

SECTION 17-37. AMENDMENTS

(a) **Authority:** Under the provisions of Chapter 211, Texas Local Government Code, the City Council may from time to time amend, supplement or change by Ordinance the boundaries of the districts or the regulations herein established.

(b) **Submission to Planning Commission:** Before taking any action on any proposed amendment, supplement, or change in the Ordinance, the City Council shall submit the proposed revision to the Planning and Zoning Commission for its review, recommendation and report.

(c) **Public Hearing:** A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change to the Ordinance. Notice of such hearing shall be given by publication one (1) time in a newspaper of general circulation in the City, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first date of publication.

(d) **In Case of Protest:** If the Planning and Zoning Commission recommends that the change be denied or in case of a written protest against such change signed by the owners of twenty percent (20%) or more either of the area of the lots or land included in the proposed change, or of those lots or land immediately adjoining the same and extending two hundred (200) feet therefrom, such change shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the City Council.

(e) **Limitation on Re-Submission of Petition:** No amendment, supplement, change or repeal of any section of this Ordinance which has been rejected by the City Council shall be again considered by the City Council on an appeal or petition by an appellant or application before the expiration of one (1) year from the date of the original rejection by the City Council.

(f) **Application:** Whenever any person desires that any amendment or change be made in the Zoning and "Use District" Map, as to any property in the City, there shall be presented an application requesting such change or amendment, and clearly describing the property and its boundaries as to which change or amendment is desired, duly signed by the owner, or owners of the real estate included with the boundaries of the tract as described in the application. Each and every petition as provided shall be filed with the City Manager or his appointed Representative prior to being presented to the Planning and Zoning Commission, and the same shall be accompanied by a filing fee, which sum shall be paid to the City at the time the application is filed.

(g) **Zoning Change Signs:** The applicant shall place a zoning change sign(s), as required by the City, on the site. The applicant shall be responsible for such sign(s) remaining visible on the site as required. The cost of the zoning change sign(s) shall be paid to the City at the time the application is filed.