

APPLICATION REVIEW

Z-19-67

HEARING DATE: September 24, 2019

1. **CASE #** Z-19-67
PROPERTY ADDRESS: 526 N. 5th Street
LEGAL DESCRIPTION: Lot 2D, Block E, McCall Addition

2. **APPLICANT/OWNER:** Scott & Shani Cress
MAILING ADDRESS: 526 N. 5th Street, Waco, TX 76701

3. **REQUEST:**

From **C-3 GENERAL COMMERCIAL** to **O-3 OFFICE-LIMITED COMMERCIAL**

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.

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PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located along N. 5th Street, between Waco Drive and Downtown. There is an existing single family residence on the property. This is a mixed use area near downtown Waco that includes commercial, office, and residential uses.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of this request to change the zoning from *C-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 and the Imagine Waco, A Plan for Greater Downtown.
2. The property meets all the size & width requirements for O-3 zoning.
3. The public infrastructure is adequate to provide for uses allowed in the O-3 zoning district.
4. O-3 zoning brings the existing residential uses into conformance with the zoning ordinance.
5. The area is transitioning to mixed used zoning districts such as O-3 zoning.

Notices: 16 mailed; returned

CASE NO. Z-19-67

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: N 5th Street
Classification: Principal Arterial Number of Lanes: 2 lanes (one-way)
Estimated Capacity (at LOSD) 24,000 vpd Avg. Daily Traffic 5,000 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 20 vpd Future: 20 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:
N/A. (CM)

ENGINEERING SERVICES REVIEW

A:N5th St (Minor Arterial)

1. Street condition: Good___ Acceptable___ Needs Reconstruction A
2. Street width: Existing: ROW A:68'(Measured) Pavement 45' (Measured)
Required: ROW 84' Pavement 64'
3. Curb and Gutter:
Needs to be installed_____ Exists A 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 (curb & gutter); 8" Water serves site; 8" Sanitary Sewer serves site. (CC)

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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-19-67
 526 N. 5th Street
 Mixed Use Core
 Property Location Map
 and Surrounding
 Land Use Designations

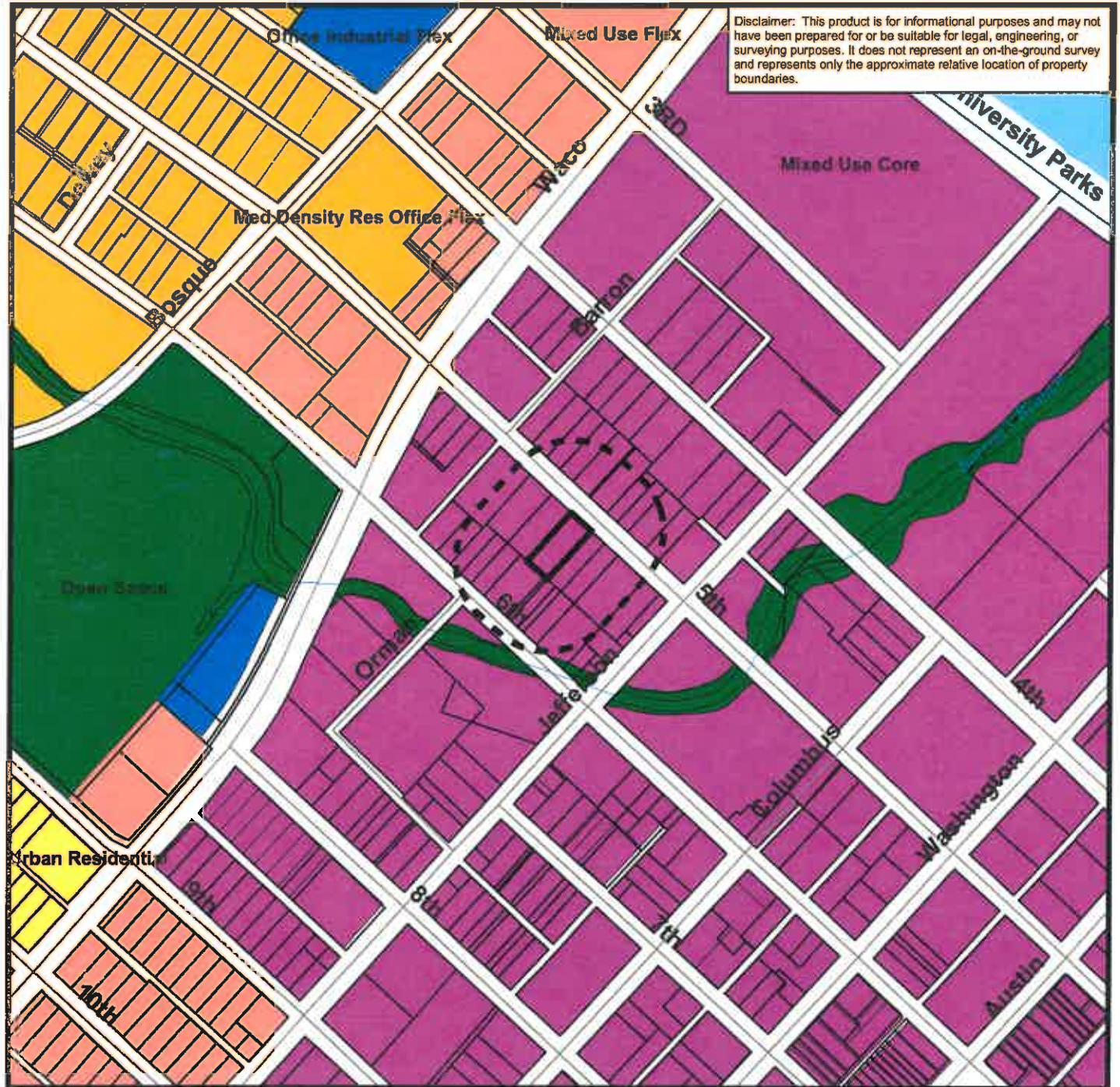
-  Z-19-67
-  200' Property Notice Buffer
- Land Use**
- Designations**
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Med Density Res Office Flex
-  Office Industrial Flex
-  Mixed Use Flex
-  Mixed Use Core
-  Industrial
-  Institutional
-  Open Space


























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Zoning Case Z-19-67
 526 N. 5th Street
 C-3 to O-3
 Property Location Map
 and Surrounding
 Zoning Categories

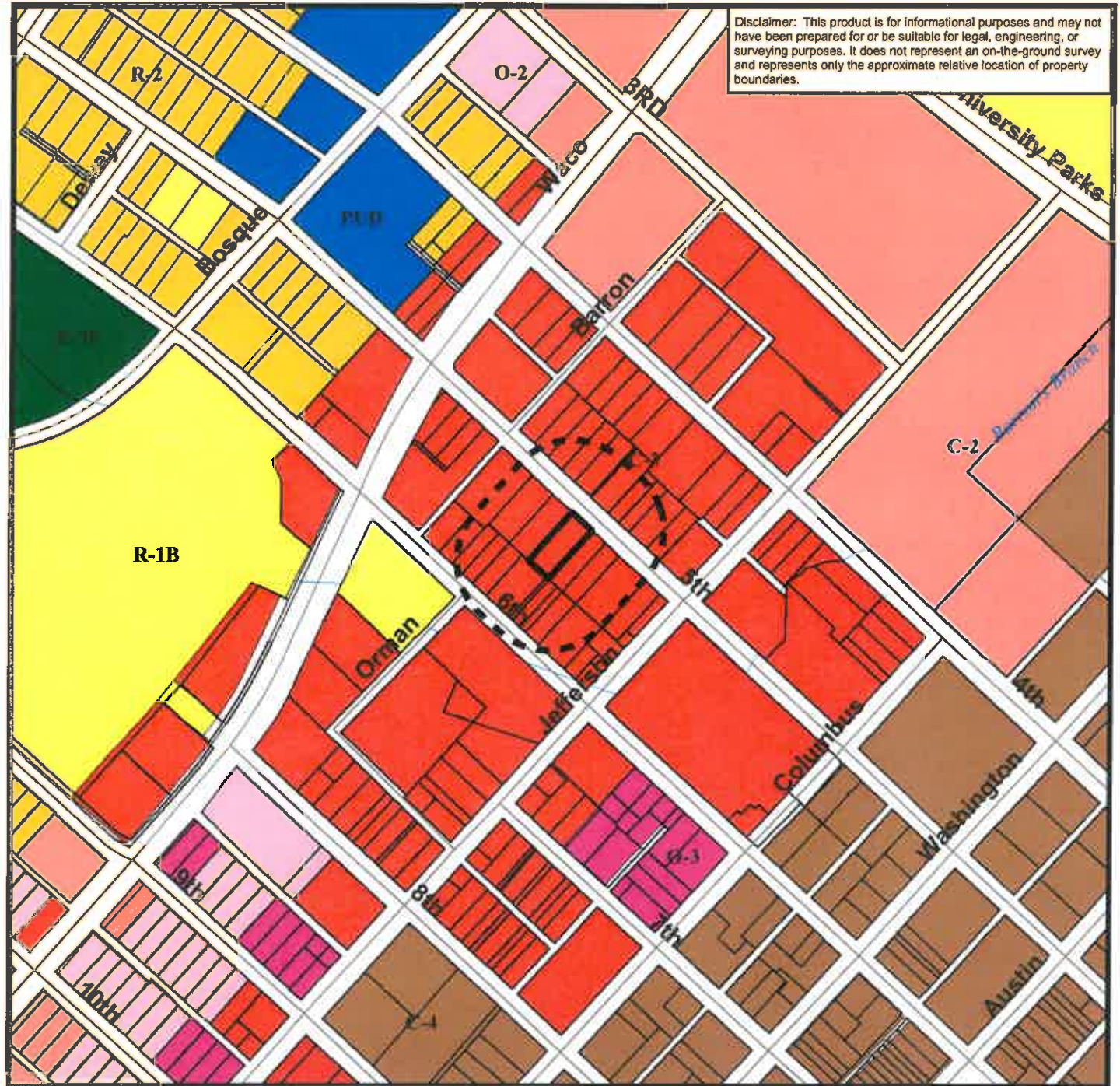
-  Z-19-67
 200' Property Notice Buffer
- Zoning Categories**
-  R-1A
 -  R-1B
 -  R-1C
 -  R-2
 -  R-3A
 -  R-3B
 -  R-3C
 -  R-3D
 -  R-3E
 -  O-1
 -  O-2
 -  O-3
 -  C-1
 -  C-2
 -  C-3
 -  C-4
 -  C-5
 -  M-1
 -  M-2
 -  M-3
 -  PUD



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526 N. 5th Street
C-3 to O-3
Property Location Map

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200' Property Notice Buffer



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