

CITY OF ANGUS, TEXAS

ORDINANCE NO. 78

AN ORDINANCE OF THE CITY OF ANGUS, TEXAS, DESIGNATING "PD-1" BY AMENDING THE ZONING ORDINANCE AND BY CHANGING THE ZONING ON THE SOUTHERN FOUR ACRES OF THE 5.657 ACRES OWNED BY U.S.A. WASTE COMPANY FROM "A" AGRICULTURAL TO "I/PD," INDUSTRIAL/PLANNED DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16 OF THE ZONING ORDINANCE; ESTABLISHING THE SEVERABILITY OF THIS ORDINANCE; PROVIDING FOR CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS PUBLIC NOTICE HAS BEEN GIVEN AND A PUBLIC HEARING HAS BEEN DULY HELD AS REQUIRED BY LAW;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGUS:

Section 1. That from and after the effective date of this Ordinance, Ordinance No. 69, the Zoning Ordinance, of the City of Angus, Texas, is hereby amended by the creation of "PD-1" as follows:

The allowed use of a certain tract of land being approximately the southern four (4) acres of the 5.657 acres owned by U.S.A. Waste Company, more fully described in Exhibit "A" attached hereto and incorporated herein and presently zoned "A," Agricultural, is changed to "I/PD," Industrial/Planned Development with the storage of recycling and empty storage containers and employee and truck parking on said property to be allowed and said property to be screened from view on the North side in accordance with Exhibit "B" attached hereto and incorporated herein, with the specific requirements contained in this Ordinance and with the detailed site plan approved herewith.

Section 2. That the herein described property shall be used only in the manner and for the purposes provided herein, and in accordance with the detailed site plan approved by the City Council.

Section 3. That development standards, a copy of which is attached hereto as Exhibit "B" and incorporated herein was submitted by the Owner and reviewed and approved by the City Council.

Section 4. That if any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any person or circumstances, is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares that it would have passed such remaining portions of the Ordinance despite such invalidity.

Section 5. That any and all Ordinances of the City of Angus, Texas, heretofore adopted which are in conflict with this Ordinance are hereby expressly repealed insofar as the same are in conflict therewith.

Section 6. That this Ordinance shall become effective from and after the date of its passage as provided by law, and it is accordingly so ordained.

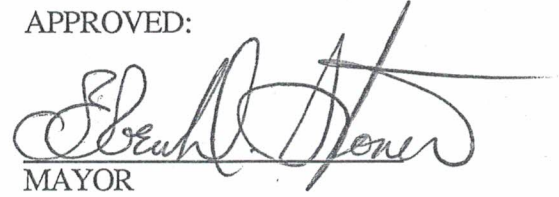
PASSED AND APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF
DAY OF ANGUS, TEXAS, ON THIS, THE 13 DAY OF April, 1993.

APPROVED:



MAYOR

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

EXHIBIT "A"
PROPERTY DESCRIPTION

The southernmost 4 acres of that certain lot, tract, or parcel of land, being 5.657 acres situated in the John McNeal Survey, Abstract No. 8, in Navarro County, Texas, and being part of a called 16.99 acres tract described in Deed from Floyd A. Kirk to Victor D. Howell, dated December 20, 1985, recorded in Volume 1064 Page 620 of the Deed Records of Navarro County, Texas. Said 5.657 acres are more fully described as follows:

Beginning at a 5/8" rod found for the most Southerly Corner of the above mentioned 16.99 acres tract for corner, corner is in the intersection of two county roads;

Thence N 30° W 718.4 feet with the approximate center of the county road and the Southwest line of the 16.99 acres tract to a point in the road for corner and T-Post brs. N 62° 45' 38" E at 20 feet;

Thence N 62° 45' 38" E 356.30 feet to a 3/8" rod for corner to a fence;

Thence S 31° 47' 25" E 313.22 feet to a 5/8" rod found for corner at a fence corner;

Thence S 43° 36' E 266.20 feet with the fence to a 1/2" rod found for corner and in the extended center of a county road;

Thence S 43° 11" W 447.40 feet with the approximate center of the county road to the place of beginning containing 5.657 acres of land, of which 0.526 acre is within the county roads.

EXHIBIT "B"
DEVELOPMENT PLAN

1. Permitted Uses. Land uses permitted within the proposed I/PD District shall include those uses allowed in accordance with the development site plan including the storage of recycling and empty storage containers and employee and truck parking.
2. Density. Density as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
3. Lot Area/Width. Lot area and width as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
4. Yard Depth/Width. Yard depth and width as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
5. Building Height/Elevation. Building height and elevation as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
6. Coverage. Coverage as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
7. Floor Area Ratio. That floor area as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
8. Parking/Access. Parking and access as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
9. Landscaping. That landscaping as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
10. Accessory Buildings. Accessory buildings as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
11. Signs/Lighting. Signs and lighting as permitted in accordance with the provisions of Ordinance No. 62, the Zoning Ordinance, for that property zoned "I," Industrial.
12. Screening. The property shall be screened on the northernmost side as follows:
 - a. Screening shall be erected, placed, grown and maintained along the common boundary line of the adjoining zoning district on the north.
 - b. Screening shall be not less than six feet (6') in height nor greater than eight feet (8') in height.
 - c. No fence, wall, or hedge placed as screening shall be placed in such a manner as to materially impede vision at any crossing or intersection of two (2) streets, highways, roads or other ways of travel.

EXHIBIT "C"
SITE PLAN

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SITE PLAN