

**ORDINANCE NO. 2015-462**

**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 A14, BLOCK B, FARM LOT 12, KNOWN AS 214-26 S. 6TH STREET, SHALL BE CHANGED FROM M-2 DISTRICT CLASSIFICATION AND BECOME AND BE DESIGNATED INTO C-4 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 conformance with the land use component of the Comprehensive Plan and the Imagine Waco, A Plan for Greater Downtown;
2. There is existing C-4 zoning in the vicinity of the subject property;
3. The existing public infrastructure is adequate to provide for uses allowed in the C-4 zoning district; and
4. The existing historic building on the site is more suitable for development opportunities inline with the C-4 zoning regulations rather than the existing M-2 zoning regulations,

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

**CERTAIN PROPERTY DESCRIBED AS LOT A14, BLOCK B, FARM LOT 12, KNOWN AS 214-26 S. 6TH STREET, AS SHOWN ON EXHIBIT "A",**

which currently is zoned **M-2** shall be changed to be designated and classified as **C-4** 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 July, 2015.

**Second Reading:** this 4<sup>th</sup> day of August, 2015.

*Wilbert Austin, Sr.*

Wilbert Austin, Sr., Mayor Pro Tem  
City of Waco, Texas

**ATTEST:**

*Esmeralda Hudson*

Esmeralda Hudson, City Secretary

**APPROVED AS TO FORM & LEGALITY:**

*John T. Patterson*

Jennifer Richie, City Attorney





**APPROVED:**

*Clint Peters*

Clint Peters, Director of Planning Services



Zoning Case Z-15-26  
214-226 S. 6th Street  
M-2 to C-4  
Property Location Map  
and Surrounding  
Zoning Categories

 Case No. Z-15-26  
 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



June 2015

0 125 250 500  
Feet



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.

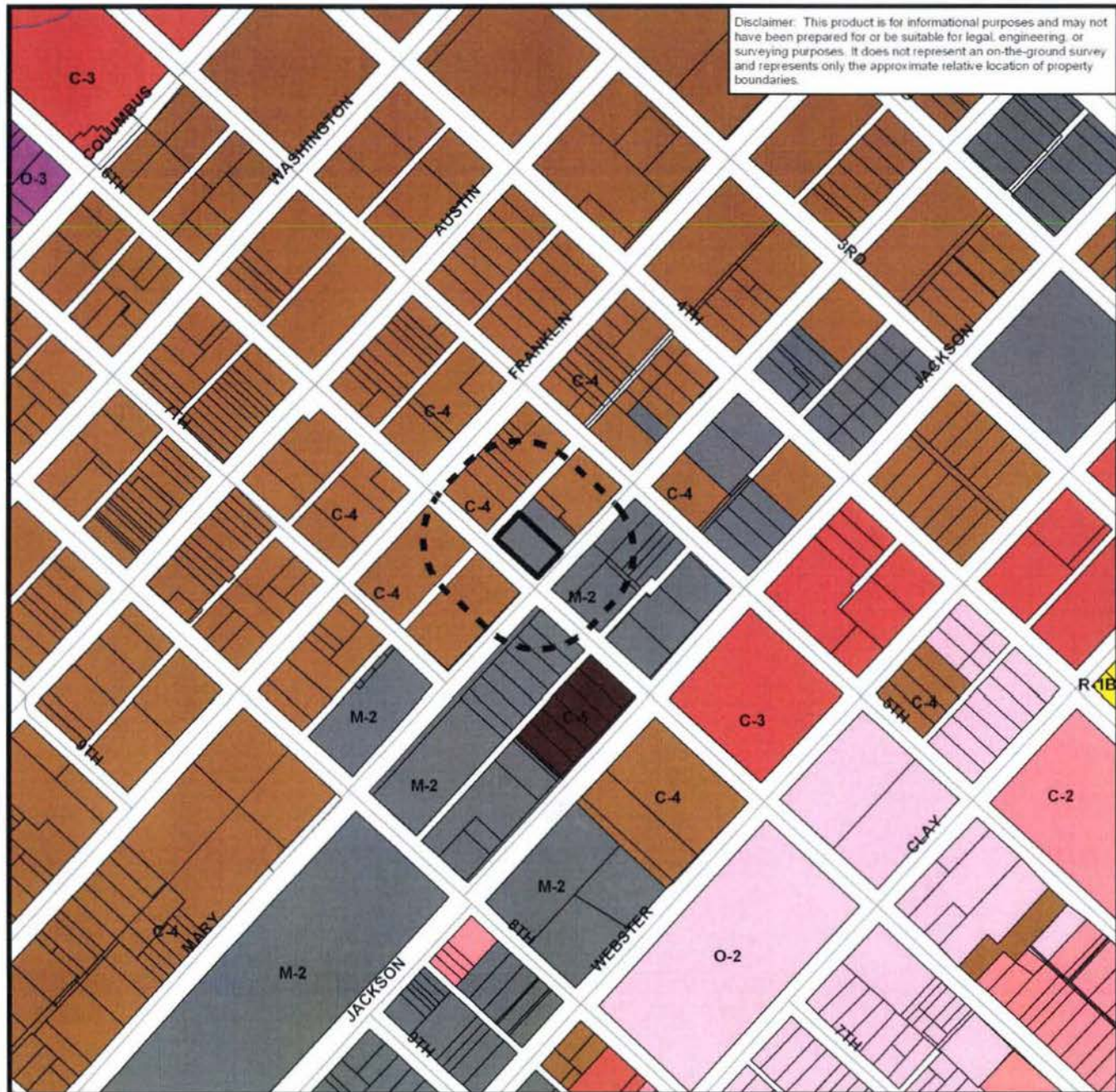


EXHIBIT "A"