

ORDINANCE NO. 03-03-25-B

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF 31.909 ACRES OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE'S ZONING ORDINANCE AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto (the "Property") has requested that the land previously zoned as office use be rezoned NS -- Neighborhood Services 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 Board of Aldermen as required by law; and

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

WHEREAS, Sec. 14.120 of the Village Zoning Ordinance provides that the purpose of Neighborhood Services zoning is to provide for limited local neighborhood, low intensity retail and service facilities for the retail sale of goods and services; and

WHEREAS, Neighborhood Services Zoning requires that shopping areas utilize established landscape and buffering requirements; and

WHEREAS, the property adjacent to and nearby to this 31.909 acre tract has been zoned as a Planned Development District and the concept plan approved for such zoning contemplates use of the property as the "Hill Country Galleria," a large retail and commercial complex; and

WHEREAS, it is desirable and consistent with the purpose of Neighborhood Services Zoning that development of this 31.909 serve to buffer the Hill Country Galleria from residential properties; and

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

Section 1. Zoning Classification. The Property is hereby declared to be zoned Neighborhood Services (NS).

Section 2. Uses. The permitted uses shall be those allowed in a Neighborhood Services District as set out in Section 14.120 of the Zoning Ordinance of the Village of Bee Cave.

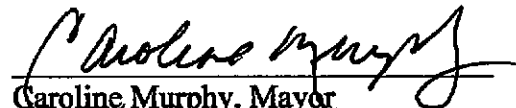
Section 3. That the granting of this Neighborhood Services zoning is subject to all applicable development regulations contained in the Code of Ordinances of the Village of Bee Cave, including, without limitations, the Zoning Ordinance and Subdivision Ordinance.

Section 4. 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 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.

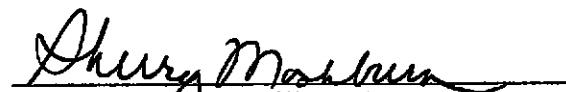
Section 5. The Village Administrator is hereby authorized and directed to note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

Section 6. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED this 25th day of March 2003.


Caroline Murphy, Mayor
Village of Bee Cave, Texas

ATTEST:


Sherry Maskburn, Village Secretary
Village of Bee Cave, Texas

(SEAL)