

**CITY OF WACO PLAN COMMISSION MEETING  
TUESDAY, APRIL 28, 2026**

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

**BUSINESS SESSION: 6:00 P.M.  
WACO CONVENTION CENTER  
BOSQUE THEATER  
100 WASHINGTON AVENUE  
WACO, TX 76701**

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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.

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**WORK SESSION**

- A. Council Member visit**
- B. Plan Commission training – Overlay Districts**

**BUSINESS SESSION**

- 1. MINUTES**
  - Work Session – March 24, 2026
  - Business Session – March 24, 2026

**MOTION(S)**

**PUBLIC HEARINGS**

- A. ZONING APPLICATIONS**

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1. Z-26-13 David Mercer – Request for a Land Use Change from Urban Residential to Mixed Use Flex and to rezone from R-2 Two-Family & Attached Single Family to PUD zoning in accordance with the Concept PUD plan for the MacArthur Storage Units, for approximately 1.358 acres addressed as 3001 MacArthur Drive.

**MOTION(S)**

2. Z-26-15 David Mercer - Request to rezone from C-5 Service Commercial District to O-2 Office Residence District for approximately 0.200 acres being part of the property addressed as 1125 La Salle Avenue.

**MOTION(S)**

3. Z-26-14 Justin Soto - Request to amend the Concept PUD known as Seven Oaks Village by adding approximately 0.31 acres to the original concept PUD boundary, changing the overall unit count and site layout, and renaming to Hadley's Place PUD, for approximately 1.466 total acres on property addressed as 2712 S 2nd Street.

**MOTION(S)**

4. Z-26-12 Valentin DeLeon - Request to rezone from C-2 Community Commercial District to O-2 Office Residential District two parcels being approximately 2.32 acres. Said property is bounded by South 18A Street, South 17th Street, Griffith Avenue and Daughtrey Avenue, and is located approximately 355 feet northwest of the intersection of South 18th Street and La Salle Avenue.

**MOTION(S)**

5. Z-26-16 Carlos Diaz – Request to change the Land Use designation from Medium Density Residential Office Flex to Mixed Use Flex and to rezone from O-3 Office Limited Commercial District to C-2 Community Commercial District on approximately 0.633 acres addressed as 1839 – 1845 North 25<sup>th</sup> Street.

**MOTION(S)**

6. Z-26-17 City of Waco and George Ehgotz – Request to change the Land Use designation from Urban Residential to Industrial and to rezone from R-1B Single Family Residence District to M-2 Light Industrial District for approximately 1.69 acres comprised of the following two parcels: Parcel 1: approximately 0.498 acres addressed as 365 Val Verde Road; and, Parcel 2: approximately 1.192 acres addressed as 379 Val Verde Road.

**MOTION(S)**

**B. SUBDIVISION PLATS**

- 7. SUB-26-02-FP Final Plat of Lots 1-11, Block 1, Lots 1-4, Block 2 and Lots 1 & 2, Block 3 Waco Downtown Redevelopment Addition, Phase 1 (Inside City)

**MOTION(S)**

**C. ORDINANCE AMENDMENT**

- 8. Request to amend Chapter 28 (“Zoning”) of the Code of Ordinances, Article IV, Division 5, pertaining to the R-1C Single-Family Residence District, including, but not limited to, the following: amending Section 28-349 (Lot Area) to provide for an alternative minimum lot area of not less than 4,000 square feet per dwelling unit and a minimum lot width of 40 feet, subject to conditions including, but not limited to, a requirement for alley access; amending Section 28-351 (Yard Requirements) to establish modified yard requirements applicable to such reduced lot sizes, including minimum front and rear yard setbacks of 15 feet; and providing for such other conditions, restrictions, and amendments as may be deemed necessary or appropriate in furtherance of the foregoing.

**MOTION(S)**

**COMMITTEE REPORTS**

- Commission and Staff Announcements.
- Scheduling of future meetings or future agenda items.
- Staff report and discussion of City Council’s action on agenda items reviewed by Plan Commission on March 24, 2026.
- Subcommittee meeting minutes – February 24, 2026 through March 20, 2026.

DocuSigned by:

*Clint Peters*

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**Clint Peters, AICP, Director 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.**

DocuSigned by:

*Will Conrad*

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**William Conrad, Assistant City Attorney**

DocuSigned by:

*Michelle Hicks*

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**Michelle Hicks, City Secretary**



It is hereby certified that this notice was posted at Waco City Hall and on the City of Waco official website on the 21st day of April 2026 at 2:00 PM.