



## CHARTER TOWNSHIP OF TEXAS

### NOTICE OF ADOPTION OF ORDINANCE NO. 341, ORDINANCE AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER TOWNSHIP TO CONDITIONALLY REZONE REDWOOD PROPERTY

**PLEASE TAKE NOTICE** that at its regular meeting on April 8, 2019 the Township Board adopted Ordinance No. 341 entitled “Ordinance Amending the Zoning Ordinance of Texas Charter Township to Conditionally Rezone Redwood Property” (the “Ordinance”). The following is a summary of the Ordinance. A true copy of the Ordinance, including any exhibits, is available for inspection at the Township Hall, 7110 West Q Avenue, Kalamazoo, Michigan 49009, and is posted on the website of the Charter Township of Texas, <http://www.texastownship.org>

### ORDINANCE AMENDING THE ZONING ORDINANCE OF TEXAS CHARTER TOWNSHIP TO CONDITIONALLY REZONE REDWOOD PROPERTY

#### **SECTION 1. PURPOSE**

This section states that the Township adopts the following amendments for the health, safety and welfare of Township residents.

#### **SECTION 2. AMENDING ZONING DISTRICT MAP**

This section amends the zoning district map to conditionally rezoning the following property:

Portion of Parcel ID 09-23-126-010:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWN 3 SOUTH, RANGE 12 WEST; SAID CORNER BEING THE PLACE OF BEGINNING, THENCE EAST, 215.0 FEET ALONG THE NORTH LINE OF SAID SECTION 23; THENCE SOUTH 373.0 FEET PARALLEL WITH THE WEST LINE OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 23; THENCE WEST, 215.0 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 23; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 23 TO THE PLACE OF BEGINNING (the “Property”)

from R2 (Residential, Single Family) to CBD (Corners Business District) as set forth in the Conditional Rezoning Agreement (**Exhibit A**) attached hereto, made a part hereof, and incorporated herein by reference. The rezoning conditions set forth in the Conditional Rezoning Agreement shall apply only to the proposed neighborhood development as depicted on Exhibit B to the Agreement. All other development of the Property shall be in strict compliance with all



applicable Township Ordinances including corresponding CBD regulations in the Township's Zoning Ordinance, and applicable building code and utility requirements.

**SECTION 3. VALIDITY AND SEVERABILITY.**

This section provides that if any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

**SECTION 4. REPEALER.**

This section provides that all other ordinances inconsistent with the provisions of this Ordinance are repealed to the extent necessary to give this Ordinance full force and effect.

**SECTION 5. EFFECTIVE DATE.**

This section provides that the Ordinance shall take effect seven days after publication as provided by law.

Linda M. Kerr, Clerk  
Texas Township Hall  
7110 West Q Avenue  
Kalamazoo, MI 49009  
(269) 375-1591