



**WACO
DOWNTOWN**
REDEVELOPMENT PROJECT

DOWNTOWN WACO MASTER REDEVELOPMENT DOWNTOWN FORM-BASED CODE

**PROJECT OVERVIEW FOR
CITY COUNCIL
OCTOBER 2025**

AGENDA

- **Team overview**
- **Project scope and schedule**
- **Completed so far:**
 - Installment 1: Districts & Uses – summer 2025
 - Installment 2: Development Standards – presenting October 2025
- **Public engagement**
- **Questions and discussion**

An aerial photograph of a city park. The park features a large green lawn, numerous young trees, and paved walkways. People are seen walking and sitting on the grass. In the background, a dense urban landscape is visible, including various buildings, a prominent white tower, and a body of water under a blue sky with light clouds. The text "PROJECT SCOPE & SCHEDULE" is overlaid in the lower-left quadrant of the image.

PROJECT SCOPE & SCHEDULE

PROJECT SCOPE & TIMELINE



An aerial architectural rendering of a modern urban development. The scene features a large, lush green park with winding paths, numerous trees, and a small stream or canal. In the background, there are several multi-story residential buildings with modern architectural styles, including one with a prominent tower. The foreground shows a large, open area with a covered pavilion and people walking. The overall atmosphere is bright and sunny, with a clear blue sky and scattered clouds.

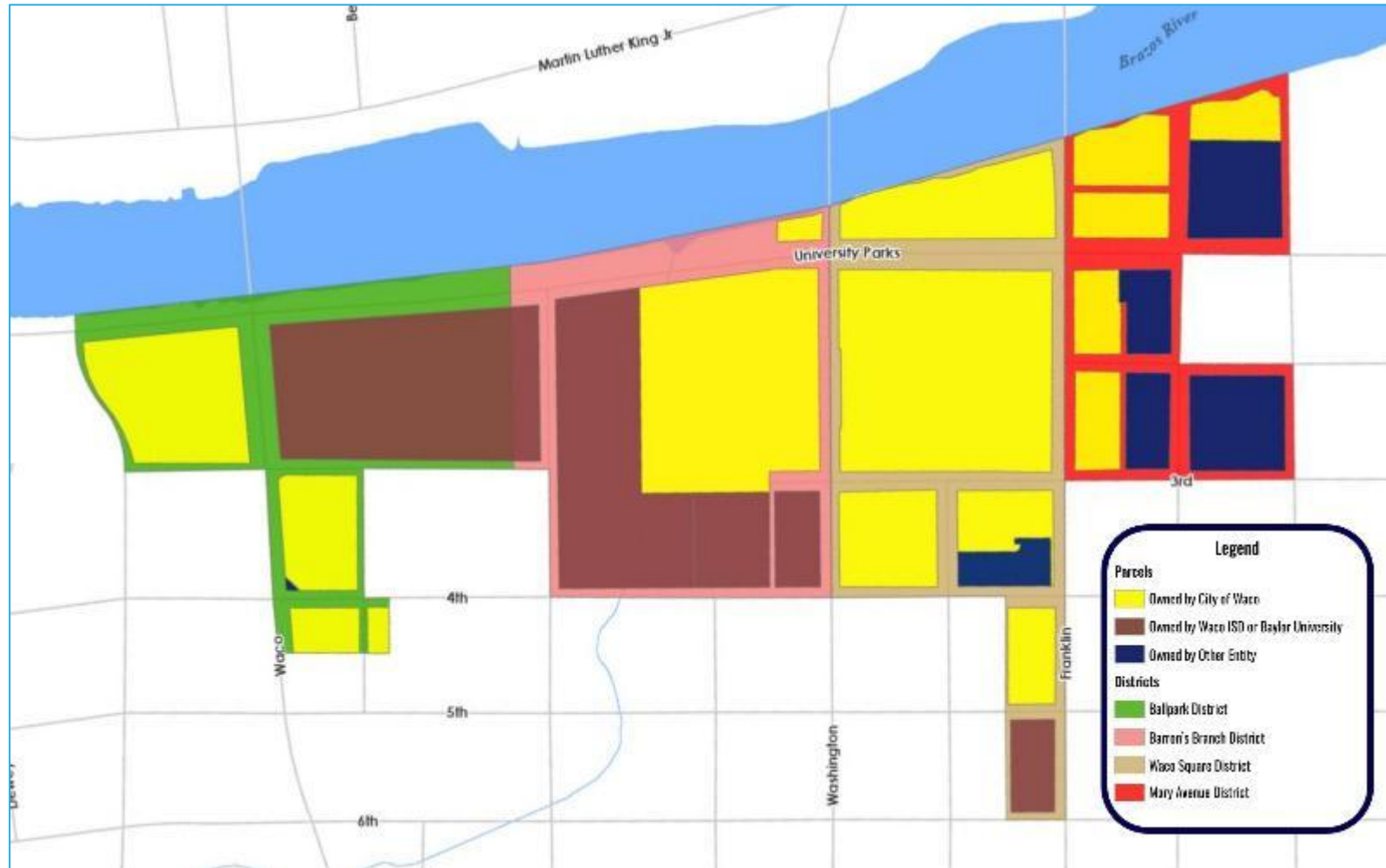
PROJECT GOALS



DOWNTOWN WACO MASTER DEVELOPMENT STRATEGIC ROADMAP

JUNE 18, 2024 • CITY COUNCIL PRESENTATION

OWNERSHIP



5 DEFINING DISTRICTS

Barron's Branch



Waco Square



Ballpark



Riverfront



Mary Ave



BARRON'S BRANCH DISTRICT

ST. FRANCIS ON THE BRAZOS

La Pila Fountain⁴
St. Francis Plaza
St. Francis Church⁵

CALLE DOS PLAZA

Public Plaza¹
Shade Pavilion²

BARRON'S BRANCH CREEK

Creek restoration³
Creekside trails³

WEST MIXED-USE DEVELOPMENT

Restaurants & Bars
Retail
Commercial Office
Structured Garage

CENTRAL MIXED-USE DEVELOPMENT

Restaurants & Bars
Retail
Commercial Office

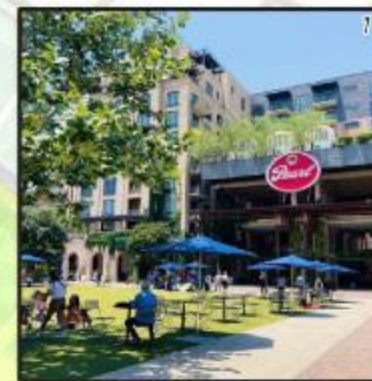
MUTUALISTA HALL & DANCE PLATFORM

SOUTH MIXED-USE DEVELOPMENT

Restaurants & Bars
Retail
Residential
Structured Garage

CALLE DOS

BARRON'S BRANCH



PEARL PARK San Antonio, TX



KYLDE WARREN PAVILION Dallas, TX



WATERLOO GREENWAY Austin, TX



LA PILA FOUNTAIN

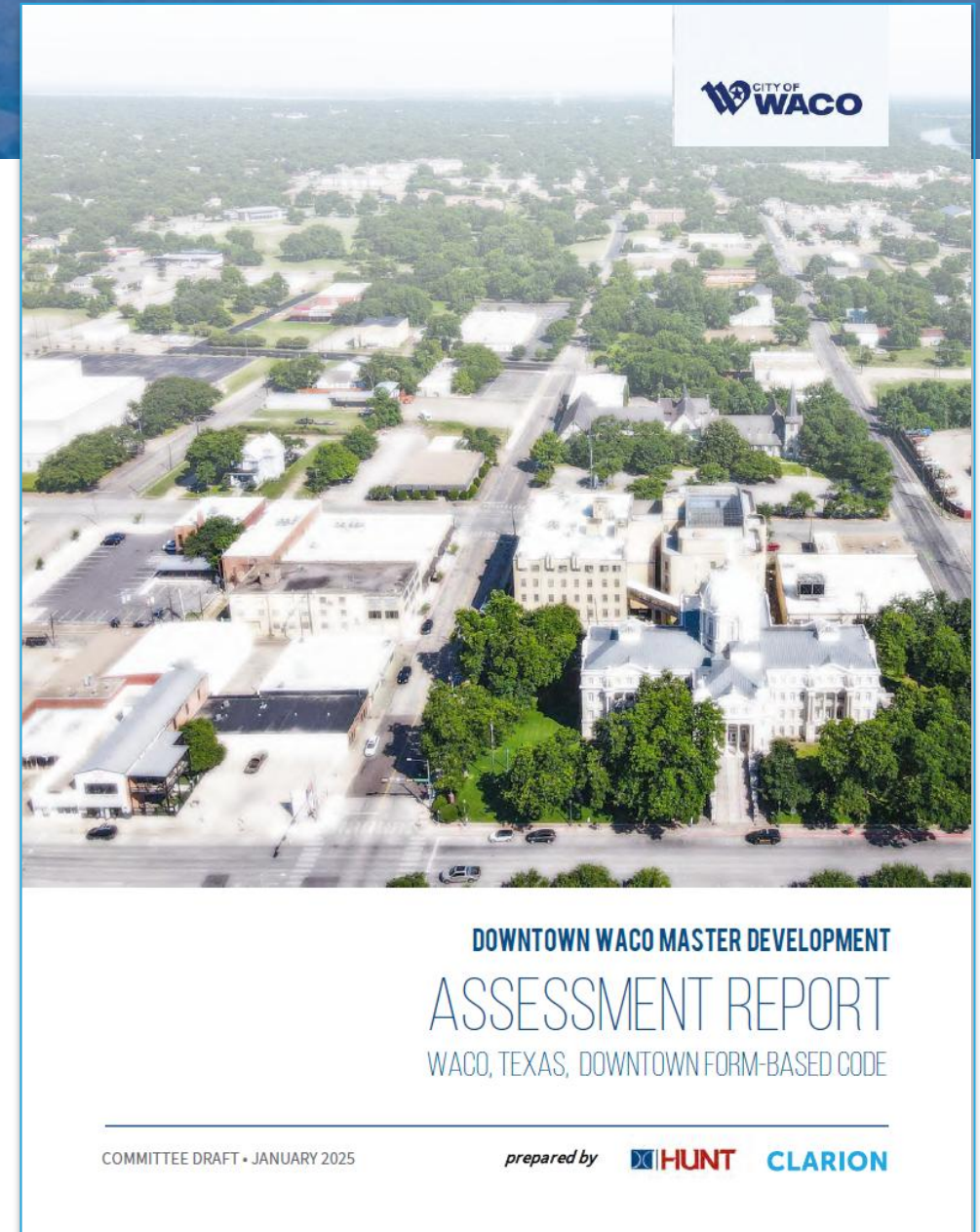


ST. FRANCIS ON THE BRAZOS

Master plan elements in italics represent new development

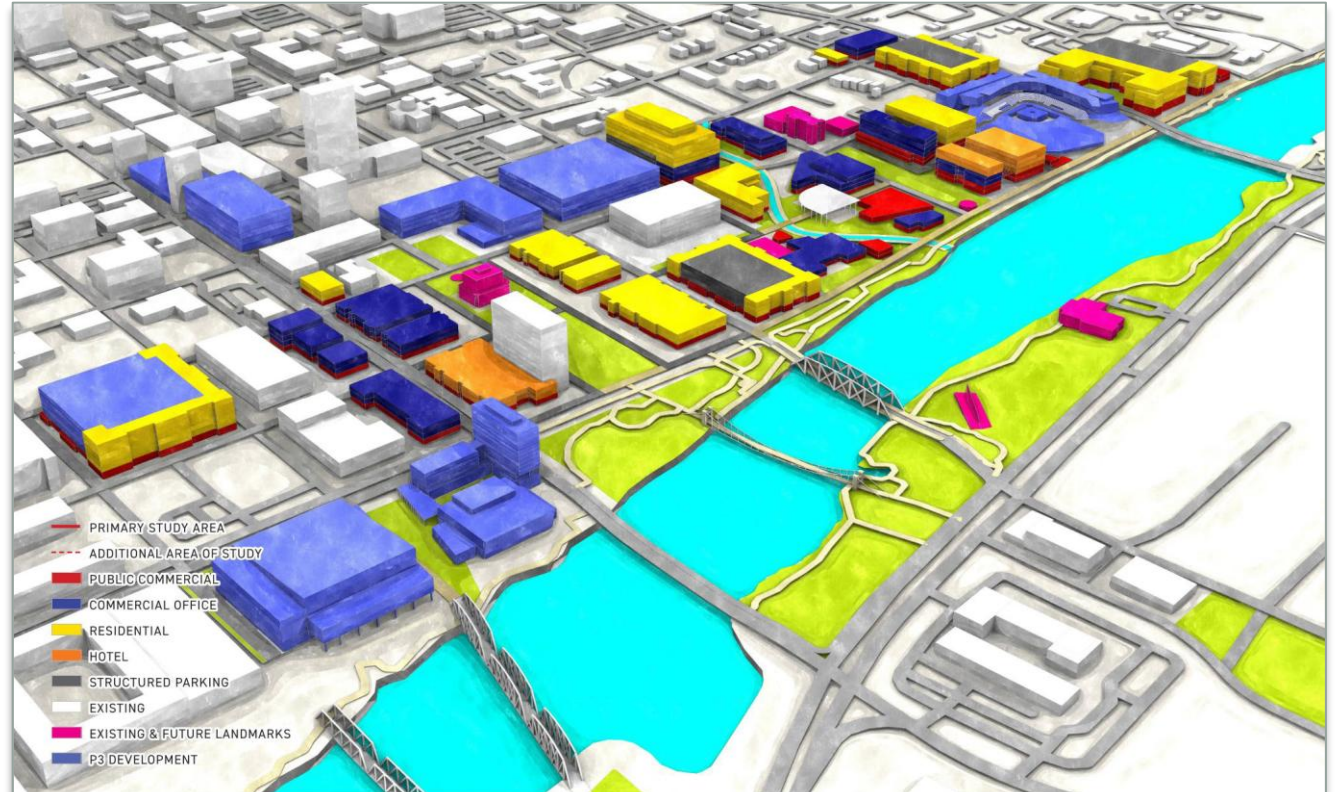
ASSESSMENT REPORT

- **Recommendations**
 - Core Focus Area
 - Study Area
- **Reviews of Existing Plans and Code**
- **Character Area Analysis**



DRAFT NEW FORM-BASED ZONING DISTRICTS

- Replace existing zoning with new form-based districts based on the *Strategic Roadmap*
- “Form-based”
 - Focus on physical form of buildings and relationship of public and private realms
 - Deemphasize allowed land uses



An aerial photograph of a park installation. A large, dark wooden staircase with a central ramp leads down from a paved plaza to a body of water. The plaza features two large, light-colored arched openings. People are walking on the paths and sitting on the grass. The surrounding area is lush with green trees and vegetation. The text "OVERVIEW OF INSTALLMENTS 1 AND 2" is overlaid in white, bold, sans-serif font across the lower half of the image.

OVERVIEW OF INSTALLMENTS 1 AND 2

ORGANIZATION

- **Introduction**
- **Form-Based Zoning Districts**
- **Site Development**
- **Streets, Access, and Connectivity**
- **Building Standards**
- **Uses**
- **Definitions**



WACO DOWNTOWN REDEVELOPMENT FORM-BASED CODE

Installment #1 - Zone Districts/Uses - July 2025

Installment #2 - Development Standards - October 2025

Installment #3 - Administration - November 2025

BARRON'S BRANCH

A **walkable, mixed-use neighborhood** organized around a restored creek and a central pedestrian corridor, honoring the site's cultural and ecological history.

- **Barron's Branch:** The resurfaced creek anchors a linear park linking the district to the Brazos River.
- **Calle Dos:** A pedestrian-only street supports public life and local identity.
- **Public spaces:** Plazas and paseos connect landmarks like St. Francis Church and La Pila fountain.
- **Height transitions:** Taller buildings define the downtown edge along 4th Street; lower scales frame the creek as it meets the Brazos River.
- **Architectural character:** Emphasis on masonry, porches, and shade rooted in historic agrarian styles throughout Waco.
- **Human scale:** Regulations promote active frontages and a small-scale urban layout.





Intent / Character

The regulations establish a **walkable, mixed-use neighborhood** organized around a restored creek and a central pedestrian corridor, honoring the site's cultural and ecological history.

- **Barron's Branch:** The resurfaced creek anchors a linear park linking the district to the Brazos River.
- **Calle Dos:** A pedestrian-only street supports public life and local identity.
- **Public spaces:** Plazas and paseos connect landmarks like St. Francis Church and La Pila fountain.
- **Height transitions:** Taller buildings define the downtown edge along 4th Street; lower scales frame the creek as it meets the Brazos River.
- **Architectural character:** Emphasis on masonry, porches, and shade rooted in historic agrarian styles throughout Waco.
- **Human scale:** Regulations promote active frontages and a small-scale urban layout.

District Map



Applicable Transect Zones

Zone 1:

Supports the district's highest density and tallest buildings, with the southern blocks reinforcing urban intensity and transition from downtown.

Zone 2:

Provides a moderate scale of development at the core of the district, mediating between the more intimate, creek-adjacent blocks to the north and the larger-scale development to the south.

Zone 3:

Preserves and enhances the district's cultural and ecological character through low- to mid-rise development that frames key public spaces along Barron's Branch Creek, Calle Dos, and the Brazos River, emphasizing walkability, heritage, and human-scaled design.

Zone 4:

Central civic focal points within the district, where public space, cultural expression, and flexible programming converge to support year-round community gathering and celebration.

Applicable Street & Open Space Types

Street Type A -
Green Boulevard

No Type A streets are present in this subarea.

[\(Hyperlink to Type\)](#)

Street Type B -
Arterial / Gateway

Fourth Street and Washington Avenue are relatively higher-traffic edges; buildings turn inward, and screening or buffers are emphasized.

[\(Hyperlink to Type\)](#)

Street Type C -
Circulation Street

Third Street organizes movement across the district but is not a key pedestrian corridor.

[\(Hyperlink to Type\)](#)

Street Type D -
Local / Entertainment

Second Street (Calle Dos) is reimagined as a vibrant, walkable corridor lined with shops and community activity.

[\(Hyperlink to Type\)](#)

Street Type E -
Access

Alleys and minor internal lanes support service, loading, and emergency access without interrupting active frontages.

[\(Hyperlink to Type\)](#)

Creek / Greenway Frontage -
Barron's Branch

Barron's Branch creek corridor functions as a linear public space for walking, gathering, and cultural events.

[\(Hyperlink to Type\)](#)

Permitted Building Types



Civic or Event Building

- Zone: 2, 3
- Role: Anchors key landmarks like St. Francis Church and community plazas



High-Rise/Mid-Rise Building

- Zone: 1
- Role: A mixed-use structure with four to eight stories (mid) or more than eight stories (high)



Liner Building

- Zones: 1
- Role: A narrow structure designed to mask the edge of a parking garage, or podium structure with active uses



Live-Work or Flex Building

- Zones: 2, 3
- Role: Supports incremental development and residential-commercial hybrids



Shopfront Building

- Zones: 1, 2
- Role: Defines Calle Dos and activates mixed-use frontages

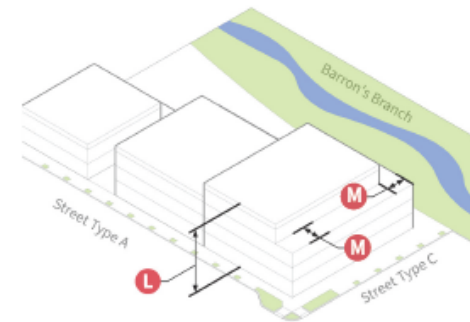


Townhouse

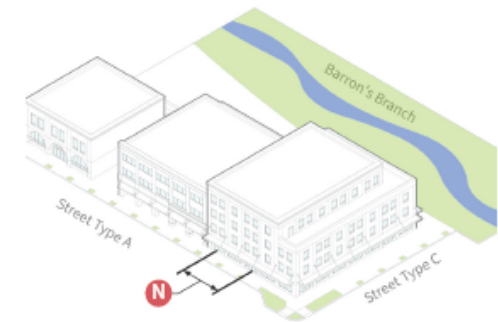
- Zones: 3
- Role: Frames creek and trail edges with walkable residential scale

Building Envelope

BUILDING FORM



BUILDING COMPONENTS



Building Form

Height (ft)	L
Zone 1 (max)	160'
Zone 2 (max)	75'
Zone 3 (max)	45'
Accessory Building (min)	-
Upper Story Stepbacks ⁽¹⁾	M
Facades with creek / greenway frontage	- Above 65 feet: 10 ft min from front facade

Building Components

Allowed Frontage Types ⁽¹⁾	Street Type					
	'A'	'B'	'C'	'D'	'E'	Creek / Greenway
Arcade	●	●	-	●	-	-
Gallery	●	●	-	●	-	●
Porch	-	●	●	●	●	●
Stoop	-	●	●	-	●	-
Storefront	●	●	●	●	-	●
Terrace / Forecourt	●	-	-	-	-	●

Building Entrances

Distance Between Entries (max)

Street Type A	50'
Street Type B	40'
Street Types C & D	25'
Creek / Greenway	30'

Notes

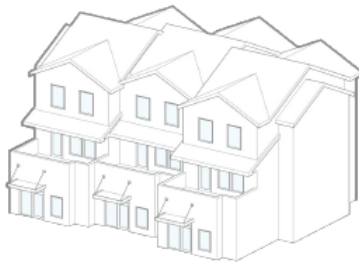
⁽¹⁾ See Frontage Types section for Allowed Encroachments

Notes

⁽¹⁾ Stepbacks are measured from the front plane of the building at the ground story and must apply to at least 75% of the width of the building.

BUILDING TYPES

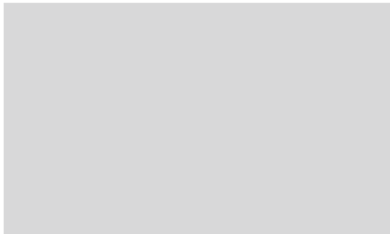
Building Type - Live-Work



BUILDING TYPE CHARACTERISTICS

The live-work building is a flexible, small-scale form that integrates ground-floor workspace or commercial use with residential space above or behind. It is typically 2–3 stories and designed to accommodate creative enterprises, professional offices, studios, or retail at the street level, while also providing housing for the owner or tenant. This form supports economic diversity, neighborhood activation, and incremental development, particularly in transitional zones between residential and mixed-use areas. With individual entries and adaptable layouts, live-work units contribute to a fine-grained, human-scaled streetscape while offering owners the ability to invest in both business and home.

ILLUSTRATIVE EXAMPLES



DOWNTOWN DISTRICTS ALLOWED



Building Type Standards

Building Dimensions

Ground Floor Height (min)	12 ft	Allows workspace, galleries, or small commercial use with residential flexibility
---------------------------	-------	---

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Active Use Requirement (?)

Narrative Description

Uses

- Ground floor: studio, office, retail, or maker space
- Upper/back: residential (must be occupied by owner or tenant)
- Flexible for home-based businesses or artisan production

Form

- 2–3 stories
- Typically narrow and attached or semi-attached
- Adaptable floorplates; may include internal vertical separation

Frontage

- Individual entries with stoops, porches, or recessed doors
- Moderate setbacks depending on street type
- Ground-floor transparency encouraged if office or commercial

Building Types 3

3 Building Types

Building Type - Liner Building



DOWNTOWN DISTRICTS ALLOWED



Building Type Standards

Building Dimensions

Ground Floor Height (min)	12 ft	Ensures adequate depth and visibility when wrapping parking or service areas
---------------------------	-------	--

Building Footprint (max)

Number of Dwelling Units

Units Per Building / FAR (?)

Parking Location

Narrative Description

Active Use Requirement (?)

Narrative Description

BUILDING TYPE CHARACTERISTICS

The liner building is a narrow structure designed to mask the edge of a parking garage, service area, or podium structure with active uses. It typically includes retail, office, or residential spaces and is limited in depth but extends horizontally to activate the street edge. The liner building plays a critical urban design role by maintaining continuity of frontage and pedestrian interest where otherwise blank walls or structured parking would dominate. In downtown Waco, liner buildings are particularly important along key frontages in Waco Square, Mary Avenue, and Ballpark, where structured parking may be necessary but must not interrupt the quality of the pedestrian realm. Liner buildings are usually two to six stories and may be combined with shopfront, office, or live/work units. They ensure visual cohesion and help preserve a continuous streetwall in more intense development contexts.

ILLUSTRATIVE EXAMPLES



Uses

- Commercial, residential, or live/work
- Designed to screen structured parking or service areas

Form

- Shallow depth (often 30–40 feet)
- 2–6 stories
- Attached or semi-attached

Frontage

- Continuous, activated edge
- Shopfront, stoop, or porch entries depending on context
- Zero to shallow setbacks

FRONTAGE TYPES

Frontage Types 3

Frontage Type - Stoop

FRONTAGE TYPE DESCRIPTION

A small raised entry with steps or a landing, typically used for residential units, providing a transition between private interiors and the public sidewalk.

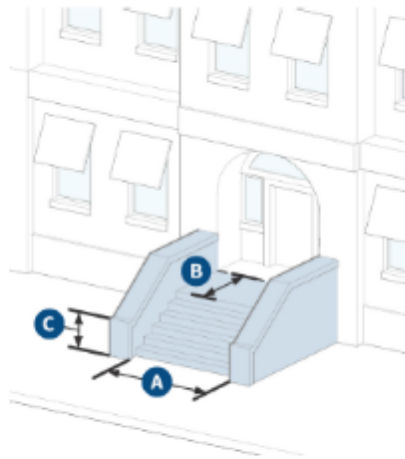
Frontage Type Standards

Dimensions

Width, Clear	A
Depth, Clear	B
Ground Floor Height, Clear	C

Standards

Narrative Description



Frontage Type - Porch

FRONTAGE TYPE DESCRIPTION

A covered, ground-level or raised outdoor space that extends the front of a residential building, enhancing public realm engagement with a semi-private buffer.

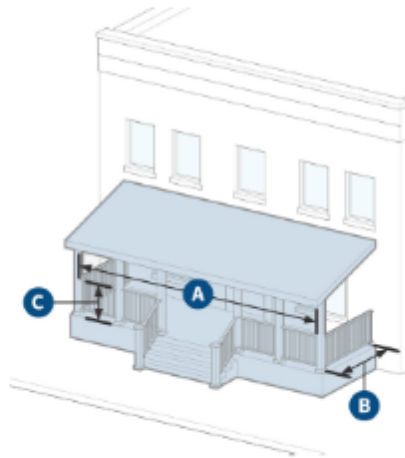
Frontage Type Standards

Dimensions

Width, Clear	A
Depth, Clear	B
Ground Floor Height, Clear	C

Standards

Narrative Description



3 Frontage Types

Frontage Type - Storefront

FRONTAGE TYPE DESCRIPTION

A commercial frontage with large storefront windows, minimal setbacks, and direct access from the sidewalk, supporting active ground-floor uses.

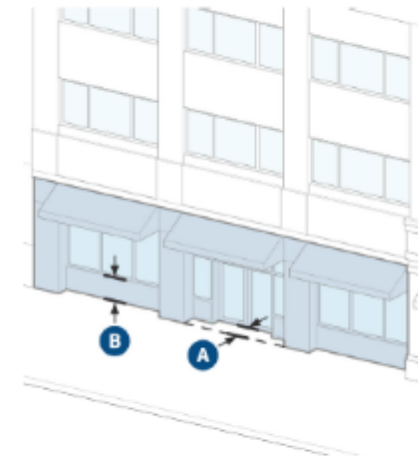
Frontage Type Standards

Dimensions

Depth of Recessed Entry	A
Sill Height	B

Standards

Narrative Description



Frontage Type - Terrace or Forecourt

FRONTAGE TYPE DESCRIPTION

Calintur, conecabo. Ed quam fuga. Diablio. Picae corit, corum illestia quidell acilati beati tem la abore lat dusa doluptas doluptur? Qui lum aliti Incinimi, sim faccus.

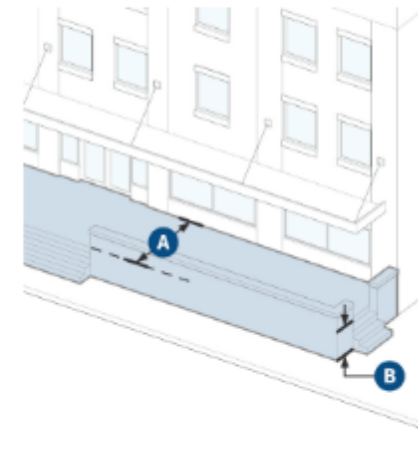
Frontage Type Standards

Dimensions

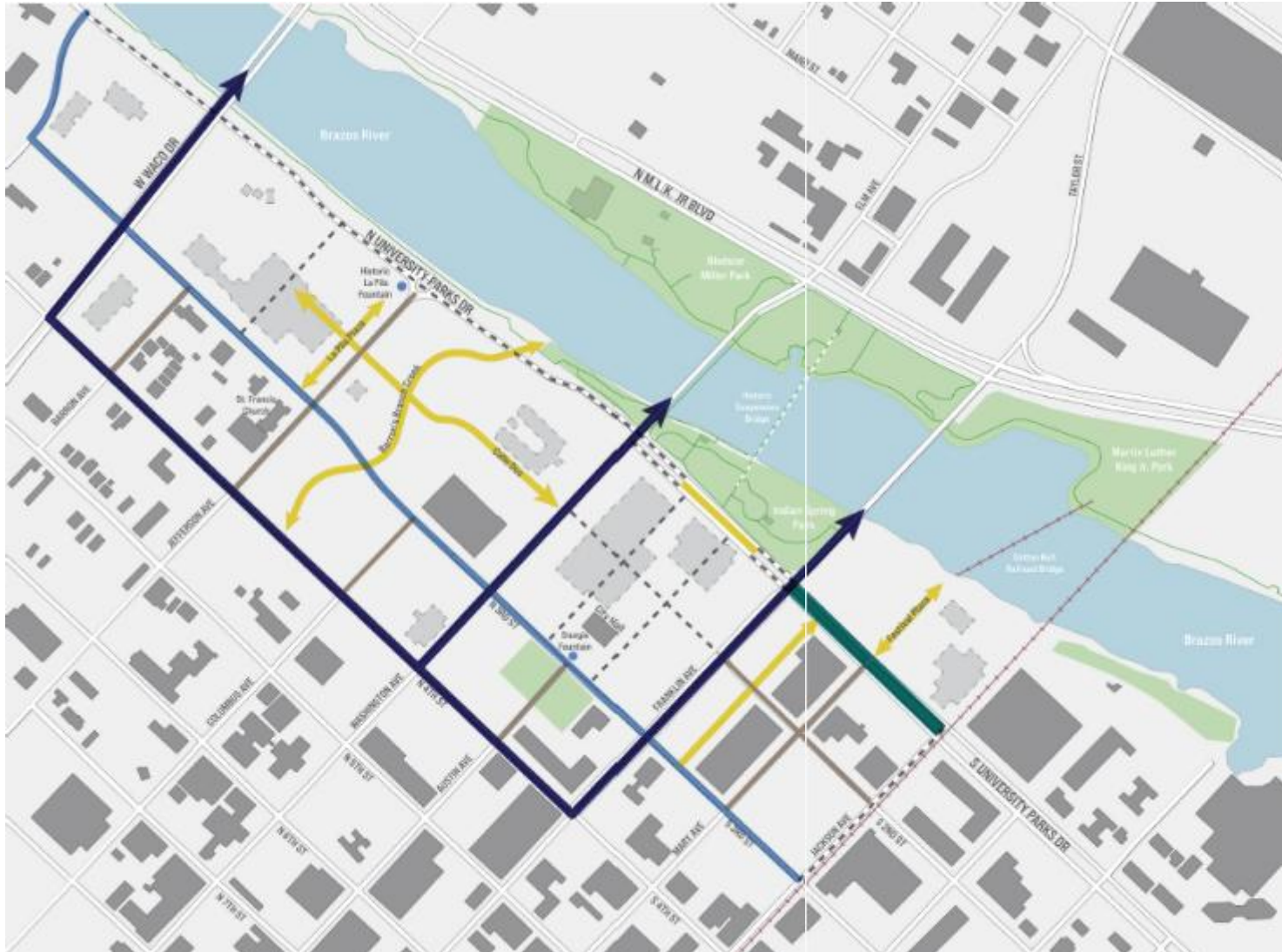
Depth, Clear	A
Finished Level above Sidewalk	B

Standards

Narrative Description



STREET TYPES



Street Types Legend

Street Type A -
Green Boulevard

Street Type B -
Arterial / Gateway

Street Type C -
Circulation

Street Type D -
Local / Entertainment

Street Type E -
Access

Special Streets &
Signature Frontages

OFF-STREET PARKING

- **Applies parking requirements downtown**
- **Allows for payment of fee-in-lieu of providing off-street parking**
- **Establishes parking maximums and requires bicycle parking**
- **Parking ratios being reevaluated**
- **Allows greater flexibility for staff to administratively reduce off-street parking in certain circumstances**
- **New design standards for surface parking lots and parking structures**



LANDSCAPING REQUIREMENTS

- **New landscape plan requirement**
- **New streetscape standards that implement the Downtown Implementation Plan**
- **Tree preservation encouraged**
- **Upgraded and consolidated buffering and parking lot landscape standards**



BUILDING DESIGN

- General standards for all Downtown
- Plus District-specific design guidance

- Building Orientation
- Frontage Composition
- Façade Transparency
- Ground-Floor Activation
- Façade Articulation
- Materials and Detailing
- Rooflines
- Structured Parking Design
- Screening and Service Areas
- Building Additions and Adaptive Reuse

BUILDING STANDARDS

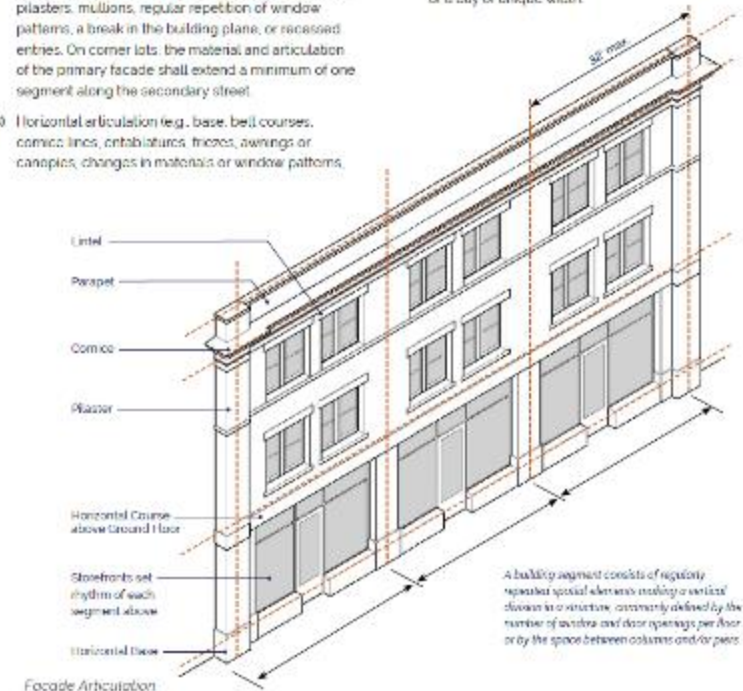
Building Standards

21-08.01

- (1) A facade shall be organized using a consistent rhythm and pattern of windows, building articulation, or other architectural features. Facades shall be organized into building segments that consist of regularly repeated spatial elements making a vertical division in a structure, commonly defined by the number of window and door openings per floor or by the space between columns and/or piers.
- (2) Vertical articulation is required to visually break up the massing of the front and corner facades into building segments no greater than 32 feet in width. Vertical articulation may be satisfied through the use of architectural features such as bays, columns, pilasters, mullions, regular repetition of window patterns, a break in the building plane, or recessed entries. On corner lots, the material and articulation of the primary facade shall extend a minimum of one segment along the secondary street.
- (3) Horizontal articulation (e.g., base, belt courses, cornice lines, entablatures, friezes, awnings or canopies, changes in materials or window patterns,

recessed entries, or other architectural treatments) is required to help distinguish the ground floor or podium from upper stories.

- (4) Variation in color shall not be used to meet the required articulation.
- (5) A main entrance shall effectively address the adjacent public realm and be given prominence on the building facade. This may be satisfied through the use of architectural features such as entranceway roofs or recesses, a chamfered corner, sidelight windows, transom window, or other adjacent windows, additional moldings with expression lines, or a bay of unique width.





PUBLIC ENGAGEMENT SUMMARY

ENGAGEMENT TOOLS

- **Website**
 - Project history, background, team overview, FAQ's etc.
 - Drafts of work products for public review and comment
 - Option to directly reach out to project team with questions, concerns, or comments
- **Newsletter**
 - Every six weeks, a new issue covers Waco Updated on a monthly basis along with an archive of the previous months' newsletters
- **Meetings**
 - Key stakeholders and special interest groups
 - Plan Commission
 - City Council
 - Advisory Committee

ADVISORY COMMITTEE MEMBERS

Melissa Mullins/Baylor University

Jed Cole/Brazos River Capital

Chris McGowan/CM Strategic

Dillon Meek/Cromwell Commercial Group

Aubrey Robertson/With VIC

Dominique Bolts/RocMyStyle

Jeremy Rhodes/Prosper Waco

ROLE OF ADVISORY COMMITTEE

- **Assist in analysis of existing code—especially successes and challenges**
- **Attend periodic meetings to provide feedback**
- **Review and comment on draft form-based code**
- **Attend and participate in public meetings**
- **Provide continual outreach to and feedback from colleagues and respective industries**

ENGAGEMENT SCHEDULE

- **September 2025: Public Comment on Installment 1**
- **October 2025:** Presentation of Installment 2 to Planning Commission and Council followed by a public review of the draft.
- **November 2025:** Presentation of Installment 3 to Planning Commission and Council with distribution to the public for review
- **January 2026:** Consolidated draft
- **February-April 2026:** Adoption process

COMPLETED AND UPCOMING ENGAGEMENT

Completed

Newsletter

- June, August, and September

Advisory Committee

- Three meetings convened

Plan Commission

- Work sessions and presentation

City Council

- Work sessions and presentation

Public Meetings

- Project overview and on-going public review and comment on installment drafts; includes Waco Walks

Upcoming

Newsletter

- New editions every six weeks

Advisory Committee

- Upcoming meetings to review the second and third installments

Plan Commission

- Continual updates and work sessions with each installment

City Council

- Future work sessions to present progress and receive feedback

Public Meetings

- Continue to receive comments on future installments and present progress at each project milestone; includes Waco Walks

An aerial photograph of a city area, overlaid with a semi-transparent map showing a proposed development. A river flows diagonally from the top left towards the bottom right. Along the river, there are several green spaces, including a baseball field, a park with winding paths, and a large area with multiple soccer fields. Buildings are shown in light grey, and streets are marked with grey lines. The text 'NEXT STEPS / QUESTIONS & DISCUSSION' is overlaid in the bottom left corner.

NEXT STEPS / QUESTIONS & DISCUSSION

Waco Downtown Redevelopment Project

**Creating a vibrant hub
of culture, commerce,
and community along
the Brazos River.**



Waco Downtown Redevelopment Informational Session

Please join us for a Waco Downtown Redevelopment Informational Session on **August 27, 2024 at 6:00 p.m.** The event will be held in the **Texas North 115** at the Waco Convention Center.

Register Now →

WWW.WACODOWNTOWNREDEVELOPMENT.COM

SIGN-UP TO RECEIVE PROJECT UPDATES



**WACO
DOWNTOWN**
REDEVELOPMENT PROJECT

DOWNTOWN WACO MASTER REDEVELOPMENT DOWNTOWN FORM-BASED CODE

**PROJECT OVERVIEW FOR
CITY COUNCIL
OCTOBER 2025**