

ORDINANCE NO. O-2023-007

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 10.2.14 PROVIDING FOR OFF STREET PARKING REGULATIONS; PROVIDING FOR A VARIANCE TO THE FOREGOING REGULATIONS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town of Brock, Texas (hereinafter, "Town") is a general law municipality organized and existing by virtue of the laws of the State of Texas and located within Parker County, Texas; and

WHEREAS, Section 10.2.14 of the Brock Comprehensive Zoning Ordinance provides for "Off Street Parking Requirements" for various zoning districts within the Town; and

WHEREAS, the Town Commission desires to amend Section 10.2.14 to provide for amended regulations for off street parking surfaces in various zoning districts and, further, to provide variance process for said regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. Section 10.2.14 of the of Comprehensive Zoning Ordinance is hereby amended and restated to read as follows:

"SECTION 10.2.14 – OFF STREET PARKING REQUIREMENTS

A. In the "RE-1" and "RE-2" Residential Districts, a minimum of four spaces shall be provided for the parking of vehicles for each dwelling unit of the residential development. A two-car, non-stacked garage will be required for all single-family residences and shall constitute two of the four required spaces. The remaining two spaces shall be non-stacked. All required off-street parking in residential areas shall be constructed with improved surfaces of either concrete or asphalt, unless authorized by a variance granted by the Town.

B. In the "MF" Multi-family District all parking shall meet the per unit requirements of Appendix A and be constructed of either concrete or asphalt, unless authorized by a variance granted by the Town.

C. In non-residential districts and for non-residential uses, permanent off-street parking in the amount specified by Appendix A or this section for each use shall be provided at the time any main building is enlarged or increased, or before conversion from one type of use to another that requires additional parking. This must be done in the amount required for the enlargement or increase in capacity by the adding of dwelling units, guest rooms, seats, or floor area. The area shall be provided for parking of vehicles equal to the parking ratio in Appendix A using the gross area of the occupiable buildings. All parking shall be constructed of either concrete or asphalt, unless authorized by a variance granted by the Town."

SECTION 2. 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 Town of Brock, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00).

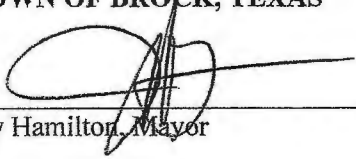
SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Comprehensive Zoning Ordinance of the Town of Brock, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. All ordinances of the Town in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law.

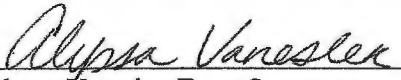
PASSED AND APPROVED by the Town Commission of the Town of Brock, Texas, on this the 20th day of November 2023.

TOWN OF BROCK, TEXAS



Jay Hamilton, Mayor

ATTEST:



Alyssa Vanesler, Town Secretary

APPROVED AS TO FORM:



Whitt Wyatt, City Attorney