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CITY OF WACO PLAN COMMISSION MEETING
MONDAY, DECEMBER 15, 2025

WORK SESSION: **5:45 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. Discussion of Chair and/or Vice Chair Appointment(s)
C. Plan Commission Training

BUSINESS SESSION

1. MINUTES

Work Session – November 17, 2025
Business Session – November 17, 2025

MOTION(S)

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PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-25-44 **(CONTINUED)** 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)

2. Z-25-53 Matt Carson – Request to rezone from C-2 Community Commercial District to O-3 Office Limited Commercial District for approximately 0.242 acres described as Lot 1B, Block G Farm Lot 31 per the McLennan County Appraisal District, known as 2120 Washington Avenue (Property ID 172443).

MOTION(S)

B. ABANDONMENTS

3. ABD-25-05 Kayla Williams, STV Inc, on behalf of Methodist Children's Home - Request for the abandonment of approximately 0.082 acres of the alley known as Barron (Krause) Alley between North 5th Street and North 6th Street, located approximately 235 feet south of the intersection of W. Waco Drive and N. 5th Street.

MOTION(S)

C. SUBDIVISION PLATS

4. Final Plat of Bluebonnet Crossing Addition, Phase I – formerly(ETJ)
5. Preliminary Plat of Sky Country Addition, Lots 1 through 9, Block 1 (ETJ)

MOTION(S)

D. APPOINTMENTS

6. Discussion and appointment of the Form Based Code Subcommittee.

MOTION(S)

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COMMITTEE REPORTS

- Commission and Staff Announcements.
- Scheduling of future meetings or future agenda items.
- Staff report and discussion of City Council's action on agenda items reviewed by Plan Commission on November 17, 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 9th day of December 2025 at 11:00 AM.