

ORDINANCE NO. 22-0303

**AN ORDINANCE OF THE CITY OF CHINA GROVE, TEXAS; AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 7586 U.S Highway 87 E, CHINA GROVE, TEXAS TO AUTHORIZE A *Storage Operation* AS A CONDITIONAL USE for *Boat & Recreational Vehicle Covered Storage*.**

**WHEREAS**, the City of China Grove, Texas has the authority to regulate the zoning of property pursuant to Texas Local Government Code Chapter 211; and

**WHEREAS**, in accordance with such authority City Council adopted a Zoning Ordinance (Ordinance No. 960711); and

**WHEREAS**, City Council amended Ordinance No. 960711, by the passage of Ordinance No. 22-0303 to allow a *Storage Operation* as Conditional Uses in the Class -2 Medium Intensity Land Use District; and

**WHEREAS**, City Council has been asked by the owner of property located at **7586 U.S Highway 87 E**, to rezone the property to allow a *STORAGE OPERATION* as a conditional use at said location; and

**WHEREAS**, City Council provided members of the public to provide testimony and comments regarding the merits of the proposed zoning amendment and published notice of the public hearing by publication in the official city newspaper and by mailing notice as required by Texas Local Government Code Chapter 211.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHINA GROVE, TEXAS:**

**Section 1. Findings.** The findings set out herein are found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes.

**Section 2. Property subject to the Zoning Amendment.** The Subject Property is the property located at **7586 U.S Highway 87 E**, China Grove, Texas. A legal description of the property **is attached hereto as Exhibits "A"**. The Subject Property is currently zoned "Class-2 Medium Intensity Land Use."

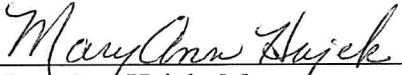
**Section 3. Conditional Use Permit.** The Subject Property is hereby rezoned to Class -2 Medium Intensity Land Use - Conditional Use: **Storage Operation** subject to the conditions that follows:

- Asphalt driveways. Millings under covered areas is permissible
- No tractor trailers.
- Landscaping to front and maintained.
- Downward perimeter lighting every 50'.


**Section 4. Cumulative Clause.** This Ordinance shall be cumulative of all provisions of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**Section 5. Non-Severability.** This ordinance is not severable; and should any provision of this ordinance be found to be void or unenforceable by a court of competent jurisdiction then in such case this enter ordinance shall be void ab initio.

**Section 6. Effective Date.** This Ordinance shall take effect immediately from and after its passage. PASSED, APPROVED, AND ADOPTED on the 16<sup>th</sup> day of March 2022.

  
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Mary Ann Hajek, Mayor

ATTEST:

  
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Leslie Bettice  
City Secretary

