

ORDINANCE NO. 240

AN ORDINANCE OF THE CITY OF PELICAN BAY, TARRANT COUNTY, TEXAS, RE-ZONING A TRACT OF LAND FROM SF-1 (SINGLE FAMILY RESIDENTIAL), M-1 (MANUFACTURING/INDUSTRIAL DISTRICT-LIGHT), MF (MULTIFAMILY RESIDENTIAL) TO SF-2 (SINGLE FAMILY RESIDENTIAL) AND TF (TWO-FAMILY RESIDENTIAL (DUPLEX)).

WHEREAS, notice of a public hearing was sent to real property owners within 200 feet of the property herein described before the 10th day before the hearing date; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Pelican Bay before the 15th day before the hearing date; and,

WHEREAS, a public hearing was duly held about the change of zoning on the property herein described; and,

WHEREAS, the City Council, serving as the Planning and Zoning Commission, is of the opinion that the re-zoning herein established furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Pelican Bay;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELICAN BAY, TEXAS:

Section 1: THAT the Comprehensive Zoning Ordinance and the zoning map of the City of Pelican Bay are hereby amended by establishing the zoning of the tracts of land described below, located in Pelican Bay, Tarrant County, Texas.

- 1425, 1501, 1509, 1517, 1524 (1525), 1601, 1609 Sandy Beach Road & 11146 Liberty School Road, Security Point Addition - from **SF-1 (Single Family Residential District-1)** to **SF-2 (Single-Family Residential District-2)**;
- 1309, 1317, 1401 Sandy Beach Road, Security Point Addition – from **M-1 (Manufacturing/Industrial District-Light)** to **SF-2**;
- 1409 & 1417 Sandy Beach Road, Security Point Addition – from **MF (Multifamily Residential District)** to **SF-2**;
- 11132B Liberty School Road, Hudson-Texian Subdivision – from **SF-1 & SF-2** to **TF (Two-Family Residential (Duplex) District)**;
- 11132 Liberty School Road, Security Point Addition – from **MF & SF-1** to **TF & SF-2**

Section 6: All other ordinances of the City in conflict herewith are hereby repealed.

Section 7: Should any section, subsection, sentence, clause, or phrase of this ordinance be declared unconstitutional, void, or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this ordinance shall remain in full force and effect. The City hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional, void or invalid.

Section 8: This ordinance shall become effective immediately; therefore, it shall be effective from and after the date of its passage.


AND SO IT IS ORDAINED.

PASSED AND APPROVED on this 26 day of September, 2016.

PASSED: 5-0
AYES: 5
NAYS: 0

CITY OF PELICAN BAY

By:



Bill Morley, Mayor

ATTEST:



Teri Anthony, City Secretary