

**ORDINANCE NO. 1213**

**AN ORDINANCE OF THE CITY OF FORNEY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, BY AMENDING ORDINANCE NO. 1095 AUTHORIZING PRIVATE RECREATIONAL FACILITIES AS A PERMITTED USE, FOR THE PROPERTY KNOWN AS MEADOW RIDGE FARMS, IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Planning and Zoning Commission of the City of Forney and the City Council of the City of Forney, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Forney is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance should be amended; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORNEY, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance of the City of Forney, Texas, is hereby amended by amending Ordinance No. 1095, to read as follows:

- 1 **“Permitted Uses:** Permitted uses for each respective area shall be as per City Zoning Ordinance Base District. In all districts a private recreational facility will be considered a permitted use by right and may include parks, linear greenbelt areas, trails and walkways, playgrounds and recreation facilities, swimming pools, and tennis courts and similar uses. These facilities will be for the use of the residents within this Planned Development and they will meet or exceed the requirements in the SF-8 Single-Family Residential District, as specified in City of Forney Comprehensive Zoning Ordinance No. 1085, as amended.

Standards for the private recreational facility shall include the following:

- a. Parking will be established at 1 space per every 400 square feet of building, pool, and pool decking.
- b. Signage will adhere to current Sign Ordinance for the City of Forney
- c. All playgrounds and playground equipment must adhere to the safety standards per NPSI and ASTM.
- d. A site plan for any recreation facility (including swimming pools) must be submitted to the City of Forney per the Comprehensive Zoning Ordinance (No. 1085).
- e. Any and all conditions of prior approvals concerning this project must be adhered to including dedicating the required amount of parkland to the City of Forney per the Subdivision Regulations.

**SECTION 2.** All ordinances of the City of Forney in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 4.** That any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Forney, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 5.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY PASSED** by the City Council of the City of Forney, Texas, on the 17<sup>th</sup> day of



**CITY OF FORNEY, TEXAS**

*Daniel Groce*  
\_\_\_\_\_  
**MAYOR**

**ATTEST:**

*Adessa Moore*  
\_\_\_\_\_  
**CITY SECRETARY**