

ORDINANCE NO. 24-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT (ACCESSORY BUILDING) IN A SINGLE FAMILY-1 ZONING DISTRICT ON PROPERTY LOCATED AT 5607 NEW HAVEN STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JUNE 25, 2024.

WHEREAS, City Staff received a request from Marguerite Morrison for a Conditional Use Permit (Accessory Dwelling) in Single Family-1 District on property located at 5607 New Haven Street; and

WHEREAS, requestor plans to convert a shop in the rear of the property into a small living area for her daughter; 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	Homes	SF-1	Residential	Single Family
South	Homes	SF-1	Residential	Single Family
East	Homes	SF-1	Residential	Single Family
West	Homes	SF-1	Residential	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 June 17, 2024, the Planning and Zoning Commission made recommendation to the City Council to approve this request for a Conditional Use Permit that would expire when the current owner Marguerite Morrison ceases to own the property by a unanimous vote of the Commissioners present 7-0 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 the issuance of Conditional Use Permit on property located at 5607 New Haven Street 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 approves the Conditional Use Permit (Accessory Dwelling) on property located at 5607 New Haven 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 All Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of conflict only.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 February 19, 2024.

PASSED AND APPROVED, this the 25th day of June 2024.




Jerry J. Ransom, Mayor

ATTEST:



Carla Oldacre, City Secretary

APPROVED AS TO FORM:



Daniel W. Ray, City Attorney