Docusign Envelope ID: 26E7A5BA-2D97-8BAF-816A-9B8548343BCD

CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, MAY 26, 2026

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.

BUSINESS SESSION

1. MINUTES

Work Session – April 28, 2026
Business Session – April 28, 2026

MOTION(S)

PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-26-18 Justin Soto - Request to approve the Final PUD known as Hadley's Place PUD consisting of 9 duplex buildings and one single-family building for property described as approximately 1.466 acres and being a part of Lot 2, Block 2, Maristel Addition as per plat recorded under Instrument Number 2026011513 of the Official Public Records of McLennan County, Texas, known as 2712 S 2nd Street.

MOTION(S)

Docusign Envelope ID: 26E7A5BA-2D97-8BAF-816A-9B8548343BCD

B. ABANDONMENTS

2. ABD-26-05 Walker Partners - Request for the abandonment of street right-of-way described as a 0.566 acre tract, located in the T.J. Chambers Survey, Abstract 7, in the City of Waco, McLennan County, Texas, and being all of Lowell Avenue (variable width) between South 2nd Street (75' Wide) and South 3rd Street (75' Wide) in the City of Waco, McLennan County, Texas.

MOTION(S)

C. SUBDIVISION PLATS

3. SUB-26-03 Preliminary Plat – Desperado Surf Club Addition (ETJ)

   a. Variance request from the Waco Subdivision Ordinance, Appendix B, Section 5.205. "Streets", for the proposed subdivision plat entitled: Preliminary Plat, Desperado Surf Club Addition.

MOTION(S)

D. ORDINANCE AMENDMENT

4. ZA-26-02 Request to amend Chapter 28 ("Zoning") of the Code of Ordinances, Article IV, Division 31 "Special District - Riverway Overlay District" for the City of Waco amending the Riverway Design Book including but not limited to: updating acreage, addressing optional future addition of "Out Parcels", increasing lot width requirements for Estate Neighborhood lots, clarifying location of Cottage Residential, updating Section 2 regarding street design and standards, adding Section 3: Sign Plan, and updating numbering throughout.

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 April 28, 2026.

DocuSigned by:
Clint Peters
44B178AC24F64C9...

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.

Docusign Envelope ID: 26E7A5BA-2D97-8BAF-816A-9B8548343BCD

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

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 19th day of May 2026 at 9:00 AM.