

SECTION 5
ESTABLISHMENT OF DISTRICTS; PROVISIONS FOR
OFFICIAL ZONING MAP, ZONING CHANGES AND ANNEXATIONS

- 5.1 OFFICIAL ZONING MAP - The City of Southlake is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance. No building permit, certificate of occupancy or other permit shall be issued, nor shall any use be made of land or any building or structure within the City of Southlake unless such land is located in one of the aforesaid zoning districts. If because of error or omission in the Official Zoning Map any property in the City of Southlake is not shown as being in a zoning district as defined in this ordinance, or if for any other reason the zoning cannot be properly determined on any property in the City of Southlake, such property shall be classified as "AG" Agricultural until changed by amendment.

The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Secretary, and bear the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Ordinance No. 480 of the City of Southlake, Texas, adopted September 19, 1989."

The Official Zoning Map shall be made current from time to time to reflect the changes and amendments, if any, that are approved by the City Council. Any unauthorized change of whatever kind in the Official Zoning Map by any person shall be prohibited.

The Official Zoning Map shall be located in the Southlake City Hall.

- 5.2 REPLACEMENT OF OFFICIAL ZONING MAP - In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map and bring the Official Zoning Map up-to-date to reflect any and all amendments or changes in the same.

- 5.3 BOUNDARIES OF DISTRICTS - Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- c. Boundaries indicated as approximately following city limits shall be construed as following city limits;

- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- e. Boundaries indicated as following shore lines shall be construed to follow such shore lines and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- f. Boundaries indicated as parallel to, or extensions of, features indicated in subsections a. through e. above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
- g. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or in other circumstances not covered by subsections a. through f. above, the City Council shall interpret the district boundaries.

5.4 ANNEXATION OF PROPERTY

- a. All territory hereafter annexed into the City of Southlake shall be temporarily classified as "AG" - Agricultural unless a permanent zoning classification is placed upon the property at the time of annexation. In the event any zoning other than "AG" Agricultural is requested at the time of annexation, all requirements of Section 46 of this ordinance shall be complied with, including all public notices and public hearings as required by this ordinance or by state law.
- b. The procedure for changing the zoning on any newly annexed territory shall be the same as required in Section 46.
- c. In an area classified as "AG - Agricultural District," building permits and certificates of occupancy may be issued for all uses permitted in the "AG" District subject to all of the requirements and regulations specified for the district.
- d. Building permits and certificates of occupancy for uses other than those permitted in "AG - Agricultural District" may not be issued in an annexed territory until proper rezoning for such property has been achieved.