

# APPLICATION REVIEW

## Z-20-56

HEARING DATE: August 25, 2020

1. **CASE #** Z-20-56  
**Energov #** 20-00024-ZONE  
**PROPERTY ADDRESS:** 1803-1805, 1809, 1817, 1821, & 1825 Bagby Ave  
**LEGAL DESCRIPTION:** Lots 1A, 2A, B1, B2, 15A, 16A, 15B, 16B, 15C, and 16C, Block 7, Baylor Addition

2. **APPLICANT/ OWNER:** Golden Texas, LLC and City of Waco  
**MAILING ADDRESS:** 230 Halbert Lane, Waco, TX 76705-5455

**OTHER PROPERTY OWNERS:**

CABTA LLC, 600 PATRICIA, WACO, TX 76705-1135  
ROJO SERGIO ET UX, 1809 BAGBY AVE WACO, TX 76706-3036  
GOLDEN TEXAS LLC, 230 HALBERT LN WACO, TX 76705-5455  
DOOZER VENTURES LLC, 1232 SLEEPY HOLLOW RD WOODWAY, TX 76712  
EMMETT B. HICKS, JR, 1825 BAGBY AVE WACO, TX 76706-3036

3. **REQUEST:**

From **R-2 TWO-FAMILY AND ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT** 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:**

These properties are located one block the southeast of I-35 on Bagby Avenue between S. 18<sup>th</sup> Street and S. 19<sup>th</sup> Street, within the College and University overlay, and within the University Neighborhood. There are six existing single-family homes on the properties. This is a medium to high traffic area with a mix of residential, office and commercial uses.

**PLANNING SERVICES RECOMMENDATION:**

Planning Services recommends *APPROVAL* of this request to change the zoning from *R-2 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 property meets all the area and width requirements for the O-3 zoning district.
4. There is O-3 zoning near the subject properties.
5. O-3 zoning provides a buffer from commercial zoning to the west and along Interstate 35 and residential zoning to the east.

**Notices: 28 mailed; returned**

**CASE #Z-20-56**

**TRAFFIC OPERATIONS REVIEW**

1. Description of the adjacent street system: Bagby Avenue  
Classification: Collector Number of Lanes: 2 travel lanes  
Estimated Capacity (at LOSD) 12,500 vpd Avg. Daily Traffic 4,000 vpd
2. Estimated increase in traffic on adjacent streets at full build out:  
Immediate: 60 vpd Future: 60 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:  
None. (CM)

**ENGINEERING SERVICES REVIEW**

1. Street condition: Good  Acceptable  Needs Reconstruction
2. Street width: Existing: ROW 58' Pavement 32'  
Required: ROW          Pavement
3. Curb and Gutter:  
Needs to be installed  Exists  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 is surface (curb & gutter); 6" Water serves site; 6" Sanitary Sewer serves site. Sidewalk along S 19<sup>th</sup>, S 18<sup>th</sup> and Bagby Avenue likely required at time of redevelopment. (CM)

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**INSPECTION SERVICES REVIEW**

**Comments**

No Comment. (GD)

**UTILITY SERVICES REVIEW**

**Comments:**

**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:**

None. (GL)

**HEALTH DEPARTMENT REVIEW**

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

**DATE OF INSPECTION:**

**Health Department Comments and Recommendations:**

No comment. (DL)

**POLICE DEPARTMENT REVIEW**

**Comments:**

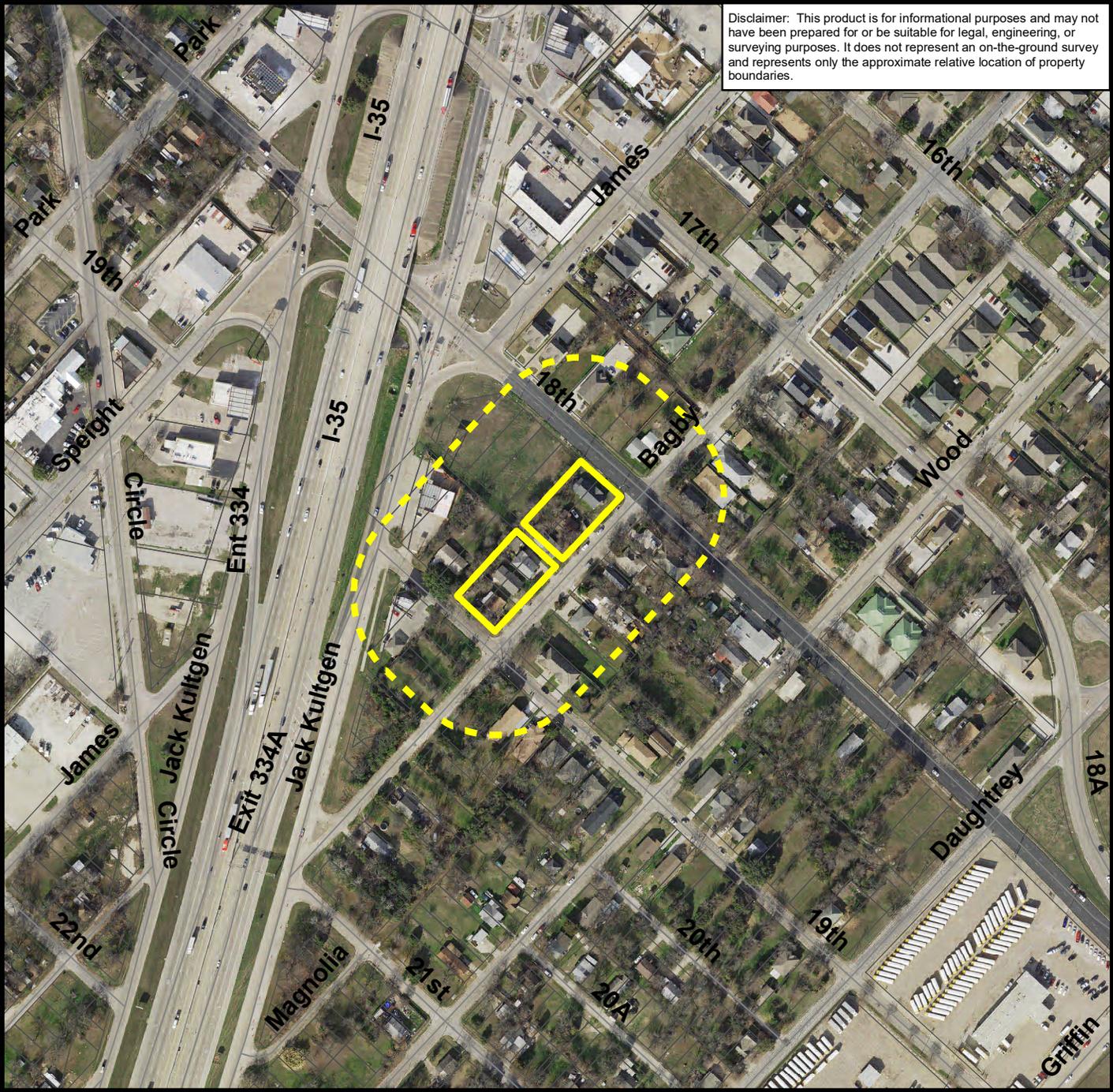
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Zoning Case Z-20-56  
1803-1805, 1809, 1817,  
1821 & 1825 Bagby Avenue  
R-2 to O-3  
Property Location Map

 Z-20-56  
200' Property Notice Buffer



August 2020



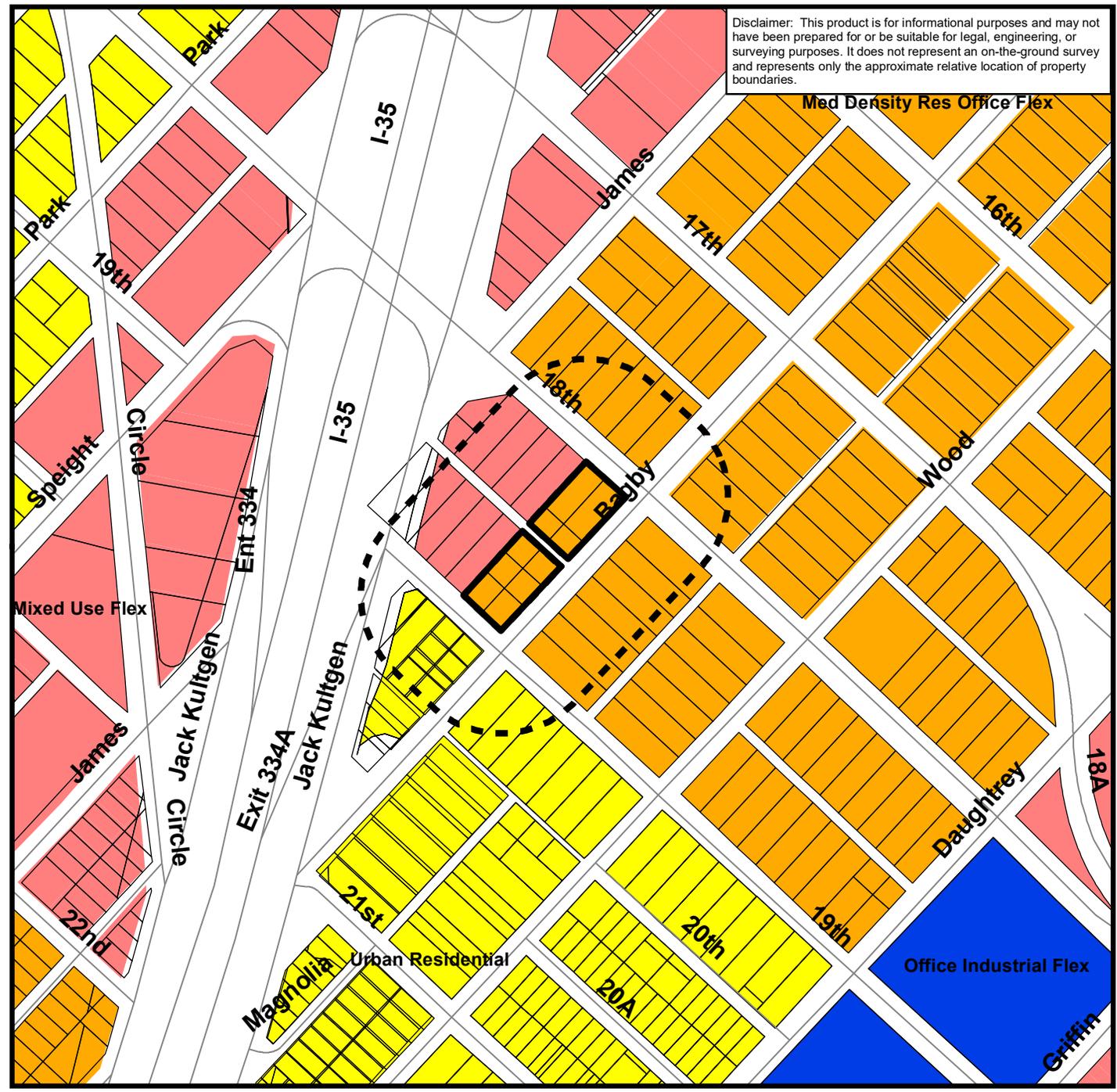
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Zoning Case Z-20-56  
 1803-1805, 1809, 1817,  
 1821 & 1825 Bagby Avenue  
 Med Density Res Office Flex  
 Property Location Map  
 and Surrounding  
 Land Use Designations

-  Z-20-56
-  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-20-56  
 1803-1805, 1809, 1817,  
 1821 & 1825 Bagby Avenue  
 R-2 to O-3  
 Property Location Map  
 and Surrounding  
 Zoning Categories

-  Z-20-56
-  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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