

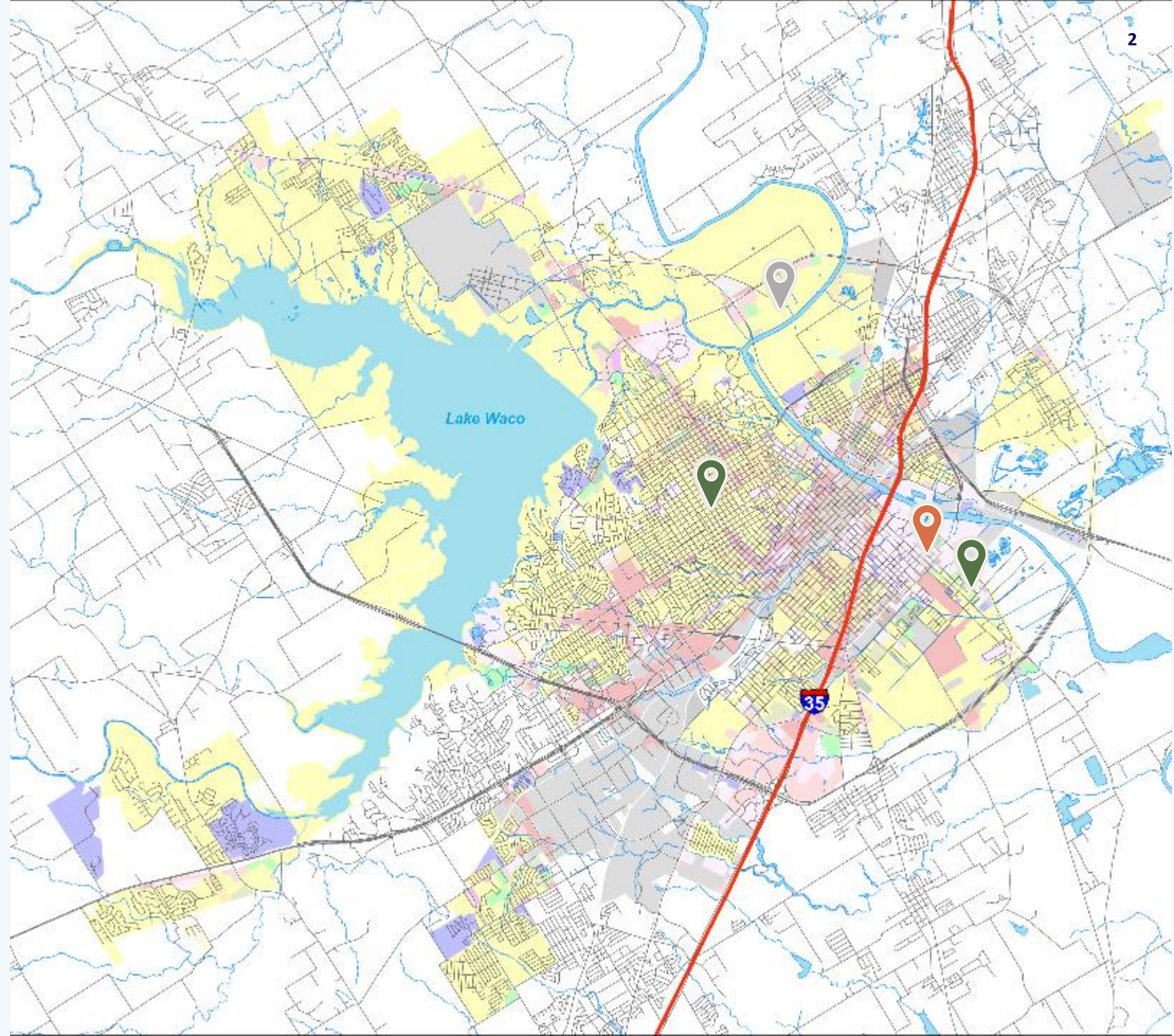
City Council Meeting Planning Public Hearings



Tuesday June 16, 2026

Today's Agenda

- 2 Zoning Cases (1 continued)
- 1 Abandonment
- 1 Ordinance Amendment



Public Hearing F.3 (2026-411) 1839 N 25th St. – Cont. 5/19/26

- Applicant: Carlos Diaz, on behalf of GC, Prashanta KAJI Corporation
- Request: Land use change from Medium Density Residential Office Flex to Mixed Use Flex and rezone from O-3 to C-2
- Property Size: 0.633 acres
- North Waco NA
- Council District IV











Existing (O-3) vs. Proposed (C-2) Zoning Comparison

Use	O-3 (Existing)	C-2 (Proposed)
Single-Family/Two-Family	Yes	No
Townhomes	Yes (up to 7.26 du/acre)	Yes
Multifamily	No	Yes (up to 25.03 du/acre)
Office / Personal Service Shops	Yes	Yes
General Retail Sales (Neighborhood Grocery Store)	Yes (limited hours)	Yes
Restaurant	Yes (limited hours)	Yes
Gas Station w/ Convenience Store	No	Yes



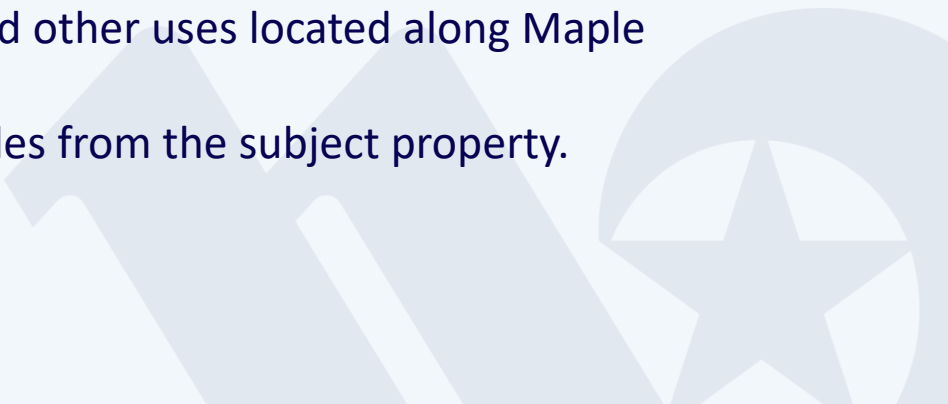


Plan Commission recommends *DISAPPROVAL (8-0)* of this request to change the Land Use Plan from *Medium Density Residential Office Flex* to *Mixed Use Flex* based on the following findings:

Land Use:

1. The public infrastructure is not adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
2. The subject property is adjacent to Medium Density Residential Office Flex and Urban Residential land uses which are generally incompatible with the highest level of uses permitted by the most intense zoning districts permitted in the MUF land use designation.

Zoning:

1. The proposed zoning is not in keeping with the land use component of the Comprehensive Plan.
 2. The existing and planned public infrastructure is not adequate to provide for uses allowed in the C-2 zoning districts.
 3. The proposed C-2 zoning is not compatible with the surrounding area and other uses located along Maple Ave.
 4. There is existing undeveloped commercial Zoning approximately 0.25 miles from the subject property.
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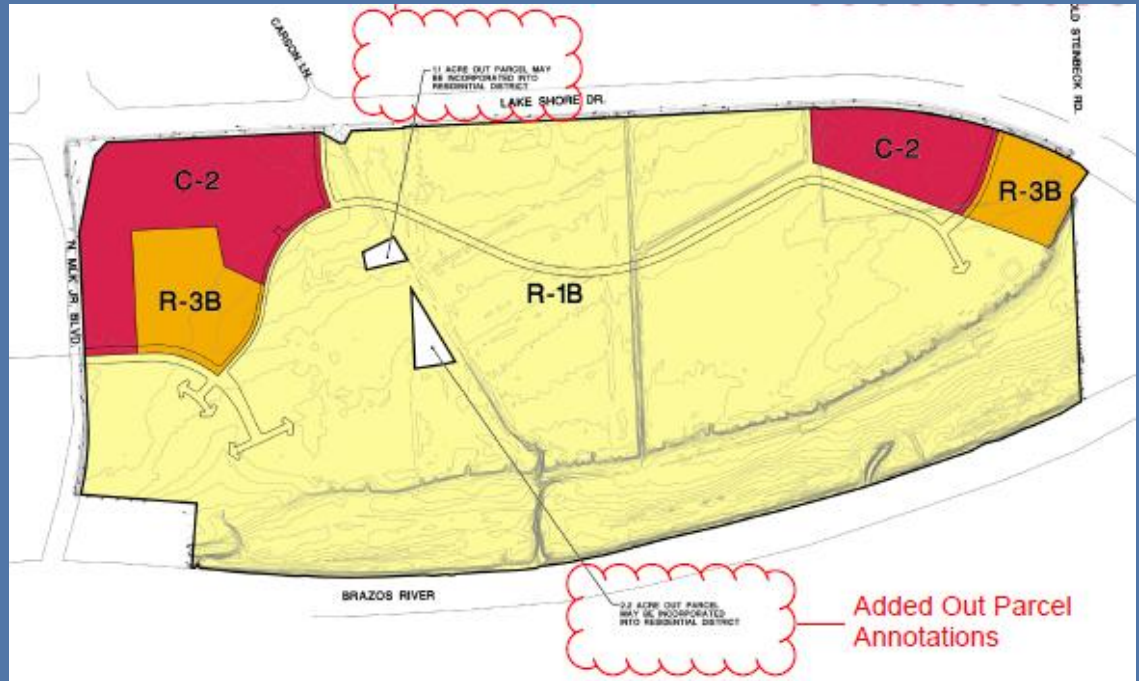
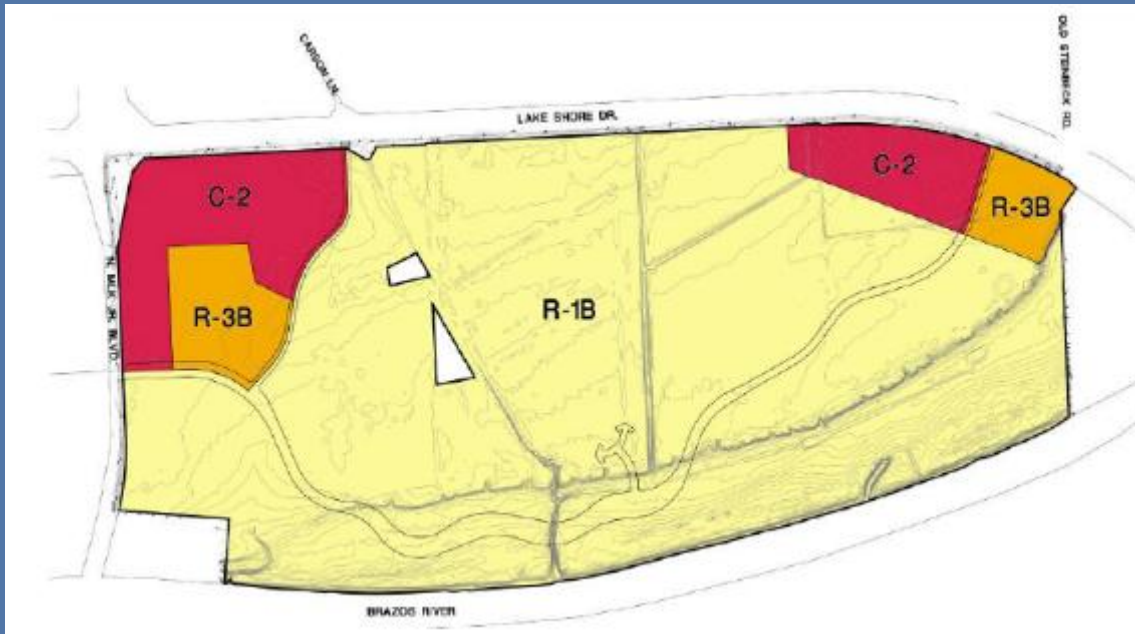
Public Hearing F.4. (2026-412) Riverway Overlay Ordinance – Design Book Amendment(s)

- Applicant: City of Waco
- Request: Request to amend Chapter 28 (“Zoning”) of the Code of Ordinances, Article IV, Division 31 “Special District - Riverway Overlay District” for the City of Waco amending the Riverway Design Book
- North Lake Waco NA
- Council District V



Proposed Amendments – 1.2 Land Use Plan

LAND USE SUMMARY	
Zoning District	Area
■ Mixed Use Commercial District	59.8 acres
■ Moderate Density Residential District	29.8 acres
■ Residential District	431.2 acres
Total:	520.8 acres



Updated legend with new numbers

LAND USE SUMMARY	
Zoning District	Area
■ Mixed Use Commercial District	59.3 acres
■ Moderate Density Residential District	29.9 acres
■ Residential District	432.6 acres
Total:	520.8 acres

Proposed Amendments – 1.3 Concept Plan



Proposed Amendments – 2.1: Street Type Cross Sections

Adopted Street Circulation Plan



Proposed Street Circulation Plan



2.2: BLOCK LENGTHS

The community vision anticipates a variety of housing types attracting a wide range of homeowners. As noted in Section 1, age-restricted residential is a potential residential housing type. Such homeowners typically seek a quieter streetscape. As such, in locations where age-restricted residential abuts Traditional or Estate Residential the maximum block length may be extended to 1,800

feet. The extended block length shall be limited to one (1) location per pod unless otherwise approved by the City as part of the platting process.

Proposed Amendments – 2.3: Community Pedestrian Trail Systems

Adopted Trail System Plan



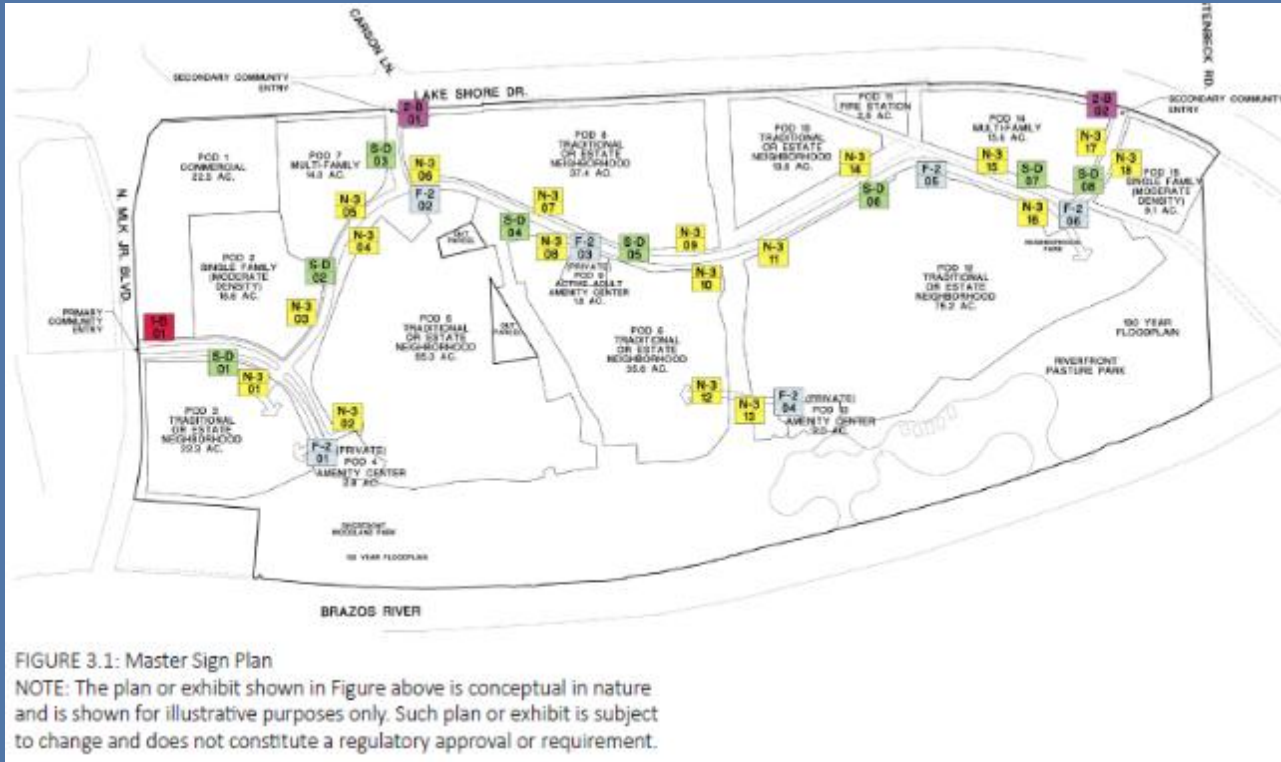
- 12,500 linear feet Riverfront Public Trails
- 4,500 linear feet Neighborhood Trails

Proposed Trail System Plan



- 12,100 linear feet Riverfront Public Trails
- 6,100 linear feet Neighborhood Trails

Proposed Amendments – 3.1: Sign Plan



SIGN TYPES SUMMARY

COMMUNITY SIGNS

- 1-B** Primary Community Entry (1)
See detailed Location Plans
Signs not to encroach into P.U.E.'s.
- 2-B** Secondary Community Entry (2)
See detailed Location Plans
Signs not to encroach into P.U.E.'s.

SPECIAL SIGNS

- S-D** Lifestyle/Directional Sign (8)
See detailed Location Plans
Signs not to encroach into P.U.E.'s.

NEIGHBORHOOD SIGNS

- N-3** Neighborhood Sign (18)
See detailed Location Plans
Signs not to encroach into P.U.E.'s.

FACILITY SIGNS

- F-2** Facility Sign (6)
Detailed location plan to be submitted at time of sign permit application.
Signs not to encroach into P.U.E.'s.

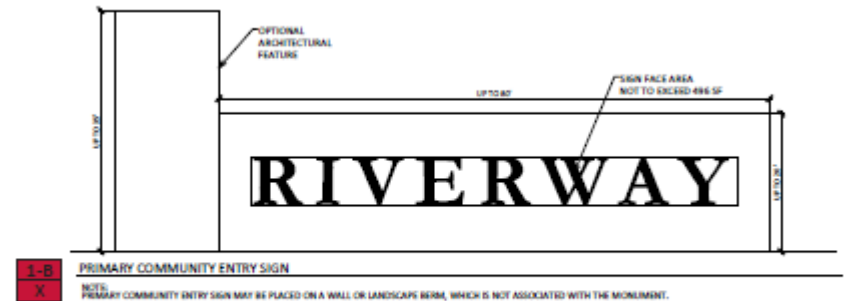


FIGURE 3.2: Primary Community Entry Sign
SCALE: 3/64" = 1'

Plan Commission 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* including but not limited to: updating acreage, addressing optional future addition of “Out Parcels”, increasing lot width requirements for Estate Neighborhood lots, clarifying location of Cottage Residential, updating Section 2 regarding street design and standards, adding Section 3: Sign Plan, and updating numbering throughout.



Public Hearing F.2. (2026-410) 2712 S 2nd Street

- Applicant: Justin Soto
- Request: Final Plan for the Hadley's Place PUD
- Property Size: 1.466 acres
- Concept Plan Approved by City Council June 2, 2026
- Oakwood NA
- Council District I

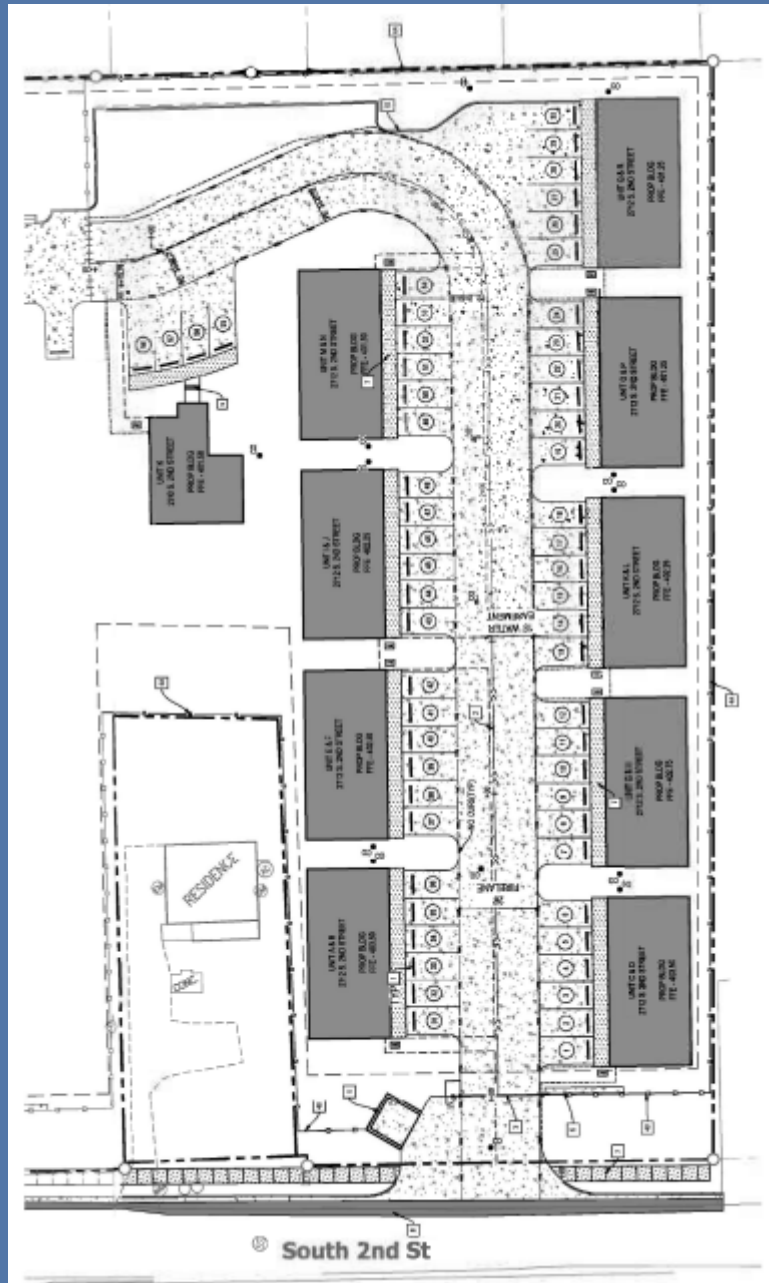




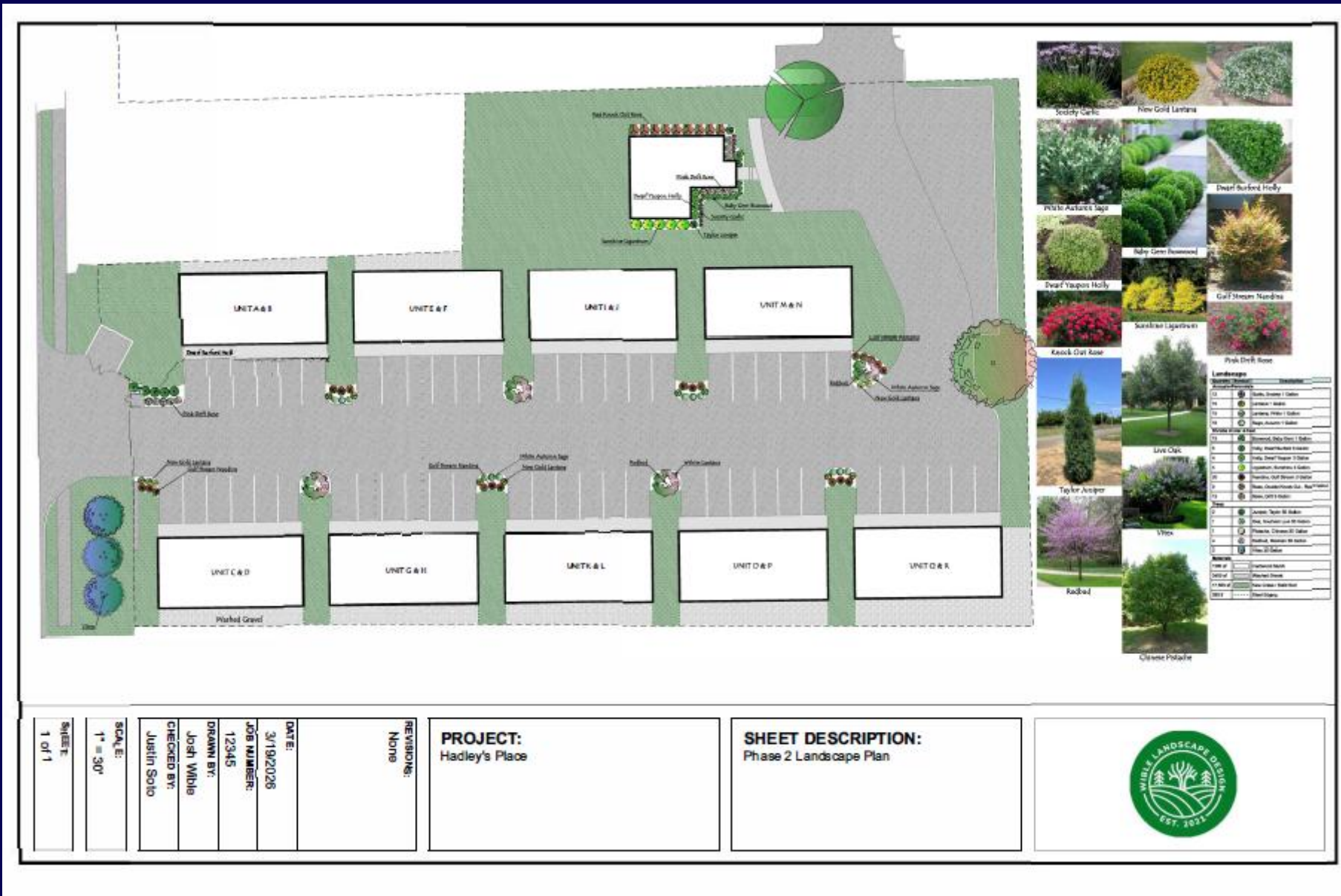








© South 2nd St



DATE: 3/19/2026
JOB NUMBER: 12945
DRAWN BY: Josh White
CHECKED BY: Justin Solo

REVISIONS: None
PROJECT: Hadley's Place

SHEET DESCRIPTION: Phase 2 Landscape Plan



Plan Commission recommends ***APPROVAL (9-0)*** of the ***Final Plan*** for the **Hadley's Place PUD** based on the following findings and subject to the following conditions:

Findings:

1. The Final PUD Plan 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.

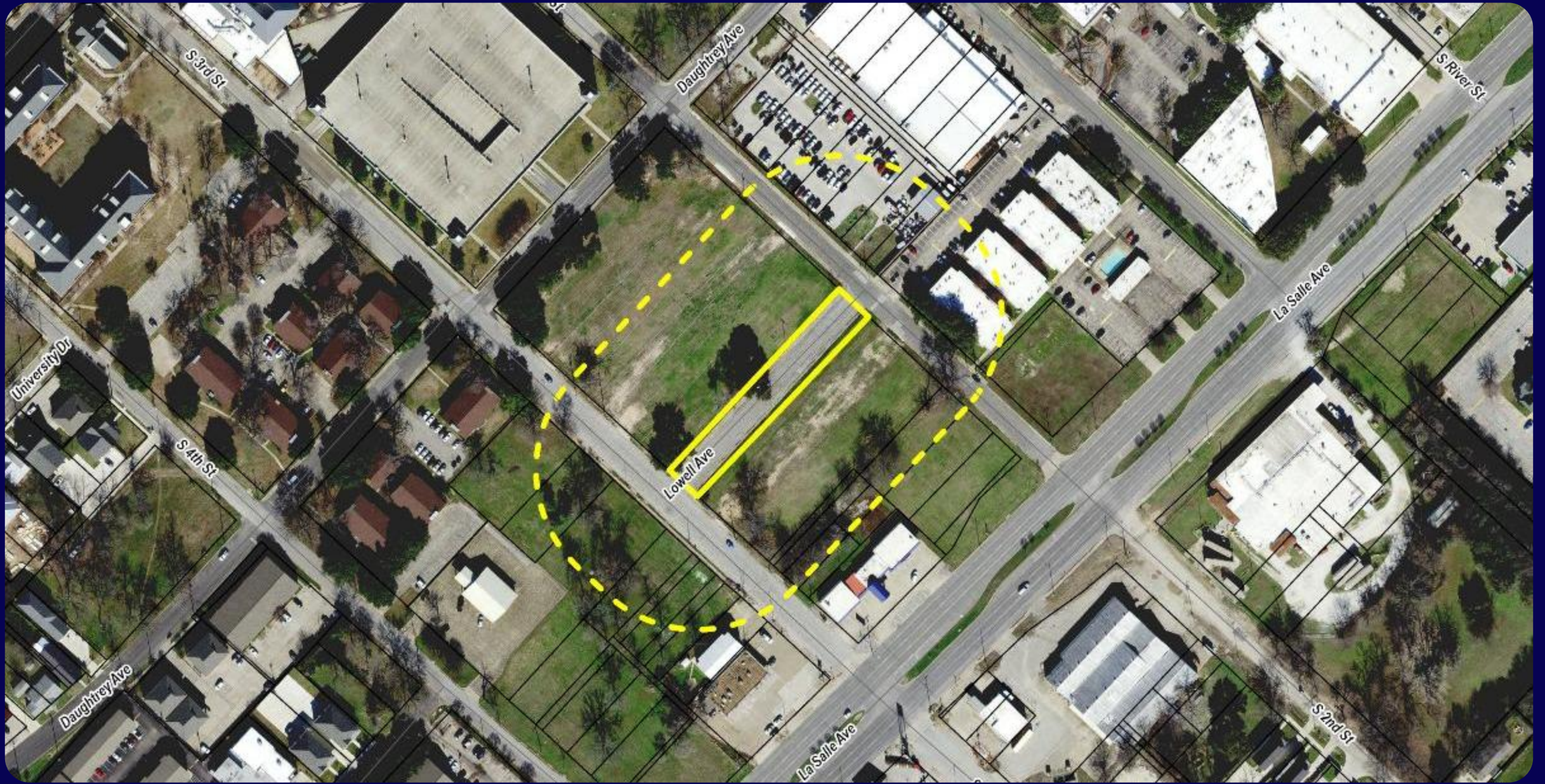
Conditions:

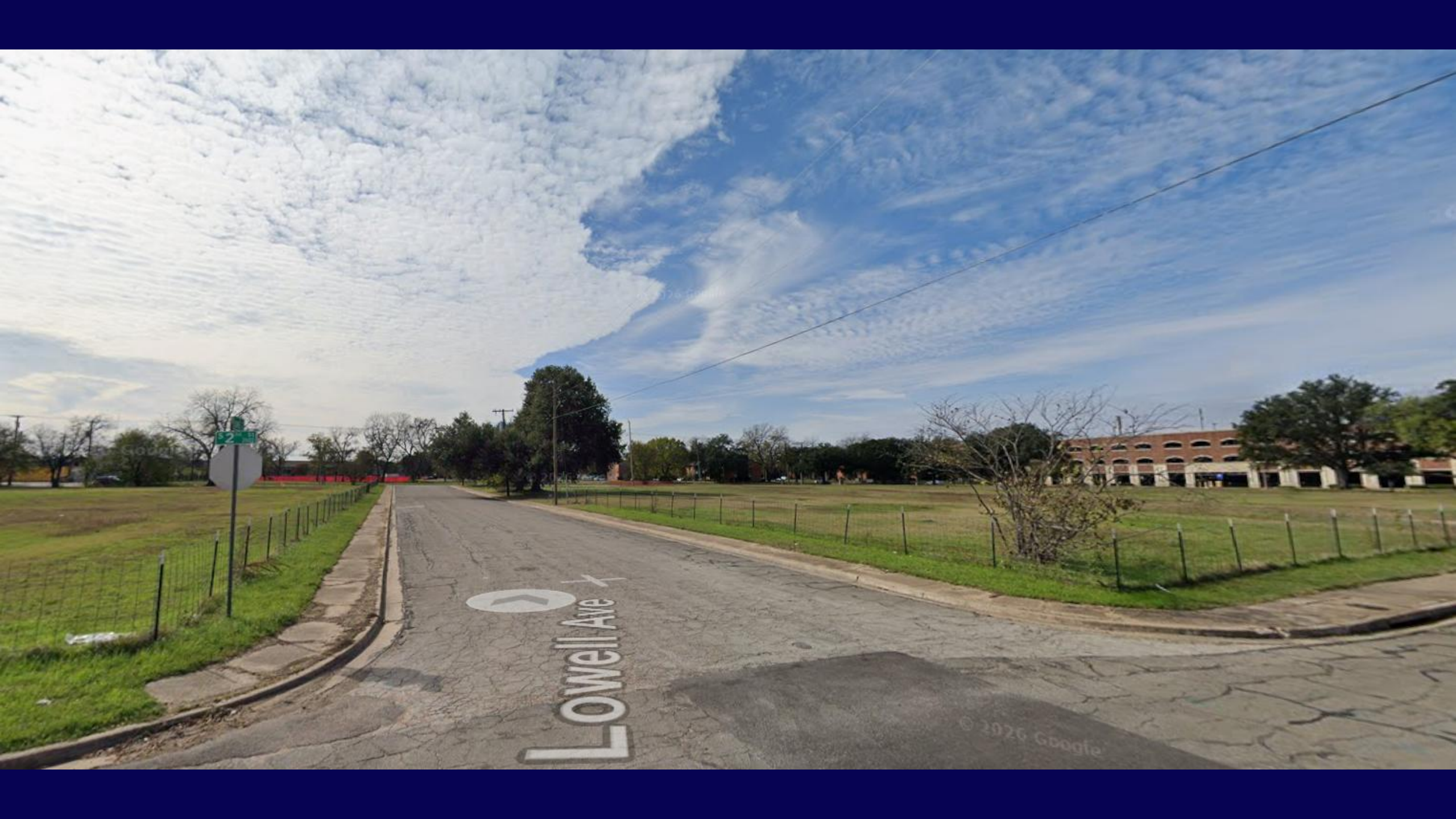
1. At time of development, full building plans must be submitted meeting all City of Waco development requirements including but not limited to the following: applicable building codes, site grading and drainage, parking, signage, vehicle/ pedestrian access and circulation, landscaping, refuse location and access, and fire protection location and access - building permits will not be issued until full compliance with all development standards of the City of Waco and the approved PUD plans.
2. Drainage for the site must meet the requirements of the City of Waco Stormwater Management Regulations; if off-site drainage is needed to meet regulations, appropriate drainage easements must be obtained before approval of any construction permits for the site.
3. The property must be platted meeting requirements of the PUD and Subdivision Ordinance before the issuance of building permits.
4. Approval of the Final PUD Plan is contingent upon the approval of the Concept PUD Plan by City Council.



Public Hearing F.5. (2026-413) Lowell Avenue Right-of-Way

- Applicant: Walker Partners on behalf of Baylor University
- Request: One request for the abandonment of street right-of-way described as a 0.566 acre tract, located in the T.J. Chambers Survey, Abstract 7, in the City of Waco, McLennan County, Texas, and being all of Lowell Ave (variable width) between South 2nd Street (75' wide) and South 3rd Street (75' wide) in the City of Waco, McLennan County, Texas
- Council District II
- Baylor NA

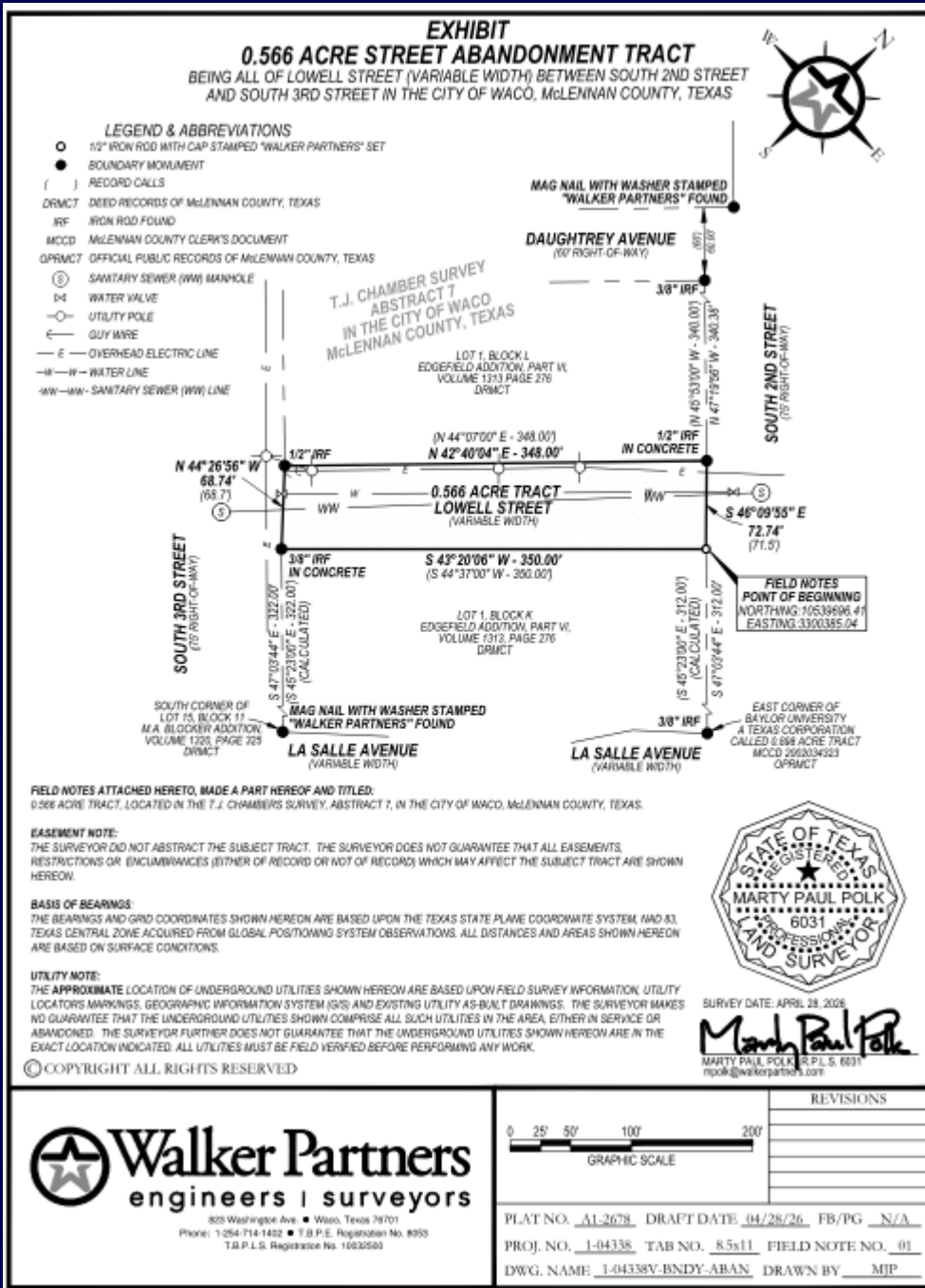




2

Lowell Ave

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Plan Commission recommends ***APPROVAL (10-0)*** of the request for right-of-way ***Abandonment*** based on the following findings and subject to the following conditions:

Findings:

1. Following abandonment, the property could be re-platted with the adjacent parcels to create a developable property for future institutional use;
2. The abandonment of this tract will not negatively impact utility access for surrounding properties; and
3. There will be no adverse impact on the surrounding street and alley system

Conditions:

1. A dedicated 30' public utility line easement shall be retained for access and maintenance of the water and sewer lines located within this property, or the line(s) may be relocated at the developer's expense - contact Waco Infrastructure Services to coordinate;
2. The Oncor power line shall be relocated, or a new easement must be created before the abandonment of the right-of-way, quitclaim deeds to transfer the property shall not be recorded until written confirmation is received from Oncor stating that this condition is satisfied; and
3. Easements shall be retained and recorded for any utilities discovered during development of the abandonment area, or utilities may be relocated at the developer's expense, as coordinated with the appropriate utility provider.



THANK YOU.

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