

APPLICATION REVIEW

Z-19-65

HEARING DATE: September 24, 2019

1. **CASE #** Z-19-65
PROPERTY ADDRESS: 9519 China Spring Road
LEGAL DESCRIPTION: 0.59 acres, more or less, out of the Wortham Burch Tract described in a deed, and recorded in Volume 960, page 574, of the Deed Records of McLennan County, Texas, being out of the James Lane Survey in McLennan County, Texas (Property ID #102949)

2. **APPLICANT/ BUYER:** CAPO Holdings, LLC
MAILING ADDRESS: Scott Omo
400 Austin Avenue, Suite 400, Waco, TX 76707
Nicole Omo
960 Baylor Camp Road, China Spring, TX 76633

OWNERS: Johnny & Donna Hawkins
9519 China Spring Road, Waco, TX 76708

3. **REQUEST:**

LAND USE DESIGNATION:

From **MEDIUM DENSITY RESIDENTIAL OFFICE FLEX** 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 ONLY)

ZONING:

From **R-1B SINGLE FAMILY RESIDENTIAL** to **C-2 GENERAL COMMERCIAL**

SUMMARY DESCRIPTION OF USES IN C-2: Intended to provide for a variety of compatible business and multi-family residential uses in convenient locations accessible to major traffic arteries. Uses may include financial and business support services, clinics and labs, child care facilities, office buildings, personal service shops, restaurants, retail sales (excluding autos, trucks, machinery), bakeries, self-service commercial laundries, auto gas sales only with convenience stores, etc.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This currently single family residential property is located along the north side of China Spring Road, to the west of Flat Rock Road. There is a single family home and cottage on the property. This is a high traffic area with a mix of commercial, office, and large lot residential uses. Aaron's Self Storage, Stripes, and Taco Bell are across the street, Cefco and Trinity Auto Haus are to the east of this property.

PLANNING SERVICES RECOMMENDATION:

LAND USE:

Planning Services recommends **APPROVAL** of the land use designation change from **SUBURBAN RESIDENTIAL to MIXED USE FLEX** based on the following findings:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed mixed use flex land use designation.
2. There is mixed use flex land use in the vicinity and across from the subject property.

ZONING:

Planning Services recommends **APPROVAL** of this request to change the zoning from **R-1B to C-2** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as revised.
2. The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the size & width requirements for C-2 zoning.
4. There is commercial zoning adjacent to and across from the subject property.

Notices: 8 mailed; returned

CASE NO. Z-19-65

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: China Spring Rd/FM 1637
Classification: Principal Arterial Number of Lanes: 4 lanes with left turn bays; separated
Estimated Capacity (at LOSD) 36,800 vpd Avg. Daily Traffic 12,800 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 49 vpd Future: 49 vpd
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:
ITE Trip Gen Land Use 712 – Small Office Building: For a 0.5 acre lot with an average 3,000 sq ft GFA: 49 vpd. (CM)

ENGINEERING SERVICES REVIEW

A: China Spring Road (FM 1637)

1. Street condition: Good A Acceptable _____ Needs Reconstruction
2. Street width: Existing: ROW A: Variable Width (188' Measured Minimum) Pavement A:37' (Measured);

Required: ROW 68' Pavement 48'
3. Curb and Gutter:
Needs to be installed NA Exists _____ Needs Reconstruction
4. Offsite Drainage facilities appears adequate to convey runoff resulting from the rezoning.
5. Water is available to the property, and it appears to be able to serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property, and it appears to be able to serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations: Adjacent drainage system is surface (ditch) ~ post development runoff can be addressed during design/development; 12" Water serves site; 8" Sanitary Sewer serves site. (CC)

CASE NO. Z-19-65

INSPECTION SERVICES REVIEW

Comments

No comment. (GD)

UTILITY SERVICES REVIEW

Comments

No comment. (MN)

LEGAL SERVICES REVIEW

Comments

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 comment. (GL)

HEALTH DEPARTMENT REVIEW

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

DATE OF INSPECTION:

Health Department Comments and Recommendations:












No objections. (DL)

POLICE DEPARTMENT REVIEW

Comments

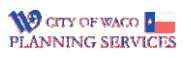
No significant impact to Police service. (JW)

Zoning Case Z-19-65
9519 China Spring Road
Suburban Residential to
Mixed Use Flex
Property Location Map
and Surrounding
Land Use Designations

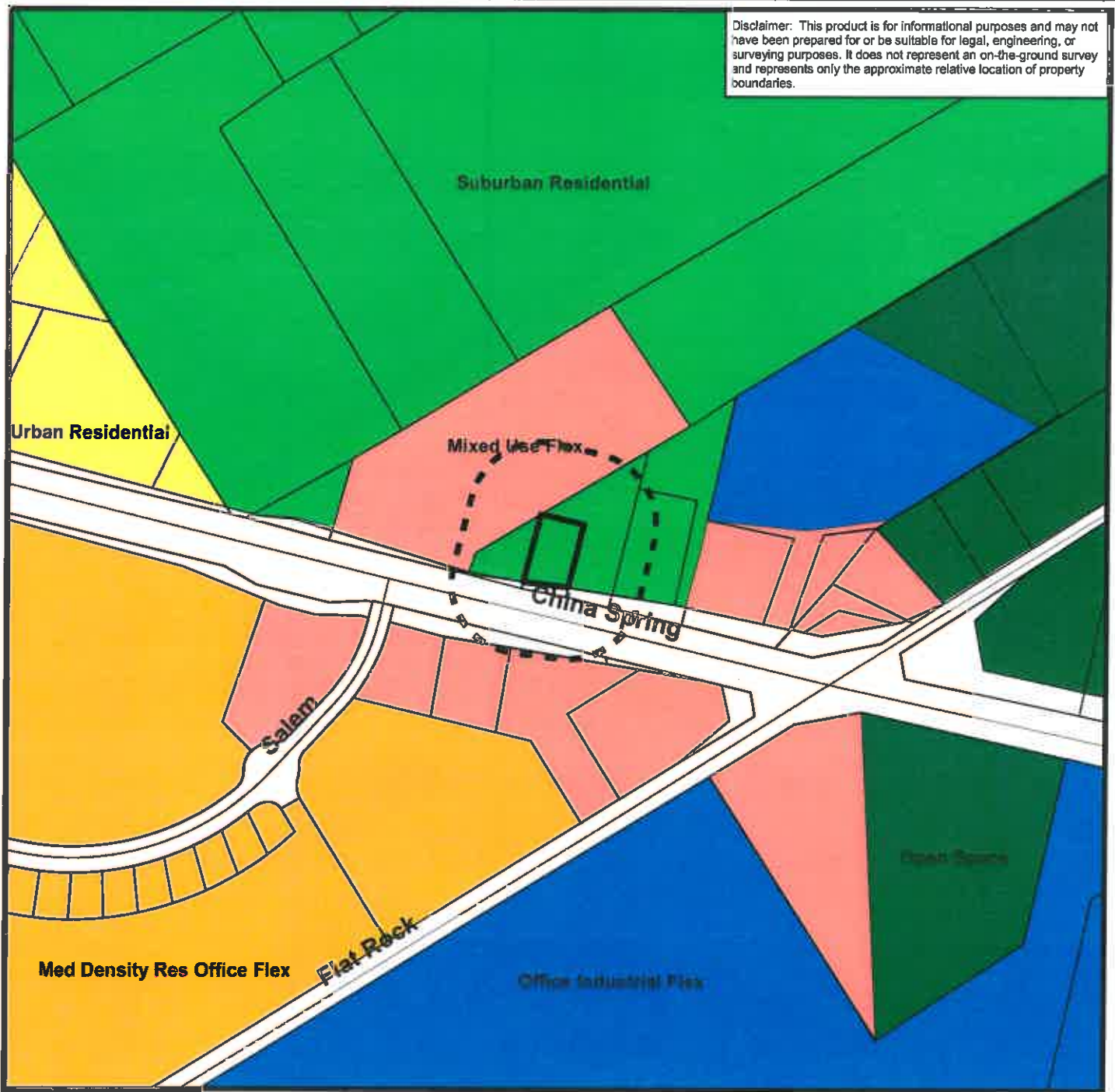
-  Z-19-65
 200' Property Notice Buffer
- Land Use Designations**
-  Rural Residential
 -  Suburban Residential
 -  Urban Residential
 -  Med Density Res Office Flex
 -  Office Industrial Flex
 -  Mixed Use Flex
 -  Mixed Use Core
 -  Industrial
 -  Institutional
 -  Open Space


























September 2019



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.

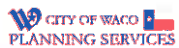


Zoning Case Z-19-65
9519 China Spring Road
R-1B to C-2
Property Location Map
and Surrounding
Zoning Categories

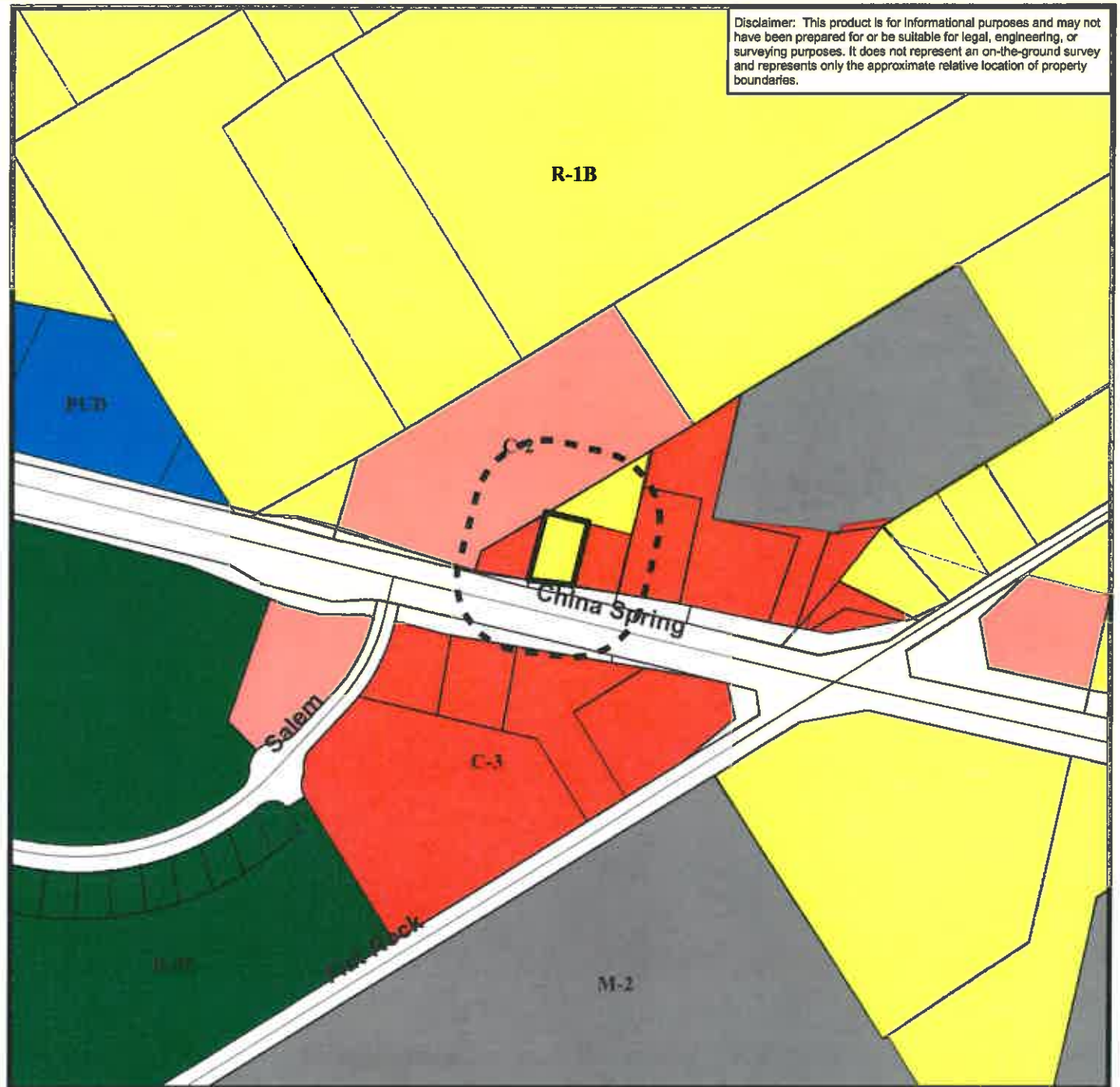
-  Z-19-65
-  200' Property Notice Buffer
- Zoning Categories**
-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



September 2019



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-19-65
9519 China Spring Road
R-1B to C-2
Property Location Map

 Z-19-65
 200' Property Notice Buffer



September 2019

0 125 250 500
Feet



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.

