

ORDINANCE NO. 861

AN ORDINANCE AMENDING CHAPTER 78 ZONING OF THE CODE ORDINANCES OF THE TOWN OF HOLLYWOOD PARK CHANGING CERTAIN SETBACK REQUIREMENTS; DELETING THE DEFINITION OF TOWNHOUSE; PROVIDING FOR SEVERABILITY; PROVIDING THAT THE ORDINANCE IS CUMLATIVE IN NATURE; AND PROVIDING AND EFFECTIVE DATE

WHEREAS, the Town of Hollywood Park's is a General Law Type A Town under the statutes of the State of Texas; and

WHEREAS, the Town Council of the Town of Hollywood Park, Texas has previously created and appointed a Planning and Zoning Commission as authorized by the Texas Local Government Code; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Town Council of the Town of Hollywood Park, Texas as previously adopted and approved zoning regulations for the Town of Hollywood Park; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on the 29th day of July, 2008, at which all persons were given an opportunity to appear and express their opinion concerning proposed Amendments to the Comprehensive Zoning Code and after consideration of all such testimony, the Planning and Zoning Commission made a final report recommending the adoption of the certain proposed amendments to the Town's Comprehensive Zoning Code; and

WHEREAS, the Town Council of the Town of Hollywood Park held a public hearing on the 19th day of August, 2008 and all persons were given an opportunity to appear and express their opinion concerning the proposed amendments to the Zoning Code; and

WHEREAS, the Town Council of the Town of Hollywood Park has determined it to be in the public interest to adopt to certain amendments to the Town's Comprehensive Zoning Ordinance, which in its best judgment promotes the health, safety, morals, and general welfare and protects the use and enjoyment of property throughout the Town.

BE IT ORDAINED AS FOLLOWS:

The Town of Hollywood Park Town Council hereby amends Chapter 78 Zoning of the Town of Hollywood Park Code of Ordinances regarding certain setbacks and the definition of Townhouses to read follows:

I.

Chapter 78, Section 78-133 (3) b.

Ten feet from the rear property line and Ten feet from the side property line to the building foundation edge. The front foundation edge shall not be forward of the nearest adjacent rear building line of principal building.

II.

Chapter 78, Section 78-133 (3) c.

Five feet from the rear property line and five feet from the side property line to the building edge. Portable buildings must be a minimum of ten feet from the principal building.

III.

Chapter 78, Section 78-1

Delete definition of Townhouse.

IV.

SEVERABILITY

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

V.

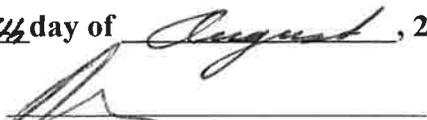
CUMULATIVE

This ordinance is cumulative of all other laws addressing land use issues and the prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

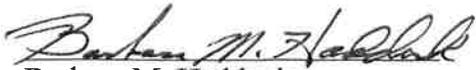
VI.

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED, this, the ~~19th~~ day of August, 2008.

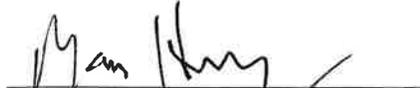

Richard McIlveen
Mayor
Town of Hollywood Park

ATTEST:



Barbara M. Haddock
Town Secretary
Town of Hollywood Park

APPROVED AS TO FORM:



Ryan S. Henry
Town Attorney
Town of Hollywood Park