



**CITY OF LEONARD, TEXAS
ORDINANCE NO. 230912-3**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF LEONARD, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LEONARD, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING THE ZONING CLASSIFICATION OF TF, "TWO-FAMILY RESIDENTIAL DISTRICT" ON A CERTAIN 1.03 ACRE OF LAND LEGALLY DESCRIBED AS FANNIN COUNTY APPRAISAL DISTRICT PROPERTY ID 90204, 90205, AND 99798 , SITUATED IN THE ORIGINAL TOWN PLAT, CITY OF LEONARD, FANNIN COUNTY, TEXAS, AND LOCATED AT EAST LOCUST STREET AND 404 SOUTH PARMELE STREET, LEONARD, TEXAS; PROVIDING THAT THE PROPERTY SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING REPEALING, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED SHALL BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Leonard, Texas (the "City") is a type A general-law municipality located in Fannin County operating pursuant to its Code of Ordinances and provisions of the state law including the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council") adopted Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the zoning of land in the City (the "Zoning Ordinance"); and

WHEREAS, the owner of the property has requested to change the zoning classification from MH-1 "Manufactured Home District" to TF "Two-Family Residential District" on a certain 1.03 acres of land legally described as Fannin County Appraisal District Property ID 90204, 90205, and 99798, situated in the Original Town Plat, City of Leonard, Fannin County, Texas, and commonly known as E Locust St and 404 S Parmele, Leonard, Texas, further described and depicted in the map in **Exhibit "A"** attached hereto and incorporated herein (the "Property"); and

WHEREAS, after public notices were given in compliance with Texas law and a public hearing was conducted, and after considering the information submitted at the public hearing and all other relevant information and materials, the Planning and Zoning Commission of the City has considered Owner's application for TF, "Two Family Residential" zoning district and has



recommended the City Council approve the zoning district TF, "Two Family Residential" on the Property; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which the City Council considered, the recommendation of the Planning and Zoning Commission, and among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives.

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

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein and are found to be true.

SECTION 2. Findings. After due deliberation and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety, and welfare.

SECTION 3. Zoning Amendments. Chapter 14 of the Code of Ordinances of the City, the same being the City's Comprehensive Zoning Ordinance, is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

The zoning district classification on the Property is hereby amended to the zoning classification of TF, "Two Family Residential," on the Property. The Property shall be subject to all applicable City ordinances and regulations governing the TF District.

SECTION 4. Zoning Map. The Zoning Map of the City, adopted by Chapter 14 Section 4 of the Code of Ordinances, and on file at City Hall, is hereby amended to reflect the foregoing zoning use changes herein made.

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a



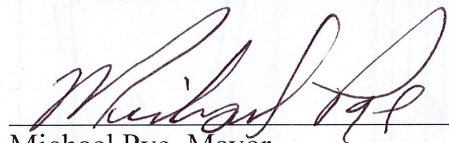
prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 7. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction, therefore, shall be fined in a sum not exceeding two thousand dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

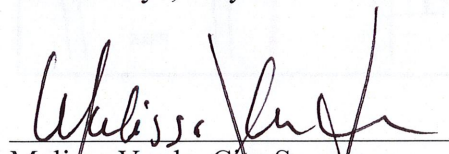
SECTION 8. Publication and Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 9. Open Meeting. That it is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Leonard, Texas, on this the 12th day of September, 2023.



Michael Pye, Mayor



Melissa Verde, City Secretary



Exhibit A
Property Description

Property Description and Depiction

