

APPLICATION REVIEW

Z-20-57

HEARING DATE: September 22, 2020

1. CASE # Z-20-57
Energov # 20-00025-ZONE
PROPERTY ADDRESS: 1815, 1817, & 1827 Proctor Avenue, and 2309-11 N. 19th Street, and 1818, 1822, & 1826 Herring Ave
LEGAL DESCRIPTION: Lots 5, 6, 7, 8A, 8B, 9, & 10, Block 101, University Heights Addition, and Lots 5, 6, & 7, Block 101, Farwell Heights Addition

2. APPLICANT: Juan and Erendida Velasquez & City of Waco
MAILING ADDRESS: Juan and Erendida Velasquez, 1815 PROCTOR AVE WACO, TX 76708

OWNERS:

Ana Navarrete, 1817 Proctor Ave., Waco, TX 76708-3441

Cynton Property Solutions LLC, 2940 S. Jennings Ave., Fort Worth, TX 76110-6530

Esteban Reyes, 2309 N. 19TH St., Waco, TX 76708-3413

Roger & Carolyn Sue West, 1675 Church Rd, Mc Gregor, TX 76657-3491

Homero Galvan, 2320 Mckenzie Ave, Waco, TX 76708

Juana A. & Victor Enrique Sanchez, 1818 Herring Ave, Waco, TX 76708-2849

3. REQUEST:

LAND USE DESIGNATION CHANGE:

From **MIXED USE FLEX** to **MEDIUM DENSITY RESIDENTIAL OFFICE FLEX**

(Land Use designation of MEDIUM DENSITY RESIDENTIAL OFFICE FLEX: O-1 OFFICE ONLY, O-3 OFFICE-LIMITED COMMERCIAL, R-2 TWO FAMILY RESIDENTIAL, R-3A, R-3B, R-3C MULTIPLE FAMILY RESIDENTIAL)

REZONE:

From **C-2 COMMUNITY COMMERCIAL DISTRICT** to **R-2 TWO FAMILY AND ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT**

SUMMARY DESCRIPTION OF USES IN R-2: Intended to provide for development of attached dwelling types at moderate densities where it may serve as a transitional use between single-family residential areas and more intensive uses; or in locations with convenient access to the major street system and proximity to community services.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

These properties are located between North 18th and North 19th Streets, and Herring and Proctor Avenue in North Waco, and within the North Waco Neighborhood Association. This is a residential area surrounded by, and transitioning to, a mix of commercial, office, and residential uses.

PLANNING SERVICES RECOMMENDATION:

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

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed medium density residential office flex land use designation.
2. There is medium density residential office flex land use in the vicinity of the subject properties.

Planning Services recommends **APPROVAL** of this request to change the zoning from **C-2 to R-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 properties meet all the size & width requirements for R-2 zoning.
3. The public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
4. There is R-2 zoning in the vicinity of the subject property.
5. The proposed R-2 zoning brings the existing residential uses into conformance with the zoning ordinance.

Notices: 32 mailed;

CASE #Z-20-57

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: A: Herring Avenue; B: Proctor Avenue

Classification: A: Minor Arterial; B: Local Number of Lanes: A: 2 travel lanes (one-way); B: 2 travel lanes

Estimated Capacity (at LOSD) A: 12,500; B: 10,000 vpd Avg. Daily Traffic A: 6,000; B: 1,000 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 X Needs Reconstruction

2. Street width: Existing: ROW A: 57'; B: 60' Pavement A:36'; B: 34'

Required: ROW Pavement

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: Adjacent drainage system is surface (curb & gutter); 8" & 12" Water serves site; 6" Sanitary Sewer serves site. Sidewalk likely needs reconstruction at time of redevelopment. (CM)

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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?: 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

No comment received.

Zoning Case Z-20-57
1815, 1817 & 1827 Proctor Avenue
1818, 1822 & 1826 Herring Avenue
2309-11 N. 19th Street
C-2 to R-2
Property Location Map

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.

 Z-20-57
200 Property Notice Buffer



September 2020



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 1815, 1817 & 1827 Proctor Avenue
 1818, 1822 & 1826 Herring Avenue
 2309-11 N. 19th Street
 Mixed Use Flex to
 Medium Density Office Flex
 Property Location Map
 and Surrounding
 Land Use Designations

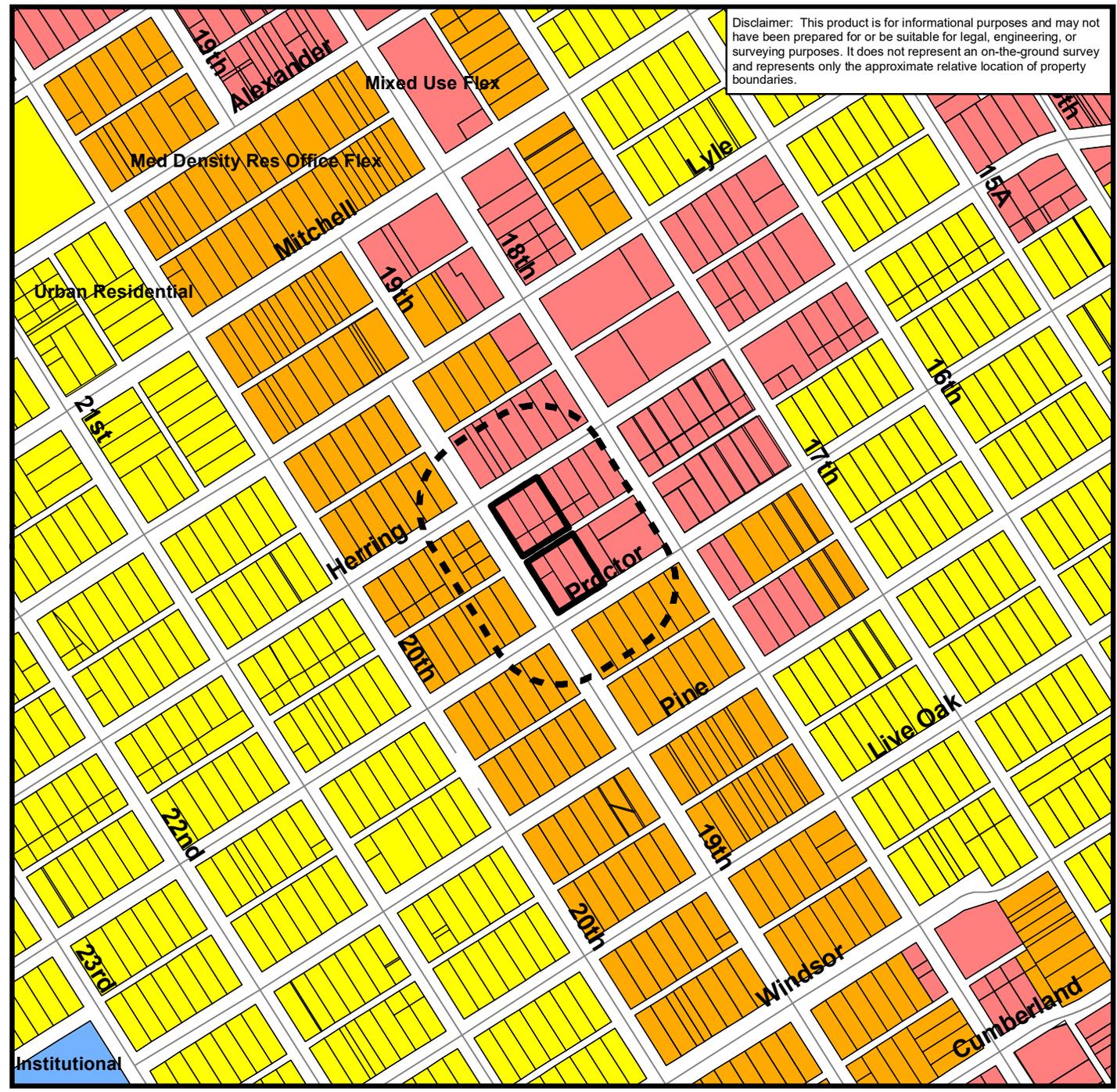
-  Z-20-57
-  200 Property Notice Buffer
- Land Use Designations**
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Med Density Res Office Flex
-  Office Industrial Flex
-  Mixed Use Flex
-  Mixed Use Core
-  Industrial
-  Institutional
-  Open Space



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 2309-11 N. 19th Street
 C-2 to R-2
 Property Location Map
 and Surrounding
 Zoning Categories

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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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