

ORDINANCE NO. 31-1992

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, AND ORDINANCE NO. 103-1984 CONCERNING THE PROFESSIONAL PLAZA 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 by changing Ordinance No. 103-1984, 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 Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

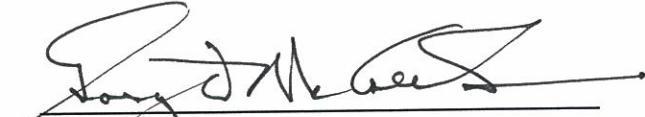
PASSED ON FIRST READING this 9 day of July A.D. 1992.

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 July, 1992, 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 July, 1992, 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 July, A.D. 1992.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


00162

ORDINANCE NO. 31-1992

EXHIBIT "A"

2nd Amendment to Ordinance No. 103-1984

DELETE Exhibit B, Site Plan, and ADD amended Exhibit B, Site Plan.

AMEND Parts 4 and 5, and add Parts 8, 9 and 10.

PART 4: Legal Description. The legal description of this P.D.D. is as follows:

BEING all that certain lot, tract or parcel of land being Lot 2, Lot 101, Lot 102, and Lot 1, Block B of Section 3, Countryside South Addition, Abilene, Taylor County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, Block B, said point being the intersection of the West right of way of Buffalo Gap Road and the South right of way of Chimney Rock Road;

THENCE South 34 degrees 09 minutes 01 seconds West along said West right of way of Buffalo Gap Road a distance of 208.24 feet to the Southwest corner of said Lot 2, Block B;

THENCE South 88 degrees 45 minutes 53 seconds West along the North right of way of Mabray Lane a distance of 716.05 feet to a point for the Southwest corner of said Lot 1, Block B;

THENCE North 25 degrees 04 minutes 21 seconds East along the West line of said Lot 1, Block B a distance of 460.76 feet to a point for the Northwest corner of said Lot 1, Block B;

THENCE North 89 degrees 56 minutes East along said South right of way of Chimney Road a distance of 150.91 feet to a point for corner;

THENCE in a Southeasterly direction along said South right of way of Chimney Rock Road with a curve to the right, said curve having a delta = 33 degrees 26 minutes, R = 457' and L = 266.67' to a point for corner;

THENCE South 56 degrees 39 minutes 40 seconds East along said South right of way of Chimney Rock Road to the place of beginning containing 5.68 acres of land.

TRACT I

PART 5: 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 Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RS-6 & O (Residential Single Family & Office) District to PDO (Planned Development Office) District.

That the Planing 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.

TRACT II

PART 8: 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 Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From PDO (Planned Development Office) District to PDR (Planned Development Residential) District.

That the Planing 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 9:

- A. All street improvements including private streets, roads, and drives, shall meet the written standards and specifications of the City Engineer per Subdivision Regulations.
- B. All development and use in the Planned Development Residential District shall be subject to the deed restrictions set out in the Fairfields Covenants and Restrictions, however, enforcement of said covenants and

restrictions shall be the responsibility of the property owner(s).

- C. The Homeowner's Association agreement contained in the Fairfields Covenants and Restrictions shall be applicable to the use, maintenance, and continued protection of the common areas and facilities of said Planned Development Residential District.

PART 10:

Lots 1-23

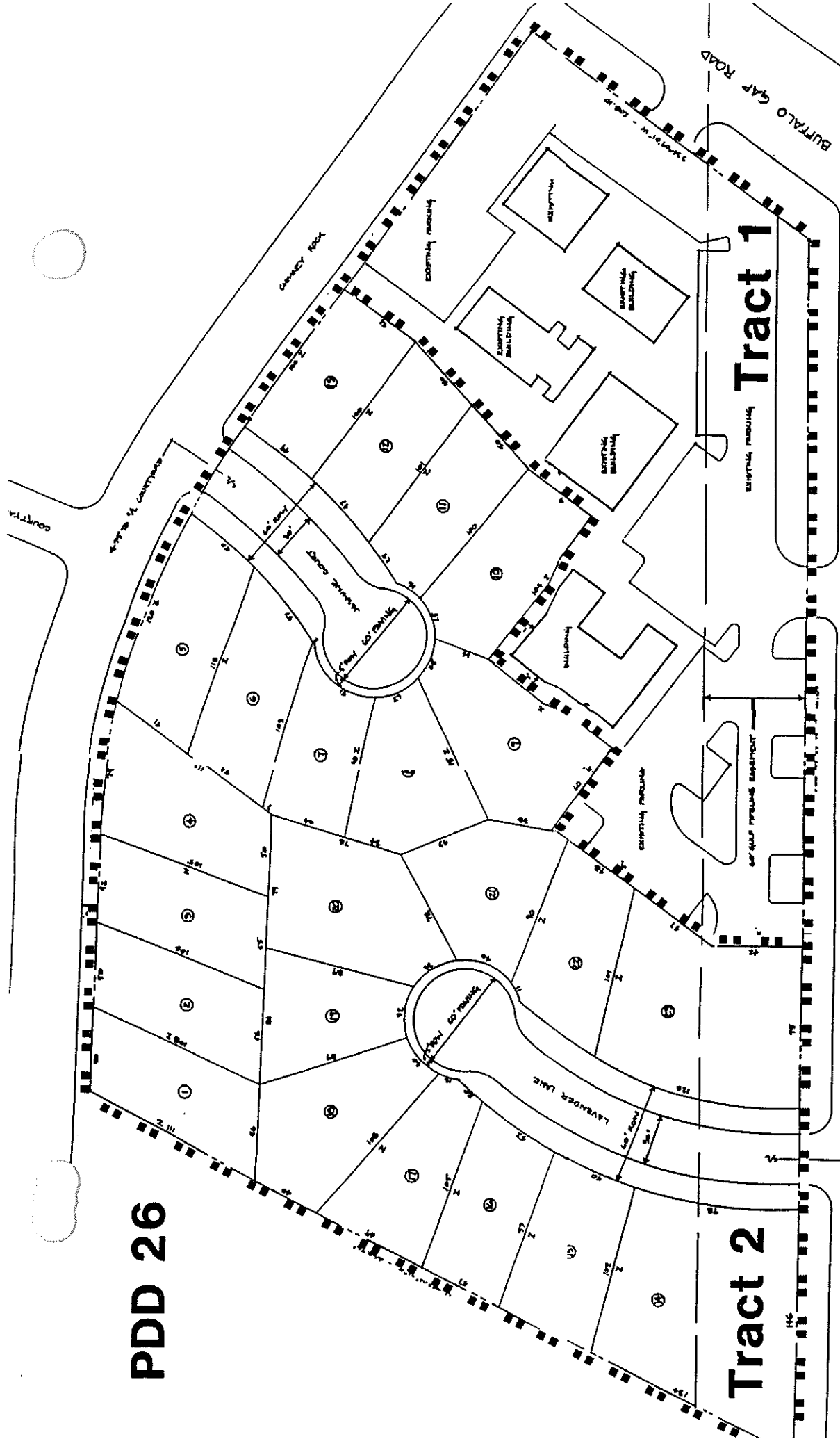
- A. Garden style homes (single family residential)
B. Maximum structure height of no more than two (2) stories
C. One housing unit per lot
D. Units constructed on the above said lots shall meet the following requirements:
1. fifteen (15) feet from the front property line;
2. ten (10) feet from the rear property line;
3. ten (10) feet from one interior side property line;
4. zero lot line on the remaining interior side, so noted on the plat.

- end -

PDD 26

Tract 2

Tract 1



SCALE - 1" = 100'-0"

Z - REPRESENTS ZERO LOT LINE