

ORDINANCE NO. 16-12-15-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING BAR K RANCHES SECTION 15-A LOTS 15045-15099; LOTS 15130-15140; LOTS 15143-15150; LOTS 15153 – 15163 INCLUDING ABS 2540 SUR 92 FAUBION F F ACR .0368 FROM R-1B (SINGLE FAMILY RESIDENTIAL) & TR-1 (TEMPORARY RESTRICTED) TO LI (LIGHT INDUSTRIAL) ZONING DISTRICTS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City has initiated an administrative rezoning on Bar K Ranches Section 15-A Lots 15045 - 15099; Lots 15130 – 15140; Lots 15143 – 15150; Lots 15153 – 15163; including ABS 2540 SUR 92 FAUBION F F ACR .0368 to consider rezoning such Lots from R-1B (Single Family Residential) & TR-1 (Temporary Restricted) to LI (Light Industrial); and

WHEREAS, after giving ten (10) days written notice to the owners of land in and within 200-feet of the area being rezoned, as well as having published notice to the public at least fifteen (15) days prior to the date of such hearing(s), the Planning and Zoning Commission and City Council each held a public hearing on the proposed administrative re-zoning; and

WHEREAS, the Planning and Zoning Commission (the “Commission”) at its public hearing on the rezoning of such Lot, reviewed the request and the circumstances of the area being rezoned, reviewed the City’s Comprehensive Plan, and finds that a substantial change in circumstances of the area being rezoned has transpired sufficient to warrant a change in the zoning and that such request is in line with the Comprehensive Plan; and

WHEREAS, the Commission recommends rezoning such Lot from R-1B & TR-1 to LI; and

WHEREAS, the City Council at its public hearing on the rezoning, reviewed the request and the circumstances of the area, as well as the Comprehensive Plan and it concurs with the recommendation of the Commission; and

WHEREAS, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City’s tax base; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Commission, City Manager and City Council find that this Ordinance satisfies the requirements of Section 13 of the City of Lago Vista Zoning Ordinance.

Section 2. Amendment of Zoning Ordinance and Zoning Map. The Zoning Ordinance and the Official Zoning Map and other applicable ordinances are hereby modified and amended by rezoning Bar K Ranches Section 15-A Lots 15045 - 15099; Lots 15130 – 15140; Lots 15143 – 15150; Lots 15153 – 15163; including ABS 2540 SUR 92 FAUBION F F ACR .0368 from R-1B (Single Family Residential) & TR-1 (Temporary Restricted) to LI (Light Industrial).

Section 3. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 5. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 6. Open Meeting. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't Code*.

PASSED AND APPROVED this 15th day of December, 2016.

ATTEST

Sandra Barton, City Secretary


Dale Mitchell, Mayor