

# APPLICATION REVIEW

## Z-22-54

HEARING DATE: August 23, 2022

1. CASE # Z-22-54  
Energov # SP-000019-2022  
PROPERTY ADDRESS: 1029 N. Loop Drive  
LEGAL DESCRIPTION: Lot N, Block 10, Riddle Addition

2. APPLICANT: Karlie Linehan, on behalf of Skyway Holdings, LLC  
MAILING ADDRESS: 13683 N. IH-35, Troy, TX 76579  
  
OWNER: Skyway Holdings, LLC

3. REQUEST:

**SPECIAL PERMIT FOR A CONTRACTOR'S SHOP IN A C-3 DISTRICT**

## PLANNING SERVICES REVIEW

### **NEIGHBORHOOD CHARACTER:**

This property is located along the east side of N. Loop Drive/ U.S. Business 77, north of Waco Drive/ Highway 84, within the Carver Neighborhood and Council District I boundaries, near Waco City Limits, and City of Bellmead. N. Loop Drive is a high traffic road, north of Waco Drive. There are several service commercial uses within the near vicinity, and a motel to the south at the intersection of Faulkner Lane and N. Loop Drive.

A special permit to allow a contractor's shop at this location was granted in August of 2021, with a 1-year time limit. This request is to renew the special permit.

The applicant and property owner propose to use the existing warehouse on the property and yard for temporary storage of reimagining materials (signs, Aluminum Composite Material (ACM) for fuel canopies, fuel dispenser doors and stickers, etc.). The materials are shipped to the warehouse and are usually used/ removed within a few weeks by installer teams. No construction is proposed as a part of the Contractor's Shop use.

### **PLANNING SERVICES RECOMMENDATION:**

Planning Services recommends *APPROVAL* of the renewal for a special permit subject to the special provisions and conditions and based on the following findings\*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

\* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

***Note: This request was continued by Plan Commission at the September 27, 2022, meeting.***

***A request has been received from the applicant to continue this request to the November 15, 2022, Plan Commission Meeting. City Staff recommends approval of the request for continuance.***

**NOTICES: 24 mailed;**

### TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: US BUS 77 Service Road  
Classification: State Facility Number of Lanes: 2 lanes (one-way)  
Estimated Capacity (at LOSD) 12,000 vpd Avg. Daily Traffic 110 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: yes/no
  - b) Increased traffic congestion: yes/no
  - c) Pedestrian traffic: yes/no
  - d) Visibility problems: yes/no
4. Traffic Department comments and recommendations:  
None. (CM)

### ENGINEERING SERVICES REVIEW

1. Street condition: Good      Acceptable X Needs Reconstruction
2. Street width: Existing: ROW 170' Pavement 24'  
Required: ROW N/A Pavement N/A
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:  
Adjacent drainage system via curb & gutter; 8" Water & 6" Sewer serve site. Entire property within FEMA FIRM 100-yr floodplain. Sidewalk may be required along frontage at time of redevelopment.  
(CM)

**INSPECTION SERVICES REVIEW**

**Comments:**

No comment. (GD)

**UTILITY SERVICES REVIEW**

**Comments:**

No comment received.

**LEGAL SERVICES REVIEW**

**Comments:**

No comment received.

**FIRE DEPARTMENT REVIEW:**

**ANTICIPATED FIRE RESPONSE TIME:** < 6 min

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

**Fire Department Comments and Recommendations:**

No comments. (GL)

**HEALTH DEPARTMENT REVIEW**

**INSPECTION/PERMIT REQUIRED** \_\_\_\_ (Y) YES (N) NO

**DATE OF INSPECTION:** N/A

**Health Department Comments and Recommendations:**

No comment received.

**POLICE DEPARTMENT REVIEW**

**Comments:**

No comment received.

**CASE #Z-22-54**

**PROPERTY OWNERS LIST**

Applicant: Karlie Linehan, on behalf of Skyway Holdings, LLC

Owner: Skyway Holdings, LLC

Managing Members:




Sandra K. Anderson  
Wayne Harold Anderson

**SPECIAL PROVISIONS & CONDITIONS**  
**FOR A CONTRACTOR'S SHOP**

1. The permit here granted is to Skyway Holdings, LLC, and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, or if the permittee's license or permit from the appropriate state or federal licensing agency expires or is revoked for any reason, this permit shall become null and void, and the lawful use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of any ordinance of the City of Waco, or for good and sufficient cause, upon notice to the permittee and after a public hearing.
5. Permittee shall comply with all building, plumbing, electrical and other related construction codes of the City of Waco.
6. The structure and the grounds shall be maintained and shall be kept in good repair and condition.
7. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
8. The property shall be developed in accordance with the approved plans and limited to temporary storage and staging of reimagining materials (signs, Aluminum Composite Materials for fuel canopies, fuel dispenser doors and stickers). No on-site construction will be permitted.
9. All site lighting must be directed toward the establishment and not at adjacent properties.
10. Enclosed outside storage shall be screened and not be more than 12 feet in height.
11. Materials stored outdoors shall be screened along both street frontages.
12. This permit shall be for a period of two (2) years and expire on September 20, 2024. At expiration of said period the permittee shall make an application for renewal of said special permit. If the permit is not renewed, it will be considered abandoned and terminated and the lawful use of the said premises shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.

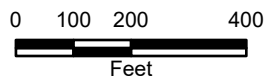


Zoning Case Z-22-54  
 1029 N Loop Dr Waco TX 76705  
 SP- Renewal for Contractor's Shop  
 Property Location Map

-  Z-22-54
-  200 Property Notice Buffer
-  Bellmead



August 2022

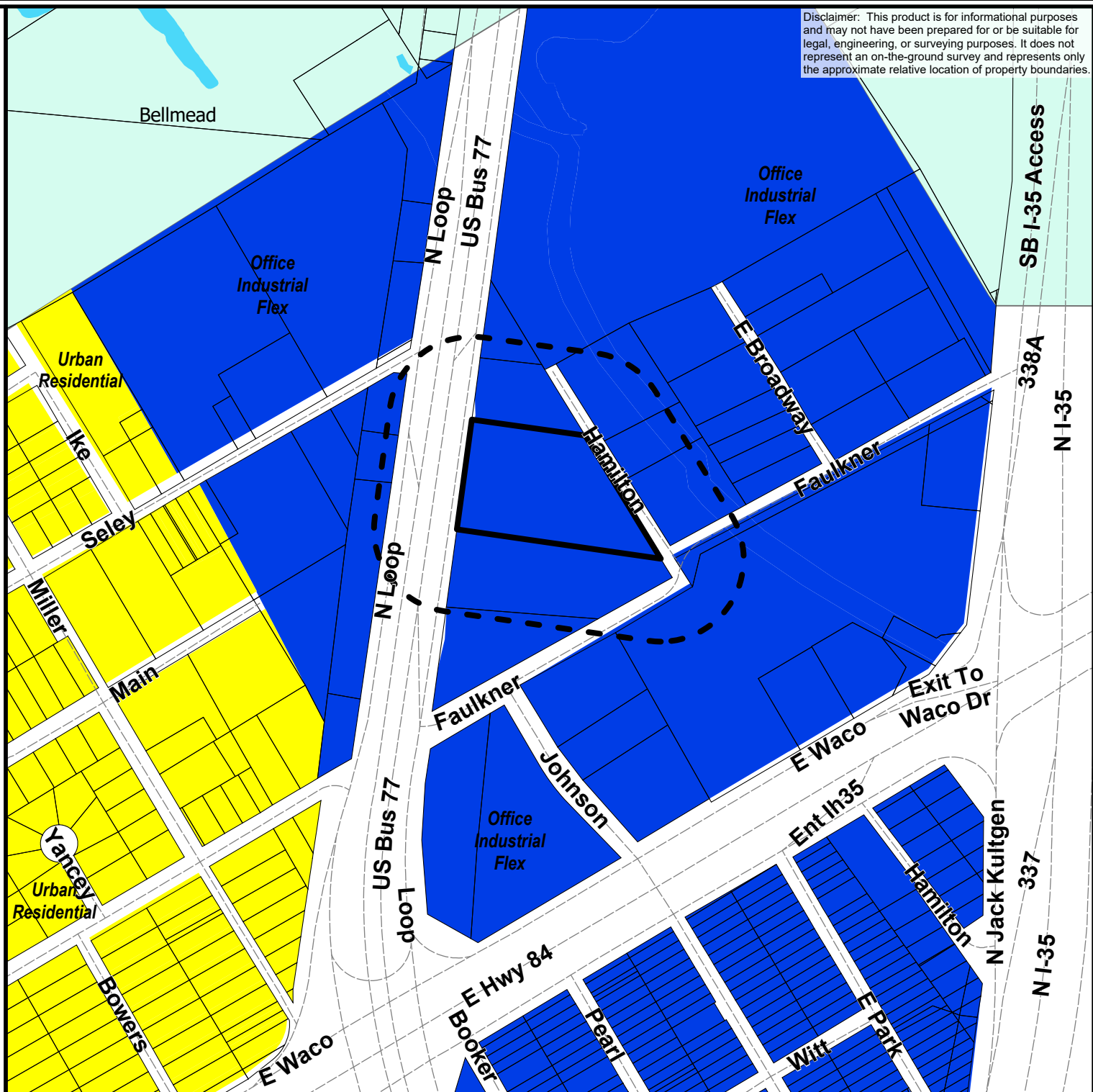
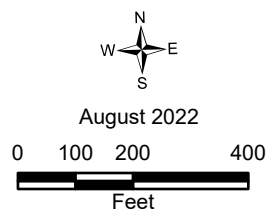


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



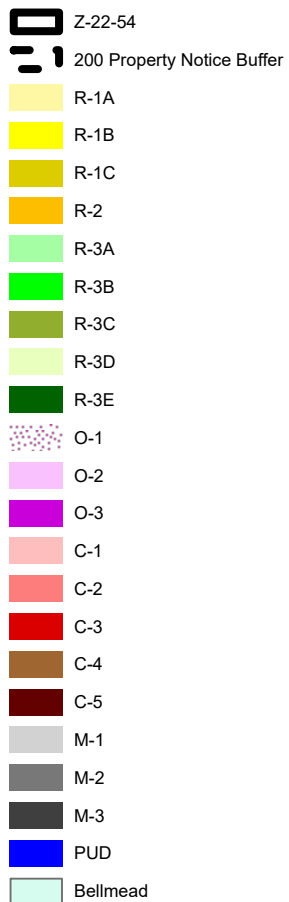


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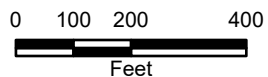




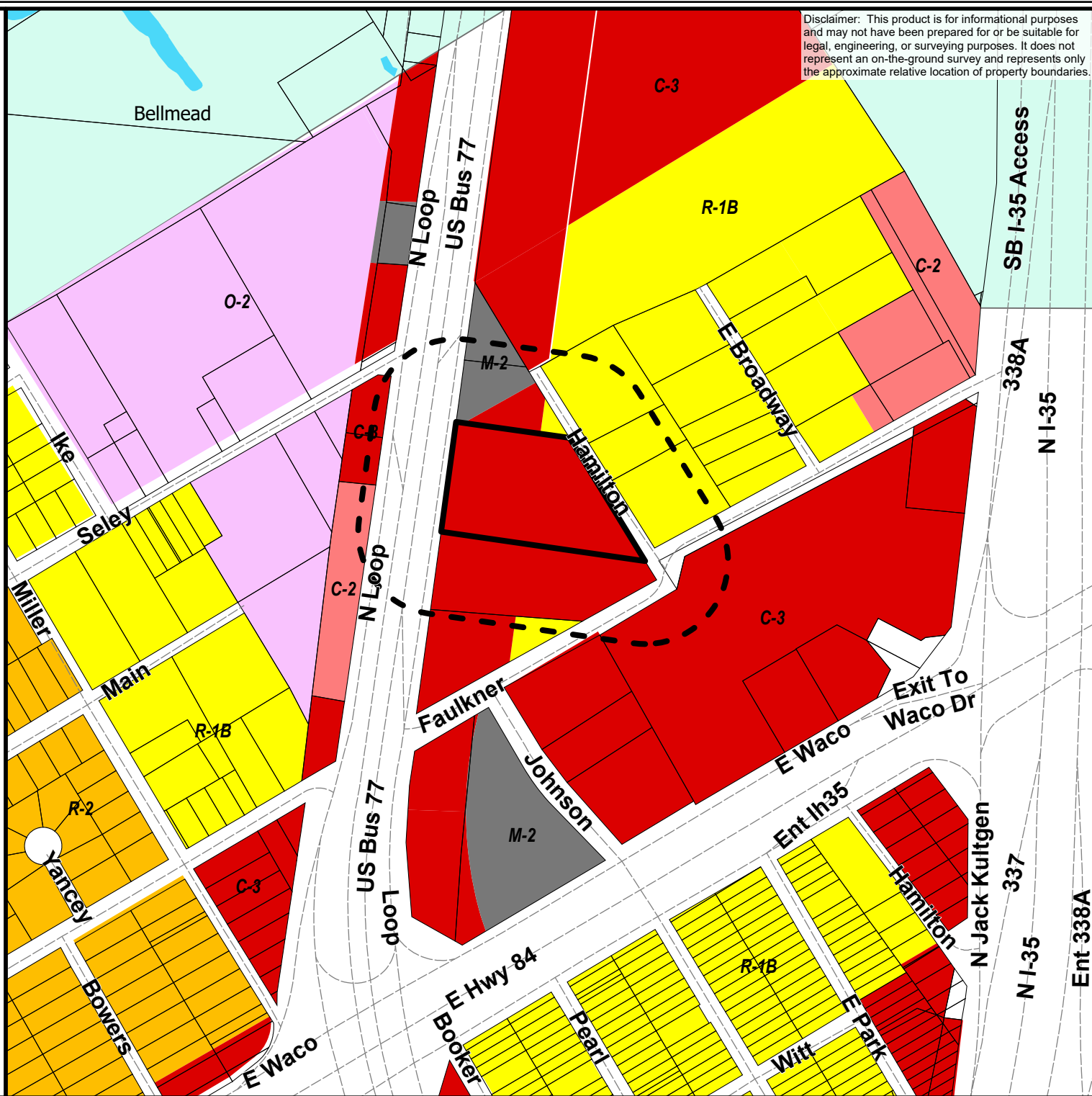
Zoning Case Z-22-54  
 1029 N Loop Dr Waco TX 76705  
 SP- Renewal for Contractor's Shop  
 Property Location Map and  
 Surrounding Zoning Categories



August 2022



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1029 N Loop Dr

Waco, TX 76705

Building and Leased Area



All existing to remain

No proposed improvements

Metal storage building

Two entrance doors

Four overhead doors

Chain-link fence around entire leased area

1

NOT INCLUDED



2



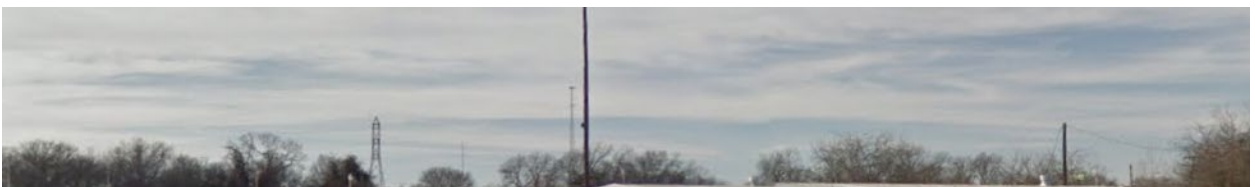




3



4



1029 N Loop Dr

Waco, TX 76705

Neighbors



1. 1017 N Loop Dr
2. 1099 N Loop Dr
3. 1025 E Hamilton St
4. 1007 E Hamilton St
5. 1001 E Hamilton St



1. 1017 N Loop Dr

Charles White Ornamental Iron

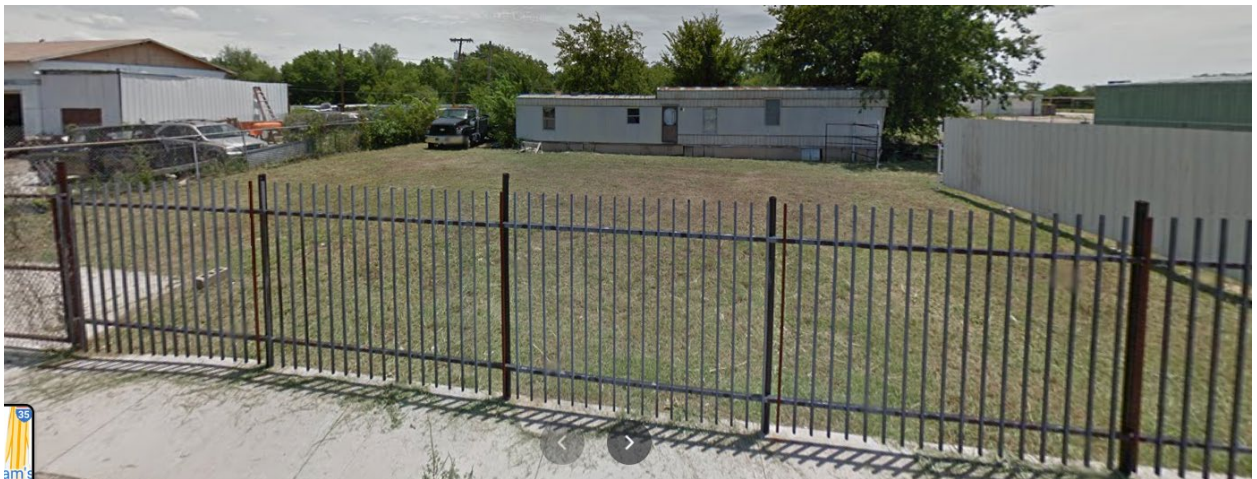
“Charles White Ornamental Iron Inc is a Texas Domestic For-Profit Corporation filed On September 12, 1997. The company's filing status is listed as Forfeited Existence and its File Number is 0145936000.”

<https://www.bizapedia.com/tx/charles-white-ornamental-iron-inc.html>



2. 1099 N Loop Dr

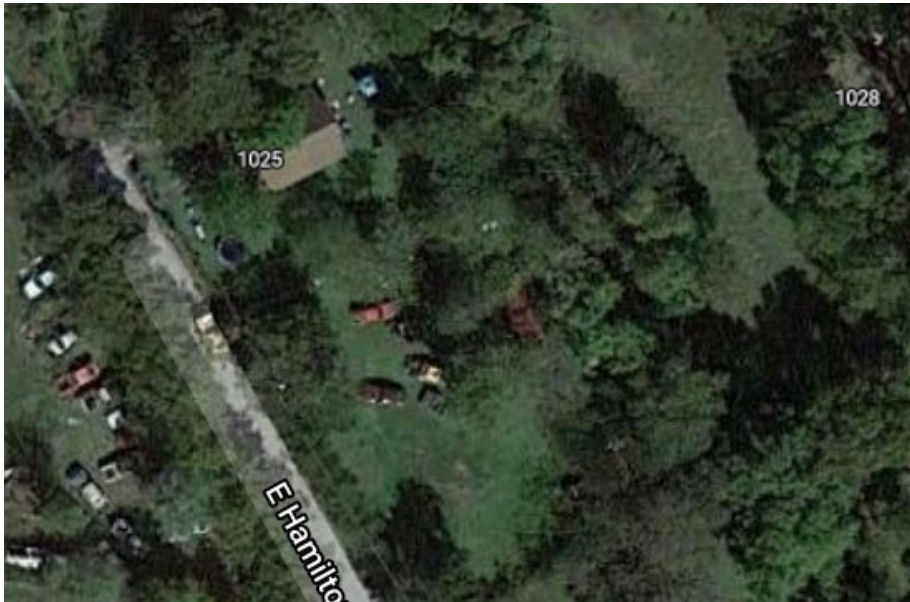
Residential





3. 1025 E Hamilton St

Residential



4. 1007 E Hamilton St

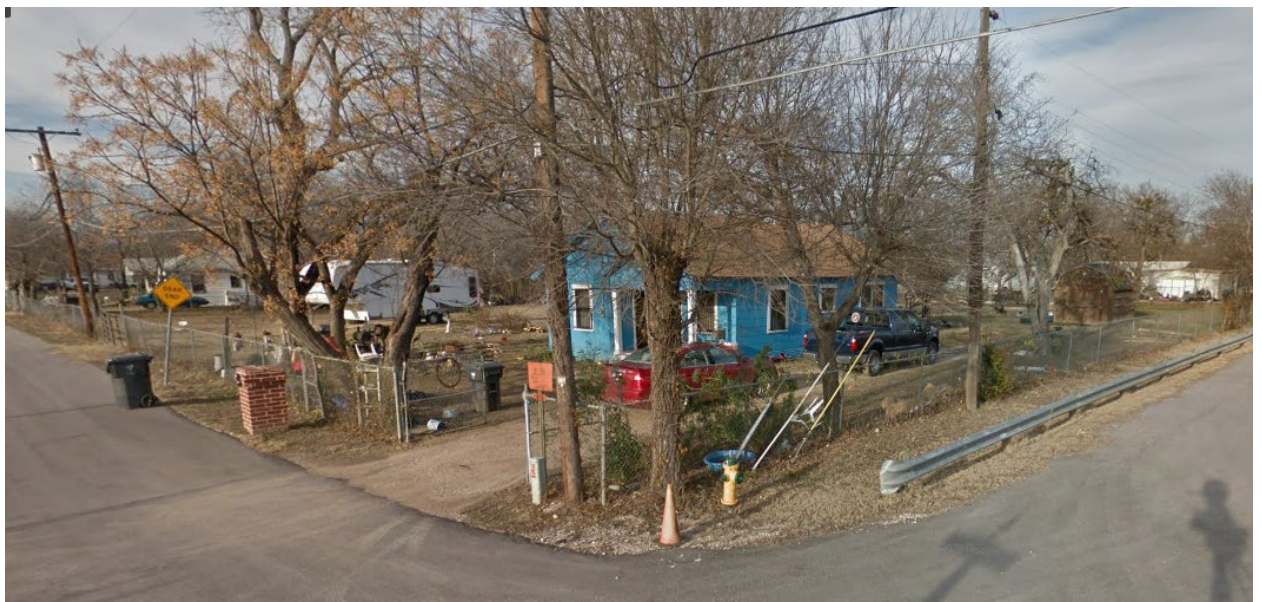
Residential





5. 1001 E Hamilton St

Residential





1029 N Loop Dr  
Waco, TX 76705

### Parking and Loading



All existing to remain

No proposed improvements

Chain-link fence around entire leased area

Three gates

Fence around entire property

Parking

1029 N Loop Dr

Waco, TX 76705

#### Utilities



All existing to remain

No proposed improvements

All utilities existing

Electrical

Water/ Sewer

★ Existing electrical





1029 N Loop Dr

Waco, TX 76705

Yard and Leased Area



All existing to remain

No proposed improvements

Yard is grass, concrete, small rocks

Chain-link fence around entire leased area

1

NOT INCLUDED



2





3



4



1029 N Loop Dr

Waco, TX 76705

Yard and Leased Area



All existing to remain

No proposed improvements

Yard is grass, concrete, small rocks

Chain-link fence around entire leased area