

**CITY OF ROLLINGWOOD, TEXAS
ORDINANCE NO. 2025-08-27-08**

**AN ORDINANCE OF THE CITY OF ROLLINGWOOD, TEXAS,
AMENDING SECTION 101-94, SITE PLAN REQUIREMENTS, OF THE
CODE OF ORDINANCES TO CORRECT INTERNAL CODE
REFERENCES RELATING TO SITE PLAN EXEMPTIONS FOR
CERTAIN RESIDENTIAL DEVELOPMENT; REPEALING PROVISIONS
IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Rollingwood is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, pursuant to Chapter 51 of the Texas Local Government Code, the City has the general authority to adopt ordinances necessary for the protection of the public health, safety, and welfare of its residents; and

WHEREAS, the City previously adopted Section 101-94 of the Code of Ordinances to establish procedures for exemptions from site plan requirements for certain types of development; and

WHEREAS, the City Council desires to amend Section 101-94 solely to correct internal code references for clarity and accuracy without making substantive changes to the scope or applicability of the ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLINGWOOD, TEXAS, THAT:

SECTION 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Part II, Land Development Code, Chapter 101, Buildings and Construction, Article III, Permits and Certifications, Division 2, Building Permits, Section 101-94, Site Plan Requirements, of the City's Code of Ordinances, is amended to read as follows, with strikethroughs being deletions and underlines being additions:

Sec. 101-94- Site Plan Requirements

- (a) Except as required in chapter 103, article ~~III~~ IV, division ~~4~~ 2, a site plan will not be required for the construction of, alteration to or an addition to a single-family residential structure, or an accessory thereto, where only one single-family structure is constructed on a subdivided lot and no proposed improvement is located in the 100-year floodplain ("residential improvements"). Prior to the issuance of a building permit, an applicant for the construction of residential improvements must submit to the city a plot plan of the applicable property reflecting existing and proposed structures and the

location of all building setback lines and easements and the septic tank and field serving the property, if any (the "residential plot plan"). The residential plot plan for construction of a new residence on the property must be prepared on a survey of the property prepared by a registered surveyor showing setback lines and easements.

SECTION 3. All provisions of the ordinances of the City of Rollingwood in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the City of Rollingwood ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law provides.

APPROVED, PASSED AND ADOPTED by the City Council of the City of Rollingwood, Texas, on the _____ day of _____ 2025.

APPROVED:

Gavin Massingill, Mayor

ATTEST:

Makayla Rodriguez, City Secretary