

**ORDINANCE No. 2626**

**AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM SINGLE-FAMILY (SF-7.5) DISTRICT TO NEIGHBORHOOD SERVICES (NS) RETAIL DISTRICT ON PROPERTY LOCATED AT 203 & 205 F.M. 148; BEING LOTS 1 AND 2, BLOCK 2, OF THE MITCHELL ADDITION; CITY OF TERRELL, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**ARTICLE I.**

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on January 27, 2015 and City Council conducted a public hearing on February 17, 2015 regarding a request to change the zoning from Single-Family (SF-7.5) District to Neighborhood Services (NS) Retail District on property located at 203 & 205 F.M. 148; being Lots 1 and 2, Block 2, of the Mitchell Addition, City of Terrell, Kaufman County, Texas; and

**WHEREAS**, the City Council has determined that all notice requirements have been given in compliance with the laws and ordinances of the City of Terrell and State Law.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Terrell, Texas:

**THAT** the zoning classification be and is hereby changed from Single-Family (SF-7.5) District to Neighborhood Services (NS) Retail District on property located at 203 & 205 F.M. 148; being Lots 1 and 2, Block 2, of the Mitchell Addition; City of Terrell, Kaufman County, Texas; and

**ARTICLE II**

That operation will be in conformance with requirements of the City of Terrell Zoning Ordinance. In addition, the official Zoning Map of the City of Terrell, Texas, shall be annotated to show the change in zoning status from Single-Family (SF-7.5) District to Neighborhood Services (NS) Retail District thereon.

**ARTICLE III**

All Ordinances or part of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ARTICLE IV**

Any person, entity or corporation violating any provisions of this Ordinance shall be considered in violation of the adopted Comprehensive Zoning Ordinance of the City of Terrell and be subject, upon conviction, to the penalties and remedies therein.

**ARTICLE V**

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 phrase, clause, sentence, paragraph, or section 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 phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the 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.

**ARTICLE VI**

This Ordinance will take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

**PASSED AND APPROVED** this the 17th day of February, 2015.

**PASSED AND ADOPTED** this the 3rd day of March, 2015.

**APPROVED:**

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Hal Richards, Mayor

**ATTEST:**

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John Rounsavall, City Secretary

**APPROVED AS TO FORM:**

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Mary Gayle Ramsey, City Attorney