

ORDINANCE NO. 244

**AN ORDINANCE OF THE CITY OF PELICAN BAY, TEXAS,
TARRANT COUNTY, AMENDING THE ZONING
ORDINANCE OF THE CITY OF PELICAN BAY,
ESTABLISHING MINIMUM SQUARE FOOTAGE
REQUIREMENTS FOR CERTAIN ZONING DISTRICTS.**

WHEREAS, the City Council of Pelican Bay is authorized under state law to regulate zoning and building construction matters within the city for the health, safety and welfare of the residents of Pelican Bay; and

WHEREAS, the City Council of Pelican Bay has determined that it is in the best interest of the residents of the city to regulate square footage requirements for certain zoning districts;

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

Section 1: THAT SECTION 8 – SF-1 – SINGLE FAMILY RESIDENTIAL DISTRICT-1 be amended to include: 8.4.1 Minimum Living Area – 2,000 square feet.

Section 2: THAT SECTION 9 – SF-2 – SINGLE FAMILY RESIDENTIAL DISTRICT-2 be amended to include: 9.4.1 Minimum Living Area – 1,300 square feet.

Section 3: THAT SECTION 10 – SF-3 – SINGLE FAMILY RESIDENTIAL DISTRICT-3 be amended to include: 10.4.1 Minimum Living Area – 1,000 square feet.

Section 4: THAT SECTION 11 – TF – TWO FAMILY RESIDENTIAL (DUPLICATE) DISTRICT be amended to include: 11.4.1 Minimum Living Area per Unit – 1,000 square feet.

Section 5: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

Section 3: This ordinance shall be in full force and effect immediately upon passage.

AND SO IT IS ORDAINED.

PASSED AND APPROVED on this 14 day of November, 2016.

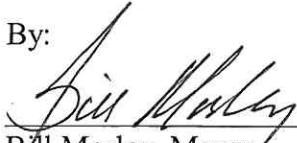
PASSED: ✓

AYES: 4

NAYS: 0

CITY OF PELICAN BAY

By:



Bill Morley, Mayor

ATTEST:



Teri Anthony, City Secretary