

ORDINANCE NO. 2022-O-621

AN ORDINANCE OF THE CITY OF JONESTOWN, TEXAS, AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES, THE ZONING ORDINANCE, BY REZONING AN APPROXIMATE 3.01-ACRE PARCEL OF LAND IN THE CITY OF JONESTOWN, TEXAS, WHICH LAND IS LOCATED AT VANCE CIRCLE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO ("PROPERTY"); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Owner of the "Property" has filed application with the City requesting that the parcel be zoned B-1 Business-light Commercial District; and

WHEREAS, after giving ten days written notice to the owners of land within two hundred feet of the "Property," the Planning and Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing reviewed the circumstances of the "Property" and found that a substantial change in circumstances of the "Property," sufficient to warrant a change in the zoning of the "Property," has transpired;

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

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Amendment to Zoning Ordinance. The Zoning Ordinance of the City of Jonestown is hereby amended so as to grant a change of zoning from R-1 Single-Family Residential District to B-1 Business-light Commercial District for 3.01 Acres located at Vance Circle Road, Jonestown, Texas, more particularly described in Exhibit A.

SECTION 3. Amendment to Zoning District Map. The City Secretary is hereby ordered to make changes to the Zoning District Map of the City of Jonestown, Texas and to file such map with the City Building Official.

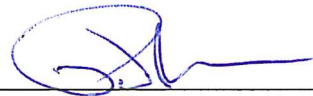
SECTION 4. Severability. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Jonestown Code of Ordinances and Map as a whole.

SECTION 5. Effective Date. This Ordinance shall take effect immediately from and after its passage.

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

ZONING AMENDMENT PASSED AND APPROVED on the 14th day of JULY 2022.

THE CITY OF JONESTOWN, TEXAS



Paul Johnson, Mayor






ATTEST:

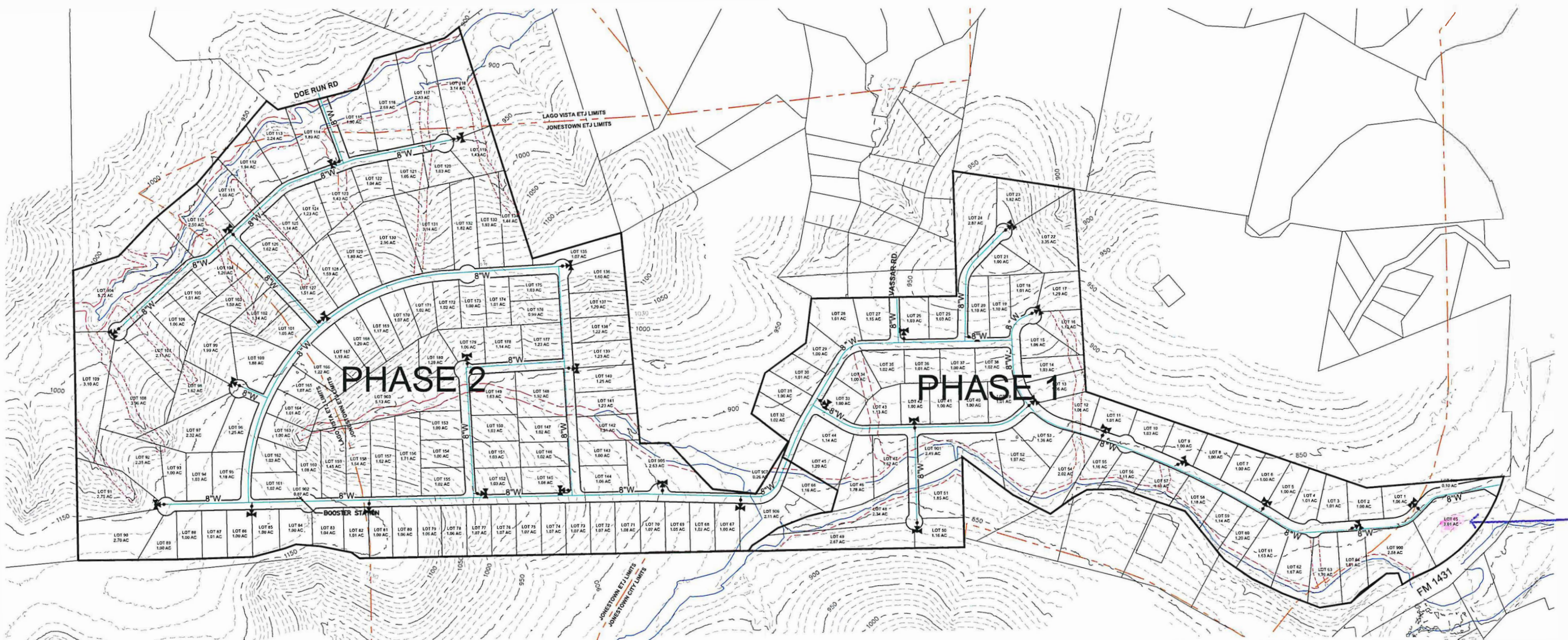

Belinda Gaytan, TRMC, City Secretary

EXHIBIT A

Property legal description

Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 29

- LEGEND**
-  FIRE HYDRANT
 -  LORA BUFFER ZONE EASEMENT
 -  100' YR FLOODPLAIN
 -  8" W WATER LINE
 -  CITY BOUNDARY LINES



PANORAMIC HILLS LOT COUNT

PHASE 1

PHASE 2

RESIDENTIAL-64 LOTS (99.9 AC)
 COMMERCIAL-1 LOT (3.0 AC)

RESIDENTIAL 116 LOTS (197.0 AC.)



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PANORAMIC HILLS
 CONCEPT PLAN

VICKREY JOB #3026.001
 FEBRUARY 2022

