

ORDINANCE NO. 829

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, AMENDING HOWE'S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF A TOTAL OF 7.187 ACRES OF LAND LOCATED IN THE JA HAINING SURVEY, ABSTRACT NO. 0544, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, AND WA PARK SURVEY, ABSTRACT NO. 925, CONSISTING OF PROPERTY ID NUMBERS 152617, 152618, 152654, AND 152655, HERETOFORE ZONED SF-2; PROVIDING THAT THE TRACT IS HEREBY REZONED AS C-2; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS AND REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Howe has received a request to change the zoning on the subject property from Single-Family-2 (SF-2) zoning district to a Commercial District (C-2) zoning district;

WHEREAS, the neighborhood is currently zoned SF-2;

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with state laws and the City of Howe zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS:

SECTION 1. The subject property ("Property") is described as being located at 104 E. DUKE STREET, Howe, Texas, and further identified as: GCAD Property ID # 152617, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 1.93 ACRES OF LAND LOCATED IN THE JA HAINING SURVEY, ABSTRACT NO. 0544, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; GCAD Property ID # 152618, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 2.164 ACRES OF LAND LOCATED IN THE JA HAINING SURVEY, ABSTRACT NO. 0544, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; GCAD Property ID # 152654, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 1.727 ACRES OF LAND LOCATED IN THE WA PARK SURVEY, ABSTRACT NO. 0925, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; GCAD Property ID # 152655, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 1.366 ACRES OF

LAND LOCATED IN THE WA PARK SURVEY, ABSTRACT NO. 0925, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS;

SECTION 2.

The zoning classification for the Property is hereby changed from SF-2 to C-2 Zoning District. The City of Howe Zoning Ordinance, as amended, is further amended by approving a change of zoning for the Property from SF-2 to C-2 (Commercial District).

SECTION 3. All ordinances, or portions thereof, of the City of Howe in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for by the City of Howe Zoning Ordinance, as amended.


SECTION 5. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. Should any word, sentence, clause, paragraph, or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. Any violation of the provisions or terms of this Ordinance by any person, partnership or entity shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in the City of Howe Zoning Ordinance, or successor and as amended.

SECTION 7. This Ordinance shall be published in the City's official newspaper.

SECTION 8. This Ordinance shall take effect and be in force from and after publication.

DULY PASSED AND APPROVED by the City Council of the City of Howe, Texas, on the 11th day of December, 2024.


Karla McDonald, Mayor

ATTEST:


Michelle Hewitt, City Secretary

ORDINANCE NO. 829



CITY OF HOWE PLANNING AND ZONING COMMISSION

CASE NO. 24-0003

APPLICANT: EAST DUKE AND LAND TRUST

PROPERTY DESCRIPTION: The subject property is described as being located at 104 E. DUKE STREET, Howe, Texas, and further identified as: GCAD Property ID # 152617, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 1.93 ACRES OF LAND LOCATED IN THE JA HAINING SURVEY, ABSTRACT NO. 0544, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; GCAD Property ID # 152618, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 2.164 ACRES OF LAND LOCATED IN THE JA HAINING SURVEY, ABSTRACT NO. 0544, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; GCAD Property ID # 152654, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 1.727 ACRES OF LAND LOCATED IN THE WA PARK SURVEY, ABSTRACT NO. 0925, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; GCAD Property ID # 152655, EAST DUKE AND LAND TRUST, A TRACT OF LAND, CONSISTING OF 1.366 ACRES OF LAND LOCATED IN THE WA PARK SURVEY, ABSTRACT NO. 0925, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS; HERETOFORE ZONED SF-2.

For the purpose of a zoning request seeking amendments to the City of Howe Zoning Ordinance from SF-1 to SF-2. [Single-Family Residential - 2.]

PROPERTY ADDRESS: 104 E. DUKE STREET
OWNERSHIP WITHIN 200 FEET OF ABOVE PROPERTIES

POPP ERIC R ETUX KELLY
PO BOX 878
HOWE, TX 75459-0878

ORTIZ JESUS ROLANDO
11240 MASSEY RD
PILOT POINT, TX 76258-3631

GAYLIN LEE GANT & MITZI ANN GANT
3018 DOVER DR
SHERMAN, TX 75092

GANTZ MITZI ANN MADISON
3018 DOVER DR
SHERMAN, TX 75092