

**ORDINANCE NO. 24-009**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM OF SINGLE FAMILY-3 TO MULTI FAMILY-1 DISTRICT ON PROPERTY LOCATED AT 396 FM 1570; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER FEBRUARY 27, 2024.**

**WHEREAS**, City Staff received a request from Vance Liles for a change in zoning from an Single Family-3 zoning to Multi Family-1 zoning on property located at 396 FM 1570; and

**WHEREAS**, requestor plans to build a new 22 lot Duplex Community; 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	Residential	SF-2	Mostly Vacant	Single Family
South	Outside			
East	Outside			
West	Vacant	SF-3	Single Family	Single Family

**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 February 19, 2024, the Planning and Zoning Commission made recommendation to the City Council to approve this request by a unanimous vote of 9-0 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 zoning change from Single Family-3 to Multi Family-1 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-3 Zoning to Multi Family-1 Zoning on property located at 396 FM 1570, Greenville, Hunt County, Texas.

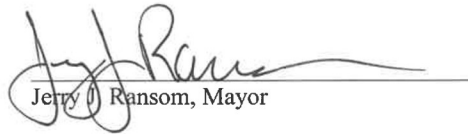
**SECTION 3.** All Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of conflict only.

**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 February 19, 2024.

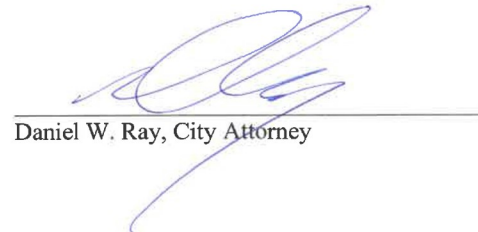
**PASSED AND APPROVED**, this the 27<sup>th</sup> day of February 2024.

  
Jerry D. Ransom, Mayor

**ATTEST:**

  
Carla Oldacre, City Secretary

**APPROVED AS TO FORM:**

  
Daniel W. Ray, City Attorney