| 1 | CITY OF ROLLINGWOOD, TEXAS |
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| 2 | ORDINANCE NO. 2024-08-21-03 |
| 3 4 5 6 7 | AN ORDINANCE OF THE CITY OF ROLLINGWOOD, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING 5100 ROLLINGWOOD DRIVE FROM THE COMMERCIAL DISTRICT (C) TO RESIDENTIAL DISTRICT (R); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE |
| 8 9 | WHEREAS, the City of Rollingwood ("City") is a General Law Type A City under the statutes of the State of Texas; and |
| 10 11 12 | 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 |
| 13 14 | WHEREAS , the City Council has previously adopted zoning regulations as Chapter 107 of the City of Rollingwood Code of Ordinances, as amended; and |
| 15 16 | 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 |
| 17 18 19 | WHEREAS, the City has initiated the rezoning of 5100 Rollingwood Drive (TCAD Property ID 107772) from the Commercial District (C) to the Residential District (R), as shown on the attached Exhibits A and B; and |
| 20 21 | WHEREAS, on July 17, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and |
| 22 23 | WHEREAS , the Planning and Zoning Commission held a public hearing on August 7, 2024 on the proposed rezoning of the aforementioned parcel of land; and |
| 24 25 | WHEREAS, the Planning and Zoning Commission, after consideration of the proposed rezoning, recommended approval on August 7, 2024; and |
| 26 27 | WHEREAS, the City Council held a public hearing on August 21, 2024 on the proposed rezoning of the aforementioned parcel of land; 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 and 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 | WHEREAS , the City Council, after consideration of the proposed rezoning, determined that the requested rezoning be approved as provided herein. |
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| 37 38 | NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLINGWOOD, TEXAS THAT: |
| 39 40 41 42 | SECTION 1. 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 this Ordinance. |
| 43 44 45 | SECTION 2. The parcel of land as shown and more particularly described in the attached Exhibit A is hereby zoned Residential District (R). |
| 46 47 48 | SECTION 3. The zoning map attached as Exhibit B is adopted as the Official Zoning Map of the City of Rollingwood. |
| 49 50 51 52 53 | SECTION 4. 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 58 | SECTION 5. 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. |
| 59 60 61 | SECTION 6. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America. |
| 62 63 64 65 66 | SECTION 7. 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. |
| 67 | SECTION 8. This Ordinance will take effect upon its adoption by the City Council. |
| 68 69 70 | APPROVED, PASSED, AND ADOPTED by the City Council of the City of Rollingwood, Texas on the day of, 2024. |
| 71 72 73 74 | APPROVED: |
| 75 | Gavin Massingill, Mayor |

| 122 | Exhibit A |
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| 124 | Description of Property |
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| 127 | Address: 5100 Rollingwood Drive |
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| 129 | TCAD Property ID #: 107772 |
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Exhibit B
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20ning Map



