

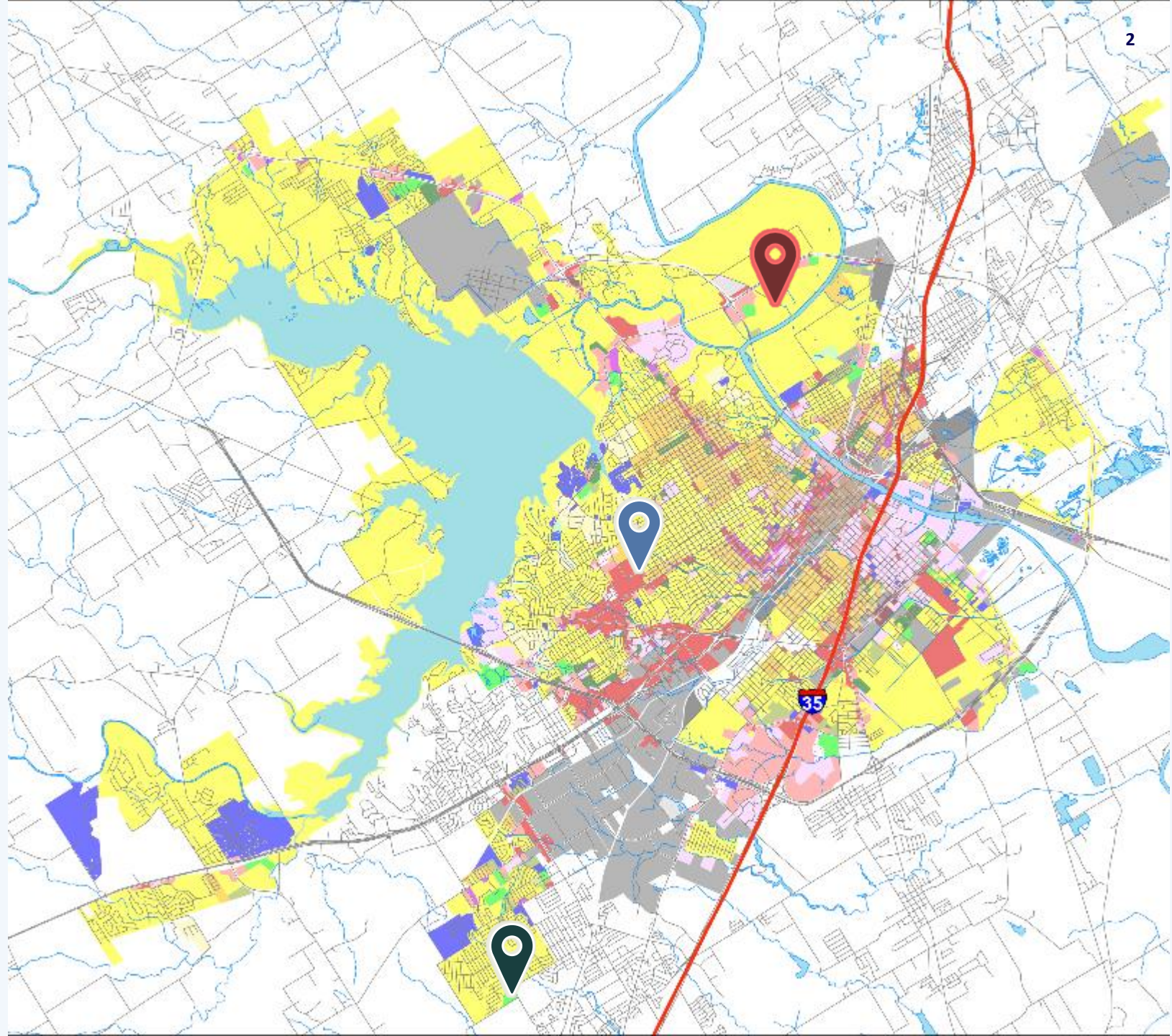
City Council Meeting Planning Public Hearings



Tuesday August 5, 2025

Today's Agenda

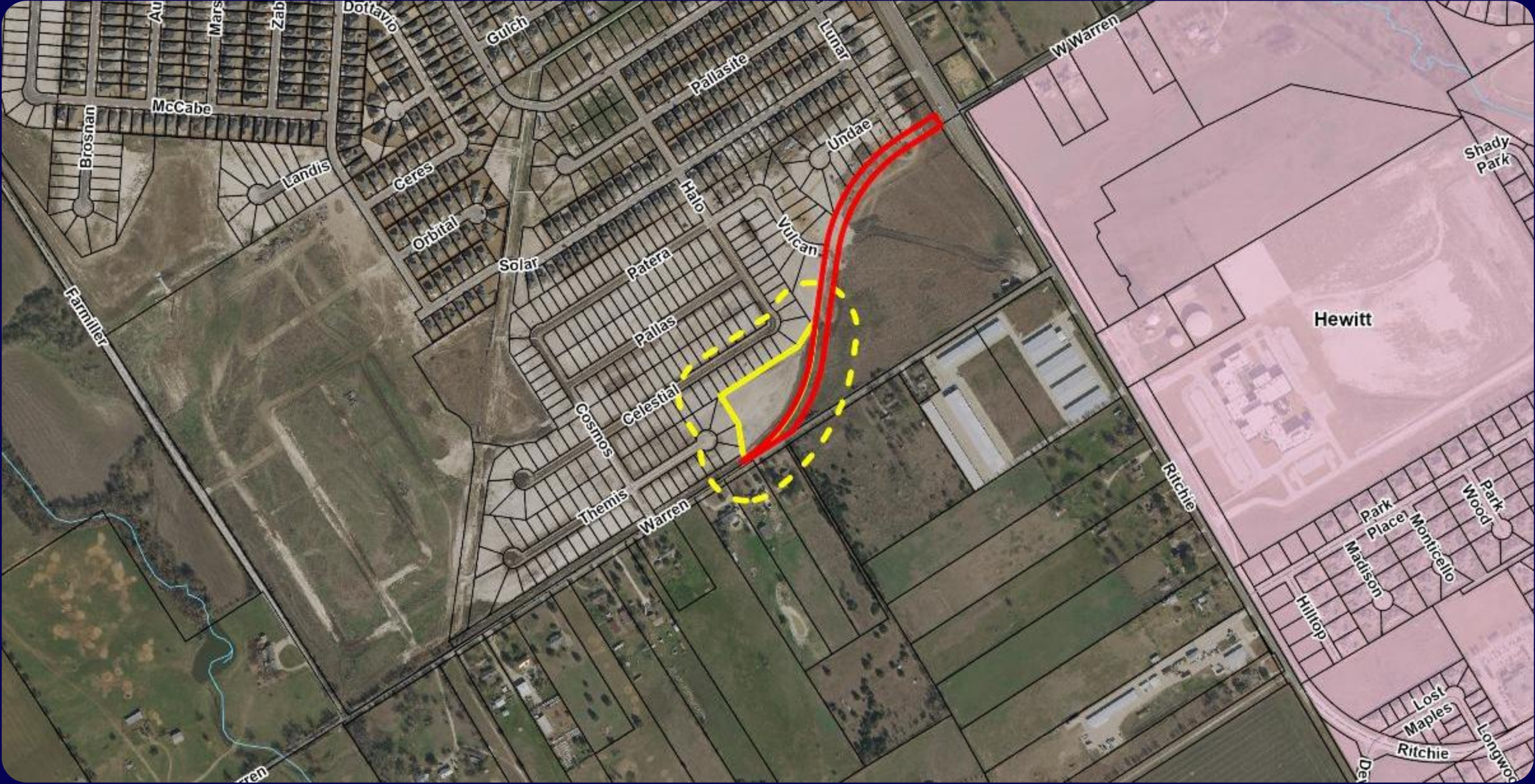
- 1 Zoning Case
- 1 Street Renaming
- 1 Riverway District Overlay Amendment
- 4 Citywide Zoning Ordinance Amendments

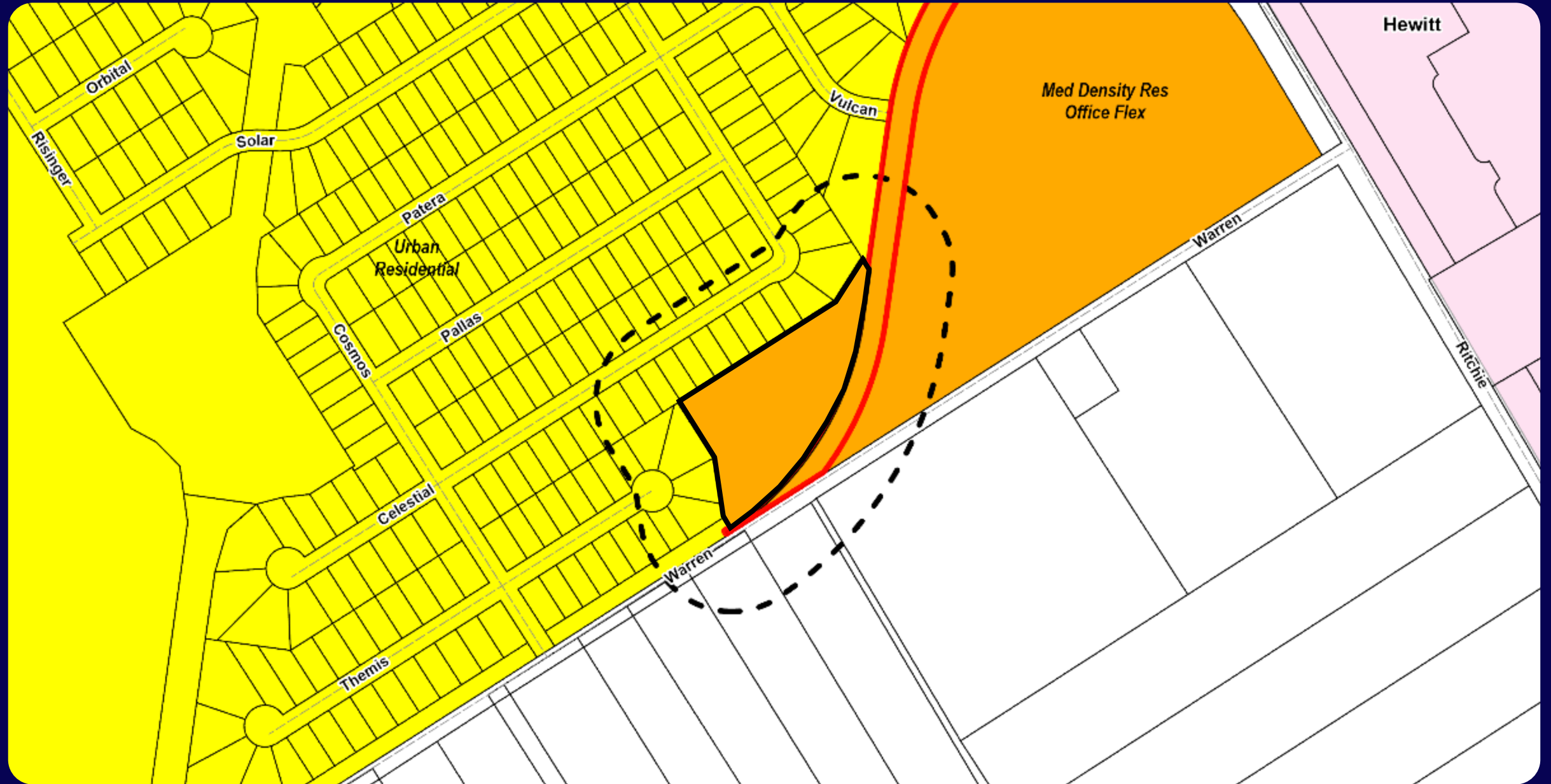


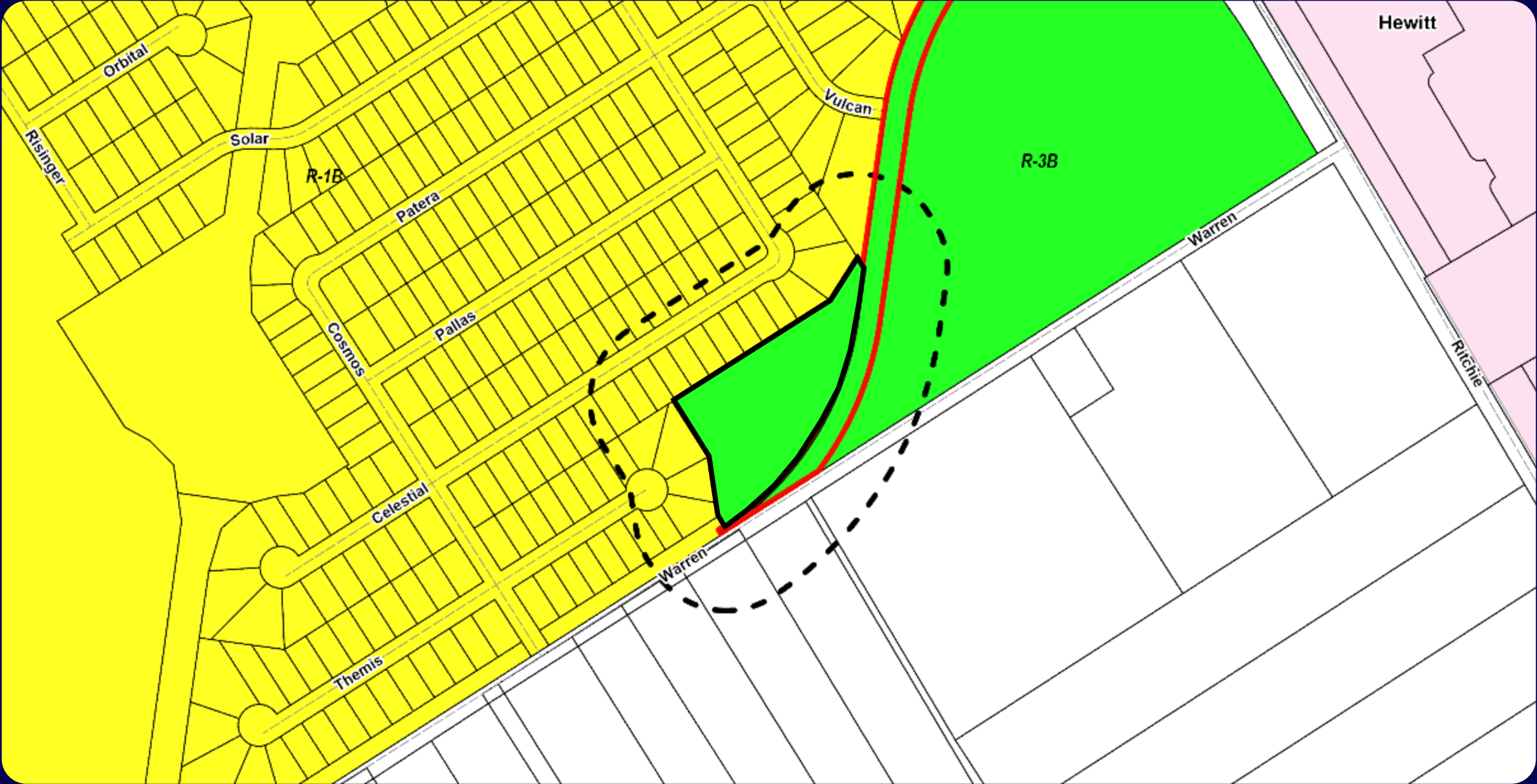
PH-2025-496

WBW – Park Meadows Zoning

- Applicant: Adrienne Donatucci, on behalf of WBW SINGLE DEVELOPMENT GROUP LLC - SERIES 110
- Request: Land use designation change Urban Residential to Medium Density Residential Office Flex and a rezone from R-1B to R-3B
- Property Size: 2.763 Acres of the larger Park Meadows Subdivision
- Within the West Waco NA
- Council District III







The Plan Commission considered the request on June 24, 2025 and recommends **DISAPPROVAL** of the request to change the Land Use Plan from **Urban Residential to Medium Density Residential Office Flex** based on the following findings:

Findings:

1. The proposed land use could be considered incompatible with the existing low-density residential neighborhood near the subject property.

The Plan Commission considered the request on June 24, 2025 and recommends **DISAPPROVAL** of the request to change the Zoning from **R-1B to R-3B** based on the following findings:

Findings:

1. The proposed zoning is not in keeping with the land use component of the Comprehensive Plan.
2. The existing R-1B zoning is more compatible with the existing single-family neighborhood than the proposed R-3B zoning and the uses allowed within the proposed R-3B zoning.

After the Plan Commission meeting, the applicant submitted a request to withdraw their application. Per Section 28-132 of the zoning ordinance, City Council must hold a public hearing and vote on the request to withdraw. Staff recommends approval of the request to withdraw.

PH-2025-497

Street Renaming

- Applicant: Waco ISD and the City of Waco
- Request: Rename N 42nd Street between Bosque Blvd. and Colcord Ave. to Lions Way
- Within the Heart of Texas NA
- Council District IV







The Plan Commission considered the request on July 22, 2025 and recommends ***APPROVAL*** of the street naming of N 42nd Street between Bosque Boulevard and Colcord Avenue to Lions Way.



PH-2025-498

Riverway Ordinance Amendment

- Applicant: Walker Partners, LLC and CC Waco 521 Land Holdings, LP
- Consider an ordinance amendment to Chapter 28 “Zoning”, Article IV, Division 31 “Special District - Riverway Overlay District” for the City of Waco by amending the Riverway Design Book by adding the cottage residential product as an allowable type and revising the concept plan/street layout.

Concept Plan – Approved 5/14/2024



Amendment - Added Cottage Residential Product

Areas of high quality detached product in a higher density walkable neighborhood with a strong neighborhood sidewalk network and seating areas.

- Offered within Moderate Density Residential and Traditional Residential Districts.
- Home Types: Detached Condo Regime; Detached Fee Simple Lots
- Maximum Density 18.00 DU/AC

PROTOTYPICAL COTTAGE PRODUCT RESIDENTIAL BUILDING TYPES



FIGURE 1.21: Prototypical Cottage Product Residential Product 1
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.23: Prototypical Cottage Product Residential Product 3
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.22: Prototypical Cottage Product Residential Product 2
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.



FIGURE 1.24: Prototypical Cottage Product Residential Product 4
NOTE: The photo above is indicative of the housing product but does not limit the potential range of housing product to be offered in Riverway.

5.7: BUILDING PLACEMENT



CONDO REGIME:

Front Building Setback: 15 feet
Garage Setback: 20 feet
Rear Building Setback: 20 feet
Side Building Setback: 10 feet

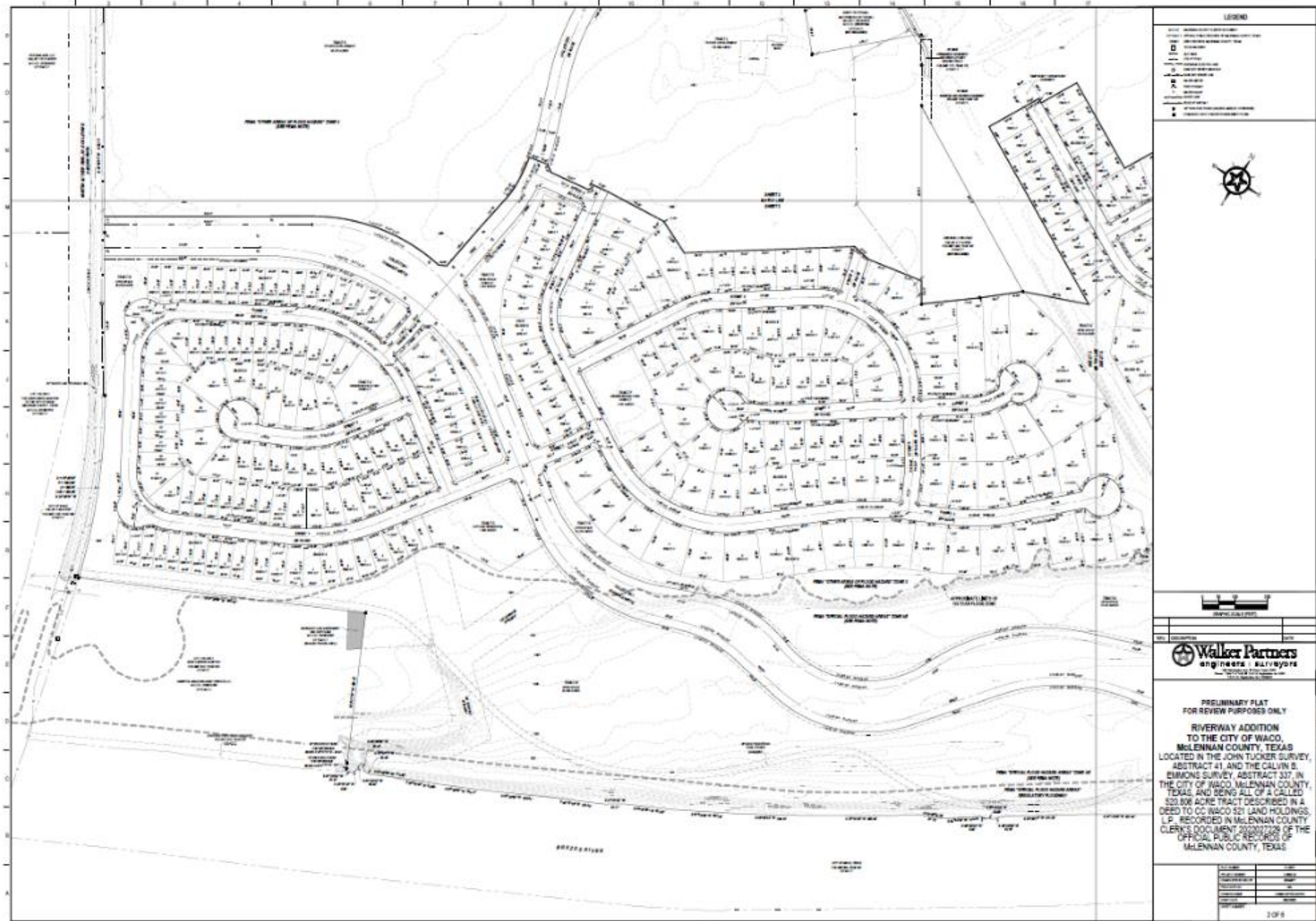
FIGURE 5.2: Condo Regime Product Layout

NOTE: Building footprints, parking locations and trees are illustrative to convey setback standards.

FEE SIMPLE LOTS:

In the event the Cottage Residential Product is developed on fee simple lots, the following standards shall be met:

Minimum Lot Width: 35 feet
Minimum Lot Area: 2,300 SF
Front Setback: 8 feet
Garage Setback: 20 feet
Rear Setback: 10 feet
Side Setback: 5 feet



Amendments to Streets & Circulation Plan

Previously Approved Concept/Circulation Plan



Proposed Concept/Circulation Plan

ROADWAY TYPES:

- Divided Collector Roadway: Minimum 84 ft. Right-of-Way
- On-Street Parking Urban Collector Roadway: 60 ft. Right-of-Way
- Urban Collector Roadway: 60 ft. Right-of-Way
- Typical Neighborhood Street: 50 ft. Right-of-Way
- Typical Alley: 20 ft. Right-of-Way
- Private Street

Revised Circulation Plan

Added "Private Street" Roadway Type



FIGURE 2-1 Circulation Plan

NOTE: The plan or exhibit shown in the Figure above is conceptual in nature and is shown for illustrative purposes only. Such plan or exhibit is subject to change, or updates based on lot type per pod or to preserve natural amenities such as trees, and does not constitute a regulatory approval or requirement.

If any portion of pod's 2, 6, 14 or 15 change from residential land use to commercial land use, then the collector adjacent to those commercial land uses can also change to conform with figures 2.4A (blue) or 2.4B (blue).

The Plan Commission considered the request on June 24, 2025 and recommends **APPROVAL** of the *Ordinance Amendment to Division 31. Special District – Riverway Overlay District to Chapter 28 – Zoning of the Code of Ordinances of the City of Waco, Texas* by adding the cottage residential product as an allowable type and revising the concept plan/street layout.



PH-2025-499

Ordinance Amendments

Consider an ordinance amending various sections in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to protests and procedures for changes to a zoning regulation or district boundary, in order to comply with revisions to Texas Local Government Code, Chapter 211, per House Bill No. 24 of the 89th Regular Session.

- New parameters to trigger super majority vote.
- New notice requirements of public hearings on website.
- New requirement for the placement of a notice sign to be posted on a property that is subject to a zoning change.

PH-2025-500

Ordinance Amendments

Consider an ordinance amending various sections in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to home occupations, to comply with revisions to Texas Local Government Code, Chapter 211, per House Bill No. 2464 of the 89th Regular Session.

- The occupation must be conducted as a secondary use to the residential dwelling and in a manner in which none of the activities are visible from the street.
- The occupation cannot be operated by a total number of employees or patrons in excess of the occupancy limit as defined for a residential dwelling unit in the International Residential Code.
- The occupation cannot generate a substantial increase in traffic, defined as a 50% increase in the daily trips generated for a residential home (9.57 daily trips) as estimated by the Institute of Transportation Engineers (ITE)

PH-2025-501

Ordinance Amendments

Consider an ordinance amending various sections in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to the occupancy of dwelling units, in order to comply with revisions to Texas Local Government Code, Chapter 211, per Senate Bill No. 1567 of the 89th Regular Session.

- Amends the definition of family by removing the maximum number of unrelated people
- Adds Dwelling Unit Occupancy Requirements, limiting the number of occupants per sleeping room to a minimum floor area and subject to International Residential Code, International Fire Code, occupancy standards adopted by the Department of State Health and Human Services, and any applicable affordable housing program guidelines.

The Plan Commission considered the request on July 22, 2025 and recommends ***APPROVAL*** of the ordinance amending various sections in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, relating to zoning regulations, to comply with revisions to Texas Local Government Code, Chapter 211, per the 89th Regular Session.



PH-2025-502

Ordinance Amendments

Consider an ordinance amending Section 28-1 “Definitions” and Section 28-624 “Special uses” of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas, for the purposes of adding a definition for "Wholesale Buying Club" and allowing "Wholesale Buying Club" as a special permitted use in the C-2 Community Commercial District.

Wholesale buying club means a membership-based retail establishment primarily engaged in the sale of general consumer merchandise in bulk or large-quantity formats at discounted prices. The use may include the retail sale of beer and wine for off-premises consumption and accessory retail fuel sales (e.g., gasoline or diesel), provided the fuel station is clearly secondary in use and located on the same site. Additional ancillary services such as pharmacy, optical services, photo processing, automobile servicing, or food service may also be included as part of the overall use and contained within the principal structure.

The Plan Commission considered the request on July 22, 2025 and recommends **APPROVAL** of the ordinance amending Section 28-1 “Definitions” and Section 28-624 “Special uses” of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas, for the purposes of adding a definition for "Wholesale Buying Club" and allowing "Wholesale Buying Club" as a special permitted use in the C-2 Community Commercial District.



THANK YOU.

Please contact planning@wacotx.gov if you have any questions.