

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY APPROVING A SPECIAL USE PERMIT TO ALLOW FOR THE TEMPORARY RESIDENTIAL USE OF A TRAVEL TRAILER OR RECREATIONAL VEHICLE FOR USE BY AN ILL, CONVALESCENT OR OTHERWISE DISABLED FRIEND OR RELATIVE NEEDING CARE FROM THE OCCUPANT OF THE PRIMARY RESIDENCE, OR A FRIEND OR RELATIVE PROVIDING NECESSARY CARE FOR AN ILL, CONVALESCENT OR OTHERWISE DISABLED OCCUPANT; AND A TIME FRAME OF ONE (1) YEAR; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property") has requested that a special use permit is issued for the Property; and

Whereas, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed special use permit and forwarded its recommendation on the request to the City Council; and

Whereas, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant an approval of a special use permit for the Property, has transpired;

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

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Ordinance. Ordinance No. 05-018-00, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by approving a special use permit for the Property as set forth in Section 3.

SECTION 3. Applicability. This ordinance applies to the following parcel of land, which is herein referred to as the "Property." That certain parcel of land being 0.83 acre, more or less, located in Leander, Williamson County, being legally described as Lot 4, Block L of the Falcon Oaks Section 4 Subdivision, more particularly described in Exhibits "A" and "B"; and in Document Number 1993039280, Official Public Records of Williamson County, Texas, and identified by tax identification number R002120.

SECTION 4. Special Use Permit. The Special Use Permit is hereby approved to allow temporary residential use of a travel trailer or recreational vehicle for use by an ill, convalescent or

otherwise disabled friend or relative needing care from the occupant of the primary residence, or a friend or relative providing necessary care for an ill, convalescent or otherwise disabled occupant. The term of this permit shall be limited to a time frame of one (1) year. Within sixty (60) days of cessation of the temporary use, all occupancy of the unit shall cease, the unit shall be disconnected from all utilities and the unit shall be removed from the premises.

SECTION 5. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is 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, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 15th day of August, 2019.
FINALLY PASSED AND APPROVED on this the 5th day of September, 2019.

THE CITY OF LEANDER, TEXAS

ATTEST:

Troy Hill, Mayor

Dara Crabtree, City Secretary