

ORDINANCE NO. 2048

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS AMENDING **CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE EXHIBIT A, SECTION 4 ZONING DISTRICT MAP, OF THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK, TEXAS**, BY COMBINING 3816 AND 3820 GILLON AVENUE INTO ONE BUILDING SITE; AMENDING **SECTION 26-101(B)** TO INCLUDE 3820 GILLON AVENUE AS A COMBINED BUILDING SITE; PROVIDING CONDITIONS; PROVIDING A VALIDITY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of 3816 and 3820 Gillon Avenue has requested the Town of Highland Park, Texas (the "Town") to combine the two single-family building sites into one; and

WHEREAS, on April 17, 2019, the Town's Zoning Commission conducted a public hearing and recommended approval of the request; and

WHEREAS, **Chapter 14 Zoning, of the Code of Ordinances of the Town of Highland Park, Texas**, is also known as the "Town's Zoning Ordinance;" and

WHEREAS, the Zoning Commission and the Town Council of the Town of Highland Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, and the Town Council of the Town of Highland Park is of the opinion and finds that said zoning change should be granted and that the Zoning Ordinance and the Zoning District Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS:

SECTION 1. That, **Chapter 14 Zoning, Article 14.02 Zoning Ordinance Exhibit A, Section 4 Zoning District Map** of the Town's Zoning Ordinance, as amended, is hereby amended to combine 3816 and 3820 Gillon Avenue, being Lots 12R and 13R, Block 22, Highland Park Addition, Second Installment, into one building site on the Town's Zoning District Map.

SECTION 2. That, **Chapter 14 Zoning, Article 14.02 Zoning Ordinance Exhibit A, Section 26 List of Specific Use Permits, Planned Developments, and Combined Building Sites** of the Town's Zoning Ordinance, as amended, is hereby amended to include 3820 Gillon Avenue as a combined building site in Subsection 26-101(b) as follows:

<u>Zoning District</u>	<u>Address</u>	<u>Date</u>
C	3820 Gillon Avenue	2019

SECTION 3. Validity. That, all ordinances of the Town of Highland Park in conflict with the provisions of this ordinance be, and the same are hereby superseded and all other provisions of the ordinances of the Town of Highland Park not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Severability. That, should any paragraph, sentence, clause, phrase, or word of this ordinance be declared unconstitutional or invalid for any reason, the remainder of this ordinance shall not be affected.

SECTION 5. Incorporation. That, this ordinance shall be deemed to be incorporated into the Code of Ordinances of the Town of Highland Park, Texas.

SECTION 6. Effective Date. That, this ordinance shall take effect immediately following its passage, approval and publication as provided by law, and it is accordingly so ordained.

PASSED AND APPROVED this the 28th day of May, 2019.

APPROVED AS TO FORM:



Matthew C.G. Boyle
Town Attorney

APPROVED:



Margo Goodwin
Mayor

ATTEST:



Gayle Kirby
Town Secretary