

### **SECTION 33 BOUNDARIES OF DISTRICTS**

Where uncertainty exists with respect to the boundaries of the various districts, as shown on the map accompanying and made a part of this ordinance, the following rules shall apply:

1. The district boundaries are either streets, alleys, creeks, pipe lines, electric transmission lines, railroads, or other natural or manmade features not likely to change, unless otherwise shown, and where the districts designated on the map accompanying and made a part of this ordinance are bounded approximately by street or alley lines, said street or alley shall be construed to be the boundary of such district.
2. Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines, and where the districts designated on the map accompanying and made a part of this ordinance are bounded approximately by lot lines, said lot line shall be construed to be the boundary of such districts unless said boundaries are otherwise indicated on the map.
3. In unsubdivided property, the district boundary lines on the map accompanying and made a part of this ordinance shall be determined by use of the scale contained on such map, unless dimensions are shown.

### **SECTION 34 CHANGES AND AMENDMENTS**

The City Council may from time to time amend, supplement, or change, by ordinance, the boundaries of the districts or the regulations herein established. Before taking action on any such proposed amendment, supplement, or change, the City Council shall submit the same to the Planning and Zoning Commission for its recommendation and report. A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change, notice of which hearing shall be given by publication one (1) time in the official paper of the City of Benbrook, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the date of publication. If a proposed change to a regulation or boundary is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the City Council. A protest must be written and signed by the owners of at least twenty percent of either (1) the area of the lots or land covered by the proposed change, or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area. In computing the percentage of land area, the area of streets and alleys shall be included. The affirmative vote of at least three-fourths of all members of the City Council is also required to overrule a recommendation of the Planning and Zoning Commission that a proposed change to a regulation or boundary be denied.

Written notice of all public hearings on proposed changes in district boundaries shall be sent to, all owners of property, or to the person rendering the same for City taxes, located within two hundred feet (200') of any such reclassification not less than ten (10) days before such hearing is held. Such notice may be served by using the last known address as listed on the City tax roll and depositing the notice, postage paid, in the United States Post Office. This shall be the method of notice for all public hearings of the Planning and Zoning Commission and the Board of Adjustment.