

**CITY OF VON ORMY, TEXAS**

**ORDINANCE NO: 2017-C-011**

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AN ORDINANCE OF THE CITY OF VON ORMY, TEXAS, ADOPTING A ZONING ORDINANCE, INCLUDING GENERAL PROVISIONS, ZONING PROCEDURES AND ADMINISTRATION, ZONING DISTRICTS, DEVELOPMENT STANDARDS & USE REGULATIONS, PENALTIES AND ENFORCEMENT, A ZONING MATRIX AND ZONING FEE SCHEDULE AND ZONING DISTRICTS AND PROVIDING PENALTIES FOR VIOLATIONS OF SAME; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT

WHEREAS, the Board of Commissioners of the City of Von Ormy, Texas ("Board of Commissioners or City Commission") deems it necessary for the interests, welfare, and good order of the City and proper for the health, public safety, general welfare and order of the City to adopt an ordinance related to the zoning regulations and general use of real property within the corporate limits of the City and where otherwise applicable; and

WHEREAS, the City is currently without a comprehensive Zoning Ordinance and the City, through its Board of Commissioners and in conjunction with input from the City's Zoning Commission and citizens, has considered the adoption of a comprehensive Zoning Ordinance and Zoning Map; and

WHEREAS, the Board of Commissioners has developed a Comprehensive Plan and preliminary Zoning Ordinance and Zoning Map; and

WHEREAS, the Board of Commissioners and/or the City's Zoning Commission have called and held several meetings and public hearings to discuss the benefits and detriments, if any, associated with the adoption of the Zoning Ordinance and Zoning Map; and

WHEREAS, the Comprehensive Plan and proposed Zoning Ordinance and Map have been reviewed by the Board of Commissioners, the Zoning Commission and Public and after public hearing and comment, if any, the City has adopted a Comprehensive Plan; and

WHEREAS, the City's Zoning Commission has adopted a Preliminary and Final Report concerning the proposed Zoning Ordinance and Zoning Map; and

WHEREAS, the Zoning Commission's Final Report was provided to and considered by the Board of Commissioners prior to the final adoption of this Zoning Ordinance and Zoning Map; and

WHEREAS the Board of Commissioners of the City of Von Ormy, Texas desires to adopt the Zoning Ordinance and Zoning Map in accordance with the City's comprehensive plan and which are designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.
- (8) and accomplish other purposes as allowed by law

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF VON ORMY, TEXAS:**

**SECTION 1. PURPOSE.** The Board of Commissioners finds that the adoption and enactment of the attached City of Von Ormy Zoning Ordinance and Zoning Map is in the best interest of the City as it is designed to regulate:

- (1) the height, number of stories, and size of buildings and other structures;
- (2) the percentage of a lot that may be occupied;
- (3) the size of yards, courts, and other open spaces;
- (4) population density;
- (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes;
- (6) the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land
- (7) In the case of designated places and areas of historical, cultural, or architectural importance and significance, the regulation of construction, reconstruction, alteration, or razing of buildings and other structures; and/or other areas as allowed by law

Further, the Board of Commissioners finds that enactment of the attached City of Von Ormy Zoning Ordinance and Zoning Map is in the best interest of the City as it is designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population;
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements; and/or accomplish other benefits as allowed by law.