

ORDINANCE NO. 2025-03

AN ORDINANCE AMENDING CHAPTER 17.5 "SIGNS", CHAPTER 20 "TREE PRESERVATION", AND APPENDIX A "ZONING", AS AMENDED, BY ASSIMILATING CHAPTER 17.5 & CHAPTER 20 INTO APPENDIX A, BY RESTRUCTURING & REORDERING VARIOUS ARTICLES IN APPENDIX A, AND BY ADDING, UPDATING, AND REMOVING LANGUAGE AS RELATED TO VARIOUS ZONING REGULATIONS IN APPENDIX A.

WHEREAS, the City Council retained a professional Planning Consultant to assist in the preparation of amendments to the City of Mount Vernon's Code of Ordinances related to zoning matters; 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 may from time to time choose to amend, supplement, change or modify the City's zoning regulations, boundaries, or classifications; and

WHEREAS, the City has given appropriate and reasonable consideration to the zoning regulations as most appropriate for the City and has determined that certain revisions to the City's Zoning Ordinance are necessary to more accurately reflect the will of the citizens of the City as reflected through various planning efforts; and

WHEREAS, the City Council finds that the amendments to the Zoning Ordinance of the City of Mount Vernon, Texas as depicted in this Ordinance are compliant with the requisites of the state law, including the Texas Local Government Code; and

WHEREAS, the City Council held a public hearing on April 14, 2025, after giving proposed notice, as necessary, pertaining to the amendments of this Zoning Ordinance; and

WHEREAS, the City Council finds that the Zoning Ordinance, as amended herein, is necessary for the orderly development of this community and represents the best interest of all citizens of the City of Mount Vernon, Texas and promotes the aesthetics, health, safety, general welfare and convenience of the people.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Mount Vernon, Texas adopted by Ordinance 2025-03 as amended, is hereby amended as set forth in Exhibit A attached

hereto. All items affected by this amendment shall be renumbered accordingly, to accommodate additions or deletions listed above.

SECTION 2: That it is hereby officially found and determined that the meeting at which this Ordinance is passed was duly noticed and has been open to the public as required by law.

SECTION 3: That this Ordinance shall become effective on and after its passage and approval.

SECTION 4: This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinances are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of the conflict.

SECTION 5: It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

PASSED AND APPROVED this the 14th day of April, 2025.

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Mayor

Brad Hyman,

ATTEST:

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Kathy Lovier Johnson, City Secretary