

APPLICATION REVIEW

Z-20-60

HEARING DATE: August 25, 2020

1. **CASE #** Z-20-60
Energov # 20-00029-ZONE
PROPERTY ADDRESS: 500 S. 11th Street
LEGAL DESCRIPTION: Lots 1 & 2, Block A, Mann Subdivision

2. **APPLICANT/ OWNER:** Eli Eden Holdings, LLC - Series 500 South 11th
MAILING ADDRESS: 425 Austin Avenue, Waco, TX 76701

3. **REQUEST:**

From **M-2 LIGHT INDUSTRIAL DISTRICT** to **O-2 OFFICE-RESIDENCE DISTRICT**

SUMMARY DESCRIPTION OF USES IN O-2: Intended to provide for development of compatible office and high density residential uses adjacent to major thoroughfares in locations which do not have a predominantly commercial character. Uses include single family dwellings, two family dwellings, townhouses, high density (40 units per acre) multi family, apartment hotels, offices, personal service shops, hospitals, clinics and labs, financial institutions etc.

CASE #Z-20-60

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located to the east of the intersection of Webster Avenue and S. 11th Street, near downtown. This is a high traffic area with a mix of commercial, industrial, and office uses. Many of the properties in the area that have been historically used for industrial and service commercial uses have been transitioning to a variety of commercial and office uses over the past decade.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends ***APPROVAL*** of this request to change the zoning from ***M-2 to O-2*** 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-2 zoning district.
3. The property meets all the area and width requirements for the O-2 zoning district.
4. There is O-2 zoning near to the subject property.

Notices: 11 mailed; returned

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TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: S 11th St
Classification: Minor Arterial Number of Lanes: 2 travel lanes with TWLTL
Estimated Capacity (at LOSD) 12,500 vpd Avg. Daily Traffic 4,500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 25 vpd Future: 25 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 X Acceptable Needs Reconstruction
2. Street width: Existing: ROW 58' Pavement 42'
Required: ROW 84' Pavement 64'
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" Water serves site; 8" Sanitary Sewer serves site. Sidewalk reconstruction along Webster Ave and S 11th St required at time of development. (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 N (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:

No comment. (DL)

POLICE DEPARTMENT REVIEW

Comments:

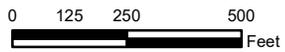
Zoning Case Z-20-60
500 S. 11th Street
M-2 to O-2
Property Location Map

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-20-60
 200' Property Notice Buffer



August 2020



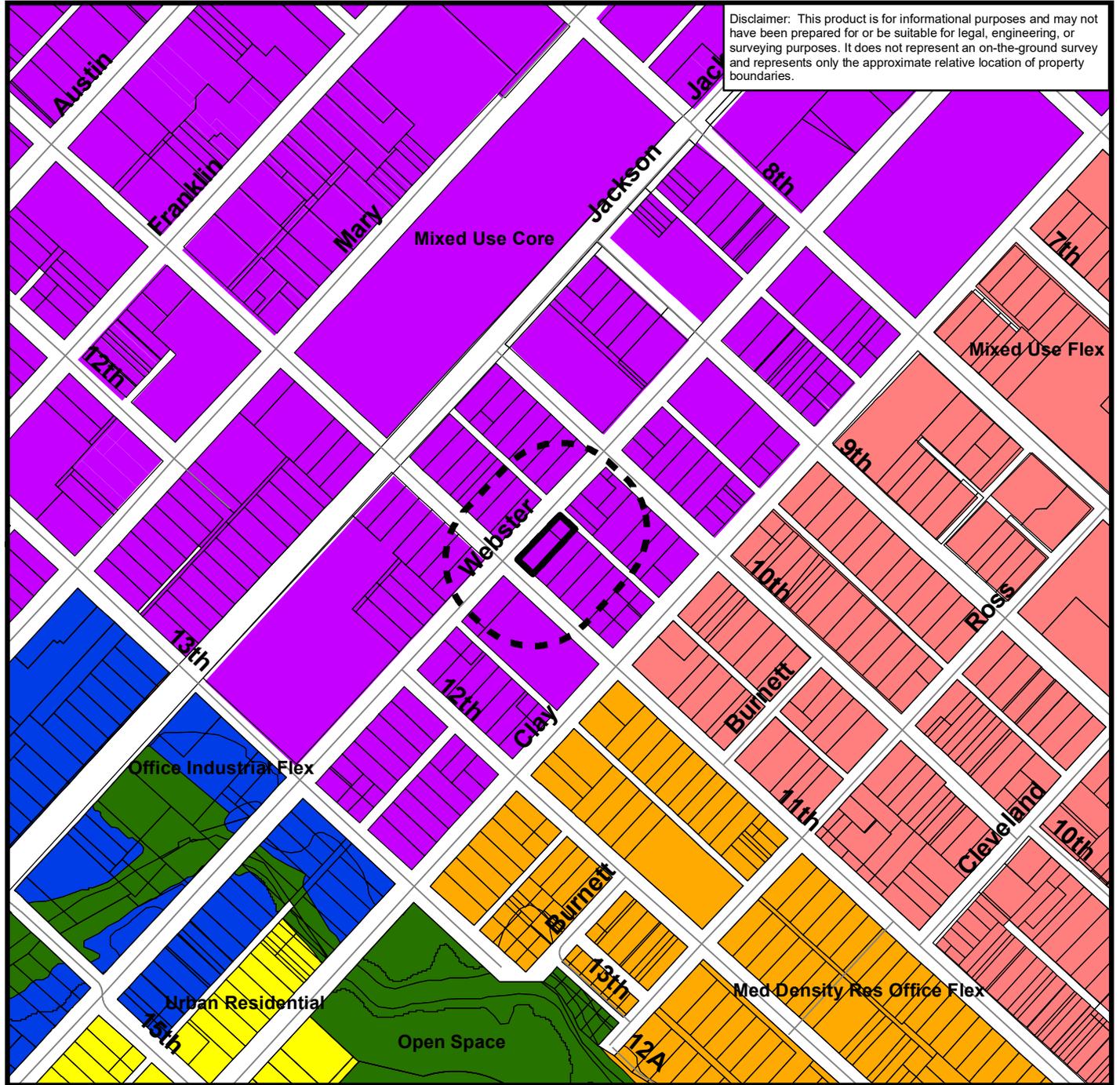
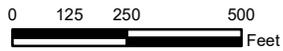
Zoning Case Z-20-60
 500 S. 11th Street
 Mixed Use Core
 Property Location Map
 and Surrounding
 Land Use Designations

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-  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-20-60
 500 S. 11th Street
 M-2 to O-2
 Property Location Map
 and Surrounding
 Zoning Categories

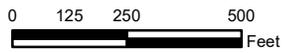
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Zoning Categories

-  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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