

**ORDINANCE NO. 2015-287**

**AN ORDINANCE OF THE CITY OF WACO, TEXAS, PROVIDING THAT THE CODE OF ORDINANCES OF THE CITY OF WACO BE AMENDED BY REVISING SECTION 28-247 IN CHAPTER 28 "ZONING" OF SAID CODE; PROVIDING THAT THE ZONING MAP SHALL BE CHANGED SO THAT CERTAIN PROPERTY DESCRIBED AS LOT 3, BLOCK 1, TALBOTS ADDITION, KNOWN AS 4551 W. WACO DRIVE, SHALL BE CHANGED FROM C-3 DISTRICT CLASSIFICATION AND BECOME AND BE DESIGNATED INTO C-2 DISTRICT CLASSIFICATION; PROVIDING FOR PENALTIES; PROVIDING A SEVERABILITY CLAUSE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:**

**Section 1.** That pursuant to Section 28-247 in Chapter 28 "Zoning" of the Code of Ordinances of the City of Waco, Texas, the zoning maps be amended based on the following findings:

1. The proposed zoning is in keeping with the land use component of the Comprehensive Plan;  
The public infrastructure is adequate to provide for uses allowed in the C-2 zoning district;
3. The property meets all the size & width requirements for C-2 zoning; and
4. There is C-2 zoning in the vicinity of the subject property,

and that the Zoning Map be changed so that territory located in the City of Waco, McLennan County, Texas, as hereinafter described, to-wit:

**LOT 3, BLOCK 1, TALBOTS ADDITION, KNOWN AS 4551 W. WACO DRIVE,  
AS SHOWN ON EXHIBIT "A",**

which currently is zoned **C-3** shall be changed to be designated and classified as **C-2** Zoning District and the Zoning Map shall be amended accordingly.

**Section 2.** That a violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this ordinance shall be as provided for in Sec. 1-14 of the Code of Ordinances of the City of Waco, which shall be a fine of not less than \$1.00 and no more than \$2,000.00, and each day a violation exists shall be a separate offense.

**Section 3.** That the terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section,

subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

**Section 4.** That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

**PASSED AND APPROVED:**

**First Reading:** this 21<sup>st</sup> day of April, 2015.

**Second Reading:** this 5<sup>th</sup> day of May, 2015.

---

Malcolm Duncan, Jr., Mayor  
City of Waco, Texas

**ATTEST:**

---

Esmeralda Hudson, City Secretary

**APPROVED AS TO FORM & LEGALITY:**

---



Jennifer Richie, City Attorney

**APPROVED:**






















---

Clint Peters, Director of Planning Services

Zoning Case Z-15-10  
 4551 W. Waco Drive  
 C-3 to C-2  
 Property Location Map  
 and Surrounding  
 Zoning Categories

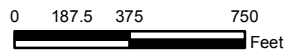
 Case Z-15-10  
 200' Property Notice Buffer

**Zoning Categories**

-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



March 2015



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

