

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING QUAIL VALLEY PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended; as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than One Thousand Dollars (\$1,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 10th day of May,

A.D. 1984.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 6th day of May, 1984, the same being more than ten (10) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 24th day of May, 1984, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING this 24th day of

May, A.D. 19 84.

ATTEST:

Tracy Howell
CITY SECRETARY ASST.

David Stubbeman
MAYOR

APPROVED:

Chry Landers
CITY ATTORNEY

EXHIBIT "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. The minimum setback of principal buildings and the arrangement of lots in the Planned Development Residential district shall be in accordance with site plan(s) filed in connection with this requested Planned Development Residential district and are hereby incorporated by reference and included as part of this ordinance. Site plan is attached as Exhibit B.

All use and development of land and buildings in the Planned Development Residential district shall be in accordance with deed restrictions filed in connection with this requested Planned Development Residential district and are hereby incorporated by reference and included as a part of this ordinance. Deed restrictions are attached as Exhibit C.

All use and development within the Planned Development District must be in compliance with the Zoning Ordinance and Subdivision Regulations of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RS-6 (Residential Single Family) District to PDR (Planned Development) District.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 5: Legal Description. The legal description of this P.D.R. is as follows:

Lot 7, Block A; Lots 25-37, Block E; Lots 9 & 10, Block G; Lots 2-9, Block K; all in Section 1, Quail Valley Northeast Addition, Abilene, Taylor County, Texas.

PART 6: Purpose. This Planned Development Residential district includes an approximately 6-acre site containing 24 lots, each of which is intended for occupancy by a duplex dwelling.

PART 7: Specific Modifications.

a. Permitted Use. No land or buildings shall hereafter be used for other than duplex residences, accessory buildings, fences, walls and hedges. Construction or installation of accessory buildings, fences, walls or hedges shall be in accordance with provisions of the Zoning Ordinance for same.

b. District Regulations. Development and use of land and buildings within the Planned Development Residential district shall be in accordance with all district regulations pertinent to the RM-3 zoning district, as set forth within the Zoning Ordinance of the City of Abilene, except that the maximum rating of Land use Intensity (LUI) for development of any one or more lots shall be 4.1. Application of LUI ratings with respect to floor area ratio, open space ratio and livability space ratio shall be as set forth within the Zoning Ordinance.

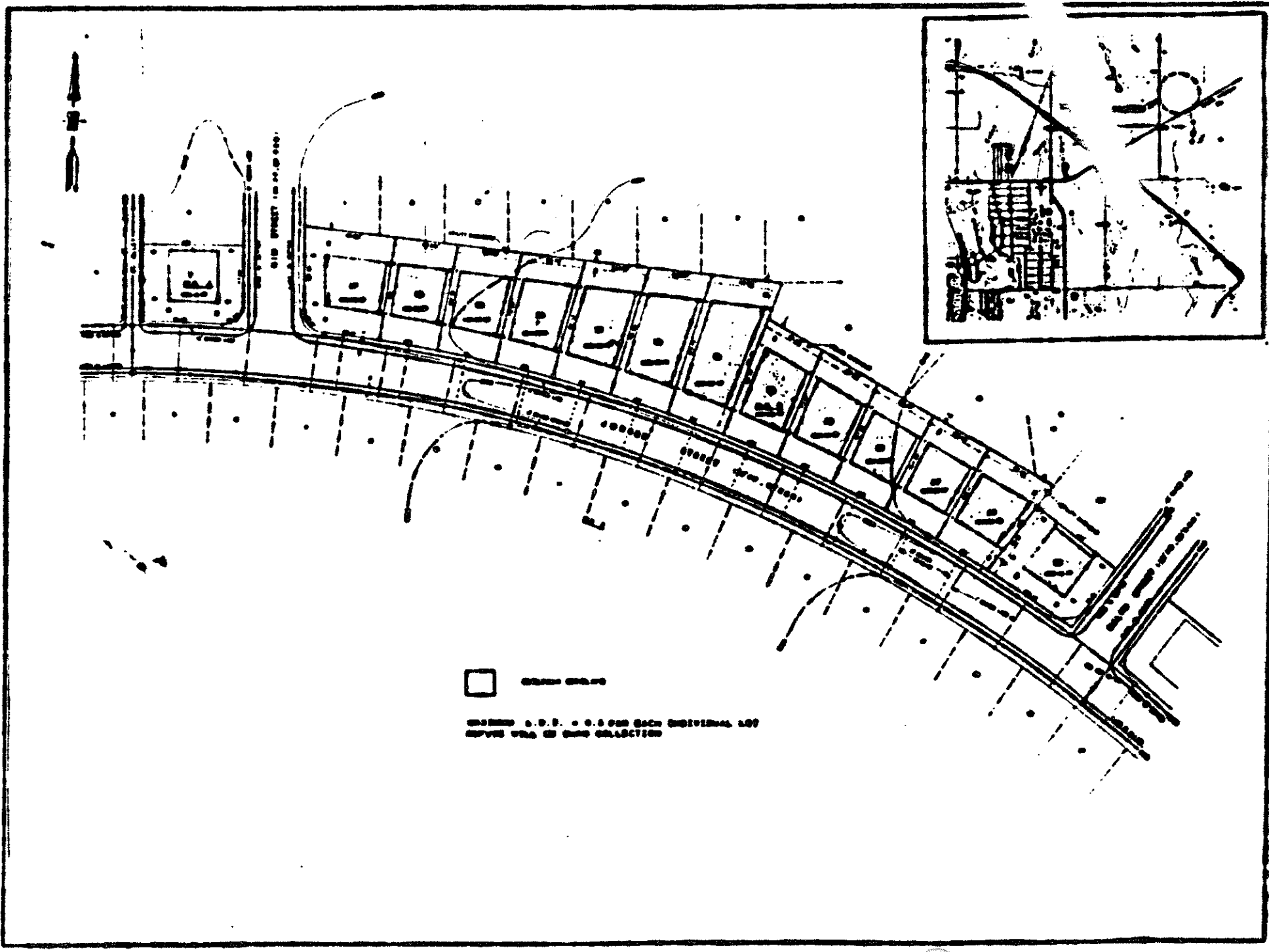
c. Off-Street Parking. The minimum number of off-street parking spaces shall be provided by one space in the driveway of each dwelling unit and one enclosed space in the garage to be provided with each duplex unit.

d. Screening. A 6-foot high privacy fence will be installed between Lots 7 & 8, Block A; at the rear property line of Lots 26-37, Block E; between Lots 8 & 9, Block G; between Lots 10 & 11, Block G and at the rear property line of Lots 2-9, Block K.

- e. Driveway Access. Driveway access to Lot 9, Block K shall be extended from Judson Street and not from State Highway 351.

- END -

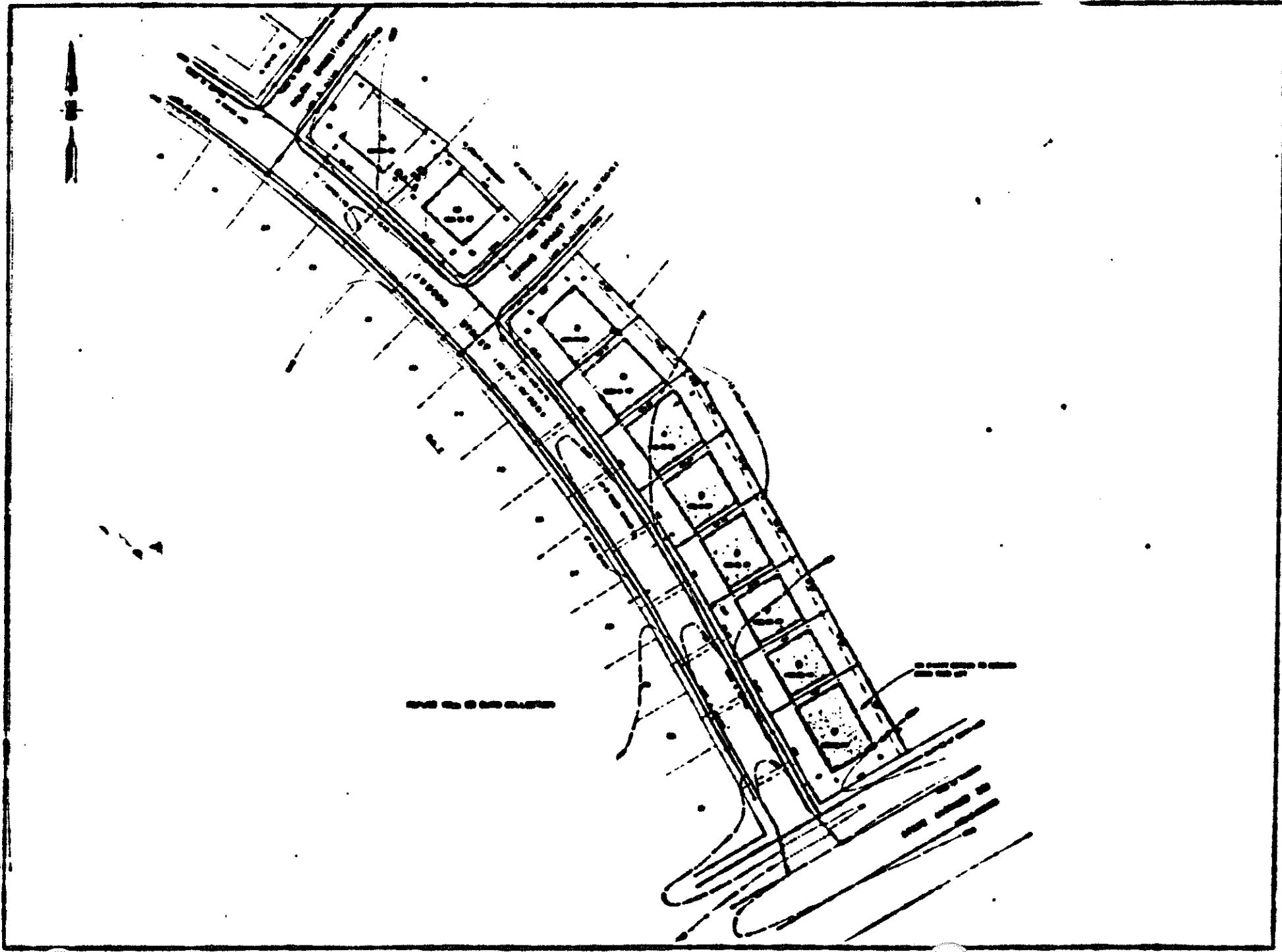
ORDINANCE NO. 54-1984
EXHIBIT "B"



□ 6" DIA. PIPE

6" DIA. PIPE FOR EACH INDIVIDUAL LOT
BEFORE WORK ON THIS COLLECTION

DATE: 00427
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: [illegible]
SHEET NO. [illegible]
PROJECT: [illegible]
CONTRACT: [illegible]



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SITE PLAN
FOR
QUASA VALLEY NORTHWEST
PLANNED DEVELOPMENT

BBTT
BARBER BRANNON TRAYLOR TODD, INC.
CONSULTING ENGINEERS AND ARCHITECTS
MEMPHIS, TENNESSEE

DATE: 11-14-84
PAGE: 2
PROJECT: 00428
BY: [Signature]