

ORDINANCE NO. 99-10-12-C

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF A PARTICULAR PARCEL OR AREA OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Owner of certain land described as an 12.978-acre tract of the John Hobson ABS 2108 SUR 56 located on the north side of Highway 71 at the intersection of Hamilton Pool Road has requested a zoning change from Agricultural District to Community Commercial District; and

WHEREAS, the notice as required by the Village's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Village Council as required by law; and

WHEREAS, there has not been any written protest submitted against the proposed change of Zoning Classification; and

WHEREAS, the Planning and Zoning Commission in its recommendation of the change of Zoning Classification finds that such a change is in the public interest and conforms to the Comprehensive Plan of the Village of Bee Cave, Texas.

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

Article 1. The Zoning Classification of the land described above is hereby changed from Agricultural District to Community Commercial District, subject to the following conditions:

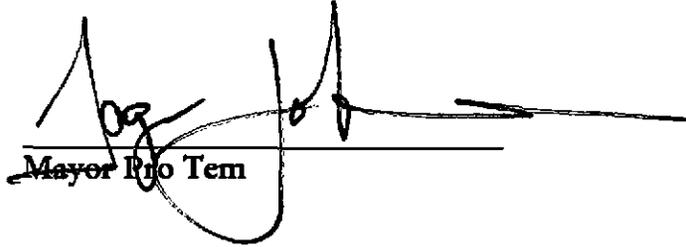
- 1. The use of land will be limited to a condominium project.**
- 2. The owner of the land will present the preliminary plat, a final plat, and a site plan for approval by the Board of Aldermen prior to construction.**
- 3. If construction on a condominium project on the land does not commence on or before the first anniversary of the approval of the site plan, the zoning of the land shall revert to Agricultural District.**

Article 2. The Village Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

Article 3. That if any word, phrase, clause, sentence, section or subsection of this Ordinance is declared to be invalid, such invalidity shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and, to that end, the provisions of this Ordinance are declared to be severable.

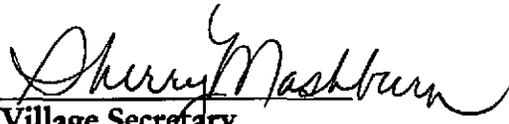
Article 4. This Ordinance shall be come effective on the 12th day of October, 1999.

PASSED AND APPROVED this 12th day of October, 1999.



Mayor Pro Tem

ATTEST:



Village Secretary