

APPLICATION REVIEW

Z-20-59

HEARING DATE: August 25, 2020

1. **CASE #** Z-20-59
Energov # 20-00028-ZONE
PROPERTY ADDRESS: 1324 N. 34th Street
LEGAL DESCRIPTION: Lots 4 & 5, Block 1, Brookview Hills Addition

2. **APPLICANT/ OWNER:** Delphi Properties, LLC
MAILING ADDRESS: PO Box 20102, Waco, TX 76702

3. **REQUEST:**

From R-1B SINGLE FAMILY RESIDENCE 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:

This property is located along the west side of N. 34th Street, near the intersection of Brook Circle and N. 34th Street in the Brookview Neighborhood. The area has a mix of single-family and medium density multi-family residences along with mixed commercial uses moving west along N. 34th Street towards Bosque Blvd.

PLANNING SERVICES RECOMMENDATION:

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

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
3. The property meets all the area and width requirements for the R-2 zoning district.
4. The property is adjacent to multifamily zoning.

Notices: 26 mailed; __returned

CASE #Z-20-59

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: N 34th St
Classification: Collector Number of Lanes: 2 travel lanes with bike lanes
Estimated Capacity (at LOSD) 10,000 vpd Avg. Daily Traffic 4500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 10 vpd Future: 10 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 65' Pavement 50'
Required: ROW 60' Pavement 36'
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; 10" Sanitary Sewer serves site. Sidewalk likely needs reconstruction at time of redevelopment. (CM)

CASE #Z-20-59

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

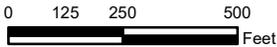
Comments:

Zoning Case Z-20-59
1324 N. 34th Street
R-1B to O-2 or O-3
Property Location Map

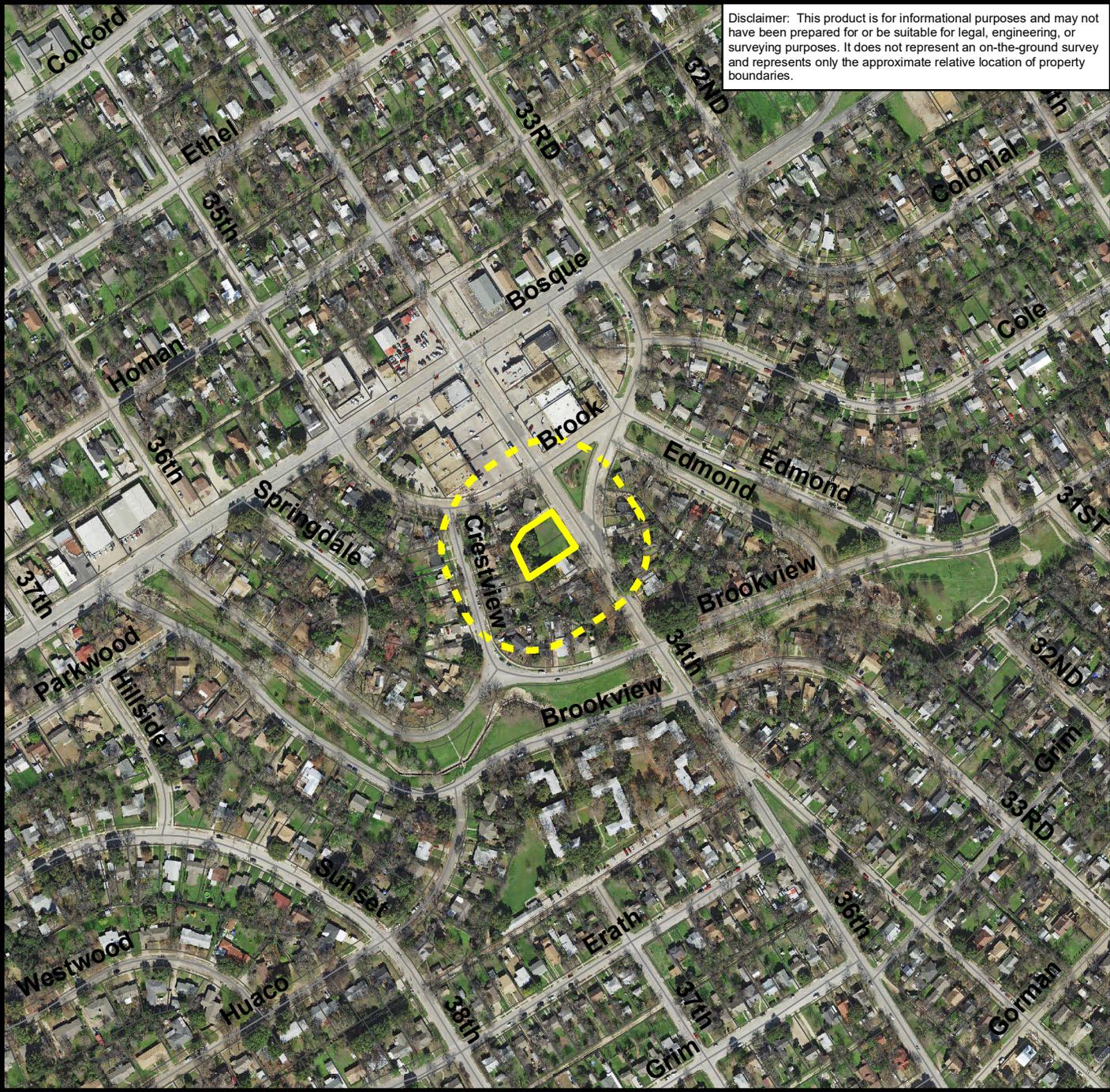
 Z-20-59
 200' Property Notice Buffer



August 2020



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.



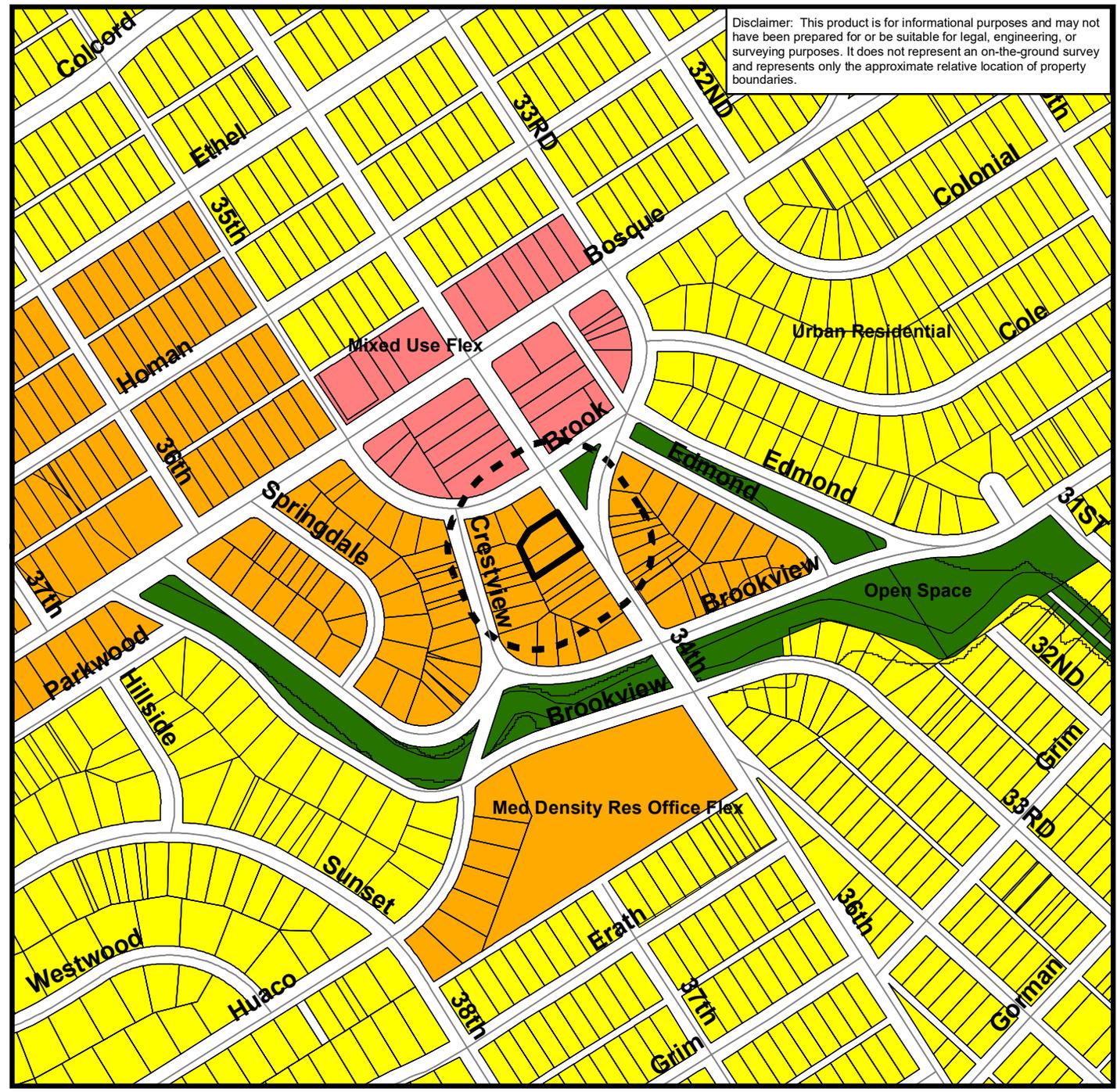
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Zoning Case Z-20-59
 1324 N. 34th Street
 Med Density Res Office Flex
 Property Location Map
 and Surrounding
 Land Use Designations

-  Z-20-59
-  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



August 2020



Zoning Case Z-20-59
 1324 N. 34th Street
 R-1B to O-2 or O-3
 Property Location Map
 and Surrounding
 Zoning Categories

-  Z-20-59
-  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



August 2020



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.

