

ORDINANCE NO. O-2023- 004

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A CONDITIONAL USE PERMIT (CUP) FOR A VETERINARY CLINIC WITH INDOOR KENNELS AND LARGE ANIMAL CLINIC SERVICES ON 3.34± ACRES LOCATED AT LOT 1, THE BROCK PLACE ADDITION, AT 1433 FM 1189; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, on August 7, 2023, the Town Commission held a public hearing to consider a request for a Conditional Use Permit for a veterinary clinic with indoor kennels, outdoor kennels and large animal clinic services on 3.34± acres located at Lot 1, The Brock Place Addition, addressed as 1433 FM 1189, Brock, Texas (the “Subject Property”), through the approval of the use and current site plan (defined herein below); and

WHEREAS, the Subject Property is presently zoned Local Retail (LR) intended for the conduct of business activity which is located at the edge of residential areas, but which serves a larger trade area than the immediately surrounding residential neighborhoods; and

WHEREAS, this change of zoning is in conformance with the adopted Zoning Ordinance of the Town of Brock, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Town Commission, the information received at a public hearing, and other relevant information and materials, the Town Commission of the Town of Brock, Texas finds that this amendment for conditional use promotes the general welfare and safety of this community and meets additional criteria set forth in Section 10.2.12(E) of the Zoning Ordinance of the Town of Brock, as amended.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. A Conditional Use Permit (CUP) authorizing a veterinary clinic with indoor kennels, outdoor kennels and large animal clinic services on the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy for the veterinary clinic authorized by this CUP, said Property shall be improved in conformance with the approved site plan

Ordinance of the Town of Brock, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00).

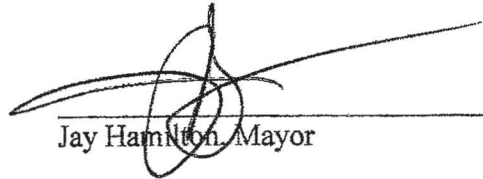
SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Comprehensive Zoning Ordinance of the Town of Brock, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 5. All ordinances of the Town in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the Town not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law.

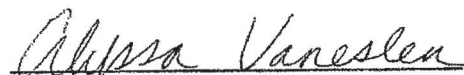
PASSED AND APPROVED by the Town Commission of the Town of Brock, Texas, on August 7, 2023.

TOWN OF BROCK, TEXAS




Jay Hamilton, Mayor

ATTEST:



Alyssa Vanesler, Town Secretary

APPROVED AS TO FORM:



Whitt Wyatt, Town Attorney

