

ORDINANCE NO. O-2019-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, AMENDING ITS ZONING ORDINANCE, BY APPROVING A ZONING CLASSIFICATION CHANGE REQUESTS WITHIN THE CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO REFLECT THE APPROVED ZONING CLASSIFICATION CHANGES; PROVIDING FOR SEVERABILITY; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

WHEREAS, Planning & Zoning Commission reviewed Staff initiated and owner initiated zoning changes for certain property tracts listed and identified in the attached Exhibits "A" and "B" in the City of Magnolia, Montgomery County, Texas, (the "Properties") be rezoned; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of the public hearings and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held the required public hearings on each of the requested re- zonings; and

WHEREAS, the Planning & Zoning Commission recommended in its final reports that City Council approve the each of the requested re-zonings; and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for each of the requested re-zonings, the City Council held the public hearings for each of the requested re-zonings and the City Council considered each of the final reports of the Planning & Zoning Commission; and

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

Section 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are true and correct.

Section 2. The zoning classification of each of the Properties are hereby approved and changed as shown in the attached Exhibits "A" and "B".

Section 3. The Official Zoning Map of the City of Magnolia shall be revised and amended to show the approved requested re-zonings.


Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Magnolia, save and except the change in zoning classifications of the properties as identified and listed in the attached Exhibits "A" and "B".

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Magnolia, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. City Council finds and determines that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Tex. Gov't. Code Ch. 551.

PASSED, APPROVED and ADOPTED by the City Council of the City of Magnolia, Montgomery County, Texas on this the 11th day of June 2019.



CITY OF MAGNOLIA, TEXAS

Todd Kana, Mayor

ATTEST:

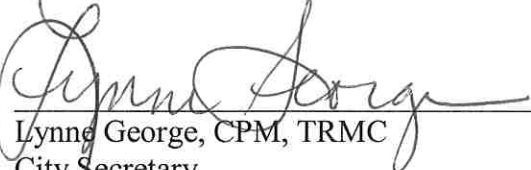

Lynne George, CPM, TRMC
City Secretary

EXHIBIT A

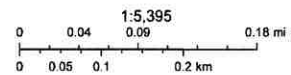
1. Timberbrooke Estates, a subdivision in the City of Magnolia, recorded in Montgomery County as Subdivision S925900 in the Dawson Gamble Survey. This rezoning is from NC 2 to NC 5, allowing for a manufactured home neighborhood.

Timberbrooke Estates Rezoning 02 2019



February 15, 2019

Parcels
 Lot Lines
 Streets Names
 Interstate
 State Hwy
 Abstracts
 Subdivisions
 Streets
 U.S. Highway
 Major Roads
 Local Roads



Montgomery Central Appraisal District & BIS Consulting - www.bisconsultants.com

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Timberbrook Estates



February 15, 2019

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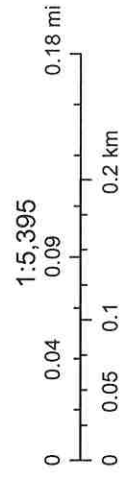


Exhibit B

1. A portion of the Magnolia Ridge property owned by Magnolia Ridge Development LLC, approximately 42 acres out of 158.1682 measuring 100 ft in width by 300 feet in length, Tax ID: 391741, from Neighborhood Conservation 1 to Auto Urban Commercial, as shown on Exhibit C.

