

**ORDINANCE 2359**

**AN ORDINANCE REZONING PROPERTY IN ACCORDANCE WITH ARTICLE 2, SECTION 200, OF ZONING ORDINANCE NUMBER 1874, PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL ON MARCH 22, 1993; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request for a change in zoning district boundaries; and

**WHEREAS**, after appropriate notice and public hearing, the Planning and Zoning Commission of the City of North Richland Hills, Texas, has forwarded a recommendation to the City Council for amendment of Ordinance No. 1874 and the Official Zoning Map by rezoning certain property as set forth herein;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:**

**1.**

**THAT**, in Case Number PZ 98-50, the following described property shall be rezoned from C1-Commercial to R2-Residential.

All of that certain tract or parcel of land situated in the W.W. Wallace Survey, Abstract 1606, Tarrant County Texas, and being a portion of the that certain tract as conveyed by Tomanet Financial Corp. to Lago Lindo Properties, Inc. by deed recorded in Col. 6944, Page 1257, Deed Records, Tarrant County Texas, and being described by metes and bounds as follows:

**BEGINNING** at an iron rod that bears north 9 degrees, 10 minutes, 43 seconds east, a distance of 384.75 feet from the southeast corner of the aforementioned Lago Lindo Properties, Inc. tract, said iron rod also lying on the northerly right-of-way line of a tract as conveyed to Texas Electric Service Co. by deed in Volume 2841, Page 173, Deed Records of Tarrant County, Texas;

**Thence**, south 66 degrees 25 minutes 25 seconds west, a distance of 56.27 feet to an iron rod lying in the easterly right-of-way line of Irish Drive, being on a circular curve to the right having a radius of 304.84 feet;

**Thence**, in a northwesterly direction along said curve easterly right-of-way line an being along the arc of said circular curve, a distance of 144.96 feet to an iron rod at the end of said curve;

**Thence**, north 5 degrees, 07 minutes west, a distance of 19.49 feet along said southerly right-of-way line to an iron rod for corner at the beginning of a circular curve to the left having a radius of 947.35 feet;

**Thence**, in a northeasterly direction along the arc of said circular curve, a distance of 95.54 feet to an iron rod for a corner;

**Thence**, south 7 degrees, 19 minutes, 02 seconds west, a distance of 124.80 feet along a fence line for corner;

**Thence**, south 9 degrees, 10 minutes 43 seconds west, a distance of 4.90 feet to the POINT OF BEGINNING and containing approximate 0.274 acre of land.

**2.**

**THAT**, the Comprehensive Land Use Plan be amended from commercial to low density residential at this location.

**3.**

**THAT**, the Official Zoning Map be redrawn to incorporate this zoning district boundary amendment and the herein described ordinance number be affixed to the property described herein.

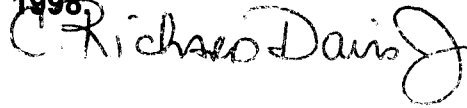
**4.**

**SEVERABILITY CLAUSE.** That it is hereby declared to be the intention of the City Council that the section, 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 invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or 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 or unconstitutional phrase, clause, sentence, paragraph or section.

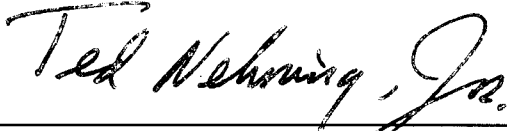
**5.**

**EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage.

DENIED BY THE PLANNING AND ZONING COMMISSION AS R4D, DUPLEX  
RESIDENTIAL THIS 12<sup>th</sup> DAY OF NOVEMBER, 1998.



Chairman, Planning and Zoning Commission



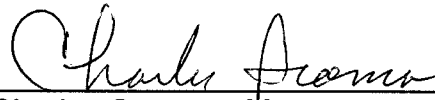
Secretary, Planning and Zoning Commission

The Council finds that the applicant agreed to and requested that the following landscape requirements be placed on this ordinance:

Prior to final approval of any certificate of occupancy on the house built on this lot, there must be planted low plantings (under 20 inches) along the north and west sides of the lot (adjacent to Mockingbird and Irish Street) and a sight barring hedge of shrubs along the east property line adjacent to the Mobile Home Park.

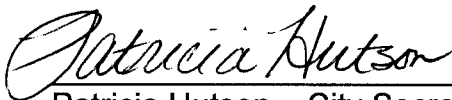
It is ordered that such requirements be made a part of this ordinance. The City Council reversed a decision of the Planning and Zoning Commission and zoned the described property R-2 Residential by a vote of 7 for, zero against, this 14<sup>th</sup> day of December, 1998.

APPROVED:



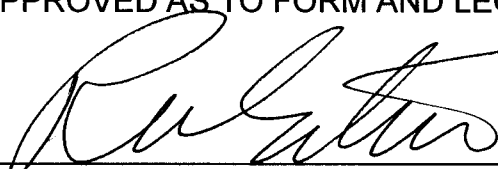
Charles Scoma – Mayor

ATTEST:



Patricia Hutson – City Secretary

APPROVED AS TO FORM AND LEGALITY:



Attorney for the City