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CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, JULY 28, 2026

WORK SESSION: **5:15 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 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.

WORK SESSION

A. Council Member visit
B. Presentation of the Form-Based Code Adoption Draft Document for the Downtown Redevelopment Project Area.

BUSINESS SESSION

1. MINUTES

Subcommittee Meeting – July 9, 2026
Special Call Business Session – July 14, 2026

MOTION(S)

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PUBLIC HEARINGS

A. ANNEXATIONS

1. ANX-26-01 One request for the voluntary annexation of territory containing 153.722 total acres, more or less, comprised of two (2) tracts of land owned by the City of Waco located in the Lewis Moore Survey, Abstract 27, McLennan County, Texas, together with the adjacent remaining right-of-way of Buster Chatham Road and the adjacent right-of-way of River Bend Lane, generally located contiguous to the existing city limits, adjacent to the Brazos River, north of the 2000–2400 block of Buster Chatham Road, and within the City's Extraterritorial Jurisdiction (ETJ); designating the Comprehensive Plan land use designation for the said territory as Rural Residential; designating R-E Rural Estates zoning for the said territory; and extending the boundary limits of said City to include said territory.

MOTION(S)

2. ANX-26-03 One request for the voluntary annexation of territory containing 240.921 total acres, more or less, comprised of eight tracts of land owned by the City of Waco located in the Carlos O'Campo Survey, Abstract 32, McLennan County, Texas, together with the adjacent prescriptive right-of-way of Rosenfeld Road (3.31 acres, more or less) and Radle Road (1.68 acres, more or less), and approximately 2.33 miles (12,290 feet) of the University Parks Drive right-of-way (FM 3400); designating the Comprehensive Plan land use designation for the said territory as Rural Residential; designating R-E Rural Estates zoning for the said territory; and extending the boundary limits of said City to include said territory.

MOTION(S)

3. ANX-26-04 One request for the voluntary annexation of territory containing 190.313 total acres, more or less, comprised of five tracts of land owned by the City of Waco located in the Carlos O'Campo Survey, Abstract 32, McLennan County, Texas, together with the Treatment Plant Road prescriptive right-of-way ("ROW") containing approximately 1.351 acres, more or less, and a portion of the South 3rd Street ROW (FM 434), containing approximately 5.11 acres, more or less; designating the Comprehensive Plan land use designation for the said territory as Rural Residential; designating R-E Rural Estates zoning for the said territory; and extending the boundary limits of said City to include said territory.

MOTION(S)

4. ANX-26-06 One request for the voluntary annexation of territory containing approximately 104.51 total acres, more or less, comprised of a tract owned by WBW Single Land Investment, LLC being 96.35 acres of land, more or less, described as being a tract of land situated in the Edwin S. Nash Survey,

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Abstract No. 666 in McLennan County, Texas, together with a portion of the Cotton Belt Parkway (FM 2188) right-of-way, being 8.16 acres, more or less, generally located contiguous to the existing city limits, south of Hwy 84 West, along Cotton Belt Parkway approximately 2800 feet, to the beginning of the said 96.35 acres lying easterly of Cotton Belt Parkway; designating the Comprehensive Plan land use designation for the said territory as Urban Residential; designating R-1B (Single Family Residence District) and R-1C (Single Family Residence District) for the said territory; and extending the boundary limits of said City to include said territory.

MOTION(S)

B. ZONING APPLICATIONS

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)

6. Z-26-26 Maggie McCarthy - Request for a Special Permit for a Short-Term Rental Type I in an R-1B zoning district for property addressed as 3001 Inverness Drive.

   MOTION(S)

7. Z-26-22 John Embry - Request to amend the Land Use Plan and Zoning Districts as follows: (1) to change the Land Use designation from Industrial to Mixed Use Flex and to rezone from M-2 Light Industrial District and R-1B Single-Family Residence District to C-2 Community Commercial District, approximately 2.734 acres described as Lots 2R1 and 2R2, Block 1 of the South 12th Street Addition; (2) rezone from R-1B Single-Family Residence District to M-2 Light Industrial District approximately 63.83 acres, more or less, described as part of Lot 2R3 Block 1 of the South 12th Street Addition, addressed as 2003 S. Loop 340, and property described as being a 56.613 acre tract of land in the Carlos O'Campo Grant, Abstract No. 32, McLennan County, Texas, conveyed to F M Young 1989 Trust, as described in a deed recorded in Instrument No. 2003037799, Official Public Records, McLennan County, Texas (O.P.R.M.C.T.), save and except a tract of land conveyed to Belton Hill and Stacey Steensen as described in a deed recorded in Instrument No. 2020001061 (Property ID 183929).

   MOTION(S)

Docusign Envelope ID: DF44E1D8-2D70-82EC-819C-FF707E5E93D5

8. Z-26-27 Jeremy Fulbright - Request to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District approximately 0.696 acres, more or less, described as being a part of Lot 12 (12B) and all of Lots 13, 14, 15, and 16, Block 5 of the Cohen Addition, known as 908 N 18th Street, and 1809 and 1817 Gorman Avenue.

MOTION(S)

9. Z-26-29 Myesha Canady - Request to rezone from R-1B Single-Family Residence District to R-2 Two-Family and Attached Single-Family Residence District approximately 1.9053 acres, more or less, described as Lots 2 through 11, Block 67 of the Kirkpatrick Addition, known as 1226 Cherry Street.

MOTION(S)

10. Z-26-30 Samer Nsairat - Request to rezone from C-1 Community Commercial — No Alcohol District to C-2 Community Commercial District approximately 0.1814 acres, more or less, described as Lot 8, Block 12 of the MF Burleson Addition, known as 917 Colcord Avenue.

MOTION(S)

C. ABANDONMENTS

11. ABD-26-06 request for the abandonment of 0.038 acres being part of a 10’ alley in Block G of the Castle Heights Addition, as recorded in Volume 275, Page 230 of the Deed Records of McLennan County, Texas, being located adjacent to the properties addressed as 3517 and 3525 Carondolet Boulevard and 3512 Castle Avenue.

MOTION(S)

D. SUBDIVISION PLATS

12. SUB-26-07 Preliminary Plat - The Pines at Waco Subdivision located within the City of Waco.

13. SUB-26-08 Preliminary Plat - Lots 1-10, Block 1 Mayspring Elm Mott Subdivision (ETJ)

14. SUB-26-09 Preliminary Plat - Lots 1 & 2, Block 1 Old Marlin Addition located within the City of Waco.
    a. Variance request to the requirement for public sewer per the Waco Subdivision Ordinance for the proposed subdivision plat entitled: Preliminary Plat of the Lots 1 & 2, Block 1 Old Marlin Addition

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 July 14, 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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DS

William Conrad, Assistant City Attorney

DocuSigned by:
Michelle Hicks
425883EB80CC400...

Michelle Hicks, City Secretary

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 20th day of July 2026 at 5:00 PM.