

AN ORDINANCE OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS AMENDING SECTIONS 15 AND 16 OF CHAPTER 78 OF THE CODE OF ORDINANCES TO CREATE A B-4 ZONING DISTRICT, TO ADD THE B-4 ZONING DISTRICT TO THE TABLE OF PERMITTED USES, AND TO ADOPT USE REGULATIONS FOR THE B-4 ZONING DISTRICT

WHEREAS, Chapter 78 of the Code of Ordinances of the City is the Zoning Ordinance for the City; and

WHEREAS, Section 78-15(a) of the Zoning Ordinance of the City of Hill Country Village sets out the zoning districts of the City and Section 78-16 includes a Table of Permitted Uses and sets out various use regulations for zoning districts in the City; and

WHEREAS, the Zoning Commission of the City has held a public hearing on possible amendments to the Zoning Ordinance and has recommended to the City Council that Section 78-15(a) of the Zoning Ordinance be amended to add a B-4 Office District for office uses, that the Table of Permitted Uses in Section 78-16(a) be amended to include the B-4 Zoning District, and that Section 78-16(g) be added to the Zoning Ordinance to specify use regulations for property in the B-4 Office District; and

WHEREAS, the City Council has held a public hearing on the amendment to the Zoning Ordinance to add a B-4 Office District for office use, to add the B-4 Zoning District to the Table of Permitted Uses, and to add specific use regulations for property in the B-4 Office District; and

WHEREAS, the City Council believes that adding a B-4 zoning district for office use, adding the B-4 district to the Table of Permitted Uses, and specifying use regulations for property in the B-4 Office District is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS:

Section 1. Section 78-15(a) of the Code of Ordinances of the City of Hill Country Village is hereby amended to read as follows:

- a. For the purpose of promoting the health, safety, morale, and general welfare of the community, the following zoning districts are hereby created effective after the adoption of this ordinance from which this chapter is derived, except that it is not the intent of this council to elevate prior illegal uses of real property subject to this chapter or previous zoning ordinances into lawful uses unless specifically rezoned under the provisions hereof.

Residential Districts:

R-1 One-Family District
R-2 One-Family District

Business Districts:

- B-1 Business District
- B-2 Business District
- B-3 Business District
- B-4 Office District

Section 2. The Table of Permitted Uses in Section 78-16(a) of the Code of Ordinances is amended to add Zoning District B-4 and to show "Office Building" as the only use allowed in the B-4 Zoning District.

Section 3. Section 78-16(g) is hereby added to the Code of Ordinances of the City of Hill Country Village to read as follows:

78-15(g). *Use and other regulations for the B-4 Office District.* The following rules shall apply to property in the B-4 Office District.

- (1) Office Use shall mean a facility or facilities used primarily for conducting the affairs of a business, profession, service, industry, government or like activity. Office Use may include flex space building(s), which may be configured to accommodate a combination of office and storage uses.
- (2) The provisions of Sections 78-16(c), (d), (e), and (f) as applicable to property in the B-2 Business District shall also apply to property in the B-4 Office District except that the maximum height of a building in the B-4 Office District shall be one story or 25 feet above ground level.

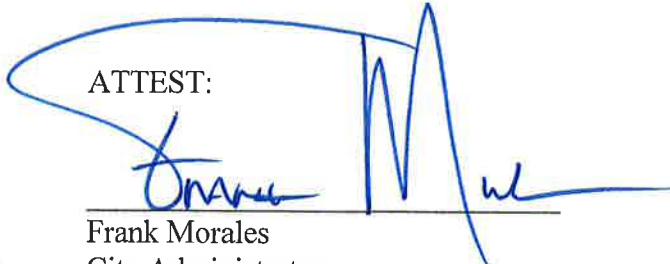
Section 4. *Cumulative.* The provisions of this ordinance are to be cumulative of all other ordinances, or parts thereof, governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

PASSED AND APPROVED the 20th day of September, 2018.



Gabriel Durand-Hollis
Mayor

ATTEST:



Frank Morales
City Administrator