Docusign Envelope ID: 35E6A6D6-75E6-4C45-9E95-1E5ECA977605

CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, OCTOBER 28, 2025

WORK SESSION: 5:15 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. Discussion of Subcommittees
C. Discussion of Election of Officers for Chair and Vice-Chair
D. Plan Commission Training

BUSINESS SESSION

1. MINUTES

Work Session – September 23, 2025
Business Session – September 23, 2025

MOTION(S)

Docusign Envelope ID: 35E6A6D6-75E6-4C45-9E95-1E5ECA977605

PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-25-40 Mary Wise and John Calaway of Mission Waco Mission World – Request for a renewal of special permit for Transitional Shelter II in C-5 zoning district on property addressed as 1217 Mary Avenue (Property ID: 193565).

   MOTION(S)

2. Z-25-41 Jennifer Novelli, EAN Holdings, LLC – Request for a special permit for Auto, boat and recreation vehicles; sale, rental, parts, repair and storage (new and used, but not including wrecking yards), specifically auto rental in M-2 Light Industrial District on property addressed as 3325 S Jack Kultgen Expressway (Property ID: 195021).

   MOTION(S)

3. Z-25-42 Jeff Landon of Kimley Horn on behalf of Parallel Co – Request for a Final Planned Unit Development for a proposed multifamily housing on approximately 2.15 acres addressed as 602 James Avenue (Property ID 35377).

   MOTION(S)

4. Z-25-43 Jeremy Fulbright, Fulbright Services – Request to change the Land Use Designation from Urban Residential to Medium Density Residential Office Flex and to rezone from C-3 General Commercial District to R-3C Multifamily Residential District, on approximately 0.163 acres addressed as 1230 Chestnut Avenue (Property ID 195788).

   MOTION(S)

5. Z-25-47 & Z-25-48 Jane Kittner, on behalf of Trenton Sutton - Requests for a special use permit to allow for a drive through lane for a restaurant and to allow retail sales between 7 PM and midnight in an O-3 Office-Limited Commercial District on approximately 0.65 acres addressed as 12400 China Spring Road (Property ID: 378096).

   MOTION(S)

6. Z-25-50 Nate Embry, on behalf of Larry Cathey - Request to change the Land Use Designation from Open Space and Suburban Residential to Mixed Use Flex and to rezone from R-1B Single Family Residence District to C-2 Community Commercial District on approximately 16.24 acres addressed as 3301 N Hwy 6 (Property ID: 141320)

   MOTION(S)

Docusign Envelope ID: 35E6A6D6-75E6-4C45-9E95-1E5ECA977605

B. ANNEXATIONS

7. ANX-25-02 Request for the voluntary annexing of territory, comprised of one tract of land containing approximately 567.5745 acres, more or less, designating the Comprehensive Plan land use designation for the said territory as Suburban Residential, designating PUD Planned Unit Development zoning for the said territory and extending the boundary limits of said City to include the territory described as being a 567.5745 acre tract of land situated in the H.W. Jones Survey, Abstract No. 489, and the J. Gross Survey, Abstract No. 368, McLennan County, Texas, and being all of a called 567.560 acre tract of land described in the Special Warranty Deed to Woodway 567, LLC, recorded in Instrument No. 2021042326, Official Public Records of McLennan County, Texas. Said territory is located south of the intersection of Tom Ledbetter Drive and Highway 6 and within Waco's Extraterritorial Jurisdiction (Property ID 141312).

MOTION(S)

8. ANX-25-03 Request for the voluntary annexing of territory, comprised of two tracts of land containing approximately 212.37 total acres, more or less, designating the Comprehensive Plan land use designation for the said territory as Suburban Residential, designating R-1B zoning for the said territory and extending the boundary limits of said City to include the territory described as being approximately 212.37 acres of land out of the Thomas H. Barron Survey, Abstract No. 126, McLennan County, Texas, and being all of a 57.029 acre tract of land described as Tract 1 by a deed to Speegleville Land Holdings LLC, a Texas Limited Liability Company, recorded in Document No. 2023002033, Official Public Records of McLennan County, Texas ("O.P.R.M.C.T."), and being all of the remainder of a 120.615 acre tract of land as described by a deed to said owner, recorded in Document No. 2021048911, OPRMCT, and being all of a 104.27 acre tract of land as described by a deed to Edgewood Land Investments, LLC, a Texas limited liability company, recorded in Document No. 2024028005, O.P.R.M.C.T., and being part of a called 177.466 acre tract of land described by a deed to 7-D Investments LP, recorded in Document No. 2021050410, O.P.R.M.C.T., and being part of Speegleville Road. Said territory is located approximately 743 feet north of the intersection of Maple Shade Drive and Speegleville Road and within Waco's Extraterritorial Jurisdiction.

MOTION(S)

E. SUBDIVISIONS

9. Preliminary Plat for Lot 3, Block 1, Belew Addition (ETJ)
   a. Variance request to the requirement for extending the City of Waco Sewer Line for the proposed subdivision plat entitled: Preliminary Plat for Lot 3, Block 1, Belew Addition

MOTION(S)

Docusign Envelope ID: 35E6A6D6-75E6-4C45-9E95-1E5ECA977605

10. Final Plat for Lot 6, Block 1, Waco Gateway Addition (City)

MOTION(S)

F. ELECTION OF OFFICERS FOR CHAIR AND 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 September 23, 2025.

DocuSigned by:
Laura Wagstaff
AAEF4169A2AA418...

Laura Wagstaff, AICP, Assistant Director Development Services

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:
William Conrad
DFFA9C299AA04D4...

William Conrad, Assistant City Attorney

DS

CITY OF WACO TEXAS

DocuSigned by:
Michelle Hicks
425883EB80CC400...

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 22nd day of October 2025 at 4:00 PM.