

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2020-60

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 0.748 ACRES FROM AGRICULTURAL (AG) TO TWO-FAMILY RESIDENTIAL, DUPLEX (SF-4); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

- WHEREAS**, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and
- WHEREAS**, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in Attachment “A” and totaling approximately 0.748 acre, from Agricultural (Ag) To Two-Family Residential, Duplex (Sf-4); and
- WHEREAS**, the City Council recognizes changed conditions and circumstances in the particular location; and
- WHEREAS**, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and
- WHEREAS**, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on November 18, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and
- WHEREAS**, after public hearing held by the City Council on December 8, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and
- WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and
- WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and
- WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

One tract of land totaling approximately 0.748 acre and described more fully in *Attachment "A"* and shown in *Attachment "B"*, is hereby rezoned from Agricultural (Ag) To Two-Family Residential, Duplex (Sf-4).

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CHANGE ON ZONING MAP

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

6. EFFECTIVE DATE


This Ordinance shall be effective immediately upon passage.

7. PROPER NOTICE & MEETING

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

PASSED & APPROVED this, the 8th day of December 2020, by a vote of 4 (ayes) to 0 (nays) to 1 (recusal) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:



Bill Foulds, Jr., Mayor

ATTEST:



Andrea Cunningham, City Secretary



Attachment "A" Description of Tract

0.748 ACRE OF LAND OUT OF THE B.F. HANNA SURVEY NO. 428 IN HAYS COUNTY, TEXAS. BEING ALL OF THAT CERTAIN 10.75 ACRE TRACT OF LAND AS CONVEYED TO DON DUVALL AND ROSE DUVALL BY DEED RECORDED IN VOLUME 425 PAGE 775 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

Attachment "B"

0.748 ACRE Survey

SCALE: 1" = 40'

LEND

⊙ Iron Rod Found

- - - Existing Utility Line

N74°29'40"E
C=24.87' A=30.06'
R=14.37'

QUAILAND DRIVE (Private Road Easement)

200.05'
N14°21'10"E

0.748 ACRE

Don Duvall and Rose Duvall
(0.75 Acre)
Vol. 425 Pg. 775

B.F. HANNA SURVEY No. 428

ROSE DRIVE (Private Road Easement)
S45°24'26"E
edge paving
200.09'

asphalt driveway

asphalt driveway

One-Story Rock & Frame House

23.6' 49.8' 17.7' 11.6' 61.4' 31.2' 53.8'

N75°38'17"W 194.49'

R. Duvall (0.50 Acre)
Vol. 638 Pg. 180

111.69'
S14°19'21"W

Rita Worthy
(5.977 Acres)
Vol. 692 Pg. 169

111.93'
S14°23'22"W

NOTE: Telephone line easement granted to Southwestern Bell Telephone in Vol. 115 Pg. 84 does not apply to this property.

SURVEY MAP OF

0.748 ACRE OF LAND OUT OF THE B.F. HANNA SURVEY NO. 428 IN HAYS COUNTY, TEXAS, BEING ALL OF THAT CERTIAN (0.75 ACRE) TRACT OF LAND AS CONVEYED TO DON DUVALL AND ROSE DUVALL BY DEED RECORDED IN VOLUME 425 PAGE 775 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

TO: Don R. Larson
Rita Worthy

GF No. 93110137

City of Dripping Springs
Ordinance No. 2020-56

THE STATE OF TEXAS
COUNTY OF TRAVIS

ZA2020-0008

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