

ORDINANCE NO. 677

“City-Initiated Zoning – FM 1431”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, ZONING AREAS ALONG FM 1431 FROM AGRICULTURAL (AG) TO GB-2 (GENERAL BUSINESS TWO) AND FROM GB-1 (GENERAL BUSINESS ONE) TO GB-2 (GENERAL BUSINESS TWO) PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS AND PROVIDING FOR THE FOLLOWING: A CHANGE TO THE CITY ZONING MAP; FINDINGS OF FACT; SEVERABILITY; REPEALER; AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals, Texas (“Council”) seeks to promote the public health, safety, and general welfare of the residents of the City; and

WHEREAS, the City of Granite Shoals has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City and its extraterritorial jurisdiction; and

WHEREAS, Chapter 211 of the Texas Local Government Code, Section 2.04 of the City Charter, and Chapter 40 of the City of Granite Shoals Code of Ordinances authorize the Council to adopt zoning regulations and to amend the Zoning Ordinance from time to time; and

WHEREAS, the City has initiated a request for the area described herein to be rezoned; and

WHEREAS, the proposed zoning changes have been reviewed by the Planning and Zoning Commission and the City Council, and all appropriate public hearings have been held in accordance with the Texas Local Government Code and the Granite Shoals Zoning Ordinance to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, after due consideration of the recommendation of the Planning and Zoning commission and any public comments regarding the proposed change to the city’s zoning regulations, the Council finds that the following amendments to the Zoning Ordinance are in the best interest of the health, safety and welfare of the citizens of Granite Shoals and of the public generally;

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

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. ZONING

The Official Zoning Map showing the location and boundaries of each zoning designation, as described in the City of Granite Shoals Code of Ordinances, Chapter 40 (Zoning), Section 40-4 (Establishment of zoning districts and boundaries, and governing building codes), subsection (b) (Zoning map), shall be and is hereby amended as follows:

Rezone the properties in the 7000 Blocks of FM 1431 that are identified in the attached Exhibit "A" as follows: (1) rezone the properties that abut the north side of FM 1431 from AG (Agricultural) to GB-2 (General Business District Two); and (2) rezone the properties that abut the south side of FM 1431 from GB-1 (General Business District One) to GB-2 (General Business District Two).

SECTION III. ZONING DISTRICT MAP

The City Secretary is hereby authorized and directed to make the necessary changes so as to reflect the provisions of this Ordinance on the Official Zoning Map of the City of Granite Shoals, Texas.

SECTION IV. SAVINGS

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

SECTION V. SEVERABILITY

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION VI. REPEALER

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

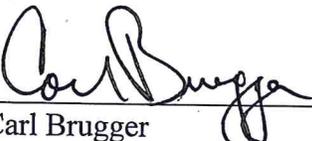
SECTION VII. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by law.

SECTION VIII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at that this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Texas Zoning Enabling Act, Chapter 211 of the Texas Local Government Code.

PASSED AND APPROVED this 27th day of October, 2015.



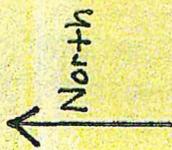
Carl Brugger
Mayor

ATTEST: 

Elaine Simpson,
City Secretary

APPROVED AS TO FORM:

Brad Young,
City Attorney



*currently zoned
AG - Agricultural*

*currently
zoned GB-1
General Business 1*

