

## ORDINANCE NO. 2022-15

**AN ORDINANCE AMENDING CHAPTER 40 OF THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, ALSO KNOWN AS THE ZONING ORDINANCE, TO PERMANENTLY REZONE PROPERTY FOR RAHIM MAKNOJIA FROM DISTRICT “A-1” (SINGLE FAMILY RESIDENTIAL) TO DISTRICT “E” (GENERAL BUSINESS)” BEING 0.689 ACRES, LOT 1 OF LOLLIS – GEBHART S/D, 3415 25<sup>TH</sup> AVENUE NORTH, TEXAS CITY, GALVESTON COUNTY, TEXAS; ORDERING SAID CHANGES MADE ON THE CITY ZONING MAP; CONTAINING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH; DISPENSING WITH THE CHARTER REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, proper notice has been given and public hearing was held regarding the rezoning of 3415 25<sup>th</sup> Avenue North, Texas City, and given preliminary approval by the City Commission on November 17, 2021; and

**WHEREAS**, in accordance with the Section 160.106(D)(3) the Building Official hereby provides notice that the applicant has requested a building permit for the requested uses so the preliminary zoning approval is ready to be made permanent; and

**WHEREAS**, it is the considered opinion of the City Commission that said Zoning Ordinance be amended and changed to permanently rezone said property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:**

**SECTION 1:** That certain property described as being 0.689 acres, Lot 1 of Lollis-Gebhart S/D, 3415 25<sup>th</sup> Avenue North, Texas City, Galveston County, Texas currently zoned as District “A-1” (Single Family Residential), is hereby permanently rezoned and classified as District “E” (General Business) to develop the property with one single-story 4500 sq. ft. retail building as a convenience store with 5 fuel pumps and with capabilities for retail lease space.

**SECTION 2:** That the City Engineer shall designate said changes from District “A-1” (Single Family Residential) to District “E” (General Business), as hereinabove provided, on the original zoning map, as amended, and on the duplicate copy thereof kept in the Office of the City Planning Board.

**SECTION 3:** That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event any section, clause, sentence, paragraph, or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such

invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

**SECTION 4:** That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of the City Commission.

**PASSED AND ADOPTED this 20th day of July 2022.**

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Dedrick D. Johnson, Sr., Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

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Rhomari D. Leigh  
City Secretary

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Kyle L. Dickson  
City Attorney