

ORDINANCE NO. 03-03-11-B

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FROM AGRICULTURAL TO SINGLE FAMILY – RURAL RESIDENTIAL OF APPROXIMATELY 161.73 ACRES OF LAND WITHIN SECTIONS 1, 2, 3, AND 4 OF THE HOMESTEAD SUBDIVISION IN THE VILLAGE OF BEE CAVE, TEXAS, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE’S ZONING ORDINANCE AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO AMEND THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Owners of the land described in Exhibit “A” attached hereto (the “Property”) have previously been annexed into the Village of Bee Cave in Ordinance 02-11-26-C as Agricultural use; and

WHEREAS, much of the Property is currently being used as Single Family – Rural Residential; 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 Board of Aldermen as required by law; and

WHEREAS, all opposition to the change in zoning, both oral and written, has been considered by the Board of Alderman; and

WHEREAS, Sec. 14.114 of the Village Zoning Ordinance provides that the purpose of Single Family - Rural Residential zoning is to provide for the development of primarily low-density detached single family residences on lots of not less than one acre; and

WHEREAS, the Village Board of Alderman find that zoning of the property to Single Family – Rural Residential is consistent with the Comprehensive Plan and the current uses of the Property.

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

Section 1. Zoning Classification. The 161.73 acres of land described in Exhibit “A” attached is hereby declared to be a Single Family – Rural Residential (the “SFRR District”).

Section 2. Uses. The uses for SFRR shall be those uses authorized in Section 14.130 as "P" or "C." Conditional ("C") uses must be authorized utilizing the procedures found in Section 14.129.

Section 3. Minimum Standards. Standards for residential uses in SFRR shall be those standards stated in Section 14.114. The standards for any non-residential uses in SFRR shall conform to the standards in Retail District Standards ("R").

Section 4. Site Plan. A site plan is not required for residential uses. Site plan approval as provided in Section 14.111 shall be required for any authorized non-residential use in SFRR.

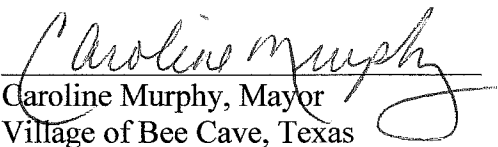
Section 8. Development Standards. Development standards shall be those standards found in Section 14.114 for SSFR.

Section 6. The Village Administrator is hereby authorized and directed to note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

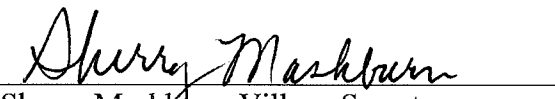
Section 7. Severability. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

Section 8. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED this 11th day of March 2003.

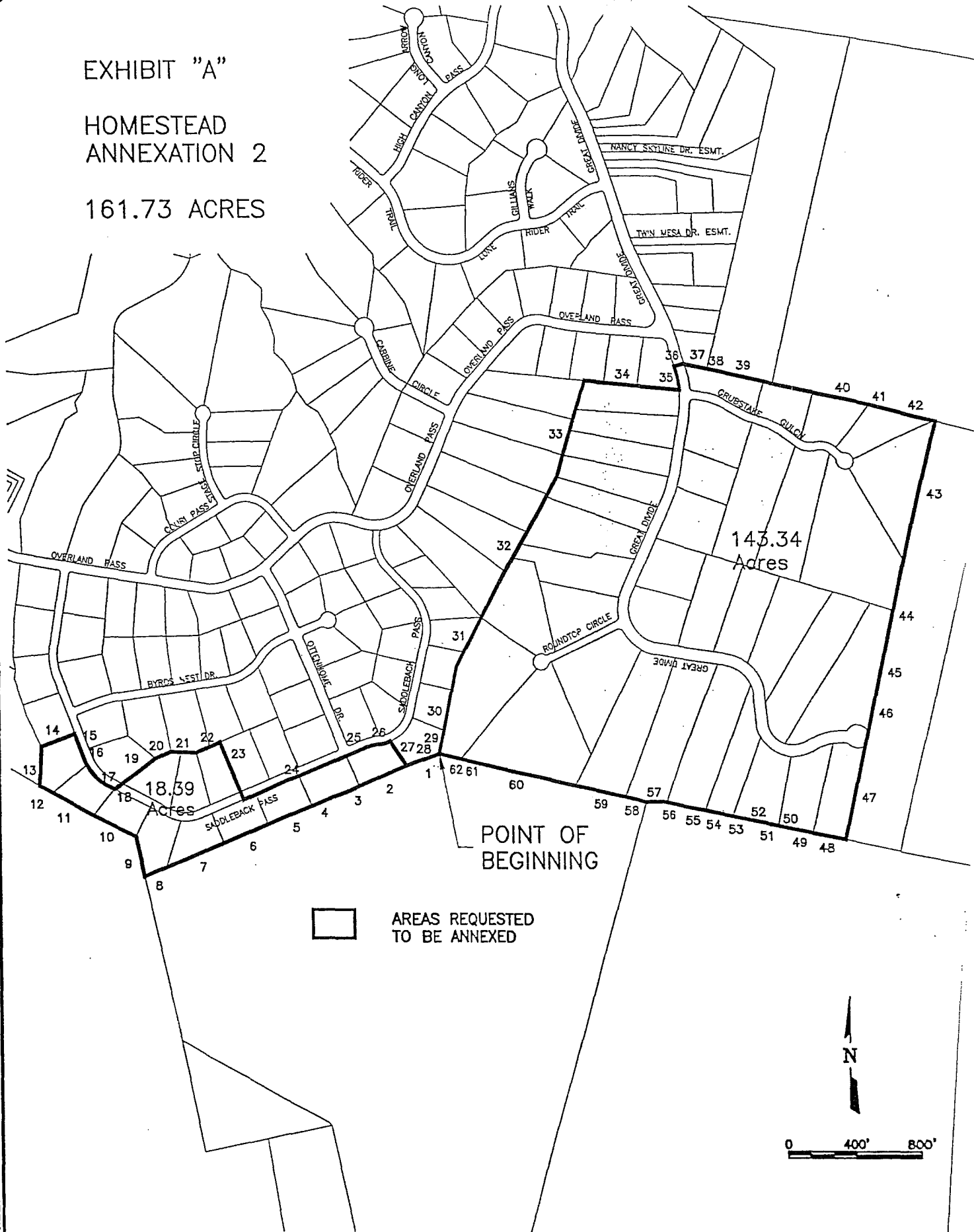
  
Caroline Murphy, Mayor  
Village of Bee Cave, Texas

ATTEST:

  
Sherry Mashburn, Village Secretary  
Village of Bee Cave, Texas

(SEAL)

EXHIBIT "A"  
 HOMESTEAD  
 ANNEXATION 2  
 161.73 ACRES



4.15.06a (LMS Tech)  
 49 N:\VBC\EXHIBIT\_2  
 2002 1:44:03 P.  
 ICE FILE: N:\VBC\REDAWNER



FREESE & NICHOLS, INC.  
 VILLAGE OF BEE CAVE

F&N JOB NO. VBC00346  
 FILE EXHIBIT\_A\_OFF.dwg  
 DATE MARCH 6, 2002  
 SCALE 1"=800'  
 DESIGNED