

ORDINANCE NO. 2015-463

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 4, BLOCK 1, COTTONWOOD VALLEY ADDITION, KNOWN AS 4900 BAGBY AVENUE, SHALL BE CHANGED FROM R-1B DISTRICT CLASSIFICATION AND BECOME AND BE DESIGNATED INTO O-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;
2. The public infrastructure is adequate to provide for uses allowed in the O-2 zoning district. This includes the property being located on a Waco Transit fixed route;
3. The property meets all the area and width requirements for the O-2 zoning district; and
4. There is O-2 zoning adjacent to 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:

CERTAIN PROPERTY DESCRIBED AS LOT 4, BLOCK 1, COTTONWOOD VALLEY ADDITION, KNOWN AS 4900 BAGBY AVENUE, AS SHOWN ON EXHIBIT "A",

which currently is zoned **R-1B** shall be changed to be designated and classified as **O-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 21st day of July, 2015.

Second Reading: this 4th 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
JR Jennifer Richie, City Attorney

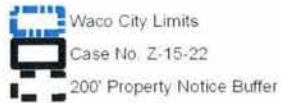


APPROVED:

Clint Peter

Clint Peters, Director of Planning Services

Zoning Case Z-15-22
4900 Bagby Avenue
R-1B to O-2
Property Location Map
and Surrounding
Zoning Categories



Zoning Categories

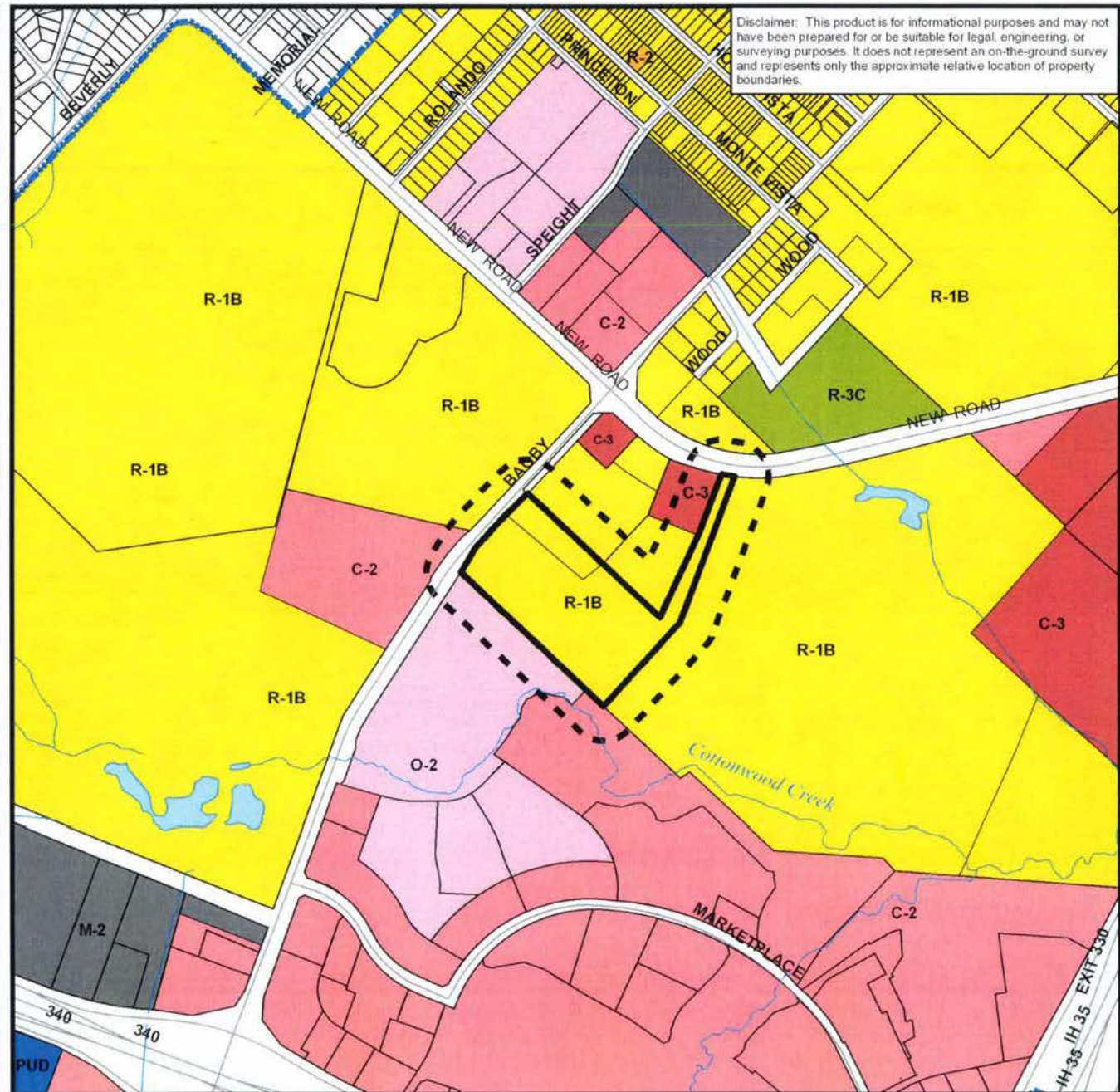
- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



June 2015



CITY OF WACO
PLANNING SERVICES



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"