

# NOTICE OF PUBLIC HEARING CITY OF PALMHURST, TEXAS

The City Council and the Planning and Zoning Board of the city of Palmhurst, Texas will hold a public hearing at 6 p.m. on November 18, 2014 at the City Hall located at 4417 N Shary Road, Palmhurst, Texas regarding a proposed amendment to the zoning ordinances of the city to consolidate the zoning classifications “Residential A and Residential B” into a single classification to be called “Residential.”

The current provisions of “Residential B” zoning now allow, in addition to single family residences, the following uses:

A church, school or college, library or hospital, Public park or playground; golf course, excepting a miniature golf course where a fee is charged for playing; public recreation building; public museum; community building, and an institution of an educational nature other than a penal or correctional institution.

The proposed action is to amend Section 58-80 through 58-107 of the city’s ordinances and delete Sections 58-108 to 58-110 and reserved Sections 58-111 through 58-133 of said ordinances. This will result in the City having only a single zoning classification called “Residential.”

If approved by the City Council, Section 58 of the City’s Code of Ordinances would eliminate Residential B and its current uses and Section 58 would provide as follows:

Sec. 58-80. Property zoned Residential.

The following described property located within the city from and after the passage of the ordinance from which this article is derived shall be a district called “Residential.” Said district shall consist of:

(1) All of lots 32-11, 32-12, 33-11 and 33-12 out of the West Addition to Sharyland Subdivision;

(2) All of lots 321, 322, 331, 332, 336, 346, and a 33.1 acre tract of land out of lot 356 (described by metes and bounds in Ordinance No. 10 of the city) out of the John H. Shary Subdivision;

(3) All of said property being within the corporate limits of the city.

(Ord. No. 43, § 3, 1-20-1993)

Sec. 58-81. Uses in Residential district.

No building or premises shall be used and no building shall be erected or structurally altered which is arranged or designated to be used for other than for a one-family dwelling and/or accessory buildings, including a private garage and servants quarters, when located not less than 65 feet back

from the front lot line, three feet back from the rear lot line and ten feet back from any other street line, except when located in a compartment as an integral part of the main building, and/or uses customarily incident to any of the above when located upon the same lot and not involving the conduct of a business. No commercial or other advertising sign shall be permitted as an accessory use, except that a professional person may display a nameplate not exceeding one square foot in area containing the name and occupation of the resident; and excepting a sign not exceeding eight square feet in area pertaining to the availability of a building or premises on the same lot for lease, rent or sale.

(Ord. No. 43, § 4, 1-20-1993, amended November \_\_\_\_, 2014)

Sec. 58-82. Restrictions.

Residential district restrictions are as follows:

(1) Front yard. There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 40 feet, except that where existing residences have a front yard depth of less than 40 feet at the effective date of the ordinance from which this article is derived, then the front yard depth shall conform to that of the majority of the existing residential structures in the same block.

(2) Rear yard. There shall be a rear yard along the rear line of the lot. The minimum depth of such rear yard shall be 25 feet, except for accessory buildings.

(3) Side yard. There shall be a side yard along each line of the lot other than a front line or rear line. The minimum width of the side yard shall be five feet, on the west or north and seven feet on the south or east side.

(4) Lot area. The minimum area of the lot shall be one acre.

(5) Minimum floor space. Each dwelling shall have a minimum of 1,600 square feet of floor space. This is with the exception of garage apartments and accessory buildings. An enclosed porch shall be considered part of the living space. All dwellings must be permanent and be attached to a concrete foundation and must be constructed of brick, block, concrete or stucco.

(6) Sewerage disposal. All residential dwellings shall have indoor plumbing with a proper sewerage disposal unit such as a septic tank.

(7) All buildings must be constructed on the premises and not constructed elsewhere and moved in, and must be attached to a permanent concrete foundation and constructed of brick, block, concrete or stucco.

(8) Repair and upkeep. All buildings shall be in proper repair with proper outside upkeep such as painting or siding.

(9) Permit required. All builders must secure a permit.

(10) Submittal of plans to city secretary. All plans must be presented to the city secretary at the time a permit is applied for.

(Ord. No. 43, § 4, 1-20-1993, amended November \_\_\_\_, 2014)

Secs. 58-83—58-107. Reserved.

**RESIDENTS OF THE CITY OF PALMHURST ARE  
INVITED TO ATTEND THE PUBLIC HEARING AND  
TO MAKE COMMENTS AND SUGGESTIONS  
REGARDING THE PROPOSED ORDINANCE  
AMENDMENT.**