

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-70 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 the zoning district boundaries 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 14 day of October A.D. 1999.

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 3 day of October, 1999, 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 28 day of October, 1999, 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 28 day of October, A.D. 1999.

ATTEST:

[Signature]
CITY SECRETARY

[Signature]
MAYOR

APPROVED:

[Signature]
CITY ATTORNEY

ORDINANCE NO. 54-1999

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. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development Mixed Use District and are hereby incorporated by reference and included as part of this ordinance.

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

PART 3: Building Specifications. All structures in the herein said Planned Development Mixed Use 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 (Agricultural Open Space) District to PDD (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.

ORDINANCE NO. 54-1999

EXHIBIT "A"

Page 2

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

Lot 1, Block 1, Lytle Creek Golf Links, L.L.C. Subdivision, Abilene, Taylor County, Texas;
filed for record March 4, 1999, Taylor County Clerk File Number 3835;

Location:

1510 E. Industrial Boulevard

00267

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for commercial and residential development and related activities of a large tract which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations shall govern the use and development of this Planned Development District:

A. The property shall be developed in compliance with the attached site plan labeled Exhibit B.

B. Permitted uses

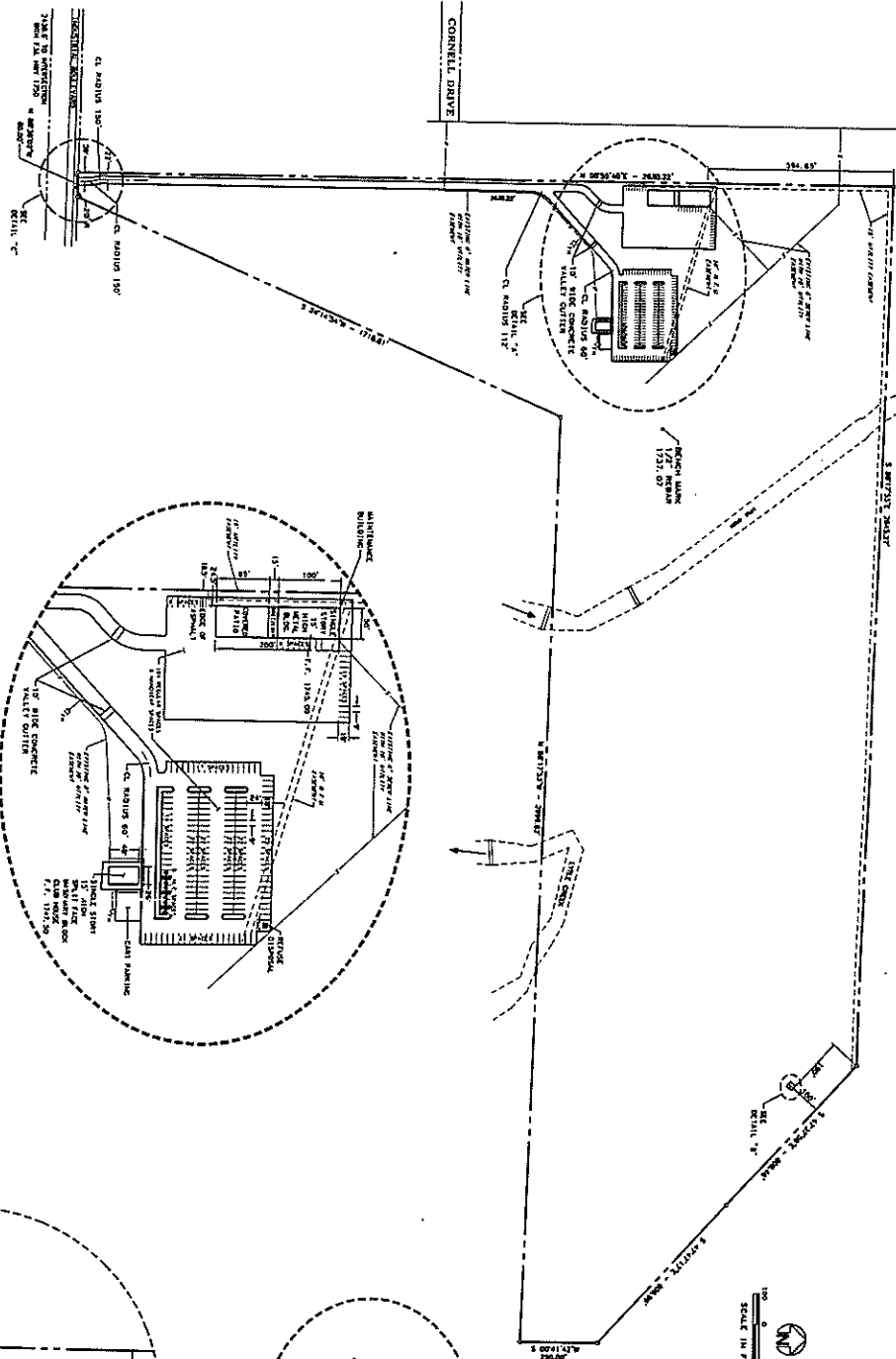
Golf Course
Driving Range
Restaurant
Retail sale of recreational equipment and clothing
Liquor Store - on-premise consumption
Maintenance Facilities associated with a Golf Course

C. Signage:

1. One (1) free-standing sign not to exceed thirty-five (35) feet in height and two hundred (200) square feet in area.
2. Wall signs and directional signage permitted as needed.

-END-

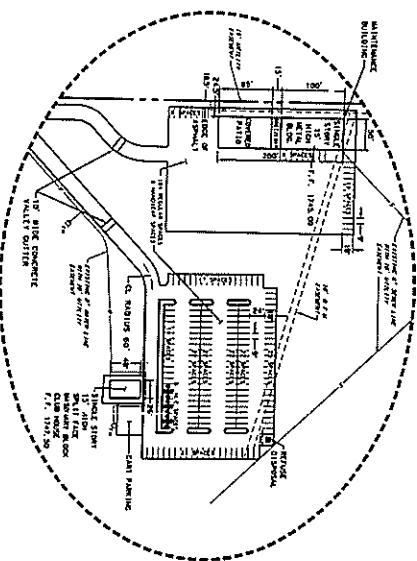
ORDINANCE NO. 54-1999
EXHIBIT "B"



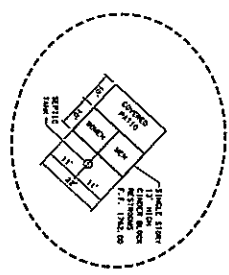
NOTE:
THIS REPORT FROM THIS SITE AND THE JUDICIAL
PLANNING AND DESIGN AND THE SUBDIVISION
AT THE CITY OF ABILENE, TEXAS.

LEGAL DESCRIPTION:
LOT 1, BLOCK 1, LITTLE CREEK GOLF LINKS,
L.L.C. SUBDIVISION OUT OF SECTIONS 48
AND 61 BLIND ASYUMI LAND,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

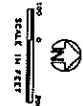
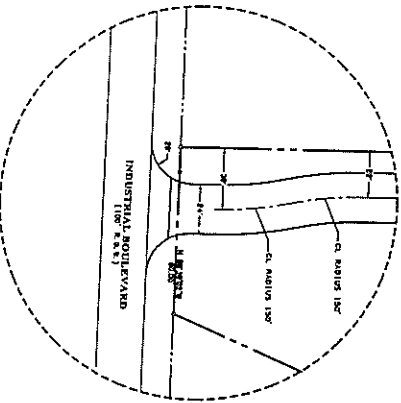
DETAIL "A"
SCALE: 1" = 100'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 30'



LEGEND:
- - - - - FIRE HOUSING
- - - - - WATER LINE
- - - - - SANITARY SEWER LINE
- - - - - HIGH DRAIN LINE

REVISOR: JUNE 16, 1999

1 OF 1

SITE PLAN FOR
LYTLE CREEK GOLF LINKS
L.L.C. SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS



DESIGNED BY:	JJC
DRAWN BY:	JJC
CHECKED BY:	J.D.T.
DATE:	APRIL, 1999
SCALE:	AS NOTED

00269