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CITY OF WACO PLAN COMMISSION – SPECIAL CALL MEETING
TUESDAY, JULY 14, 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.

Note: Persons with disabilities who plan to attend public meetings and who need auxiliary aids or services should contact the ADA Coordinator at (254) 750-5693 at least seventy-two (72) hours before the scheduled meeting so that appropriate arrangements can be made.

BUSINESS SESSION

1. MINUTES

Special Call Business Session – June 23, 2026

MOTION(S)

PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-26-19 George Lucas - Request to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District, on approximately 0.643 acres addressed as 1204 Gholson Road.

MOTION(S)

2. Z-26-21 Tyler Apple - Request to change the Land Use designation from Medium Density Residential Office Flex to Mixed Use Flex and to rezone from R-3C Multiple-Residence District to R-3D Multiple- Family Residence District on approximately 18.67 acres, being a part of the property addressed as 2300 S. New Road.

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MOTION(S)

3. Z-26-23 Michael McNamara - Request to amend the Concept Plan of the Saddle Creek Planned Unit Development (PUD) to allow “retail sales of farm & agricultural supplies” as a permitted use within the designated office and commercial area of the PUD, being approximately 21.8 acres addressed as 9701 through 10101 China Spring Road, east of Parker Springs Drive.

MOTION(S)

4. Z-26-24 Eric Givens - Request to rezone from O-2 Office-Residence District to C-2 Community Commercial District on approximately 0.707 acres addressed as 722 S. 7th Street.

MOTION(S)

5. Z-26-25 Cameron Philgreen and City of Waco – Request by Cameron Philgreen to rezone from O-3 Office-Limited Commercial District to R-3C Multiple Family Residence District on approximately 0.57 acres addressed as 1901 N 25th Street and a request from the City of Waco to rezone from R-3E Multiple Family Residence District to R-2 Two-Family and Attached Single-Family Residence District on approximately 1.136 acres addressed as 2410 and 2418 Cumberland Avenue and 2401, 2405, 2409, and 2413 Maple Avenue.

MOTION(S)

B. ORDINANCE AMENDMENT

6. ZA-26-04 Consider an ordinance amendment to Chapter 28, Article X of the Code of Ordinances of the City of Waco, Texas, Section 28-1134, to revise the criteria for members of the Historic Landmark Preservation Commission and provide minor updates throughout.

MOTION(S)

7. ZA-26-05 Consider an ordinance amendment to Chapter 28, Article IV of the Code of Ordinances of the City of Waco, Texas, Section 28-272 to allow for HUD Code Manufactured Homes as permitted by right in an R-E zoning district to comply with recent legislation.

MOTION(S)

COMMITTEE REPORTS

- Commission and Staff Announcements.
- Scheduling of future meetings or future agenda items.

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- Staff report and discussion of City Council's action on agenda items reviewed by Plan Commission on May 26 and June 23, 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:
William Conrad
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William Conrad, Assistant City Attorney

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CITY OF WACO TEXAS

It is hereby certified that this notice was posted at Waco City Hall and on the City of Waco official website on the 7th day of July 2026 at 3:00 PM.

DocuSigned by:
Michelle Hicks
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Michelle Hicks, City Secretary