

**ORDINANCE NO. 22-0707**

**AN ORDINANCE OF THE CITY OF CHINA GROVE, TEXAS  
AMENDING THE ZONING ORDINANCE BY REZONING  
PROPERTY LOCATED AT 6825 U.S Highway 87 E, CHINA  
GROVE, TEXAS TO AUTHORIZE A MANUFACTURING AND  
FABRICATING OPERATION AS A CONDITIONAL USE FOR  
Converse Broken Antler, LLC**

**WHEREAS**, the City of China Grove, Texas has the authority to regulate the zoning of property pursuant to Texas Local Government Code Chapter 211; and

**WHEREAS**, in accordance with such authority City Council adopted a Zoning Ordinance (Ordinance No. 960711); and

**WHEREAS**, City Council amended Ordinance No. 960711, by the passage of Ordinance No. 20-0109-1 to allow a *Manufacturing and Fabrication* as Conditional Uses in the Class -2 Medium Intensity Land Use District; and

**WHEREAS**, City Council has been asked by the owner of property located at **6825 U.S Highway 87 E**, to rezone the property to allow a *Manufacturing and Fabricating operation* as a conditional use at said location; and

**WHEREAS**, City Council provided members of the public to provide testimony and comments regarding the merits of the proposed zoning amendment and published notice of the public hearing by publication in the official city newspaper and by mailing notice as required by Texas Local Government Code Chapter 211.

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

**Section 1. Findings.** The findings set out herein are found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes.

**Section 2. Property subject to the Zoning Amendment.** The Subject Property is the property located at **6825 U.S Highway 87 E**, China Grove, Texas. A legal description of the property **is attached hereto as Exhibits "A" & "B"**. The Subject Property is currently zoned "Class-2 Medium Intensity Land Use."

**Section 3. Conditional Use Permit.** The Subject Property is hereby rezoned to Class -2 Medium Intensity Land Use - Conditional Use: **Manufacturing and Fabricating Operation** subject to the conditions that follows:

- The conditional use must comply with the Site Plan attached hereto as Exhibit "C"

- Only light manufacturing/fabricating activities that produce consumer-oriented goods on a small scale.
- All manufacturing, fabricating, assembly or disassembly of items must take place wholly within the confines of the building footprint and may not involve the use or production of flammable, explosive or other hazardous materials
- No emissions of noise, dust, odor, smoke, gas, fumes, exhaust emissions, vibrations, light, glare, erosion or other hazardous or potential elements which are detectable beyond the boundary of the property
- Housekeeping procedures must be in place to safely reduce the amounts of dangerous dust, particles, fumes and other emissions to mitigate fire, explosion and environmental potentials.
- No outdoor storage.

**Section 4. Cumulative Clause.** This Ordinance shall be cumulative of all provisions of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**Section 5. Non-Severability.** This ordinance is not severable; and should any provision of this ordinance be found to be void or unenforceable by a court of competent jurisdiction then in such case this enter ordinance shall be void ab initio.

**Section 6. Effective Date.** This Ordinance shall take effect immediately from and after its passage. PASSED, APPROVED, AND ADOPTED on the 7th day of July, 2022.

  
Mary Ann Hajek, Mayor

ATTEST:

  
Susan Conaway  
City Secretary

# EXHIBIT A

October 3, 2002  
Job No. 647216.0070

## DESCRIPTION OF A 5.000 ACRE TRACT OF LAND

Being 5.000 acres of land out of the Maria D. Oliver survey No. 55, Abstract 559, County Block (C.B.) 5127, in the City of China Grove, Texas, being out of that tract described as City Block 5127, P-3, Abstract 559 called for in Volume 8136, Page 1283, Official Public Records of Real Property, Bexar County, Texas, said tract being that called 7.277 acre tract described in Volume 5061, Page 5, Official Public Records of Real Property, Bexar County, Texas, said 5.000 acres being more particularly described as follows:

COMMENCING at a found concrete Texas Department of Transportation Monument (TXDOT) on the north line of U.S. Highway 87, the southeast corner of a 5.00 acre tract as described in Volume 8069, Page 24, Official Public Records of Real Property, Bexar County, Texas, thence N.14°38'27"E., with the east line of said 5.00 acre tract, a distance of 544.53 feet to a set 1/2" rebar with a Castella & Assoc. plastic cap for the POINT OF BEGINNING, in the east line of said 5.00 acre tract, for the southwest corner of this tract:

THENCE N.14°38'27"E., continuing with the east lines of said 5.00 acre tract, a 11.567 acre tract described in Volume 8571, Page 549, Official Public Records of Real Property, Bexar County, Texas, and a 15.765 acre tract as described in Volume 9281, Page 2082, Official Public Records of Real Property, Bexar County, Texas, a distance of 1201.94 feet to a found 1/2" rebar, on the south line of a 148.309 acre tract as described in Volume 8649, Page 1224, Official Public Records of Real Property, Bexar County, Texas, and for the northwest corner of this tract;

THENCE S.75°32'42"E., with the south line of said 148.309 acre tract a distance of 181.19 feet to a set 1/2" rebar with a Castella & Assoc. plastic cap, for the northwest corner of a 8.410 acre tract as described in Volume 1206, Page 756, Official Public Records of Real Property, Bexar County, Texas, and the northeast corner of this tract;

THENCE S.14°38'21"W., departing the south line of said 148.309 acre tract and with the west line of said 8.410 acre tract a distance of 1201.94 feet to a set 1/2" rebar with a Castella & Assoc. plastic cap, for the southeast corner of this tract;

THENCE N.75°32'42"W., departing the west line of said 8.410 acre tract and crossing said 7.277 acre tract, a distance of 181.22 feet to the POINT OF BEGINNING containing 5.000 acres, more or less.

Bearing reference source is the north right-of-way line of U.S. Highway 87. This description is based on a survey made on the ground by employees of W.F. Castella & Associates, Inc.

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*Gary B. Neill*  
Gary B. Neill, R.P.L.S.#3964

W11099966667

# EXHIBIT B

October 3, 2002  
Job No. 647216 0079

## DESCRIPTION OF A 2.274 ACRE TRACT OF LAND

Being 2.274 acres of land out of the Maria D. Oliver survey No. 55, Abstract 559, County Block (C.B.) 5127, in the City of China Grove, Texas, being out of that tract described as City Block 5127, P-3, Abstract 559 called for in Volume 8136, Page 1283, Official Public Records of Real Property, Bexar County, Texas, said tract being that called 7.277 acre tract described in Volume 5061, Page 5, Official Public Records of Real Property, Bexar County, Texas, said 2.274 acres being more particularly described as follows:

BEGINNING at a found concrete Texas Department of Transportation Monument (TXDOT) on the north line of U.S. Highway 87, being the southeast corner of a 5.00 acre tract as described in Volume 3064, Page 24, Official Public Records of Real Property, Bexar County, Texas, and for the southwest corner of this tract;

THENCE N.14°38'27"E., continuing with the east line of said 5.00 acre tract, a distance of 544.53 feet to a set 1/2" rebar with a Castella & Assoc. plastic cap for the northwest corner of this tract;

THENCE S.75°32'42"E., departing the east line of said 5.00 acre tract, crossing said 7.277 acre tract, a distance of 181.22 feet to a set 1/2" rebar with a Castella & Assoc. plastic cap, on the west line of a 3.410 acre tract as described in Volume 1206, Page 756, Official Public Records of Real Property, Bexar County, Texas, and the northeast corner of this tract;

THENCE S.14°38'21"W., with the west line of said 3.410 acre tract a distance of 548.57 feet to a set 1/2" rebar with a Castella & Assoc. plastic cap, on the north line of U.S. Highway 87, for the southwest corner of said 3.410 acre tract and the southeast corner of this tract;

THENCE N.75°32'42"W., with the north line of U.S. Highway 87 and departing the west line of said 3.410 acre tract a distance of 181.22 feet to the POINT OF BEGINNING containing 2.274 acres, more or less.

Bearing reference source is the north right-of-way line of U.S. Highway 87. This description is based on a survey made on the ground by employees of W.F. Castella & Associates, Inc.

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Any provision in any deed, mortgage or other instrument affecting the described real property based on a recording error is hereby null and void under Federal law STATE OF TEXAS, COUNTY OF BEXAR. This instrument was FILED in File Number Sequence on the 5th day of May 2003 at 09:47:53 AM and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

MAY 05 2003



*Gary B. Neill*  
COUNTY CLERK BEXAR COUNTY, TEXAS



*Gary B. Neill*  
Gary B. Neill, R.P.L.S.#3964

Book 20030110456  
Page 4  
05/05/2003 09:47:53 AM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
BEXAR COUNTY  
COUNTY CLERK  
Fee: \$15.00

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# EXHIBIT C

**DESCRIPTION OF A 5.000 ACRE TRACT OF LAND**

THIS TRACT OF LAND, containing the area of 5.000 acres, more or less, as shown on the attached plat, is situated in the City of China Grove, Bexar County, Texas. The land is bounded as follows:

N. 17° 11' 30" E. 1750.51' to the center of the right-of-way of U.S. Highway 87, being the eastern boundary of the 5.000 acre tract.

S. 14° 38' 21" W. 1750.51' to the center of the right-of-way of U.S. Highway 87, being the southern boundary of the 5.000 acre tract.

W. 1200.14' to the center of the right-of-way of U.S. Highway 87, being the western boundary of the 5.000 acre tract.

N. 14° 38' 21" E. 1750.51' to the center of the right-of-way of U.S. Highway 87, being the northern boundary of the 5.000 acre tract.

The total area of the tract is 5.000 acres, more or less.

**DESCRIPTION OF A 2.274 ACRE TRACT OF LAND**

THIS TRACT OF LAND, containing the area of 2.274 acres, more or less, as shown on the attached plat, is situated in the City of China Grove, Bexar County, Texas. The land is bounded as follows:

N. 14° 38' 21" E. 1746.47' to the center of the right-of-way of U.S. Highway 87, being the eastern boundary of the 2.274 acre tract.

S. 14° 38' 21" W. 1746.47' to the center of the right-of-way of U.S. Highway 87, being the southern boundary of the 2.274 acre tract.

W. 1200.14' to the center of the right-of-way of U.S. Highway 87, being the western boundary of the 2.274 acre tract.

N. 14° 38' 21" E. 1746.47' to the center of the right-of-way of U.S. Highway 87, being the northern boundary of the 2.274 acre tract.

The total area of the tract is 2.274 acres, more or less.

**DESCRIPTION OF 20 FOOT WIDE EGRESS CORRIDORS**

THESE CORRIDORS, containing the area of 20 feet wide egress corridors, more or less, as shown on the attached plat, are situated in the City of China Grove, Bexar County, Texas. The land is bounded as follows:

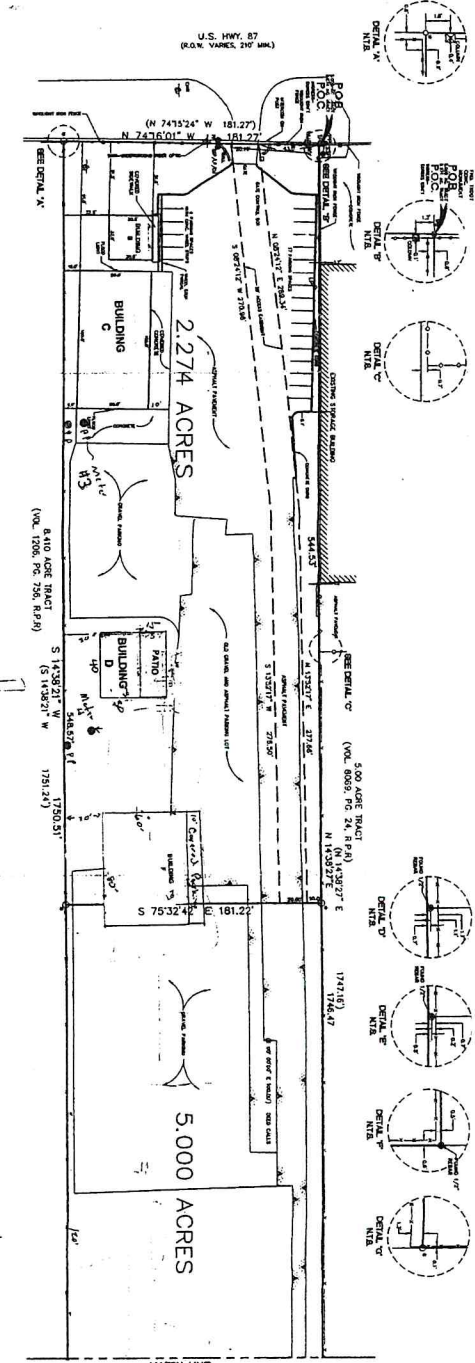
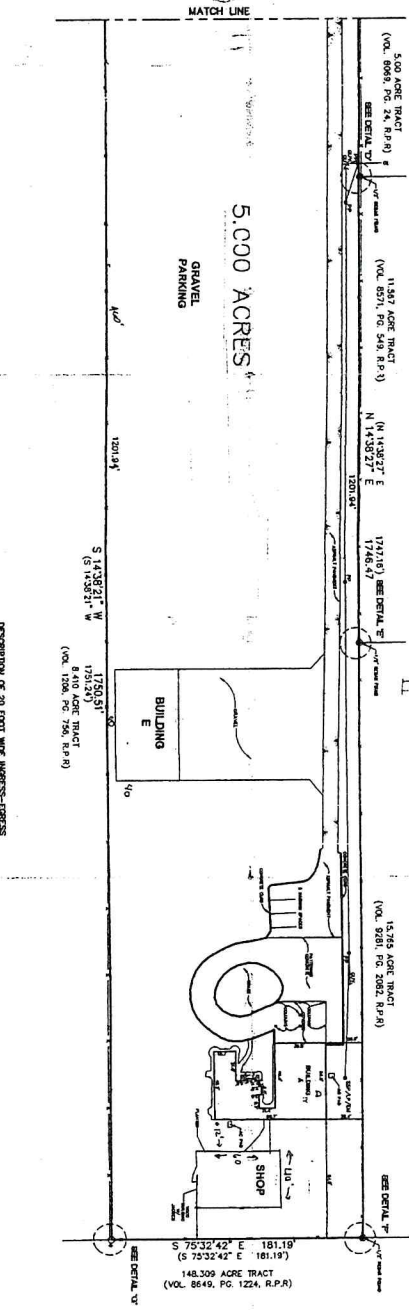
N. 14° 38' 21" E. 1746.47' to the center of the right-of-way of U.S. Highway 87, being the eastern boundary of the 20 foot wide egress corridors.

S. 14° 38' 21" W. 1746.47' to the center of the right-of-way of U.S. Highway 87, being the southern boundary of the 20 foot wide egress corridors.

W. 1200.14' to the center of the right-of-way of U.S. Highway 87, being the western boundary of the 20 foot wide egress corridors.

N. 14° 38' 21" E. 1746.47' to the center of the right-of-way of U.S. Highway 87, being the northern boundary of the 20 foot wide egress corridors.

The total area of the corridors is 20 feet wide egress corridors, more or less.



*[Handwritten Signature]*  
 Surveyor



**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. THIS SURVEY WAS MADE BY THE SURVEYOR BY THE USE OF A TOTAL STATION.
4. THE BOUNDARIES OF THE TRACTS SHOWN ON THIS PLAT WERE LOCATED BY THE SURVEYOR BY THE USE OF A TOTAL STATION.
5. THE AREA OF EACH TRACT IS AS SHOWN ON THIS PLAT.
6. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE.
7. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE.
8. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE.
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10. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE.



**W.F. CASTELLA & ASSOCIATES, INC.**  
 Engineers - Surveyors - Planners  
 6800 Park Ten Blvd, Suite 180 South - San Antonio, Texas 78213 - 2107724-537

**BOUNDARY AND IMPROVEMENT SURVEY OF 7.274 ACRES**  
 BEING 7.274 ACRES OF LAND OUT OF THE MARIA D. OLIVER SURVEY NO. 55, ABSTRACT 559, COUNTY BLOCK (C.B.) 5127, SITUATED IN THE CITY OF CHINA GROVE, BEXAR COUNTY, TEXAS.