ORDINANCE NUMBER 994

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS, AMENDING THE CITY OF BURKBURNETT ZONING ORDINANCE BY CREATING A PLANNED DEVELOPMENT OVERLAY DISTRICT AT 409 AND 417 TIDAL STREET MAKING FINDINGS OF FACT; PROVIDING FOR REPEAL OF PORTIONS OF ORDINANCES IN CONFLICT AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Burkburnett received a request from the owner of the Property (hereinafter the "Property") described as follows: Lots 4-9 BLK 1 Howell, 25 X 125' Blk 9 RRVL and Lot 10 Blk 1 Howell, Burkburnett, Wichita County, Texas;

WHEREAS, the Property is currently zoned R-1;

WHEREAS, the owner of the Property has requested a Planned Development Overlay District to allow the construction of townhomes which are considered a medium density residential use;

WHEREAS, after giving ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on November 5, 2020, regarding the request for the creation of a Planned Development Overlay District on the Property and forwarded its final report on the request to the Board of Commissioners;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the Board of Commissioners at a public hearing held on February 15, 2021, has reviewed the request and the final report from the Planning & Zoning Commission and creates the Planned Development District on the Property;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS AS FOLLOWS:

Section 1. Findings.
The foregoing recitals are hereby found to be true and correct and are hereby adopted by the Board of Commissioners and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance.
The City of Burkburnett Zoning Ordinance is hereby modified and amended by creating a Planned Development Overlay District (PD-4) on the Property as set forth in Section 3.

Section 3. Rezoned Property.
The Zoning Ordinance is hereby amended by creating a Planned Development Overlay District for the Property. The Planned Development Overlay District will allow townhomes as single-family attached dwellings with lot widths as small as 15 feet and lot sizes from 2200-3600 square feet with designed and approved stormwater plans that may exceed the lot coverage ratio of 50%. The City Clerk is hereby authorized and directed to change the official zoning map by designating the Property as having a Planned Development Overlay District.
Section 4. Open Meetings.
That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

Section 5. Effective Date.
This Ordinance shall take effect immediately upon its passage.

PASSED AND APPROVED THIS 22ND DAY OF FEBRUARY 2021.

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Carl Law, Mayor

ATTEST:

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Margie Poole, City Clerk