

ORDINANCE NO. 818

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 0.1148± ACRES OF LAND LOCATED IN THE OTP HOWE, BLOCK 3, LOT 9 10, ABSTRACT NO. 5912 – OTP HOWE, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, 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 (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 110 E. O'Connell St, Howe, Texas, and further identified as: GCAD Property ID # 152529, LDJB LLC, Approx. Legal Acreage: 0.9504; and, consisting of 0.1148± Acres of Land Located in the OTP HOWE, BLOCK 3, LOT 9 10 Survey, Abstract No. 5912, 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).

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of the City of Howe in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 16 day of April, 2024.

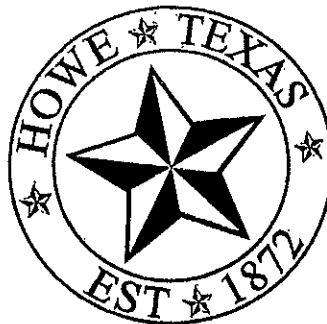


Karla McDonald, Mayor

ATTEST:



Michelle Hewitt, City Secretary



APPLICATION FOR ZONE CHANGE

TO THE CITY COUNCIL AND PLANNING & ZONING COMMISSION
CITY OF HOWE

Application is hereby made to the City Council to amend the Zoning Ordinance and to change the Zoning District Map of the City of Howe as hereinafter set forth and in support of such request the following facts are shown:

APPLICANT LDJB LLC Phone Number: 707-363-0265

MAILING ADDRESS 5128 Bald cypress LN
Ackermany, TX 75021

STREET ADDRESS 110 E O'Connell St.

DESCRIPTION OF PROPERTY Residential SF-2

LOT 9, 10 BLOCK 3 ADDITION _____

CURRENT ZONE Residential REQUESTED ZONE Commercial-2

FRONTAGE IN FEET 100' ON O'Connell STREET

DEPTH IN FEET 50'

Applicants interest in property owner/ manager (Luis Trindler)
(Owner, agent, lease option, etc.)

Reason for request Requesting change to make property
conform to its future intended use.

Proposed use of property Maintain - service - restore
Powerboats & motorcycles

Set backs, parking spaces, etc., proposed _____

Signature

Date

2-15-24

CITY OF HOWE PLANNING AND ZONING COMMISSION

CASE NO. 24-0001

APPLICANT: LDJB, LLC

PROPERTY DESCRIPTION: A TRACT OF LAND, CONSISTING OF 0.1148± ACRES OF LAND LOCATED IN THE OTP HOWE, BLOCK 3, LOT 9 10, ABSTRACT NO. 5912 – OTP HOWE, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, HERETOFORE ZONED SF-2.

PROPERTY ADDRESS: 110 E O'Connell St., Howe, TX
OWNERSHIP WITHIN 200 FEET OF ABOVE PROPERTY

ALDER DEVELOPMENT GROUP
PO BOX 156
HOWE, TX 75459

TLD DESIGN CONSULTING
215 STARK LN
SHERMAN, TX 75090

ROGELIO ALCALA
5001 WHITE SPRUCE DR.
MCKINNEY, TX 75071

GEORGIA CARAWAY
903 AVE C, APT. 2534
DENTON, TX 76201

STEVE DAVIS
6043 FARMINGTON RD
HOWE, TX 75459

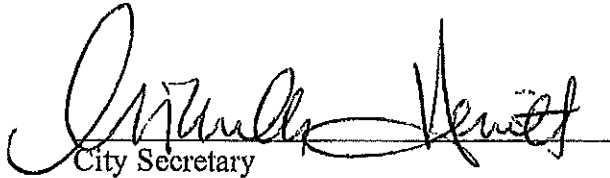
MARIE CURTIS
901 N. DENNY ST
HOWE, TX 75459

LOUISE GROGAN
2020 CANNES
PLANO, TX 75025

ERIC POPP
PO BOX 878
HOWE, TX 75459

Certification of City Secretary

This will certify that I have personally checked the last approved City Tax Roll and the above list correctly lists the name and address of all property situated within 200 feet of the property described above as ownership shown on the tax roll. I have personally prepared and mailed notices of the time and place of the hearing on the above Zoning Case to each owner listed and addressed as shown above on this the March 26, 2024.


City Secretary