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CITY OF WACO PLAN COMMISSION MEETING
MONDAY, NOVEMBER 17, 2025

WORK SESSION: 5:30 P.M.
WACO CONVENTION CENTER
DECORDOVA ROOM
100 WASHINGTON AVENUE
WACO, TX 76701

BUSINESS SESSION: 7:00 P.M.
WACO CONVENTION CENTER
BOSQUE THEATER
100 WASHINGTON AVENUE
WACO, TX 76701

VIDEO CONFERENCE NOTICE: A quorum of the Plan Commission will meet at the Waco Convention Center, 100 Washington Avenue. 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. Presentation of the Form-Based Code Third Installment Draft Document for the Downtown Redevelopment Project Area.
C. Discussion of Subcommittees
D. Plan Commission Training

BUSINESS SESSION

1. MINUTES

Special Call Work Session – October 20, 2025
Work Session – October 28, 2025
Business Session – October 28, 2025

MOTION(S)

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PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. 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). **CONTINUED FROM 10/28/2025**

   MOTION(S)

2. 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). **CONTINUED FROM 10/28/2025**

   MOTION(S)

3. Z-25-44 Jonathan Cannon of Walker Partners – Request to amend approximately 10.54 acres, more or less, of the Callan Village PUD Concept Plan, located between Ritchie Road and the single-family area, by 1) changing the land use of 4.29 acres along Ritchie Road from Commercial land use to Multi-family/Commercial Flex land use and 2) amending the PUD narrative by updating and providing setbacks, street and lot options for multi-family development (Property IDs subject to amendment - 130352 and 419057).

   MOTION(S)

4. Z-25-51 Jerry Dyer, on behalf of Ty Looney, GT Ventures, request to consider a land use change and rezoning on property located at 7324 Steinbeck Road to (1) change the land use designation from Office Industrial Flex to Medium Density Residential Office Flex and to rezone from M-2 Light Industrial District to R-3B Multifamily Residence District on approximately 9.04 acres (Tract 1), and (2) rezone from M-2 Light Industrial District to C-2 Community Commercial District on approximately 1.36 acres (Tract 2) (Property ID: 403297).

   MOTION(S)

5. Z-25-52 Coleman Hands, Conca Capital, to change the Land Use Designation from Open Space and Office Industrial Flex to Industrial and to rezone C-3 General Commercial District to M-2 Light Industrial District, approximately 2.92 acres addressed as 2324 Robinson Drive (Property ID: 173948).

   MOTION(S)

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B. ORDINANCE AMENDMENTS

6. Consider possible ordinance amendments to Section 28-1. – Definitions, in Article I - In General of the Code of Ordinances of the City of Waco, Texas to amend the definitions of “amusement redemption machine” and “indoor amusement facility”.

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 October 28, 2025.

DocuSigned by:
Clint Peters
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Clint Peters, AICP, 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
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DS

William Conrad, Assistant City Attorney

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 10th day of November 2025 at 2:30 PM.