

**ORDINANCE NO. 1044-24**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NAVASOTA, TEXAS TO REZONE THE FOLLOWING PROPERTY FROM A/O: AGRICULTURE/OPEN SPACE DISTRICT TO B-1: GENERAL BUSINESS DISTRICT: A0055-0 D TYLER, TRACT 4-6, ACRES 7.251; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on the 1<sup>st</sup> day of March 2024, PWP Land Co., LLC, filed a petition requesting the rezoning of the property legally described as A0055-0 D TYLER, TRACT 4-6, ACRES 7.251 from A/O: Agricultural/Open Space District, to B-1: General Business District; and

**WHEREAS**, the rezoning of said property is in harmony with the Comprehensive Plan of the City of Navasota; and

**WHEREAS**, on the 28<sup>th</sup> of March 2024, a public hearing was held before the Planning and Zoning Commission of the City of Navasota, a quorum being present on the occasion and said matter of rezoning being part of the agenda for said Commission meeting, an opportunity to present arguments for and against the proposed rezoning was held; and

**WHEREAS**, the property is shown on Exhibit "A" attached hereto and incorporated herein for all purposes pertinent; and

**WHEREAS**, the Planning and Zoning Commission recommends to the Navasota City Council, that the property legally described as A0055-0 D Tyler, Tract 4-6, Acres 7.251, be rezoned as B-1: General Business District; and

**WHEREAS**, on the 8<sup>th</sup> day of April 2024, after notice as required by law, a public hearing was held before the Navasota City Council, a quorum being present on the occasion and said matter of rezoning being part of the agenda, an opportunity to present arguments for and against the proposed rezoning was held;

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

**SECTION 1.** The Official Zoning Map of the City of Navasota is hereby amended to change the following property currently zoned as A/O: Agriculture/Open Space District to B-1: General Business District: a 7.251 acre tract legally described as A0055-0 D Tyler, Tract 4-6, Acres 7.251.


**SECTION 2.** That if any section, subsection, word, sentence or phrase of this Ordinance is held invalid, it shall not affect the remaining parts of this ordinance.

**SECTION 3.** This Ordinance shall become effective from and after its passage, approval, and adoption on second reading.

**PASSED AND ADOPTED ON FIRST READING THIS THE 8<sup>th</sup> DAY OF APRIL 2024.**

  
BERT MILLER, MAYOR

**ATTEST:**

  
SUSIE M. HOMEYER, CITY SECRETARY



**PASSED AND ADOPTED ON SECOND READING THIS 22<sup>ND</sup> DAY OF APRIL 2024.**

  
BERT MILLER, MAYOR

**ATTEST:**

  
SUSIE M. HOMEYER, CITY SECRETARY



**Exhibit "A"**

R77990: A0055-0 D TYLER, TRACT 4-6, ACRES 7.251

