

**NOTICE OF PUBLIC HEARING PURSUANT TO CHAPTER 26 OF THE TEXAS  
PARKS AND WILDLIFE CODE REGARDING THE USE OF PORTIONS OF  
BRAZOS COMMONS PARK**

**TO ALL INTERESTED PERSONS**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Waco, Texas, will hold a public hearing as required by Chapter 26 of the Texas Parks and Wildlife Code at its meeting on March 15, 2022, at 6 p.m. in the Bosque Theater in the Waco Convention Center at 100 Washington Ave., Waco, McLennan County, Texas, concerning the following changes in use of portions of Brazos Commons Park, as further described below:

1. Area 1: An unsurveyed parcel of land consisting of approximately 1.6 acres and generally described as follows: Beginning at a point where Interstate 35 intersects with the northern boundary of University Parks Addition Block 1, Lot 7A (addressed as 700 S. University Parks Dr.) then west along the northern boundary of said Lot 7A and the northern boundary of University Parks Addition Block 1, Lot 6 (addressed as 522 S. University Parks Drive) a distance of approximately 515 feet, then north a distance of approximately 50 feet, then approximately 260 feet along an east/northeasterly curve (generally parallel to the river bank), then approximately 280 feet east to the Interstate 35 frontage road (along a line running parallel, approximately 200 feet north of, said northern boundary of Lot 6 and 7A), then approximately 215 feet southerly along the Interstate Frontage road to the beginning. On this approximate 1.6 acres, the exact boundaries of which are to be set by survey, the City proposes a change in use to allow for construction of a new facility with seating for at least 7,500 spectators for the Baylor men's and women's basketball programs that will also provide limited community meeting space and entertainment and recreational opportunities while also serving as the anchor of an integrated, mixed-use sports entertainment destination in the City's Riverfront District, facilitating reconstruction/improvement of the Riverwalk located along the Brazos River adjacent to this parcel; and
  
2. Area 2: An unsurveyed parcel of land consisting of approximately 2.6 acres of land located in the T.J. Chambers Survey, Abstract 7 in the City of Waco, McLennan County, Texas, and being out of Block 1 of the Waco Commons as held by the City of Waco under a Deed dated June 10, 1850 and recorded in Volume B, page 37 of the Deed Records of McLennan County, Texas, more generally described as follows: Beginning at a point on the northern boundary of University Parks Addition Block 1, Lot 6 (addressed as 522 S. University Parks Drive) said point being approximately 515 feet west of the Interstate 35 frontage road, then west along a line a distance of approximately 430 feet (including crossing City of Waco abandoned road and along the northern boundary of the original Taylor and Beall Survey Block 33, Lots 1-7), then north a distance of approximately 165 feet along the westernmost boundary of a parcel referred to as McLennan County Appraisal District Property ID# 168436, then eastward a distance of approximately 595 feet along the northern boundary of #168436 adjacent to the Brazos river, then south a distance of approximately 90 feet to the point of beginning. On this approximate 2.6 acres of land, the exact boundaries of which are to be set by survey, the City proposes a change in use to allow for restaurant, retail, and entertainment uses and necessary parking and roadways in order to enhance recreational opportunities and facilitate the

reconstruction/improvement of the Riverwalk located along the Brazos River adjacent to this parcel.

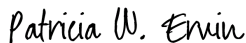
**The hearing will commence at 6:00 p.m., or as soon thereafter as the matter can be heard. Interested persons wishing to express their views will be given an opportunity to do so at the public hearing or may, prior to the time of the hearing, submit written comments to Kent George, Economic Development, P.O. Box 2570, Waco, Texas 76702-2570. Members of the public who wish to speak during the public hearing, may sign-up in advance at <https://www.waco-texas.com/council-speaker.asp>, by emailing [citysecretary@wacotx.gov](mailto:citysecretary@wacotx.gov), or by calling (254) 750-5750 for staff assistance. The public also may sign-up to speak prior to the Council Meeting at the speaker's registration table. A map of the areas for which the change in use is proposed may be requested from the City Secretary via the email or telephone numbers provided above.**

**NOTE:** Persons with disabilities who plan to attend this meeting and who need auxiliary aids 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.



---

Jennifer Richie, City Attorney



---

Patricia Ervin, TRMC  
Interim City Secretary



I hereby certify that this notice was posted at Waco City Hall and on the City of Waco official website on the 11th day of February 2022, at 2:15 PM.

# Areas of Proposed Changes in Use for Brazos Commons Park

