

Ordinance 272 Amendment

AN ORDINANCE OF THE CITY OF SEVEN POINTS, TEXAS AMENDING THE CITY ZONING ORDINANCE AND ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Seven Points, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the City Council of the City of Seven Points has heretofore adopted zoning ordinances, which regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provide for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the City Council of the City of Seven Points on January 14, 2021, concerning the rezoning of the property the subject of this Ordinance; and

WHEREAS, the City Council of the City of Seven Points does hereby deem it advisable and in the public interest to amend the Zoning Ordinance and Zoning Map of the City of Seven Points, Texas, so that henceforth and hereafter the Zoning Ordinance is amended;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seven Points, Texas, as follows:

**Section I
PROPERTY TO BE REZONED**

A. The property the subject of this Ordinance is 1.940 acre tract of land which is more specifically described and recorded in the Henderson County land records as follows:

Property Details	
Property ID	R000070410
Legal Description	Acres 1.940, LOTS 1 & 2, AB 840 D O WILLIAMS SUR, SE PRITCHETT SUBD, LOTS 1 & 2
Geographic ID	3915.0000.0010.85
Type	Real
Location	
Address	LOUIS 911
Map ID	4X
Neighborhood CD	R70410

B. The land the subject of this Ordinance and referenced in Section I (A) is hereby rezoned from R-4, "Residential" to B-2 "General Business".

C. By the passage of this Ordinance, the City Zoning Ordinance and Zoning Map are hereby amended to reflect the rezone passed and approved.

Section II REPEALER

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Seven Points, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the City of Seven Points or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

Section III SEVERABILITY

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

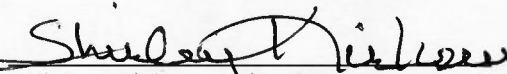
Section IV PENALTY

Any person, firm, association of persons, corporation, or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00 per offense. Each day that a violation occurs shall be deemed a separate offense.


Section V

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

Passed and approved by the Seven Points City Council on the 11th day of March 2021 and effective upon passage.


Shirley Kirksey, City Secretary




Skippy Waters, Mayors

**ORDINANCE NO. 272 AMENDMENT
ZONE B-3, OFFICE/SPECIAL SERVICES DISTRICT**

AN AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF SEVEN POINTS, TEXAS TO AMEND CHAPTER 10, ZONING, SECTION 2 AND ORDINANCE NO 272, REPEALING ARTICLE 15, OFFICE/SPECIAL SERVICES DISTRICT; PROVIDE FOR A PENALTY AS PROVIDED FOR IN CHAPTER 1, SECTION 5, AS AMENDED, OF THE CODE OF ORDINANCES FOR VIOLATION; PROVIDE FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDE FOR A SEVERABILITY CLAUSE; AND PROVIDE FOR AN EFFECTIVE DATE.

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

1. AMENDMENT/REPEAL: ORDINANCE NO. 272, ARTICLE 15 BE REPEALED, ABOLISHING ZONE B-3, OFFICE/SPECIAL SERVICES DISTRICT, AND IT SHALL BE INCORPORATED IN ITS ENTIRETY INTO B-2, AND AMENDING THE CODE OF ORDINANCES CHAPTER 10, SECTION 2.

2. PENALTY: The penalty for a violation of this ordinance amendment shall be as provided in Article 1, Section 5 of the Code of Ordinances, as may be amended from time-to-time.

3. SEVERABILITY CLAUSE/SAVING CLAUSE: It is declared to be the Intention of the City Council of the City of Seven Points, Texas, that the sections, paragraphs, sentences, clauses and phrases of this amendment are severable; and, if any phrase, sentence, paragraph of this amendment shall be declared unconstitutional or invalid shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this amendment since the same would have been enacted by the City Council without the Incorporation in the amendment of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

4. EFFECTIVE DATE: This Amendment to Ordinance shall become effective on the date of its signing.

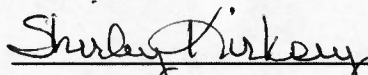
PASSED AND APPROVED this the 11th day of October 2012.

APPROVED:




Kevin Pollock, Mayor

ATTEST:


Shirley Kirksey, City Secretary

APPROVED AS TO FORM AND CONTENT:


Blake Armstrong, City Attorney

ORDINANCE NO. 272

AMENDMENT NO. 2:06.12.2012

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEVEN POINTS, TEXAS RELATING TO ARTICLE 19, SPECIAL PROVISIONS, SEC. 19-8. MANUFACTURED HOMES, 1. AGE LIMIT AND REPEALING SECTION 2. a., b., and c.; ADDING A NEW SECTION 2; PROVIDING A PENALTY AS PROVIDED BY THE CODE OF ORDINANCES CHAPTER 1. SECTION 5 AS AMENDED BY ORDINANCE NO. 243; AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City of Seven Points desires to amend/repeal sections of the Code of Ordinances pertaining to manufactured homes to better regulate the quality of living within its corporate limits; and

NOW, THEREFORE,

BE IT ORDAINED by the City Council of the City of Seven Points, Texas:

That Article 19, Special Provisions, Sec. 19-8.1 Manufactured Homes, be amended to read as follows:

Sec. 19-8. Manufactured Homes,

1. Age Limit

Section 1. Effective with this ordinance, no Mobile Homes as defined by Tex. Rev. Civ. Stat. Art. 5221f, Section 3, shall be allowed to be brought into or moved from site to site in the corporate limits of the City. A Mobile Home is defined as a transportable structure built before June 15, 1976.

In addition to the requirements within the districts where such uses are permitted, no Manufactured Home more than five (5) years of age may be located in the city in R-4, RM-1 and RM-2 districts under the following conditions:

- a. The manufactured home has a minimum original living area floor space of Twelve Hundred (1,200) square feet;
- b. The manufactured home meets or exceeds the minimum requirements of the City's Electrical Code and Plumbing Code; and
- c. The age of a manufactured home shall be determined from the completion/inspection date indicated on the identification plate on the manufactured home.

Section 2. A permit is required to move a manufactured home into the corporate limits. The permit is valid for sixty (60) days from issuance and the fee can be found in the Permit Fee Schedule.

This Ordinance shall become effective after passage by the City Council and legal publication in the local newspaper as required by law.

PASSED AND APPROVED this 14th day of June 2012.



A handwritten signature in black ink, appearing to read "Kevin L. Pollock", written over a horizontal line.

Kevin L. Pollock, Mayor

A handwritten signature in black ink, appearing to read "Shirley Kirksey", written over a horizontal line.

Shirley Kirksey, City Secretary

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2. PENALTY: The penalty for a violation of this ordinance amendment shall be as provided in Article 1, Section 5 of the Code of Ordinances, as may be amended from time-to-time.

3. SEVERABILITY CLAUSE/SAVING CLAUSE: It is declared to be the intention of the City Council of the City of Seven Points, Texas, that the sections, paragraphs, sentences, clauses and phrases of this amendment are severable; and, if any phrase, sentence, paragraph of this amendment shall be declared unconstitutional or invalid shall not affect any of the remaining phrases, clauses, sentences, paragraphs or section of this amendment since the same would have been enacted by the City Council without the incorporation in the amendment of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

4. EFFECTIVE DATE: This Amendment to Ordinance shall become effective on the date of its signing.


PASSED AND APPROVED this the 10th day of May, 2012.



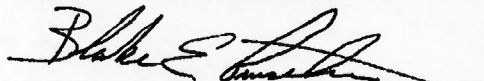
ATTEST:


Shirley Kirksey, City Secretary

APPROVED:


Claudett Allsup, Mayor Pro-Tem

APPROVED AS TO FORM AND CONTENT:


Blake Armstrong, City Attorney

**ORDINANCE 272
AMENDMENT
SECTION 19-8 ITEM 4**

AN AMENDMENT TO ORDINANCE 272 RELATING TO SECTION 19-8, LINE ITEM 4, ADDITIONAL REQUIREMENTS; ADDING A AND B, AND A- D. PROVIDE FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDE FOR A SEVERABILITY CLAUSE; AND PROVIDE FOR AN EFFECTOVE DATE.

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

SECTION 19-8 LINE ITEM 4 SHALL READ AS FOLLOWS:

4. Additional Requirements

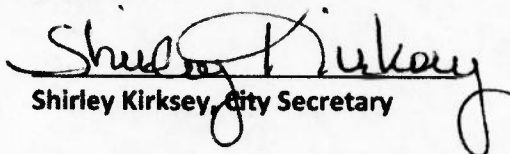
A. Lakefront Property

- a. Any home, whether it be manufactured, modular or site-built, that is directly on the water, may face the front exterior towards the water with the following provisions.
- b. No privacy fence may be established along the street side of the home. It is still considered the front yard and privacy fencing is not allowed in front yards. Chain link fencing may be used but no higher than 4 feet.
- c. All 911 addresses must be placed on the street side of the home, not on the water side.
- d. The street side of the property must look aesthetically like it's the front, no storage buildings or other structures normally placed in back yards may be placed on the street side and there must be a small porch at the doorway.

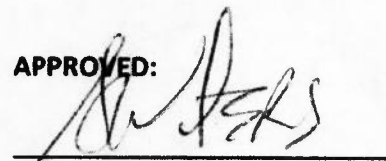
- B. All homes, including existing structures, shall be required to meet all federal, state and local government requirements.

PASSED AND APPROVED THIS 13TH DAY OF MAY 2021 by the City Council of the City of Seven Points, Texas.

ATTEST:


Shirley Kirksey, City Secretary

APPROVED:


Skippy Waters, Mayor

