

**ORDINANCE NO. 3445
ZONING CASE ZC 2016-19**

**AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS
AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH
RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH
RICHLAND HILLS, TEXAS BY REZONING A 5.08-ACRE TRACT OF
PROPERTY LOCATED AT 7301 NORTHEAST LOOP 820 FROM R-2
(SINGLE FAMILY RESIDENTIAL) TO C-1 (COMMERCIAL); AMENDING
THE COMPREHENSIVE LAND USE PLAN MAP; PROVIDING THAT
THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES;
PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR
VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING
FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of North Richland Hills, Texas is a home-rule municipality located in Tarrant County, Texas acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan Map as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan Map provides guidance for future development in conformance with the adopted Comprehensive Land Use Plan; and

WHEREAS, the owner of the property containing approximately 5.08 acres of land described in Exhibit "A" attached hereto, located at 7301 NE Loop 820 (the "Property") has filed an application to rezone the Property from its present classification of R-2 (Single Family Residential) to C-1 (Commercial); and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on January 19, 2017, and the City Council of the City of North Richland Hills, Texas, held a public hearing on January 23, 2017 with respect to the zoning change described herein; and

WHEREAS, the City Council has determined that an amendment to the Comprehensive Land Use Plan Map, as provided herein, reclassifying the below described property from Public/Semi-Public to Retail land use is appropriate and is in accordance with the growth goals, objectives and planning principals set forth in the Comprehensive Land Use Plan; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for rezoning the Property; and

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of North Richland Hills and that the zoning change should be granted, subject to the conditions imposed herein.

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

Section 1: That the Comprehensive Land Use Plan Map is hereby amended to reclassify a 5.08-acre tract described as Lot 1R1A, Block 31, Richland Terrace Addition, North Richland Hills, Tarrant County, Texas, commonly referred to as 7301 Northeast Loop 820, from the Public/Semi-Public to Retail land use category.

Section 2: That the Zoning Ordinance of the City of North Richland Hills is hereby amended by rezoning from R-2 (Single Family Residential) to C-1 (Commercial) a 5.08-acre tract described as Lot 1R1A, Block 31, Richland Terrace Addition, North Richland Hills, Tarrant County, Texas, commonly referred to as 7301 Northeast Loop 820.

Section 3: That the official zoning map of the City of North Richland Hills is amended and the Planning Manager is directed to revise the official zoning map to reflect the approved C-1 (Commercial) zoning, as set forth above.

Section 4: The use of the property described above shall be subject to all applicable regulations contained in the Building and Land Use Regulations and all other applicable and pertinent ordinances of the City of North Richland Hills.

Section 5: The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

- Section 6: This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of North Richland Hills, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.
- Section 7: 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 section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.
- Section 8: Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
- Section 9: All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.
- Section 10: The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clause of this ordinance two times.
- Section 11: This ordinance shall be in full force and effect immediately following publication as required by Section 10 hereof.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on the 23rd day of January, 2017.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

Approved as to form and legality:

Maleshia Farmer, City Attorney

Approved as to content:

Clayton Comstock, Planning Manager