

**CITY OF WACO PLAN COMMISSION MEETING  
WEDNESDAY, JUNE 21, 2017  
DR. MAE JACKSON DEVELOPMENT CENTER  
MAIN CONFERENCE ROOM  
401 FRANKLIN AVENUE  
12:00 P.M.  
WORK SESSION**

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The City of Waco Plan Commission will meet for lunch and conduct a work session meeting at the location and time posted above. The public is welcome to attend, but no public hearing will be held at the work session. If a quorum of the Plan Commission is not present at the lunch, there will not be any discussion of the items on the Agenda.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aides or services should contact 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 AGENDA**

**A. DISCUSSION BETWEEN THE COMMISSION AND CITY COUNCIL LIAISON REGARDING COMMISSION ACTIVITIES AND APPOINTMENTS**

**B. DISCUSSION OF ZONING APPLICATIONS**

1. Z-17-50 Jessica Geregthy – 1617 Royal Oaks Drive – Special Permit for a Temporary Residential Rental Unit in an R-1A District
2. Z-17-14 City of Waco – 114 Cherry Street and 1002, 1008, 1012, 1018, 1020, 1026, 1032, & 1036 Taylor Street; 1001, 1005, 1009, 1015, 1017, 1021, 1025, 1029, 1033, 1037 Taylor Street and 1000, 1008, 1012, 1016, 1024, 1026, 1028, 1032, & 1036 Earle Avenue; 222, 224, & 228 Spring Street; Taylor Street (no assigned address); and 937 Taylor Street, 121 Cherry Street, 116 Spring Street, and 904 & 937 Earle Avenue – Rezone from M-2, R-2, & O-2 to O-3
3. Z-17-53 Jose Ismael Arias – 100 Block of Gurley Lane – Rezone from R-1B and M-2 to Planned Unit Development (PUD)

**C. DISCUSSION OF SUBDIVISIONS**

4. Final Plat of the Justin Soto Addition, Lots 1-5, Bock 1 – Replat
5. Preliminary Plat of the Chapel Ridge Addition
6. Final Plat of the Chapel Ridge Addition, Phase VII

**D. DISCUSSION OF PROPOSED TRAFFIC CALMING DESIGN ELEMENTS FOR THE PRELIMINARY PLAT OF THE RIVERS CROSSING ADDITION**

**E. DISCUSSION OF ORDINANCE AMENDMENTS / ADDITIONS**

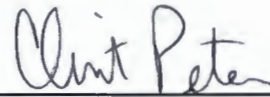
7. Consider an ordinance amending Section 28-624 in Chapter 28-Zoning of the Code of Ordinances of the City of Waco, Texas, to allow self-storage warehouses as a special use in the C-2 Community Commercial Zoning District and to delete the requirement that such warehouses be in an enclosed climate-controlled structure.
8. Consider an ordinance deleting Division 5 "Bed and Breakfast and Temporary Residential Rental Unit Establishments" in Chapter 28 - Zoning, of the Code of Ordinances of the City of Waco, Texas; amending various sections in Chapter 28 - Zoning, of the Code of Ordinances of the City of Waco, Texas, to add various definitions of bed and breakfast facilities and short term rental facilities and related definitions; determining the zoning districts in which these facilities will be allowed as a permitted use or by special permit; repealing all ordinances or parts of ordinances in conflict herewith; providing a severability clause; providing for inclusion in the code; providing for penalties; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law.
9. Consider an ordinance adopting a new Article XIII. "Bed and Breakfast Facilities and Short Term Rental Facilities" in Chapter 13 "Licenses, Permits and Business Regulations" of the Code of Ordinances of the City of Waco, Texas, to provide for the licensing and regulation of bed and breakfast facilities and short term rental facilities; repealing all ordinances or parts of ordinances in conflict herewith; providing a severability clause; providing for inclusion in the code; providing for penalties; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law.

**E. REVIEW OF MINUTES**

**Work Session – May 24, 2017**  
**Business Session – May 30, 2017**

**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 past agenda items.



**Clint Peters**  
**Director of Planning Services**


**EXECUTIVE SESSION**

Notice is hereby given that the City of Waco Plan Commission will go into Executive Session in accordance with the following provisions of the Government Code: Section 551.071(1)(A) pending or contemplated litigation; Section 551.071(2) Attorney-Client privilege/relationship.

**It is the opinion of the City Attorney's office that this meeting is being held and conducted in accordance with Chapter 551 of the Texas Government Code.**

  
for Jennifer Richie, City Attorney

This notice is being posted at Waco City Hall on the 16th day of June, 2017, at 3:00 am/pm.

  
**Esmeralda Hudson, TRMC**  
**City Secretary**