

ORDINANCE NO. _____

AN ORDINANCE AMENDING DIVISION 12 OF CHAPTER 14 OF THE ROLLINGOOD CODE OF ORDINANCES TO ADD SECTION 14.02.651 TO PROVIDE FOR AMENDMENTS TO THE TOWN CENTRE PLANNED UNIT DEVELOPMENT TO ALLOW FOR CONDITIONAL INCREASED HEIGHTS OF STRUCTURES, A FLAT ROOF, ADDITIONAL VISUAL SCREENING, AN EASEMENT FOR ACCESS TO A PUBLIC GREENSPACE AND OTHER IMPROVEMENTS TO THE GREENSPACE; PROVIDING FOR CODIFICATION OF THE ORIGINAL TOWNE CENTRE PLANNED UNIT DEVELOPMENT REGULATIONS, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City's Planning and Zoning Commission has considered and recommended changes to the regulations applicable to the Towne Centre Planned Unit Development to allow for increased heights of certain structures, more effective visual screening of light pollution, a flat roof with visual screening of rooftop equipment, and improved access to public greenspace and improvements to the greenspace;

WHEREAS, the City Council has considered and approved the recommendations of the Planning and Zoning Commission; and

WHEREAS, the City Council desires to codify the original Towne Centre Planned Unit Development regulations previously considered adopted,

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

Section 1. New Section 14.02.651 is added to the Rollingwood Code of Ordinances to provide as follows:

Sec. 14.02.651

Attached as Appendix 1 to this Chapter 14 are: (i) the PUD Agreement and Restrictive Covenant (the “**Towne Centre PUD**”); and (ii) the First Amendment to PUD Agreement and Restrictive Covenant (the “**First Amendment**”) providing for the zoning regulations, restrictions, and requirements applicable to the real property described therein and known as the Towne Centre Planned Unit Development. The First Amendment shall control over any inconsistent provision of the Towne Centre PUD.

Section 2. Severability. If any provision of this Ordinance is found by a court of competent jurisdiction to be void or unenforceable, such void or unenforceable provision shall be severed as though it never formed a part of this Ordinance, and all other provisions hereof shall remain in full force and effect.

Section 3. Effective Date. This Ordinance shall be effective immediately upon adoption.

**PASSED AND APPROVED BY THE CITY COUNCIL OF SUNSET VALLEY, TEXAS,
on the ____ day of August, 2016.**

Thom Farrell, Mayor

ATTEST:

Robyn Ryan, City Secretary