on-street parking is not restricted.
 - c. If the dwelling is located on an arterial or collector street or the lot is less than 40 feet in width, access should be from an alley or an approved shared driveway with adjoining lot(s).
 - d. The following architectural requirements will apply in addition to the requirements of section 28-223:
 - (i) Front building façades must maintain a minimum of 25 percent openings in the wall which must consist of windows and doors. A side building façade located on a corner lot must maintain a minimum of 15 percent openings in the wall which must consist of windows and doors.
 - (ii) Primary and accessory building materials must remain complimentary to each other, and of the surrounding character of similar structures.
 - (iii) All structures must have at least one primary entrance. The main entrance of the home shall face the front property line.
 - (iv) All structures shall provide an entry-level covered porch with a minimum depth of five feet along at least 50 percent of the front building façade.

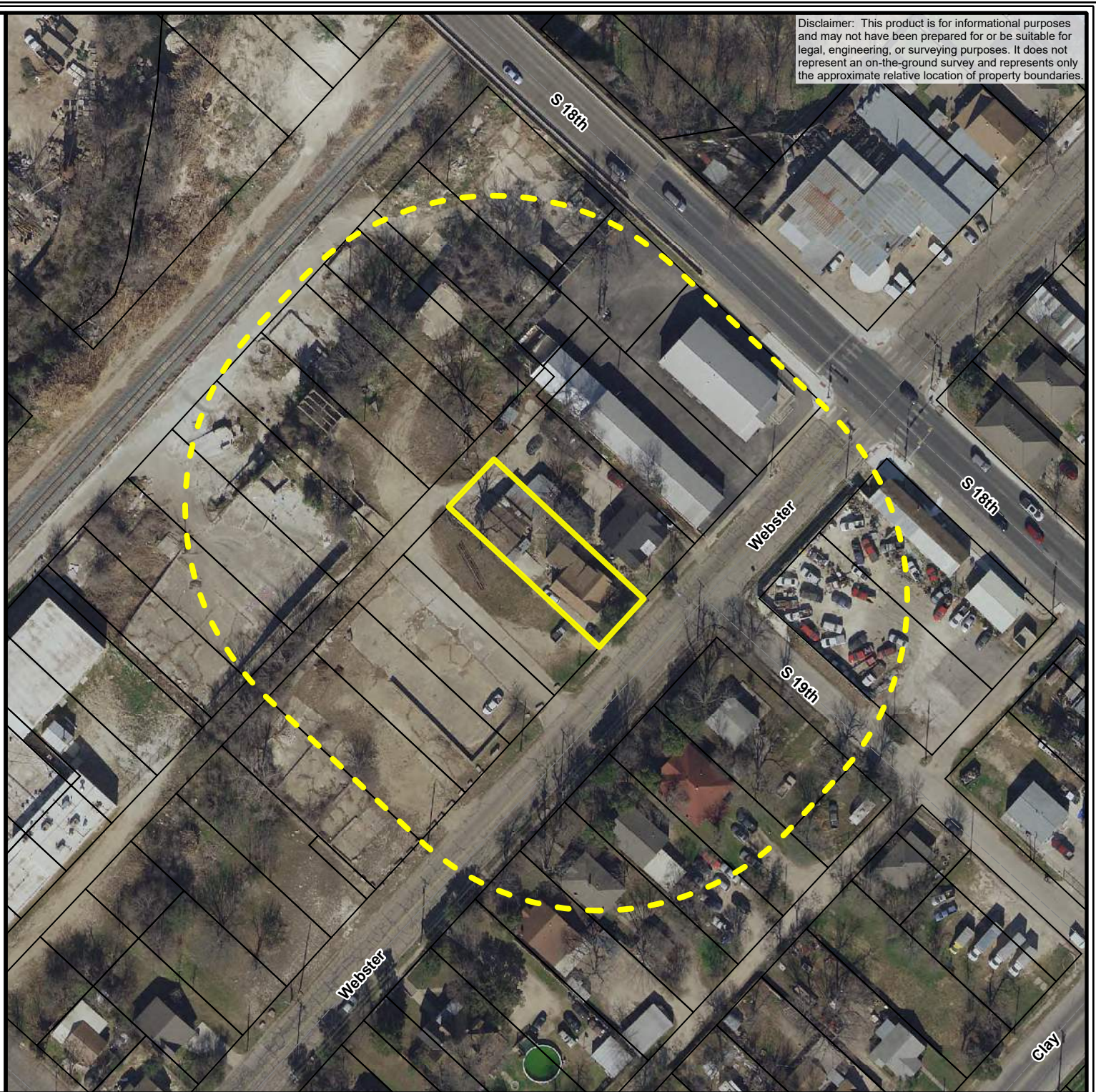
Zoning Case Z-25-22
1905 Webster Ave
Waco, TX 76706
M-3 to O-3
Property Location Map

-  Z-25-22
-  200' Property Notice

May 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.



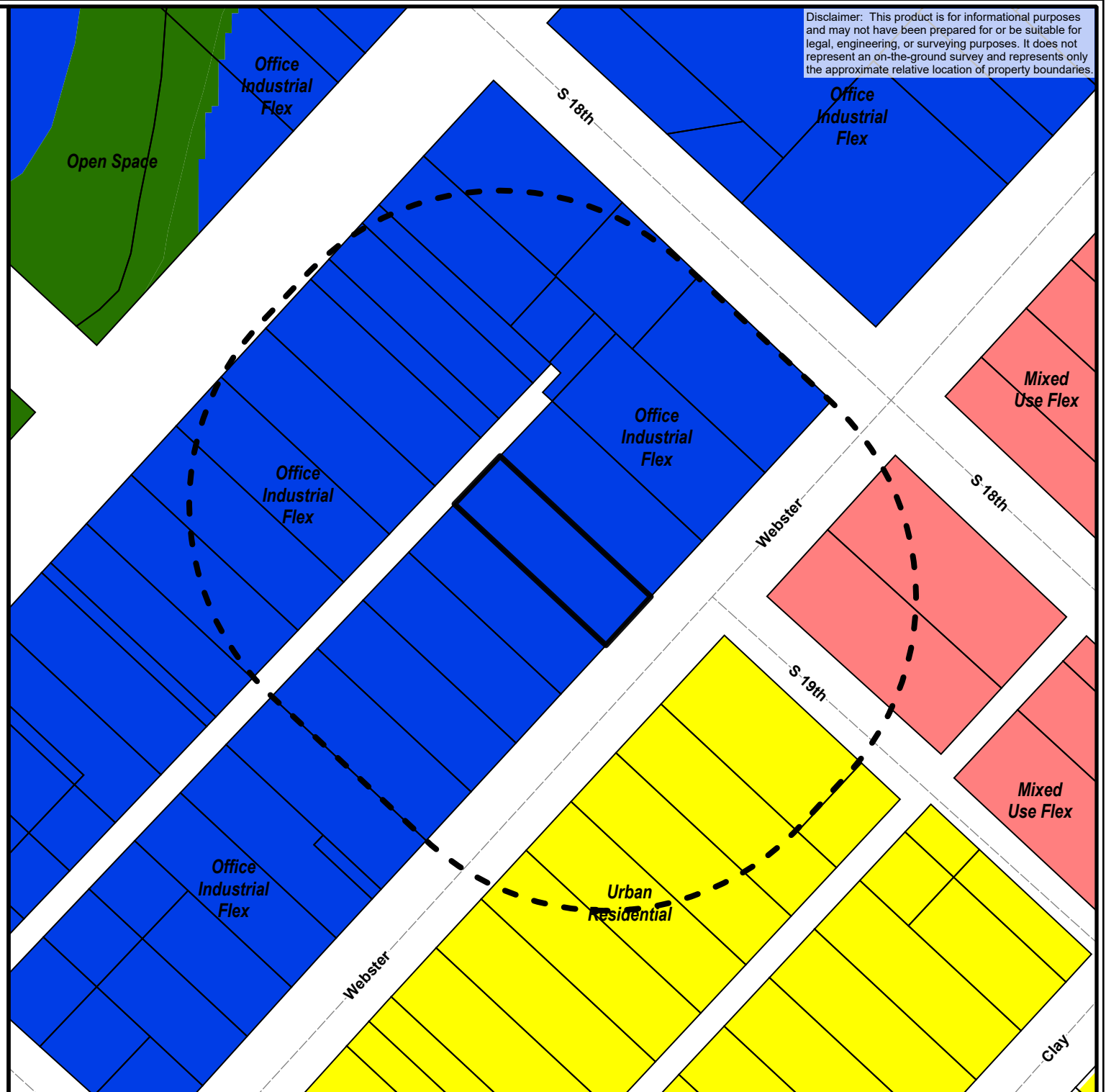
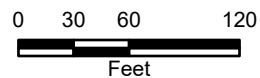
Zoning Case Z-25-22
 1905 Webster Ave
 Waco, TX 76706
 M-3 to O-3
 Office Industrial Flex
 Property Location Map

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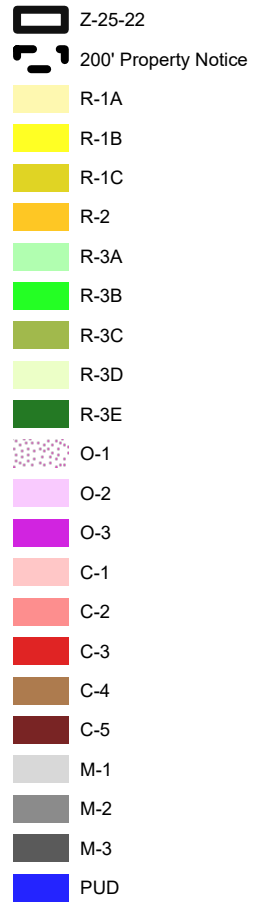
-  Z-25-22
-  200' Property Notice
- Land Use
- Designations
-  Industrial
 -  Institutional
 -  Med Density Res Office Flex
 -  Mixed Use Core
 -  Mixed Use Flex
 -  Office Industrial Flex
 -  Open Space
 -  Rural Residential
 -  Suburban Residential
 -  Urban Residential



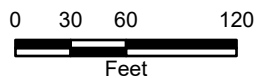
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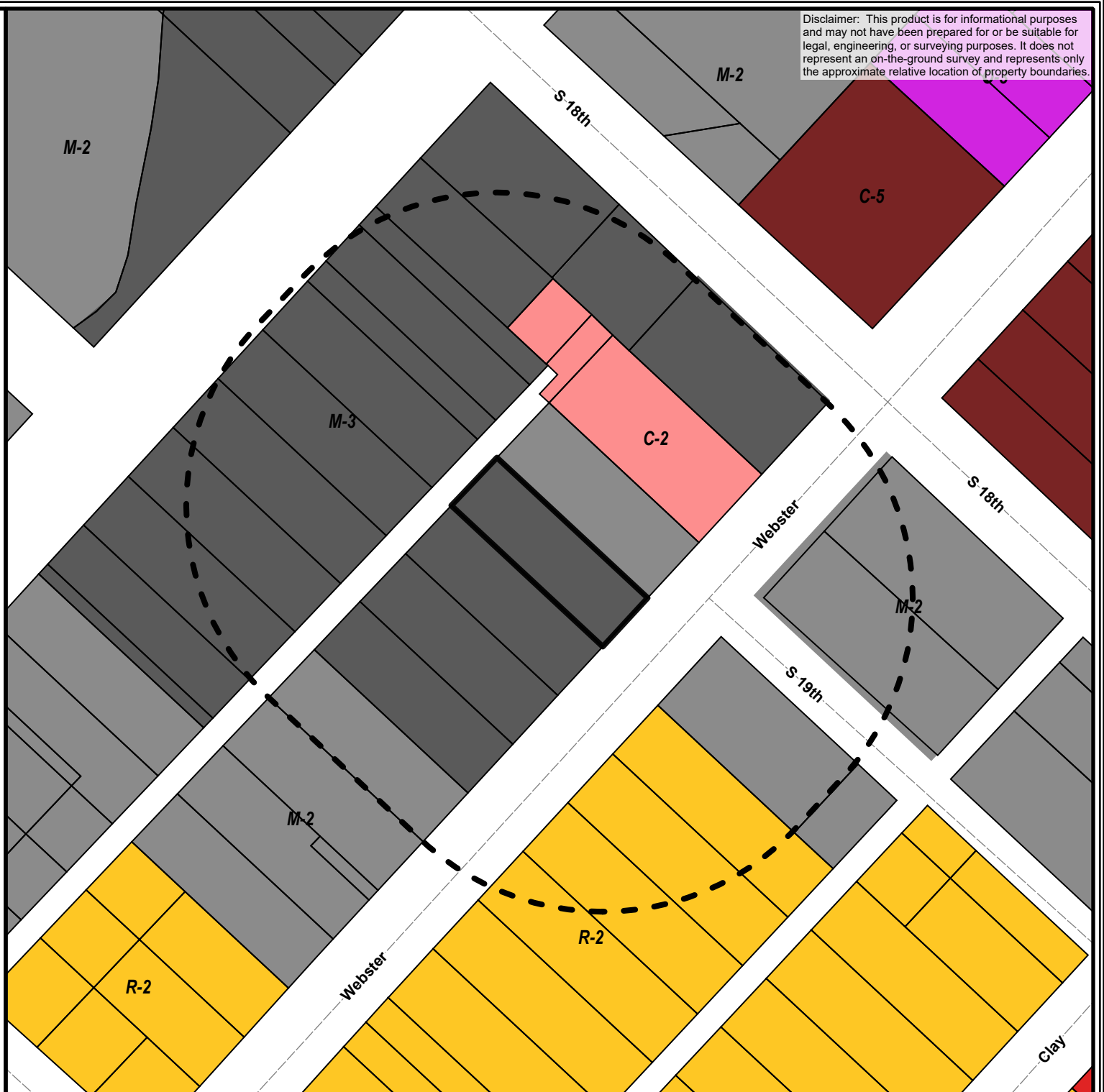
Zoning Case Z-25-22
 1905 Webster Ave
 Waco, TX 76706
 M-3 to O-3
 Surrounding Zoning Categories



May 2025




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M-3 to O-3
Property Location Map

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 Z-25-22
200' Property Notice

May 2025

0 30 60 120

Feet

 CITY OF WACO
PLANNING SERVICES

