

ORDINANCE NO. 33-1986

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING ROYAL CREST PDR 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 8th day of May, A.D. 19 86.

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 4th day of May, 19 86, 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 22nd day of May, 19 86, 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 22nd day of May, A.D. 19 86.

ATTEST:

Patricia Patton
CITY SECRETARY

David Stubbeman
MAYOR

APPROVED:

Harry Conroy
CITY ATTORNEY

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ORDINANCE NO. 33-1986

EXHIBIT "A"

Rezone the following property from Agricultural Open Space (AO) to Planned Development Residential (PDR) district.

Name: This PDR district shall hereafter be known and referred to as the "Royal Crest Planned Development Residential" district.

Part 1: Legal Description

Section 2, Continuation 4, Royal Crest Addition, Abilene, Taylor County, Texas.

Part 2: The herein said Planned Development Residential District shall be in accordance with the approved plat and site plan (attached as Exhibit B). All development in the Planned Development Residential District shall be in conformance with said plat and site plan.

Part 3: The herein said Planned Development Residential District shall be developed in a manner consistent with all RS-6 zoning district regulations in the Zoning Ordinance, except as specified below:

- A. Lots 1-4, Block C, shall be permitted double frontage, provided that a non-access easement is dedicated along the western property lines of Lots 1-4.
- B. The rear setback (adjacent to eventual extension of Catclaw Drive) for Lots 1-4, Block C, shall be 20 feet.
- C. Minimum lot depth shall be 120 feet.
- D. A 10' non-access easement shall be located on the western edge of Lots 1-4, Block C.
- E. The building setback for Lots 8-10, Block B, relative to Catclaw Drive, shall be twenty-five (25) feet.

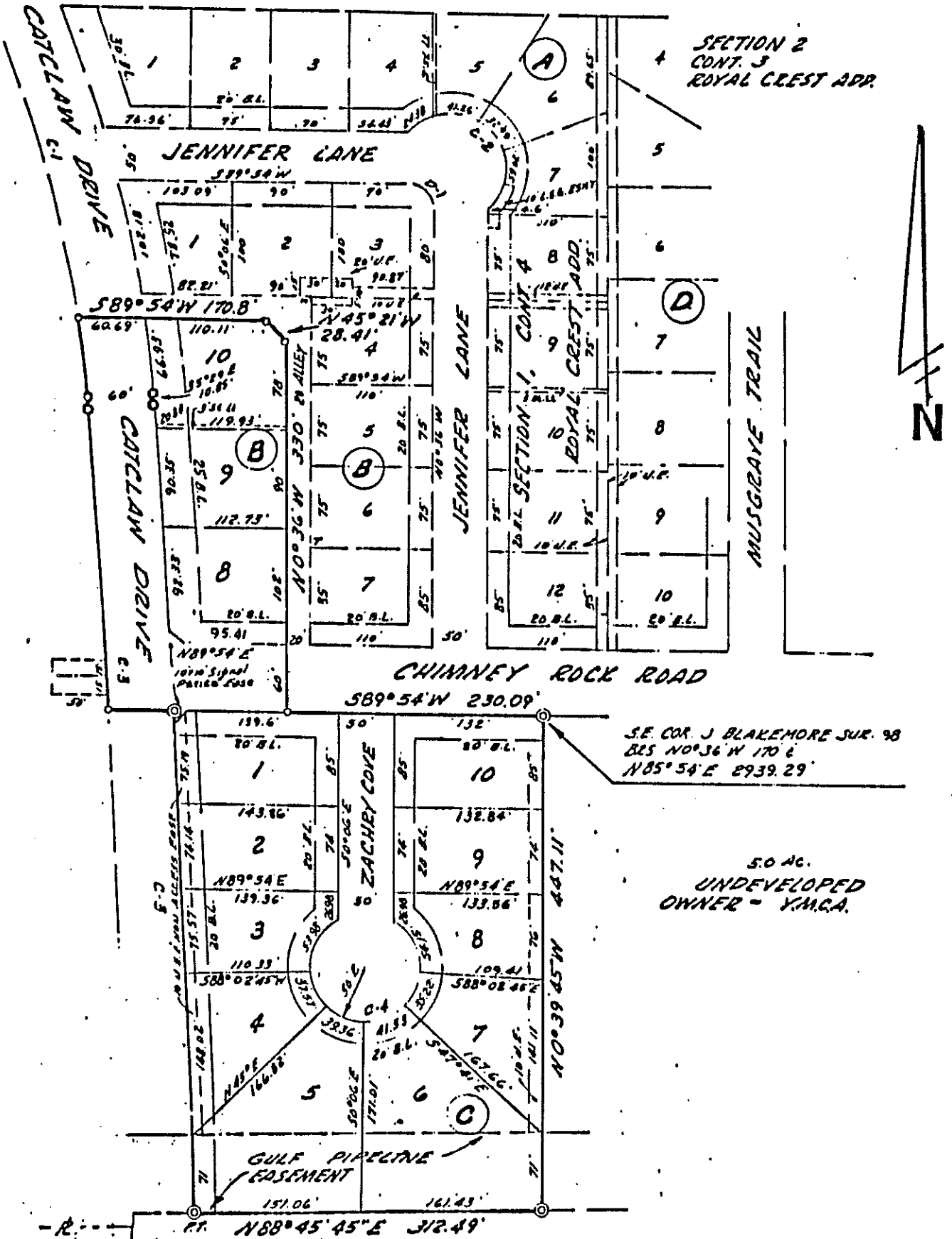
The building setback for Lot 8, Block B, relative to Chimney Rock Road, shall be twenty (20) feet.

- F. The building setback for Lot 1, Block C, relative to Chimney Rock Road, shall be twenty (20) feet.

The building setback for Lots 1-4, Block C, relative to eventual extension of Catclaw Drive, shall be twenty (20) feet.

- Part 4: Subdivision Regulations requiring the dedication and construction of a boundary collector street (Catclaw Drive) adjoining Lots 1-4, Block C, shall be waived. However, when and if the developer obtains ownership of the property over which Catclaw Drive is to extend, dedication and construction shall occur. Furthermore, prior to subdivision approval of Lots 1-4, Block C, the developer shall guarantee his share of Catclaw Drive improvement by means of an appropriate performance guarantee, or contribution to the Assessment Paving Fund.

SECTION 2
ROYAL CREST ADD.



UNDEVELOPED
OWNER - JAMES PARKER TRUSTEE