

**ORDINANCE NO. 24-003**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM OF A CONDITIONAL USE PERMIT (USED AUTO SALES) IN A GENERAL RETAIL DISTRICT ON PROPERTY LOCATED AT 4810 WESLEY STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JANUARY 23, 2024.**

**WHEREAS**, City Staff received a request from Ahmad Ghowl who is requesting a Conditional Use Permit (Used Auto Sales) zoning in a General Retail District Zoning on property located at 4810 Wesley Street; and

**WHEREAS**, requestor plans to use this for doctor offices and business offices; and

**WHEREAS**, this property is surrounded as follows:

<u>Location</u>	<u>Property</u>	<u>Zoning</u>	<u>Land Use</u>	<u>Future Land Use</u>
North	Business	GR	Retail	Retail
South	Business	GR	Retail	Retail
East	Business	GR	Retail	Retail
West	Residential	GR	Retail	Retail

**WHEREAS**, notice of such hearing was published in a newspaper of general circulation in the City, which stated the time and place of hearing, which time was not fewer than fifteen (15) days after first day of such publication; and

**WHEREAS**, on January 18, 2024, the Planning and Zoning Commission made recommendation to the City Council to approve this request by a vote of 4 ayes and 1 nay and;

**WHEREAS**, a public hearing was held by the City Council prior to approval of the proposed zoning change; and

**WHEREAS**, the City Council hereby finds that this request for a conditional use permit (used car sales) is in the best interest of the citizens of Greenville.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:**

**SECTION 1.** The recitals set forth above are hereby found by the Council to be true and correct and are incorporated by reference herein and expressly made a part hereof as if copied verbatim.

**SECTION 2.** The City Council of the City of Greenville hereby amends the zoning from Single Family-Two Zoning to Office District Zoning on property located at 5605 Sayle Street., Greenville, Hunt County, Texas.

**SECTION 3.** All Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of conflict only.

**SECTION 4.** A person who violates this ordinance is guilty of a separate offense for each day or part of day the violation is committed, continued, or permitted. Each offense, upon conviction, is punishable by a fine not to exceed \$2,000.00.


**SECTION 5.** If any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council of the City of Greenville, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

**SECTION 6.** This Ordinance shall be in full force and effect from and after January 23, 2024.


**PASSED AND APPROVED**, this the 23<sup>rd</sup> day of January 2024.

  
Jerry J. Ransom, Mayor

**ATTEST:**

  
Carla Oldacre, City Secretary

**APPROVED AS TO FORM:**

  
Daniel W. Ray, City Attorney