

CITY OF COCKRELL HILL, TEXAS

ORDINANCE NO. 2015-111020150-A

AN ORDINANCE OF THE CITY OF COCKRELL HILL, TEXAS, AMENDING CHAPTER 153, "ZONING CODE", OF THE CITY OF COCKRELL HILL CODE OF ORDINANCES BY AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COCKRELL HILL BY REZONING PROPERTY DESIGNATED WITH STREET ADDRESS 634,702,706, AND 710, S. COCKRELL HILL ROAD FROM R-S, SINGLE-FAMILY DISTRICT, TO C-A, COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, the City of Cockrell Hill is a Type A general law municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas; and

WHEREAS, the City of Cockrell Hill possesses all the rights, powers, and authorities possessed by Type A general law municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

WHEREAS, the City of Cockrell Hill has received a request to zone the property noted in the caption of this Ordinance and as more specifically described on the Location Map, attached hereto; and

WHEREAS, the City of Cockrell Hill Council and the Planning & Zoning Commission of the City of Cockrell Hill, in compliance with the laws of the State of Texas and the ordinances of the City of Cockrell Hill, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested rezoning described herein; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the City Council of the City of Cockrell Hill, Texas, has determined that the zoning request would be in the interest of public health, safety and welfare of the citizens of the City of Cockrell Hill.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COCKRELL HILL, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Chapter 153 of the City of Cockrell Hill Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City of Cockrell Hill, as amended, is hereby amended by rezoning the property designated with street addresses 634,702,706, AND 710, S. Cockrell Hill Road, from R-S, Single-Family District, to C-A, Commercial District, which property is more particularly described on the Location Map, attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. SAVINGS. This ordinance shall be cumulative of all other ordinances of the City of Cockrell Hill, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 4. MAP. The official zoning map of the City of Cockrell Hill shall be amended to reflect the change in zoning made by this ordinance.

SECTION 5. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this ordinance are severable, and If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Cockrell Hill, Texas, and the City Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. REPEALER. That all ordinances of the City of Cockrell Hill in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 8. EFFECTIVE DATE. This ordinance shall be in full force from its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED the 10th day of November, 2015.



Luis Carrera, Mayor
City of Cockrell Hill, Texas

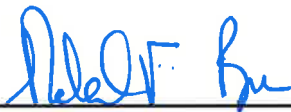
ATTEST:



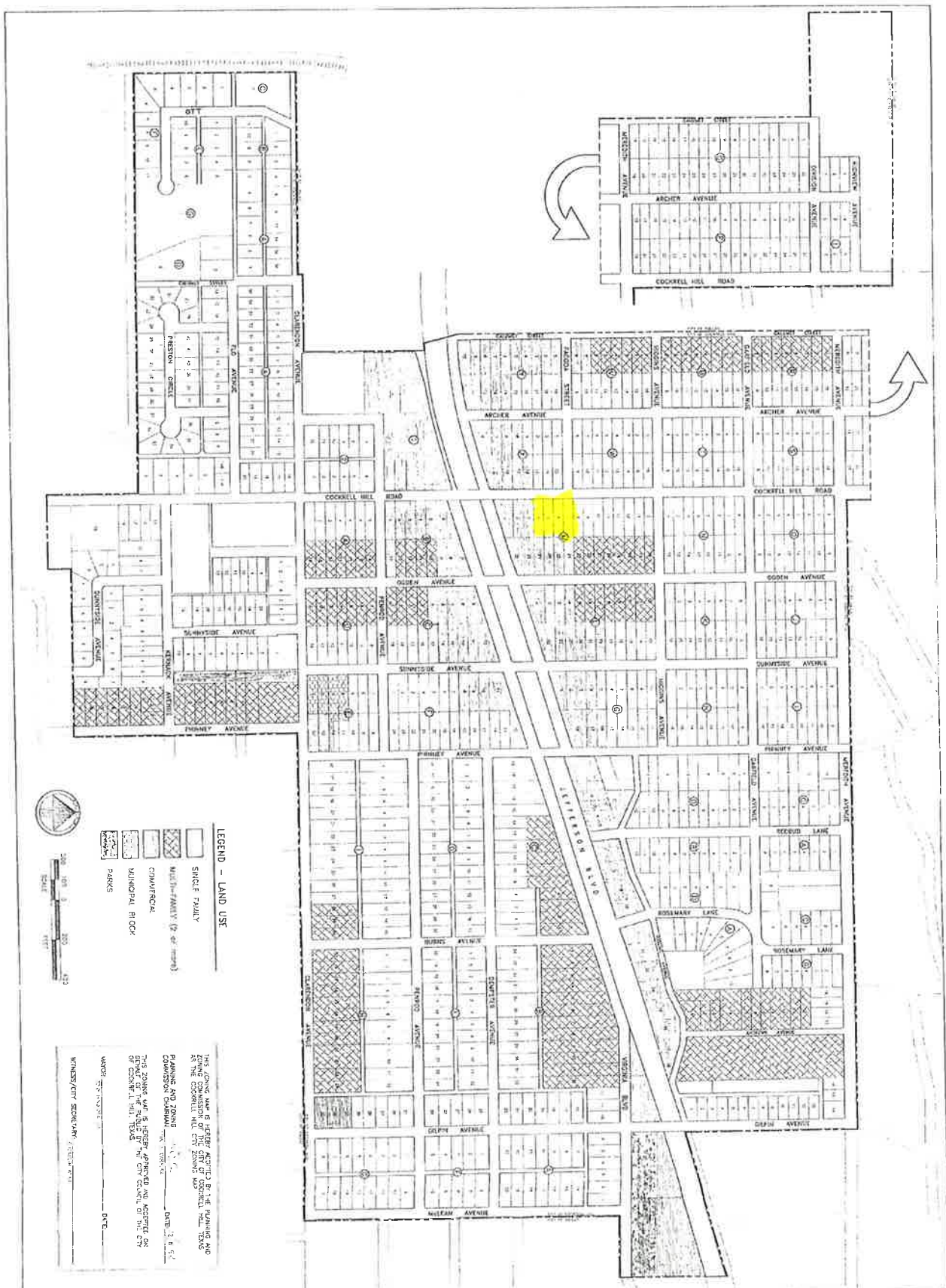
Bret Haney, City Administrator
City of Cockrell Hill, Texas

[SEAL]

APPROVED AS TO FORM:



Robert F. Brown, City Attorney
City of Cockrell Hill, Texas



- LEGEND - LAND USE**
- SINGLE FAMILY
 - MULTI-FAMILY (2 or more)
 - COMMERCIAL
 - MUNICIPAL BLOCK
 - PARKS

THIS ZONING MAP IS HEREBY ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF COCKRELL HILL, TEXAS, AS THE COCKRELL HILL CITY ZONING MAP.

PLANNING AND ZONING COMMISSION CHAIRMAN: _____ DATE: 3. 1. 2011

THIS ZONING MAP IS HEREBY ACCEPTED AND AGREED ON BEHALF OF THE CITY OF COCKRELL HILL, TEXAS.

WARD: _____ DATE: _____

WINDY/CITY SECRETARY: _____

carrera consulting engineers, Inc.
Structural, Civil, & Construction Engineering

2105 - 951-1712 / 2105 - 951-1713 / 2105 - 951-1714 / 2105 - 951-1715 / 2105 - 951-1716

COCKRELL HILL CITY ZONING MAP

DATE: 3. 1. 2011	SCALE: AS SHOWN
BY: WINDY	DATE: 3. 1. 2011
CHECKED BY: _____	DATE: _____
DATE: _____	DATE: _____



CITY SEAL

City of COCKRELL HILL

PLANNING FOR PROGRESSIVE DEVELOPMENT

SHEET NO. Z 1