

ORDINANCE NO. 24-0502-1

AN ORDINANCE OF THE CITY OF CHINA GROVE, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 18.18 ACRES OF LAND SITUATED IN THE A.A. GARDENIER SURVEY NO. 56, ABSTRACT 275, COUNTY BLOCK 5126, ALSO KNOWN AS 2042 SOUTH FOSTER ROAD, CITY OF CHINA GROVE, BEXAR COUNTY, TEXAS, FROM CLASS 1 DISTRICT TO CLASS 2 DISTRICT.

WHEREAS, the City of China Grove ("City") is a Texas General Law Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations with the approval of Ordinance #960711 as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City's zoning regulations, boundaries, or classifications; and

WHEREAS, an application has been filed with the City to rezone approximately 18.18 acres of land situated in the A.A. Gardenier Survey No. 56, Abstract No. 275, also known as 2042 South Foster Road, Bexar County, Texas, and more specifically described in Exhibit "A" ("Property"), from Class 1 District to Class 2 District; and

WHEREAS, on April 10, 2024, notice of a public hearing was published in the Wilson County News newspaper; and

WHEREAS, the City Council has duly held public hearings and given proper notice, as necessary, pertaining to changing zoning classifications; and

WHEREAS, on May 2, 2024, the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHINA GROVE, TEXAS:

Section 1. The Property as shown and more particularly described in the attached Exhibit "A" is hereby zoned Class 2 District.

Section 2. The Official Zoning Map of the City of China Grove, shall be revised to reflect the above amendment.

Section 3. The foregoing recitals are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

Section 4. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.


Section 5. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 6. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted 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, Chapter 551, Texas Government Code, as amended.

Section 8. This Ordinance will take effect upon its adoption by the City Council.

PASSED, APPROVED, and ADOPTED this 2nd day of May, 2024.



Mary Ann Hajek, Mayor
City of China Grove, Texas

ATTEST:



Melinda Saucedo, City Secretary

EXHIBIT "A"

**MARTINEZ
SURVEYING AND MAPPING Co.
8546 Broadway, Suite 225
San Antonio, Texas 78217
(210) 829-4244**

STATE OF TEXAS
COUNTY OF BEXAR

18.18 ACRE TRACT

All that certain tract or parcel of land containing 18.18 acres in Bexar County, Texas, out of the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, being a portion of that certain 19.19 acre tract described in conveyance in Volume 2005, Page 316, Real Property Records of Bexar County, Texas.

- BEGINNING:** at a ½" iron pin found on the East line of S. Foster Road at the Southwest corner of Shannon Mendoza tract, of record in Volume 13769, Page 120, Real Property Records of Bexar County, Texas, for the Northwest corner of this herein described tract;
- THENCE:** South 74 deg. 43 min. 00 sec. East, 1252.44 feet to a ½" iron pin set with cap on the West line of Randolph D. & Yolanda Rust tract, of record in Volume 5103, Page 1730, Real Property Records of Bexar County, Texas, for the for the Northeast corner of this herein described tract;
- THENCE:** South 01 deg. 26 min. 43 sec. West, 683.17 feet to a ½" iron pin found at an angle corner of Anton Hajek II and Mary Ann Hajek tract, of record in Volume 4356, Page 252, Real Property Records of Bexar County, Texas, for the Southeast corner of this herein described tract;
- THENCE:** North 74 deg. 51 min. 58 sec. West, 1250.98 feet to a ½" iron pin found on the East line of S. Foster Road at the Northwest corner of Anton Hajek II and Mary Ann Hajek tract, of record in Volume 2643, Page 953, Real Property Records of Bexar County, Texas, for the Southwest corner of this herein described tract;
- THENCE:** North 01 deg. 31 min. 27 sec. East, 33.90 feet to a ½" iron pin found, at the Southwest corner of Jose G. Saucedo tract, of record in Volume 7005, Page 94, Real Property Records of Bexar County, Texas, for a corner of this herein described tract;
- THENCE:** South 74 deg. 52 min. 57 sec. East, 329.68 feet to a ½" iron pin found at the Southeast corner of Donnie Avila tract, of record in Volume 13640, Page 887, Real Property Records of Bexar County, Texas, for a corner of this herein described tract;


THENCE: North 01 deg. 21 min. 54 sec. East, 154.25 feet to a ½” iron pin found at the Northeast corner of said Avila tract, for a corner of this herein described tract;

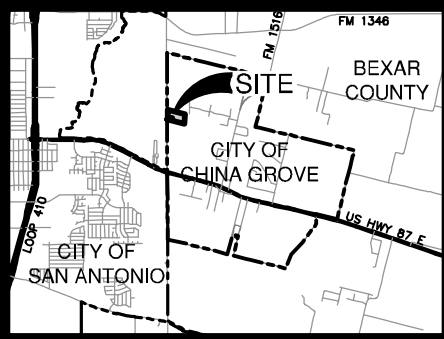
THENCE: North 84 deg. 18 min. 57 sec. West, 321.28 feet to a ½” iron pin found on the East right of way line of S. Foster Road at the Northwest corner of said Saucedo tract, for a corner of this herein described tract;

THENCE: North 01 deg. 24 min. 12 sec. East, 552.72 feet to the POINT OF BEGINNING.

Bexar Basis – South 74 deg. 43 min. 00 sec. East- from the North line of this herein ddescribed tract described in conveyance in Volume 2005, Page 316, Real Property Records of Bexar County, Texas.

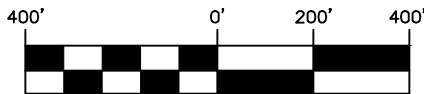



REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
TBPLS Firm # 101822-00
W. O. # 14-4-16
APRIL 14, 2014
(SEE ATTACHED SURVEY PLAT)



LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 400'

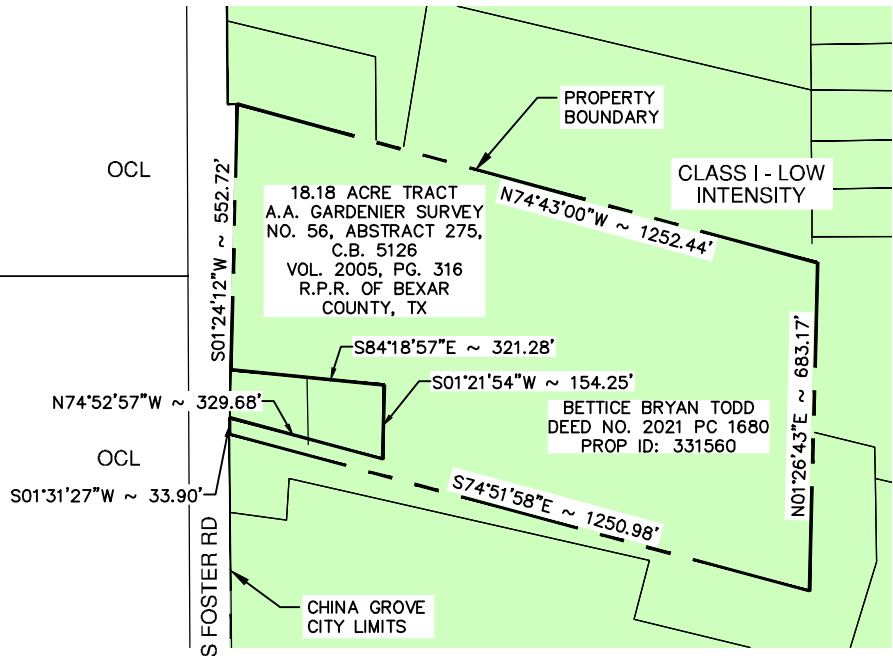


PROPERTY OWNER:
BRYAN TODD BETTICE
P.O. BOX 169
ADKINS, TX 78101

APPLICANT:
JEFFORY STRINGER
9411 NEW FOREST
SPRING, TX 77379
(832) 316-2870

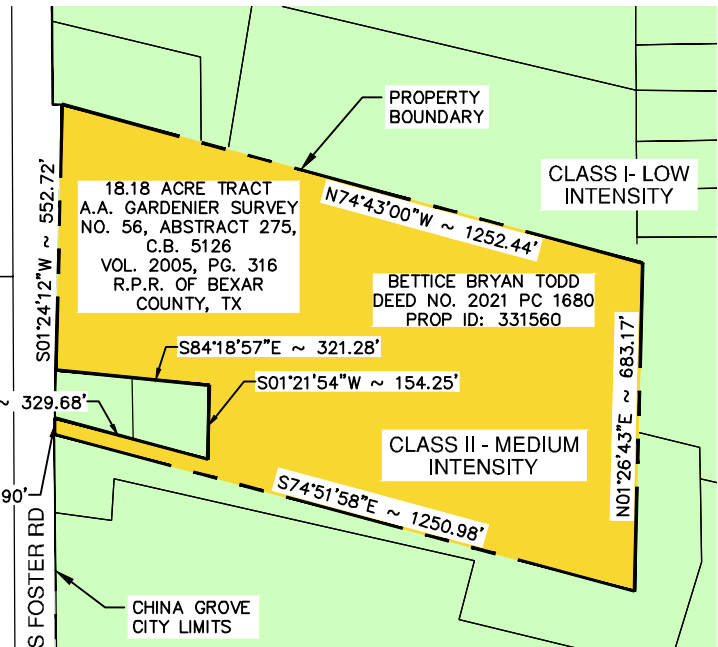
NOTES

1. NO PART OF THE PROPERTY EXISTS WITHIN THE 100-YR FLOODPLAIN PER FEMA FIRM PANEL NO. 48029C0440H
2. CURRENT LAND USE/TYPE IS RURAL/IMPROVED PASTURE
3. CURRENT ZONING IS 18.18 AC. CLASS I - LOW INTENSITY
4. PROPOSED ZONING IS 18.18 AC. CLASS II - MEDIUM INTENSITY



EXISTING ZONING

SCALE: 1" = 400'



PROPOSED ZONING

SCALE: 1" = 400'

JOB NO.	-
DATE	APRIL 2024
DESIGNER	JS
CHECKED	JW DRAWN JS
SHEET	1 of 1

2042 S FOSTER RD
CHINA GROVE, TEXAS
ZONING EXHIBIT



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800