

ORDINANCE No. #15

AN INTERIM ORDINANCE TO PROTECT THE DEVELOPMENT OF THE TOWN OF CLINT DURING THE PERIOD OF THE PREPARATION OF A GENERAL CITY PLAN AND A COMPREHENSIVE ZONING ORDINANCE.

WHEREAS, The City Planning Commission of the town of Clint is engaged in the preparation of a long-range general plan to guide and facilitate orderly and beneficial growth in this community, and is engaged in the preparation of a comprehensive zoning ordinance to serve as a primary means for achieving such orderly and beneficial community, and

WHEREAS, an interim ordinance is necessary in order to protect this town during the preparation of said general town plan and comprehensive zoning ordinance from any building construction and new uses of land that may do irreparable harm to the character of existing Neighborhoods and which may defeat the purposes of the long-range general plan and comprehensive ordinance.

Now Therefore Be It Ordained By The People of the Town of Clint, Texas:

SECTION I: Title and Period of Effectiveness

This ordinance shall be known as the "Interim Zoning Ordinance of the Town of Clint." Its effective date of adoption shall be the 5th day of September, 1974, and it shall remain in force and effect until the adoption of a Comprehensive Zoning Ordinance but not for longer than one year.

SECTION II: Conditions for Extension

(A) Upon the date of the passage of this ordinance,

and prior to the adoption by the City Council of a zoning map for such territory, no structure shall be erected or structurally altered, nor any use initiated, which does not comply with the uses permitted and regulations governing structures in an Area A District, except as follows:

The issuance of a building permit for the erection or structural alteration of any building, or the initiation of any use which does not conform to such Interim Zoning requirements may be authorized by the City Council after receiving the written advice of the City Plan Commission, provided that any structure to be erected shall comply with the requirements of the ordinance relating thereto. Such authorization by the City Council shall not be effective unless a building permit in accordance therewith is issued within one year after the date of its effectiveness.

(B) The owner, lessee, or any other person, firm, or corporation owning, controlling, constructing, supervising, or directing the construction of any building or structure in process of construction and which is incomplete at the time of the passing of this ordinance, before proceeding any further with the construction, alteration or completion thereof, shall apply to the Building Official of the town for a permit authorizing further work on said building or structure and shall attach to said application such permit, plans and specifications relating to the construction of said building or structure, which application for building permit shall be

approved or denied in accordance with SECTION II- (A) of this section. Such construction work shall be suspended until the permit provided for herein has been issued, or until final zoning regulations have been adopted, which permit the construction, use, and occupancy of the structure or building.

SECTION III: Zoning District Area A

(A) Definitions (As per attached at the end of this ordinance--pages 5 through 10 inclusive.)

(B) Definition of District Area A:

District Area A shall be the geographical location defined and limited to all areas within the limits of the town of Clint, Texas.

(C) Use of Regulations

A building or premises may be used only for the following purposes:

1. Single-family dwelling
2. Necessary Public or Private Utility installations
3. Church buildings or other places used to worship God
4. Public or Private recreational facilities
5. Farm, ranch, orchard, or garden
6. Nursery
7. School-Public, Primary or Secondary
8. Accessory buildings and uses customarily incidental to any of the above uses
9. Any uses as determined by the City Council

SECTION IV: Compliance

(A) No land shall be used except for purpose permitted in the district in which it is located.

(B) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which such building is located.

SECTION V: Validity Clause

If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part of provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI: Penalty and Violations

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction shall be fined in any sum for any one offense not to exceed \$200. Every day of violation beyond the fifth day after the first violation shall constitute a separate and single offense.

SECTION VII: Conclusion

This ordinance shall pass with only one reading and will become effective after a grace period of ten days from the date of the passage of this ordinance.

Passed and approved this 5th day of September, 1974.

Approved

Secretary-Treasurer

Mayor

AMENDMENT NO. 1 TO ORDINANCE #15

NOTICE OF VIOLATIONS;
REQUIREMENTS OF NOTICE.

Whenever it is determined that there are grounds to believe there has been a violation of any provision of Ordinance #15, the Building Official shall give notice of such alleged violation to the licensee or agent, as hereinafter provided:

Such notice shall (a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time for the performance of the act it requires; (d) be served upon the licensee or his agent; provided that such notice or order shall be deemed to have been properly served upon such licensee or agent when a copy thereof has been sent to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this State; and (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance.

Passed and approved this 24th day of September, 1974.

Approved

Broadway
Mayor

Secretary-Treasurer

Solida de Rodriguez

AMENDMENT NO. 2 TO ORDINANCE #15

PROCEDURE FOR ENFORCEMENT OF INTERIM ZONING ORDINANCE OF CLINT,
TEXAS: #15

On Wednesday following the publication of this Ordinance in the official newspaper, Wednesday the 25th of September, application forms will be available at the home of the Building Official, and permits issued that day if the application conforms with the ordinance.

If not permitted, the party may appeal to the Planning-Zoning Commission (in writing) within a period of ten days, and will be granted a hearing at the nearest convenient time, NOT TO EXCEED ten days from postmark of appeal letter. The Planning-Zoning Commission will, after hearing the case, submit a written recommendation to the City Council in no more than ten days following the hearing, and the Council will hear the case no longer than ten days following the receipt of the Planning-Zoning Commission Recommendation by the Mayor of the town...or the City Secretary-Treasurer in his absence. The decision of the Council will be absolutely final.

Handwritten note:
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Bond collection

ADDITIONAL NOTE: Cost for permit will be \$10.00...you will receive a receipt and the fee will not be returned if permit is refused.

Passed and approved this 24th day of September, 1974.

Secretary-Treasurer

Handwritten signature: Soledad Rodriguez

Approved

Handwritten signature: [Illegible]

Mayor

AMENDMENT #3 TO ORDINANCE #15

Be it understood that minor repairs or improvements in any form, other than changes which alter the structure of the building, are acceptable under this ordinance providing that the intent of the ordinance not be violated, which may be stated: to adequately understand and control all new development in the Town of Clint to the degree that the character of the Town of Clint (character meaning quality) be maintained until such a time that the Planning-Zoning Commission complete requirements for the completion of the Zoning Ordinance.

For example: These are permitted:

1. New roof
2. Sidewalk
3. Fence
4. Plaster Job or Painting

For Example: These are not permitted without a permit:

1. Car Port
2. Any structure added to outside of building.

Any further interpretation will be at the discretion of the Building Official or Planning-Zoning Commission.

Passed and approved this 24th day of September, 1974.

Approved

Brent Jones
Mayor

Secretary-Treasurer

Solida Rodriguez