

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING MEADOWS 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 9 day of August, A.D. 19 84.

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 5 day of August, 19 84, the same being more than fifteen (15) 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 23 day of August, 19 84, 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 23 day of August, A.D. 19 84.

ATTEST:
Patricia Patton
CITY SECRETARY

David Stubbeman
MAYOR

APPROVED:
Guy Sanders
CITY ATTORNEY

PDR

Exhibit "A"

ORDINANCE NO. 82-1984

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. All development in the Planned Development Residential District shall be in accordance with the maps, utility plans, site plan, and any other required plans filed in connection with this requested Planned Development Residential (PDR) 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 within the Planned Development Residential (PDR) district must be in compliance with the Zoning Ordinance and Subdivision Regulations of the City of Abilene except as otherwise specifically provided herein. Further, all agreements, provisions or covenants govern the use, maintenance, and continued protection of this P.D.R. are hereby incorporated by reference and included as part of this ordinance. Agreements are attached as Exhibit C.

PART 3: Building Specifications. All structures in the herein said Planned Development Residential 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 AO, RS-6 & RS-8 (Agricultural Open Space & Residential Single Family) District to PDR (Planned Development Residential) 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:

00494

Legal Description:

BEING 80.3 acres out of a 132.5 acre tract out of the North 1/2 of Lots 3 and 4, Anderson and Berry Subdivision of the A. Thompson Survey No. 37, Abilene, Taylor County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of said 80.3 acre tract, said point bears South 89 degrees 35 minutes 00 seconds East a distance of 1204.50 feet from the Northwest corner of said A. Thompson Survey No. 37;

THENCE South 89 degrees 35 minutes 00 seconds East along the North line of said 132.5 acre tract a distance of 1038.4 feet to a point for corner;

THENCE South 89 degrees 06 minutes 00 seconds East along the North line of said 132.5 acre tract a distance of 906 feet to a point, said point being the Northwest corner of Section 2, Springbrook Addition, Abilene, Taylor County, Texas;

THENCE along the West line of said Section 2, Springbrook Addition as follows:

South 0 degrees 54 minutes 00 seconds West a distance of 263 feet;

South 89 degrees 06 minutes 00 seconds East a distance of 26.4 feet;

South 0 degrees 54 minutes 00 seconds East a distance of 103 feet to the beginning of a curve to the left;

Around said curve to the left with a radius of 490 feet, a central angle of 53 degrees 39 minutes 00 seconds and a long chord bearing South 25 degrees 55 minutes 30 seconds East a distance of 442.2 feet to the end of curve and at the beginning of a curve to the right;

Around said curve to the right with a radius of 560 feet, a central angle of 90 degrees 35 minutes 00 seconds and a long chord bearing South 7 degrees 27 minutes 30 seconds East a distance of 796 feet to the end of curve and at the beginning of a curve to the left;

Around said curve to the left with a radius of 440 feet, a central angle of 36 degrees 58 minutes 00 seconds and a long chord bearing South 19 degrees 21 minutes 00 seconds West a distance of 279 feet to the end of curve, said point being the Southwest corner of said Section 2, Springbrook Addition, lying in the North line of Block F, Town and Country Subdivision, same being the South line of said 132.5 acre tract;

THENCE North 89 degrees 08 minutes 00 seconds West along said South line a distance of 1315.7 feet to a point for corner;

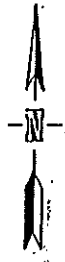
THENCE North 89 degrees 45 minutes 30 seconds West along said South line a distance of 609.2 feet to a point in the middle of Little Elm Creek;

THENCE with the meanders of the middle of Little Elm Creek in a generally Northwest direction, a straight line bearing North 7 degrees 18 minutes 00 seconds West a distance of 1728 feet to the place of beginning containing 80.3 acres of land, more or less.

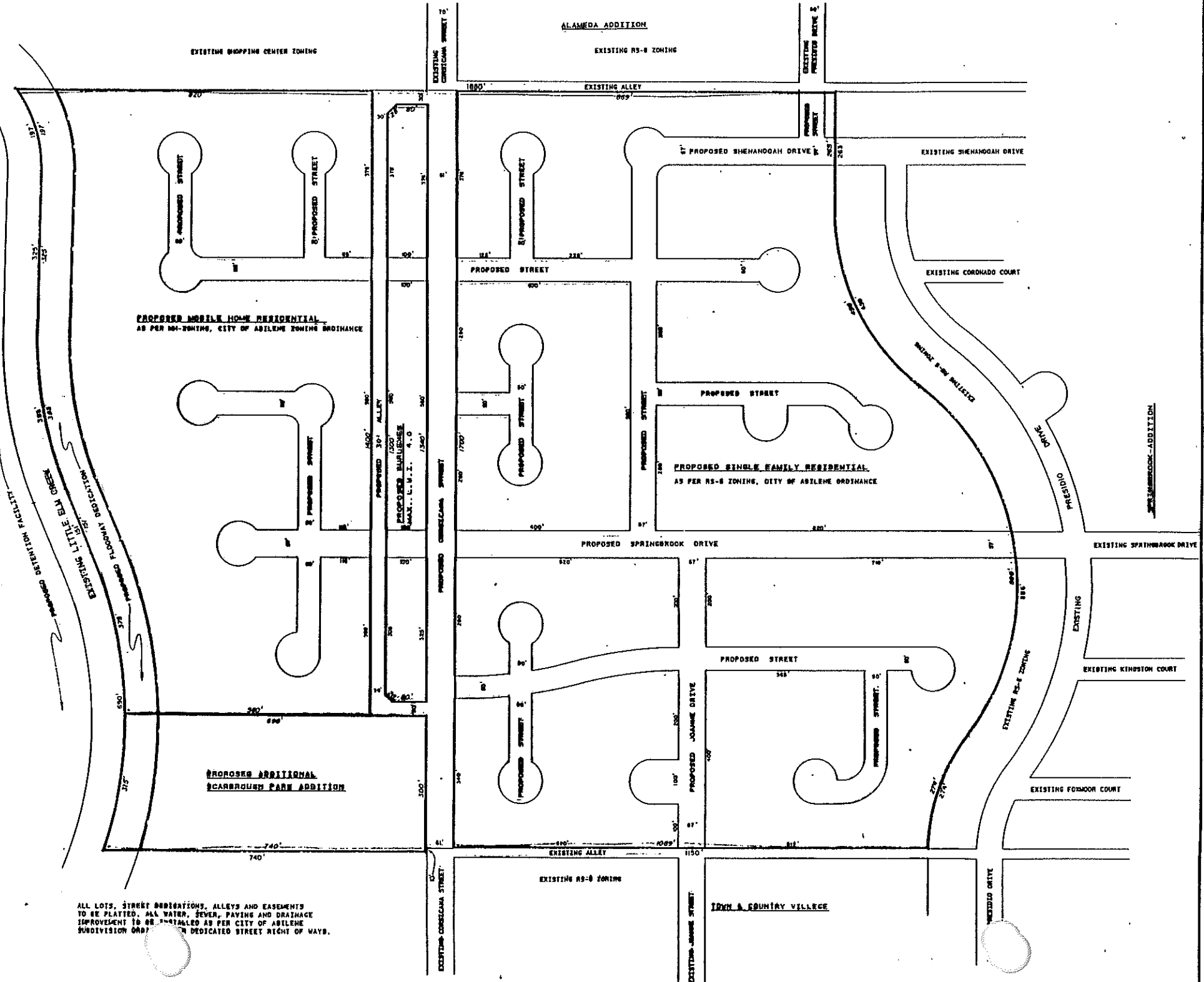
PART 6: Purpose. The Meadows Planned Development Residential district is intended for integrated development of mobile and conventional single family homes, separated by a row of duplex dwellings. The row of duplex dwellings is intended to provide a visual buffer between mobile and conventional single family residential homesites.

PART 7: Modifications.

- a. Conventional single family residential areas (as indicated on Exhibit B) shall be developed in accordance with RS-6 district regulations.
- b. Mobile home areas (as indicated on Exhibit B) shall be developed in accordance with MH district regulations.
- c. Areas indicated for construction of duplexes (on Exhibit B) shall be developed in accordance with RM-3 district regulations, and shall have a maximum Land Use Intensity rating of 4.0, as described within the City of Abilene Zoning Ordinance.
- d. Lots intended for duplexes and facing Corsicana Street shall not be allowed vehicle access onto Corsicana Street. Vehicle access to these lots shall be from the rear, by means of an alley.
- e. Subdivision of lots and dedication of streets shall be in accordance with Subdivision Regulations of the City of Abilene, except that single family residential lots adjoining Corsicana Street and that portion of Springbrook Drive extending 400 feet east of Corsicana Street shall be permitted to have street frontage on both the front and rear lot boundaries. However, such lots shall not be permitted vehicle access to Corsicana Street or Springbrook Drive. Access to lots having street frontage on both the front and rear lot boundaries shall be provided from that boundary adjoining the more minor street.
- f. There shall be provided, at the same time as development of the mobile home area, a screening fence extended beside the eastern boundary of the mobile home area, separating the mobile home area from adjacent lots intended for future development of duplex dwellings. Such screening fence shall be solid, opaque and a minimum of six (6) feet in height.



EXISTING UNLAWFUL HOME ZONING
NEARBY SUBDIVISION



ALL LOTS, STREET INDICATIONS, ALLEYS AND EASEMENTS TO BE PLATTED. ALL WATER, SEWER, PAVING AND DRAINAGE IMPROVEMENT TO BE INSTALLED AS PER CITY OF ASILENE SUBDIVISION ORDINANCE. DEDICATED STREET RIGHT OF WAYS.

DESIGNED BY: J.S.I.
DRAWN BY: M.
CHECKED BY: J.S.I.
DATE: JAN 22, 1984
SCALE: 1" = 100'

BARBER BRANNON TRAYLOR TODD, INC.
CONSULTING ENGINEERS AND PLANNERS
TYLER ASHLEY WILCOCK

PROPOSED P.D.R. SITE PLAN
CONTINUATION NO. 1
THE MEADOWS

CONTRACT NO. _____
SHEET NO. _____