

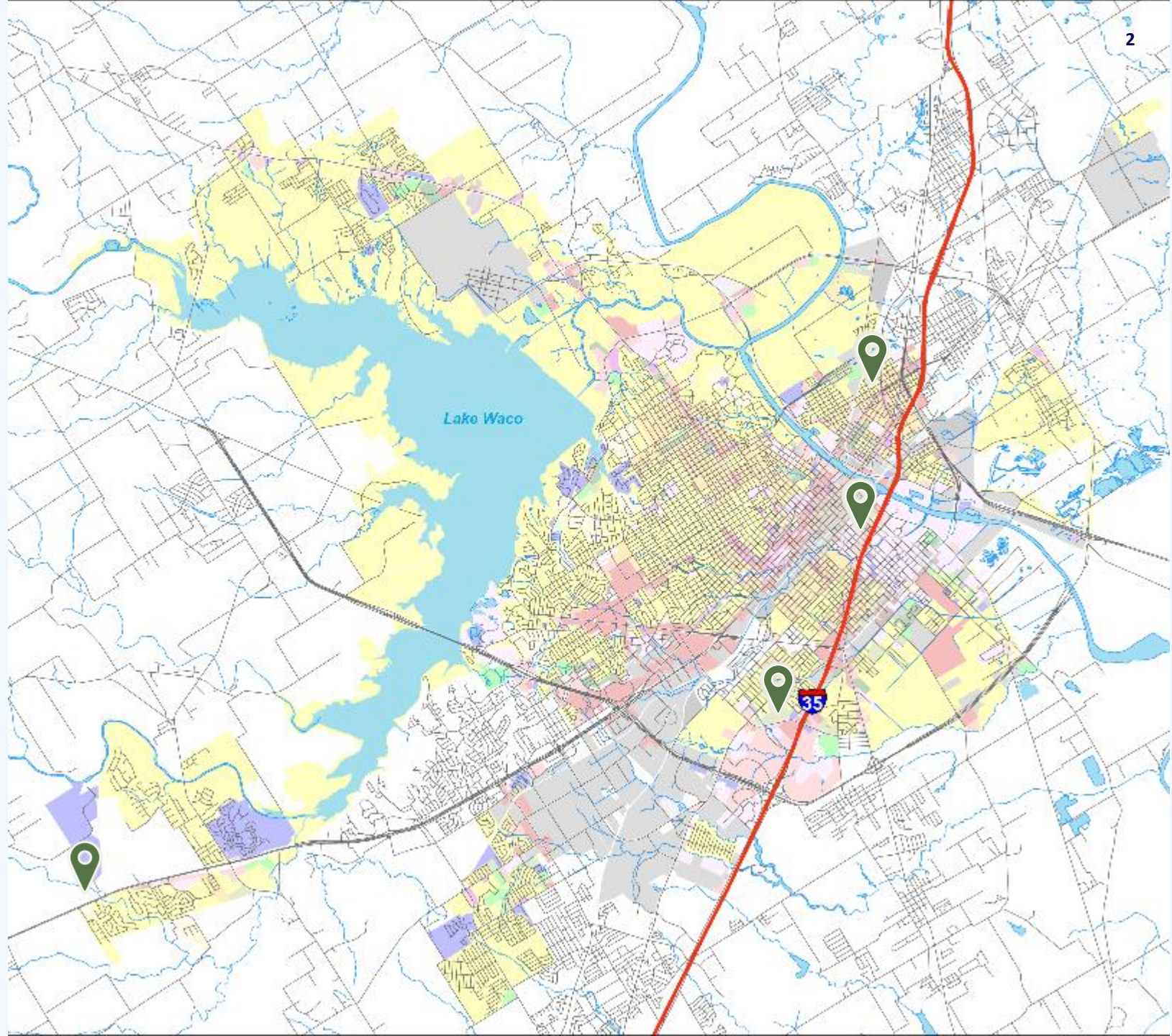
City Council Meeting Planning Public Hearings



Tuesday August 4, 2026

Today's Agenda

- 4 Zoning Cases (1 case continued from 5/19/2026)
- 2 Ordinance Amendments



Public Hearing G.4. (2026-475)

HUD Manufactured Homes

- Applicant: City of Waco
- Request: Amendment to various sections of Chapter 28, Zoning, of the Code of Ordinances of the City of Waco, Texas, to allow for HUD Code Manufactured Homes as a permitted use by right in an R-E zoning district, and updating definitions and supplementary district regulations, to comply with recent legislation.
- S.B. 785

Amend Definition:

Chapter 28 – ZONING

ARTICLE I. - IN GENERAL

Sec. 28-1. - Definitions.

~~HUD Code manufactured home shall mean a structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. Anything less than this length and/or width shall not be allowed. The term does not include a recreational vehicle as that term is defined in 24 CFR 3282.8(g).~~

HUD-code manufactured home shall mean a structure bearing a certification label issued by the United States Department of Housing and Urban Development (HUD) and constructed in accordance with the federal Manufactured Home Construction and Safety Standards Act, as amended, and regulations adopted thereunder. The structure is transportable in one or more sections, built on a permanent chassis, and designed for use as a dwelling with or without a permanent foundation when connected to the required utilities. The term includes the plumbing, heating, air-conditioning, and electrical systems contained therein. The term does not include a recreational vehicle.

Add to R-E Zoning Permitted uses - Section 28-272

(19) Accessory dwelling units.

(20) HUD-code manufactured homes

(21) HUD-code manufactured home park

(22) HUD-code manufactured home subdivision

Remove from R-E Zoning Special Uses - Section 28-273

Sec. 28-273. – Special uses.

~~(8) HUD Code manufactured home parks or recreational vehicle parks or HUD Code manufactured home subdivisions.~~

Proposed Ordinance Change – Supplementary District Regulations:

ARTICLE V. - SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 1. - GENERALLY

Sec. 28-881. - Mobile homes restricted.

Mobile homes are prohibited in the city as of July 7, 1992. This prohibition does not apply to a mobile home previously legally permitted and used as a residential dwelling within the city. A permit for the replacement of a previously legally permitted mobile home is permitted if the replacement is a HUD-code manufactured home. ~~HUD Code manufactured homes are permitted for use and occupancy as a residential dwelling in a HUD Code manufactured home subdivision and HUD Code manufactured home park. Anything less than the length and/or width defining a HUD Code manufactured home shall not be allowed.~~ HUD-code manufactured homes may be established only where permitted by the applicable zoning district regulations and in accordance with all applicable development standards of this chapter.

Plan Commission recommends *APPROVAL (6-0)* of the *Ordinance Amendment* to various sections of Chapter 28, Zoning, of the Code of Ordinances of the City of Waco, Texas, to allow for HUD-code manufactured homes as a permitted use by right in an R-E zoning district, and updating definitions and supplementary district regulations, to comply with recent legislation.



Public Hearing G.5. (2026-476)

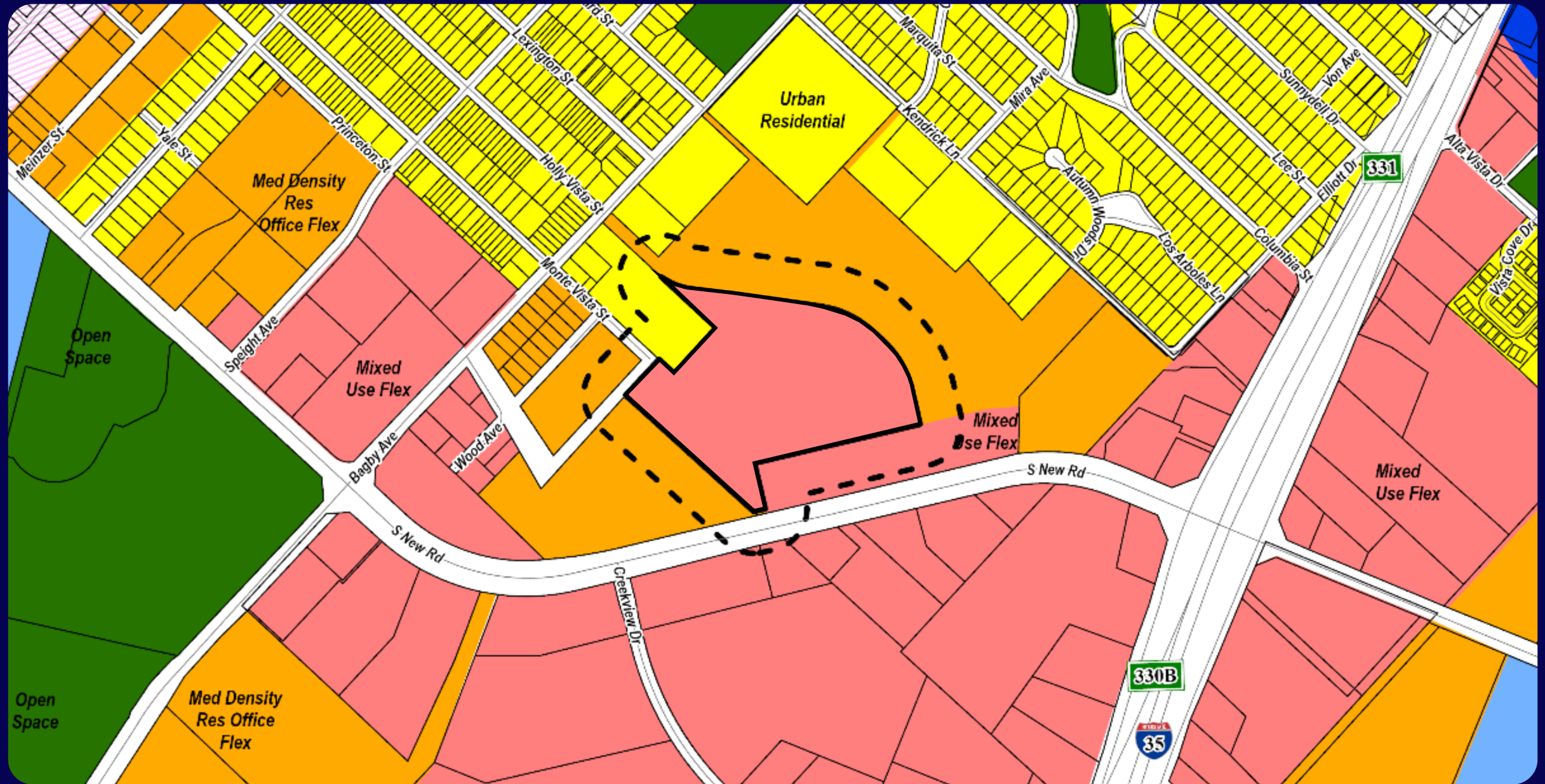
2300 S New Road

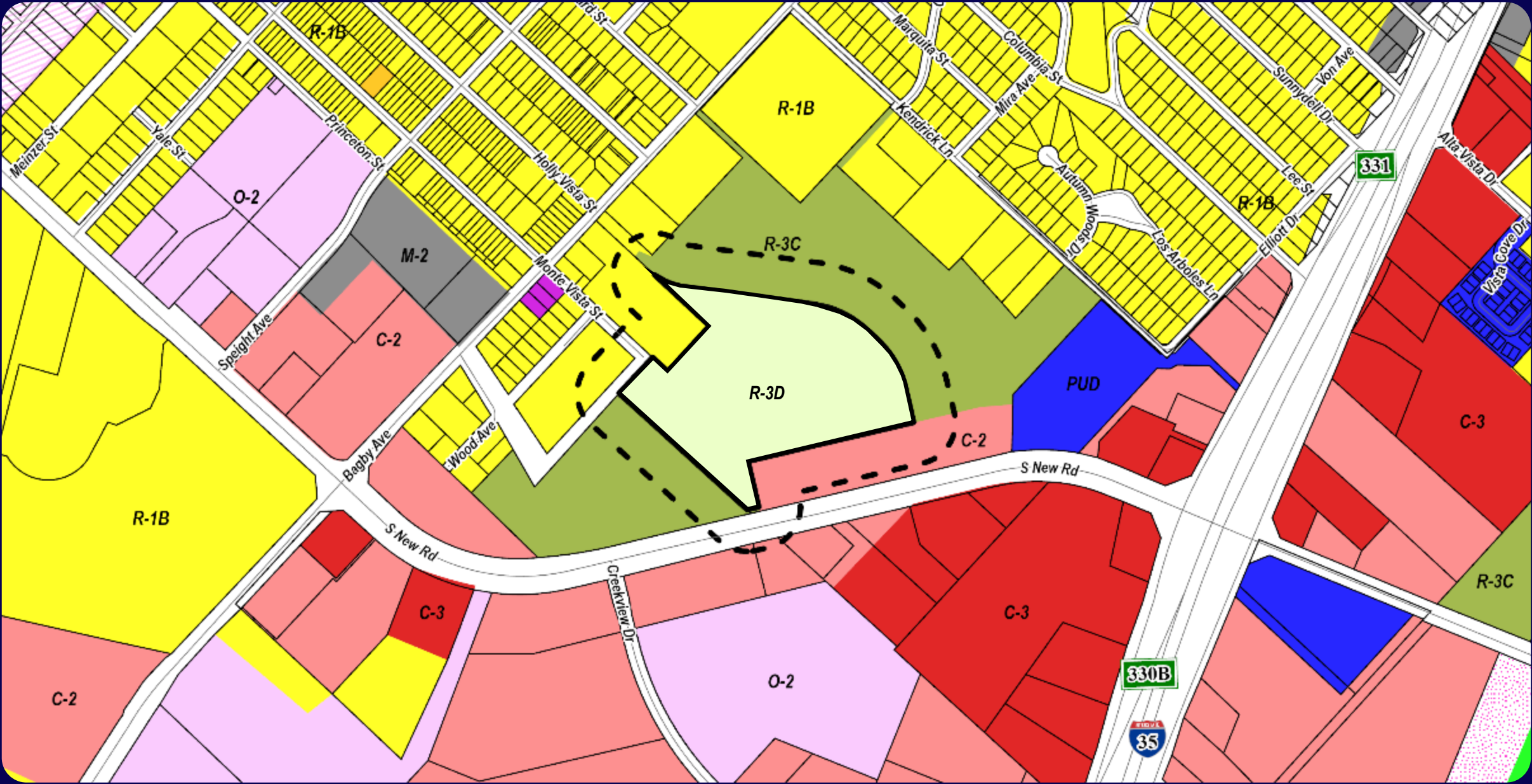
- Applicant: Tyler Apple, AMD Engineering, LLC
- Request: MDROF to MUF and a Rezone from R-3C to R-3D
- Property Size: 18.687 acres
- Kendrick NA
- Council District II











R-3C vs R-3D Zoning Comparison

Use	R-3C (Existing)	R-3D (Proposed)
Multifamily	Yes (up to 25.03 du/acre)	Yes (up to 32.03 du/acre)
Maximum Height	R-3C (Existing)	R-3D (Proposed)
Multifamily	2.5 stories or 35'	3.5 stories or 45'

Plan Commission recommends *APPROVAL (6-0)* of this request to change the Land Use Plan from *Medium Density Residential Office Flex to Mixed Use Flex* based on the following findings:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Mixed Use Flex land use designation.
2. The property is located in close proximity to 2 major thoroughfares (New Road and Interstate 35), and the proposed extension of Holly Vista Street.



Plan Commission recommends **APPROVAL (6-0)** of this request to change the zoning from **R-3C to R-3D** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan, as amended.
2. The property meets all the area and width requirements for the R-3D zoning district.
3. The proposed rezoning supports the goals of the Waco Strategic Housing Plan by increasing the density of residentially zoned properties, thus enhancing opportunities for new housing development.
4. Allowing additional multifamily density within this portion of the development helps accommodate future housing demand while reducing pressure to expand higher-density residential development into the established single-family neighborhood along Kendrick Lane.



Public Hearing G.6. (2026-477) 365 & 379 Val Verde Rd.

- THIS PUBLIC HEARING IS CONTINUED FROM THE 5/19/2026 MEETING
- Applicant: George Ehgotz (365 Val Verde) and the City of Waco (379 Val Verde)
- Request: Land use change from Suburban Residential to Industrial and rezone from R-1B to M-2
- Property Size: 1.69 acres
- No Neighborhood Association
- Council District V
- Interlocal Boundary Agreement (Waco and McGregor) – Ordinance 2023-624





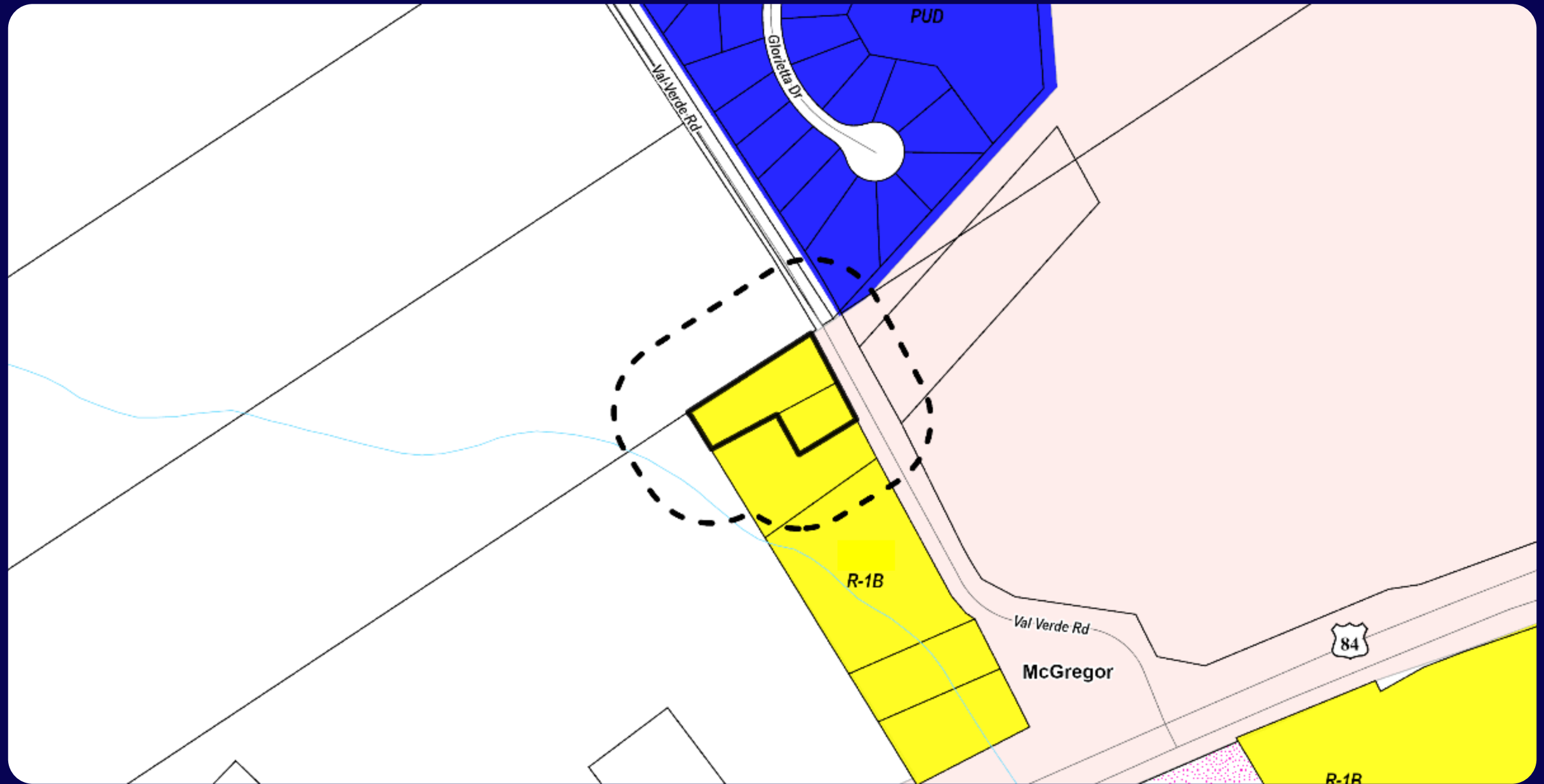


365 Val Verde Road



379 Val Verde Road





Plan Commission recommends *APPROVAL (7-0)* of this request to change the Land Use Plan from *Suburban Residential to Industrial* based on the following findings:

1. The public infrastructure is adequate to provide for zoning districts allowed in the proposed Industrial land use designation.
2. Suburban Residential is the default land use assigned to new property brought into the city limits of the City of Waco; as these properties are active industrial uses, the Industrial land use designation would more accurately reflect existing conditions.



Plan Commission recommends **APPROVAL (7-0)** of this request to change the zoning from **R-1B to M-2** based on the following findings:

1. The proposed zoning is consistent with the land use component of the Comprehensive Plan, as revised.
2. The existing public infrastructure is adequate to accommodate uses permitted in the M-2 district, including nearby access to a major highway thoroughfare (US 84).
3. The property meets all minimum area and width requirements for the M-2 zoning district.
4. There are currently operating industrial uses within the vicinity and on the subject property.



THANK YOU.

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

Public Hearing G.3. (2026-474) Historic Landmark Preservation Commission Amendment(s)

- Applicant: City of Waco
- Request: Amendment to Chapter 28, Article X of the Code of Ordinances of the City of Waco, Texas, Section 28-1134, to revise the criteria for members of the Historic Landmark Preservation Commission and provide minor updates throughout.

- (a) There is hereby created a commission to be known as the Waco Historic Landmark Preservation Commission. The commission shall consist of 12 members to be appointed by the city council as follows. Each member must ~~be a resident of~~ reside in the City of Waco, ~~or work in the City of Waco and be a resident of McLennan County~~. Membership of the commission shall, to the extent possible, be composed of persons who both own historic property and represent the following areas of expertise or interest:
- (1) At least one should be an architect, planner, or representative of a design profession;
 - (2) At least one should be a professional historian;
 - (3) At least one should be a real estate licensee;
 - (4) At least one should be an attorney;
 - (5) At least one should be an owner or representative of an owner of a landmark or of a property in a historic district;
 - (6) At least one should be a representative of the Historic Waco Foundation;
 - (7) At least one should be a professional archaeologist, paleontologist or from a related discipline;
 - (8) At least one should be a representative of the McLennan County Historical Commission;
 - (9) At least one should be a representative ~~or member~~ of the Associated General Contractors of America, Inc.;
 - (10) At least one should be a representative of a lending institution;
 - (11) At least one should be a representative from the following: the Greater Waco Chamber of Commerce, the ~~Black~~ Cen-Tex African American Chamber of Commerce, or the Cen-Tex Hispanic Chamber of Commerce; and
 - (12) At least one member should be a person with special interests or expertise such as a member of a heritage or preservation group, a tenant in a landmark or property in a historic district, a public school teacher, landscape architect, genealogist, a vocational historian, or other such person.

Article X. - Historic District and Landmark Zoning

Sec. 28-1134. - Historic landmark preservation commission.



Plan Commission recommends *APPROVAL (6-0)* of the *Ordinance Amendment to Chapter 28, Article X of the Code of Ordinances of the City of Waco, Texas, Section 28-1134, to revise the criteria for members of the Historic Landmark Preservation Commission and provide minor updates throughout.*



Public Hearing G.7. (2026-478)

722 S 7th Street

- Applicant: Eric Givens, Waffle House, Inc.
- Request: O-2 to C-2
- Property Size: 0.707 acres
- Downtown NA
- Council District II

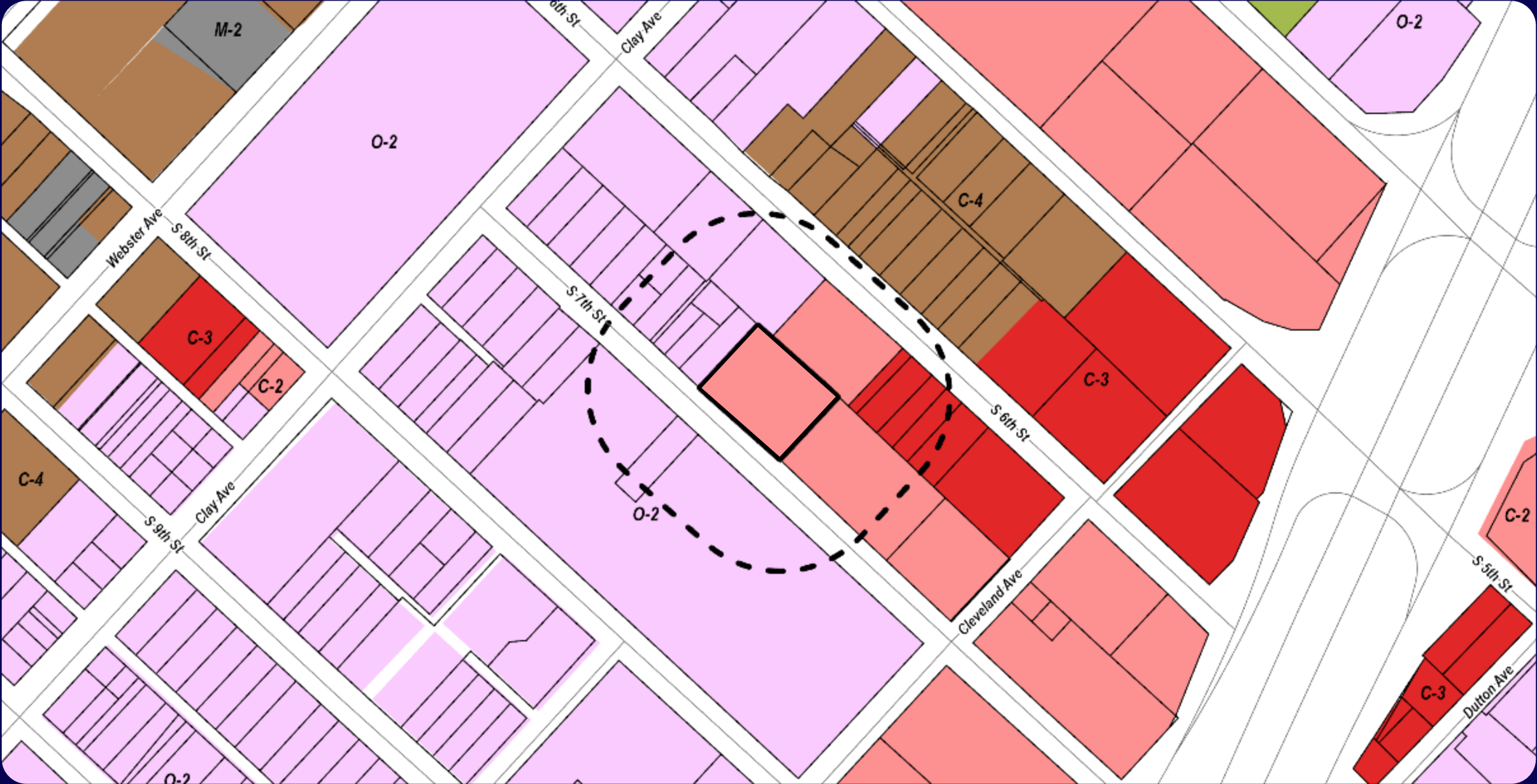












O-2 vs C-2 Zoning Comparison

Use	O-2 (Existing)	C-2 (Proposed)
Multiple-family Dwellings	Yes (Max. 40 du/acre)	Yes (max. 25.03 du/acre)
Office	Yes	Yes
General Retail	No	Yes
Restaurants	No	Yes
Maximum Height	O-2 (Existing)	C-2 (Proposed)
All Structures	Unrestricted	2 stories or 35'

Plan Commission recommends ***APPROVAL (6-0)*** of this request to change the zoning from ***O-2 to C-2*** based on the following findings:

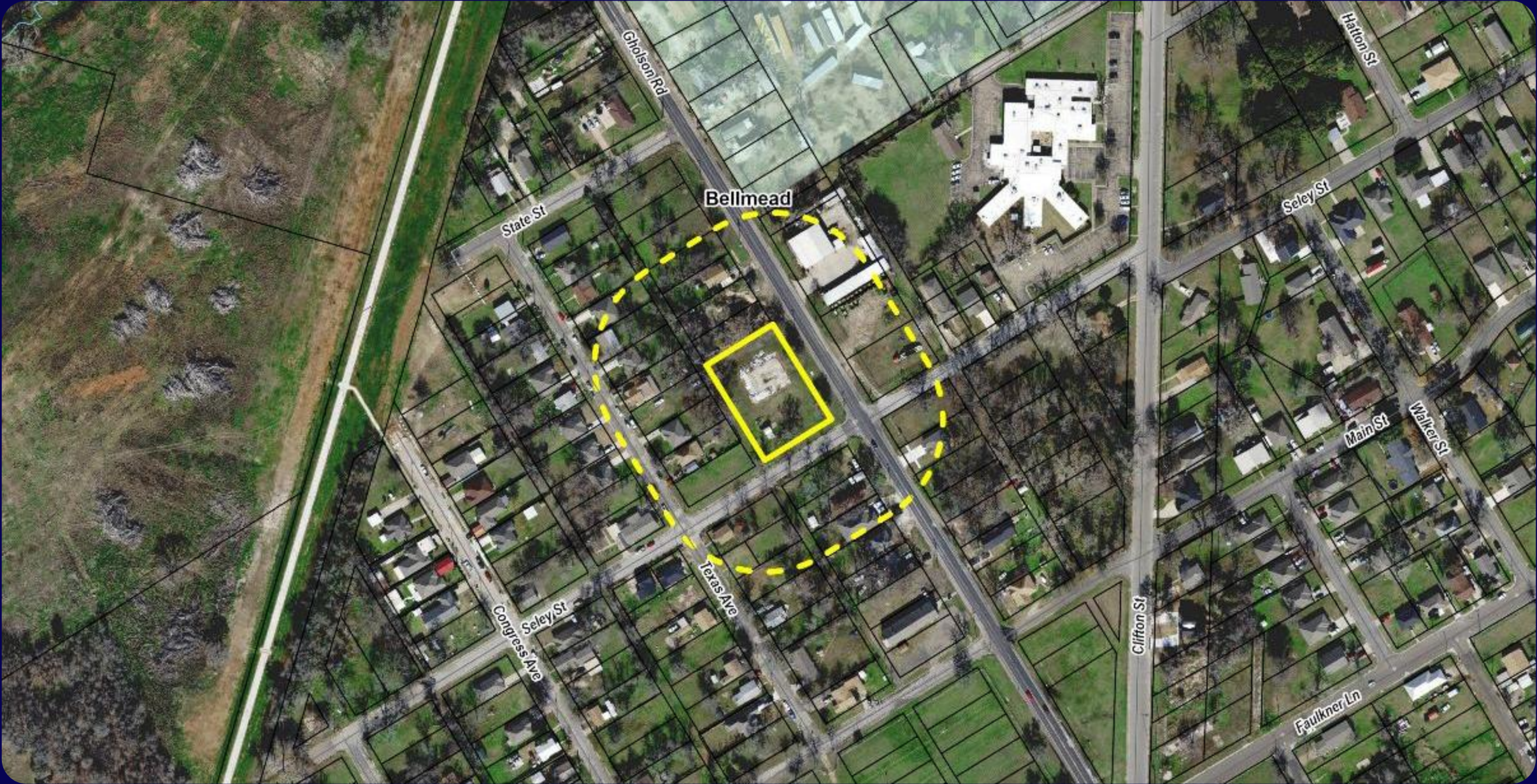
1. The proposed zoning is consistent with the existing Mixed Use Flex (MUF) designation of the Comprehensive Plan.
2. Existing public infrastructure is adequate to support the range of uses permitted within the C-2 zoning district.
3. The subject property meets the minimum area and dimensional requirements of the C-2 zoning district.
4. There is C-2 zoning adjacent to the subject property.



Public Hearing G.8. (2026-479) 1204 Gholson Rd

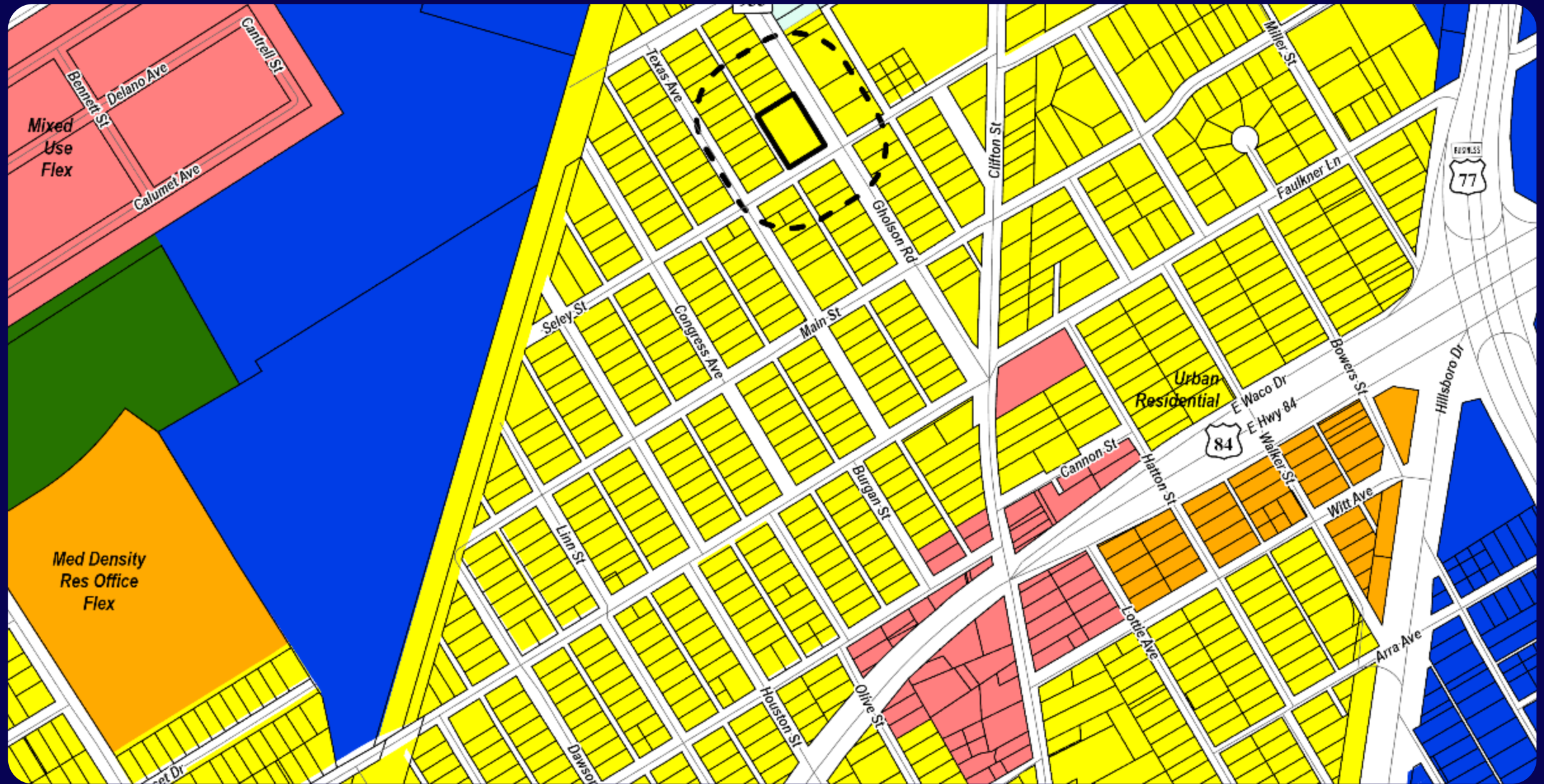
- Applicant: George Lucas, Celco Surveying
- Request: R-1B to O-3
- Property Size: 0.643 acres
- Carver NA
- Council District I



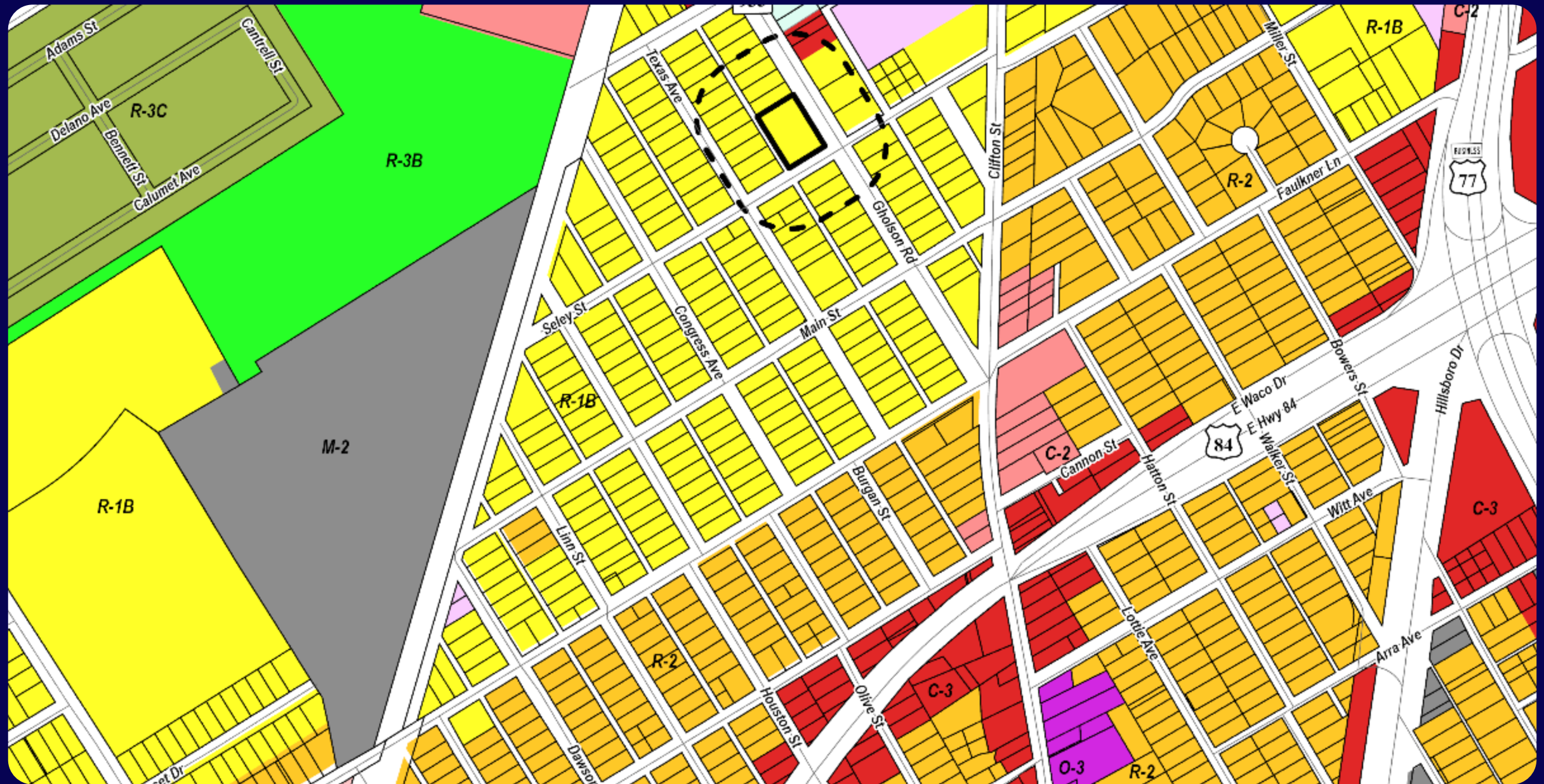


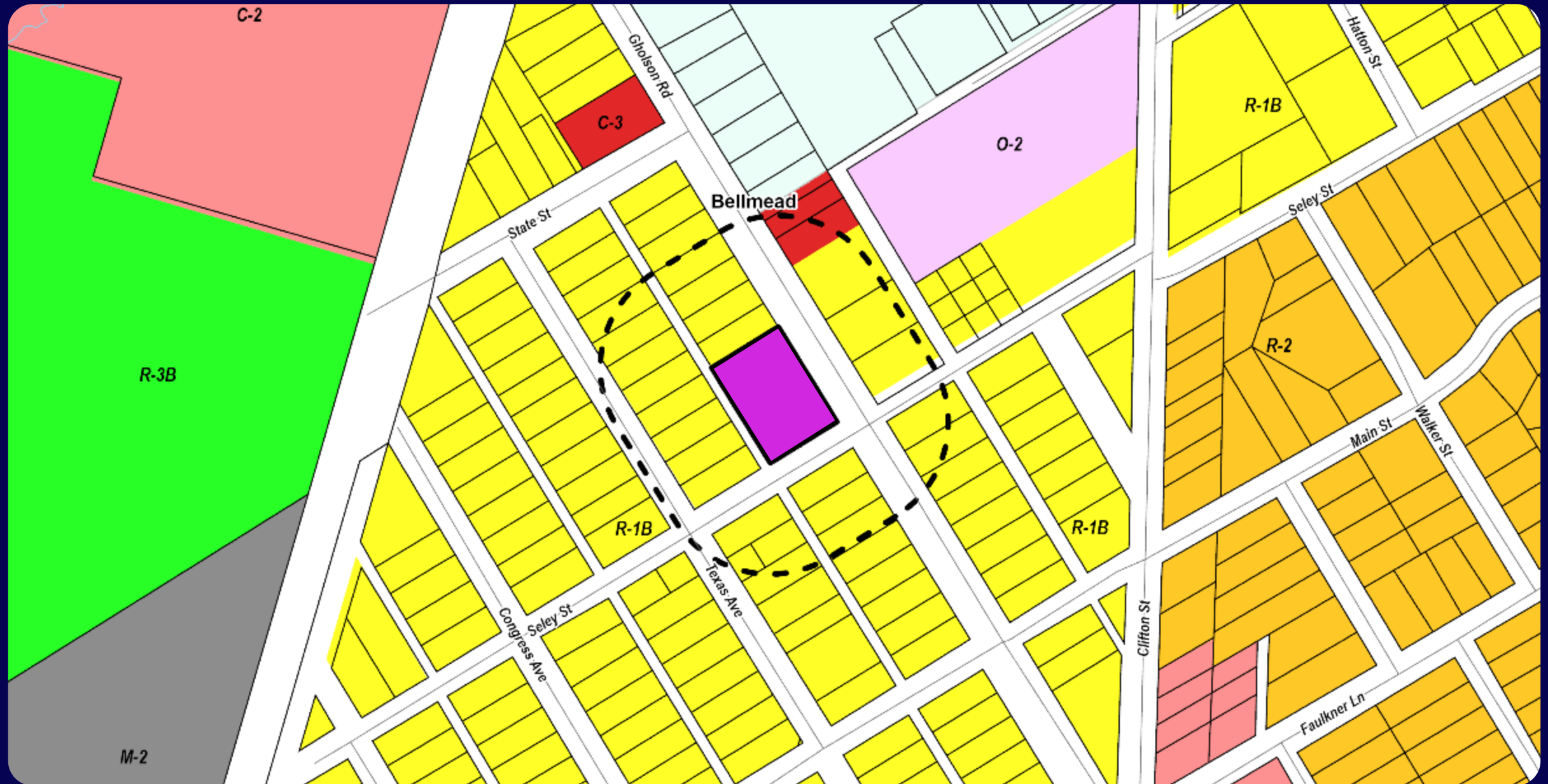












R-1B vs. O-3 Zoning Comparison

Use	R-1B (Existing)	O-3 (Proposed)
Single-family Dwelling	Yes (max 7.26 du/acre)	Yes (max 7.26 du/acre)
Townhouse Dwelling	No	Yes (max 14.52 du/acre)
General Retail Sales	No	Yes (limited – see above)
Restaurants	No	Yes (limited – see above)
Maximum Height	R-1B (Existing)	O-3 (Proposed)
All structures	2 ½ stories or 35'	2 stories or 35'

Plan Commission recommends ***APPROVAL (6-0)*** of the request to change the zoning from **R-1B** to **O-3** based on the following 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 of the subject property.

