

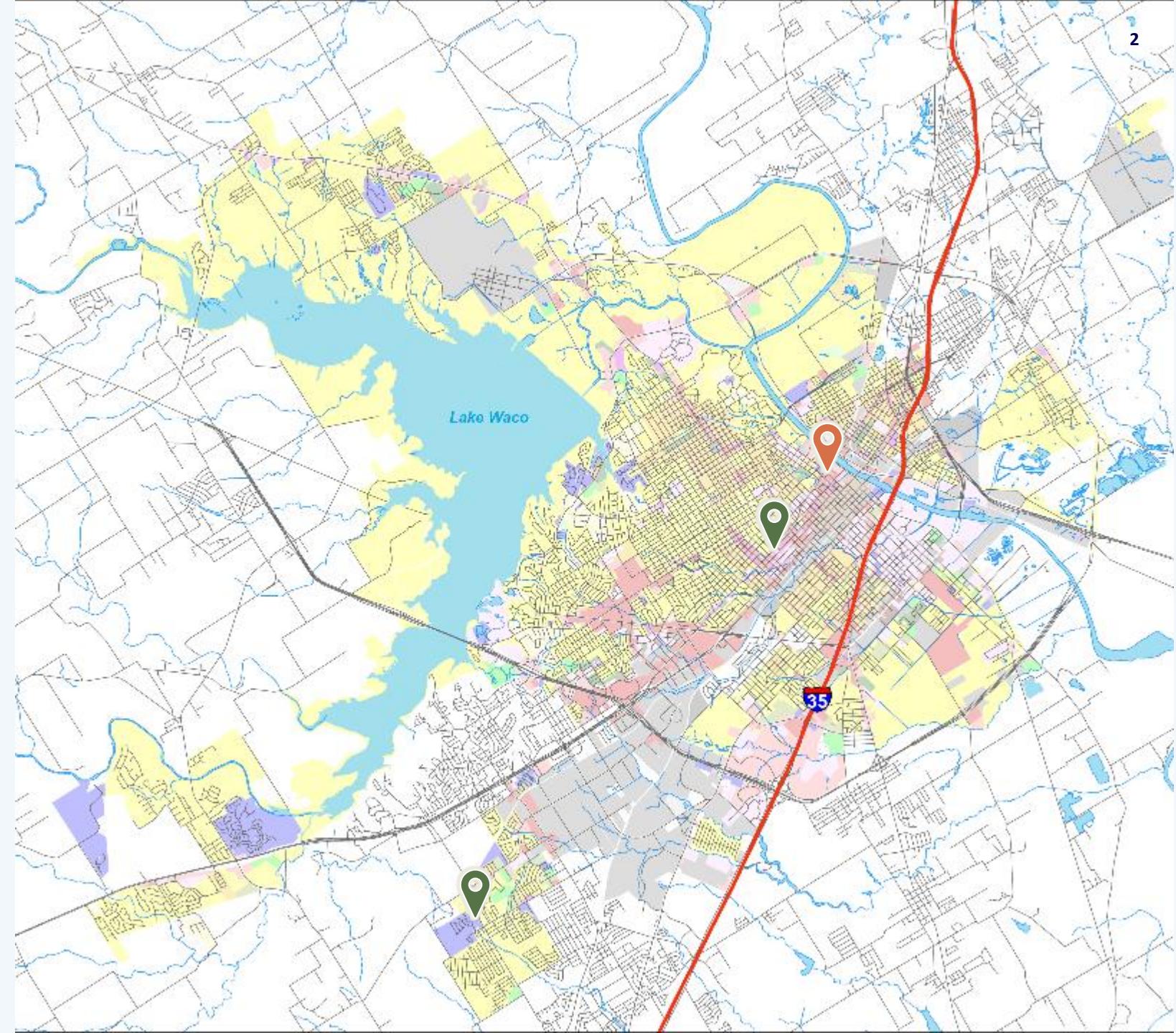
City Council Meeting Planning Public Hearings



Tuesday, January 20, 2026

Today's Agenda

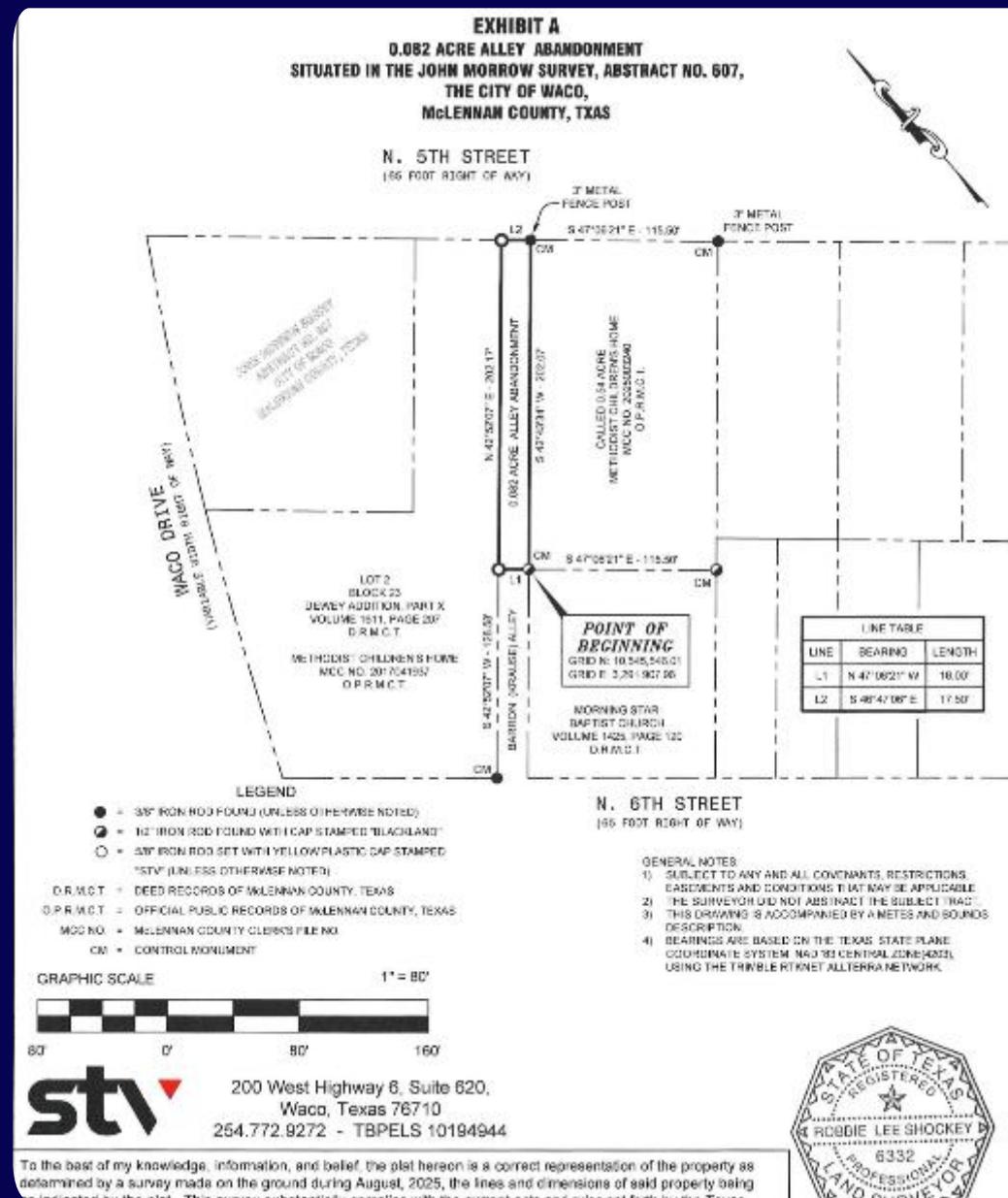
- 2 Zoning Cases
- 1 Abandonment



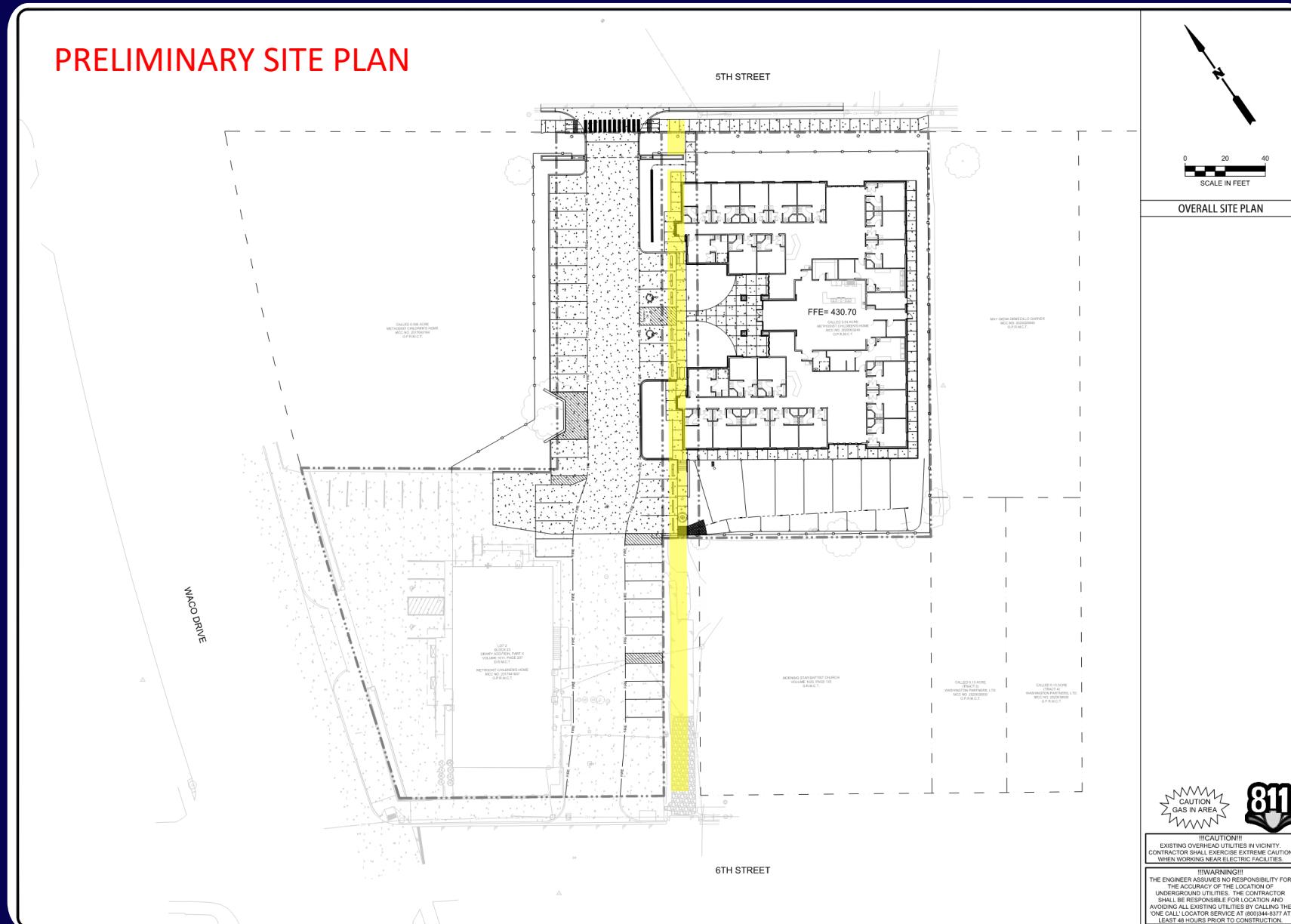
Public Hearing G.1 (2026-047) Barron Alley from 5th and 6th St

- Applicant: STV Inc. on behalf of Methodist Children's Home
- Request: Abandon a portion of alley known as Barron Alley between 5th and 6th Street, located approximately 235 feet south of the intersection of W. Waco Drive and N. 5th Street
- Property Size: 0.082 Acres
- Downtown NA
- Council District IV





PRELIMINARY SITE PLAN







Plan Commission recommends *APPROVAL (11-0)* of the request for the abandonment of a portion of alley known as Barron Alley between 5th and 6th Street based on the following findings:

Findings:

1. The alley abandonment tract is unpaved and is not currently being used for public services or accesss to properties.
2. Following abandonment, the property could be re-platted with the adjacent parcels to create a developable residential property, promoting infill development.
3. The abandonment of this alley right-of-way will not negatively impact utility access for surrounding properties.
4. There will be no adverse impact on the surrounding street and alley system.

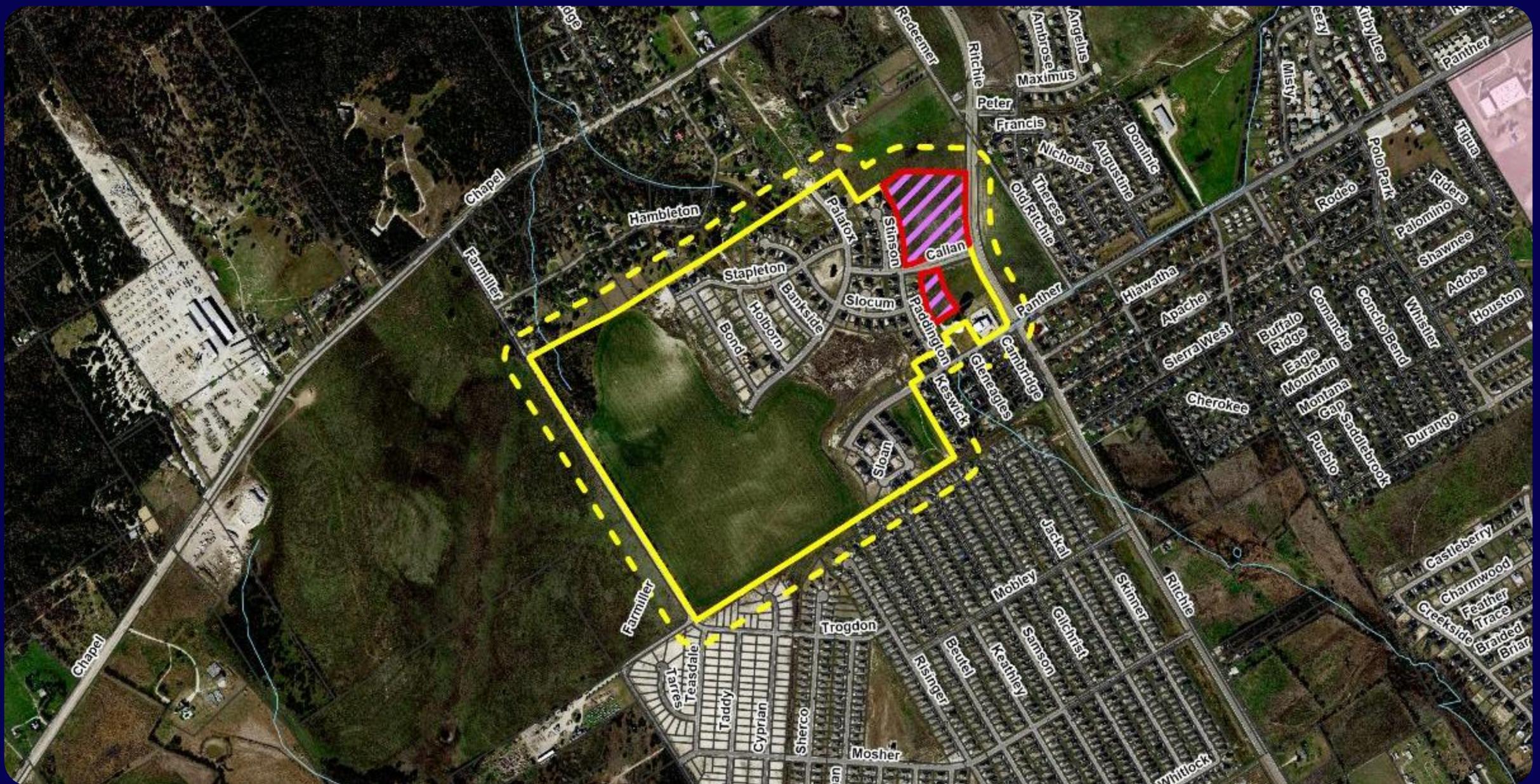
Conditions:

1. Any utility lines present within the abandonment area shall be accommodated with retained easements during development, or the lines may be relocated at the developer's expense. Coordination with the appropriate utility provider is required.
2. Property owner shall coordinate with Waco Fire Department for fire access during site development.

Public Hearing G.2 (2026-048)

2225 Ritchie Rd

- Applicant: Walker Partners, LLC
- Request: Amend the Callan Village PUD Concept Plan by:
 - 1) Changing the land use of 4.29 acres along Ritchie Road from strictly Commercial land use to a Multi-family/Commercial Flex land use
 - 2) Amending the PUD narrative by updating multi-family site development options (allowing townhome style units).
- Property Size Impacted by Change: 10.54 acres out of the 151.173-acre Callan Village PUD
- Within the West Waco NA
- Council District III



Proposed Concept PUD Changes

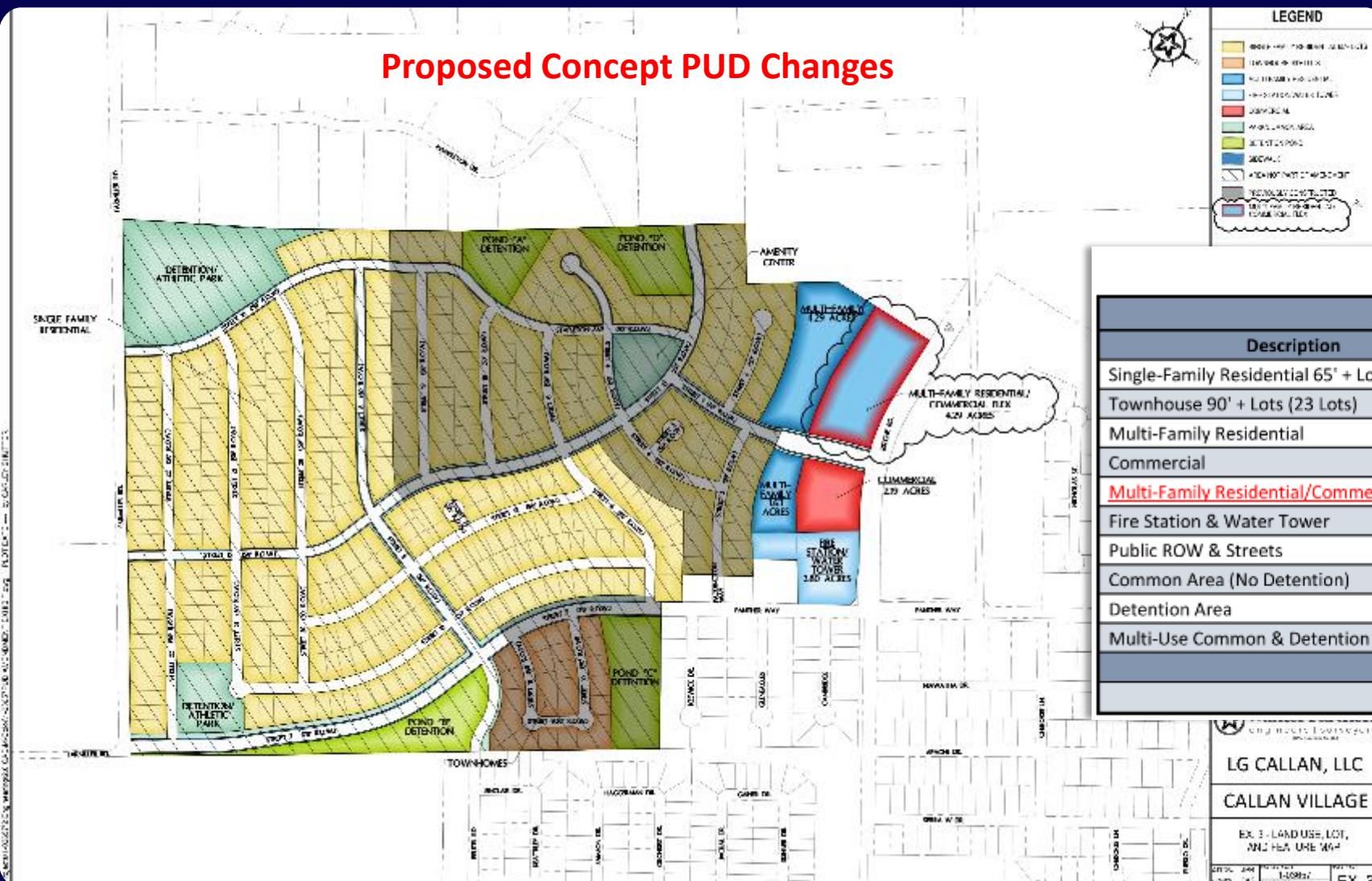
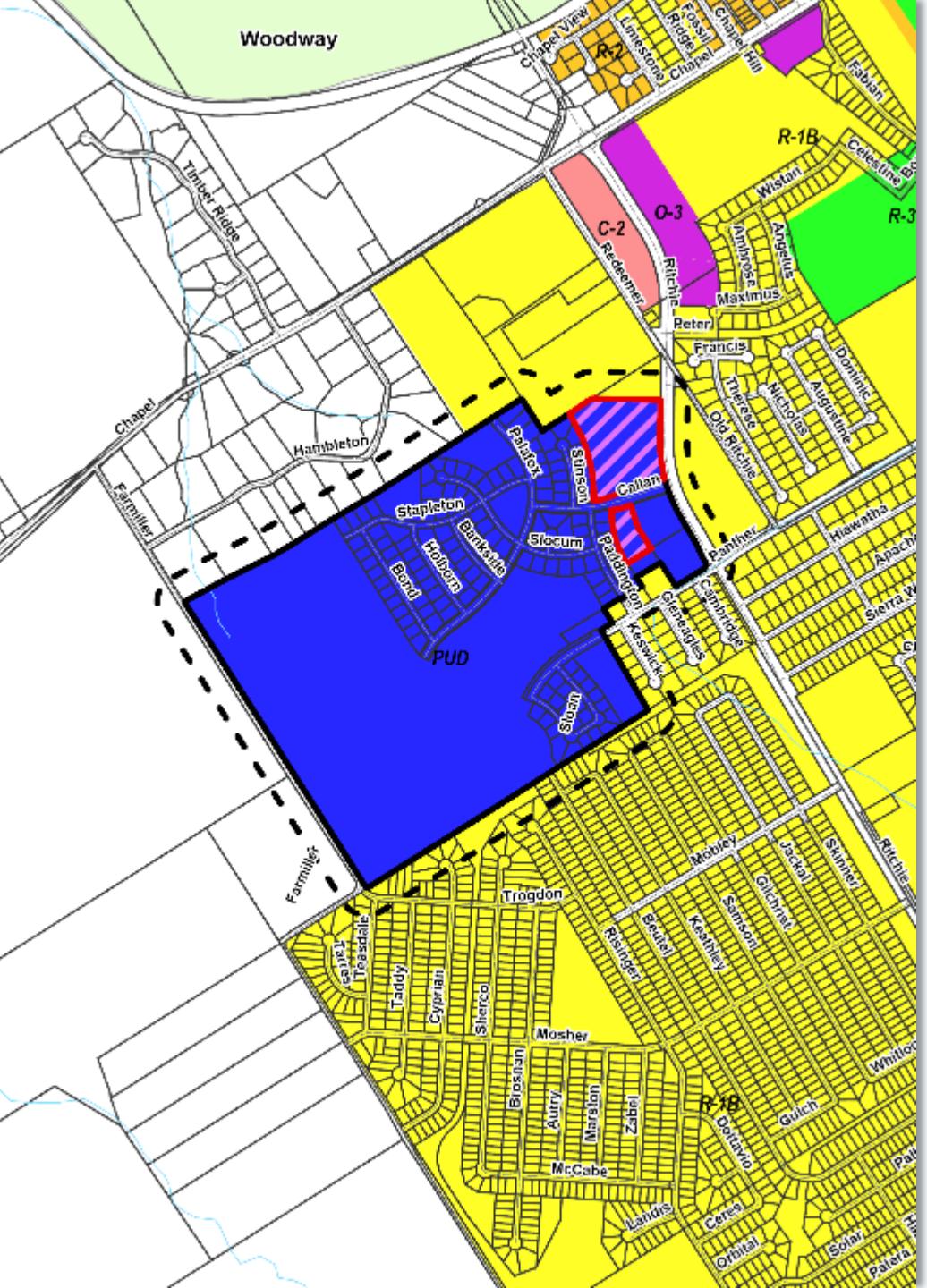


Table 1: Land Use Percentages

Land Use Percentages		
Description	Total Area (Acres)	Percentage of Development (%)
Single-Family Residential 65' + Lots (455 Lots)	94.12	53.34
Townhouse 90' + Lots (23 Lots)	5.53	3.13
Multi-Family Residential	5.92	3.35
Commercial	6.48 2.19	3.67 1.24
<u>Multi-Family Residential/Commercial Flex</u>	<u>4.29</u>	<u>2.43</u>
Fire Station & Water Tower	2.80	1.59
Public ROW & Streets	35.64	20.14
Common Area (No Detention)	4.66	2.64
Detention Area	10.95	6.21
Multi-Use Common & Detention Area	10.47	5.93
Total:		176.57
		100.00



NO CHANGES TO SITE REGULATIONS

Preliminary Site Regulations	
Multi-Family Regulation	Requirement
Maximum Density	15 Dwelling Units/Acre.
Maximum Impervious Site Coverage	Will comply with City of Waco standards (75% maximum).
Building Height	1 - 2 stories (35' maximum).
Yard Requirements (Setbacks)	25 feet front, 25 feet rear, 5 feet side.
Design and Aesthetic Regulations	Entirety of area will be subject to architectural controls.
Building Materials	Building materials and allowed building percentages will be established in final PUD plan.
Landscaping Requirements	Landscaping will be required. A common aesthetic theme will be maintained to match the residential portions of the site.
Commercial Regulation	Requirement
Maximum Impervious Site Coverage	Will comply with City of Waco standards (90% maximum).
Building Height	1 - 2 stories (35' maximum).
Design and Aesthetic Regulations	Entirety of area will be subject to architectural controls.
Building Materials	Building materials and allowed building percentages will be established in final PUD plan.
Landscaping Requirements	Landscaping will be required. A common aesthetic theme will be maintained to match the residential portions of the site.



Plan Commission recommends **APPROVAL (10-0)** of the Amended Concept PUD based on the following findings and conditions:

Findings:

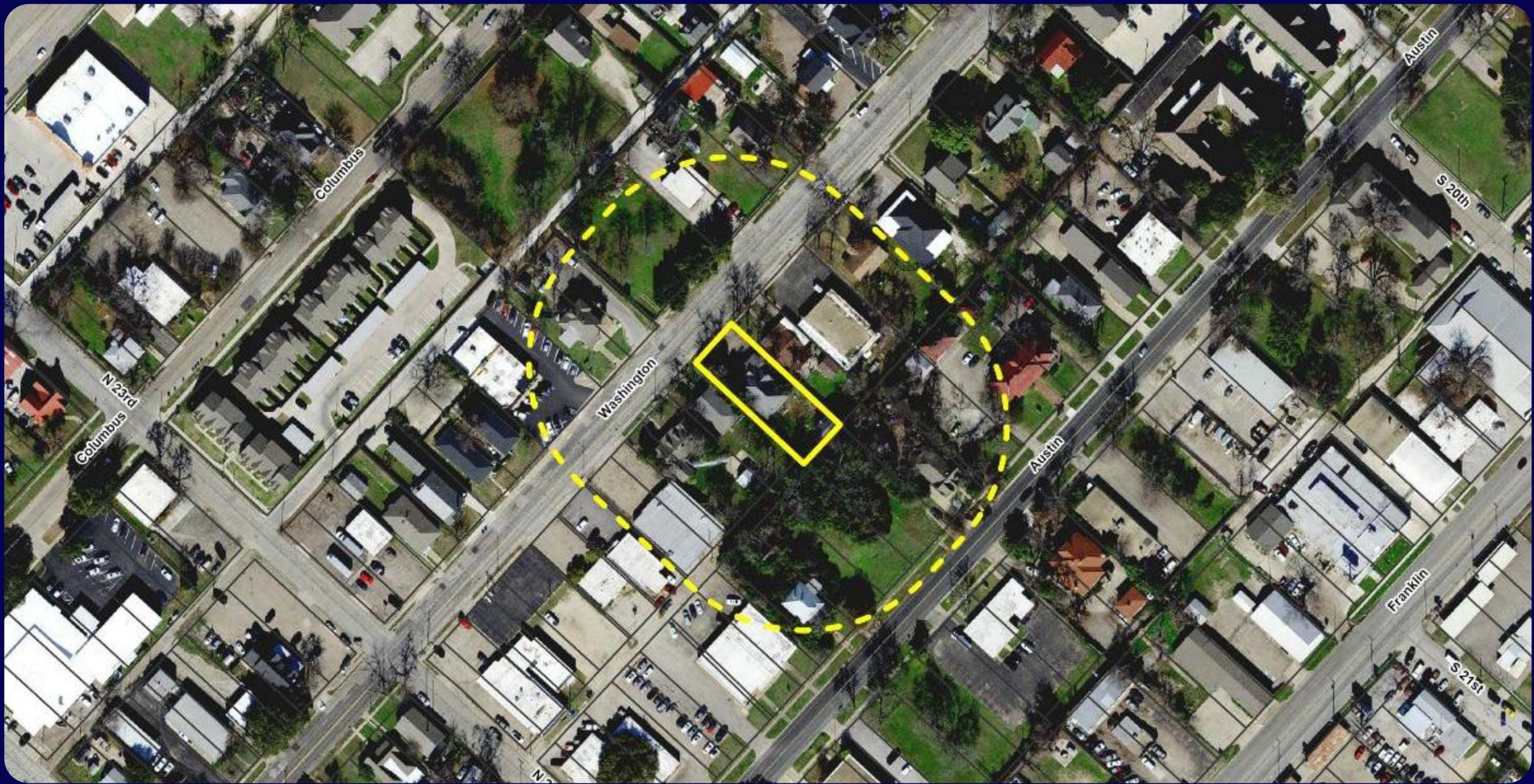
- Creates a More Flexible Development Framework.** The proposed reconfiguration of the multifamily and commercial land use components within the PUD, creates a more flexible development opportunity by adding the Multifamily Residential and Commercial Flex land use and replacing the existing Commercial land use on the 4.29 acre parcel.
- Comprehensive Plan and Zoning Regulation Consistency.** The proposed PUD amendment is consistent with the land use component of the Comprehensive Plan, the purposes of Ch. 28 Zoning of the Code of Ordinances of the City of Waco, Texas, and the planned unit development regulations.
- Site Regulations remain consistent.** There is no deviation in site development standards/regulations from previously approved Concept PUD including building height, setbacks, density, etc.

Conditions:

- The final PUD plan must meet all development standards consistent with the Concept PUD plan and the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, signage regulations, parking, site coverage, access & circulation, landscaping, refuse location & access & fire protection location & access.
- The property shall be platted in accordance with the subdivision ordinance prior to issuance of building permits.

Public Hearing G.3 (2026-049) 2120 Washington Avenue

- Applicant: Matt Carson
- Request to rezone from C-2 Community Commercial to O-3 Office-Limited Commercial
- Property Size: 0.242 Acres
- Austin Avenue NA
- Council District IV









Plan Commission recommends APPROVAL (11-0) of the request to change the zoning from C-2 Community Commercial District to O-3 Office-Limited Commercial District, based on the following findings:

Findings:

- 1. Comprehensive Plan Alignment.** The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2. Supported by Existing Infrastructure.** The public infrastructure will be adequate to provide for the uses allowed in the O-3 zoning district.
- 3. Compliance with Dimensional Requirements.** The property meets all area and width requirements for the O-3 zoning district.
- 4. Compatibility with Surrounding Zoning and Development Patterns.** There is O-3 in the vicinity to the subject property.
- 5. Remediates Non-conforming Residential Use.** The proposed zoning brings the residential use on the property into conformance.

THANK YOU.

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