

ORDINANCE NO. O-2019-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, AMENDING ITS ZONING ORDINANCE, BY APPROVING A ZONING CLASSIFICATION CHANGE REQUEST 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 zoning changes for certain property tracts listed and identified in the attached Exhibit "A" in the City of Magnolia, Montgomery County, Texas, (the "Properties") and shown on map in the attached Exhibit "B", 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

WHEREAS, the City Council approved the requested re-zonings at its May 14, 2019 meeting.

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 Exhibit "A".

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

A handwritten signature in blue ink, appearing to read "Todd Kana", written over a horizontal line.

Todd Kana, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Lynne George", written over a horizontal line.

Lynne George, CPM, TRMC
City Secretary

Exhibit "A"
List of Approved Zoning Reclassifications

1. The Kaitlin Hanus property, 1 acre at 38619 FM 1774; Tax Parcel ID: 0554-00-01153 from Business Park to Auto Urban Commercial.
2. The Magnolia Glass property, 0.8544 acres at 38635 FM 1774; Tax Parcel ID: 0554-00-01151, from Business Park to Auto Urban Commercial.
3. The Truck Shack property, 1.3539 acres at 38925 FM 1774; Tax Parcel ID: 0554-00- 01610, from Business Park to Auto Urban Commercial.
4. The Country Air property, 0.8626 acres at 38917 FM 1774; Tax Parcel ID: 0554-00- 01613, from Business Park to Auto Urban Commercial.
5. The A-Blaine Holdings property, 0.8643 acres; Tax Parcel ID: 0554-00-01611, from Business Park to Auto Urban Commercial.
6. The Walter and Wilma Legg property, 1.5242 acres at 38921 FM 1774; Tax Parcel ID: 0554-00-01612, from Business Park to Auto Urban Commercial.
7. The David Legg property, 1.7793 acres at 38923 FM 1774; Tax Parcel ID: 0554-00-01415, from Business Park to Auto Urban Commercial
8. The TF Earth Holdings property, 1.023 acres at 38927 FM 1774; Tax Parcel ID: 0554-00-01604, from Business Park to Industrial.
9. The A-Blaine Holdings property 0.7033 acres; Tax Parcel ID: 0554-00-01602, from Business Park to Industrial.
10. The Bell-Bailey property, 0.4378 acres at 38927-A FM 1774; Tax Parcel ID: 0554-00-01601, from Business Park to Industrial.
11. The Schiel property, 1.076 acres at 38927 FM 1774; Tax Parcel ID: 0554-00-01600, from Business Park to Industrial.
12. The MDMC Equity property, 0.282 acre at 38927 FM 1774; Tax Parcel IDs: 0554-00-01605, from Business Park to Industrial.
13. The MDMC property, 2.781 acres at 38927 FM 1774; Tax Parcel ID: 0554-00-01104, from Public Use to Industrial.

14. The Ronnie Chumley property, 1.440 acres at 218870 Willow Way; Tax Parcel ID: 0554-00-01515, from Public Use to Industrial.
15. The Collins property, 0.93 acre at 304 S. Magnolia Blvd.; Tax Parcel ID: 0541-00-00401, from Public Use to Auto Urban Commercial.
16. The Saldivar property, 0.9418 acre at 306 Magnolia Blvd.; Tax Parcel ID: 0541-00-00400, from Public Use to Auto Urban Commercial.
17. The Child's View Day Care property, 2.000 acres at 31925 Nichols Sawmill Rd; Tax Parcel ID: 0177-01-01115, from Public Use to Semi-Urban Residential.
18. The Grube Investment property, 1.321 acres at 18306 FM 1488; Tax Parcel ID: 9513-00-22101, from Suburban Village to Auto Urban Commercial.
19. The Doyle Brother property, 0.457 acre at 18260 FM 1488; Tax Parcel ID: 9513-00-2210, from Suburban Village to Auto Urban Commercial.
20. The Magnolia Center property, 0.923 acre at 18252-A FM 1488, Tax Parcel ID: 9513-00-22121, from Suburban Village to Auto Urban Commercial.

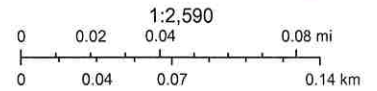
Exhibit "B"

FM 1774 S from BP to AC



April 9, 2019

- Parcels
- Lot Lines
- Streets
- U.S. Highway
- Parcel Line
- Abstracts
- Streets Names
- Local Roads
- State Hwy
- Interstate
- Major Roads
- Parcel ID



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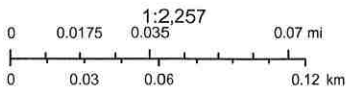
David Lane Rezoning 04 2019



May 8, 2019

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- Areas**
- Override 1
 - Parcels
- Streets**
- Abstracts
 - Parcel ID
 - Lot Lines
- Streets Names**
- Interstate
 - U.S. Highway
 - State Hwy
- Major Roads**
- Parcel Line



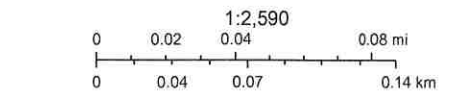
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FM 1774 Collins & Saldivar Rezoning from PU to AC



April 9, 2019

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









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Nichols Sawmill Rd Day Care rezoning from Public Use to Semi-Urban Residential



April 9, 2019

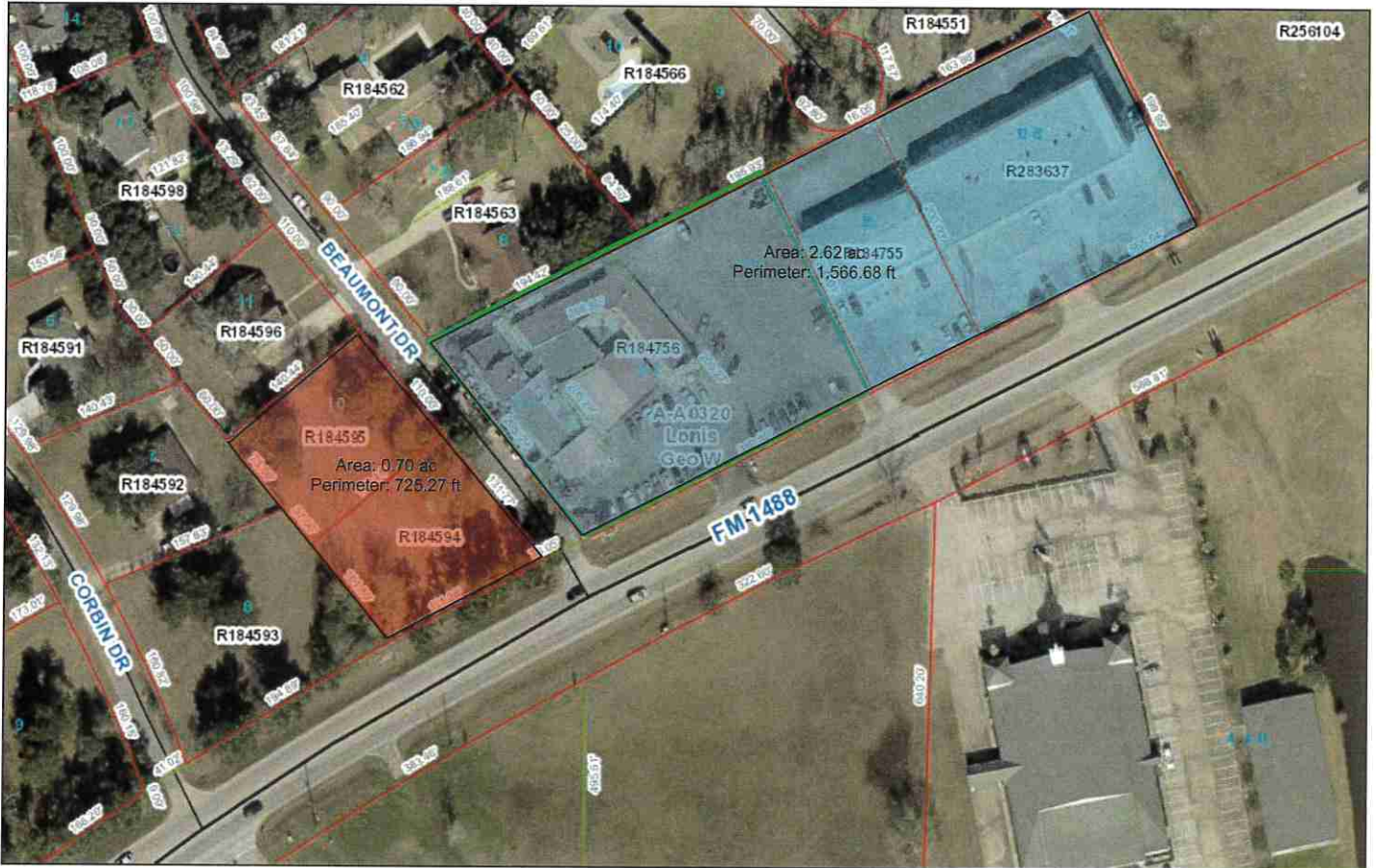
 Parcels
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 Streets
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 Abstracts
 Streets Names
  Local Roads
  State Hwy

* Parcel ID
  Interstate
  Major Roads

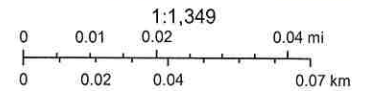
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FM 1488 Rezoning from SV to AC 02 2019



February 15, 2019

- | | | | | |
|---|--|---|--|--|
| Parcels | * Parcel ID | — Streets Names | — Interstate | — State Hwy |
| Abstracts | --- Lot Lines | — Streets | — U.S. Highway | — Major Roads |
| — Local Roads | | | | |



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