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CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, AUGUST 26, 2025

WORK SESSION: **5:30 P.M.**
SOUTH WACO COMMUNITY CENTER 2815 SPEIGHT AVENUE WACO, TEXAS 76711

BUSINESS SESSION: **7:00 P.M.**
SOUTH WACO COMMUNITY CENTER 2815 SPEIGHT AVENUE WACO, TEXAS 76711

VIDEO CONFERENCE NOTICE: A quorum of the Plan Commission will meet at the South Waco Community Center 2815 Speight Avenue Waco, Texas 76711. A limited number of members may attend remotely pursuant to Tex. Gov't. Code §551.127.

The business session will be streamed live on the Waco City Cable Channel at https://mywacotv.com/.

If you wish to speak during the public hearing, you may do so at the meeting. Each speaker will have three minutes to speak. The Plan Commission will forward a recommendation to the City Council on all items excluding Subdivision Plats.

Persons with disabilities who wish to participate in this meeting and who may need auxiliary aides or services should contact the City Secretary's Office, at (254) 750-5750 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.

WORK SESSION

A. Review of Business Session Agenda
B. Plan Commission Training

BUSINESS SESSION

1. MINUTES

Work Session – July 22, 2025
Business Session – July 22, 2025
Special Business Session – July 29, 2025

MOTION(S)

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PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-25-29 (Continued from July 22, 2025) Jeff Landon, Kimley-Horn on behalf of David Pierce – Request to rezone from O-2 Office-Residence District and C-3 General Commercial to a Planned Unit Development for a proposed multi-family housing development comprising approximately 2.1477 acres of land situated on property described as Lot 1, Block 1 of the Seventh and James Addition, known as 602 James Avenue (Property ID 35377).

   MOTION(S)

2. Z-25-36 Janessa Givens, Magnolia Realty – Request for a renewal of a special permit for a House Museum in an R-1B Single Family Residence District, on property described as Lot 2, Block A, Cottonland Castle Addition, known as 3300 Austin Avenue (Property ID: 169341).

   MOTION(S)

3. Z-25-37 Brian Wester, Yellowstone Landscape – Request for a for a special permit for a Contractor's Shop in a C-3 General Commercial District, on property described as Lot A4, Block 9, Riddle Addition, known as 901 E Johnson St (Property ID 125538).

   MOTION(S)

4. Z-25-34 David Mercer – Request to rezone from R-2 Two Family & Attached Single Family Residence District to R-3C Multiple-family Residence District, for approximately 0.364 acres described as 1) Lot G, Block 25 Bagby Addition and 2) Lots B9, B10, 10A, 11B, 11 A N, Block 17 Bagby Addition, known as 1229 Daughtrey Avenue (Property IDs 162187, 162114, portion of 162113).

   MOTION(S)

5. Z-25-35 Mary Villareal, The Interfield Group – Request to change the Land Use Designation from Medium Density Residential Office Flex to Office Industrial Flex and to rezone from R-1B Single Family Residence District and C-3 General Commercial District to C-2 Community Commercial District, on property described as Lot 1, Block 1 Barkmont Pet Hotel Addition and Lot 1, Block 1 Nicolas Gutierrez Addition, known as 2400 and 2416 Robinson Drive (Property IDs 353157 and 370495).

   MOTION(S)

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C. ABANDONMENTS

6. ABD-25-04 (Continued from July 22, 2025) Jacob Waters and Justin Marcum, Blackland Surveying LLC - Request for the Abandonment of the remainder of Morris Avenue and a variable width alley consisting of approximately 0.1099 acres located out of the T.J. Chambers Survey, Abstract Number 7, McLennan County, Texas, located within the block situated between Prose Street and Daughtrey Avenue, and S 11th and S 12th Streets.

MOTION(S)

D. SUBDIVISIONS

7. Final Plat Lot 20, Block 2 Town of China Spring Addition (ETJ)
    a. Variance request to the requirement of one-acre minimum lot size for an On-Site Sewage Facility (OSSF) in the ETJ per the Waco Subdivision Ordinance for the proposed subdivision plat entitled: Final Plat Lot 20, Block 2 Town of China Spring Addition

8. Final Plat Chapel Ridge Phase XII

9. Final Plat Lots 1-3, Block 1, Lakeside Airport Addition

MOTION(S)

E. ELECTION OF OFFICERS FOR VICE-CHAIR

MOTION(S)

COMMITTEE REPORTS

- Commission's requests for information.
- Commission's requests for scheduling agenda items.
- Commission and Staff Announcements.
- Scheduling of future meetings.
- Staff report and discussion of City Council's action on agenda items reviewed by Plan Commission on July 22, 2025 and July 29, 2025.

DocuSigned by:
Clint Peters
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Clint Peters, AICP, Development Services Director

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The City of Waco Plan Commission may go into Executive Session on any item listed on the Agenda in accordance with Section 551.071 of the Government Code.

It is the opinion of the City Attorney's Office that this agenda complies with the requirements of Chapter 551 of the Texas Government Code.

DocuSigned by:
Will Conrad
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William Conrad, Assistant City Attorney

DS

CITY OF WACO TEXAS

DocuSigned by:
Michelle Hicks
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Michelle Hicks, City Secretary

It is hereby certified that this notice was posted at Waco City Hall and on the City of Waco official website on the 19th day of August 2025 at 11:00 AM.