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WACO CITY COUNCIL MEETING AGENDA

Jim Holmes - Mayor
George Chase - Mayor Pro Tem, District 5
Andrea J. Barefield - Council Member, District 1
Isabel Lozano - Council Member, District 2
Jed Cole - Council Member, District 3
Darius Ewing - Council Member, District 4



CITY OF WACO

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City of Waco
City Council Meeting Agenda

August 4, 2026
3:00 pm Work Session
6:00 pm Business Session

WACO CONVENTION CENTER - BOSQUE THEATER
100 WASHINGTON AVENUE, WACO, TX 76701

WORK SESSION 3:00 P.M. - WACO CONVENTION CENTER BOSQUE THEATER

A. CALL TO ORDER

B. WORK SESSION

1. 2026-419 Report of the City Manager: a. Changes in the Council Agenda; b. Organizational Updates and Recognition of Employee(s); and c. Review of Business Session Agenda. **(Citywide)**

2. 2026-420 Informal Report - Construction updates on China Spring Park and Alice Martinez Rodriguez Park. **(District 2,District 5)**

3. 2026-421 Informal Report - South Martin Luther King Jr. Boulevard Business Recovery Grant Program Update **(District 1)**

4. 2026-422 Informal Report - May 2026 Monthly Management Report **(Citywide)**

5. 2026-423 Discussion of the 42-Inch East Bank Sanitary Sewer Line Update. **(District 1)**

6. 2026-424 Discussion of the City Manager Recommended Fiscal Year 2026-2027 Operating Budget and the Capital Improvements Program Budget and tax rates, including that under the proposed tax rate of $0.755000 per $100 valuation, the median-valued homestead property in Waco would pay $1,434.52, which is $73.74 less than the previous fiscal year, and if the City were to adopt the No-New-Revenue Rate, the median-valued homestead property in Waco would pay $1,385.95, which is $122.32 less than the previous fiscal year. **(Citywide)**

7. 2026-425 Discussion of Planning Public Hearing Item(s). **(Citywide)**

8. 2026-426 City Council requests for future items to be discussed and scheduled for upcoming City Council Meetings. **(Citywide)**

BUSINESS SESSION 6:00 P.M. - WACO CONVENTION CENTER BOSQUE THEATER

C. EXECUTIVE SESSION – DECORDOVA ROOM

Notice is hereby given that the City Council will go into Executive Session in accordance with the following provisions.

1. Real Property (Tex. Gov't Code Sec. 551.072);
2. Economic Development (Tex. Gov't Code Sec. 551.087); and,
3. Attorney Briefing (Tex. Gov't Code Sec. 551.071): Petition received for the Creation of McLennan County Agricultural Development and Resource Protection District No. 1.

D. PLEDGE OF ALLEGIANCE

E. PROCLAMATIONS/PRESENTATIONS

1. 2026-427 Proclaiming the month of August 2026 as National Breastfeeding Month. **(Citywide)**

F. CONSENT AGENDA

1. 2026-428 Approval of the minutes of the June 16, 2026, Regular City Council meeting and the June 17, 2026, Special City Council meeting. **(Citywide)**

2. 2026-429 Consider a resolution approving appointments to various Boards and Commissions, subject to each appointee meeting qualifications. **(Citywide)**

3. 2026-430 Consider a resolution amending the Policies Governing the City of Waco Boards and Commissions. **(Citywide)**

4. 2026-431 Consider a resolution: (1) setting a public hearing for September 1, 2026, at 6:00 p.m., to receive comments concerning the proposed Operating Budget and Capital Improvements Program for the City of Waco Fiscal Year 2026-2027; (2) stating that under the proposed tax rate of $0.755000 per $100 valuation, the median-valued homestead property in Waco would pay $1,434.52, which is $73.74 less than the previous fiscal year, and if the City were to adopt the No-New-Revenue Rate, the median-valued homestead property in Waco would pay $1,385.95, which is $122.32 less than the previous fiscal year; and (3) authorizing publication of notice of said public hearing. **(Citywide)**

5. 2026-432 Consider a resolution: (1) setting the proposed City of Waco 2026 tax rate as $0.755000 per $100 valuation; (2) stating the that under the proposed tax rate of $0.755000 per $100 valuation, the median-valued homestead property in Waco would pay $1,434.52, which is $73.74 less than the previous fiscal year, and if the City were to adopt the No-New-Revenue Rate, the median-valued homestead property in Waco would pay $1,385.95, which is $122.32 less than

the previous fiscal year; (3) setting a public hearing for Tuesday, September 1, 2026, to receive comments concerning said proposed City of Waco 2026 tax rate; and (4) setting the dates, times, and places of the meetings at which the City Council will vote on said proposed tax rate of $0.755000 per $100 valuation (which will be set by an ordinance) as a regular scheduled meeting on Tuesday, September 1, 2026, at 6:00 p.m. (first reading and vote) and as a special called meeting on Tuesday, September 8, 2026, at 6:00 p.m. (second reading and vote), both to be held in the Bosque Theater in the City of Waco Convention Center, located at 100 Washington Avenue, Waco, Texas, and further authorizing publication of the required public notices. **(Citywide)**

6. 2026-433 Consider a resolution approving a tax exempt financing by the Mission Economic Development Corporation, pursuant to Section 147(f) of the Internal Revenue Code of 1986, in an amount not to exceed $145,548,078.00, for the benefit of Graphic Packaging International, LLC, for the purpose of financing a recycled paperboard manufacturing facility currently under construction at 301 Sheehy Parkway, Waco, Texas, 76712, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 3)**

7. 2026-434 Consider a resolution approving a Cooperative Contract Usage Agreement with 791 Purchasing Cooperative LLC pursuant to Texas Government Code Chapter 791 to provide cooperative procurements at no cost to the City, and authorizing the City Manager, or his designee, to execute all documents in connection therewith. **(Citywide)**

8. 2026-435 Consider a resolution approving a voluntary Annexation Service Plan Agreement for approximately 153.722 acres of land owned by the City of Waco, 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 (the area is more fully described in the exhibit to the resolution), and authorizing the City Manager or designee to sign any documents in connection therewith. (ANX-26-01, City of Waco, Buster Chatham and River Bend Roads) **(District 5)**

9. 2026-436 Consider a resolution approving a voluntary Annexation Service Plan Agreement for approximately 240.921 total acres of land, comprised of land owned by the City of Waco, being 210.061 acres, more or less, together with the prescriptive right-of-way of Rosenfeld Road and Radle Road and approximately 2.33 miles of the University Parks Drive right-of-way (F.M. 3400), all rights-of-way necessary for contiguity, generally located contiguous to the existing city limits, and within the City's Extraterritorial Jurisdiction (the area is more fully described in the exhibit to the resolution), and authorizing the City Manager or designee to sign any documents in connection therewith. (ANX-26-03, City of Waco, University Parks Drive, Rosenfeld and Radle Roads) **(District 1)**

10. 2026-437 Consider a resolution approving a voluntary Annexation Service Plan Agreement for approximately 104.51 total acres of land, comprised of a tract owned by WBW Single Land Investment, LLC - Series 122, being 96.35 acres, more or less, 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, and within the City's Extraterritorial Jurisdiction (the area is more fully described in the exhibit to the resolution), and authorizing the City Manager or designee to sign any documents in connection therewith. (ANX-26-06, WBW Single Land Investment, LLC - Series 122, Cotton Belt Pkwy, Bluebonnet Crossing Phase 1) **(District 5)**

11. 2026-438 Consider a resolution: (1) rescinding Resolution Nos. 2025-085 and 2025-086; (2) ratifying, due to the bankruptcy and corporate restructuring of Unconditional Love, Inc., the assignment of (a) the Business Grant Agreement for economic development and economic incentives between the City of Waco and Unconditional Love, Inc.; and (b) the Program Project Agreement for economic development and economic incentives between the Waco-McLennan County Economic Development Agreement and Unconditional Love, Inc. to Hello Bello Consumer Wellness, LLC; and (3) authorizing the City Manager, or the City Manager's designee, to execute any documents necessary to complete the transaction. **(District 3)**

12. 2026-439 Consider a resolution approving a Program Project Agreement between the Waco-McLennan County Economic Development Corporation and Cobra Kai Ventures LLC (the "Company") in an amount not to exceed $2,500,000.00, ($1,250,000 City's portion) in exchange for the acquisition of and redevelopment of the improvements associated with the property located at 225 S. 5th Street, Waco, Texas (the "Property") that will contribute to economic development by the Company's investment of a minimum of $12,000,000.00 in new real and personal property improvements, the retention of an 82-person workforce and the creation of at least 218 new jobs with benefits at the Property; and authorizing the City Manager to execute all necessary documents in connection therewith. **(District 2)**

13. 2026-440 Consider a resolution ratifying the acceptance of a donation valued at $593,600.00 from the BISSELL Pet Foundation to the City of Waco for the Pet Circle Regional Animal Center for NexGard and NexGard combo medications that prevent and treat New World Screwworm, and authorizing the City Manager, or his designee, to execute any documents in connection therewith. **(Citywide)**

14. 2026-441 Consider a resolution authorizing acceptance of Federal Aviation Administration Airport Infrastructure Grant No. 3-48-0220-054-

2026, in the amount of $1,776,608.00, for the rehabilitation of Runway 1/19 at Waco Regional Airport, authorizing the City Manager or designee to execute the grant agreement and all necessary related documents, and adopting the applicable grant assurances, terms, conditions, and representations. **(Citywide)**

15. 2026-442 Consider a resolution authorizing acceptance of Federal Aviation Administration Airport Improvement Program Grant No. 3-48-0220-055-2026, in the amount of $7,274,588.00, for the rehabilitation of Runway 1/19 at Waco Regional Airport, authorizing the City Manager or designee to execute the grant agreement and all necessary related documents, and adopting the applicable grant assurances, terms, conditions, and representations. **(Citywide)**

16. 2026-443 Consider a resolution approving a Third Amended and Restated Lease Agreement with Freeman Holdings of Waco, LLC for multiple aeronautical facilities and land at Waco Regional Airport, including the general aviation terminal, aircraft hangars, fuel farm pad sites, aircraft apron areas, mobile refueler parking, and approximately 75,692 square feet of undeveloped property for the construction of an additional aeronautical-use hangar, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

17. 2026-444 Consider a resolution approving an Airport Subtenant Operating Agreement and Consent to Sublease among the City of Waco, Zimin Transportation, LLC, and Trademark Aviation, LLC, authorizing Trademark Aviation to conduct aircraft maintenance, repair, and overhaul operations from approximately 51,803 square feet of leased property located at 7925 Karl May Drive at Waco Regional Airport, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

18. 2026-445 Consider a resolution: (1) approving an agreement with Big Creek Construction, LTD of Lorena, Texas, who was the lowest bidder for the Runway 1/19 Rehabilitation project with their Bid Schedule 1 Base Bid in an amount of $6,886,700.30; (2) awarding, with recommendation from Walker Partners, the project contract to Big Creek Construction, LTD for Bid Schedule 1 Base Bid plus all Alternates (1A, 1B, 1C, and 1D) in a total amount of $8,904,522.95; and (3) authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

19. 2026-446 Consider a resolution: (1) accepting a state operating assistance grant from the Texas Department of Transportation for the day-to-day operation of Waco Transit System in an amount not to exceed $654,593.00; (2) appropriating the funds for use in accordance with the terms of the grant funding; and (3) authorizing the City Manager to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters. **(Citywide)**

20. 2026-447 Consider a resolution: (1) accepting and approving an amendment to the state operating assistance grant from the Texas Transportation Commission (TTC), first accepted by city council meeting dated October 7, 2025, increasing the grant amount by $118,267.00 (for a total grant amount not to exceed $758,782.00) where the additional funds were awarded by the Texas Department of Transportation on May 31, 2026, for the increased fuel impact experienced by Waco Transit System for the Fircal Year 2025-2026 period for the day to day operation of Waco Transit System; (2) amending the Fiscal Year 2025-2026 operating budget to increase revenues and expenses in the Waco Transit System Fund by $118,267.00 as detailed in the resolution, and (3) authorizing the City Manager to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters. **(Citywide)**

21. 2026-448 Consider a resolution approving an agreement with Texas State Technical College (TSTC) to provide access to fixed route bus transportation services to TSTC students at no cost to the students, for a term beginning on September 1, 2026-August 31, 2032, in the total amount of $105,000, and authorizing the City Manager to execute any documents in connection therewith. **(Citywide)**

22. 2026-449 Consider a resolution approving an agreement with McLennan Community College (MCC) to allow MCC students with valid IDs to ride the Waco Transit System's existing fixed route buses at no direct cost to the students for a three-year term beginning September 1, 2026, with automatic renewal of two (2) successive twelve (12) month periods ending August 31, 2031, in the total amount of $105,000.00 to be paid by MCC to City of Waco in annual increments as set forth in the resolution, and authorizing the City Manager or his designee to execute any documents in connection therewith. **(Citywide)**

23. 2026-450 Consider a resolution: (1) approving a two-year contract with Greater Waco Collective Impact Initiative, d/b/a Prosper Waco, for Upskill Waco Phase II, in an amount not to exceed $693,200.00; (2) amending the Fiscal Year 2025-2026 operating budget to increase expenditures in the General Fund by $86,650.00; and (3) authorizing the City Manager or his designee to execute any documents in connection therewith. **(Citywide)**

24. 2026-451 Consider a resolution: (1) approving an Interlocal Cooperation Contract from the Texas Department of State Health Services for Mobile Food Inspection Services for the period beginning upon contract execution, through August 31, 2027, in an amount not exceed $106,517.00; (2) accepting up to $106,517.00 in reimbursable contract revenue from the Texas Department of State Health Services to support Mobile Food Inspection Services through August 31, 2027; (3) appropriating the funds in Fiscal Year 2027 upon acceptance and expended in accordance with the terms

of the contract; (4) authorizing the appropriation of these funds into a grant fund for accounting purposes if the State determines these are revenue funds; and (5) authorizing the City Manager, or designee, to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters **(Citywide)**

25. 2026-452 Consider a resolution: (1) acknowledging a Notice of Award from the Texas Health and Human Services Commission for the Women, Infants and Children (WIC) Program to provide grant funds in an amount not to exceed $1,780,028.00 for the period of October 1, 2026, through September 30, 2027; (2) accepting the grant funds; (3) appropriating the funds for use in accordance with the grant contract; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters **(Citywide)**

26. 2026-453 Consider a resolution: (1) approving Amendment No. 2 to the grant contract with the Texas Department of State Health Services for the Tuberculosis Prevention and Control Combined – State and Federal Grant Program (Contract No. HHS001437400028) to extend the term of the contract for an additional one-year period ending on August 31, 2027, and to provide additional grant funds in an amount not to exceed $87,768.00 (with a required City match in the amount of $14,628.00) so that the total amount of grant funds under the contract does not exceed $263,304.00, for the period of September 1, 2026, through August 31, 2027; (2) accepting the grant funds; (3) appropriating the funds for use in accordance with the grant contract; and (4) authorizing the City Manager, or his designee, to execute any documents in connection therewith and/or furnish additional information or documentation as deemed necessary for implementation of said program and related matters. **(Citywide)**

27. 2026-454 Consider a resolution approving the submission of a grant application to the Texas Parks and Wildlife Department (“TPWD”) for the Local Parks Urban Outdoor Recreation Program for a total amount not to exceed $400,000.00 (up to $200,000.00 in state/federal funding and up to $200,000.00 in city matching funds), and authorizing the City Manager or designee to execute any documents in connection therewith. **(District 4)**

28. 2026-455 Consider a resolution ratifying a contract with Double S Contractors, LLC, for emergency repairs, under Local Government Code Chapter 252, Section 252.022, at Cottonwood Creek Golf Course in an amount not to exceed $137,093.87, and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

29. 2026-456 Consider a resolution rejecting all proposals to select a qualified

partner for the implementation and support of a Point-of-Sale system in response to Request for Proposal No. 2025-047. **(Citywide)**

30. 2026-457 Consider a resolution approving an Interlocal Agreement between the City of Waco and McLennan County for fire protection services in specified sections of the unincorporated areas of McLennan County and authorizing the City Manager or designee to execute any documents in connection therewith **(Citywide)**

31. 2026-458 Consider a resolution approving a limited Automatic Aid and Mutual Aid Agreement between the City of Waco and the City of Hewitt for fire and rescue services and authorizing the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

32. 2026-459 Consider a resolution (1) ratifying an automatically renewing Memorandum of Understanding, effective June 1, 2026, through August 31, 2026, between the Heart of Texas Behavioral Health Network and the City of Waco to establish and maintain a Multi-Disciplinary Response Team Program that promotes collaboration among law enforcement, emergency medical, and mental health professionals to provide crisis intervention and stabilization services for individuals experiencing behavioral health emergencies; (2) providing for reimbursement to the City of Waco for eligible costs incurred, not to exceed $400,000.00 in the current fiscal year and $800,000.00 in any subsequent fiscal year; (3) amending the Fiscal Year 2025-2026 operating budget to increase revenues and expenditures in the General Fund by $400,000.00; and (4) authorizing the City Manager, or designee, to execute all documents necessary to complete this transaction. **(Citywide)**

33. 2026-460 Consider a resolution to update resolution 2026-066 and the amendment to this resolution for the Peace Officer Mental Health Program grant application number 5765301 to the Office of the Governor, Public Safety Office for the Fiscal Year 2026-2027, and designate the City Manager as the City of Waco's authorized official with the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City of Waco. **(Citywide)**

34. 2026-461 Consider a resolution approving a contract with James Bonewitz as the Texas Anti-Gang Center Administrator for a term of twelve months from September 1, 2026, through August 31, 2027, in an amount not to exceed $133,488.00, and authorize the City Manager or designee to execute any documents in connection therewith. **(Citywide)**

35. 2026-462 Consider a resolution approving a contract with Stephanie Frost for services as a Texas Anti-Gang Center crime analyst for a term of twelve months from September 1, 2026, through August 31, 2027, in an amount not to exceed $93,815.00, and authorize the City Manager or designee to execute any documents in connection

therewith. **(Citywide)**

36. 2026-463 Consider a resolution approving a contract with Kaitlin Stone for services as a Texas Anti-Gang Center crime analyst for a term of twelve months from September 1, 2026, through August 31, 2027, in an amount not to exceed $93,815.00, and authorize the City Manager to execute any documents in connection therewith. **(Citywide)**

37. 2026-464 Consider a resolution: (1) approving the purchase of one new Mack LR64 33-Yard Labrie truck from VED Heritage Properties, LTD., d/b/a VOLVO & Mack Trucks of Waco, through a cooperative purchasing agreement with BuyBoard, in an amount not to exceed $399,770.00; (2) amending the Fiscal Year 2025-2026 operating budget as detailed on the attached resolution; and (3) authorizing the City Manager, or City Manager's designee, to execute any documents in connection therewith. **(Citywide)**

38. 2026-465 Consider a resolution: (1) amending the Fiscal Year 2025-2026 operating budget as provided in the resolution; (2) amending the supply contract for LOX Liquid Oxygen to reflect the vendor’s name modification from Matheson Tri-Gas, Inc., to Nippon Sanso Matheson, Inc.; (3) approving the purchase of additional chemicals and authorizing increasing expenditures by $300,000.00 for Water Treatment Plants (WTPs) and by $500,000.00 for Wastewater Treatment Plants (WWTPs), under existing contracts described in the resolution for a new total authorized amount not to exceed $3,705,000.00 for WTPs and $1,722,500.00 for WWTPs during Fiscal Year 2025-2026; and (4) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

39. 2026-466 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) approving Change Order No. 4 to the contract with Matous Construction II, Ltd., d/b/a Matous Construction, Ltd., for the WMARSS Central WWTP Digester Cleaning and Improvements project, to reinstate the replacement of the Digester B cover and associated appurtenances (including concrete ballasts and pilasters) into the project scope and increase the contract by $2,004,819.00 (for a new total contract amount not to exceed $10,458,391.91) and extend the contract by 235 calendar days; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

40. 2026-467 Consider a resolution: (1) amending Capital Improvement Program budgets as detailed in the Resolution and Fiscal Impact; (2) awarding a contract for construction services to TTG Utilities, Inc., the lowest responsible bidder, for the Dallas Street (Waco Carver Neighborhood Bike and Ped) Project in an amount not to exceed $8,888,888.00; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

41. 2026-468 Consider a resolution authorizing payment of additional construction costs (“cost overruns”) under the existing Advance Funding Agreement with the Texas Department of Transportation (“TxDOT”) for the Highway Safety Improvement Program (“HSIP”) Signals and Intersection Lighting Project at LaSalle Avenue/Business 77 and University Parks Drive/FM 434, in an amount not to exceed $214,122.12 (for a revised total authorization amount not to exceed $270,704.62), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1)**

42. 2026-469 Consider a resolution approving a contract for professional engineering services with STV Incorporated, for the Elevated and Ground Storage Tanks (“EST”; “GST”) Rehabilitation and Coating Improvements Project, including FM185 EST, Park Lake EST, Schroeder EST, Texas State Technical College EST, and Riverside 2.5MG GST, in an amount not to exceed $960,725.00, and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

43. 2026-470 Consider a resolution: (1) approving Change Order No. 2 to the contract with Bennett Paving, Inc., for the Pavement Rehabilitation Project, to finalize the project quantities and deduct $89,769.44 (for a revised total contract amount not to exceed $1,812,042.21); (2) closing out this Project; and (3) authorizing the City Manager, or designee, to execute any documents in connection therewith. **(District 1, District 4)**

44. 2026-471 Consider a resolution approving a Dual Certificate of Convenience and Necessity (“CCN”) Service Area Agreement with Cross Country Water Supply Corporation (“CCWSC”) to facilitate CCWSC’s acquisition of the Cedar Ridge Deep Well Water System, LLC water system and to establish a dual Water CCN service area (with CCWSC) within the City of Waco's existing Water CCN and extraterritorial jurisdiction (“ETJ”), and authorizing the City Manager, or designee, to execute any documents in connection therewith. **(Citywide)**

G. PUBLIC HEARINGS

1. 2026-472 Conduct a public hearing and consider a resolution: (1) approving the 2026-2027 Annual Action Plan (”Action Plan”) where that Action Plan has met all requirements of the City‘s Citizen Participation Plan prior to filing with the U.S. Department of Housing and Urban Development; (2) authorizing the funding of projects and activities with 2026-2027 Community Development Block Grant and HOME Investment Partnerships program funds; (3) appropriating the grant funds in accordance with the grants; and (4) authorizing the City Manager, or designee, to execute all documents necessary to complete this transaction and any agreements and documents with subrecipients associated therewith. **(Citywide)**

2. 2026-473 Conduct a public hearing and consider a resolution to revise the Schedule of Drainage Charges for the Municipal Drainage Utility System in the City of Waco ("Schedule of Drainage Charges") by increasing the monthly fee per Equivalent Residential Unit by $0.20 from $5.55 to $5.75 effective October 1, 2026. **(Citywide)**

3. 2026-474 Conduct a public hearing and consider an ordinance amending Section 28-1134 of Article X "Historic District and Landmark Zoning" of Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, to revise the criteria for members of the Historic Landmark Preservation Commission and provide minor updates throughout, and providing for penalties. (ZA-26-04, City of Waco) FIRST READING **(Citywide)**

4. 2026-475 Conduct a public hearing and consider an ordinance amending various Sections of Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, to comply with recent legislation, to allow for HUD-code manufactured homes as a permitted use by right in an R-E zoning district, updating the definition and restrictions for HUD-code manufactured home, and providing for penalties. (ZA-26-05, City of Waco) FIRST READING **(Citywide)**

5. 2026-476 Conduct a public hearing and consider an ordinance changing 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 part of the property addressed as 2300 South New Road, and providing for penalties. (Z-26-21, Tyler Apple, AMD Engineering, LLC) FIRST READING **(District 2)**

6. 2026-477 Conduct a public hearing and consider an ordinance changing the land use designation from Suburban Residential to Industrial and rezoning from R-1B Single Family Residence District to M-2 Light Industrial District, on approximately 1.69 total acres addressed as 365 and 379 Val Verde Road, and providing for penalties. (Z-26-17, City of Waco and George Ehgotz) FIRST READING **(District 5)**

7. 2026-478 Conduct a public hearing and consider an ordinance to rezone from O-2 Office Residence to C-2 Community Commercial District on approximately 0.707 acres addressed as 722 South 7th Street, and providing for penalties. (Z-26-24, Eric Givens, Waffle House, Inc.) FIRST READING **(District 2)**

8. 2026-479 Conduct a public hearing and consider an ordinance to rezone from R-1B Single Family Residence to O-3 Office-Limited Commercial District on approximately 0.643 acres addressed as 1204 Gholson Road, and providing for penalties. (Z-26-19 George Lucas, Celco Surveying) FIRST READING **(District 1)**

H. INDIVIDUAL CONSIDERATION

1. 2026-480 Consider an ordinance to reappoint Robert R. Garcia as Judge of the Municipal Court of the City of Waco, Texas, in accordance with the Waco City Charter Article VI, Section 2 for a term of two (2) years, effective from June 1, 2026, and expiring May 31, 2028, and to appoint a qualified person to serve for the Judge during any temporary absence. FIRST READING **(Citywide)**

2. 2026-481 Consider an ordinance establishing administrative departments of the City of Waco, Texas. FIRST READING **(Citywide)**

3. 2026-482 Consider an ordinance amending and restating Sections 21-22, 21-23, 21-24, 21-26, 21-28, and 21-30 of Article II "Residential Collection" of Chapter 21 "Solid Waste" of the Code of Ordinances of the City of Waco, Texas to address the elimination of yard waste carts; repealing all ordinances or parts of ordinances in conflict herewith; providing for inclusion in the code; providing for an effective date; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law. FIRST READING. **(Citywide)**

4. 2026-483 Consider an ordinance authorizing a Developer Participation Agreement with Arbor Rose Capital Fund II, LLC ("ARCF"), owner of 5803 Legend Lake Parkway (which is Lot 13 Block 1 of Legends Crossing Addition), for the Legend Lake Parkway Drainage Channel Project, to allow the City to participate in the total cost of oversizing of (drainage) improvements required by the City to provide adequate existing and future capacity in the area and to reimburse ARCF in an amount not to exceed $576,824.00, to be paid in accordance with the terms of the Ordinance, and authorizing the City Manager, or designee, to execute any documents in connection therewith. SECOND READING **(District 3)**

5. 2026-484 Consider an ordinance by the City Council of the City of Waco, Texas, providing for the replacement of the paying agent/registrar bank for certain debt obligations of the City of Waco, Texas; approving the form and substance of related documents; authorizing City officials to execute notices and agreements related thereto; and approving other matters related thereto. SECOND READING **(Citywide)**

6. 2026-485 Consider an ordinance amending Chapter 28 "Zoning", Article IV "District Regulations", Division 31 "Special District - Riverway Overlay District" of the Code of Ordinances of 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; and providing for penalties. (ZA-26-03, Riverway Overlay) SECOND READING **(District 5)**

7. 2026-486 Consider an ordinance to abandon the variable width Lowell

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Avenue right-of-way, being approximately 0.566 acres located between South 2nd Street and South 3rd Street, as further described within said Ordinance. (Case ABD-26-05, Walker Partners on behalf of Baylor University) SECOND READING **(District 2)**

I. HEARING OF VISITORS

- Opportunity for Members of the Public to address City Council Members regarding city business that is not posted on this agenda.

J. COUNCIL REPORTS AND REQUESTS FOR SCHEDULING FUTURE AGENDA ITEMS

- Council Comments on Items of Community Interest and Requests for Future Agenda Items.

K. ADJOURNMENT

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.

Signed by:
Kristen Hamilton-Karam
86306DD67BCB49F...
Kristen Hamilton-Karam, City Attorney

DocuSigned by:
Michelle Hicks
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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 29th day of July 2026 at 5:00 PM.

VIDEOCONFERENCE NOTICE*: A quorum of the Waco City Council will meet at the Bosque Theater in Waco Convention Center, 100 Washington Avenue, Waco, Texas. A limited number of the Waco City Council Members may attend remotely pursuant to Texas Government Code, Section 551.127.*

The meeting will be streamed live on the Waco City Cable Channel at MyWacoTV.com.

Members of the public who wish to speak on any agenda item, may register prior to the meeting date at: https://www.waco-texas.com/council-speaker.asp, by emailing CSO@wacotx.gov or by calling 254-750-5750 for staff assistance. The public may also register to speak on the day of the meeting at the speaker's registration table.

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.
The Waco City Council may convene into an Executive Session at anytime during the course of the meeting to discuss appropriate items. Times indicated are estimated.