

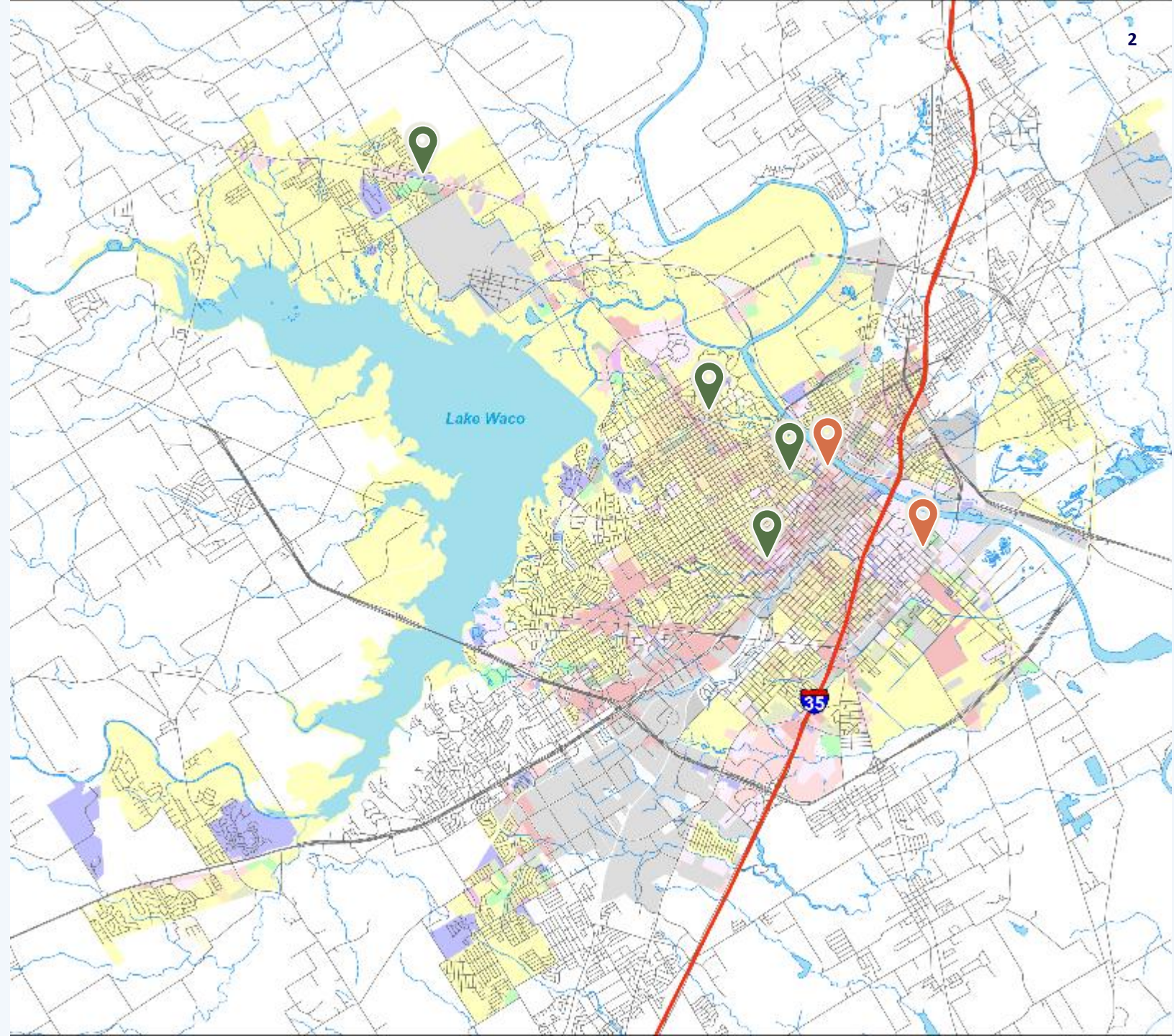
# City Council Meeting Planning Public Hearings



Tuesday March 17, 2026

# Today's Agenda

- 4 Zoning Cases
- 2 Abandonments

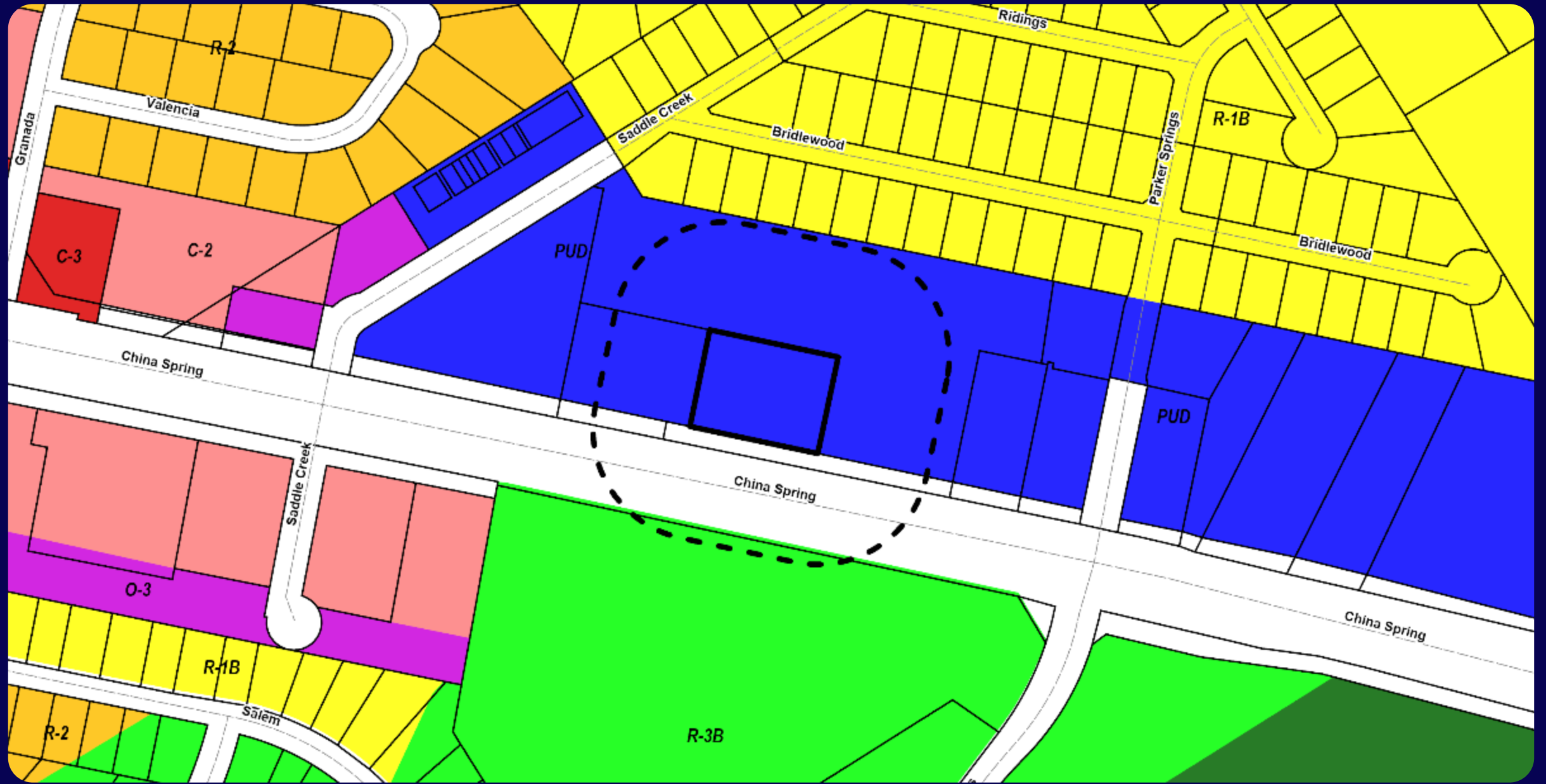


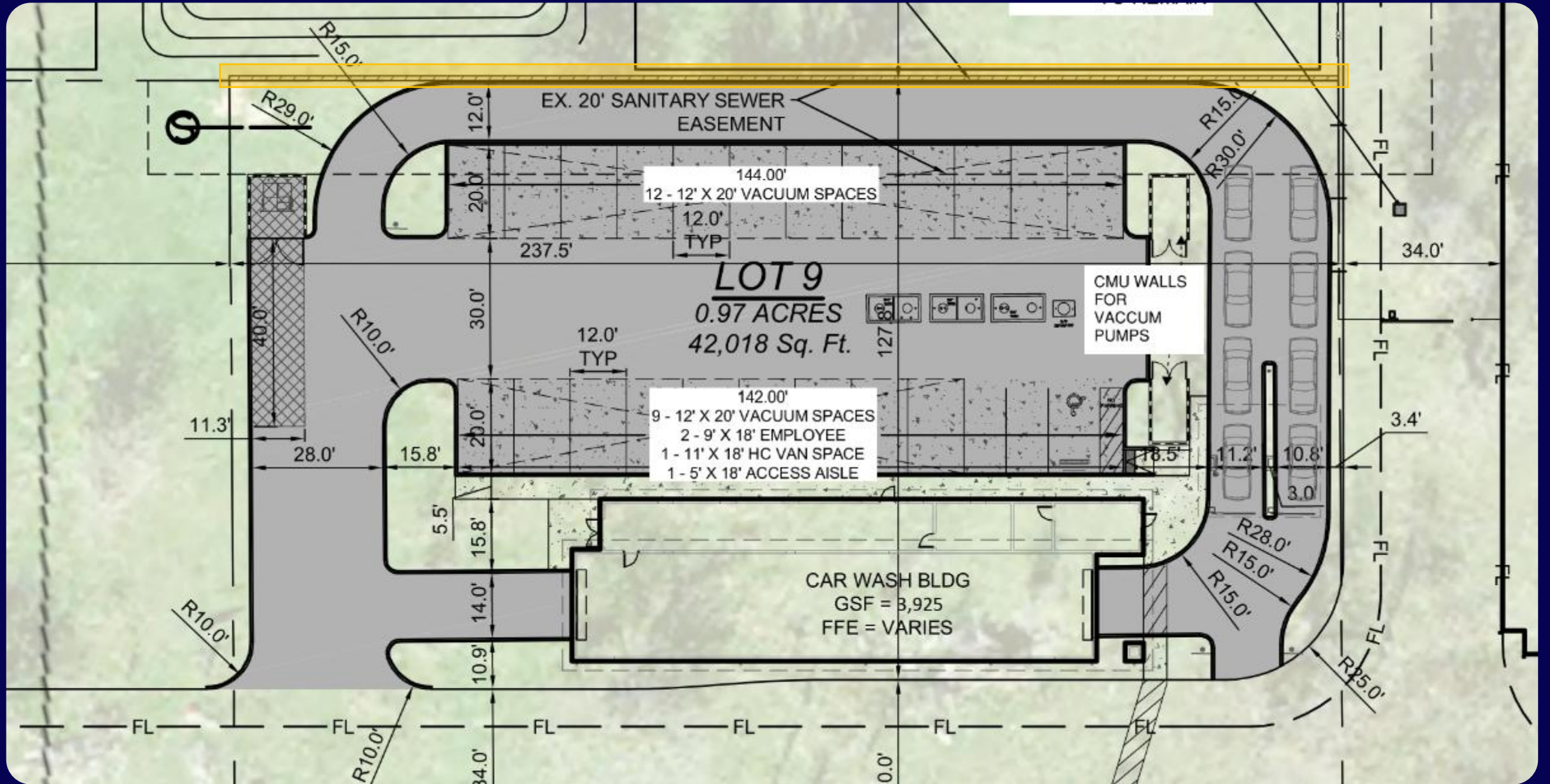
# Zoning Applications

# Public Hearing G.1 (2026-172) 10009 China Spring Road

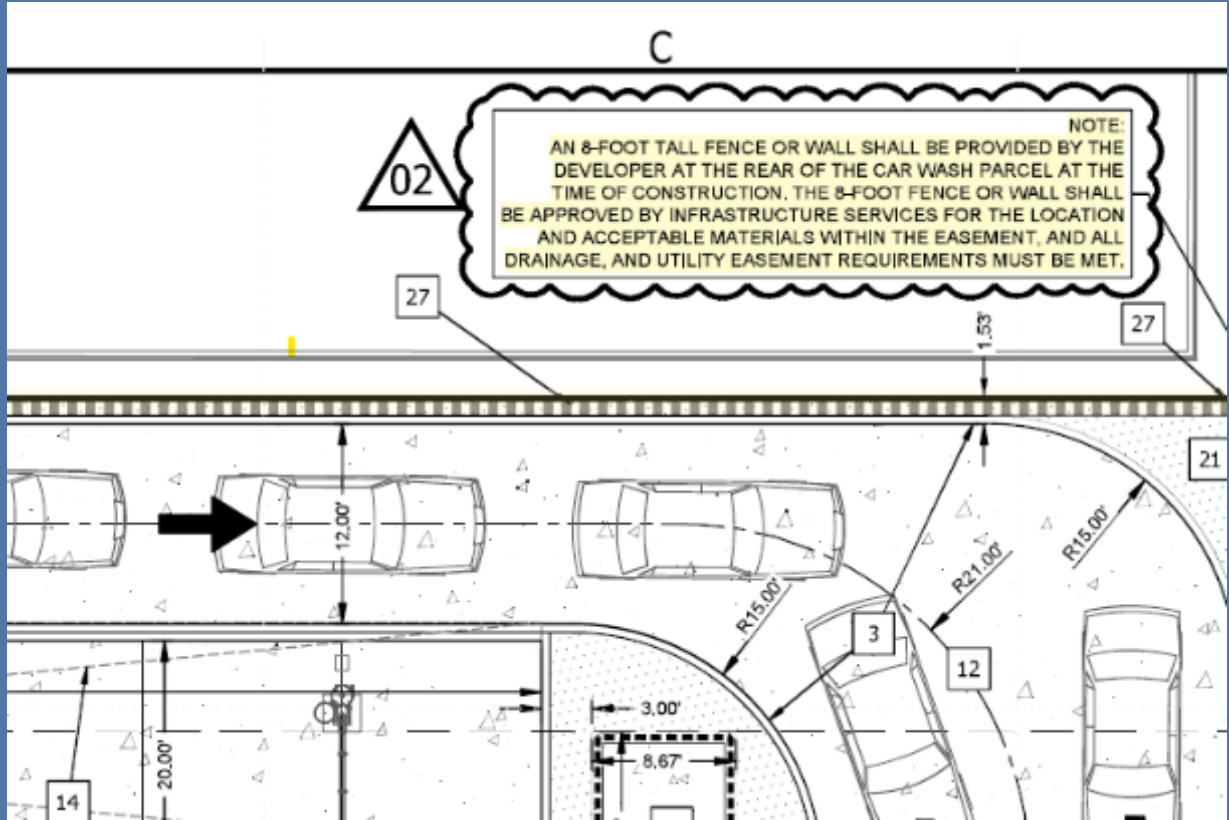
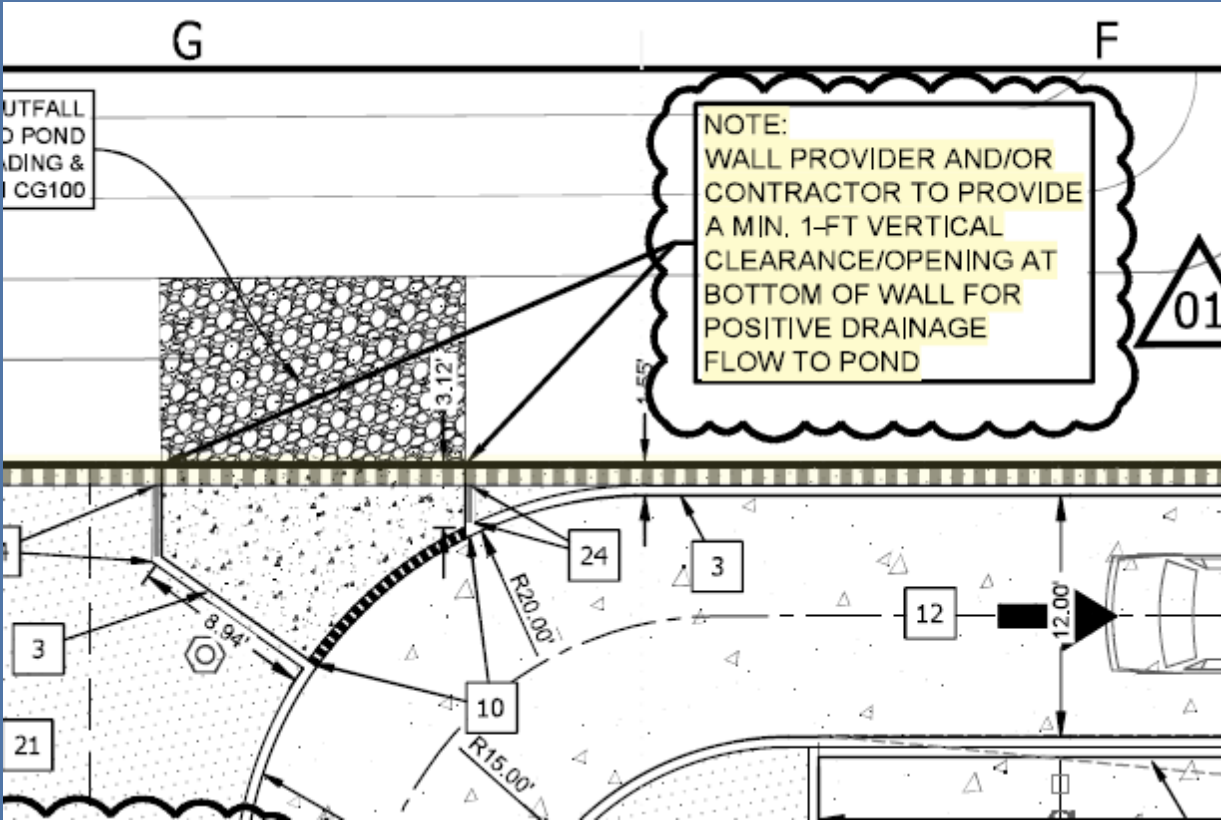
- Applicant: Amir Namakforoosh, South Town Engineering
- Request: Amend the Final Plan of the Lot 9, Block 5 Saddle Creek Planned Unit Development, to allow alternatives to the required eight-foot "masonry wall" along the north property line.
- Property Size: 0.965 acres
- North Lake Waco NA
- Council District V







# UPDATED SITE PLAN





## Plan Commission recommends ***APPROVAL*** of the ***Final PUD Amendment\**** based on the following findings and conditions:

### **Findings:**

1. The Final PUD plan amendment is consistent with the approved concept PUD plan, conditions of the approved concept PUD plan, and the requirements of the PUD ordinance.
2. The circulation plan, public facilities and services plan, preliminary architectural plan, and site development and landscaping plan included in the final PUD plan are adequate.

### **Recommended Updated Condition #4:**

4. An 8-foot fence or wall shall be provided by the developer at the rear of the car wash parcel at the time of construction. The 8-foot fence or wall shall be approved by infrastructure services for the location and acceptable materials within the easement and all building, drainage, and utilities easement requirements must be met.



# Public Hearing G.5 (2026-176) 1508 Wilson Ave

- Applicant: Harris Arnhart
- Request: Rezone from R-1B Single Family Residence District to R-2 Two-Family and Attached Single-Family Residence District
- Property Size: 0.2135 acres
- Cameron Park NA
- Council District I







## Plan Commission recommends ***DISAPPROVAL*** of the request to change the zoning from ***R-1B to R-2*** based on the following finding(s):

### Finding(s):

1. The existing R-1B zoning is more compatible with the surrounding neighborhood than the proposed R-2 zoning and the uses allowed within the proposed R-2 zoning.



# THANK YOU.

Please contact [planning@wacotx.gov](mailto:planning@wacotx.gov) if you have any questions.

# Public Hearing G.2 (2026-173) 2404 Columbus Ave

- Applicant: Kirk Lipsitz
- Request: Rezone from C-3 General Commercial District to O-3 Office-limited Commercial District
- Property Size: 0.4735 acres
- Austin Avenue NA
- Council District IV







**Plan Commission recommends *APPROVAL* of the request to change the zoning from *C-3 General Commercial District* to *O-3 Office-Limited Commercial District*, based on the following findings:**

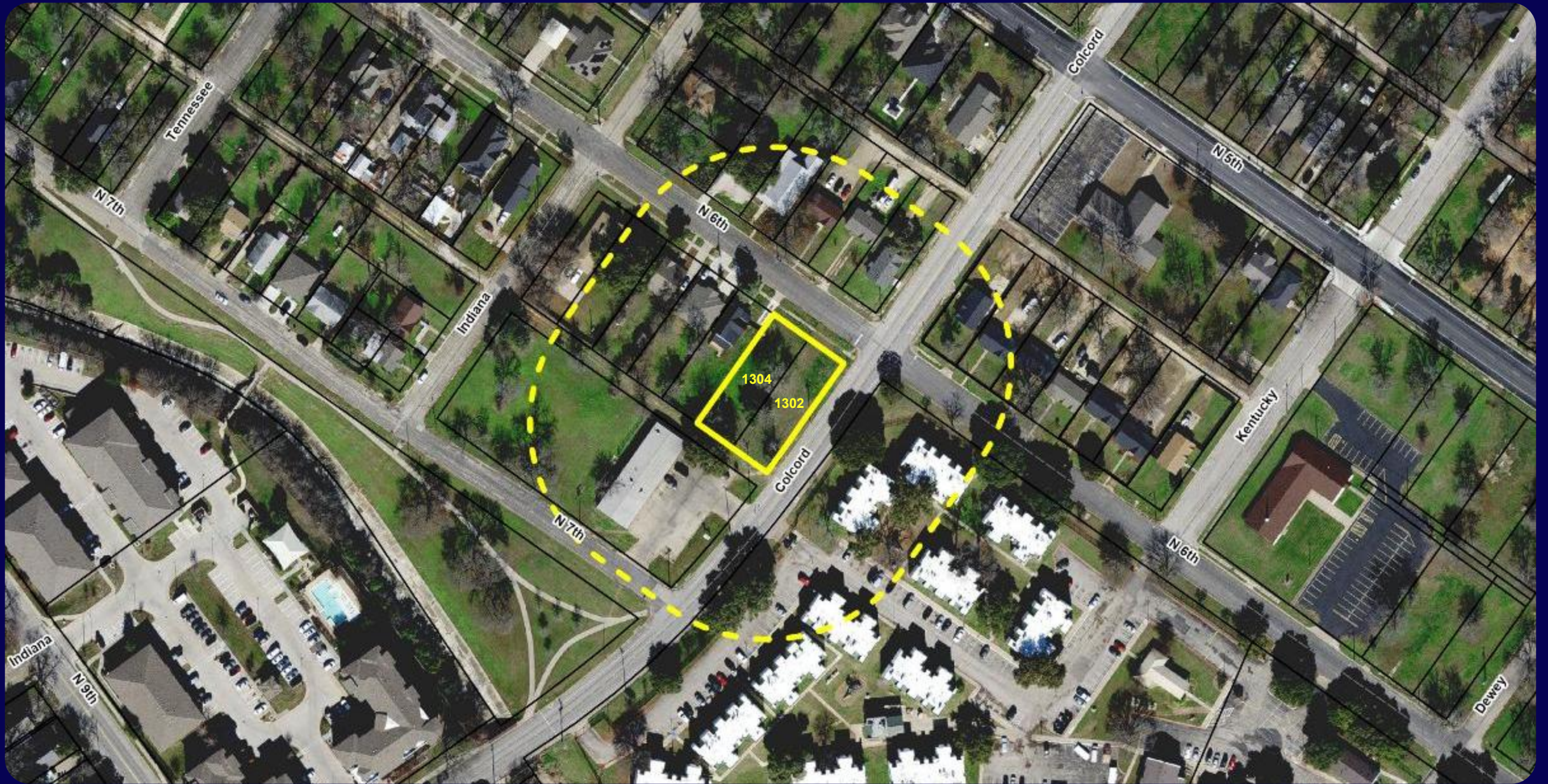
**Findings:**

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
2. The public infrastructure will be adequate to provide for the uses allowed in the O-3 zoning district.
3. The property meets all area and width requirements for the O-3 zoning district.
4. There is O-3 in the vicinity to the subject property.



# Public Hearing G.3 (2026-174) 1302 & 1304 N 6th Street

- Applicant: City of Waco
- Request: Land Use change from Medium Density Residential Office Flex to Mixed Use Flex and to rezone from R-2 Two-Family and Attached Single-Family Residence District to O-2 Office Residential District
- Property Size: 0.378 acres
- Brook Oaks NA
- Council District IV







**Plan Commission recommends *APPROVAL* of this request to change the Land Use Plan from *Medium Density Residential Office Flex* to *Mixed Use Flex* based on the following findings:**

**Findings:**

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
2. The subject property is adjacent to a street classified as arterial (Colcord Avenue) which is conducive to a higher density land use designation rather than for single-family development.



## Plan Commission recommends ***APPROVAL*** of this request to change the zoning from ***R-2 to O-2*** based on the following findings

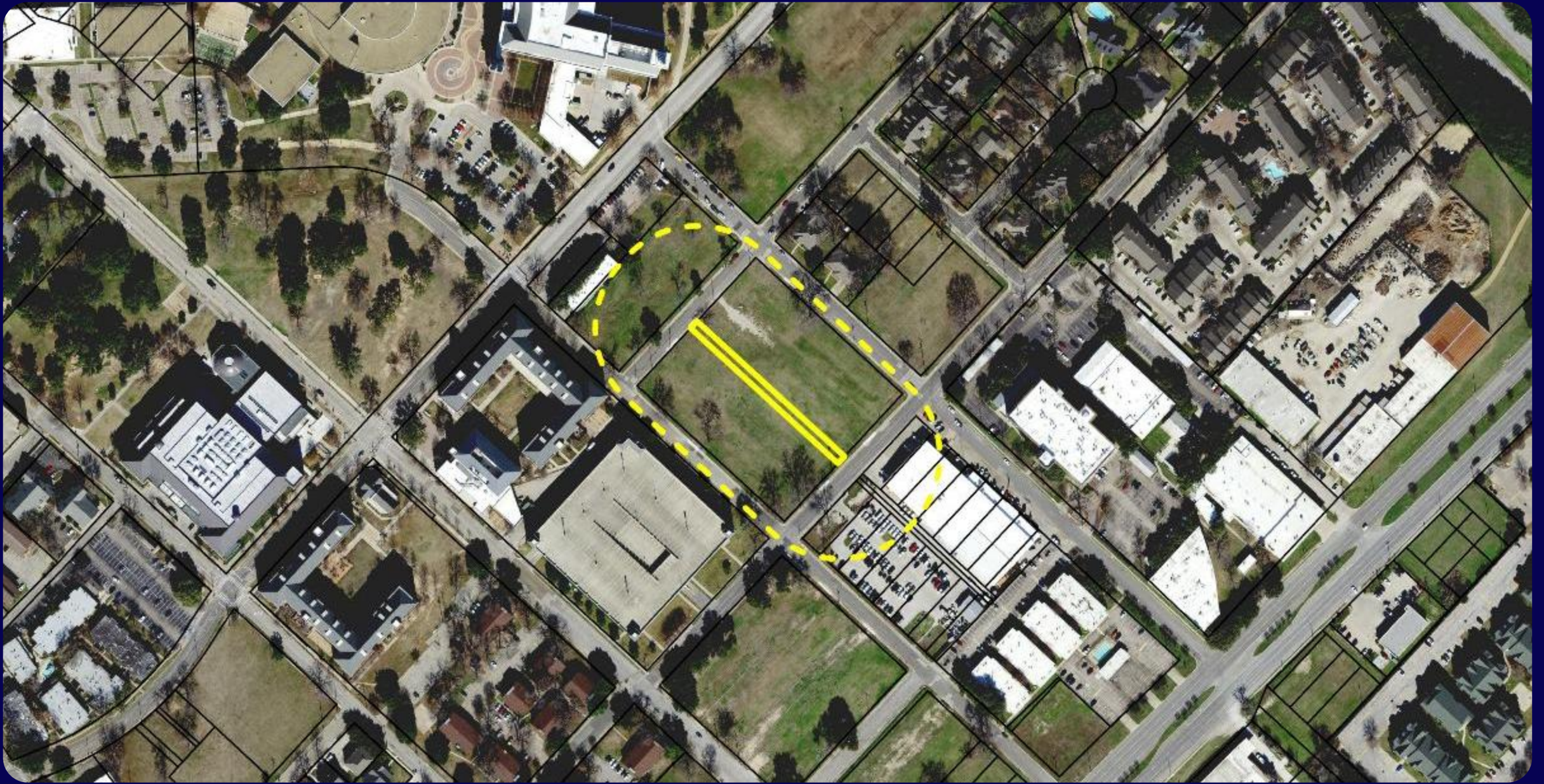
### Findings:

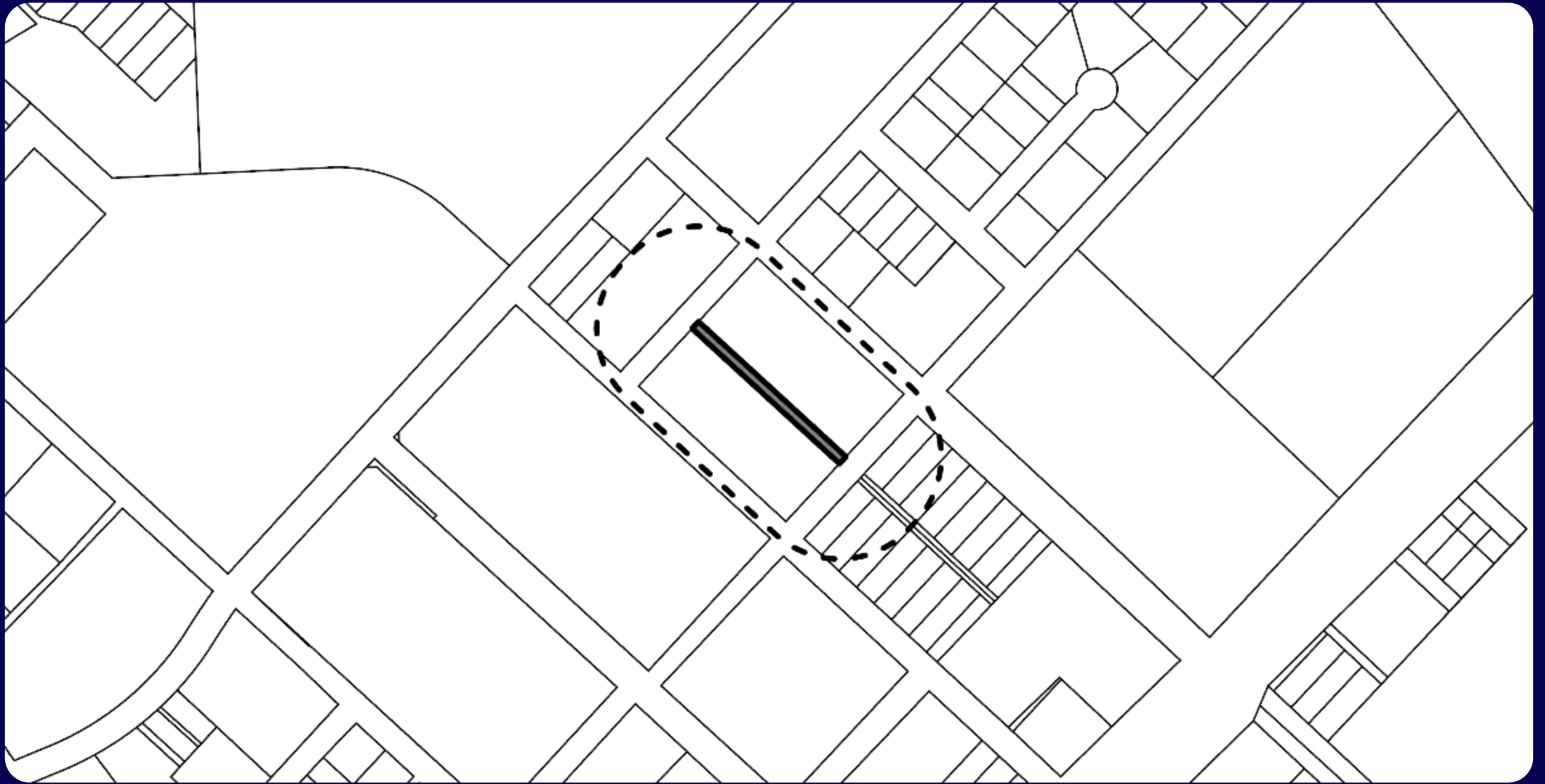
1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as recommended to be revised.
2. The existing and planned public infrastructure is generally adequate to provide for uses allowed in the O-2 zoning districts.
3. The property meets all the area and width requirements for the O-2 zoning district.
4. The proposed O-2 zoning is compatible with the surrounding area and other uses located along a throughfare (Colcord Ave) and with uses on N 6th Street.
5. 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.

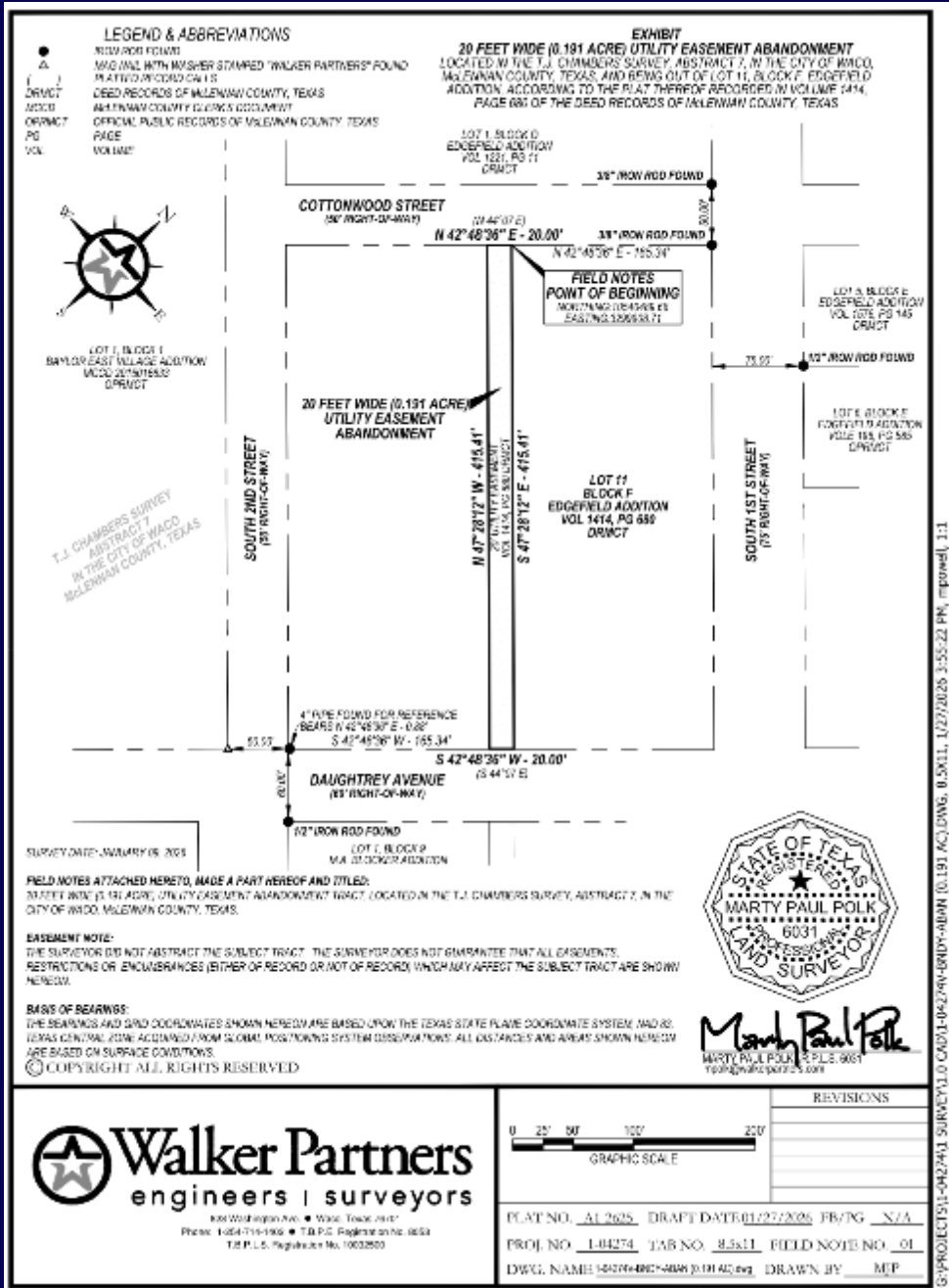


# Public Hearing G.6 (2026-177) 1818 South 2nd Street

- Applicant: Walker Partners on behalf of Baylor University
- Request: One request for the abandonment of a 20-foot wide utility easement, being approximately 0.191 acres located in the T.J. Chambers Survey, Abstract 7 in the City of Waco, McLennan County, Texas and being out of the Lot 11, Block F Edgefield Addition, according to the plat thereof recorded in Volume 1414, Page 680 of the Deed Records of McLennan County, Texas, located within the property addressed as 1818 South 2nd Street.







1000 Washington Ave. • Waco, Texas 76797  
Phone: 817-674-7114 • TOLL FREE: 800-368-3636  
T.E. P.L.S. Registration No. 1002850

0 20' 50' 100' 200'

GRAPHIC SCALE

**REVISIONS**

NO.	DESCRIPTION

PLAT NO. AL 2625 DRAFT DATE 01/22/2025 PB/PG N/A

PROJ. NO. 144274 TAB NO. 8 SHEET NO. 01

DWG. NAME: 144274-4802-4804 (0.191 AC).dwg DRAWN BY: MJP

G:\PROJECTS\14-04274\1 SURVEY\1 (0.191 AC).DWG, 0.5K11, 1/22/2025 3:55:22 PM, [revised], 1/1

## Plan Commission recommends ***APPROVAL*** of the request for the abandonment of the 20-foot wide utility easement based on the following findings:

### **Findings:**

1. The abandonment tracts are undeveloped and will not be utilized for the previously intended uses.
2. Following abandonment, the property could be re-platted with the adjacent parcels to create a developable mixed used property, in line with the downtown redevelopment project.
3. The abandonment of these tracts 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.

