

ORDINANCE NO. 2017-0926-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LITTLEFIELD, TEXAS: REZONING LOTS 18-19 OF BLOCK 41, COLLEGE HEIGHTS ADDITION IN THE VICINITY OF EAST 18TH STREET AND ALASKA AVE, LITTLEFIELD TEXAS, FROM AGRICULTURAL TO AGRICULTURAL WITH SPECIAL USE DISTRICT OVERLAID TO ALLOW A MANUFACTURED HOME; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE

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WHEREAS, pursuant to Ordinance No. 2017-0926-3 with attached Exhibit A "zoning ordinance," now codified in Chapter 14 of the Littlefield Municipal Code of Ordinances, and specifically pursuant to Article 9, 10, and Section 16.02.12, applicable state law, and required public notice, and a hearing held on September 26, 2017, the Planning and Zoning Commission recommends to the City Council that a certain tract described below be rezoned as stated below to allow for the placement of a manufactured home; and,

WHEREAS, upon proper legal notice the City Council has now considered the final recommendation and report of the Planning and Zoning Commission and has conducted a public hearing on such proposed zoning change, all as required by law;

WHEREAS the City Council now finds, pursuant to § 16.02.12.c that this requested special use (i.e., placement of a manufactured home upon LOTS 18-19 OF BLOCK 41, COLLEGE HEIGHTS ADDITION zoned Agricultural District) satisfies the following criteria: minimal adverse impact upon adjacent properties; does not unduly conflict with the underlying zoning and purpose of Agricultural zoning; the requested change is compatible with existing and anticipated uses of surrounding land; will have nominal impact on traffic in the vicinity; has no adverse impact on the environment; and, manufactured homes help to meet a community need for affordable housing;

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

**SECTION 1.** The zoning map of the City of Littlefield adopted by Chapter 14, Article 2 of the Littlefield Municipal Code of Ordinances and on file in the City Hall offices is hereby amended to reflect the following zoning use change at and upon the described location:

## LEGAL DESCRIPTION

### COLLEGE HEIGHTS ADDITION, BLOCK 41, LOT 11-20, ACRES 2.

in Littlefield, Lamb County, Texas, plus one-half of all bounding streets, alleys, and public ways, is rezoned from Agricultural District to Agricultural District with Special Use District overlaid to allow the placement of one manufactured home on such tract, in accordance with all other applicable development standards, regulations, codes, permits, and approvals provided by law and City policies.

**SECTION 2.** Pursuant to §16.02.12 d, if the manufactured home is not duly and properly installed upon the tract (with operable utilities) within 12 months from the date this ordinance is adopted, then the Special Use approved herein shall expire and be null and void.

**SECTION 3.** That other than approving the placement and use of a manufactured home as a residence, all other regulations and permitted uses and exceptions for Agricultural District remain in effect as provided in the zoning ordinance.

**SECTION 4.** That owner of the above described property agrees to Plat (Re-plat) and Dedicate Right-of-Ways as determined by the City.

**SECTION 5.** In the event this premises becomes unsightly or constitute a nuisance, as defined by the City of Littlefield Code of ordinances, the property owner will be notified. If owner or occupant fails to bring the property into compliance within 10 days, this ordinance will become null and void.

**SECTION 6.** Severability. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Littlefield, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

classification that existed at the time of the request. The Special Use designation will become void with the sale of the property." Section 9.045 8.

**SECTION 9.** Effective Date. This ordinance shall be effective upon adoption.

INTRODUCED AND PASSED by the City Council of the City of Littlefield, Texas, on this the 26 day of September, 2017.

  
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Eric Turpen, Mayor

ATTEST:  
  
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City Secretary