Docusign Envelope ID: 50F1AED3-0014-8A3E-82BE-30001B5B20B3

CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, AUGUST 25, 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 be limited to three minutes to speak on each item. 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 3 business days before the scheduled meeting so that appropriate arrangements can be made.

WORK SESSION

A. Council Member visit

BUSINESS SESSION

1. MINUTES

Work Session – July 28, 2026
Business Session – July 28, 2026

MOTION(S)

PUBLIC HEARINGS

A. SUBDIVISION PLATS

1. SUB-26-10 Final Plat – Lots 1-8, Block 1 Sky Country Addition (CITY)

MOTION(S)

2. SUB-26-12 Preliminary Plat – Sunwest Village Addition, Parts Twelve and Thirteen (CITY)

MOTION(S)

Docusign Envelope ID: 50F1AED3-0014-8A3E-82BE-30001B5B20B3

3. SUB-26-07 Subdivision Variance - variance requests from Section 5.202 “Land drainage facilities” and Section 5.205 “Streets” for the proposed subdivision plat entitled Preliminary Plat of The Pines at Waco (City)

MOTION(S)

B. ZONING APPLICATIONS

4. 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. *PUBLIC HEARING CONTINUED FROM 7/28/2026*

MOTION(S)

5. Z-26-32 Scott Engel - Request to rezone from R-1B Single Family Residence to PUD Planned Unit Development, for the Concept PUD Application of The Pines at Waco, a new residential development consisting of 25 duplex building (50 units), being two tracts of land situated in the Thomas H. Barron Survey, A-126, described in Instrument No. 2026005110 and Instrument No. 2026009639, Official Public Records, McLennan County, Texas, on approximately 6.3 total acres of land generally located northeast of the Oak Road and Speegleville Road intersection, and includes the property addressed as 4837 Speegleville Road.

MOTION(S)

6. Z-26-23 Michael McNamara - Request to amend the Concept Plan of the Saddle Creek Planned Unit Development (PUD) to redesignate the remaining Tract 2 and Tract 3 of the approved Concept Plan from a “commercial and multifamily” and “office” designation to a “commercial and office” designation, and to allow “retail sales of farm & agricultural supplies” as a permitted use within the updated “commercial and office” designated area described as approximately 21.8 acres of land being generally located along the northern side of China Spring Road, east of Parker Springs Drive.

MOTION(S)

7. Z-26-28 Chris Guerrero - Request to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.3843 acres of land addressed as 4600 Bagby Avenue.

MOTION(S)

8. Z-26-31 City of Waco - Request to amend the Land Use Plan from Office Industrial Flex (OIF) to Mixed Use Flex (MUF) and Medium Density Residential Office Flex (MDROF) and to rezone from C-3 General Commercial and M-2 Light Industrial to R-2 Single Family Residence, O-3 Office-Limited Commercial, and C-2 Community Commercial, on

Docusign Envelope ID: 50F1AED3-0014-8A3E-82BE-30001B5B20B3

approximately 15.29 total acres generally bounded by N. Loop Drive, Hillsboro Drive and Harrison Avenue, and includes (but not only limited to) properties within the following address ranges: 1500 – 1724 Harrison Street; 1612 – 1711 Arra Street; 1701 – 1721 Short Street; 302 – 500 N. Loop Drive (west side only); 300 – 415 Walker Street; 304 – 505 Bowers Street; 315 – 601 Hillsboro Drive (east side only); 304 – 408 Miller Avenue (remnant lots); and 305 Hatton Street.

MOTION(S)

9. Z-26-33 Tatiana Metaza Rozenfeld - Request to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.18 acres of land addressed as 2600 Maple Avenue.

MOTION(S)

10. Z-26-35 Rick Dhanani - Request to rezone from C-1 Community Commercial — No Alcohol District to C-2 Community Commercial District on approximately 1.6 acres of land addressed as 4200 S. University Parks Drive.

MOTION(S)

11. Z-26-36 Rick Dhanani - Request for a special permit for a RV Park on a portion of property located in an R-1B zoning district on approximately 1.58 acres of land addressed as 4201 S 3rd Street.

MOTION(S)

12. Z-26-37 Phillip and Stephen Sanchez - Request to rezone from R-1B Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.64 acres of land addressed as 501 – 511 Herring Avenue.

MOTION(S)

C. ORDINANCE AMENDMENT WITH REZONING

13. Z-26-20 City of Waco - Request to amend Chapter 28 “Zoning” of the Code of Ordinances to adopt Form Based Code zoning as a special district, establishing the Waco Downtown Form-Based Code district, and providing for such other definitions, conditions, restrictions, and amendments as may be deemed necessary or appropriate in furtherance of the foregoing establishment of Form Based Code zoning, and a subsequent ordinance rezoning properties as follows:
    1) Amending Article IV “District Regulations” including but not limited to, the following: a) amending Division 1, Section 28-246 “Special Districts” to provide updates and adding “Form Based Code Districts” to the list of special districts; b) adding Division 40, “Form Based Code Districts and

Docusign Envelope ID: 50F1AED3-0014-8A3E-82BE-30001B5B20B3

creating Section 28.880.100 F-1 Waco Downtown Form-Based Code District; and

2) To rezone from C-2 Community Commercial, C-3 General Commercial, and C-4 Central Commercial to F-1 Waco Downtown Form-Based Code District, and removing properties from the Special District – Downtown District and the Special District – Brazos River Corridor District, for approximately 88.55 total acres generally bounded by the Brazos River, Jackson Avenue, Fourth Street, and Waco Drive, including the property between Bosque Boulevard and Waco Drive along North University Parks Drive, and also extending to Sixth Street to include the Eastern half of the blocks between Franklin Avenue and Austin Avenue and includes (but not only limited to) properties within the following address ranges: 300 – 330 Austin Avenue; 4 – 225 Franklin Ave (both sides); 301 – 521 Franklin Avenue (northwest side only); 215 Jackson Avenue; 112 – 221 Mary Avenue; 317 N 4th Street; 618 – 721 N 4th Street; 101 - 500 N. University Parks Drive; 201 – 325 S 2nd Street; 101, 220 and 316 S. 3rd Street; 100 S. 4th Street; 112 S. 6th Street; 113 – 320 S. University Parks Drive; 201 – 225 W. Waco Drive; and 100 – 315 Washington Avenue.

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 July 28, 2026.

DocuSigned by:
Clint Peters
4AB1C4A24FA4C9...

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...
DS

William Conrad, Assistant City Attorney

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 August 2026 at 9:30 AM.

DocuSigned by:
Mandy Spikes for
F20B3F6C4910436...

Michelle Hicks, City Secretary

CITY OF WACO TEXAS