

ORDINANCE NO. 233

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS (“CITY”) AMENDING THE ZONING OF REAL PROPERTY FROM AGRICULTURAL USE (“AG”) TO SINGLE FAMILY-RURAL RESIDENTIAL USE (“SF-RR”) IN CONFORMANCE WITH THE CITY OF BEE CAVE COMPREHENSIVE PLAN FOR A PORTION OF THE PROPERTY ANNEXED INTO THE CITY LIMITS VIA ORDINANCE NO. 227 AND CREATING A SINGLE FAMILY RURAL RESIDENTIAL (“SF-RR”) ZONING DISTRICT COMPOSED OF THE TRACTS OF LAND SET OUT IN EXHIBIT “A”, ATTACHED HERETO; SUCH PROPERTY IS GENERALLY LOCATED EAST AND WEST OF HAMILTON POOL ROAD AND SOUTH OF HIGHWAY 71; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR FINDINGS OF FACT, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City of Bee Cave is lawfully incorporated as a Home-Rule municipality and the City Council is the governing body of the City; and,

WHEREAS, the City Council seeks to provide for the orderly development of land and use of property within its corporate limits; and,

WHEREAS, the City is empowered by the City Charter and Section 211.005 (Districts) of the Texas Local Government Code to divide the municipality into districts of a number, shape, and size the City Council considers best for carrying out the zoning purposes under state law; and within each district, the City Council may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land; and,

WHEREAS, the zoning regulations must be uniform for each class or kind of building in a district, but the regulations may vary from district to district; and shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality; and,

WHEREAS, the City recognizes its responsibility and authority to impose ordinances and controls that are necessary for the government of the City, its interest, welfare, and good order of the City as a body politic.

WHEREAS, pursuant to the City of Bee Cave Code of Ordinances, Chapter 32, “Zoning,” section 32.03.002, territory that has been newly annexed into the City is initially zoned as Agriculture, which zoning becomes effective immediately and it is anticipated that agriculture zoned land will eventually be rezoned to another more permanent, urban zoning classification in the future;

WHEREAS, section 32.03.003 of the Zoning Ordinance provides that the purpose of a Single-Family Rural Residential District is to provide for development of primarily very low density detached, single-family residences on lots of not less than one acre; and

WHEREAS, the City of Bee Cave Comprehensive Plan (“Comprehensive Plan”), Section Eight, Future Land Use Plan provides that it shall serve as a guide for future land use patterns and all aspects of the Comprehensive Plan “are implemented primarily through development regulations (zoning and subdivision ordinances)”; and

WHEREAS, creation of the new Single Family Rural Residential district (“SF-RR”) composed of the tracts of land described in Exhibit “A”, attached hereto, will protect the integrity and continuity of the Comprehensive Plan and SF-RR zoning is consistent with the Comprehensive Plan and current land uses associated with the subject properties and with the land uses adjacent thereto; and

WHEREAS, the City of Bee Cave Planning and Zoning Commission and the City of Bee Cave City Council (“City Council”), in compliance with the City of Bee Cave Code of Ordinances section 32.02.004, Texas Local Government Code section 211.006(a), et seq., and all applicable laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held two public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council is of the opinion and finds that the zoning changes as described herein should be granted and that the Comprehensive Zoning Ordinance and Map should be amended as set forth herein; and

WHEREAS, any protest made against the proposed changes of Zoning Classification has been duly considered by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council find that rezoning the real property described herein is prudent, in accordance with the City Charter, Texas Local Government Code section 211.004(a)(3), and will promote the health and general welfare of the City of Bee Cave and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

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

SECTION 2. Amendment. That the City Zoning Ordinance and Map of the City of Bee Cave, Texas, be and the same are hereby, amended so as to create a new Single Family Rural Residential (“SF-RR”) zoning district composed of the real property described in Exhibit “A,” attached hereto.

SECTION 3. Severability. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of Chapter 32, Zoning, of the City of Bee Cave Code of Ordinances and Map as a whole.

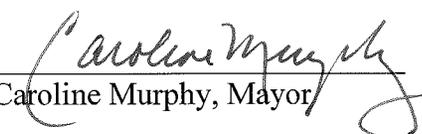
SECTION 4: Repealer. All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

SECTION 5. Notice and Meeting Clause. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 27th day of January 2015.

CITY OF BEE CAVE, TEXAS


Caroline Murphy, Mayor

ATTEST:


Kaylynn Holloway, City Secretary

APPROVED AS TO FORM:

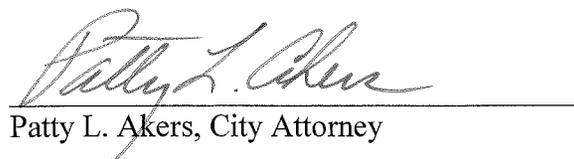

Patty L. Akers, City Attorney

Exhibit "A"

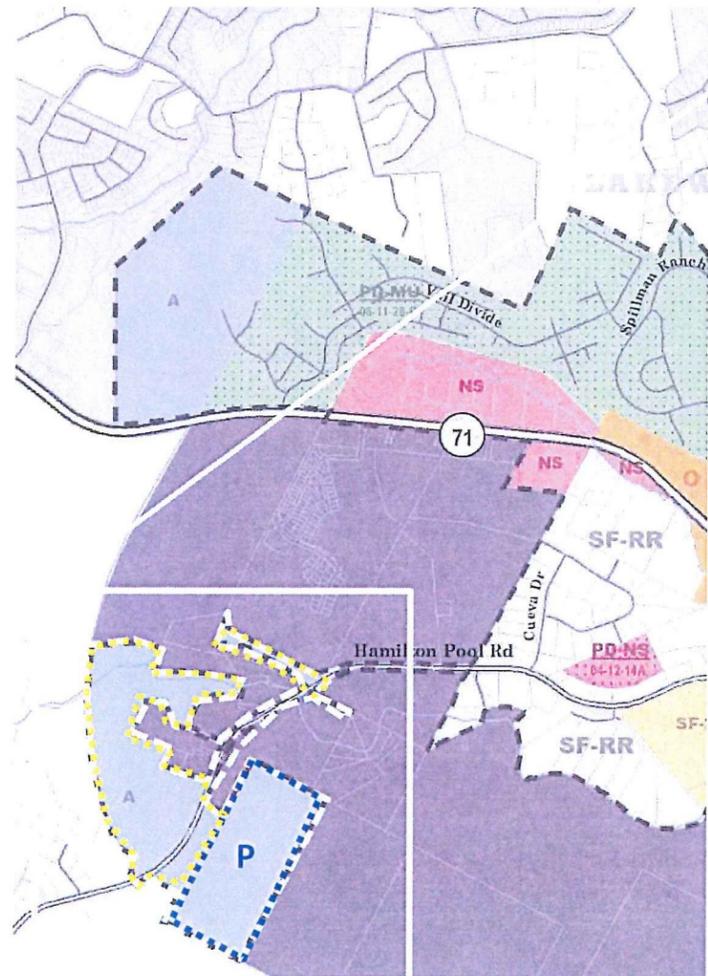
Description of Properties included in the Single Family Rural Residential ("SF-RR") Zoning District.

All of the references to Abstracts (Abs), Surveys (Sur), and Document Numbers are to documents contained in the Official Public Records of Travis County, Texas. "Prop ID" refers to Travis Central Appraisal District Property Identification numbers.

- 5.79 acres in Abs 664 Sur 44 Reynolds J (Prop ID 119314)
- 2.7567 acres in Abs 230 Sur 537 Degman JC (Prop ID 839167)
- 12.648 acres in Abs 211 Sur 70 Conradi W and Abs 230 Sur 537 Degman J C (Prop ID 825652)
- A portion of 395.225 acres in Abs 2679 Sur 86 Barlow W A and Abs 2525 Sur 182 Wolf C (Prop ID 846282)
- A portion of 58.774 acres in Abs 537 Sur 230 Degman J and Abs 211 Sur 70 Conradi W (Prop ID 745731)
- 10.23 acres in Abs 211 Sur 70 Conradi W (Prop ID 785252)
- 15766 Hamilton Pool Road, also referred to as Lot 2 Block A Perkins Subdivision Document Number 200400046 (Prop ID 583471)
- 15768 Hamilton Pool Road, also referred to as Lot 1 Block A Perkins Subdivision Document Number 200400046 (Prop ID 583472)
- 15760 Hamilton Pool Road, 10.170 acres in Abs 211 Sur 71 Conradi W (Prop ID 563810)
- 15800 Hamilton Pool Road, 8.240 acres in Abs 211 Sur 70 Conradi W (Prop ID 119316)
- The portion within Bee Cave City Limits of 15818 Hamilton Pool Road, 7.6693 acres in Abs 211 Sur 70 Conradi W (Prop ID 119337)
- 15814 Hamilton Pool Road, 1.7161 acres in Abs 211 Sur 70 Conradi W (Prop ID 119342)
- 15816 Hamilton Pool Road, 2.00 acres in Abs 211 Sur 70 Conradi W (Prop ID 119340)
- 15801 Hamilton Pool Road, 8.361 acres in Abs 211 Sur 70 Conradi W (Prop ID 487164)

City of Bee Cave Zoning Current as of January 13, 2015

1.14.15



Zoning Base Category

- Single Family Rural Residential
- Single Family 20
- Single Family Attached
- Multi-Family 1
- Neighborhood Service
- Retail
- Commercial
- Town Center
- Mixed Use
- Office
- Public
- Agriculture

☐ Bee Cav

☐ Bee Cav

☐ Parcels

☐ Indicates

Base zon

applicable zoning ordinance(s) listed below label.

Proposed Rezoning from Agriculture (A) to Public (P) & Single-Family Rural Residential (SF-RR)

0 0.20 0.5

Foot Mile

