

**AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS
ORDINANCE NO. 849**

AN ORDINANCE OF THE CITY OF EVERMAN, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, MAP AND PLAN OF THE CITY OF EVERMAN, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM C-1 NEIGHBORHOOD COMMERCIAL (C-1) TO C-2 GENERAL COMMERCIAL (C-2) FOR AN APPROXIMATELY 0.492 ACRE PARCEL DESIGNATED A TRACT OF LAND OUT OF BLOCK 5, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 5165, PAGE 215, DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE COMMONLY KNOWN AS 612 MICHAEL DRIVE IN THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING 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 City Planning and Zoning Commission and the governing body of the City of Everman, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Everman, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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, the said governing body is of the opinion that zoning change should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance, Map and Plan should be amended.

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

SECTION 1. The Comprehensive Zoning Ordinance and Map and the Comprehensive Plan of the City of Everman, Texas, duly passed by the governing body of the City of Everman, Texas, as heretofore amended, be and the same are hereby amended by granting a change in zoning from C-1 Neighborhood Commercial (C-1) to C-2 General Commercial (C-2) for an approximately 0.492 acre parcel designated as a Tract of land out of Block 5, Shelby County School Land Survey Abstract No. 1375 in the City of Everman, Tarrant County, Texas according to the Plat recorded in Volume 5165, Page 215, Deed Records of Tarrant County, Texas and being more commonly known as 612 Michael Drive in the City of Everman, Tarrant County, Texas and being more particularly described and depicted in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

SECTION 2. The development, construction, use, and maintenance of the Property shall be in compliance with all regulations for C-2 General Commercial (C-2) District as codified in the Code of Ordinances.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be 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 decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Everman, as heretofore amended, and upon conviction 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 such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS THIS THE 10TH DAY OF MARCH, 2026.

Ray Richardson, Mayor

ATTEST:

APPROVED AS TO FORM:

**Mindi Parks
City Secretary**

**Victoria Thomas
City Attorney**

EXHIBIT A
Legal Description and/or Survey of the Property

4917-5605-7396, v. 1