

**Office of the City Manager**

City of Richland Hills, Texas

## Memorandum

**To:** Honorable Mayor Bill Agan and members of the Richland Hills City Council  
**From:** Eric Strong, Assistant City Manager  
**Date:** May 21, 2013  
**Subject:** 6908 Boulevard 26 Replat

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### **City Council Action Requested:**

Consider replat request of 6908 Boulevard 26.

### **Background Information:**

The property owner of 6908 Boulevard 26 has submitted application to replat two lots into one lot. The Planning and Zoning Commission heard the case at their meeting on May 16 and voted 5-0 to recommend approving the replat to the City Council.

### **Board/Citizen Input:**

Planning & Zoning unanimously recommended approval.

### **Financial Impact:**

N/A

### **Staff Contacts:**

Eric Strong, Assistant City Manager  
817-616-2745  
[estrong@richlandhills.com](mailto:estrong@richlandhills.com)

### **Attachments:**

Planning and Zoning Information packet and information attached.



# CITY OF RICHLAND HILLS, TEXAS

May 21, 2013  
3F-2

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118  
PLANNING AND COMMUNITY DEVELOPMENT

## Plat Application

Indicate application type			
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Amended Plat	<input checked="" type="checkbox"/> <u>Replat</u>
<input type="checkbox"/> Vacated Plat			
Property Owner Information			
Name	Fidel Villazana		
Address	6908 Boulevard 26		
Contact Number	817,991,0244		
Contact E-Mail	Metcar Investments@hotmail.com		
I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a plat request as indicated above. The property is legally described as, <u>Lots 4 and 5, Block 1, Richland Hills</u>			
(Provide legal description of property on line above)			
Signature			Date
Size/Dimension of Property			
Area (square feet or acres)	Width (feet)	Length (feet)	
0.8815 Acres	160'	240'	
Applicant Information			
Name	Fidel Villazana		
Address	2269 Glenview Dr. Richland Hills, Tx 76180		
Contact Number	817 991 0244		
Contact E-Mail	metcarinvestments@hotmail.com		
Subject Site (Address)	6908 Blvd. 26 Richland Hills, Tx 76180		

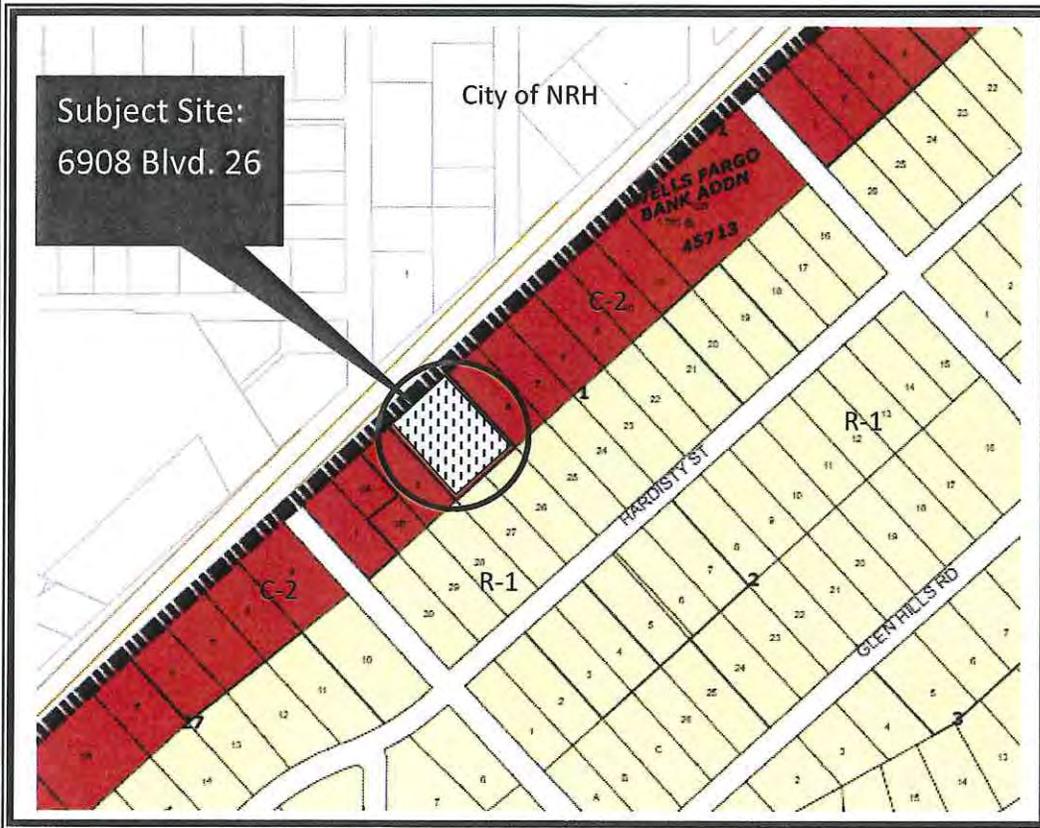
For Official Use. Do not write below this line

Case Number	RP 10-2013	Date Received	1.22.2013
Accepted by	Karka Haight		
Comments	\$ 100.00		

44414



# VICINITY MAP



<b>Subject Site</b>	6908 Blvd. 26
<b>Use</b>	Auto Sales
<b>Zoning</b>	General Commercial (C-2)
<b>Zoning (North)</b>	City of North Richland Hills
<b>Zoning (South)</b>	Single Family Residential (R-1)
<b>Zoning (East)</b>	General Commercial (C-2)
<b>Zoning (West)</b>	General Commercial (C-2)
<b>Meeting</b>	May 16, 2013
<b>Time</b>	6:00 p.m.
<b>Location</b>	City Council Chambers 3200 Diana Drive Richland Hills, TX 76118

↑ North Map not to scale

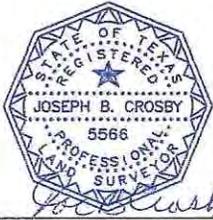
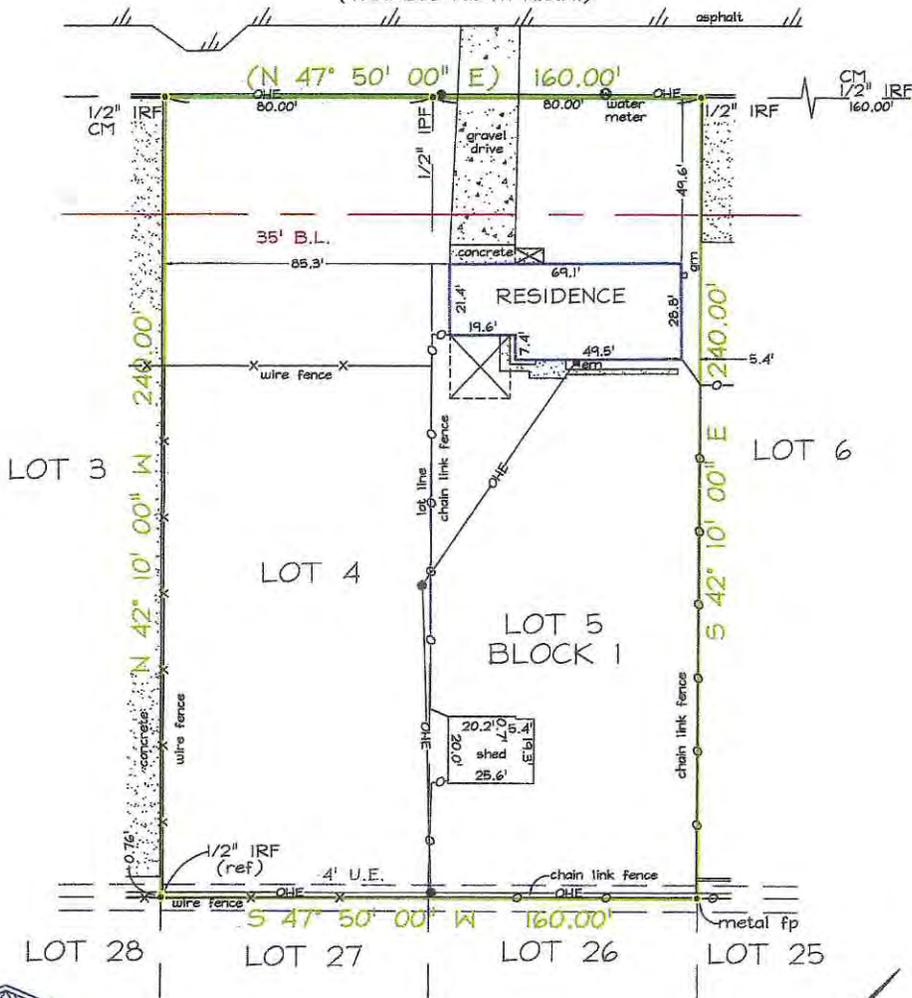
***If you have any questions or comments regarding this request please contact:***

Karla Wright  
 Planning and Community Development  
 City of Richland Hills  
 (817) 616-3770  
[kwright@richlandhills.com](mailto:kwright@richlandhills.com)

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.L. = Building Line	I.P.F. = Iron Pipe Found	P.A.E. = Public Access Easement	S.E. = Sewer Easement
C.M. = Control Monument	I.R.F. = Iron Rod Found	P.O.S.E. = Public Open Space Easement	U.E. = Utility Easement
D.E. = Drainage Easement	I.R.S. = Iron Rod Set		X.T.R.W. = Railroad Tie Retaining Wall
D.U.E. = Drainage & Utility Easement	M.E. = Maintenance Easement	R.O.W. = Right of Way	O.H.E. = Overhead Electric
ET = Electric Transformer	( ) = Record Data	R.W. = Retaining Wall	
F.P. = Fence Post	( ) = Bearing Basis		

GRAPEVINE HIGHWAY  
(VARIABLE WIDTH R.O.W.)



Address: 6908 GRAPEVINE HIGHWAY  
G.F. No.: FT2KL-911212001214  
Date: 10/09/12

I, Joseph B. Crosby, Registered Professional Land Surveyor No. 5566, do hereby certify that the map shown hereon is true and correct to the best of my knowledge and belief as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the person named purchaser.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 4849C0205 K, dated September 25, 2009, this property does not lie within a 100-Year Flood Hazard Area.

LEGAL DESCRIPTION

Lots 4 and 5, Block 1, RICHLAND HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 230, Plat Records, Tarrant County, Texas.

DATE:  
ACCEPTED BY:

Purchaser

Purchaser

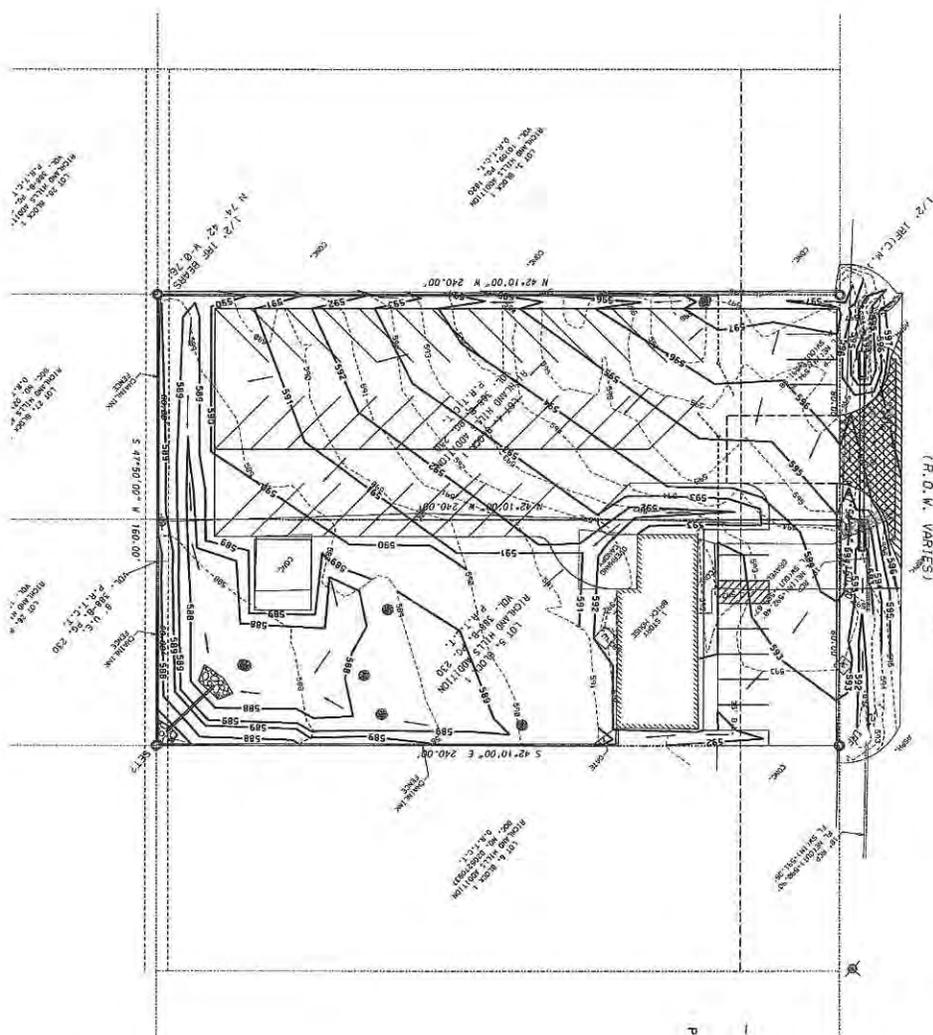


Scale: 1" = 40'  
Tech: NB  
Field: MG  
Job No: 12101K01

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Professional Land Surveying Services  
Copyright ©

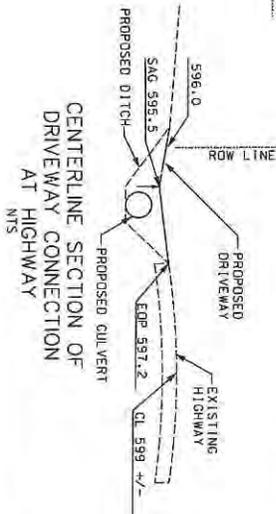






GRAPEVINE HIGHWAY  
(AKA STATE HIGHWAY 26)  
(R.O.W. VARIES)

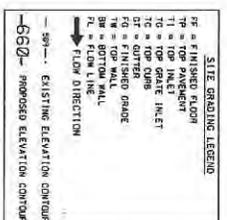
CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF RICHLAND HILLS STANDARD DETAILS.



- CONSTRUCTION NOTES**
1. AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SOODED WITH NATIVE BERBERIS GRASS OR INTRODUCED AS DIRECTED BY ENGINEER.
  2. ALL CONCRETE INTERSEALS AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FORMED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
  3. ALL SIDEWALKS SHALL CONFORM TO A.D.A./V.A.S. REQUIREMENTS.
  4. ALL SIDEWALKS SHALL BE ABOVE FINISH TO FINISHED GRADE SO AS NOT TO INHIBIT DRAINAGE.
  5. ALL EXISTING CONCRETE INTERSEALS SHALL BE PROVIDED WITH CORNER EXPANSION JOINTS CONSISTING OF PRECAST EXPANSION JOINT MATERIAL AND SEALANT.
  6. MAINTAIN ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC., WITH FINISHED GRADE.

- GENERAL NOTES**
1. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE.
  2. ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOLOGICAL REPORT - AT MINIMUM, FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
  3. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
  4. CONTRACTOR SHALL FURNISH ALL DEMOLITION STAKING.
  5. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.

IF FINAL DRAINAGE NOTE IS:  
FINISHED GRADES SHOWN HEREON REPRESENT UNLESS NOTED OTHERWISE, THE GRADE SHALL BE MAINTAINED AS SHOWN UNLESS NOTED OTHERWISE.



**IMPORTANT!**  
CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND SPACING OF CURBS, INLET APPROXIMATE AND THE PAVED ON THESE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECTNESS OF ALL ELEVATIONS AND SPACING OF CURBS, INLET APPROXIMATE AND THE PAVED ON THESE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECTNESS OF ALL ELEVATIONS AND SPACING OF CURBS, INLET APPROXIMATE AND THE PAVED ON THESE RECORDS.

**CONTRACTOR NOTE 1**  
ALL ELEVATIONS AND SPACING OF CURBS, INLET APPROXIMATE AND THE PAVED ON THESE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECTNESS OF ALL ELEVATIONS AND SPACING OF CURBS, INLET APPROXIMATE AND THE PAVED ON THESE RECORDS.

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**SITE CONSTRUCTION PLANS**

RICHLAND HILLS AUTO LOT  
LOTS 4 & 5, BLOCK 1, RICHLAND HILLS ADDITION  
CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

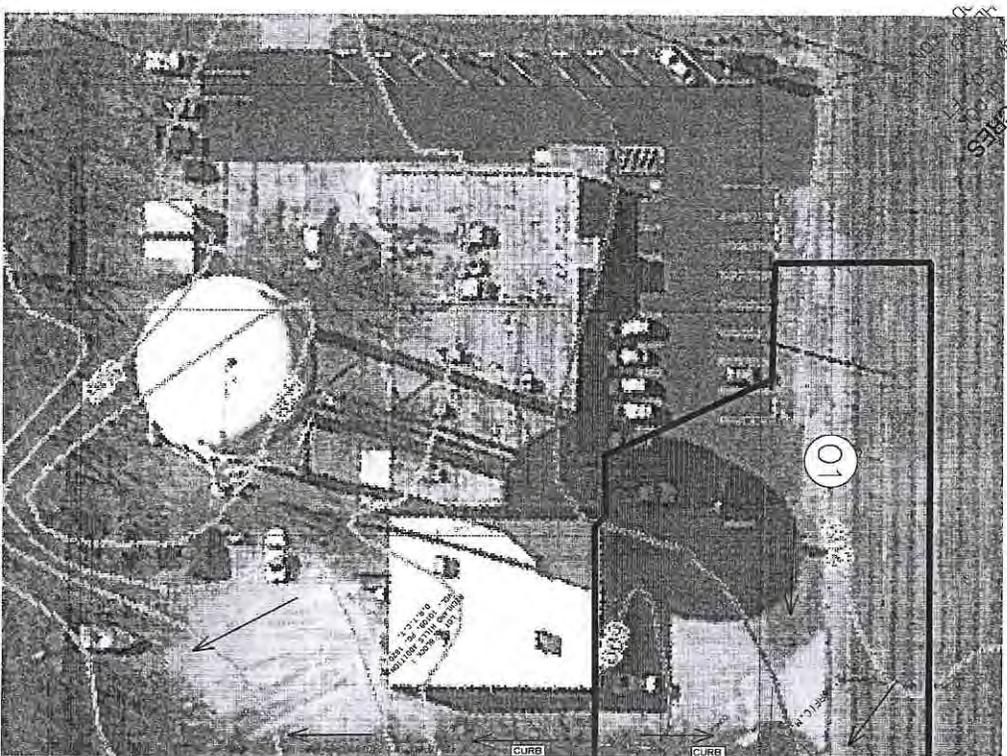
**GRADING PLAN**

**HAMILTON DUFFY, PC**  
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS  
8241 MID-CENTRAL BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76180-4050  
PHONE: (817) 281-1100 FAX: (817) 281-1101

NO.	REVISION	BY	DATE

DATE: 9/9/2013  
DESIGNED: K.M.H.  
DRAWN: M.J.C.  
CHECKED: K.M.H.  
TEKAS REGISTERED ENGINEERING FIRM: 87784



**POST-DEVELOPED SITE DRAINAGE DATA**

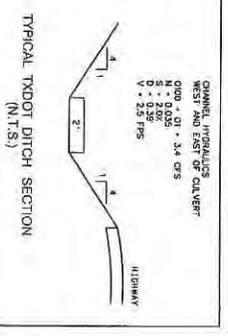
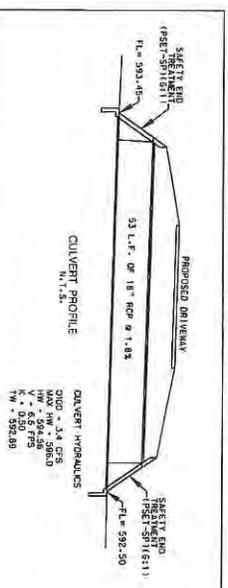
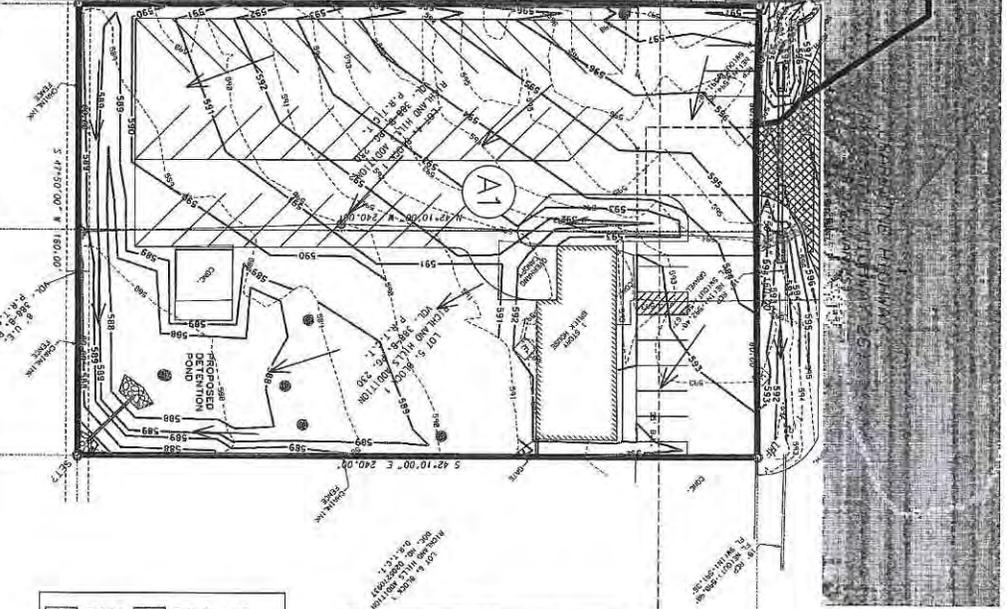
MARK	AREA (AC)	C (MM)	Tc (MIN)	L (IN)	S (IN)	CFS	Q (CFS)	Q (MGAL)	COMMENTS
A1	0.88	0.41*	15	4.86	5.46	7.88	1.8	2.3	TO SOUTHWEST

\*WEIGHTED RUNOFF COEFFICIENT (COORIG) = 0.78(0.35)/0.88 + 0.41

**POST-DEVELOPED SITE DRAINAGE DATA**

MARK	AREA (AC)	C (MM)	Tc (MIN)	L (IN)	S (IN)	CFS	Q (CFS)	Q (MGAL)	COMMENTS
01	0.43	0.85	10	5.74	7.55	9.24	2.1	2.8	TO PROPOSED 18" CULVERT
A1	0.88	0.88*	10	5.74	7.55	9.24	2.1	2.8	TO DETENTION POND

\*WEIGHTED RUNOFF COEFFICIENT (COORIG) = 0.35(0.31)/0.88 + 0.85



**DETENTION POND**

DETENTION HAS BEEN PROVIDED FOR DEVELOPED FLOWS TO SOUTHWEST SUCH THAT PRE-DEVELOPED CONDITIONS ARE MAINTAINED

5 YEAR EVENT  
CORRECTION - 18 CFS - 0.5 ALLOWABLE FLOW TO POND  
AREA - 0.88 ACRES  
TC - 10 MIN

100 YEAR EVENT  
CORRECTION - 23 CFS - 0.00 ALLOWABLE FLOW TO POND  
AREA - 0.88 ACRES  
TC - 10 MIN

**DRAINAGE AREA COMPUTATIONS**

BRSS CA (Rational Method)

Q = Storm discharge (cubic feet per second)

A = Watershed area (acres)

C = Runoff coefficient (unitless)

Tc = Time of concentration (minutes)

L = Length of overland flow (feet)

S = Slope of overland flow (ft/ft)

**RUNOFF COEFFICIENT**

C = 0.35 - Paved and Unpaved Areas

C = 0.50 - Paved Areas

C = 0.85 - Paved Areas

C = 0.90 - Paved Areas

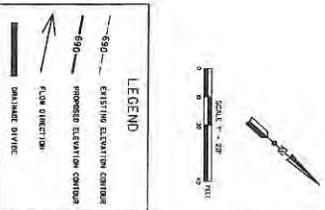
**STORM FREQUENCY**

20 Years - Storm Energy for Residential, Commercial and Manufacturing Use of Concentration

100 Years - Storm Energy for Residential, Commercial and Manufacturing Use of Concentration

Generation of peak flow and time of flow in the design being the time for water to flow from the surface of the ground to the storm drain and thence to outlet (if applicable) MINIMUM FLOW TIME OF CONCENTRATION

Investigation, Report Areas 20 minutes  
Commercial, Business 15 minutes  
Industrial 10 minutes



NO.	REVISION	BY	DATE	JOB
1				998-135
2				
3				
4				
5				
6				
7				
8				
9				
10				

DATE: 4/4/2013  
DESIGNED: K.M.H.  
DRAWN: M.J.C.  
CHECKED: K.M.H.  
TEXAS REGISTERED ENGINEERING FIRM NUMBER: 2002-00000000

**SITE CONSTRUCTION PLANS**

RICHLAND HILLS AUTO LOT  
LOTS 4 & 5, BLOCK 1, RICHLAND HILLS ADDITION  
CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS

**DRAINAGE AREA MAP**

**HAMILTON DUFFY, PC**  
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS  
8214 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76180-4799  
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## **City of Richland Hills Staff Report**

**Date:** November 26, 2012

**SUP Application:** Metcar Investments located at 6908 Boulevard 26

**Recommended Action:** Conditionally approve subject to applicant providing additional information.

The applicant has submitted an application requesting a Specific Use Permit for the property located at 6908 Boulevard 26. The use is classified as *Auto Sales, New and Used*, which requires an SUP in the C-2 zoning district. As stated in the ordinance, the Planning & Zoning Commission and City Council "may provide for certain restrictions and standards for operation" for SUP applications.

### **Outstanding Items Required for SUP Consideration**

We have reviewed the site plan submitted Wednesday, November 21 and recommend the following actions prior to SUP approval:

1. Replat to consolidate the two lots.
2. Receive approval from the City Engineer on site drainage.

### **Recommended Conditions for the SUP Application for 6908 Boulevard 26**

Once the applicant has submitted the above requested outstanding items, we recommend that approval of the SUP be subject to the following conditions:

1. **Statement of Business Operations:** Metcar Investments will advertise new and used cars for sale via the Internet. Prospective customers contact Metcar to schedule an appointment to inspect the vehicle. If the prospective customer agrees to purchase, the paperwork is completed and the vehicle is handed over.
2. **Hours of Operation:** Monday through Saturday 10:00am to 7:00pm by appointment only.
3. All businesses, servicing, or processing shall be conducted within completely enclosed buildings, except for temporary off-street loading, while using the business or service.
4. The Special Use Permit (SUP) shall continue for a term of the duration of the Metcar Investments business operation interest in the property. It shall not be transferrable to any other entity without approval of a Special Use Permit (SUP) in the name of said entity.
5. A vehicle inventory list shall be maintained on the property, and shall be made available to the City and/or the Police Department upon request.
6. Any security measures required by the Richland Hills Police Department and the inventory shall, at reasonable times, be open to inspection by any member of the Richland Hills Police Department. Failure to grant access shall be considered a violation of the conditions of approval of the SUP.
7. The site will include nine (9) visitor parking spaces and no more than thirty-nine (39) inventory parking spaces. Cars shall only be parked in these marked spaces. Cars in excess of the maximum number will be considered a violation of the conditions of approval of the SUP.

City of Richland Hills Staff Report (SUP Application - 6908 Blvd 26)  
November 20, 2012  
Page 2 of 2

8. All vehicles being sold must be parked behind the front building line in accordance with the site plan and on an approved surface. Inventory cars shall not be stored in the visitor parking spaces.
9. Gate to access the inventory parking area must be of solid screening.
10. Rear yard must be enclosed with a solid screening at least six (6) feet in height.
11. Landscaping must be maintained at fifteen (15) percent of the front yard and twenty (20) percent of the total yard.
12. The business owner or their designee shall, at reasonable times, make available the leasehold for inspection by any member of the Planning and Community Development Department to ensure the conditions of approval of the SUP are met. Failure to grant access shall be considered a violation of the conditions of approval of the SUP.
13. Excessive notices of violations or excessive citations shall be grounds for reconsideration of the Special Use Permit. If excessive notices of violations or excessive citations are issued, the SUP shall be a matter placed on the next available City Council meeting for discussion.
14. If a certificate of occupancy is not approved within thirty (30) calendar days of approval of the SUP, then the SUP shall be considered null and void.
15. Storage of wrecked vehicles is prohibited.
16. Storage of vehicles for repair shall be screened from all public rights-of-way.
17. No signage or advertisement is permitted on the site.
18. No additional structures aside from the existing main building are permitted, excluding the 20' x 25' shed shown in the rear yard.
19. Security personnel providing security overnight, on weekends or holidays, or around-the-clock continuously, and basic housing for such personnel shall be located within the main business structure on the property.
20. Any exterior lighting shall be directed away from residential properties.

We recommend conditional approval of this application, subject to the applicant providing the above requested outstanding items of information and specified conditions.

Please contact me if you have any questions.

Thank you,

Erica Craycraft  
[egc@freese.com](mailto:egc@freese.com)  
(214) 217-2377

**CITY OF RICHLAND HILLS ORDINANCE NO. 1242-12**

**AN ORDINANCE AMENDING CHAPTER 90 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY GRANTING A SPECIAL USE PERMIT TO THE OPERATOR OF AN INTERNET BASED NEW AND/OR USED AUTO SALES BUSINESS FOR CERTAIN PROPERTY LOCATED AT 6908 BLVD. 26; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Chapter 90 of the City Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City on the 12<sup>th</sup> day of November, 2012, and by the City Council of the City on the 4<sup>th</sup> day of December, 2012, with respect to the uses described herein; and

**WHEREAS**, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

**WHEREAS**, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS:**

## SECTION 1. SPECIAL USE PERMIT GRANTED

Chapter 90 of the City Code, as amended, is hereby amended so that the zoning of the hereinafter described areas shall be altered, changed and amended as shown and described below:

Owner: Metcar Investments  
7269 Glenview Drive,  
Richland Hills, TX 76180

Property Address: 6908 Grapevine Hwy/ Blvd. 26  
Richland Hills, TX 76180

Legal Description: Block 1, Lots 4 & 5 Richland Hills Addition  
City of Richland Hills, Tarrant County, Texas

Zoning Change: The property is located in a General Commercial District (C-2) and a Special Use Permit for an internet based new and/or used auto sales business use is hereby granted as provided herein.

Term of SUP: The Special Use Permit shall continue for a term of the duration of the use by Metcar Investments as described above, after which time it shall expire, and be of no further effect.

## SECTION 2. ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING

The zoning districts, boundaries and uses as herein established herein have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

## SECTION 3. DIRECTION TO AMEND OFFICIAL ZONING MAP

The official map of the City is amended and the City Secretary is hereby directed to reference such change on the official zoning map to reflect the changes approved herein.

**SECTION 4.  
ZONING ORDINANCE AND SPECIAL TERMS AND CONDITIONS APPLICABLE**

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City, for the zoning district into which they have been assigned. In addition, use of the property described above shall be subject to the restrictions, terms and conditions as set out below:

**SECTION 5.  
ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of all other Ordinances of the City of Richland Hills affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

**SECTION 6.  
PENALTY**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may be subjected to such civil penalties as authorized by law.

**SECTION 7.  
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS**

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 8.  
SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 9.  
PUBLICATION**

The City Secretary is hereby directed to publish in the official newspaper of the City the caption, penalty clause, publication clause, and effective date clause of this ordinance as required by law.

**SECTION 10.  
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
THE HONORABLE BILL AGAN, MAYOR

ATTEST:

\_\_\_\_\_  
LINDA CANTU, TRMC, CITY SECRETARY

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
BETSY ELAM, CITY ATTORNEY

