ORDINANCE NO. 23-00454

AN ORDINANCE OF THE CITY OF MUSTANG RIDGE, TEXAS REZONING CERTAIN PROPERTIES WITHIN THE CITY FROM COMMERCIAL TO MULTIFAMILY 2 FOLLOWING NOTICE AND PUBLIC HEARING

WHEREAS, the City has adopted Ordinance #23-00435 (Zoning) providing for zoning classifications of properties located within the City; and

WHEREAS, MUSTANG RIDGE 28 LP (herein "Owner") owns the lands in the City that are described hereinbelow; and

WHEREAS, Owner has requested that the zoning on said lands be changed from Commercial to Multifamily and paid City the requisite costs and fees for such zoning changes; and

WHEREAS the City, following notice and public hearing as required by law and after the public has decided to grant the requested zoning change by Owners:

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSTANG RIDGE, TEXAS:
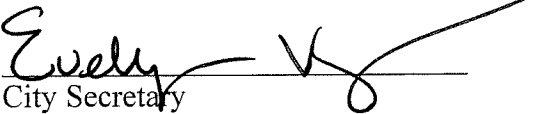
A.   That the zoning classification of the following lands owned by Owner is changed from commercial to multifamily:

    1. 18.0 acres to multifamily 2 (MF-2) and 10 acres to remain commercial out of the ABS 481 SUR 5 LEAVY A M ACR 27.86 being TCAD Property ID #301713 and located on 12009 HWY 183.

B.   That the zoning maps of the City shall be revised to show this change in zoning classification for these lands.

C.   If any part of this ordinance or its application is for any reason held to be unconstitutional, invalid or unenforceable, the unconstitutionality, invalidity, or unenforceability of any such part shall in no way affect, impair, or invalidate the remaining parts of this ordinance, but as to such remaining parts, this ordinance shall remain in full effect.

D.   Because prompt action is in the public interest, this ordinance shall be effective immediately upon its passage, effective as of this date.

E.   The descriptive caption of this ordinance is hereby ordered to be published in the official newspaper of the City of Mustang Ridge immediately.

PASSED by the City Council of Mustang Ridge, Texas, on the 14th day of August, 2023.

_____
Mayor David Bunn

ATTEST:

_____
City Secretary