

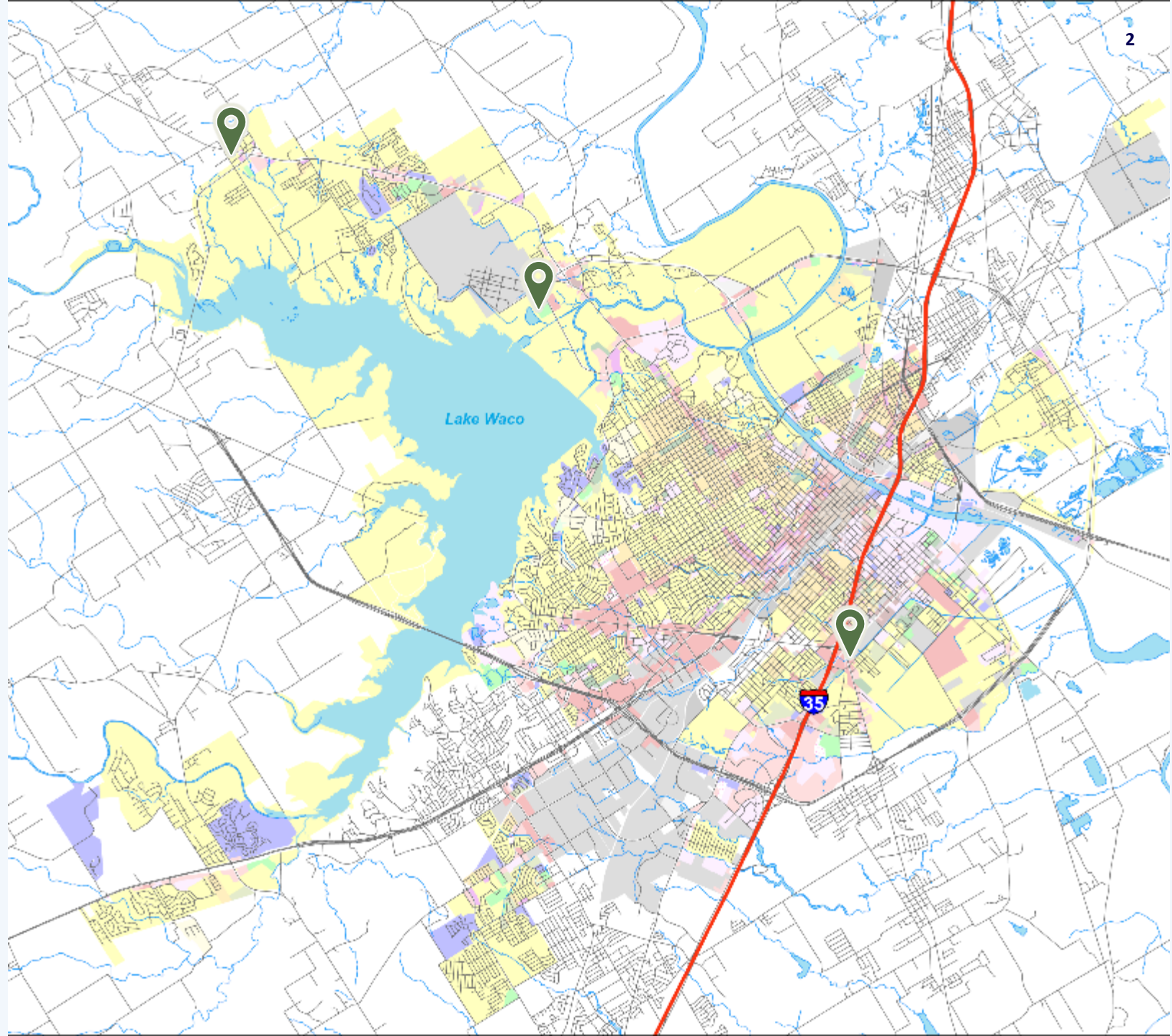
City Council Meeting Planning Public Hearings



Tuesday December 2, 2025

Today's Agenda

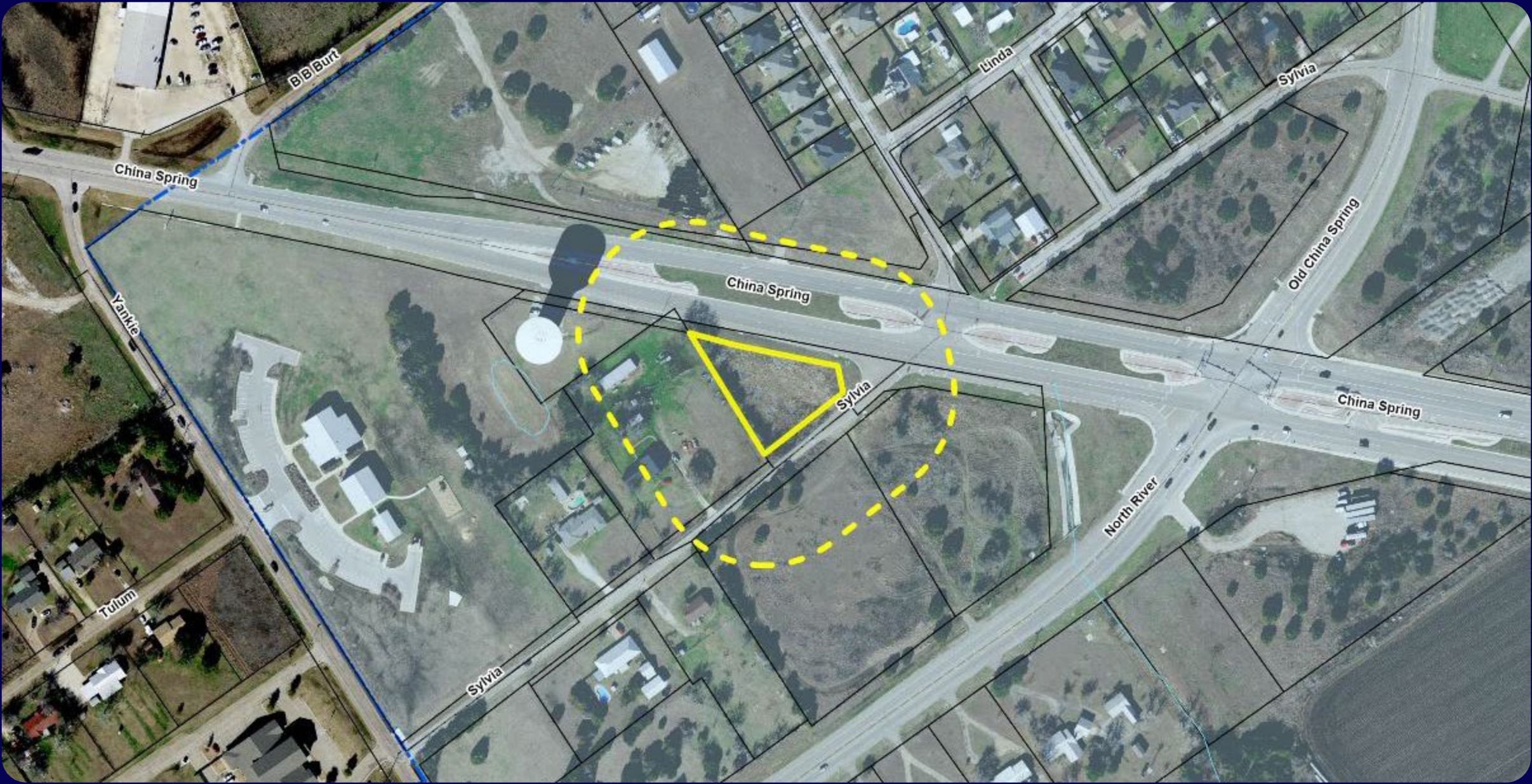
- 2 Special Permits
- 2 Rezoning Hearings
- 1 Ordinance Amendment

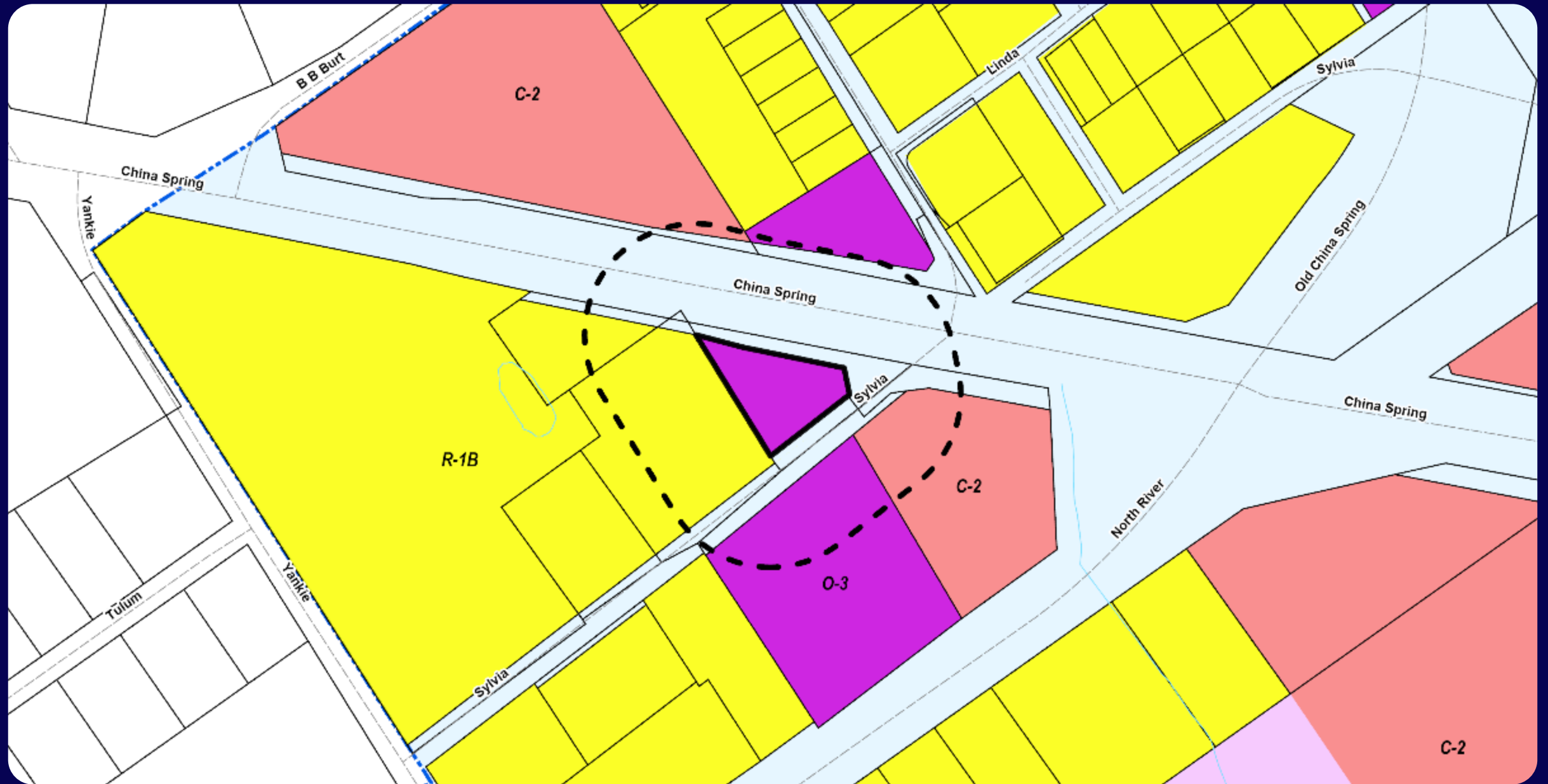


Zoning Applications

Public Hearing G.3 (2025-887) Public Hearing G-4 (2025-888) 12400 China Spring Road

- Applicant: Jane Kittner, on behalf of Trenton Sutton
- Two Requests:
 - Special Use permit to allow for a drive through lane for a restaurant in an O-3 District
 - Special Use permit to allow retail sales between 7 PM and midnight in an O-3 District
- Property Size: 0.65 Acres
- Within the China Spring NA
- Council District V







RETAIL CENTER

FOR TEXAS ALLIANCE PROPERTIES LLC

12400 CHINA SPRING ROAD

WACO, TEXAS

DRAWING INDEX

ALL	ARCHITECTURAL SITE PLAN, COVER SHEET
EX. A	PRELIMINARY ENGINEERING SITE ASSESSMENT
C02.01	EXISTING SITE PLAN
C03.01	PROPOSED DEVELOPMENT PLAN
C04.01	EROSION CONTROL PLAN
C05.01	GRADING PLAN
A2.1	FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS

PROJECT DATA

PARKING PROVIDED:
28 PARKING SPACES
(INCLUDES 3 ACCESSIBLE SPACES)

PARKING REQUIRED: 28 SPACES

LANDSCAPING REQUIRED/PROVIDED:
10 TREES + 1 TREE PER 50 FEET OF STREET FRONTAGE.
500 FEET TOTAL FRONTAGE

BOUNDARY LANDSCAPING: 25% SHRUBS ON SYLVIA AVENUE AND CHINA SPRING ROAD
500 LINEAR FEET x 25% = 125 FEET
NOTE: ALL AREAS NOT COVERED BY BUILDINGS AND PAVEMENT TO BE LANDSCAPED.



LOT COVERAGE:
TOTAL LOT AREA: 28,508 SF
LOT COVERAGE BUILDINGS AND PAVING: 18,756 SF + 64%
MAXIMUM LOT COVERAGE PERMITTED: 65%

REUSE AND RECYCLING: TWO DUMPSTERS WILL BE PROVIDED WITH ENCLOSURE.

SIGNAGE LIMITED TO SIGNS ON BUILDING AS INDICATED AND DIRECTIONAL SIGNS ON SITE.

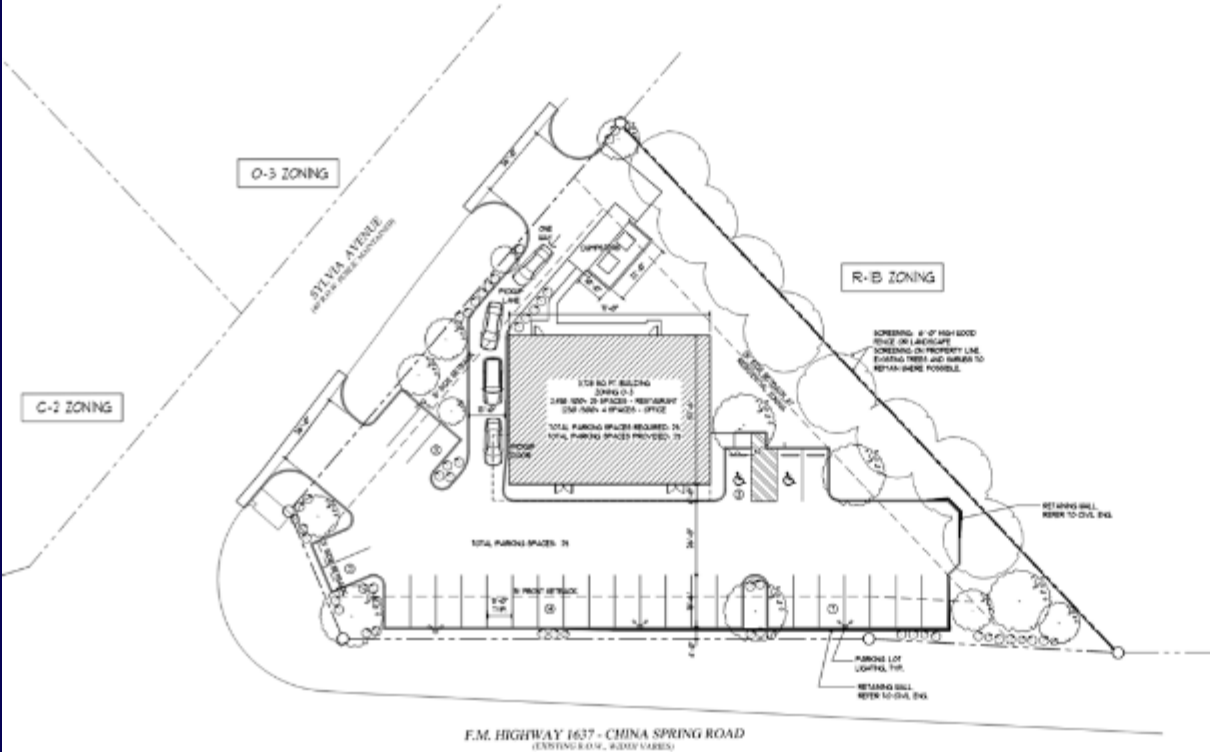
SITE LIGHTING TO COMPLY WITH DARK SKY REQUIREMENTS. PARKING LOT LIGHTING TO BE A COMBINATION OF POLE AND BUILDING MOUNTED FIXTURES.

LANDSCAPING SCHEDULE

Mark	Quantity	Type	Size	Notes
	10	CANOPY TREE - LIVE OAK, CEDAR ELM, MONTEREY OAK, TEXAS BUCKEYE, MEXICAN PLUM	8" MIN. HT., 3" CAL PER	
	25% OF STREET FRONTAGE + 125 LINEAR FEET	FIXED SHRUB BORDER, NATIVE PLANTS	5 GAL.	BOUNDARY LANDSCAPING

LANDSCAPING TO COMPLY WITH REQUIREMENTS OF CITY OF WACO ORDINANCES. AREAS NOT SHOWN AS PAVING ARE TURF OR GROUND COVER PLANTINGS.

PARKING LOT LANDSCAPING TO BE PROVIDED IN ALL ISLANDS AS INDICATED ON THE PLAN.



1 ARCHITECTURAL SITE PLAN / LANDSCAPE PLAN
SCALE: 1" = 20' - 0"



Public Hearing G.3 (2025-887)

Plan Commission recommends **DISAPPROVAL** of the special permit for a drive through lane for a restaurant based on the following findings:

Findings:

- That the proposed use is **not** compatible with the appropriate and orderly development of the area in which it is located. *The requested special permit would erode the protections established by the O-3 zoning district and diminish the buffer provided to adjacent single-family residential properties.*
- That the proposed use would be **more** objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations, or any other characteristics than any use permitted in the zoning district without the grant of a special exception. *The proposed location of the drive-thru adjacent to a single-family residential lot exacerbates these concerns. Alternative design options, such as a designated pick-up or to-go space at the front of the building, are available and would comply with O-3 district requirements while minimizing impacts to nearby residences.*
- There is an adequate supply of underutilized and vacant land (approximately 28 acres) already zoned for commercial use along the China Spring Drive (FM 1637) corridor and at the intersection of North River Crossing (FM 185) and China Spring Drive. This existing inventory can accommodate appropriate commercial growth and development in the area without encroaching on established residential neighborhoods.

Special Provisions if approved (Highlights):

- The Special Permit hereby granted is to Texas Alliance Properties, LLC, for property addressed as 12400 China Spring Rd., and may not be transferred or assigned.
- All site lighting must be directed toward the establishment and not at adjacent properties.
- A privacy fence shall be installed and maintained along property line with adjacent single-family lot.
- The drive-through lane is limited to pick-up operations only. Ordering activities shall not occur within the drive-through lane and permits related to any menu order boards will not be issued.
- This permit will remain valid for a period twelve (12) months after the issuance of the Certificate of Occupancy is issued, not to exceed two years from the date the special permit is granted, whichever occurs first.

Public Hearing G.4 (2025-888)

Plan Commission recommends *APPROVAL (9-0)* of the special permit to allow extended retail sale hours subject to the special provisions and conditions and based on the following findings:

Findings:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
 2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
 3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
 4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.
- These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

*Plan Commission recommends the provisions and conditions noted under the “Special Provisions and Conditions” as attached.

Special Provisions (Highlights):

- The Special Permit hereby granted is to Texas Alliance Properties, LLC, for property addressed as 12400 China Spring Rd., and may not be transferred or assigned.
- All site lighting must be directed toward the establishment and not at adjacent properties.
- A privacy fence shall be installed and maintained along property line with adjacent single-family lot.
- This permit shall allow retail sales between the hours of 7:00 a.m. until 11:00 p.m and the extended hours beyond 7:00 P.M. shall be limited to the operation of a pizza restaurant.
- This permit will remain valid for a period twelve (12) months after the issuance of the Certificate of Occupancy is issued, not to exceed two years from the date the special permit is granted, whichever occurs first.

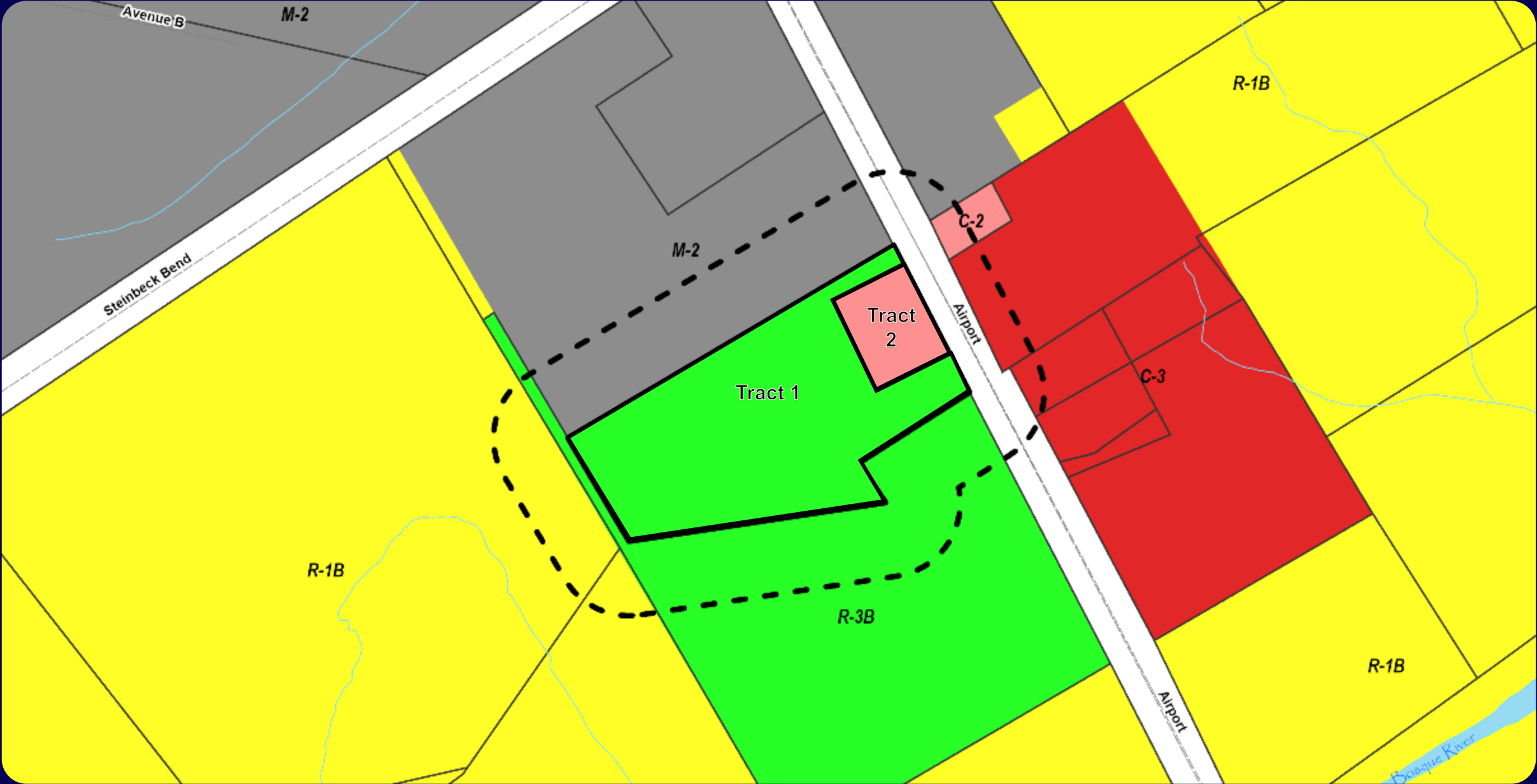
Public Hearing G.5 (2025-889)

7324 Steinbeck Bend Dr

- Applicant: Jerry Dyer
- Requests:
 - Tract 1: Land Use Change from OIF to MDROF and a Rezone from M-2 to R-3B
 - Tract 2: Rezone from M-2 to C-2
- Property Size:
 - Tract 1 9.04 acres
 - Tract 2: 1.36
- North Lake Waco NA – Not Active
- Council District V









Plan Commission recommends **APPROVAL (9-0)** of the request to change the Land Use Plan on Tract 1 from *Office Industrial Flex* to *Medium Density Residential Office Flex* based on the following findings:

Findings:

1. **Adequacy of Public Infrastructure.** The existing public infrastructure is sufficient to support the zoning districts permitted under the proposed Mixed Use Flex land use designation.
2. **Consistent with Nearby Land Use Designations.** Mixed Use Flex land use is present in the surrounding area, indicating compatibility with existing land uses.

Plan Commission recommends **APPROVAL (9-0)** of the request to change the zoning on Tract 1 from M-2 Light Industrial District to R-3B Multiple Family Residence District, based on the following findings:

Findings:

1. **Comprehensive Plan Alignment.** The proposed zoning aligns with the land use component of the Comprehensive Plan, as recommended for amendment.
2. **Compliance with Dimensional Requirements.** The proposed zoning brings the property into conformance with the zoning ordinance regarding lot size requirements.
3. **Supported by Existing Infrastructure.** The existing public infrastructure is adequate to accommodate the uses permitted in the R-2 zoning district.
4. **Support for Strategic Housing Goals.** The proposed rezoning supports the goals of the Waco Strategic Housing Plan by increasing the supply of residentially zoned properties, thus enhancing opportunities for new housing development.
5. **Compatibility with Surrounding Zoning and Development Patterns.** R-2 zoning is the dominant residential zoning in the surrounding area.

Plan Commission recommends **APPROVAL (9-0)** of the request to change the zoning on Tract 2 from ***M-2 Light Industrial District to C-2 Community Commercial District***, based on the following findings:

Findings:

1. **Comprehensive Plan Alignment.** The proposed zoning requests align with the land use component of the Comprehensive Plan, as recommended for amendment.
2. **Compliance with Dimensional Requirements.** The property meets the area and width requirements for the C-2 zoning district as proposed.
3. **Supported by Existing Infrastructure.** The existing public infrastructure is adequate to accommodate the uses permitted in the C-2 zoning district.
4. **Compatibility with Surrounding Zoning and Development Patterns.** C-2 (25 units/acre and 35' maximum height) enable a mix of compatible commercial and residential uses and the proposed C-2 zoning along Airport Road mirrors the commercial development along the corridor.

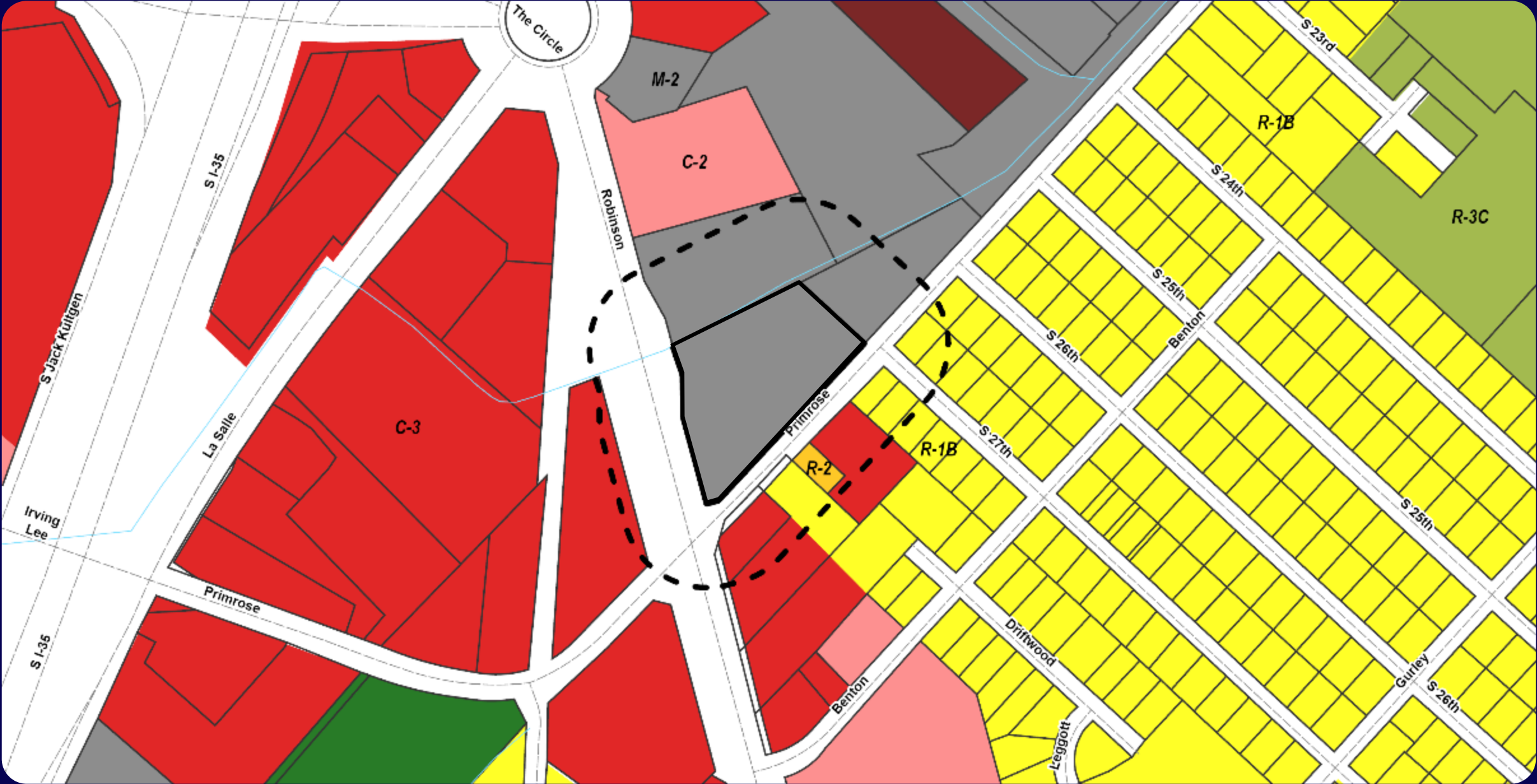


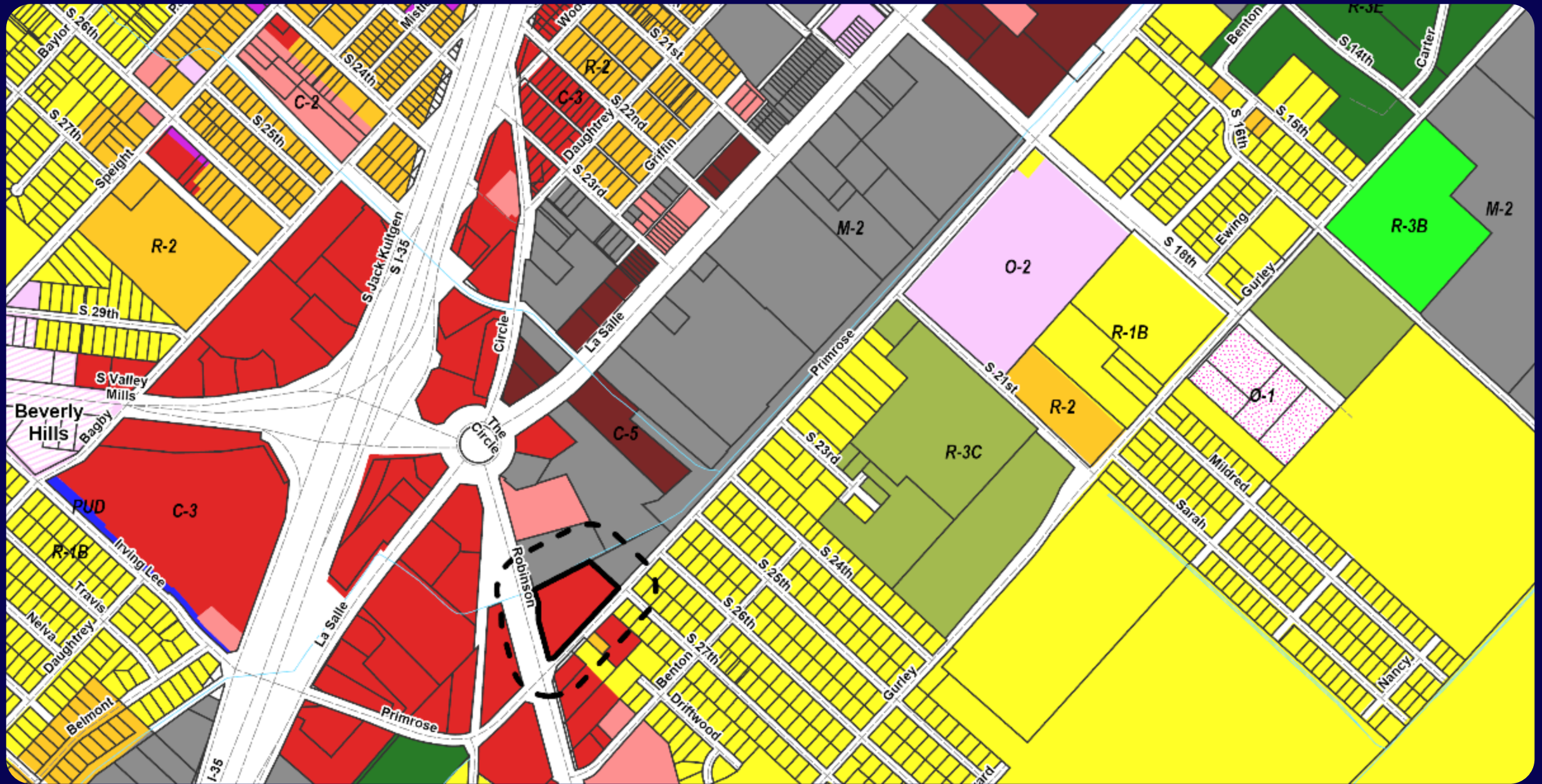
Public Hearing G.6 (2025-890)

2324 Robinson Drive

- Applicant: Coleman Hands
- Requests: Request to change the Land Use Designation from Open Space and Office Industrial Flex to Industrial and to rezone from C-3 General Commercial District to M-2 Light Industrial District
- Property Size: 2.92 Acres
- Alta Vista Neighborhood Association
- Council District I











Plan Commission recommends **APPROVAL (9-0)** of this request to change the Land Use Plan from **OPEN SPACE and OFFICE INDUSTRIAL FLEX to INDUSTRIAL** based on the following findings:

Findings:

1. **Adequacy of Public Infrastructure.** The public infrastructure is adequate to provide for zoning districts allowed in the proposed Office Industrial Flex land use designation.
2. **Compatible with Nearby Land Use Designations.** The Industrial land use is more compatible with the adjacent Office Industrial Flex designation that is currently dominant in the area. The change would then be consistent with the existing land uses and legacy Industrial zoning supported by the OIF designation.

Plan Commission recommends **APPROVAL (9-0)** of this request to change the zoning from **C-3 and M-2** based on the following findings:

Findings:

1. **Comprehensive Plan Alignment.** The proposed zoning aligns with the Land Use component of the Comprehensive Plan, as recommended to be revised.
2. **Supported by Existing Infrastructure.** The existing public infrastructure is adequate to accommodate uses permitted in the M-2 district, including access provided by a major intersection.
3. **Compliance with Dimensional Requirements.** The property meets all minimum area and width requirements for the M-2 zoning district.
4. **Compatibility with Surrounding Zoning and Development Patterns.** The proposed M-2 zoning is compatible with surrounding office and commercial uses located along a major thoroughfare (BUS 77).

Public Hearing G.7 (2025-891) Citywide

- Applicant: City of Waco
- Request: One request to consider amending Section 28-1 – Definitions, Article I “In General” of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas to amend the definitions of “amusement redemption machine” and “indoor amusement facility”.

Amusement redemption machine means any electronic, electromechanical, or mechanical contrivance, ~~including sweepstakes machines and “eight-liner” machines,~~ designed, made, and adapted solely for bona fide amusement purposes, and that ~~by operation of chance or a combination of skill and chance affords the user, in addition to any right of replay, an opportunity to receive rewards the player~~ exclusively ~~with~~ non-cash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, ~~and is in compliance with Texas Penal Code section 47.01(4)(b) that have a wholesale value available from a single play of the game or device of not more than ten times the amount charged to play the game or device once or \$5.00, whichever is less. The term does not include an electronic, electromechanical, or mechanical contrivance that awards the user non-cash merchandise prizes, toys, or novelties directly from the machine, such as a claw or crane.~~

Amusement redemption machine does not include:

- (1) ~~A machine that awards the user non-cash merchandise prizes, toys or novelties solely and directly from the machine, including claw, crane, or similar machines; or~~
- (2) ~~A machine from which the opportunity to receive non-cash merchandise prizes, toys or novelties, or a representation of value redeemable for those items, varies depending on the user’s ability to throw, roll, flip, toss, hit or drop a ball or other physical objects into the machine or a part thereof, including basketball, golf, bowling or similar machines. A representation of value means cash paid under authority of sweepstakes contestants as provided by the Texas Business and Commerce Code Section 43, or a gift certificate or gift card that is presented to a merchant in exchange for merchandise.~~

Indoor amusement facility means an amusement enterprise wholly enclosed in a building offering entertainment or games to the general public, for a fee, including, but not limited to, a bowling alley, billiard parlor/pool hall, and a facility with video games, computer games, ~~or skill or pleasure coin operated machines, or amusement redemption machines.~~ Indoor amusement facility does not include a business that exhibits less than twenty-five video games, computer games, ~~or skill or pleasure coin operated machines, or amusement redemption machines~~ as a secondary use of the property, if the business does not otherwise fall into the definition of an indoor amusement facility.

Plan Commission recommends ***APPROVAL (9-0)*** of the request to amend Section 28-1 – Definitions, in Article I - In General of Chapter 28 “Zoning” of the Code of Ordinances of the City of Waco, Texas to amend the definitions of “amusement redemption machine” and “indoor amusement facility”.



THANK YOU.

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