1	CITY OF ROLLINGWOOD, TEXAS
2	ORDINANCE NO. 2024-06-12-09
3 4 5 6 7 8	AN ORDINANCE OF THE CITY OF ROLLINGWOOD, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING PARCELS OF LAND FROM THE PROFESSIONAL AND BUSINESS OFFICE DISTRICT (C-1) AND THE BUSINESS DISTRICT (C-2) TO COMMERCIAL DISTRICT (C); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE
9 LO	<b>WHEREAS</b> , the City of Rollingwood ("City") is a General Law Type A City under the statutes of the State of Texas; and
l1 l2 l3	<b>WHEREAS</b> , the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and
L4 L5	<b>WHEREAS</b> , the City Council has previously adopted zoning regulations as Chapter 107 of the City of Rollingwood Code of Ordinances, as amended; and
L6 L7	<b>WHEREAS</b> , the City Council may – from time to time – choose to amend, supplement, change, or modify the City's zoning regulations, boundaries, or classifications; and
18 19 20 21	WHEREAS, the City has initiated the rezoning of properties from the Professional and Business Office District (C-1) and Business District (C-2) to the Commercial District (C) for parcels of land located along Bee Cave Road, Bee Cave Woods Drive, and Rollingwood Drive, as shown on the attached Exhibit A; and
22 23	<b>WHEREAS</b> , on April 1, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and
24 25	<b>WHEREAS</b> , the Planning and Zoning Commission and City Council held a joint public hearing on April 24, 2024 on the proposed rezoning of the aforementioned parcels of land; and
26 27	<b>WHEREAS</b> , the Planning and Zoning Commission, after consideration of the proposed rezoning, recommended approval on May 8, 2024; and
28 29	WHEREAS, the City Council hereby finds and determines that the proposed rezoning promotes the public health, safety, and general welfare of the City; and
30 31	WHEREAS, the City Council finds and determines that the proposed rezoning is consistent with the Comprehensive Plan for the City; and
32 33 34	WHEREAS, the City has complied with all conditions precedent necessary to take this action and has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable; and
35 36	<b>WHEREAS</b> , the City Council, after consideration of the proposed rezoning, determined that the requested rezoning be approved as provided herein.

37 38	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLINGWOOD, TEXAS THAT:					
39 40 41	<b>SECTION 1.</b> The foregoing recitals are found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of the Ordinance.					
42 43 44 45	<b>SECTION 2.</b> The parcels of land as shown and more particularly described in the attached Exh A are hereby zoned Commercial District (C).					
46 47 48	<b>SECTION 3.</b> The zoning map attached as Exhibit A is adopted as the Official Zoning Map of the City of Rollingwood.					
49 50 51 52 53	<b>SECTION 4.</b> If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.					
55 56 57	<b>SECTION 5.</b> This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.					
58 59 60	<b>SECTION 6.</b> This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.					
61 62 63 64 65	<b>SECTION 7.</b> It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.					
66 67 68	<b>SECTION 8.</b> This Ordinance will take effect upon its adoption by the City Council.					
69 70	<b>APPROVED, PASSED, AND ADOPTED</b> by the City Council of the City of Rollingwood, Texas on the day of, 2024.					
71 72 73	APPROVED:					
74 75	Gavin Massingill, Mayor					
76						

77 ATTEST:

Desiree Adair, City Secretary	
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	Desiree Adair, City Secretary

## Exhibit A

## **Description of Properties**

Address	TCAD Property ID#	Address	TCAD Property ID#
5100 Rollingwood Dr.	107772	2901 Bee Cave Rd.	105652
3160 Bee Cave Rd.	107768	2901 Bee Cave Rd.	105653
3144 Bee Cave Rd.	107770	No Address	721173
3102 Bee Cave Rd.	105805	2900 Bee Cave Rd.	105626
3103 Bee Cave Rd.	105759	2826 Bee Cave Rd.	105627
3101 Bee Cave Rd.	105761	2829 Bee Cave Rd.	105655
1015 Bee Cave Woods Dr.	105786	2824 Bee Cave Rd.	105628
3012 Bee Cave Rd.	105816	2814 Bee Cave Rd.	105625
3010 Bee Cave Rd.	105617	2808 Bee Cave Rd.	105624
3008 Bee Cave Rd.	105619	2802 Bee Cave Rd.	105623
3001 Bee Cave Rd.	105629	2800 Bee Cave Rd.	105622
3006 Bee Cave Rd.	105620	No Address	105621
2901 Bee Cave Rd.	105654	2724 Bee Cave Rd.	105690
2901 Bee Cave Rd.	105645	2720 Bee Cave Rd.	105689
2901 Bee Cave Rd.	105646	2714 Bee Cave Rd.	105502
2901 Bee Cave Rd.	105647	2712 Bee Cave Rd.	105501
2901 Bee Cave Rd.	105648	2710 Bee Cave Rd.	105500
2901 Bee Cave Rd.	105649	2708 Bee Cave Rd.	105499
2901 Bee Cave Rd.	105650	2706 Bee Cave Rd.	105498
2901 Bee Cave Rd.	105651	2700 Bee Cave Rd.	105495

