

## CITY OF SEVEN POINTS, TEXAS

ORDINANCE NO. 165RECEIVED  
CITY CLERK

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-2 GENERAL BUSINESS DISTRICT" TO "R-5 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-2 General Business District" to "R-5 Single-Family Detached Residential District;" said tract being described as follows:

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

Being 23.1 acres, situated in the David Mulkleroy Survey, Abstract No. 503, Henderson County, Texas, and being a part of the St. Clair Estates Subdivision of the City of Seven Points, Texas, being described as follows:

BEGINNING at a point in the west line of said St. Clair Estates Subdivision, said point being 424 feet north of the southwest corner of said subdivision; said point also being in the north right-of-way of St. Clair Drive, a platted street in said subdivision; THENCE easterly along the north right-of-way of said St. Clair Drive to a point, said point being the southeast corner of Lot 40, St. Clair Estates Subdivision; THENCE northerly along the east line of said Lot 40, also being the west line of a tract granted to the City of Seven Points, Texas, as recorded in Volume 676, Page 21, Henderson County Deed Records, dated January 3, 1973, continuing northerly along the west line of said City of Seven Points tract to a point in the northwest corner of said tract; THENCE easterly along the north line of said City of Seven Points tract to a point in the northeast corner

*Referred  
City Hall*

of said tract, also being a point in the east line of said St. Clair Estates Subdivision; THENCE northerly along the east line of said St. Clair Estates Subdivision to a point in the northeast corner of said subdivision; THENCE westerly along the north line of said subdivision to a point in the northwest corner of said subdivision; THENCE southerly along the west line of said subdivision to the place of beginning, containing a total of 23.1 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.

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 Skinner  
Mayor

ATTEST:

Shirley Seagans  
City Secretary