

# CITY OF WILLOW PARK

## ORDINANCE NO. 673-13

**AN ORDINANCE PROVIDING FOR AN AMENDMENT TO CHAPTER 12 "ZONING REGULATIONS", ARTICLE 12.500 "USE RESTRICTIONS AND ZONING REGULATIONS", SECTION 12.507 "CLASS II - RESIDENTIAL 'R-3' MULTI-FAMILY DISTRICT", SUBPARAGRAPH "B. ZONING STANDARDS," SUBSECTION "1. DENSITY" BY AMENDING THE SAID SUBSECTION "1. DENSITY" RELATING TO THE MAXIMUM MULTI-FAMILY DWELLING UNITS PER ACRE.**

WHEREAS, the City of Willow Park is a municipal corporation organized under the laws of the State of Texas; and

WHEREAS, it is intent of the City of Willow Park to protect the health, safety and welfare and well being of its citizens; and

WHEREAS, the City is pursuant to §211.002 delegated the authority to adopt, amend or repeal zoning regulations that provide for the health, safety and general welfare of the City; and

WHEREAS, the zoning regulations generally §211.003 Tex. Local Govt. Code may regulate the height, number of stories, size of buildings and other structures including maximum height, minimum lot area, dwelling units per acre, gross living area, yard setback, screening and use of structures; and

WHEREAS, the Planning and Zoning Commission of the City of Willow Park conducted a public hearing consistent with §211.006(a), TEX. LOCAL GOVT. CODE providing for the amendment of zoning regulations including notices required by law.

**NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

### SECTION 1. AUTHORITY

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

### SECTION 2. AMENDMENT

Chapter 12 "Zoning Regulations", Article 12.500 "Use Restrictions and Zoning Regulations", Section 12.507 "Class II - Residential 'R-3' Multi-Family District", Subparagraph "B. Zoning Standards," Subsection "1. Density" is amended, as follows:

### "B. Zoning Standards

#### 1. Density

- a) Maximum apartments contained in multi-family dwelling unit: ~~18~~ 8 per acre.
- b) Occupancy may not exceed 2 people per bedroom."

### SECTION 3. SEVERANCE

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

### SECTION 4. RECITALS

The City Council hereby finds and declares all precatory language herein to be true and correct and approves and adopts the same herein as part of this Resolution.

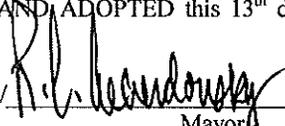
### SECTION 5. PUBLICATION

The City Secretary of the City of Willow Park is hereby directed to publish in the official newspaper of the City of Willow Park the caption hereof and the effective date of this ordinance as required by Section 52.011 of the LOCAL GOVERNMENT CODE.

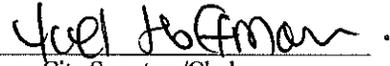
### SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect from and after the date of its adoption.

PASSED AND ADOPTED this 13<sup>th</sup> day of August, 2013.

/s/   
Mayor

ATTEST:

/s/   
City Secretary/Clerk

APPROVED AS TO FORM:

/s/   
City Attorney

The Willow Park City Council in acting on Ordinance No. 673-13, did on the 13<sup>th</sup> day of August, 2013 vote as follows:

	<u>FOR</u>	<u>AGAINST</u>
Richard Neverdousky, Mayor	_____	_____
Brian Thornburg, Place 1	_____/_____ ✓	_____
Gene Martin, Place 2	_____/_____ ✓	_____
Amy Podany, Place 3	_____/_____ ✓	_____
Dan Stalling, Place 4	_____/_____ ✓	_____
Bernard Suchocki, Place 5	_____/_____ ✓	_____