

**CITY OF MEADOWLAKES
ORDINANCE 2011-02
2/8/2011**

**AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS,
TO AMEND THE CODE OF ORDINANCES (the code) ADOPTED
APRIL 13, 2010, PROVIDING FOR AMENDMENT TO THE
DESCRIPTION AND USES OF NO –NEIGHBORHOOD OFFICE
TO INCLUDE SINGLE AND/OR MULTI-FAMILY USES.**

WHEREAS, the Meadowlakes City Council, at a stated council meeting held on the 14th day of December 2010, reviewed a request for amendment to include additional uses to the NO - Neighborhood Office zoning district and voted unanimously for said request to be reviewed by the Meadowlakes Planning and Zoning Commission (P&Z); and,

WHEREAS, the P&Z, after placing proper notification in the December 21, 2010 newspaper of record advising residents of the upcoming public hearing and called meeting did hold said meeting on January 7, 2011 and voted unanimously recommending to City Council that the City Council amend the official zoning description of NO – Neighborhood Office to include Single or Multi-Family residential as additional uses to the NO - Neighborhood Office Zoning District; and,

WHEREAS, the Meadowlakes City Council placed proper notification in the January 18, 2011 newspaper of record, the Highlander, advising residents of an upcoming public hearing and stated meeting to be held by the City Council on February 8, 2011, to consider said amendment request;

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

Section 1. Findings. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment. The City of Meadowlakes Code of Ordinances is hereby amended by amending Chapter 153 of the Meadowlakes code of ordinances by removing any strikethrough language and inserting the text in bold, italics as outlined in attached Exhibit “A”.

Section 3. Effective Date. This ordinance shall take effect immediately from and after its passage.

Section 4. Open Meetings. 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, Tex. Gov't. Code.*

PASSED AND APPROVED this the 8th day of February, 2011.

ATTEST

SIGNED:

/s/ Linda A. Wendling
Linda Wendling (City Secretary)

/s/ Don Williams
Don Williams (Mayor)

EXHIBIT “A”

#1) Amend the official zoning district NO – Neighborhood Office by adding Single/Multi-Family Residential uses to its description

§153.11 NO NEIGHBORHOOD OFFICE

(A) Purpose and Permitted Uses. The NO District shall allow ~~only~~ for construction and/or operation of office type structures and business that do not engage in serving walk-in retail consumers. The use is intended to provide sites for quiet, low density professional offices where all services shall be performed inside the designated office space or building. ***In addition, Single and Multi-Family Dwellings shall be permitted in the NO District.*** A person applying for zoning to the NO District shall comply with the parking regulations set forth in Chapter 150 of the Code, as amended from time to time, and to submit a plan with the zoning application demonstrating compliance with such parking regulations. The following uses and substantially similar type uses shall be permitted provided they comply with the other regulatory requirements contained in the Code:

- (1) Offices for healthcare providers licensed under state law.
- (2) Offices for providers of financial services who are regulated under either federal or state law.
- (3) Offices for architect and landscape architect services who are regulated under either federal or state law.
- (4) Offices for providers of legal, engineering, accounting and consulting services that are licensed under state law.
- (5) Offices for providers of real estate sales and management services, real estate planning and development services, surveying services, environmental, and geo-technical services who are licensed under state law.
- (6) Offices for computer consultants, management and personnel consultants, and other business and investment consultants.
- (7) Offices for other administrative, governmental, financial, and management businesses and other similar general office uses.
- (8) ***Single-Family Dwelling***
- (9) ***Multi-Family Dwelling***