

APPLICATION REVIEW

Z-23-28

HEARING DATE: June 27, 2023

1. CASE # Z-23-28
Energov # 23-00017-ZONE
PROPERTY ADDRESS: 1816 Morrow Avenue
LEGAL DESCRIPTION: Lot 3A and 4, Block 3, Cohen Addition

2. APPLICANT/ OWNER: Rene Montelongo
MAILING ADDRESS: 6689 Old Mexia Road, Waco, TX 76705-4932

3. REQUEST:

From **R-3C MULTIPLE-FAMILY RESIDENCE** to **O-3 OFFICE LIMITED COMMERCIAL DISTRICT**

SUMMARY DESCRIPTION OF USES IN O-3: Intended to permit select business uses in locations convenient to residential areas, where the character of the business uses are such that they predominately serve local needs. The district is intended to ensure a proper relationship between the business district and residential uses by maintaining compatibility of scale through height and yard requirements. Uses include single family, townhouse and duplex residences, clinics, labs, day care centers, office buildings, personal service shops, restaurants, retail sales from 7:00 a.m. to 7:00 p.m. (excluding vehicles and machinery), studios, financial institutions, etc.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This vacant property is located along Morrow Avenue, between N 19th and N 18th Street about three blocks west of W. Waco Drive. It is also within the Sanger Heights Neighborhood and Council District IV. This is a medium traffic area with a mix of single family residential, multi-family, and office uses. Both sides of the block have existing O-3 zoned properties.

PLANNING SERVICES RECOMMENDATION:

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

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
2. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
3. The properties meet all the area and width requirements for the O-3 zoning district.
4. There is O-3 zoning near the subject property.
5. The proposed O-3 zoning is low intensity, mixed use zoning district that is compatible with the surrounding area.

Notices: 30 mailed;

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: Morrow Avenue

Classification: Local Number of Lanes: 2

Estimated Capacity (at LOSD) 6,000 vpd Avg. Daily Traffic 1100 vpd
2. Estimated increase in traffic on adjacent streets at full build out:

Immediate: 10 vpd Future:
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:
Sidewalk required to be reconstructed along property frontage on Morrow Avenue at time of development. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good Acceptable X Needs Reconstruction
2. Street width: Existing: ROW 60' Pavement 36'

Required: ROW 50' Pavement 28'
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: 8" Water & 6" Sewer serve site. (CM)

CASE #Z-23-28

INSPECTION SERVICES REVIEW

Comments

No Comment. (GD)

UTILITY SERVICES REVIEW

Comments

No comment. (SS)

LEGAL SERVICES REVIEW

Comments

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 mins.

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

Fire Department Comments and Recommendations:

(GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED ____ (Y) YES (N) NO

DATE OF INSPECTION: ____

Health Department Comments and Recommendations:



No comment received.

POLICE DEPARTMENT REVIEW

Comments

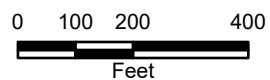
No comment received.

Zoning Case Z-23-28
1816 Morrow Ave
Waco TX 76707
R-3C to O-3
Property Location Map

-  Z-23-28
-  200' Property Notice





June 2023



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Zoning Case Z-23-28
 1816 Morrow Ave
 Waco TX 76707
 Mixed Use Flex
 Property Location Map and
 Surrounding Land Use Designations

 Z-23-28
 200' Property Notice

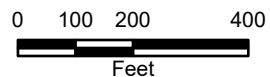
Land Use

Designations

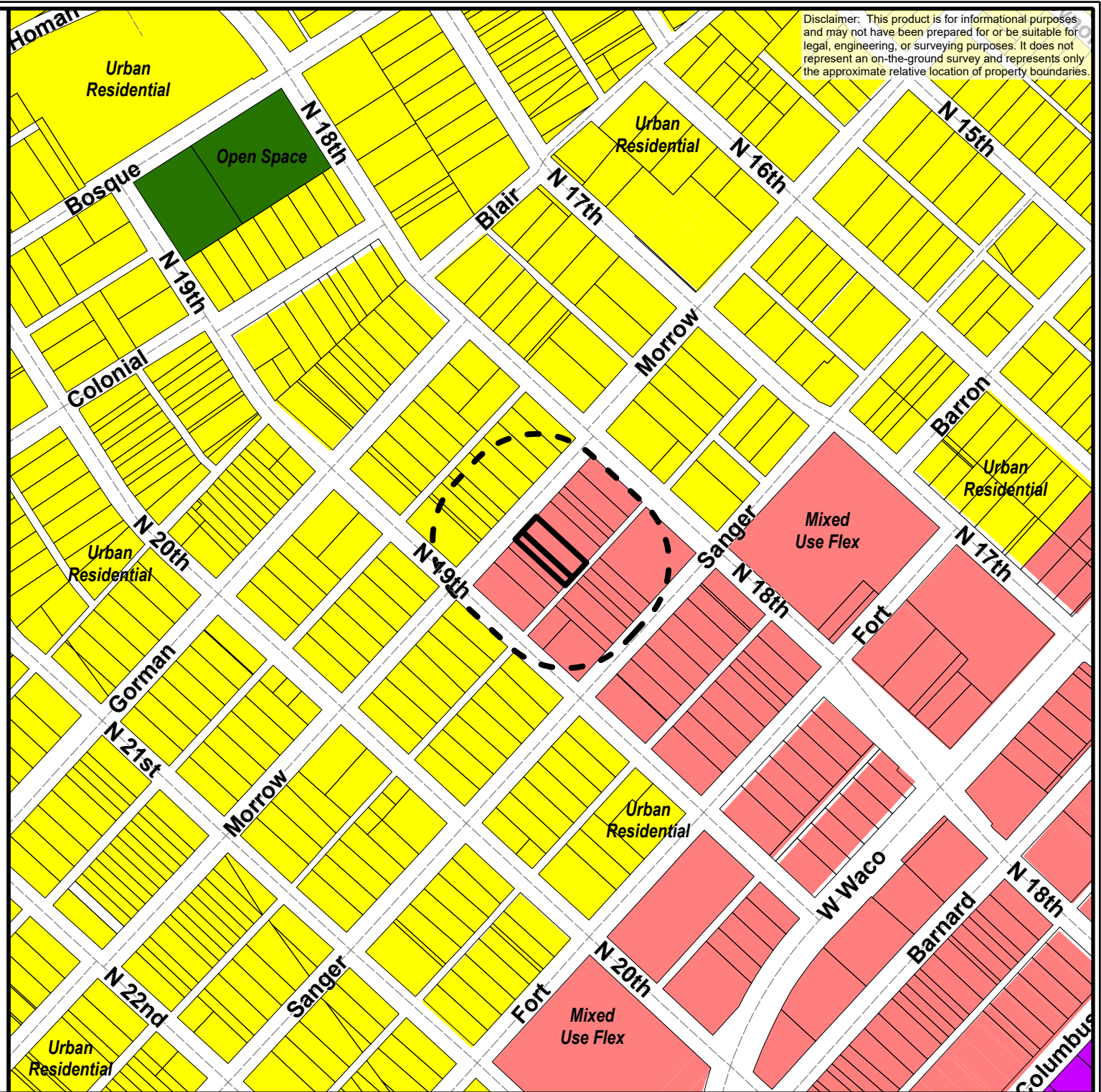
-  Industrial
-  Institutional
-  Med Density Res Office Flex
-  Mixed Use Core
-  Mixed Use Flex
-  Office Industrial Flex
-  Open Space
-  Rural Residential
-  Suburban Residential
-  Urban Residential




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














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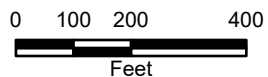
Zoning Case Z-23-28
 1816 Morrow Ave
 Waco TX 76707
 R-3C to O-3
 Property Location Map and
 Surrounding Zoning Categories

 Z-23-28
 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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