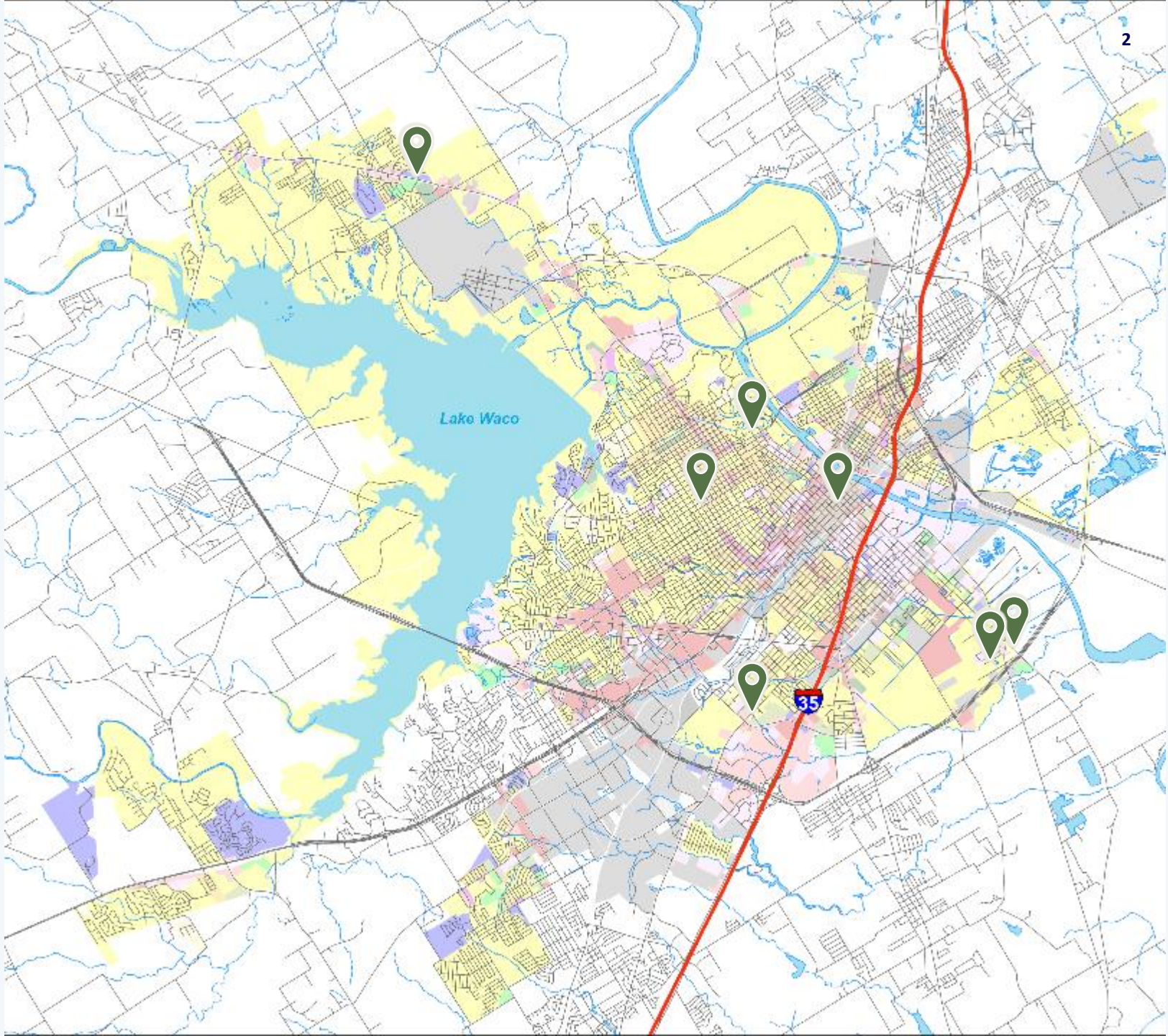
City Council Meeting
Planning Public Hearings

Tuesday September 15, 2026

Today's Agenda

- 1 Ordinance Amendment (Form Based Code Adoption)
- 7 Zoning Cases



Public Hearing 2026-645 & 646 Form-Based Code District

- Applicant: City of Waco
- Request:
  - Amending Chapter 28 “Zoning” of the Code of Ordinances to adopt Form Based Code zoning as a special district, establishing the Waco Downtown Form-Based Code district
  - Rezoning properties from C-2, C-3, and C-4 to F-1 Waco Downtown Form-Based Code District, and removing said properties from the Downtown District Overlay and Brazos River Corridor District Overlay
- Property Size: 88.55 total acres
- Downtown and Brook Oaks NA
- Council Districts II and IV

Form-Based Code Footprint

- 90% of FBC Footprint is City of Waco Property
- Allows City to pilot a zoning framework that Waco's wider Downtown may choose to embrace

BARRON'S BRANCH SUBAREA (DT-BB) - §2.1 (P.13)

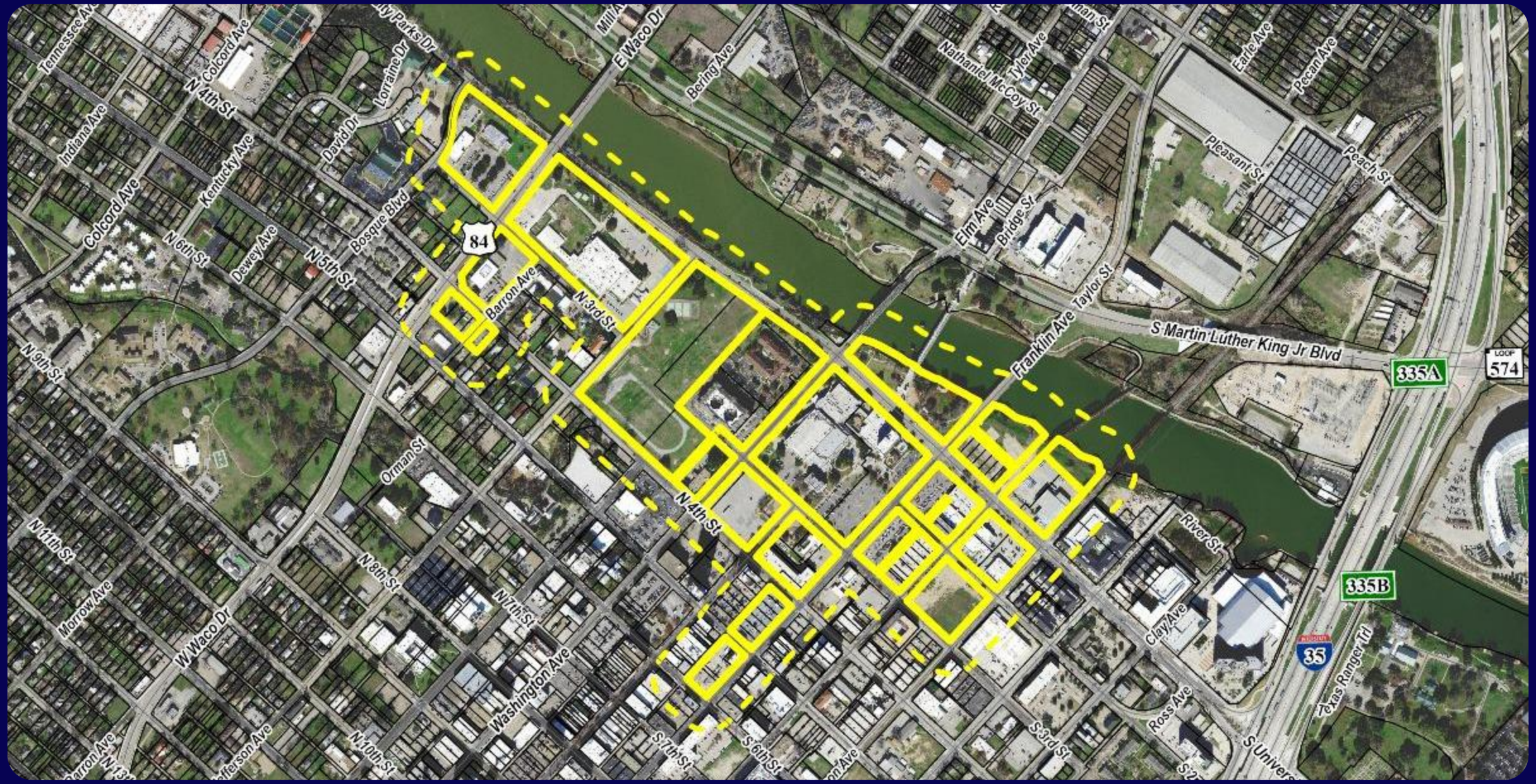
WACO SQUARE SUBAREA (DT-WS) - §2.2 (P.19)

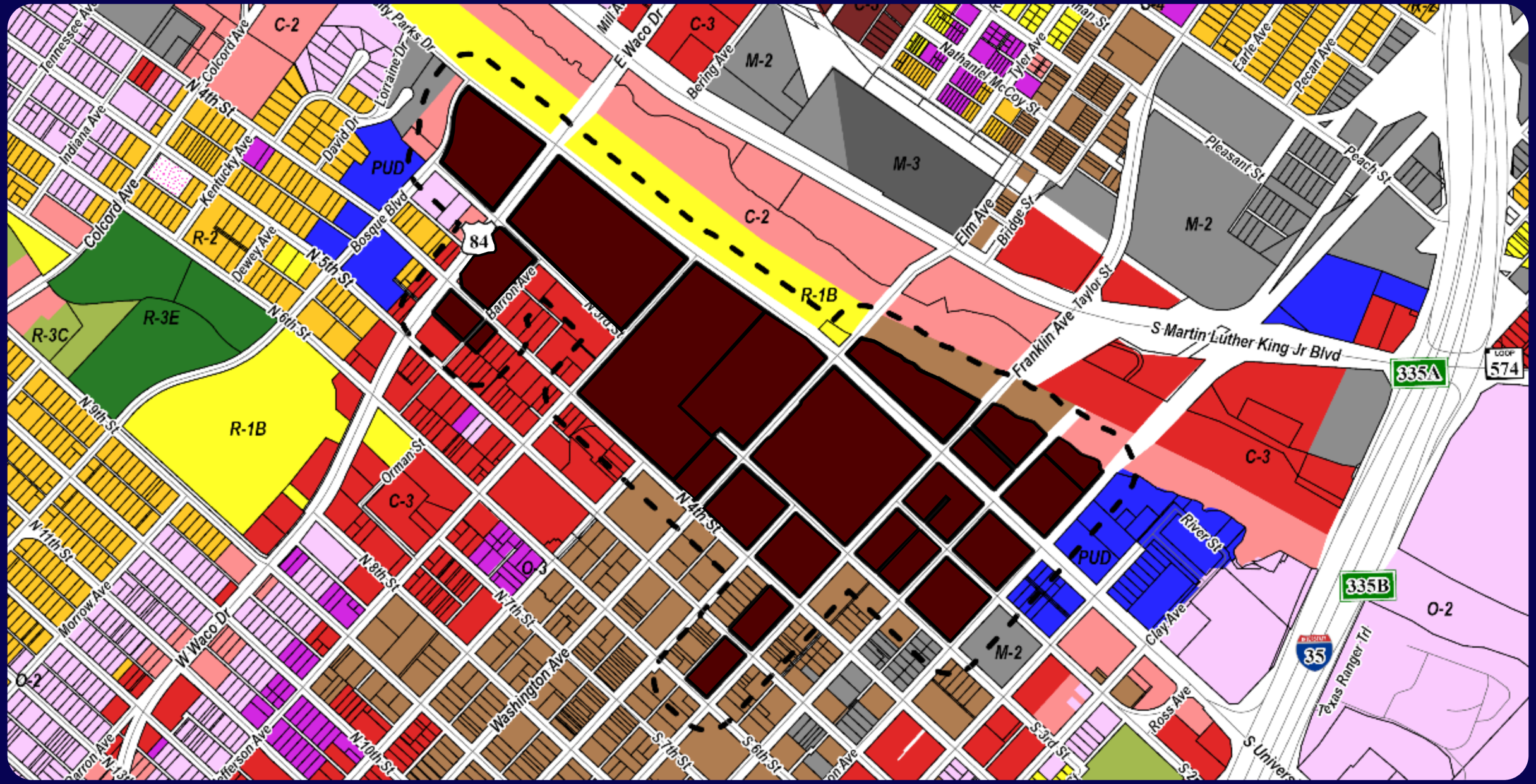
MARY AVE SUBAREA (DT-MA) - §2.3 (P.27)

BALLPARK SUBAREA (DT-BA) - §2.4 (P.33)

= Private Property Stakeholder




E Waco Dr
Bering Ave
Nathaniel McCoy St
Tyler Ave
Earle Ave
Pecan Ave
Pleasant St
Peach St
Elm Ave
Bridge St
Taylor St
Franklin Ave
S Martin Luther King Jr Blvd
335A
LOOP 574
335B
River St
Clay Ave
Ross Ave
S 3rd St
S 6th St
S 7th St
Texas Ranger Trl
35
N 4th St
N 3rd St
Barron Ave
Bosque Blvd
84
N 5th St
Dewey Ave
N 6th St
Colcord Ave
Kentucky Ave
David Dr
Lorraine Dr
N Colcord Ave
N 4th St
Indiana Ave
Tennessee Ave
N 9th St
N 11th St
Morrow Ave
W Waco Dr
Orman St
N 8th St
N 7th St
Washington Ave
N 10th St
Jefferson Ave


C-2
C-3
M-2
M-3
PUD
R-1B
R-2
R-3C
R-3E
O-2
O-3
N 4th St
N 5th St
N 6th St
N 7th St
N 8th St
N 9th St
N 10th St
N 11th St
S 3rd St
S 6th St
S 7th St
E Waco Dr
W Waco Dr
Colcord Ave
N Colcord Ave
Kentucky Ave
Dewey Ave
Bosque Blvd
Barron Ave
Orman St
Washington Ave
Morrow Ave
Jefferson Ave
Lorraine Dr
David Dr
Bering Ave
Nathaniel McCoy St
Tyler Ave
Earle Ave
Pecan Ave
Pleasant St
Peach St
Elm Ave
Bridge St
Taylor St
Franklin Ave
S Martin Luther King Jr Blvd
River St
Clay Ave
Ross Ave
S University
Texas Ranger Trl
84
335A
335B
LOOP 574
35




SPEED LIMIT 30
NOTICE OF PUBLIC HEARING
FOR ZONING CHANGE

Plan Commission recommends *APPROVAL (7-0)* of the request to amend Chapter 28 "Zoning" of the Code of Ordinances to adopt Form-Based Code zoning as a special district, establishing the Waco Downtown Form-Based Code district, and providing for such other definitions, conditions, restrictions, and amendments as may be deemed necessary or appropriate in furtherance of the foregoing establishment of Form-Based Code zoning, and a subsequent ordinance rezoning properties, based on the following findings:

Findings (Form-Based Code Adoption):

1. The adoption of the form-based code aligns with Waco's adopted Strategic Roadmap, helping our downtown grow responsibly and sustainably.
2. The form-based code establishes a clear, place-based framework to guide development, reinvestment, and design within Downtown Waco. It translates the City's policy direction into enforceable standards that shape building form, street character, and the relationship between private development and the public realm.
3. The form-based code establishes clear guidelines to ensure all development contributes to a cohesive and appealing look for the city center, a pedestrian-friendly downtown environment, and open areas that foster community engagement and enhanced quality of living for Waco residents.
4. Through downtown-specific development standards, the form-based code will further the shared vision to develop walkable spaces, parks, and plazas, enrich the downtown with mixed uses, art, and culture, offer residents increased recreational options, improve health and wellness through pedestrian-friendly environments, and create a sense of place and community around the Brazos riverfront.

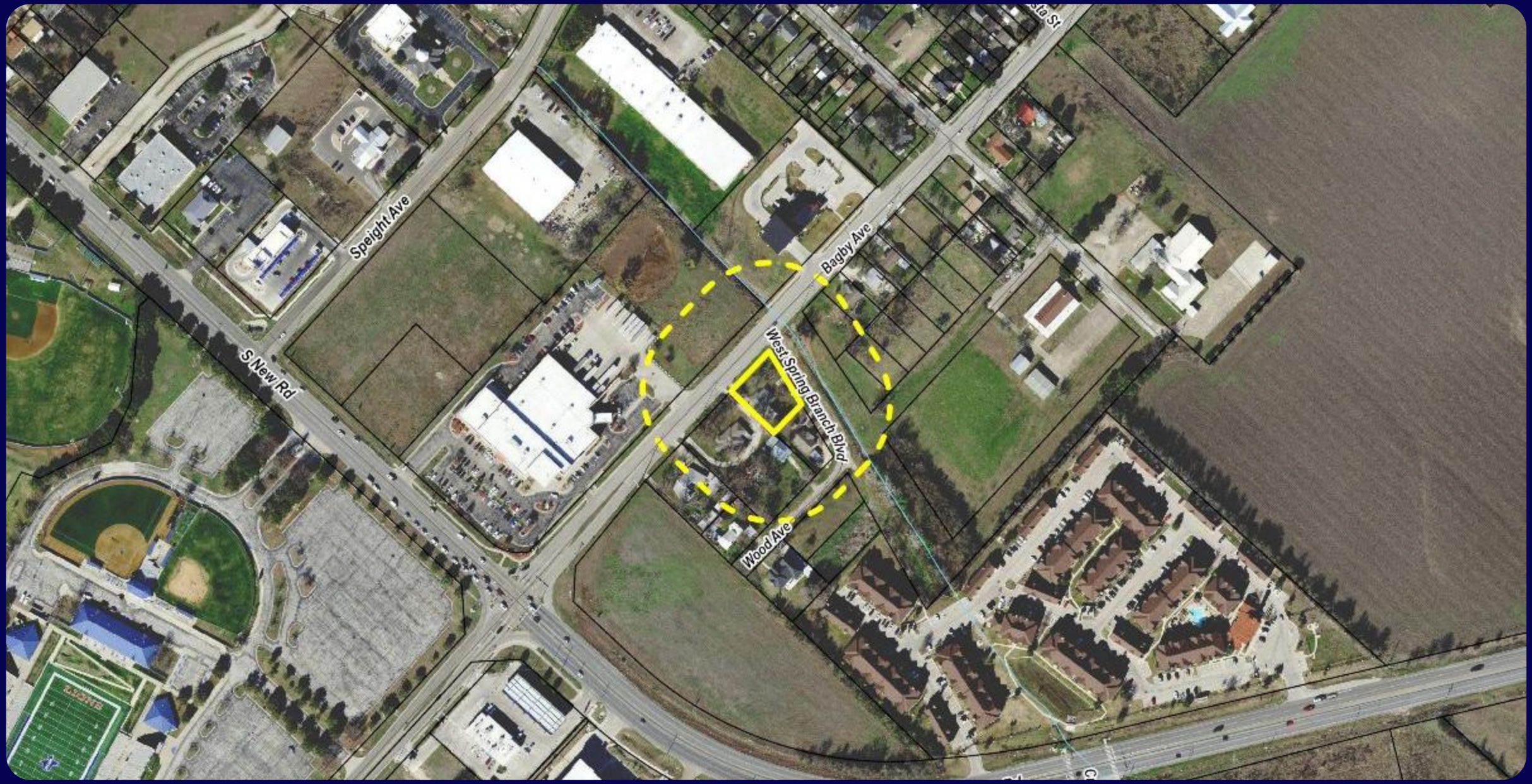
Plan Commission recommends *APPROVAL (7-0)* of the request to amend Chapter 28 "Zoning" of the Code of Ordinances to adopt Form-Based Code zoning as a special district, establishing the Waco Downtown Form-Based Code district, and providing for such other definitions, conditions, restrictions, and amendments as may be deemed necessary or appropriate in furtherance of the foregoing establishment of Form-Based Code zoning, and a subsequent ordinance rezoning properties, based on the following findings (Continued):

Findings (Rezoning):

1. The proposed zoning is consistent with the existing Mixed Use Core and Mixed Use Flex designations of the Comprehensive Plan.
2. The proposed zoning supports the adopted Waco Downtown Master Development Strategic Roadmap
3. Existing public infrastructure is adequate to support the range of uses permitted within the F- 1 zoning district.

Public Hearing 2026-648
4600 Bagby Avenue

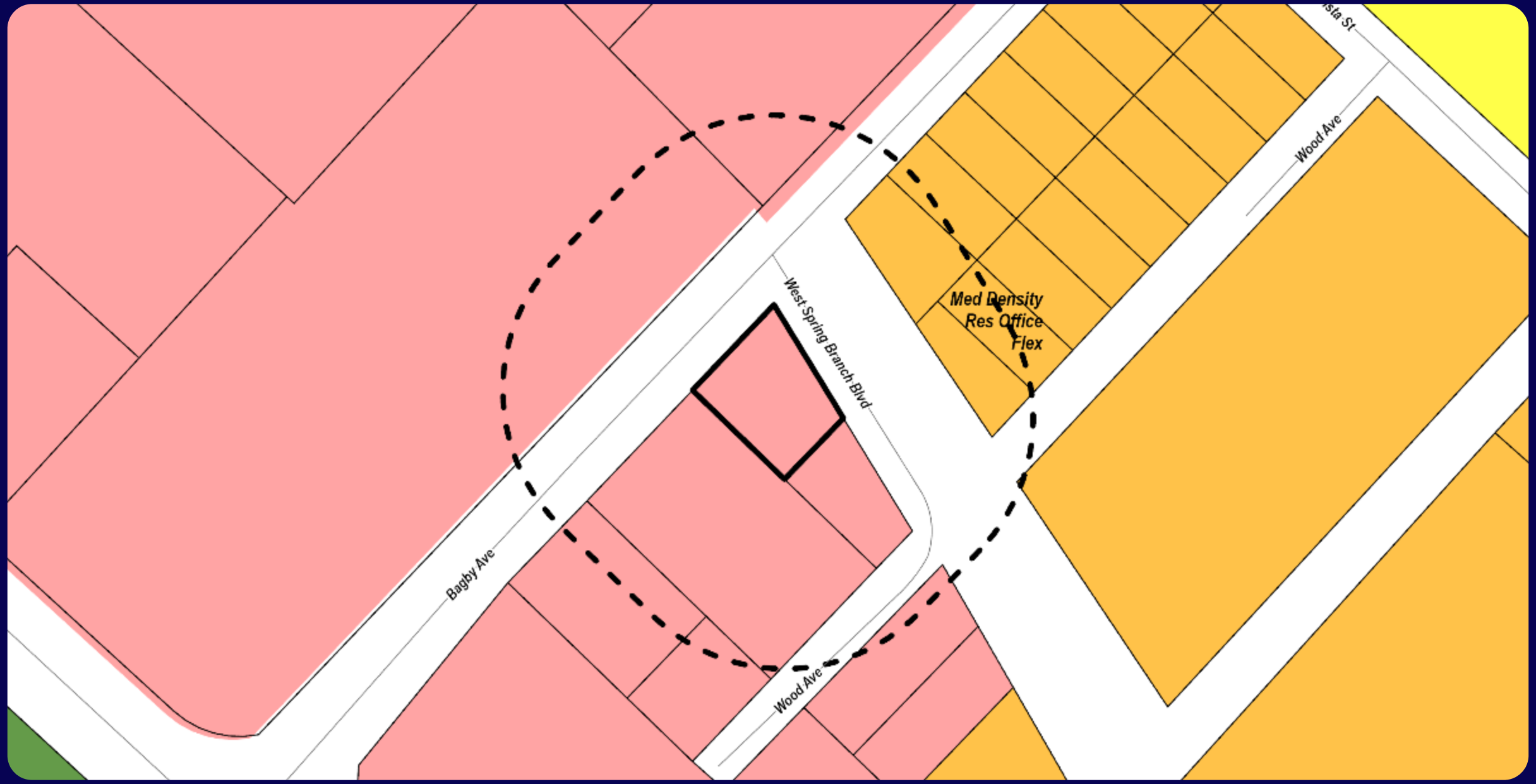
- Applicant: Chris Guerrero
- Request: R-1B to O-3
- Property Size: 0.3843 acres
- Kendrick NA
- Council District II

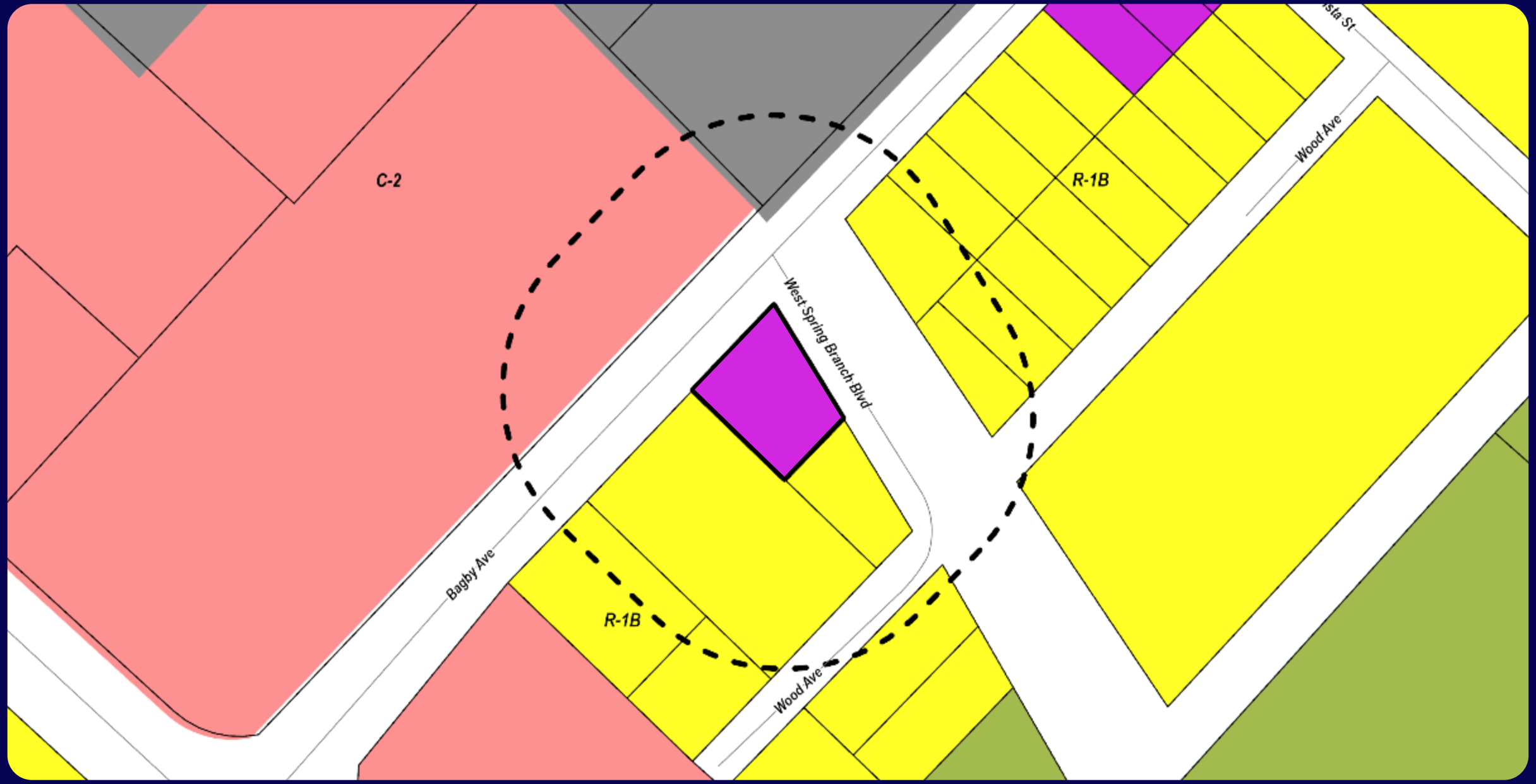

Speight Ave
S New Rd
Bagby Ave
West Spring Branch Blvd
Wood Ave








Med Density Res Office Flex
West Spring Branch Blvd
Bagby Ave
Wood Ave
Wood Ave


C-2
R-1B
R-1B
Bagby Ave
West Spring Branch Blvd
Wood Ave
Wood Ave

Plan Commission recommends *DISAPPROVAL (8-0)* of the request to change the zoning from *R-1B to O-3* based on the following findings:

Findings:

1. Although O-3 zoning is permitted within the Mixed Use Flex land use designation, the subject property is located within an established R-1B zoning pocket characterized primarily by single-family residential and institutional uses.
2. The requested O-3 zoning would introduce office and limited commercial uses into the interior of the established residential block.
3. Retaining the existing R-1B zoning would better preserve the established residential character and zoning pattern immediately surrounding the subject property.

Public Hearing 2026-649
2600 Maple Avenue

- Applicant: Tatiana Metaxa Rozenfeld
- Request: R-1B to O-3
- Property Size: 0.18 acres
- Dean Highland NA
- Council District IV


Windsor Ave
Cumberland Ave
Maple Ave
Trice Ave
N 28th St
N 26th St
N 24th St
N 23rd St
N 25th St




Maple




Windsor Ave
Cumberland Ave
Maple Ave
Trice Ave
N 28th St
N 26th St
N 24th St
Med Density
Res Office
Flex


Windsor Ave
Cumberland Ave
Maple Ave
Trice Ave
N 28th St
N 26th St
N 24th St
N 25th
R-1B
O-2
R-3E
R-2
O-3
C-3
R-1B

Plan Commission recommends *DISAPPROVAL (8-0)* of the request to change the zoning from *R-1B to O-3* based on the following findings:

Findings:

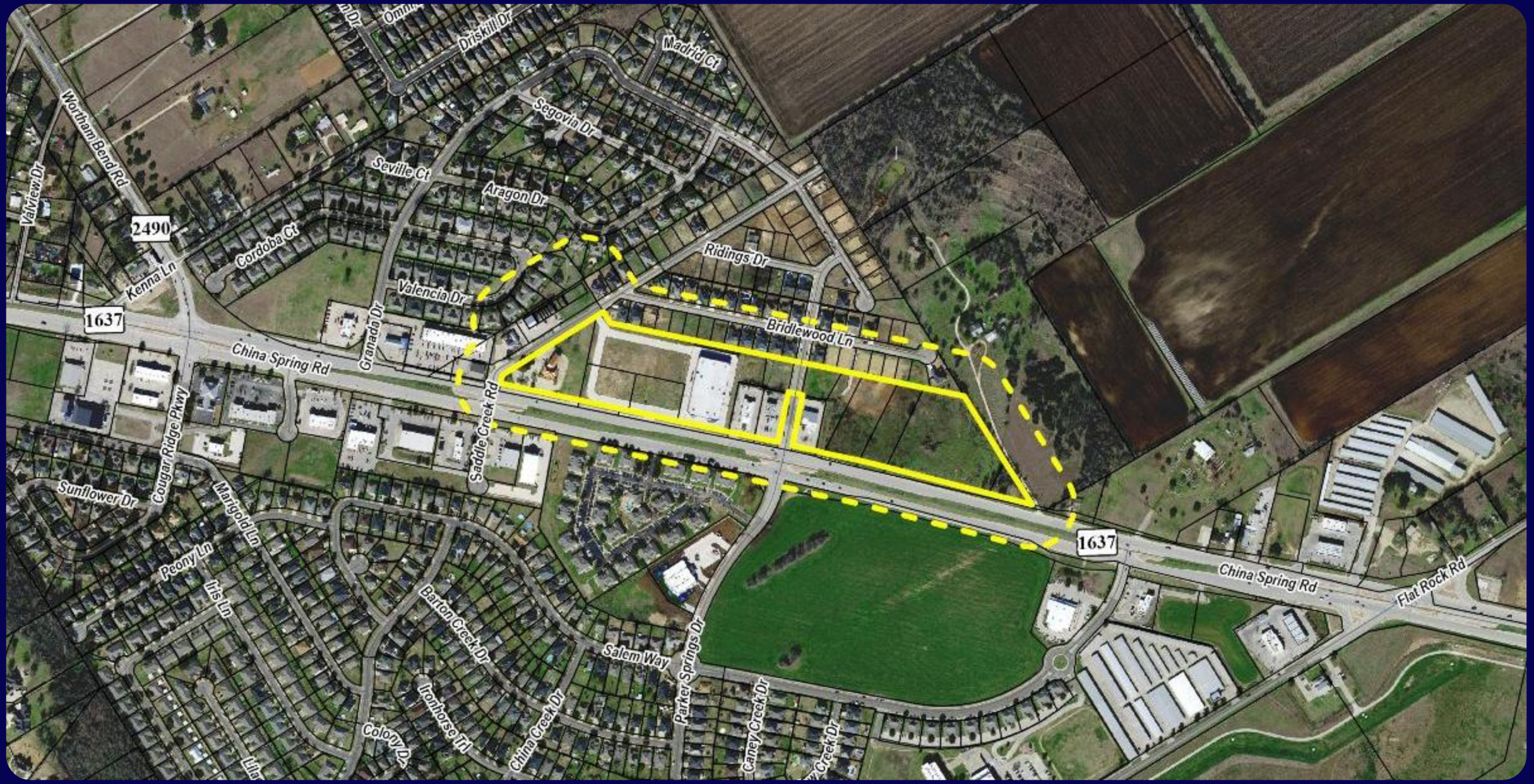
1. The existing R-1B zoning is more compatible with the established single-family residential character immediately adjacent to the property.
2. While office zoning exists along the North 25th Street corridor, the size, configuration, and residential context of the property make it better suited for continued residential use than the range of office and limited commercial uses permitted in the O-3 district.
3. The property is oriented towards Maple Avenue and has limited access to North 26th Street, which is not conducive for office or limited commercial development.

THANK YOU.

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

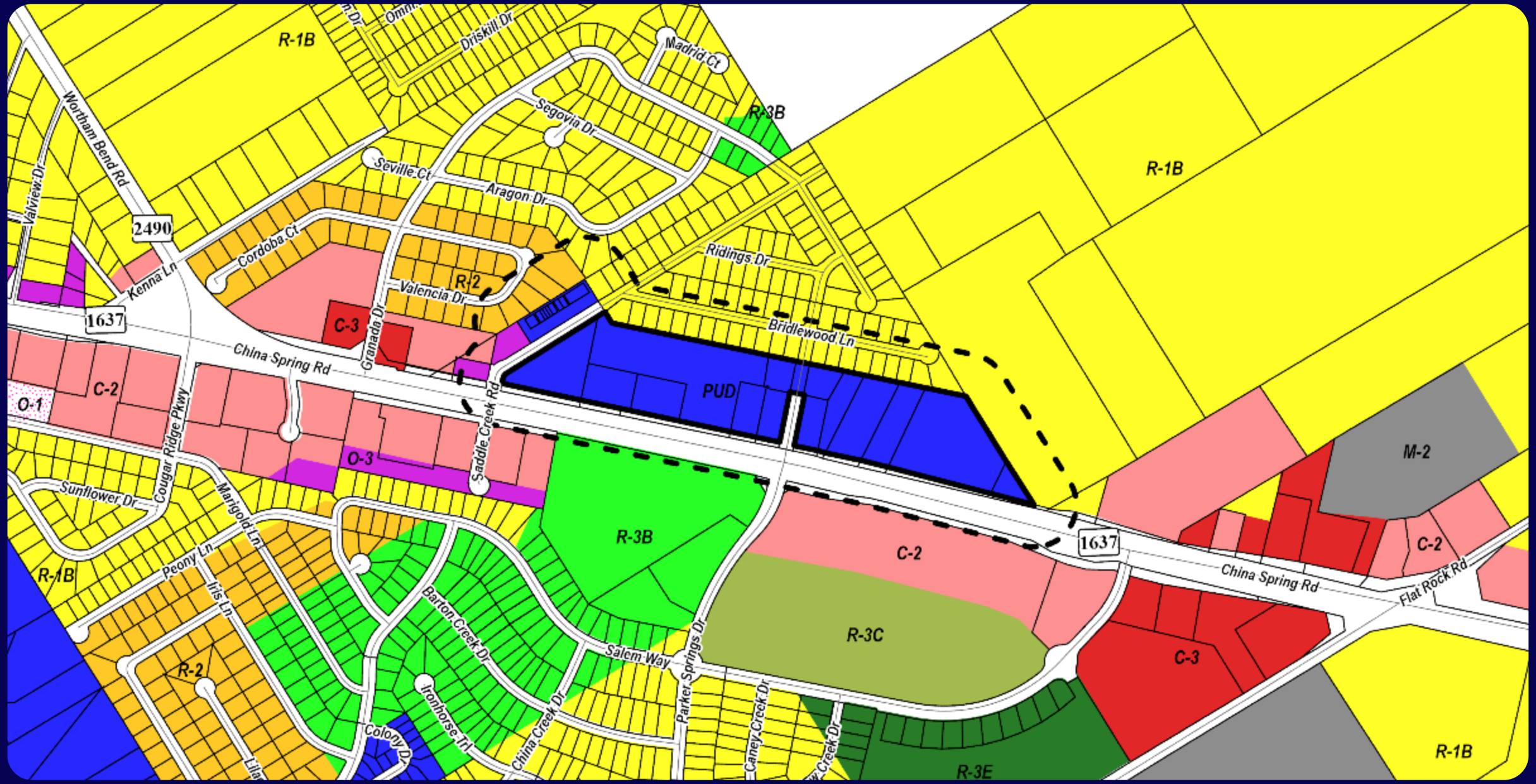
Public Hearing 2026-647
9915 Parker Springs Dr

- Applicant: Michael McNamara
- Request: Amendment to the Concept Plan of the Saddle Creek Planned Unit Development (PUD) to redesignate the remaining Tract 2 and Tract 3 of the approved Concept Plan from a “commercial and multifamily” and “office” designation to a “commercial and office” designation, and to allow “retail sales of farm & agricultural supplies” as a permitted use.
- Property Size: 21.8 acres
- North Lake Waco NA
- Council District V

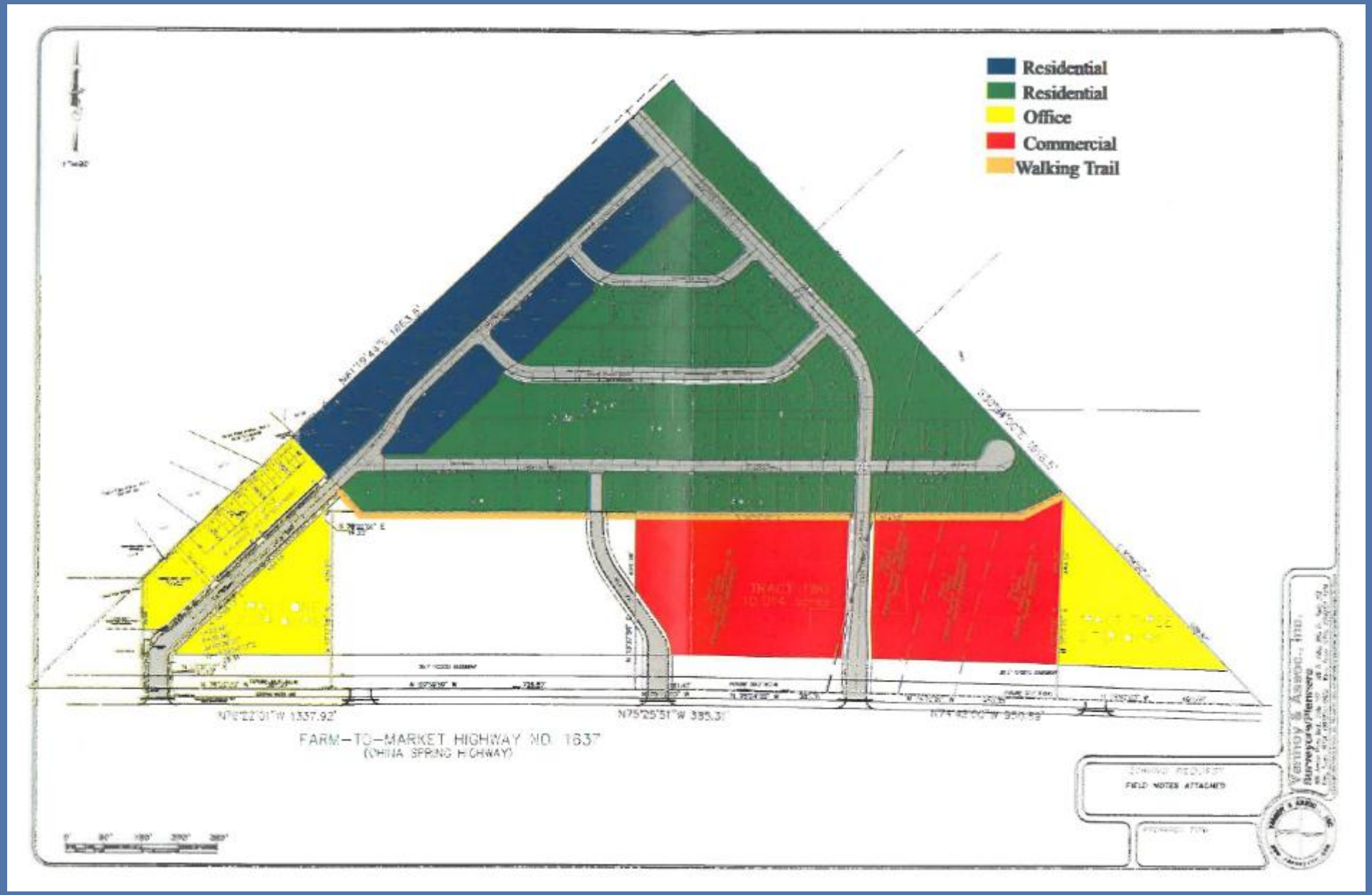

Driskill Dr
Madrid Ct
Segovia Dr
Worthan Bend Rd
Valview Dr
Seville Ct
Aragon Dr
2490
Cordoba Ct
Kenna Ln
Ridings Dr
Valencia Dr
1637
Granada Dr
Bridlewood Ln
China Spring Rd
Saddle Creek Rd
Cougar Ridge Pkwy
Sunflower Dr
Marigold Ln
Peony Ln
Iris Ln
Barton Creek Dr
Salem Way
Parker Springs Dr
Ironhorse Trl
Colony Dr
China Creek Dr
Caney Creek Dr
1637
China Spring Rd
Flat Rock Rd


arch Google Maps
9851 China Spring Rd
Waco, Texas
Google Street View
Nov 2025
See more dates
Share
Sonic Drive-In
Keith Ace Hardware
Google Maps

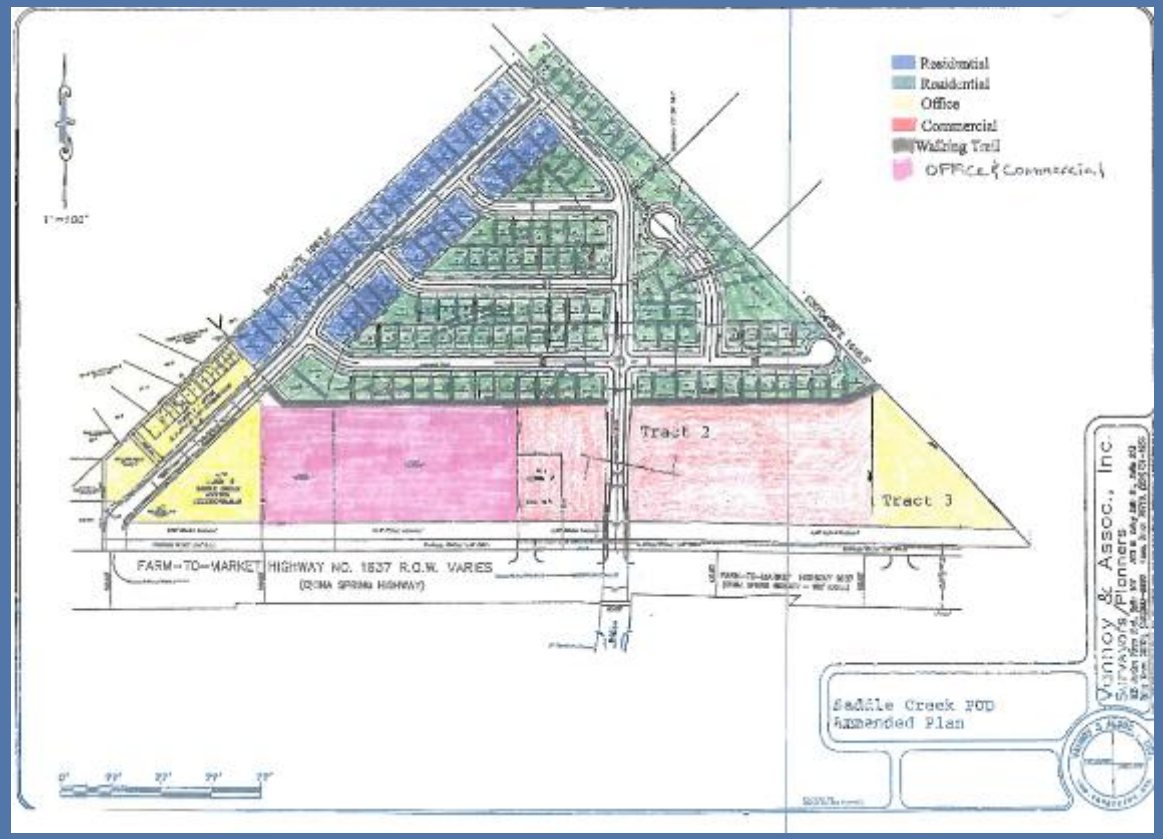

CLIMATE CONTR


R-1B
Driskill Dr
Madrid Ct
R-3B
Segovia Dr
Seville Ct
Aragon Dr
Wortham Bend Rd
Valview Dr
2490
Cordoba Ct
Kenna Ln
R-2
Valencia Dr
Ridings Dr
C-3
Granada Dr
1637
China Spring Rd
Bridlewood Ln
PUD
C-2
O-1
Saddle Creek Rd
Cougar Ridge Pkwy
O-3
Sunflower Dr
Marigold Ln
Peony Ln
R-3B
C-2
M-2
C-2
1637
China Spring Rd
Flat Rock Rd
R-1B
Iris Ln
Barton Creek Dr
Salem Way
Parker Springs Dr
R-3C
C-3
R-2
Ironhorse Trl
Colony Dr
China Creek Dr
Caney Creek Dr
R-3E
R-1B

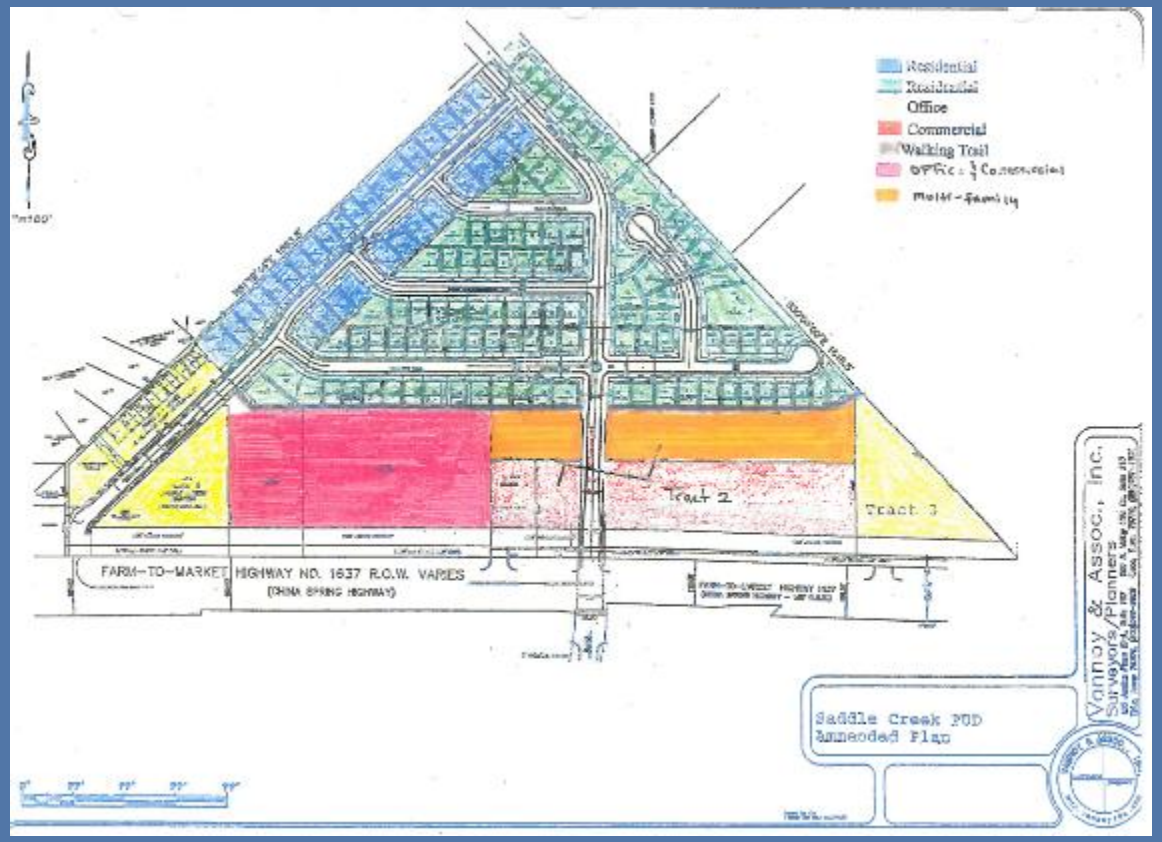
ORIGINAL PUD LAND USE DESIGNATIONS - 2006



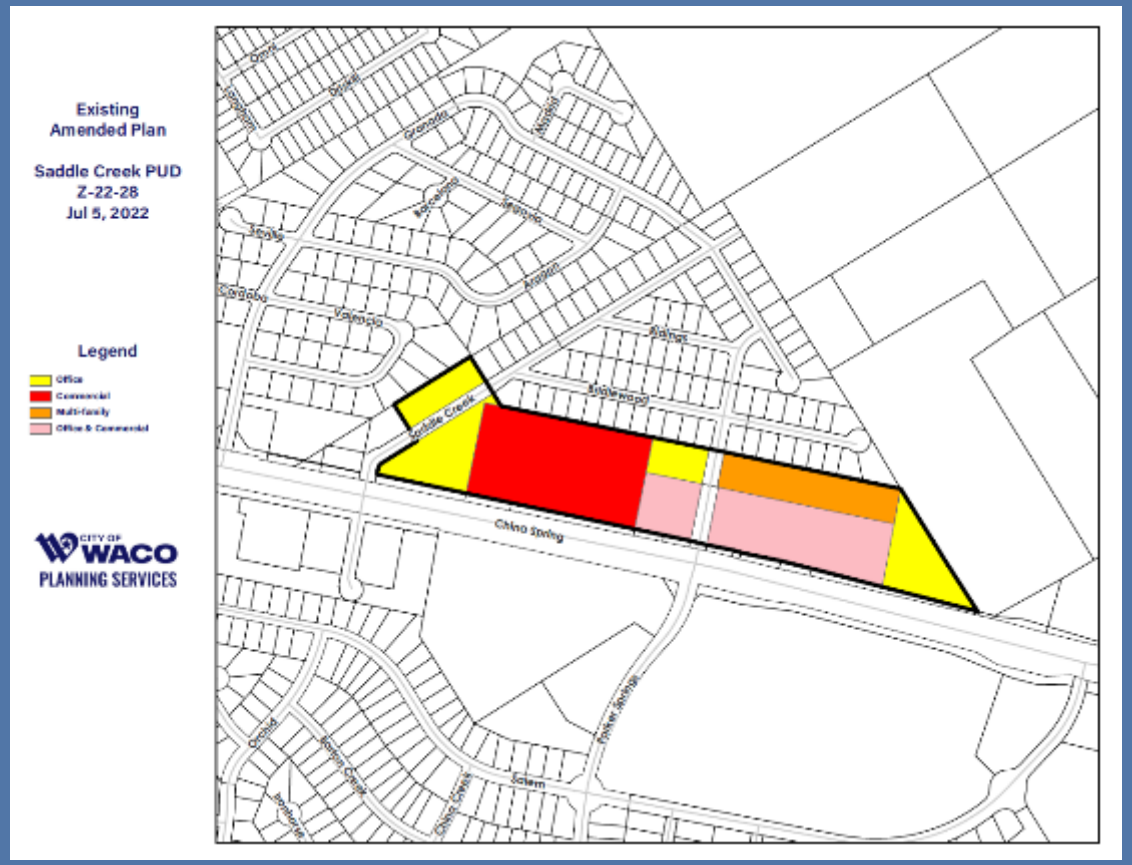
2009 – Added Office & Commercial



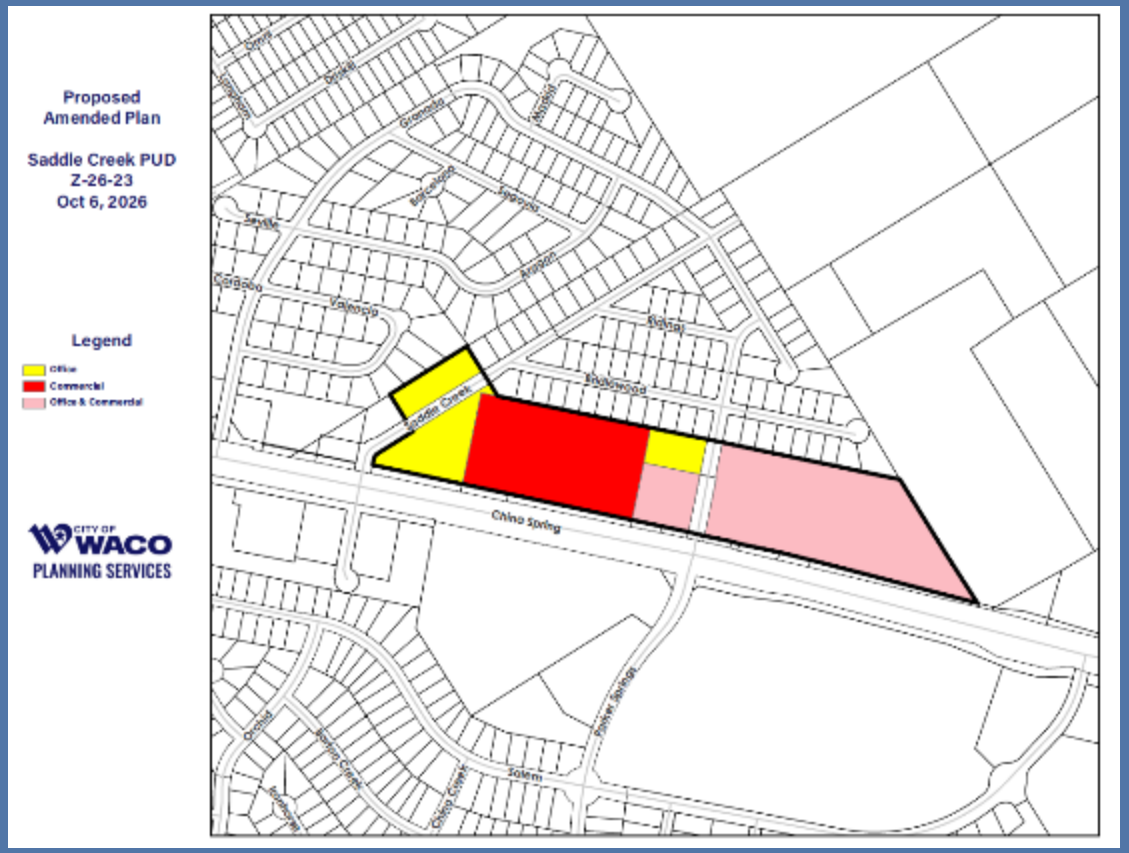
2009 – Added Multi-Family to Commercial



EXISTING PUD LAND USE DESIGNATIONS



PROPOSED PUD LAND USE DESIGNATIONS



Plan Commission recommends *APPROVAL (8-0)* of the *Amended Concept PUD* based on the following findings and conditions:

Findings:

1. The proposed amended Concept PUD 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.
2. The proposed Commercial and Office designation is compatible with the established commercial development pattern along China Spring Road while maintaining the development standards and amenities established by the PUD.
3. Existing public infrastructure and roadway capacity are adequate to serve the proposed uses.

Conditions:

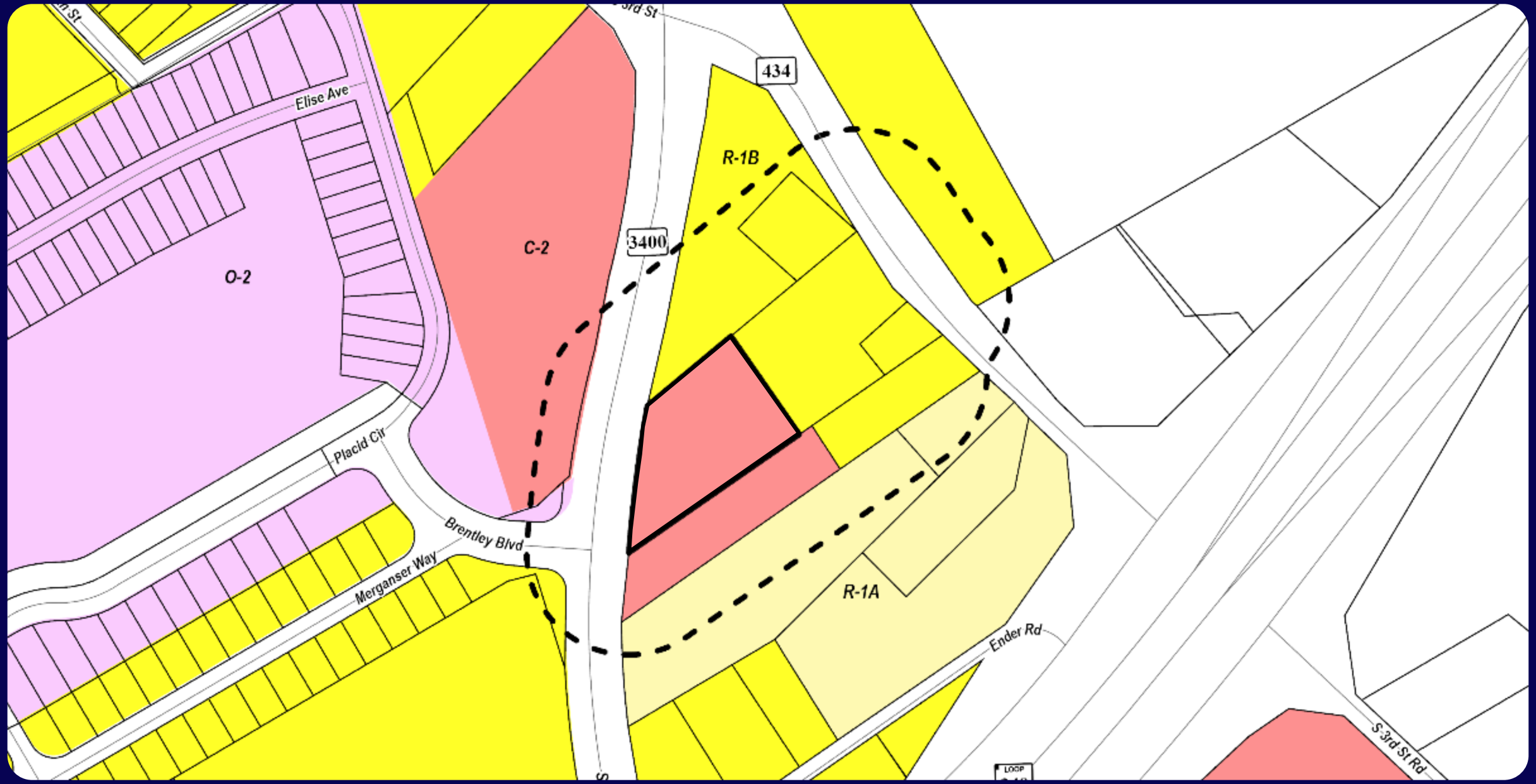
1. The final PUD plan must meet all development standards consistent with the Concept PUD plan and the site requirements of the Plan Review Committee including but not limited to the following: setbacks, site grading & drainage, signage regulations, parking, site coverage, access & circulation, gating,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

Public Hearing 2026-650
4200 S. University Parks Drive

- Applicant: Rick Dhanani
- Request: C-1 to C-2
- Property Size: 1.6 acres
- Oakwood NA
- Council District I


434
3400
Elise Ave
Placid Cir
Brentley Blvd
Merganser Way
C-1 to C-2
Ender Rd
S 3rd St Rd




434
3400
Elise Ave
O-2
C-2
R-1B
R-1A
Placid Cir
Brentley Blvd
Merganser Way
Ender Rd
S 3rd St Rd

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

Findings:

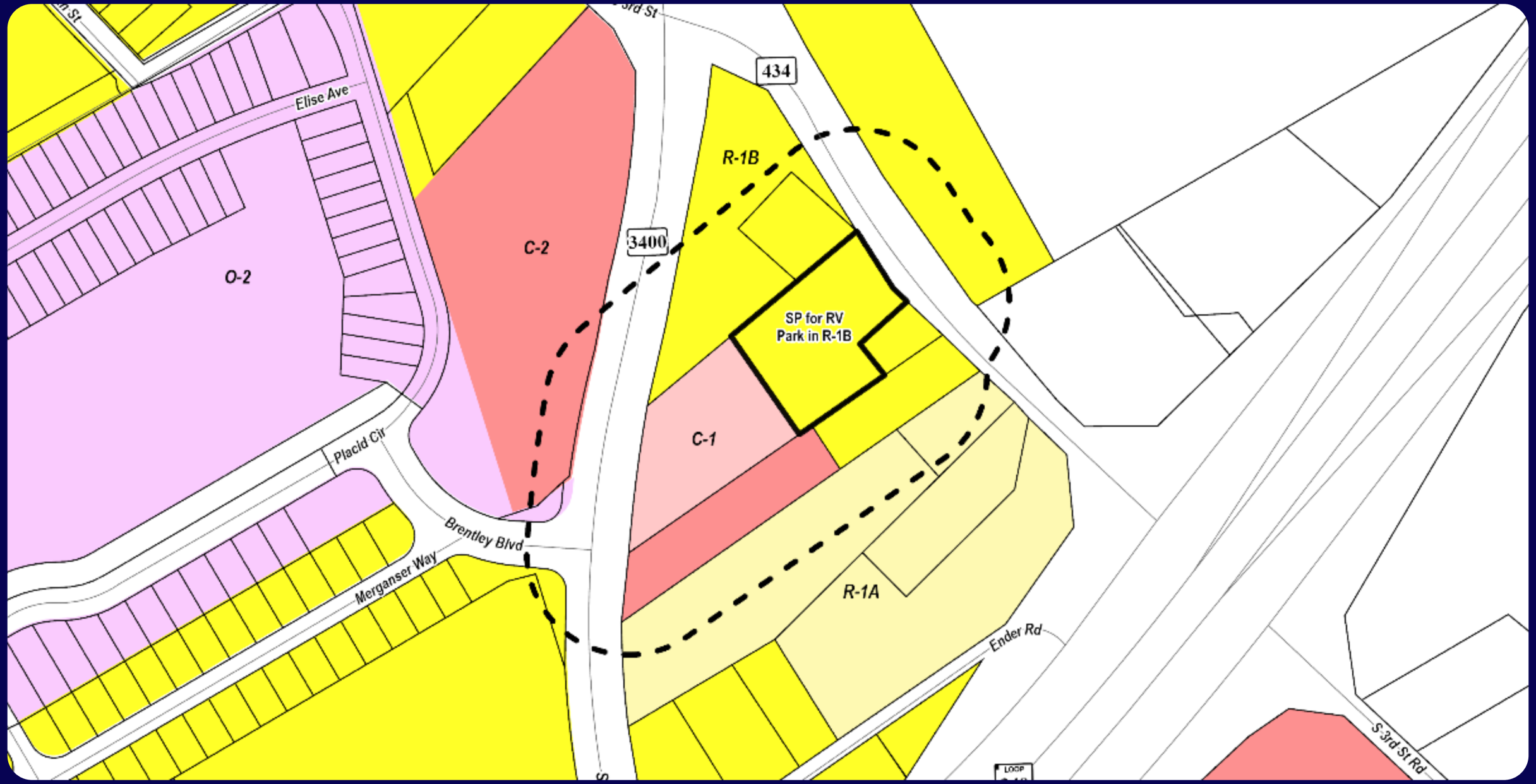
1. The proposed zoning is consistent with the existing Mixed Use Flex (MUF) land use designation of the Comprehensive Plan.
2. Existing public infrastructure is adequate to support the range of uses permitted within the C-2 zoning district.
3. The subject property meets the minimum area and dimensional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

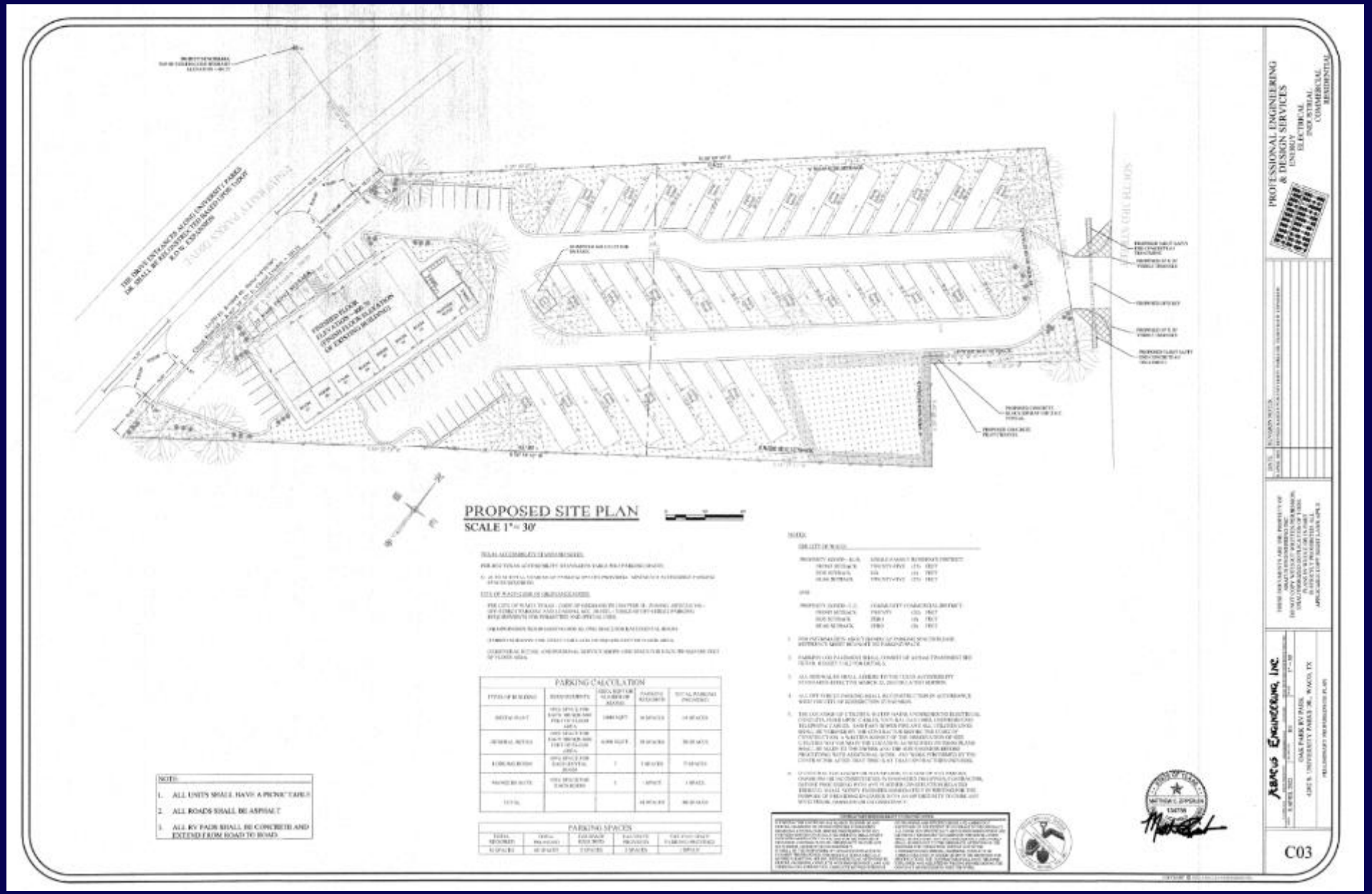
Public Hearing 2026-643
4201 South 3rd Street

- Applicant: Rick Dhanani
- Request: Special Permit for an RV Park in R-1B
- Property Size: 1.58 acres
- Oakwood NA
- Council District I


434
3400
SP for RV
Park in R-1B
Elise Ave
Placid Cir
Brentley Blvd
Merganser Way
Ender Rd
S 3rd St Rd


SPEED
LIMIT
45


434
3400
Elise Ave
O-2
C-2
R-1B
SP for RV
Park in R-1B
C-1
R-1A
Placid Cir
Brentley Blvd
Merganser Way
Ender Rd
S 3rd St Rd


PROPOSED SITE PLAN
SCALE 1" = 30'
PARKING CALCULATION
PARKING SPACES
NOTE:
1. ALL UNITS SHALL HAVE A PICNIC TABLE
2. ALL ROADS SHALL BE ASPHALT
3. ALL RV PADS SHALL BE CONCRETE AND EXTEND FROM ROAD TO ROAD
PROFESSIONAL ENGINEERING & DESIGN SERVICES
ENGINEERING, INC.
C03

Plan Commission recommends ***APPROVAL (8-0)*** of the special permit 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.
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 “Special Provisions & Conditions - RV Park In R-1B”, including:

Conditions:

1. Transfer of ownership of University Center RV Park, LLC shall not be allowed. If transfer of ownership of University Center RV Park, LLC, occurs, then this permit shall become null and void.
6. That said RV Park shall be operated in accordance with all applicable regulations, including Chapter 15, Manufactured Housing and Recreational Vehicle Parks of the City of Waco Code of Ordinances. The permittee shall obtain all permits or licenses which are required under this Ordinance of the City of Waco or other agencies of the County, State or Federal government. The property may be inspected by the Departments of Planning, Inspection Services, Fire Services, Utilities Department, the Health District or any other responsible departments to ensure the building or premises complies with all applicable codes and special conditions.
10. The facility shall be limited to 27 RV spaces and developed in accordance with the approved plans and all requirements of the special provisions and conditions section.
11. The property must be platted before issuance of a Recreational Vehicle Park license or building permit.
12. No HUD Code manufactured homes or mobile homes as defined in Section 15-1 of the Waco Code of Ordinances are permitted on site.
13. All vehicles, including recreational vehicles, must have current registration, inspections, and license plates.

Public Hearing 2026-651
501-511 Herring Avenue

- Applicant: Phillip and Stephen Sanchez
- Request: R-1B to O-3
- Property Size: 0.64 acres
- Cameron Park NA
- Council District I


N Park Ave
Lindsey Hollow Dr
N 4th St
Herring Ave
Dyer Ave
N 6th St
N 4th St
N 5th St
Proctor Ave
Herring Ave
Ellis Ave








Law Office of
John A. Montez, P.C.
Attorney at Law


N Park Ave
Lindsey Hollow Dr
Dyer Ave
N 6th St
N 4th St
Herring Ave
Med
Density Res
Office Flex
N 5th St
Proctor Ave
N 4th St
Herring Ave
Ellis Ave


R-1B
N Park Ave
Lindsey Hollow Dr
R-1B
R-3E
N 4th St
Herring Ave
Dyer Ave
R-1B
N 6th St
O-2
N 4th St
C-3
O-1
R-3E
N 5th St
Proctor Ave
O-3
R-1B
Herring Ave
Ellis Ave

Plan Commission recommends *APPROVAL (6-2)* of the request to change the zoning from *R-1B to O-3* 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. O-3 is an established zoning district in the general area of the subject property.
5. The property fronts Herring Avenue, which is classified as an Arterial, thereby satisfying the Comprehensive Plan criterion that O-3 zoning be located on a collector or higher-classified roadway.