

SUMMARY NOTES PLAN COMMISSION WORK SESSION

September 14, 2022 – 12:00 PM
DR. MAE JACKSON DEVELOPMENT CENTER
1ST FLOOR MAIN CONFERENCE ROOM

COMMITTEE MEMBERS PRESENT:

Members Present:

In-Person: Dominic Braus, Tara Briscoe, Jed Cole, Nathan Embry, Adrian Fajardo, Ross Harris, Rae Jefferson, Katherine Reynolds, Chase Smith

Absent: Gavin Lane, Jason Ramos, Jeremy Vickers, Chase Smith

Others Present:

In-Person: Alason Duncan, Planner; Beatriz Wharton, Planning Services Manager; Christine Miller, Public Works Traffic Engineer; Clint Peters, Director of Development Services; Mark Boyd, Planner; Todd Curtis, Public Works Development Engineer; William Conrad, Assistant City Attorney.

Virtually:

Note: This meeting was recorded. (Plan Commission 9/14/2022)

Item No.	Description
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PLAN COMMISSION WORK SESSION AGENDA

Chairperson Ross Harris called the meeting of the Plan Commission to order at 12:09pm

A. DISCUSSION OF SUBDIVISIONS

1. Preliminary plat of the Cotton Belt Crossing Addition
2. Preliminary Plat of the Sam Bass Addition
3. Final Plat of the Elm Lake Addition

COMMITTEE REPORTS

- Commission's requests for information.
- Commission's requests for scheduling agenda items.

- Commission and Staff Announcements.
- Scheduling of future meetings.
- Staff report and discussion of City Council's action on agenda items reviewed by Plan Commission on August 23, 2022.

There being no further business, the meeting was adjourned at 12:32 pm.

Ross Harris, Chairperson
Approved:

Prepared by:

Griselda Lopez
Planning Services

SUMMARY NOTES PLAN COMMISSION BUSINESS SESSION

September 14, 2022 – 12:30 PM
DR. MAE JACKSON DEVELOPMENT CENTER
1ST FLOOR MAIN CONFERENCE ROOM

COMMITTEE MEMBERS PRESENT:

Members Present:

In-Person: Dominic Braus, Tara Briscoe, Jed Cole, Nathan Embry, Adrian Fajardo, Ross Harris, Rae Jefferson, Katherine Reynolds, Chase Smith

Absent: Gavin Lane, Jason Ramos, Jeremy Vickers, Chase Smith

Others Present:

In-Person: Alason Duncan, Planner; Beatriz Wharton, Planning Services Manager; Christine Miller, Public Works Traffic Engineer; Clint Peters, Director of Development Services; Mark Boyd, Planner; Todd Curtis, Public Works Development Engineer; William Conrad, Assistant City Attorney.

Note: This meeting was recorded. (Plan Commission 9-14-2022)

Item No.	Description
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Chairperson Ross Harris called the meeting of the Plan Commission to order at 12:33 PM

A. SUBDIVISIONS

3. Final Plat of the Elm Lake Addition

Planning Services recommends **APPROVAL** of Item 3.

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Smith to **Approve** the final plat plans for Items 3 listed above based on staff findings. Seconded by Ms. Reynolds.

VOTE: (9,0) to **approve Item 3.**

1. Preliminary plat of the Cotton Belt Crossing Addition

Planning Services recommends **APPROVAL WITH CONDITIONS** of Item 1.

Persons in favor:

None.

Persons opposed:

None.

Disposition by the Commission:

Motion by Mr. Smith to **Approve** the preliminary plat for Item 1 listed above, **with conditions**. Seconded by Mr. Braus.

VOTE: (9,0) to **approve Item 1 with conditions.**

2. Preliminary Plat of the Sam Bass Addition

No discussion or action for item 2.

There being no further business, the meeting was adjourned at 12:36 PM.

Ross Harris, Chairperson
Approved:

Prepared by: Griselda Lopez
Planning Services

SUMMARY NOTES PLAN COMMISSION WORK SESSION

September 27, 2022 – 5:00 PM
WACO CONVENTION CENTER
DECORDOVA ROOM

COMMITTEE MEMBERS PRESENT:

Members Present:

In-Person: Dominic Braus, Tara Briscoe, Jed Cole, Nathan Embry, Adrian Fajardo, Rae Jefferson, Gavin Lane, Jason Ramos, Katherine Reynolds, Chase Smith, Jeremy Vickers

Absent: Ross Harris

Others Present:

In-Person: Alason Duncan, Planner; Aneela Ansar, Senior Planner; Beatriz Wharton, Planning Services Manager; Christine Miller, Public Works Traffic Engineer; Clint Peters, Director of Development Services; Laura Wagstaff, Long Range Planning Manager; Mark Boyd, Urban Planner; Will Conrad, Assistant City Attorney

Note: This meeting was recorded. (Plan Commission 9/27/2022)

Item No.	Description
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PLAN COMMISSION WORK SESSION AGENDA

Vice Chairperson Jason Ramos called the meeting of the Plan Commission to order at 5:00 PM.

A. DISCUSSION OF SUBDIVISIONS

1. Final Plat and Construction Plans of the Castle Rock Addition, Phase 2
2. Preliminary plat of the Cotton Belt Crossing Addition

Variance request to the requirement for block length per the Waco Subdivision ordinance for the proposed subdivision plat entitled: Preliminary plat of the Cotton Belt Crossing Addition

B. DISCUSSION OF ZONING APPLICATIONS

3. Z-22-54 Karlie Linehan, on behalf of Skyway Holdings, LLC – 1029 N. Loop Drive – Renewal of a Special Permit for a Contractor’s Shop in a C-3 District
4. Z-22-57 Pattie Herbert – 2301 Rosewood Drive – Special Permit for a Licensed Group Home in an R-1A District
5. Z-22-58 Will Winkelmann, on behalf of Chad West d/b/a Snap Clean Car Wash – 2314 Marketplace Drive – Special Permit for an Automobile Car-Washing Establishment in a C-2 District
6. Z-22-59 Ryan Tustin and Eunice Montilla, on behalf of LaSalle Storage, LLC – 1301 La Salle Avenue – Special Permit for Auto Storage in an M-2 District
7. Z-2-60 Grant Arias, on behalf of 115 Garden Drive, LLC – **Amend** the Concept Plan of a Planned Unit Development known as the Black Bear Village PUD (“the PUD”) located at 115 Garden DocuSign Envelope ID: BA2A5D92-2F36-4282-8057-A7D1821A674D Page 3 Drive; and 2601, 2605, 2609, 2613, 2617, 2621, 2625, 2629, 2801, 2805, 2809, 2813, 2817, 2821, 2825, and 2829 Graduate Row, to:
1. Add approximately 0.647 acres, more or less, to the PUD, described as Lot 1, Block 1, Carol Lee Evans Addition, known as 230 Garden Drive (Property ID: 328387).
 2. Otherwise revise the Concept Plan of the PUD to allow 7 duplexes within the added portion of property, and **Rezone** the approximately 0.647 acres of property from R-1B to PUD.
8. Z-22-62 Birju Patel, on behalf of Krishna Waco, LLC – 918 S. 10th Street – Rezone from O-2 to C-2
9. Z-22-64 City of Waco – 16.696 acres of property located along S. Valley Mills Drive to Old Baylor Stadium, between Dutton Avenue & Willowbrook Drive, and 2.93 acres of property located along Dutton Avenue, between the former Floyd Casey Drive and S. 29th Street
- A. Land Use Designation Change from Urban Residential to Mixed Use Flex
 - B. Rezone from R-1B, O-1, and O-2 to C-2

These properties are further described as:

1. 16.696 acres, situated in the T.J. Chambers Survey, Abstract 7, Waco, McLennan County, Texas, being a portion of Lot 1, Block 1, Baylor Stadium Addition, an addition within the City of Waco, McLennan County, Texas, according to the plat of record in Volume 1695, Page 133, Official Public Records of McLennan

County, Texas, being all of Lot 1, Block 1, Dutton Addition, an addition within the City of Waco, McLennan County, Texas, according to the plat of record in Volume 1456, Page 77, of the Official Public Records of McLennan County, Texas, and being all of the tracts of land, commonly known as 3117 Dutton Avenue, 3125 Dutton Avenue, 3129 Dutton Avenue, 3205 Dutton Avenue, 3209 Dutton Avenue, 3215 Dutton Avenue, 3301 Memorial, 910 S. Valley Mills Drive, 904 S. Valley Mills Drive, 906 S. Valley Mills Drive, 900 S. Valley Mills Drive, 3000 Williams Landing, 3316 Willowbrook Drive, 3312 Willowbrook Drive, 3308 Willowbrook Drive, 3306 Willowbrook Drive, 3300 Willowbrook Drive, and 3220 Willowbrook Drive, conveyed to the City of Waco, Texas, a municipality in Clerk's File No. 2017010501, of the Official Public Records of McLennan County, Texas; and

2. 2.930 acres, situated in the T.J. Chambers Survey, Abstract 7, Waco, McLennan County, Texas, being a portion of Lot 1, Block 1, Baylor Stadium Addition, an addition within the City of Waco, McLennan County, Texas, according to the plat of record in Volume 1695, Page 133, Official Public Records of McLennan County, Texas, and being all of the tracts of land commonly known as 3021, 3017, 3015, 3009, 3001, 2925, and 2921 Dutton Avenue, conveyed to the City of Waco, Texas, a municipality in Clerk's File No. 2017010501, of the Official Public Records of McLennan County, Texas.

C. DISCUSSION OF ORDINANCE AMENDMENTS

10. Consider an ordinance amending Chapter 28 Zoning of the Code of Ordinances for the City of Waco creating a Floyd Casey District and all accompanying regulating sections of the overlay district.

COMMITTEE REPORTS

- Commission's requests for information.
- Commission's requests for scheduling agenda items.
- Commission and Staff Announcements.
- Scheduling of future meetings.

- Staff report and discussion of City Council's action on agenda items reviewed by Plan Commission on August 23, 2022.

There being no further business, the meeting was adjourned at 6:58 PM.

Ross Harris, Chairperson
Approved:

Prepared by: Griselda Lopez
Planning Services

SUMMARY NOTES PLAN COMMISSION BUSINESS SESSION

September 27, 2022 – 7:00 PM
WACO CONVENTION CENTER
BOSQUE THEATER

COMMITTEE MEMBERS PRESENT:

Members Present:

Virtually: Dominic Braus, Tara Briscoe, Jed Cole, Nathan Embry, Adrian Fajardo, Rae Jefferson, Gavin Lane, Jason Ramos, Katherine Reynolds, Chase Smith, Jeremy Vickers

Absent: Ross Harris

Others Present:

In-Person: Alason Duncan, Planner; Aneela Ansar, Senior Planner; Beatriz Wharton, Planning Services Manager; Christine Miller, Public Works Traffic Engineer; Clint Peters, Director of Development Services; Laura Wagstaff, Long Range Planning Manager; Mark Boyd, Urban Planner; Will Conrad, Assistant City Attorney

Note: This meeting was recorded. (Plan Commission 9/27/2022)

Item No.	Description
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Vice Chairperson Jason Ramos called the meeting of the Plan Commission to order at 7:02 PM.

1. MINUTES

Approval of the minutes from the Work Session held on August 23, 2021.
Approval of the minutes from the Business Session held on August 23, 2021.

Disposition by the Commission:

Stand approved as written.

2. Discussion between the Commission and City Council Liaison regarding Commission activities and appointments.

A. SUBDIVISIONS

1. Final Plat and Construction Plans of the Castle Rock Addition, Phase 2

Planning Services recommends **APPROVAL WITH CONDITIONS** of Items 1.

Persons in favor:

None.

Persons opposed:

None.

Disposition by the Commission:

Motion by Mr. Cole to **approve** the plat and construction plans for Item 1 listed above, **with conditions**. Seconded by Mr. Vickers.

VOTE: (11,0) to **approve Item 1 with conditions**.

2. Preliminary plat of the Cotton Belt Crossing Addition

Variance request to the requirement for block length per the Waco Subdivision ordinance for the proposed subdivision plat entitled: Preliminary plat of the Cotton Belt Crossing Addition

Planning Services recommends **DISAPPROVAL** of the Variance request.

Persons in favor:

Travis Whitehouse; 109 West 2nd St. Georgetown, Texas

Persons opposed:

None.

Disposition by the Commission:

Motion by Mr. Lane to **disapprove** the plat and construction plans for Item 5 listed above. Seconded by Ms. Reynolds.

VOTE: (9,2) to **disapprove variance request**.

Planning Services recommends **DISAPPROVAL** of Item 2.

Persons in favor:

Travis Whitehouse; 109 West 2nd St. Georgetown, Texas

Persons opposed:

None.

Disposition by the Commission:

Motion by Mr. Braus to **disapprove** the plat plans for Item 2 listed above. Seconded by Mr. Lane.

VOTE: (11,0) to **disapprove** Item 2.

B. ZONING APPLICATIONS

3. **Z-22-54** Karlie Linehan, on behalf of Skyway Holdings, LLC – 1029 N. Loop Drive – Renewal of a Special Permit for a Contractor's Shop in a C-3 District

Planning Services received a request from the applicant to continue this case to the October 25, 2022, Plan Commission Meeting. City Staff recommends approval of the request for continuance.

Notices Mailed:

24 mailed; 0 returned

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Lane to continue the request for Item 3 listed above to the October 25, 2022, Plan Commission Meeting. Seconded by Ms. Reynolds.

VOTE: (10,0) to **approve** continuance of Item 3.

4. **Z-22-57** Pattie Herbert – 2301 Rosewood Drive – Special Permit for a Licensed Group Home in an R-1A District

Planning Services recommends **APPROVAL** of the special permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
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.

Notices Mailed:

26 mailed; 2 returned, 1 in favor and 1 email opposed

Persons in favor:

Pattie Herbert; 2301 Rosewood Waco

Persons opposed:

None

Disposition by the Commission:

Motion by Ms. Reynolds to **approve** the special permit for Item 1 listed above, subject to special provisions and conditions. Seconded by Ms. Jefferson.

VOTE: (11,0) to **approve Item 4.**

5. **Z-22-58** Will Winkelmann, on behalf of Chad West d/b/a Snap Clean Car Wash – 2314 Marketplace Drive – Special Permit for an Automobile Car-Washing Establishment in a C-2 District

Planning Services recommends APPROVAL of the special permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
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.

Notices Mailed:

16 mailed; 0 returned

Persons in favor:

Chris McGowan; 2501 Briarcliff Waco
Chad West (applicant) 810 N Bishop Ave Dallas, Tx
Matt Roar; Baylor Scott & White (concerned)

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Braus to continue the request for Item 5 listed above to the October 25, 2022, Plan Commission Meeting. Seconded by Mr. Smith.

VOTE: (11,0) to **approve continuance for Item 5.**

6. **Z-22-59** Ryan Tustin and Eunice Montilla, on behalf of LaSalle Storage, LLC
– 1301 La Salle Avenue – Special Permit for Auto Storage in an M-2 District

Planning Services recommends APPROVAL of the special permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
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.

Notices Mailed:

48 mailed; 0 returned

Persons in favor:

David Mercer; 1425 La Salle Ave. (concerned)

Persons opposed:

Chris McGowan; 2501 Briarcliff Waco

Disposition by the Commission:

Motion by Mr. Lane to **approve** the special permit for Item 6 listed above with additional conditions. Seconded by Mr. Smith.

VOTE: (10,1) to **approve Item 6 with additional cond.**

7. **Z-22-60** Grant Arias, on behalf of 115 Garden Drive, LLC – Amend the Concept Plan of a Planned Unit Development known as the Black Bear Village PUD (“the PUD”) located at 115 Garden Drive; and 2601, 2605, 2609, 2613, 2617, 2621, 2625, 2629, 2801, 2805, 2809, 2813, 2817, 2821, 2825, and 2829 Graduate Row, to:
1. Add approximately 0.647 acres, more or less, to the PUD, described as Lot 1, Block 1, Carol Lee Evans Addition, known as 230 Garden Drive (Property ID: 328387);
 2. Otherwise revise the Concept Plan of the PUD to allow 7 duplexes within the added portion of property, and Rezone the approximately 0.647 acres of property from R-1B to PUD.

Planning Services recommends **APPROVAL** of this request to **Amend the PUD** based on the following findings and subject to the following conditions:

Findings:

1. The proposed 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 PUD is in keeping with the purpose and intent of the PUD ordinance by providing a high level of amenities and design standards while allowing flexibility in the use and development of the land.

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: site grading & drainage, signage regulations, parking, site coverage, access & circulation, gating, landscaping, refuse location & access & fire protection location & access, and College and University Neighborhoods District overlay.
2. The property shall be platted in accordance with the subdivision ordinance prior to issuance of building permits.
3. An all-season landscape screen four feet in width densely planted with evergreen trees and shrubs which have an initial height of three feet and will

attain a height of six feet within 36 months after installation shall be planted along the boundary shared with the adjacent single-family lot.

Planning Services recommends **APPROVAL** of this request to **Rezone from R-1-B to PUD** based on the following findings:

Findings:

1. The proposed 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 PUD is in keeping with the purpose and intent of the PUD ordinance by providing a high level of urban amenities and design standards while allowing flexibility in the use and development of the land.

Notices Mailed:

73 mailed; 0 returned

Persons in favor:

Mark Arias; 115 Garden Drive Waco

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Vickers to **approve** Item 7 listed above, subject to special provisions and conditions. Seconded by Mr. Fajardo.

VOTE: (11, 0) to approve Item 7 with conditions.

8. **Z-22-62** Birju Patel, on behalf of Krishna Waco, LLC – 918 S. 10th Street – Rezone from O-2 to C-2

Planning Services recommends **APPROVAL** of this request to change the zoning from O-2 to C-2 based on the following findings:

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown.
2. The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the size & width requirements for C-2 zoning.
4. C-2 zoning is the dominant zoning between Cleveland Avenue and Interstate 35.

Notices Mailed:

19 mailed; 0 returned

Persons in favor:

None

Persons opposed:

None

Disposition by the Commission:

Motion by Mr. Braus to **approve** Item 8 listed above. Seconded by Ms. Jefferson.

VOTE: (11,0) to **approve Item 8.**

9. **Z-22-64** City of Waco – 16.696 acres of property located along S. Valley Mills Drive to Old Baylor Stadium, between Dutton Avenue & Willowbrook Drive, and 2.93 acres of property located along Dutton Avenue, between the former Floyd Casey Drive and S. 29th Street
- A. Land Use Designation Change from Urban Residential to Mixed Use Flex
 - B. Rezone from R-1B, O-1, and O-2 to C-2

These properties are further described as:

1. 16.696 acres, situated in the T.J. Chambers Survey, Abstract 7, Waco, McLennan County, Texas, being a portion of Lot 1, Block 1, Baylor Stadium Addition, an addition within the City of Waco, McLennan County, Texas, according to the plat of record in Volume 1695, Page 133, Official Public Records of McLennan County, Texas, being all of Lot 1, Block 1, Dutton Addition, an addition within the City of Waco, McLennan County, Texas, according to the plat of record in Volume 1456, Page 77, of the Official Public Records of McLennan County, Texas, and being all of the tracts of land, commonly known as 3117 Dutton Avenue, 3125 Dutton Avenue, 3129 Dutton Avenue, 3205 Dutton Avenue, 3209 Dutton Avenue, 3215 Dutton Avenue, 3301 Memorial, 910 S. Valley Mills Drive, 904 S. Valley Mills Drive, 906 S. Valley Mills Drive, 900 S. Valley Mills Drive, 3000 Williams Landing, 3316 Willowbrook Drive, 3312 Willowbrook Drive, 3308 Willowbrook Drive, 3306 Willowbrook Drive, 3300 Willowbrook Drive, and 3220 Willowbrook Drive, conveyed to the City of Waco, Texas, a municipality in Clerk's File No. 2017010501, of the Official Public Records of McLennan County, Texas; and
2. 2.930 acres, situated in the T.J. Chambers Survey, Abstract 7, Waco, McLennan County, Texas, being a portion of Lot 1, Block 1, Baylor Stadium Addition, an addition within the City of Waco, McLennan County, Texas, according to the plat of record in Volume 1695, Page 133, Official Public Records of

McLennan County, Texas , and being all of the tracts of land commonly known as 3021, 3017 , 3015 , 3009, 3001, 2925, and 2921 Dutton Avenue, conveyed to the City of Waco, Texas, a municipality in Clerk's File No. 2017010501, of the Official Public Records of McLennan County, Texas.

Planning Services recommends **APPROVAL** of the land use designation change from **URBAN RESIDENTIAL 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. There is Mixed Use Flex land use in the vicinity of the subject property.
3. The property is located near the intersection of 2 major streets (South Valley Mills Drive and Dutton Avenue).

Planning Services recommends **APPROVAL** of this request to change the zoning from **R-1B, O-1, and O-2 to C-2** based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan as revised.
2. The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district.
3. The property meets all the area and width requirements for the C-2 zoning district.

Notices Mailed:

70 mailed; 1 returned opposed

Persons in favor:

Sara Roberts; 1701 Austin Ave Waco

Persons opposed:

Jacquelyn Musik; 255 Old Prairie Lane Valley Mills, Texas
Sylvia Cadena; 3305 Willowbrook Waco

Disposition by the Commission:

Motion by Mr. Vickers to **approve** Item 9 listed above, based on staff recommendations. Second by Ms. Briscoe.

VOTE: (11,0) to **approve Item 9.**

C. DISCUSSION OF ORDINANCE AMENDMENTS

10. Consider an ordinance amending Chapter 28 Zoning of the Code of Ordinances for the City of Waco creating a Floyd Casey District and all accompanying regulating sections of the overlay district.

Located on the 75-acre site of the former Baylor University Stadium, the Floyd Casey District overlay is proposed by the City of Waco to promote the creation of a mixed-use district with a diverse range of housing choices, a pattern of walkable streets and trails, and a commercial core that is oriented to Valley Mills Drive and Dutton Avenue. The district includes specific development and design regulations that are described in detail in the Floyd Casey Design Book, which will be adopted as part of the overlay district. The regulations and standards found within the overlay ordinance, and supplemented by the Floyd Casey Design Book, are intended to create a cohesive residential neighborhood and mixed-use commercial area that will become a seamless extension of the surrounding urban fabric. A complete list of development objectives can be found in the Floyd Casey Design Book. City Staff recommends approval of the proposed Floyd Casey District overlay.

Planning Services recommends **approval** of this ordinance amendment.

Notices Mailed:

118 mailed; 2 returned, 1 opposed, 1 concern

Persons in favor:

None

Persons opposed:

George Cadena; 3305 Willowbrook (concern; property taxes).

Disposition by the Commission:

Motion by Mr. Braus to **approve** the request for Item 10 listed above, based on staff recommendation. Seconded by Mr. Vickers.

VOTE: (11,0) to **approve Item 10.**

D. ELECTION OF OFFICERS FOR CHAIR AND VICE-CHAIR

Continuance on the October 25, 2022, Plan Commission Meeting.

There being no further business, the meeting was adjourned at 8:45 PM.

Ross Harris, Chairperson

Approved:

Prepared by: Griselda Lopez
Planning Services