

ORDINANCE NO. 2007-3-95

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, AS AUTHORIZED BY TITLE 7, TEXAS LOCAL GOVERNMENT CODE, REGULATING THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES, AND SIZE OF BUILDINGS; OPEN AREAS; LOT COVERAGE; DENSITY AND DISTRIBUTION OF POPULATION; THE USES OF LAND, BUILDINGS AND STRUCTURES; AND FOR SAID PURPOSES TO DIVIDE THE CITY INTO DISTRICTS OF SUCH NUMBER, SHAPE AND SIZE OF CHARACTERISTICS AS MAY BE ADVISABLE TO CARRY OUT THESE REGULATIONS; TO PROVIDE FOR ITS ENFORCEMENT; TO PROVIDE FOR BOARD OF ADJUSTMENT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS, REPEALING ZONING ORDINANCE NO. 1061, PROVIDING A REPEALER, PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE, AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Lewisville adopted a Zoning Ordinance in 1971 in accordance with a Comprehensive Plan; and

WHEREAS, the City Council of the City of Lewisville believes that certain changes, additions and amendments are necessary, and for clarification and practical purposes a new Zoning Ordinance should be adopted, Zoning Ordinance No. 1061 repealed; and

WHEREAS, the City Council of the City of Lewisville deems it necessary to prevent congestion on streets; to secure safety from fire, flood and other dangers; to promote health and general welfare; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements; to preserve the natural environment; and to encourage the most appropriate use of land throughout the City, all in accordance with a Master Plan.

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

SECTION I.
ADOPTION OF ZONING ORDINANCE

The Zoning Ordinance No. 1061 of the City of Lewisville, Texas, is hereby amended by repealing and deleting its current language in its entirety and in its place inserting the attached language beginning with the table of contents and ending with compliance with the regulations, and containing thirty-eight major topics, and entitled The City of Lewisville Zoning Ordinance.

SECTION II.
PENALTY

Any person, firm or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$2,000.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

SECTION III.
REPEALER

Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION IV.
SEVERABILITY

If any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this Ordinance, but they shall remain in effect.

SECTION V.
EFFECTIVE DATE

This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

SECTION VI.
EMERGENCY

It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance to be read on three separate occasions be, and the same is hereby, waived and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

**PASSED AND APPROVED by a vote of 5 to 0 on this 6th day of March,
1995.**

BOBBIE J. MITCHELL, MAYOR
CITY OF LEWISVILLE, TEXAS

ATTEST:

Marty Hendrix, CMC/AAE
City Secretary

APPROVED AS TO FORM:

Ronald J. Neiman
City Attorney