

## ORDINANCE NO. 24-00477

AN ORDINANCE OF THE CITY OF MUSTANG RIDGE, TEXAS REZONING CERTAIN PROPERTIES WITHIN THE CITY FROM AG/ OPEN SPACE TO SINGLE FAMILY RESIDENTIAL SMALL LOT DISTRICT 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, Comal Properties, Inc (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 ag/open space to single-family residential small lot district 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:

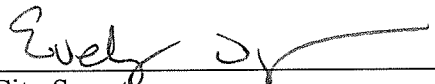
- A. That the zoning classification of the following lands owned by Owner is changed from ag/open space to single-family residential small lot district:
  1. 14008 Maha Rd (TCAD PID: 301328) Legal Description: 26.52 acres within the city's full-purpose limits out of ABS 59 SUR 1 BETTS J ACRE 99.66 as more particularly described in that warranty deed dated March 1, 1982 from James A. Gleasman to Comal Properties, Inc. recorded in Volume 7745, Page 90 of the real property records of Travis County, Texas and as depicted on Exhibit A.
- 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 8<sup>th</sup> day of April, 2024.

  
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Mayor David Bunn

ATTEST:

  
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City Secretary

