

ORDINANCE NO. 24-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT (CUP) ON PROPERTY LOCATED AT 903 WOLFE CITY DRIVE; 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 Jewell Chowdhury for a conditional use permit (CUP) on property located at 903 Wolfe City Drive; and

WHEREAS, the applicant requests a Conditional Use Permit (CUP) to sell liquor in a commercial zoned district; 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	C	Residential	Commercial
South	Vacant	C	Vacant	Commercial
East	Business	C	Convenient Store	Commercial
West	Vacant	C	Vacant	Commercial

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 vote of 8-1 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 the issuance of a Conditional Use Permit (CUP) 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 to issue a Conditional Use Permit (CUP) for property located at 903 Wolfe City Drive, 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 All Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of conflict only.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 27th day of February 2024.


Jerry J. Ransom, Mayor

ATTEST:


Carla Oldacre, City Secretary

APPROVED AS TO FORM:


Daniel W. Ray, City Attorney