

NOTICE OF PUBLIC HEARING

On Tuesday, October 27, 2026, the Plan Commission will conduct a public hearing at 6:00 p.m. in the Waco Convention Center, Bosque Theatre, 100 Washington Avenue, Waco, Texas 76701. On Tuesday, November 17, 2026, the City Council will conduct a public hearing at 6:00 p.m. in the Waco Convention Center, Bosque Theatre, 100 Washington Avenue, Waco, Texas 76701. The meetings can also be viewed live at <https://mywacotv.com>. To all parties interested and to all parties concerned, said hearings to be as follows:

The following items shall be reviewed by the Plan Commission on October 27, 2026, and City Council on November 17, 2026:

Consider a request to rezone from R-1B Single Family Residence to PUD Planned Unit Development, for the Concept PUD Application of The Pines at Waco, a new residential development consisting of 25 duplex building (50 units), being two tracts of land situated in the Thomas H. Barron Survey, A-126, described in Instrument No. 2026005110 and Instrument No. 2026009639, Official Public Records, McLennan County, Texas, on approximately 6.3 acres, generally located northeast of the Oak Road and Speegleville Road intersection. This public hearing was continued from August 25, 2026 and September 29, 2026.

Consider a request to rezone from R-2 Two Family and Attached Single-Family Residence District to O-3 Office-Limited Commercial District on approximately 0.241 acres described as Lot 4, Block 1 of the Davelorr Addition, addressed as 314 David Drive.

Consider a request for a special permit for a Transitional Shelter II in an O-3 Office-Limited Commercial District on approximately 0.696 acres described as being a part of Lot 12 (12B) and all of Lots 13, 14, 15, and 16, Block 5 of the Cohen Addition, addressed as 908 N 18th Street, and 1809 and 1817 Gorman Avenue.

Consider a request for the renewal of a special permit for a Transitional Shelter II in an O-2 Office-Residence District on approximately 2.836 acres located in the John M. Stevens Survey, Abstract No. 784, and further described in a Special Warranty Deed to Cenikor Foundation in Instrument Number 2012007257 of Official Public Records of McLennan County, Texas, addressed as 3008 Lyle Avenue and 3015 Herring Avenue.

Consider a request to amend the Land Use Plan from Office Industrial Flex (OIF) to Mixed Use Flex (MUF) and Medium Density Residential Office Flex (MDROF) and to rezone from C-3 General Commercial and M-2 Light Industrial to R-2 Single Family Residence, O-3 Office-Limited Commercial, and C-2 Community Commercial as follows:

- (1) Change the Land Use designation from OIF to MDROF and to rezone from C-3 to R-2 for approximately 1.60 acres, described as all of Block 9, and all of Lots 4-7, Block 10, of the Witt Addition;
- (2) Rezone from C-3 and M-2 to R-2 for approximately 1.72 acres, described as the remainder of Lots 1-10 and 12, all of Lots 16 and 20, part of Lots 15 (15B and 15C) and 24, Block L, of the E.P. Davis Addition;
- (3) Change the Land Use designation from OIF to MUF and to rezone from C-3 and M-2 to O-3 for approximately 1.74 acres, described as all of Lots 1 and 26 and the remainder of Lots 3, 5, 7, and 9, Block C, of the R. W. Hubert Addition, and additionally described in Instrument No. 2019005695, Official Public Records, McLennan County, Texas (O.P.R.M.C.T.); the remainder of Lots 34 and 35, Block L, of the E.P. Davis Addition; the remainder of Lots 3 and 4, Block 11, and the remainder of Lots 17 and 18, Block 8, of the Witt Addition;

- (4) Change the Land Use designation from OIF to MUF for approximately 2.48 acres, described as Lot 3, Block 1, North Loop Addition, and the remainder of Lot 36, Block L, of the E.P. Davis Addition,
- (5) Change the Land Use designation from OIF to MDROF for approximately 8.90 acres, described as all of Lots 2, 4, 6, and 8, Block C, of the R. W. Hubert Addition; all of Lots 1-3, Block 10, Witt Addition, the remainder of Block L of the E.P. Davis Addition, save and except the remainder of Lots 34-36; and all of Block A of the Jones Subdivision, an unrecorded subdivision, and
- (6) Change the Land Use designation from OIF to MUF and to rezone from C-3 to C-2 for approximately 0.57 acres, described as Lot 1, Block 1, of the McLennan County Poor Farm Addition.

This public hearing was continued from August 25, 2026.

Consider a request to amend the Land Use Plan from Medium Density Residential Office Flex (MDROF) to Mixed Use Flex (MUF) and to rezone from O-1 Office District to C-2 Community Commercial District, approximately 1.68 acres described as Lot 1, Block 2 of the Sendero Springs Addition, Phase One, addressed 6527 Bagby Avenue.

Consider a request to amend the Land Use Plan from Urban Residential (UR) to Mixed Use Flex (MUF) and to rezone from O-3 Office-Limited Commercial District to C-2 Community Commercial District approximately 2.197 acres out of the J. French Survey, Abstract No. 14, being further described in Instrument Number 2015024764 of Official Public Records of McLennan County, Texas (O.P.R.M.C.T.) in a deed to Texas KJ Investments, LLC; and to rezone from O-2 Office Residence District to C-2 Community Commercial District approximately 0.3544 acres out of the Thomas Jefferson Chambers Survey, Abstract No. 7, being further described in Instrument Number 2025018161 of the O.P.R.M.C.T. in a deed to Texas KJ Investments, LLC, said properties being approximately 2.5514 acres located at the southeast corner of the Garden Drive and University Parks Drive.

Consider an Ordinance Amendment adding a definition for coffee shop/café, determine what DS zoning districts coffee shop/café are permitted in and exempt coffee shop/café from the distance requirement from R-1B and R-2 zoning district for the on-premise sale of alcohol.

This notice was posted at Waco City Hall and on the City of Waco official website on the 6th day of October 2026 at 5:00 PM.

DocuSigned by:
Michelle Hicks
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Michelle Hicks, City Secretary



Please publish: **Tuesday, October 6, 2026**