

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ZONING THE RESIDENTIAL LOTS IN THE EAGLE HEIGHTS SUBDIVISION AS SF-7A (SINGLE-FAMILY RESIDENTIAL) AND THE COMMERCIAL LOTS IN THE SAME SUBDIVISION AS LOCAL RETAIL (LR); THE 86.678-ACRE SUBDIVISION IS GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WEST VILLAGE ROAD AND WILLIAMS ROAD IN SALADO, BELL COUNTY, TEXAS; AND PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by the Village of Salado Zoning Ordinance, as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and

WHEREAS, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and Board of Aldermen gave careful consideration to the unique qualities of the Village, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the Village; and

WHEREAS, the regulations established by the Code are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village; and

WHEREAS, the following enactments are a valid exercise of the Village's broad police powers and based upon the Village's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and

WHEREAS, the Board of Aldermen has carefully reviewed the requirements of the Village's Code of Ordinances and have concluded that the requested zoning designation is consistent with established Village policy and in the public interest; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and Board of Aldermen, notice of which was published in the Village's official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at the Village Municipal Building more than seventy-two (72) hours prior to the respective hearing.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS:

ARTICLE I. ZONING DESIGNATION

The Board of Aldermen of the Village of Salado has established zoning districts to regulate land use on individual properties within the corporate limits of the Village. For each zoning district, the Village has adopted use, height, area and development regulations that shall apply to that particular district. The following geographic boundaries of the zoning district for the property listed below is hereby established as follows:

THAT in the Eagle Heights Subdivision, consisting of approximately 86.678-acres, generally located southwest of the intersection of West Village Road and Williams Road in Salado, Bell County, Texas, according to the map or plat thereof recorded in Bell County Plat Records, the residential lots are hereby zoned SF-7A (Single-Family Residential) and the commercial lots are zoned LR (Local Retail) as shown on the attached Exhibit "A", incorporated by reference for all purposes.

ARTICLE II. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE III. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE IV. EFFECTIVE DATE

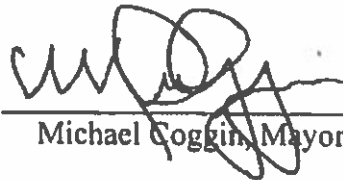
This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE V. PROPER NOTICE AND MEETING

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, Chapter 551 of the Texas Government Code, the Standard Zoning Enabling Act, and Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 15th day of April 2021, by 4 (Ayes) to 0
(Nays) 0 (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO

BY: 
Michael Coggin, Mayor

ATTEST:


Cara McPartland, City Secretary



CLARK & FULLER
 CIVIL ENGINEERS & ARCHITECTS

**EAGLE HEIGHTS
 NEW RESIDENTIAL
 DEVELOPMENT**

SCALE: 1"=40'

ZONING EXHIBIT

DATE: 10/10/11

PROJECT NO: 11-0001

DATE: 10/10/11

BY: [Signature]

1

LEGEND

- SHaded Area: EXISTING RESIDENTIAL DEVELOPMENT
- White Area: EXISTING RESIDENTIAL DEVELOPMENT
- Hatched Area: EXISTING RESIDENTIAL DEVELOPMENT

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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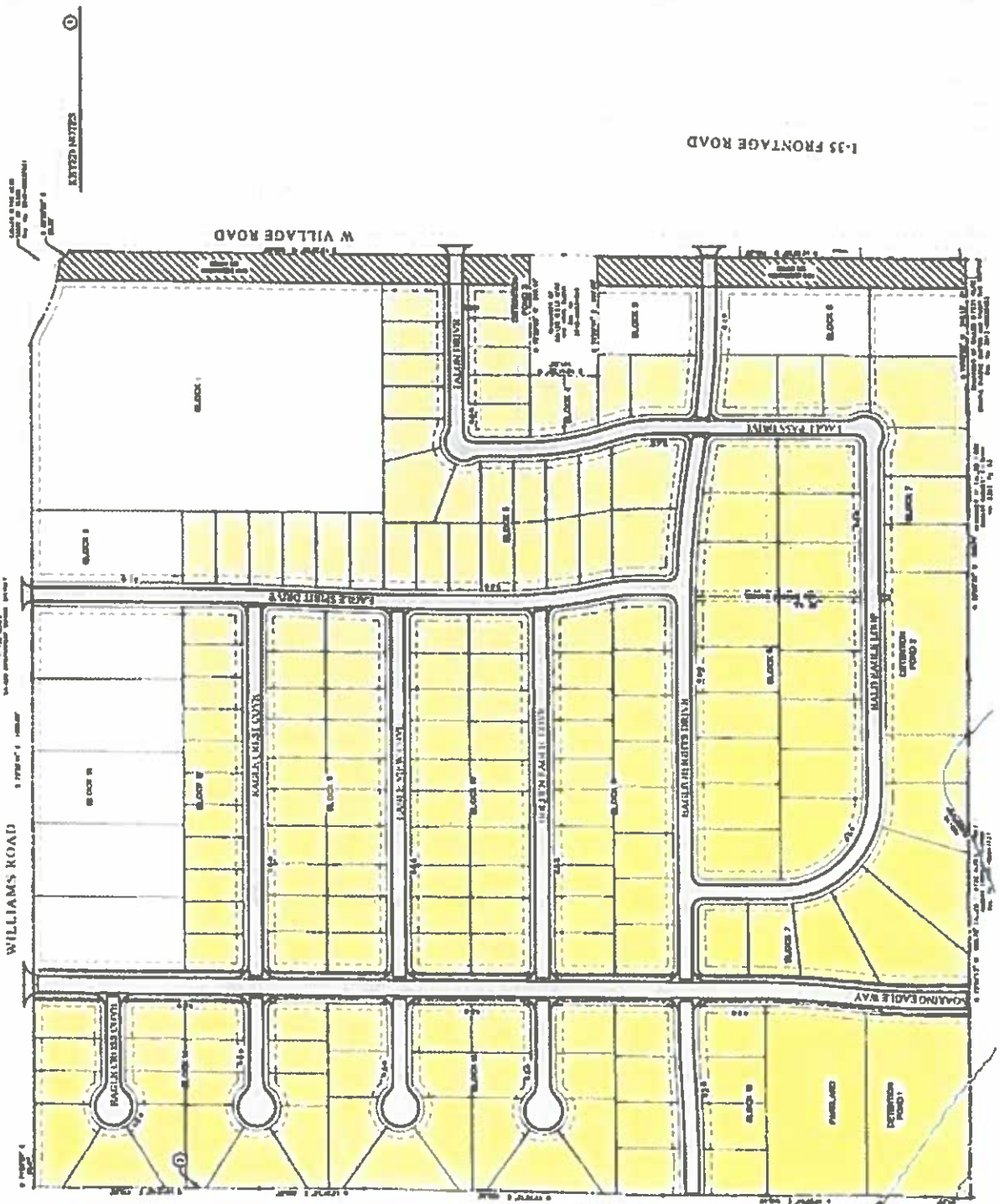


Exhibit "A"