1	CITY OF ROLLINGWOOD, TEXAS
2	ORDINANCE NO. 2024-05-29-05
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 10	WHEREAS , the City of Rollingwood ("City") is a General Law Type A City under the statutes of the State of Texas; and
11 12 13	WHEREAS , 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
14 15	WHEREAS , the City Council has previously adopted zoning regulations as Chapter 107 of the City of Rollingwood Code of Ordinances, as amended; and
16 17	WHEREAS , 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	WHEREAS , 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	WHEREAS , 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	WHEREAS , the Planning and Zoning Commission, after consideration of the proposed amendment, recommended approval on May 8, 2024; and
28 29	WHEREAS , the City Council hereby finds and determines that the proposed amendment promotes the public health, safety, and general welfare of the City; and
30 31	WHEREAS, the City Council finds and determines that the proposed amendment 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

WHEREAS, the City Council, after consideration of the proposed amendment, determined

that the requested rezoning be approved as provided herein.

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY 37 OF ROLLINGWOOD, TEXAS THAT: 38 **SECTION 1.** The foregoing recitals are found to be true and correct legislative and factual 39 40 findings of the City Council and are hereby approved and incorporated into the body of this 41 Ordinance. 42 43 **SECTION 2.** The parcels of land as shown and more particularly described in the attached Exhibit 44 A are hereby zoned Commercial District (C) 45 **SECTION 3.** The Official Zoning Map of the City of Rollingwood shall be amended to reflect 46 47 the above amendment. 48 **SECTION 4.** If any provision of this Ordinance is illegal, invalid, or unenforceable under present 49 or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, 50 invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or 51 unenforceable provision as is possible and is legal, valid, and enforceable will be added to this 52 Ordinance. 53 54 **SECTION 5.** This Ordinance shall be cumulative of all provisions of ordinances of the City 55 except where the provisions of the Ordinance are in direct conflict with the provisions of such 56 57 ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. 58 **SECTION 6.** This Ordinance shall be construed and enforced in accordance with the laws of the 59 State of Texas and the United States of America. 60 61 **SECTION 7.** It is officially found, determined, and declared that the meeting at which this 62 Ordinance is adopted was open to the public as required and that public notice of the time, place, 63 64 and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended. 65 66 **SECTION 8.** This Ordinance will take effect upon its adoption by the City Council. 67 68 APPROVED, PASSED, AND ADOPTED by the City Council of the City of Rollingwood, Texas 69 on the day of , 2024. 70 71 APPROVED: 72 73 74 Gavin Massingill, Mayor 75 76

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ATTEST:

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