

## CITY OF SEVEN POINTS, TEXAS

ORDINANCE NO. 164*Nelda Acres?*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF SEVEN POINTS, TEXAS, BY REZONING CERTAIN TRACTS AND/OR LOTS FROM "B-1 LOCAL BUSINESS DISTRICT" AND "B-2 GENERAL BUSINESS DISTRICT" TO "R-3 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT;" PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR A PENALTY NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR VIOLATION, SUCH PENALTY NOT TO EXCLUDE ANY OTHER REMEDIES OF VIOLATION ALLOWED BY STATE LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS:

## SECTION I

That the tract of land described in this section shall be rezoned from "B-1 Local Business District" and "B-2 General Business District" to "R-3 Single Family Detached Residential District; said tract being described as follows:

All that certain lot, tract or parcel of land described as follows:

Being 131.52 acres, situated in the James Love Survey, Abstract No. 470, Henderson County, Texas, and being a part of the Nelda Acres Subdivision of the City of Seven Points, Texas, being described as follows:

BEGINNING at a point in the west line of said Nelda Acres Subdivision, said point being 250 feet north of the southwest corner of said subdivision; THENCE easterly along a line 250 feet north of and parallel to the south line of said Nelda Acres Subdivision to a point in the west line of Rex Circle, a platted street in said subdivision; THENCE northerly along the west line of said Rex Circle a distance of 389 feet to a point; THENCE northeasterly along the northwest line of said Rex Circle a distance of 55 feet to a point, said point being in the west line of Rex Drive; THENCE northwesterly along the west line of Rex Drive, said line being 240 feet from and parallel to the west line of State Highway 274, also being the east line of said Nelda Acres Subdivision, to a point in the south line of

Quiram lane continuing on the same course along a line 240 feet from and parallel to the west line of State Highway 274 to a point in the north line of said Nelda Acres Subdivision; THENCE westerly along the north line of said Nelda Acres Subdivision a distance of 2,849 feet to a point in the northwest corner of said subdivision; THENCE southerly along the west line of said subdivision a distance of 1,669 feet to the place of beginning, containing a total of 131.52 acres.

## SECTION II

That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

## SECTION III

The owner or general agent of a building or premises where a violation of any provision of the regulations of this ordinance has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable by a fine of not less than ten dollars (\$10.00) or not more than one thousand dollars (\$1,000.00) for each and every day that such violation continues.

## SECTION IV

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official, and that such questions shall be presented to the city council, only on appeal from the decision of the administrative official, and that recourse from the decisions of the city council shall be to the courts as provided by law.

SECTION V

The city secretary is hereby directed to publish and file the provisions of this ordinance as required by law and to make revisions of the zoning map of the City of Seven Points, Texas, as appropriate to insure conformity with the provisions of this ordinance.

PASSED AND APPROVED this the 21ST day of JAN.,  
19 87, by the City Council of the City of Seven Points,  
Texas.

APPROVED:

Harold Stinner  
Mayor

CITY OF SEVEN POINTS  
ATTEST:  
[Signature]  
City Secretary