

ORDINANCE NO. 1327-2021

AN ORDINANCE EXTENDING THE MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR THE ISSUANCE OR RENEWAL OF PERMITS FOR NEW CONSTRUCTION OR REMODELING OF CERTAIN COMMERCIAL DEVELOPMENT IN THE CITY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, the City of River Oaks, Texas is a Home Rule municipality located in Tarrant County, created in accordance with the provisions of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council believes that the corridor along River Oaks Boulevard is a gateway to the City of River Oaks, and particular attention should be given to the quantity, quality, type, and aesthetics of any commercial development that occurs in that corridor; and

WHEREAS, the City Council previously declared in Ordinance No. 1313-2021 a moratorium on the acceptance for the issuance and renewal of permits for new construction or remodeling of certain commercial development in that corridor, which expires by its terms ninety (90) days from its passage; and

WHEREAS, an extension of the moratorium for an additional 90 days from that date, or until the City Council adopts regulations regarding commercial development in that stated geographical area if sooner, is necessary for the Planning and Zoning Commission and City staff to complete its review and to make recommendations to the City Council whether and how to amend the City zoning ordinances regarding development in the defined area.

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

SECTION 1.

The moratorium on the acceptance of applications and new construction or remodeling of those uses noted in Ordinance No. 1313-2021, within the geographic area described in Exhibit A thereof, within the territorial limits of the City, as adopted in Ordinance No. 1313-2021, is extended for a period of 90 days, and will expire not later than December 12, 2021, that date being not more than 180 days after initial passage of this moratorium.

The problems that existed, and which justified the initial moratorium remain incompletely addressed, in spite of good faith efforts on behalf of the City staff and officials. Additional regulations and modification of existing regulations which will be beneficial to the health, safety, and welfare of the residents of the City, but which will respect the rights of commercial development, have not yet been completed, but the City Council believes such efforts are still warranted, and that the additional time described herein will be beneficial to those purposes previously articulated and allow them to be completed.

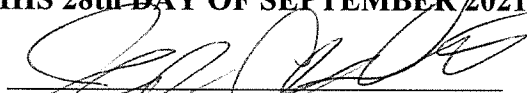
SECTION 2.

All other provisions of Ordinance No. 1313-2021 shall remain in full force and effect.


SECTION 3.

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 28th DAY OF SEPTEMBER 2021.



Mayor Joe Ashton

ATTEST:


City Secretary Paula Luck