

ORDINANCE NO. 2089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, ESTABLISH THE ZONE CLASSIFICATION OF LIGHT INDUSTRIAL (LI) FOR TWO TRACTS OF LAND DESCRIBED AS TRACT I, A 169.879 ACRE TRACT, A PART OF A 173.821 ACRE TRACT OF LAND IN THE JOHN C. HALE SURVEY, ABSTRACT # 202, KAUFMAN COUNTY, TEXAS AND PART OF LAND CONVEYED TO MARY T. ROFFINO FAMILY INVESTMENTS I, LTD. BY DEED RECORDED IN VOL. 1420, PAGE 0148, DEED OF RECORDS KAUFMAN COUNTY AND TRACT II, A 1.971 ACRE TRACT IN THE JOHN C HALE SURVEY, ABSTRACT 202, KAUFMAN COUNTY, TEXAS AND PART OF LAND CONVEYED TO ROFFINO CONSTRUCTION INC. CALLED “TRACT THREE”, RECORDED IN VOL. 736, PAGE 608, DEED RECORDS, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

ARTICLE I.

WHEREAS, the Planning and Zoning Commission of the City of Terrell, Texas held a public hearing on August 27, 2001 and recommends approval to establish the zone classification of Light Industrial (LI) for two tracts of land described as: Tract I, a 169.879 acre tract, a part of a 173.821 acre tract of land in the John C. Hale Survey, Abstract # 202, Kaufman County, Texas and part of land conveyed to Mary T. Roffino Family Investments I, Ltd. by deed recorded in Vol. 1420, Page 0148, Deed of Records Kaufman County: and Tract II, a 1.971 acre tract in the John C. Hale Survey, Abstract 202, Kaufman County, Texas and part of land conveyed to Roffino Construction Inc. called “Tract Three”, recorded in Vol. 736, Page 608, Deed Records, Kaufman County, Texas, and

WHEREAS, the City Council of the City of Terrell, Texas held a public hearing on September 18, 2001, on request to establish the zone classification of Light Industrial (LI) for two tracts of land described as: Tract I, a 169.879 acre tract, a part of a 173.821 acre tract of land in the John C. Hale Survey, Abstract # 202, Kaufman County, Texas and part of land conveyed to Mary T. Roffino Family Investments I, Ltd. by deed recorded in Vol. 1420, Page 0148, Deed of Records Kaufman County: and Tract II, a 1.971 acre tract in the John C. Hale Survey, Abstract 202, Kaufman County, Texas and part of land conveyed to Roffino Construction Inc. called “Tract Three”, recorded in Vol. 736, Page 608, Deed Records, 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

WHEREAS, the City Council of the City of Terrell, Texas has determined that it would be in the best interest of the citizens of Terrell to establish the zone classification of Light Industrial (LI) for two tracts of land described as: Tract I, a 169.879 acre tract, a part of a 173.821 acre tract of land in the John C. Hale Survey, Abstract # 202, Kaufman County, Texas and part of land conveyed to Mary T. Roffino Family Investments I, Ltd. by deed recorded in Vol. 1420, Page 0148, Deed of Records Kaufman County: and Tract II, a 1.971 acre tract in the John C. Hale Survey, Abstract 202, Kaufman County, Texas and part of land conveyed to Roffino Construction Inc. called “Tract Three”, recorded in Vol. 736, Page 608, Deed Records, Kaufman County, Texas. One-Family (1F) to Two- Family (2F) on property described as Lots 5, Block 5, Terrell Western Addition, Terrell, Texas, and

Ordinance No. 2089

Page 2

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

THAT the zoning classification be and is hereby established on property legally described as Tract I, a 169.879 acre tract, a part of a 173.821 acre tract of land in the John C. Hale Survey, Abstract # 202, Kaufman County, Texas and part of land conveyed to Mary T. Roffino Family Investments I, Ltd. by deed recorded in Vol. 1420, Page 0148, Deed of Records Kaufman County: and Tract II, a 1.971 acre tract in the John C. Hale Survey, Abstract 202, Kaufman County, Texas and part of land conveyed to Roffino Construction Inc. called “Tract Three”, recorded in Vol. 736, Page 608, Deed Records, Kaufman County, Texas.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ARTICLE III.

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 IV.

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

**PASSED AND APPROVED THIS 18th DAY OF SEPTEMBER, 2001.
PASSED AND ADOPTED THIS 2ND DAY OF OCTOBER, 2001**

HENRY C. MADGWICK, SR., MAYOR

ATTEST:

JOHN ROUNSAVALL, CITY SECRETARY

APPROVED AS TO FORM:

MARY GAYLE RAMSEY, CITY ATTORNEY