

**CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 27, 2024**

WORK SESSION: 5:30 P.M.
WACO CONVENTION CENTER
DECORDOVA ROOM
100 WASHINGTON AVENUE
WACO, TX 76701

BUSINESS SESSION: 7:00 P.M.
WACO CONVENTION CENTER
BOSQUE THEATER
100 WASHINGTON AVENUE
WACO, TX 76701

VIDEO CONFERENCE NOTICE: A quorum of the Plan Commission will meet at the Waco Convention Center, 100 Washington Avenue. A limited number of members may attend remotely pursuant to Tex. Gov't. Code §551.127.

The business session will be streamed live on the Waco City Cable Channel at <https://mywacotv.com/>.

If you wish to speak during the public hearing, you may do so at the meeting. Each speaker will have three minutes to speak. The Plan Commission will forward a recommendation to the City Council on all items excluding Subdivision Plats.

Persons with disabilities who wish to participate in this meeting and who may need auxiliary aides or services should contact the City Secretary's Office, at (254) 750-5750 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.

WORK SESSION

A. Review of Business Session Agenda

BUSINESS SESSION

1. MINUTES

Work Session – January 23, 2024
Business Session – January 23, 2024

MOTION(S)

PUBLIC HEARINGS

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A. SUBDIVISIONS

1. Final Plat of the Jackson Farm Addition, Lot 1, Block 1
Variance request to the requirement for City of Waco water extension per the Waco Subdivision Ordinance for the proposed subdivision plat entitled: Final Plat of the Jackson Farm Addition, Lot 1, Block 1

MOTION(S)

B. ZONING APPLICATIONS

2. Z-24-5 Teresa James of CP&Y, Inc., dba STV Infrastructure, on behalf of Alliance Syndicate II – property described as being a 1.294 acre tract of land situated in the Lewis Marble Survey, Abstract Number 580, McLennan County, Texas, and being a portion of that called 9.776 acre tract of land described in deed to Alliance Syndicate I, LLC, as recorded in McLennan County Clerks File Number 2010026383 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T), and located at the northeast corner of the Panther Way and Ritchie Road intersection (Property ID: 341833)
A: Amend the Land Use Plan from Suburban Residential (SR) to Mixed Use Flex (MUF)
B: Rezone from R-1B to C-2

MOTION(S)

3. Z-24-6 Cory Dickman, on behalf of Brazos River Capital 1201 Webster, LLC – Lot 3, Block 60, Campbell Addition, known as a portion of 1211 Webster Avenue (Property ID: 323351) and Lots 4, 5, 6 and 7, Block 60, Campbell Addition, known as 419 S 11th Street – Rezone from M-2 to C-4

MOTION

4. Z-24-7 Andrew Bourgeois, CTX Development Group, on behalf of Northpaw Partners, LLC – 1111, 1117 and 1121 N 5th Street – Special Permit for Small Lot Single Family Dwelling(s) in a R-2 Zoning District.

MOTION

5. Z-24-8 Mary Hageny – 2228 Sanger Avenue – Special Permit for a Short Term Rental Type I in a R-1B Zoning District.

MOTION

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C. ABANDONMENTS

6. ABD-23-14 Andrew Bourgeois of CTX Development, on behalf of WAGBOO Properties LLC – Abandonment of a 0.27 acre tract of the South 10th Street right-of-way, adjacent to Lots 1 - 7, Block B of the J.W. Mann's Addition, addressed as 1001 Webster Avenue, and described as:

0.27 acres of land in the City of Waco, McLennan County, Texas, being a part of South 10th Street as shown in the J.W. MANN'S ADDITION, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 28, Page 243 of the Deed Records of McLennan County, Texas.

MOTION

D. ORDINANCE AMENDMENTS

7. Consider an ordinance amendment to Chapter 28 Zoning, of the Code of Ordinances for the City of Waco, Texas, Section 28-929, for the purpose of establishing criteria for fence construction, including height, installation, and maintenance standards.

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 January 23, 2024.

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Clint Peters, AICP, Director of Development Services

The City of Waco Plan Commission may go into Executive Session on any item listed on the Agenda in accordance with Section 551.071 of the Government Code.

It is the opinion of the City Attorney's Office that this agenda complies with the requirements of Chapter 551 of the Texas Government Code.

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DocuSigned by:

Will Conrad

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William Conrad, Assistant City Attorney

DS

DocuSigned by:

Michelle Hicks

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Michelle Hicks, City Secretary



I hereby certify that this notice was posted
at Waco City Hall and on the City of Waco
official website on the 23rd of February
2024 at 10:00 AM.