

1 **CITY OF ROLLINGWOOD, TEXAS**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE OF THE CITY OF ROLLINGWOOD, TEXAS**
4 **AMENDING THE OFFICIAL ZONING MAP BY REZONING 5100**
5 **ROLLINGWOOD DRIVE FROM THE COMMERCIAL DISTRICT (C) TO**
6 **RESIDENTIAL DISTRICT (R); PROVIDING FOR SEVERABILITY; AND**
7 **PROVIDING FOR AN EFFECTIVE DATE**

8 **WHEREAS**, the City of Rollingwood (“City”) is a General Law Type A City under the
9 statutes of the State of Texas; and

10 **WHEREAS**, the City is empowered by Chapter 211 of the Texas Local Government Code
11 to establish a zoning ordinance establishing zoning districts and permissible land uses within the
12 incorporated limits of the City; and

13 **WHEREAS**, the City Council has previously adopted zoning regulations as Chapter 107
14 of the City of Rollingwood Code of Ordinances, as amended; and

15 **WHEREAS**, the City Council may – from time to time – choose to amend, supplement,
16 change, or modify the City’s zoning regulations, boundaries, or classifications; and

17 **WHEREAS**, the City has initiated the rezoning of 5100 Rollingwood Drive (TCAD
18 Property ID 107772) from the Commercial District (C) to the Residential District (R), as shown
19 on the attached Exhibits A and B; and

20 **WHEREAS**, on July 17, 2024, notices of the public hearing were mailed to property
21 owners whose property is affected by the proposed change; and

22 **WHEREAS**, the Planning and Zoning Commission held a public hearing on August 7,
23 2024 on the proposed rezoning of the aforementioned parcel of land; and

24 **WHEREAS**, the Planning and Zoning Commission, after consideration of the proposed
25 rezoning, recommended (approval/denial) on August 7, 2024; and

26 **WHEREAS**, the City Council held a public hearing on August 21, 2024 on the proposed
27 rezoning of the aforementioned parcel of land; and

28 **WHEREAS**, the City Council hereby finds and determines that the proposed rezoning
29 promotes the public health, safety, and general welfare of the City; and

30 **WHEREAS**, the City Council finds and determines that the proposed rezoning is
31 consistent with the Comprehensive Plan for the City; and

32 **WHEREAS**, the City has complied with all conditions and precedent necessary to take
33 this action and has properly noticed and conducted all public hearings and public meetings
34 pursuant to the Texas Local Government Code and Texas Government Code, as applicable; and

35 WHEREAS, the City Council, after consideration of the proposed rezoning, determined
36 that the requested rezoning be approved as provided herein.

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

39 SECTION 1. The foregoing recitals are found to be true and correct legislative and factual
40 findings of the City Council and are hereby approved and incorporated into the body of this
41 Ordinance.

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43 SECTION 2. The parcel of land as shown and more particularly described in the attached Exhibit
44 A is hereby zoned Residential District (R).

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46 SECTION 3. The zoning map attached as Exhibit B is adopted as the Official Zoning Map of the
47 City of Rollingwood.

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49 SECTION 4. If any provision of this Ordinance is illegal, invalid, or unenforceable under present
50 or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal,
51 invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or
52 unenforceable provision as is possible and is legal, valid, and enforceable will be added to this
53 Ordinance.

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55 SECTION 5. This Ordinance shall be cumulative of all provisions of ordinances of the City
56 except where the provisions of the Ordinance are in direct conflict with the provisions of such
57 ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

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59 SECTION 6. This Ordinance shall be construed and enforced in accordance with the laws of the
60 State of Texas and the United States of America.

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62 SECTION 7. It is officially found, determined, and declared that the meeting at which this
63 Ordinance is adopted was open to the public as required and that public notice of the time, place,
64 and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551,
65 Texas Government Code, as amended.

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67 SECTION 8. This Ordinance will take effect upon its adoption by the City Council.

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69 APPROVED, PASSED, AND ADOPTED by the City Council of the City of Rollingwood, Texas
70 on the ____ day of _____, 2024.

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72 APPROVED:
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75 Gavin Massingill, Mayor

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ATTEST:

Ashley Wayman, City Administrator

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Exhibit A

Description of Property

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Address: 5100 Rollingwood Drive

TCAD Property ID #: 107772

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Exhibit B

Zoning Map

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