

**CITY OF WACO PLAN COMMISSION MEETING
TUESDAY, JANUARY 28, 2025**

**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 – December 16, 2024
Business Session – December 16, 2024

MOTION(S)

PUBLIC HEARINGS

A. ZONING APPLICATIONS

1. Z-25-01 Brian Hosch on behalf of Vision Development & Construction Services, LLC– 318 Depot Drive, described as Lot 36, Block D Crow Scales Addition – Special Permit for auto repair shop in an M-2 Zoning District.

MOTION(S)

2. Z-25-02 Julio Arriaga and the City of Waco – request to change the land use designation from Mixed Use Flex to Medium Density Residential Office Flex on (1) approximately 0.57 acres described as Lots 8-10, Block 24, Farwell Heights Addition, known as 1925, 1923, and 1917 Summer Avenue (Property ID's 172667, 172668, 172669) and (2) approximately 0.76 acres described as Lots 11-14, Block 24, Farwell Heights Addition, known as 1915 and 1911 Summer Ave (Property ID's: 172670 and 172671), TBD Summer Ave (Property ID 337357), and 3000 North 19th St (Property ID: 172672); and to rezone from C-3 to R-2 the properties described in (2) above.

MOTION(S)

3. Z-25-03 Bernedette Hookham, RBDR Architects on behalf of Patrick J. Carley, Baylor University – Request to rezone approximately 3.37 acres from R-1B to O-2, property described as Lot 1, Block Z of the Edgefield Park Addition, known as 90 Bagby Avenue (Property ID: 171627).

MOTION(S)

4. Z-25-04 David Mercer, on behalf of Sherwin Owiesy – Request for approval of a Final Planned Unit Development of “4th Street PUD”, on approximately 1.03 acres described as Lot 2, Block 1 James R. Kersey Addition, known as 3212 S. 4th Street (Property ID: 353479).

MOTION(S)

B. ABANDONMENTS

5. ABD-25-01 Jonathan Cannon, Walker Partners - Request for three (3) abandonments located in Farm Lot 1 of the unrecorded map of Waco and Vicinity by W. A. Taylor & D. Beall of 1869, being generally located between Washington Avenue and Columbus Avenue, and between N 5th Street and N 6th Street, in the city of Waco, McLennan County, Texas, as follows:
 - (1) Abandonment of a 20 feet wide alley abandonment tract (approximately 0.151 acres);
 - (2) Abandonment of a 15 feet wide alley abandonment tract (approximately 0.057 acres) being all of a called 15' wide alley described in a deed to McLennan County, Texas, recorded in Volume 1222, Page 86 of the Deed Records of McLennan County, Texas; and,
 - (3) Abandonment of a Columbus Avenue right-of-way abandonment tract

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(approximately 0.005-acres) and being out of a called 0.2108 acre right-of-way tract described and vested in the city of Waco in cause no. 35329, recorded in Volume 1140, Page 136 of the deed records of McLennan County, Texas.

MOTION(S)

6. ABD-25-02 Justin Marcum and Jacob Waters - Request for the abandonment of an approximate 0.0256 acre tract of land in the City of Waco, McLennan County, Texas, being a portion of the 15' alley of Block 10 of the Paul Quinn Addition to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 167, Page 459 of the Deed Records of McLennan County, Texas.

MOTION(S)

C. Ordinance Amendment

7. Consider ordinance amendments to various sections in Appendix B "Subdivisions" of the Code of Ordinances of the City of Waco, Texas, to remove specific design requirements for streets, utilities and drainage, and provide reference to adopted standard construction specifications and details; and, adding or updating definitions and document titles throughout the Ordinance as necessary.

MOTION(S)

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 December 16, 2024.

DocuSigned by:



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.

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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.

DocuSigned by:

Will Conrad

William Conrad, Assistant City Attorney

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DocuSigned by:

Michelle Hicks

Michelle Hicks, City Secretary

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It is hereby certified that this notice was posted at Waco City Hall and on the City of Waco official website on the 23rd day of January 2025 at 3:00 PM.