

## **ORDINANCE NO. 2145**

**AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, CHANGING THE ZONING FROM TWO-FAMILY (2F) TO COMMERCIAL (C) ON PROPERTY DESCRIBED AS LOTS 23A AND 23B, BLOCK 1, HOWARD ADDITION OF THE 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 of the City of Terrell, Texas, held a public hearing on October 28, 2002 on a request to change the zoning from Two-Family (2F) to Commercial (C) on property described as Lots 23a and 23b, Block 1, Howard Addition, and recommend approving a zone change on this property; and

**WHEREAS**, the City Council of the City of Terrell, Texas held a public hearing on November 19, 2002, on a request to change the zoning from Two-Family (2F) to Commercial (C) on property described as Lots 23a and 23b, Block 1, Howard Addition; 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 change the zoning from Two-Family (2F) to Commercial (C) on property described as Lots 23a and 23b, Block 1, Howard Addition.

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

**THAT** the zoning classification be and is hereby changed on property legally described as Lots 23a and 23b, Block 1, Howard Addition from the current zoning of Two-Family (2F) to Commercial (C).

### **ARTICLE II**

All ordinances or part of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.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

**PASSED AND APPROVED** this the 19<sup>th</sup> day of November, 2002.

**PASSED AND ADOPTED** this the 3<sup>rd</sup> day of December, 2002.

**APPROVED:**

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Frances R. Anderson, Mayor

**ATTEST:**

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John Rounsavall, City Secretary

**APPROVED AS TO FORM:**

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Mary Gayle Ramsey, City Attorney