

**CITY OF KRUGERVILLE, TEXAS
ORDINANCE NUMBER 2024-014-A**

AN ORDINANCE OF THE CITY OF KRUGERVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KRUGERVILLE, TEXAS, CHAPTER 14, ZONING, EXHIBIT 14A, ZONING ORDINANCE, BY AMENDING ARTICLE 1, SECTIONS 1-3 AND 1-4, ARTICLE 3, SECTION 3-1, ARTICLE 4, SECTION 4-2, ARTICLE 5, SECTION 5-1, ARTICLE 6, SECTIONS 6-2, 6-6, 6-8, AND 6-9, ARTICLE 7, SECTION 7-2 AND ADDING AN APPENDIX A AND B; PROVIDING FOR A PENALTY FOR ANY VIOLATION OF THIS ORDINANCE NOT TO EXCEED \$2,000; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Krugerville, Texas (“City”), is a Type A general-law municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City of Krugerville, Texas (“City”) has initiated a request to amend sections of Exhibit 14A of Chapter 14 and create Appendices A and B to Exhibit 14A of the City’s Code of Ordinances, regarding zoning regulations (“Zoning Ordinance”); and

WHEREAS, the City Council of the City of Krugerville, Texas (“City Council”) has investigated and determined that it would be advantageous and beneficial to the City and its citizens to amend and revise Article 1, Sections 1-3 and 1-4, Article 3, Section 3-1, Article 4 Section 4-2, Article 5, Section 5-1, Article 6, Sections 6-2, 6-6, 6-8, and 6-9, and Article 7, Section 7-2 contained in Exhibit 14A; and, create Appendix A for the Zoning District Map and Appendix B for Planned Development Districts behind Exhibit 14A; and

WHEREAS, public hearings were held by the Planning and Zoning Commission and the City Council on August 26, 2024, and September 11, 2024, respectively, related to the proposed changes in the zoning regulations; and

WHEREAS, all requirements of law for publication and all procedural requirements have been complied with, in accordance with Chapter 211 of the Local Government Code.

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

Section 1. The City Council finds that the recitals set forth above are true and correct, and said recitals are incorporated into this ordinance as if set forth in full.

Section 2. Exhibit 14A, Zoning Ordinance, Article 1, General Provisions, Section 1-3, Zoning Districts Established, Paragraph A, Zoning Districts Identified, is hereby revised as follows:

Abbreviated Designation	Zoning District Name
AG	Agricultural District
SF-E	Single-Family Residential District – Estate
SF-1	Single-Family Residential District - 1
SF-2	Single-Family Residential District - 2
TF	Two-Family Residential (Duplex) District
MH	Manufactured Home District
MF	Multifamily District
C1	Commercial District - Office, Light Retail, and Neighborhood Services
C2	Commercial District - General
I	Industrial/Manufacturing District
PD	Planned Development District

Section 3. Exhibit 14A, Zoning Ordinance, Article 1, General Provisions, Section 1-3, Zoning Districts Established, Paragraph B, Description and Purpose of Zoning Districts, Item 2, is hereby removed as follows:

2. ~~SF-E – Single-Family Residential District – Estate: The SF-E district provides for residential development on large lots with a minimum building site of one acre. Density in this district will usually be no greater than one (1) unit per gross acre.~~

Section 4. Exhibit 14A, Zoning Ordinance, Article 1, General Provisions, Section 1-4, Zoning District Map, Paragraph A, is hereby amended as follows:

- A. ZONING DISTRICT BOUNDARIES DELINEATED ON ZONING DISTRICT MAP. The boundaries of the zoning districts set out herein are delineated upon the Zoning District Map of the City of Krugerville, Texas, said map being **shown in Appendix A and** hereby adopted as part of this ordinance as fully as if the same were set forth herein in detail.

Thus, creating a new page at the end of Exhibit 14A, titled:

**APPENDIX A
ZONING DISTRICT MAP**

Section 5. Exhibit 14A, Zoning Ordinance, Article 3, Permitted Uses, Section 3-1, Use of Land and Buildings, shall be revised, removing the second heading listed as SFE and removing all columnar information that lies below that designated zone, the intent of which is to remove the SFE zone and related usage in its entirety.

Section 6. Exhibit 14A, Zoning Ordinance, Article 3, Permitted Uses, Section 3-1, Use of Land and Buildings, Accessory Uses, is hereby changed showing SFE deleted as described in Section 5 above and reflecting a change for SF2.

AG	SFE	SF1	SF1A	SF2	TF	MH	MF	Land Use Designations	C1	C2	I	SDI	Special Conditions
P	P	P	P	P	P	P	P	Accessory Building					7, 15
								Cargo Container			P		2, 3, 7, 13
P		V	V	VP				Carport, Residential					See Sec. 2-6.5

Section 7. Exhibit 14A, Zoning Ordinance, Article 4, Zoning Districts, Section 4-2, SF-E, Single Family Residential – Estate District, is hereby **deleted** in its entirety, causing all subsequent numbers in the following sections to be renumbered.

Section 8. Exhibit 14A, Zoning Ordinance, Article 5, Special Districts, Section 5-1, PD – Planned Development District, Paragraph F, is hereby amended as follows:

F. PLANNED DEVELOPMENTS TO BE RECORDED. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix **Appendix B** of this ordinance.

Thus, creating a new page at the end of Exhibit 14A and behind Appendix A, titled:

**APPENDIX B
PLANNED DEVELOPMENT DISTRICTS**

Section 9. The following information shall be included in Appendix B.

Ordinance 2016-0308-B, adopted March 8, 2016 – Ike Byrom Road District; setting certain requirements and restrictions for development within the “Planned Development District: Ike Byrom Road District.” See Public Documents for the applicable Ordinance.

Section 10. Exhibit 14A, Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-2, Accessory Building Regulations, Paragraph C, Area Regulations in Single-Family and Multifamily Districts, is hereby amended as follows:

C. Area regulations for accessory buildings located in the ~~SF-E~~, SF-1, SF-2, TF, MH, MF districts and all residential portions of adopted Planned Developments shall comply with the following regulations:

Section 11. Exhibit 14A, Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-6, Sign Regulations, Paragraph A, General Standards, the Permanent Signs Table, is hereby revised as follows:

Subdivision Entry Monument	Residential “SF-E”, “SF-1”, “SF-2”, “TF” and “MH”	50 s.f. each	7 ft.	1 pair per “main” entrance	Lighting allowed
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Section 12. Exhibit 14A, Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-6, Sign Regulations, Paragraph A, General Standards, the Temporary Signs Table, is hereby revised as follows:

Residential Construction	Residential “SF-E”, “SF-1”, “SF-2”, “TF”, “MH”, & “MF”	100 s.f.	15 ft.	Until project 80% complete	1 sign per major existing street frontage, No lighting
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Section 13. Exhibit 14A, Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-8, Masonry Exterior Requirements, Paragraph A, Residential Districts, Item 2, hereby revised as follows:

2. Refer to Sections 4-2, 4-3, 4-3A, and 4-4 for specific masonry requirements for SF-E, SF-1, SF-1A, and SF-2, respectively.

Section 14. Exhibit 14A, Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-9, Landscape Requirements, Paragraph A, Purpose, Item 6, hereby revised as follows:

6. Nonresidential uses located within the SF-E, SF-1, SF-2, TF, MF, MH, and MH2 [sic] zoning districts, which consist of principal structures, parking areas, and signage, shall be required to comply with the requirements contained in this section. A balance between the need for landscape treatments and the need for commercial growth in the City.

Section 15. Exhibit 14A, Zoning Ordinance, Article 7, Definitions, Section 7-2, Definitions, impervious coverage will be changed as follows and impervious surface will be added.

Impervious Coverage. ~~Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land.~~ **The percentage of the total lot covered by buildings and impervious surfaces.**

Impervious surfaces. **Surfaces, above and below land that are already built upon, such as driveways, sidewalks, structures, pools, accessory buildings, and septic systems.**

Section 16. Penalty. Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed Two Thousand Dollars (\$2,000.00) for each incidence of violation. Each violation is considered a separate offense and will be punished separately.

Section 17. Savings, Severability and Repealing Clauses. All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict. If any provision of this ordinance shall be held to be invalid or unconstitutional, the

remainder of such ordinance shall continue in full force and effect as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

Section 18. Publication of the Caption Hereof and Effective Date. This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KRUGERVILLE, TEXAS, ON THIS 11th DAY OF SEPTEMBER, 2024.

APPROVED:



JEFF PARRENT, MAYOR

ATTEST:



SANDY FRANTZ, CITY SECRETARY

