

ORDINANCE NO. 240813-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, AMENDING EXHIBIT 14A OF CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF LEONARD, TEXAS, PLANNED DEVELOPMENT DISTRICT 2, EXHIBIT B, SECTION V DEVELOPMENT STANDARDS, SECTION (A) SINGLE-FAMILY DISTRICT, SUBSECTION (i) TABLE A – SINGLE-FAMILY REGULATIONS, BY RATIFYING ACTION TAKEN BY CITY COUNCIL TO APPROVE SPECIFIC PLANNED DEVELOPMENT DISTRICT NO. 2 DEVELOPMENT STANDARDS; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY AND REPEALING AND SAVINGS CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Leonard, Texas (“City”) is a Type A General Law municipality located in Fanin County, Texas, created in accordance with the provisions of the Texas Local Government Code, Title 2, Chapter 6, and operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the City Council of the City of Leonard, Texas (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, Planned Development District No. 2 shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Leonard Code of Ordinances. Pursuant to Chapter 14 Sections 22.3.2 and 22.3.3 of the Code of Ordinances, the purpose and intent of this planned development ordinance is to grant certain entitlements (“Development Standards”) to the subject property permitting single family and commercial use as further set forth below in an effort to permit development and construction of a successful project for the City of Leonard community; and

WHEREAS, the owner of the tract of land described in Section 2 (the “Property”), requested rezoning the Property to PD - Planned Development District No. 2; and

WHEREAS, at a regular called meeting held on August 1, 2024, the Planning and Zoning Commission, after holding a Public Hearing, did consider and make a recommendation to City Council to change the zoning classification of the Property from M-1 – Manufacturing/Industrial District and MF – Multifamily Residential District to PD - Planned Development District No. 2; and

WHEREAS, in establishing Planned Development District No. 2, the City Council held a Public Hearing on August 13, 2024, regarding the rezoning of the area described in Zoning Case No. PZ2024-008, its Development Standards and Conceptual Plan; and

WHEREAS, after the Public Hearing, the City Council approved and adopted the rezoning of the Property to PD - Planned Development District No. 2 and approved lot sizes of 44 feet by 120 feet with seven (7) foot setbacks; and

WHEREAS, the ordinance rezoning the Property to PD No. 2 did not reflect the lot sizes City Amending Planned Development District 2

Council approved, and City Council desires to amend this ordinance documenting and ratifying the approved Development Standards; and

WHEREAS, City Council has determined that the previous public hearings are adequate, and a separate public hearing is not required to ratify their decision to approve Development Standards pursuant to Chapter 14 Section 22.4.3.1; and

WHEREAS, the proposed change is consistent with the intent of the City's plans for future land use, and the City Council determined that the Development Standards and Concept Plan is necessary and appropriate for the orderly development of land and serves the interests of the public health, safety and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEONARD, TEXAS AS FOLLOWS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Zoning Amendment. Repeal Exhibit B, "Development Standards Langdon Estates", Section V, "Development Standards", Subsection A. "Single-Family District", Subsection (i) "Table A – Single-Family Regulations", of the PD-Planned Development District No. 2 of the Code of Ordinances of the City of Leonard, Texas, and replace with a new Exhibit B, "Development Standards Langdon Estates", Subsection V, "Development Standards", Subsection A. "Single-Family District", Subsection (i) "Table A – Single-Family Regulations" is hereby adopted to be and read as follows, and all other Sections of the Development Standards not expressly amended hereby shall remain in full force and effect:

Table A – Single-Family Regulations	
Maximum Total Number of Homesites	460
Minimum Lot Area	4,800 sf
Lot Width (feet)	44'
Lot Depth (feet)	120'
Yard Requirements – Main Structures	
Front Yard Setback	20'
Garage Setbacks	20'
Rear Yard Setback**	15'
Side Yard Setback	7'
Side Yard on Corner Lot Adjacent to ROW	10'
Lot Coverage of Main Structure (Max)	55%
Dwelling Regulations	
Maximum Height	35'
Driveway Length Minimum	20'
Landscaping	
Minimum 3" Caliper Trees:	2
Sod	Front

SECTION 3. No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein.

SECTION 4. Unlawful Use of Property. It shall be unlawful for any person, firm, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on said premises any building that is not in conformity with the permissible uses and restrictions under this Ordinance.

SECTION 5. Penalty. Any person, firm, corporation or entity violating this Ordinance or any provision of Chapter 14 – Exhibit 14A “Zoning Ordinance,” in the City of Leonard Code of Ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day’s violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

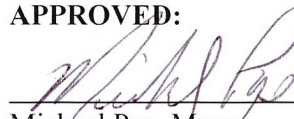
SECTION 6. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clause and phrase be declared unconstitutional or invalid.

SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law.

PASSED AND APPROVED, by the City Council of the City of Leonard, Fannin County, Texas, on this the 18th day of March 2025.

APPROVED:



Michael Pye, Mayor

ATTEST:



Melissa Verde, City Secretary

