

**TOWN OF WESTLAKE**

**ORDINANCE NO. [REDACTED]**

**AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 3, PLANNING AREA 8 (PD3-8) CONDITIONS AND BOUNDARIES. PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Westlake, Texas is a general law municipality; and

**WHEREAS**, the Town Council of the Town of Westlake finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, On September 14, 1998 the Board of Aldermen of the Town of Westlake, Texas approved Ordinance 307, which approved and adopted the Circle T Ranch Planned Development Zoning District Number 3 (PD3) Supplement providing for various development provisions within the Circle T Ranch; and

**WHEREAS**, on September 14, 1998 the Board of Alderman of the Town of Westlake, Texas and approved Ordinance 314, which created the PD3-8 zoning district and related regulations; and

**WHEREAS**, On December 14, 1998 the Board of Aldermen of the Town of Westlake, Texas approved Ordinance 322, amending the PD3-8 zoning district; and

**WHEREAS**, On June 9, 2003 the Board of Aldermen of the Town of Westlake, Texas approved Ordinance 438, amending the PD3-8 zoning district; and

**WHEREAS**, On April 24, 2008 the Board of Aldermen of the Town of Westlake, approved Ordinance 592. amending the PD3-8 zoning district and creating the PD3-10 zoning district; and

**WHEREAS**, the Planning and Zoning Commission recommended to the Town Council approval of the amendments contained herein, on December 10, 2024.

**WHEREAS**, following provision of proper legal notice, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on January 6, 2025 by the Town Council; and

**WHEREAS**, the Council believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town, are best served by adopting this Ordinance, which the Council has determined to be consistent with the 2015 Comprehensive Plan and its Land Use Map, Thoroughfare Plan, and Open Space Plan, all as amended to date; and

**WHEREAS**, upon the recommendation of the Planning and Zoning Commission and after a public hearing, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that the amendments contained herein, should be approved and adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:**

**SECTION 1:** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2:** That the Town Council of the Town of Westlake, Texas does hereby approve amendments to the PD3-8 zoning district provisions and boundaries as follows:

1. The PD3-8 zoning district boundary is hereby amended to contain all that land as described and depicted in the attached Exhibit “A” and Exhibit “B”; and
2. The development provisions contained in Exhibit “C” shall govern the rules and regulations of the PD3-8 zoning district; and
3. That all other provisions of Ordinance xxx shall remain in full force and effect, except as amended herein.

**SECTION 3:** That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

**SECTION 4:** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 5:** It is hereby declared to be the intention of the Town Council of the Town of Westlake, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

**SECTION 6:** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**PASSED AND APPROVED ON THIS 6<sup>th</sup> DAY OF JANUARY 2025.**

ATTEST:

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Kim Greaves, Mayor

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Dianna Buchannan, Town Secretary

APPROVED AS TO FORM:

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L. Stanton Lowry, Town Attorney

## **EXHIBITS**

- EXHIBIT A**            Legal Description of PD3-8
- EXHIBIT B**            Concept Plan of PD3-8
- EXHIBIT C**            PD3-8 Development Standards