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CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, MARCH 24, 2026

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

BUSINESS SESSION: 6:00 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. Council Member visit
B. Plan Commission training – overlays and short-term rentals

BUSINESS SESSION

1. MINUTES

Work Session – February 24, 2026
Business Session – February 24, 2026

MOTION(S)

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PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-26-08 Michele Allen - Request for a special permit for a Short Term Rental Type I in an R-1B zoning district located on approximately 0.2583 acres addressed as 7016 Country Club Road.

   MOTION(S)

2. Z-26-09 John Norman, on behalf of Blachil Properties, LLC d/b/a Kids 'R' Kids - Request for the renewal of a special permit for a childcare facility in an R-3B zoning district, located on approximately 2.206 acres addressed as 10033 Parker Springs Drive.

   MOTION(S)

3. Z-26-10 Walker Partners on behalf of Brick Street Migel, LLC - Request for a land use change from Mixed Use Flex to Mixed Use Core and to rezone from O-1 Office District to C-4 Central Commercial, for approximately 2.365 acres addressed as 320 and 326 N 14th Street, 325 and 315 N 15th Street, and 1401 and 1425 Columbus Avenue.

   MOTION(S)

4. Z-26-11 David Mercer - Request to rezone from O-3 Office Limited Commercial to O-2 Office Residence District on an approximately 21.853 acre tract of land located in the John Tucker Survey, Abstract 41, in the City of Waco, McLennan County, Texas, being a part of the property addressed as 2600 W Lake Shore Drive.

   MOTION(S)

5. Z-26-13 David Mercer – Request to rezone from R-2 to PUD in accordance with the conceptual PUD plan for the MacArthur Storage Units, on approximately 1.358 acres addressed as 3001 MacArthur Drive.

   MOTION(S)

B. SUBDIVISION PLATS

6. Final Plat for Hunter's Creek Addition, Phase 2 (ETJ)

   MOTION(S)

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C. ABANDONMENTS

7. ABD-26-04 Walker Partners - Request for the abandonment of a 20 feet wide alley (0.161 acres) being all of a 20' alley in Block 9, Barnard Subdivision, according to the plat thereof recorded in Volume U, Page 63 of the deed records of McLennan County, Texas, being generally located midblock between Columbus Avenue and Bernard Avenue and perpendicular to N 14th Street and N 15th Street.

MOTION(S)

D. ORDINANCE AMENDMENT

8. Request to amend Chapter 28 ("Zoning"), Article IV, Division 30 ("Special District – Floyd Casey District") of the Code of Ordinances of the City of Waco, and to amend the Floyd Casey Design Book, for the purpose of providing corrections and updates to ensure alignment between the Ordinance, the Design Book, and the development.

MOTION(S)

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 February 24, 2026.

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:
Will Conrad
DFFA9C299AA04D4...

William Conrad, Assistant City Attorney

DocuSigned by:
Mandy Spikes for
F20B3F6C4910436...

Michelle Hicks, City Secretary

Signed by:

It is hereby certified that this notice was posted at Waco City Hall and on the City of Waco official website on the 17th day of March 2026 at 12:00 PM.