

**CITY OF WACO PLAN COMMISSION MEETING  
WEDNESDAY, FEBRUARY 22, 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 Esmeralda Hudson, City Secretary, 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-17-11 Dan & Viviann Capps – 2425 Colcord Ave. – Renewal of a Special Permit for a Bed and Breakfast Homestay Establishment in an R-1B District
2. Z-17-12 Jade & Tracy Duong – 8818 Mars Dr. – Rezone from PUD to C-2
3. Z-17-13 Edward & Laura Kirk and City of Waco – 417 & 421 S. 17<sup>th</sup> Street and 1705, 1709, & 1711 Webster Ave. - Rezone from C-5 to O-3
4. Z-17-15 Eco-Site and T-Mobile – 1711 Mitchell Ave. – Special Permit for a Wireless Communication Tower in a C-3 District
5. Z-17-16 Eco-Site and T-Mobile – 415 Lake Air Dr. – Special Permit for a Wireless Communication Tower in a C-3 District

**C. DISCUSSION OF SUBDIVISIONS**

6. Final Plat of The Reserve at Lakeland Meadows Addition, Phase Eight
7. Final Plat of the Rafael Gonzalez Additions, Lots 6-11, Block 1
8. Final Plat of the Hidden Valley Addition, Part Sixteen
9. Final Plat of the Central Texas Marketplace Addition, Lots 50R-1 & 50R-2, Block 1 - Replat

**D. DISCUSSION OF VARIANCE REQUESTS**

10. A variance request to the lot size requirement of 1 acre for a surface irrigation system for a subdivision plat entitled: Final Plat of the Brazos Shores Addition, Lot 4, Block 5 – ETJ.
11. A variance request to the lot size requirement of 1/2 acre for septic systems for the proposed subdivision plat entitled: Final Plat of the Bluffs on the Brazos Addition, Lots 1 & 2, Block R – ETJ.

**E. DISCUSSION OF AMENDMENT TO CITY PLAN**

12. Consider an ordinance of the City of Waco, Texas, amending the City Plan for the physical development of the City of Waco by amending Appendix A to add "O-3" as a permitted zoning district under the Urban Residential land use designation, subject to certain criteria.

**F. DISCUSSION OF THE ADVISORY COMMITTEE FOR SHORT TERM RENTALS**

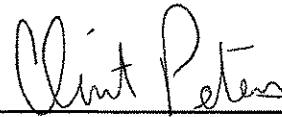
**G. DISCUSSION OF IMPLEMENTATION OF THE COMPREHENSIVE PLAN**

**H. REVIEW OF MINUTES**

Work Session – January 18, 2017  
Business Session – January 24, 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

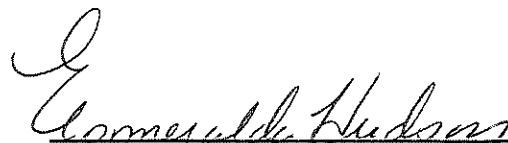
Notice is hereby given that the City of Waco Plan Commission will go into Executive Session in accordance with the following provisions of the Government Code: Section 551.071(1)(A) pending or contemplated litigation; Section 551.071(2) Attorney-Client privilege/relationship.

**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 17<sup>th</sup> day of February, 2017, at 8:15 (am)/pm.



**Esmeralda Hudson, TRMC**  
City Secretary