

APPLICATION REVIEW

Z-21-47

HEARING DATE: July 13, 2021

- 1. CASE #** Z-21-47
Energov # 21-00031-ZONE & 21-00032-ZONE
PROPERTY ADDRESS: Approximately 42 acres of land at the southeast corner of S. Loop 340 and S. University Parks Drive
LEGAL DESCRIPTION: Being a 1.0857 acre tract of land, more or less, being out of the Carlos O' Campo Grant, Abstract No. 32, McLennan County, Texas, known as 400 S. Loop 340 (Property ID: 183976); Being all of that tract of land in McLennan County, Texas out of the Carlos O' Campo Grant, Abstract No. 32, City of Waco, McLennan County, Texas and being all of that called 12.12 acre tract of land described in a deed Allan Wichkoski recorded in McLennan County Clerk's Document (M.C.C.D.) 2014027511 of the Official Public Records of McLennan County, Texas (Property ID: 183974); 18.56 acres of land in the Carlos O'Campo Grant in McLennan County, Texas, Being part of that Certain 44.81 acre tract if land described as Second Tract conveyed from August Martin Angermann, ET UX, to Pauline E. Rosenauer in a deed recorded October 6, 1969 in Volume 1059, Page 131 of the Deed Records of McLennan County, Texas, known as 1618 S. Loop 340 (Property ID: 183968); Being a 3.36 acre tract of land out of the Carlos O'Campo Grant and being a part of the 13.26 acre tract conveyed by deed recorded in Volume 640, Page 138 of the McLennan County Texas Deed Records (Property ID: 183980); 6.56 acre tract of land out of the Carlos O' Campo Grant and being a part of the 13.26 acre tract of land conveyed by Deed recorded in Volume 640, Page 138 of the McLennan County Deed Records (Property ID: 183920)
- 2. APPLICANT/ BUYER:** Shaun Martin, on behalf of People Against Discrimination & Displacement Housing Group, Inc., Gene Martin
12218 Cabbo Blanco Court, Houston, TX 77041
- OWNERS:** WPV Development, LLC
963 S. Loop 340, Waco, TX 76706;
Janice Springman ETAL
552 Wildwood Trail, Lorena, TX 76655
Ray & David Angerman, and Karen House

3. REQUEST:

LAND USE DESIGNATION:

From **INDUSTRIAL and OPEN SPACE to MIXED USE FLEX**

(Land Use designation of MIXED USE FLEX: R-3C, R-3D, R-3E MULTIPLE FAMILY RESIDENTIAL, O-1 OFFICE ONLY, O-2 OFFICE-RESIDENCE, O-3 OFFICE-LIMITED COMMERCIAL, C-1, C-2 COMMUNITY COMMERCIAL, C-4 CENTRAL COMMERCIAL ON ELM AVENUE AND BRIDGE STREET ONLY)

From **R-1B SINGLE FAMILY RESIDENTIAL and M-2 LIGHT INDUSTRIAL to O-2 OFFICE-RESIDENCE DISTRICT**

SUMMARY DESCRIPTION OF USES IN O-2: 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. Uses include single family dwellings, two family dwellings, townhouses, high density (40 units per acre) multi family, apartment hotels, offices, personal service shops, hospitals, clinics and labs, financial institutions etc.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located at the southeast corner of S. Loop 340 and S. University Parks Drive, at the edge of city limits. This is a high traffic corridor that has historically been agricultural land, with some industrial and commercial uses to the south along Loop 340. There are a few apartment complexes nearby, Red Oak Apartments at the loop and S. 3rd Street, and The Luxe Apartments to the west along Placid Circle. This section of Loop 340 corridor has been transitioning to industrial zoning and uses over the past 10 years.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends **DISAPPROVAL** of the land use designation change from **INDUSTRIAL and OPEN SPACE to MIXED USE FLEX** based on the following findings:

1. There is ample amount of Mixed Use Flex land use designation located at the intersection of Loop 340 and Interstate 35 to support the growth of the area for the foreseeable future. Industrial land use designation within Waco is limited and should be preserved for Industrial development in strategic areas that have good access to major transportation corridors and population bases. This property is in one of these areas.

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

1. The proposed zoning is not in keeping with the land use component of the Comprehensive Plan.
2. There is an adequate supply of undeveloped commercial and office zoning located at the intersections of Loop 340 and S. 12th St. and Loop 340 and Interstate 35 to support the growth of the area for the foreseeable future.
3. There is not adequate transit infrastructure to support the residential densities allowed in the proposed O-2 zoning.

Notices: 13 mailed;

CASE #Z-21-47

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: A: FM 3400/S University Parks Dr; B: SH 6 Frontage Rd
Classification: State Facility Number of Lanes: A: 2 travel lanes with paved shoulders; B: 2 travel lanes (one-way)
Estimated Capacity (at LOSD) A: 12,000; B: 12,000 vpd Avg. Daily Traffic A: 4,000; B: 1,000 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 9348 vpd 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:
Per ITE Trip Generation Land Use 220 Multifamily & 820 Shopping Center, 42 acres site could generate 9348 vpd. Traffic Impact Analysis Study will be required to determine impact to adjacent roadways and intersections and appropriate mitigation measures. Sidewalk will be required along FM 3400 and SH 6 Frontage Road. (CM)

ENGINEERING SERVICES REVIEW **A: FM 3400/S University Parks Dr; B: SH 6 Frontage Rd**

1. Street condition: Good Acceptable Needs Reconstruction
2. Street width: Existing: ROW A: 110'; B: 345' Pavement A: 40'; B: 24'
Required: ROW State Facility Pavement State Facility
3. Curb and Gutter:
Needs to be installed Exists Needs Reconstruction
4. Offsite Drainage facilities are not adequate to meet additional runoff resulting from the rezoning.
5. Water is not available to the property, and it will not serve the heaviest uses allowed under the requested zoning.
6. Sewer is not available to the property, and it will not serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations: Nearly all the subject property is within the flood plain per current FIRM data submitted to FEMA for official adoption. This area is not served by City of Waco utilities. There is an existing 8" sewer line and a 16" water transmission line on the west side of S Loop 340. (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?: N (Y) YES (N) NO

Fire Department Comments and Recommendations:

None. (GL)

HEALTH DEPARTMENT REVIEW

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

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:

No objections. (DL)

POLICE DEPARTMENT REVIEW

Comments:

No comment received.