

ORDINANCE NO. 05-97

AN ORDINANCE ADOPTING A LAND USE PLAN FOR THE CITY OF AUSTIN, ARKANSAS; ESTABLISHING SET REGULATION TO PROMOTE THE HEALTH, SAFETY, AND THE GENERAL WELFARE OF THE CITIZENS OF THE CITY OF AUSTIN, TO PROVIDE EFFICIENT AND ECONOMICAL MEANS FOR CIVIC DEVELOPMENT; TO SECURE SAFETY FROM FIRE AND PANIC, CONTROL OVERCROWDING OF LAND; PROVIDE ADEQUATE LIGHT AND VENTILATION; AVOID CONCENTRATION OF POPULATION AND FACILITATE EASE OF PROVISION OF TRANSPORTATION, PARKS, UTILITIES, SCHOOLS AND OTHER PUBLIC REQUIREMENTS, AND DECLARING AN EMERGENCY

WHEREAS, cities of the first and second class are empowered by Ark. Stat. SS19-2825 et seq. to adopt and enforce a plan or plans for the coordinated, adjusted and harmonious development of themselves and their environs, and

WHEREAS, the Austin Planning Commission, following a public hearing on July 17, 1997 adopted a resolution recommending a revised Land Use Plan for the City and its planning area to the City Council for adoption.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, ARKANSAS

THAT, the Land Use Plan document as prepared and recommended by the Austin Planning Commission be hereby adopted by this ordinance.

PASSED this 22 ( ) day of July, 1997

Planning Commission Sponsor      Bobbie G. Horn Mayor

ATTEST:      As approved to form:  
Wanda Triffin City Clerk

7-22-97  
Date

ORIGINAL



# PROOF OF PUBLICATION

(Mark an X in box from newspaper sending proof.)

- CABOT STAR HERALD**  
P. O. Box 1058, Cabot, Arkansas 72023
- LONOKE DEMOCRAT**  
P. O. Drawer B, Lonoke, Arkansas 72086
- CARLISLE INDEPENDENT**  
P. O. Box 47, Carlisle, Arkansas 72024
- JACKSONVILLE PATRIOT**  
P. O. Box 5329, Jacksonville, Arkansas 72078
- THE VOICE**  
P. O. Box 6166, Sherwood, Arkansas 72124

Publications of Magie Enterprises, Inc., Shelly Moran, president.

- STATE OF ARKANSAS )  
 COUNTY OF LONOKE ) SS  
 COUNTY OF PULASKI )

THIS IS TO CERTIFY that the attached legal advertisement,

being Ordinance  
NO. 05-97  
 in the matter of City of Austin

versus

pending in the \_\_\_\_\_ court

of said county, was published for 1 consecutive times on the

following dates:  
July 30, 19 97 \_\_\_\_\_, 19 \_\_\_\_\_  
 \_\_\_\_\_, 19 \_\_\_\_\_, 19 \_\_\_\_\_  
 \_\_\_\_\_, 19 \_\_\_\_\_, 19 \_\_\_\_\_

In the regular edition of the newspaper as checked above, a newspaper of general bonafide circulation, having a Second Class Postal Permit and published continuously for a period of more than one year in the County of Lonoke or County of Pulaski, State of Arkansas,

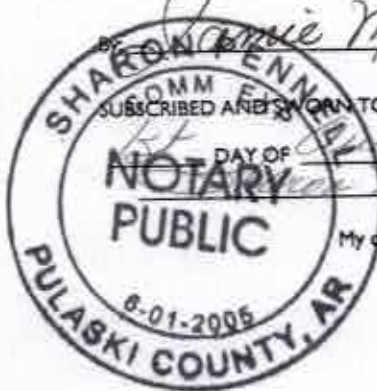
PUBLICATION FEE ..... \$ 34.20  
 COST OF PROOF ..... \$ 5.00  
 TOTAL ..... \$ 39.20

BY Sharon Penn FOR THE PUBLISHER

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS

1st DAY OF August, 19 97

Sharon Penn  
 My commission expires 6/01/05



## LEGAL NOTICE

**CITY OF AUSTIN  
 ORDINANCE NO. 05-97  
 AN ORDINANCE  
 ADOPTING A LAND USE PLAN  
 FOR THE CITY OF AUSTIN,  
 ARKANSAS, ESTABLISHING  
 SET REGULATION TO  
 PROMOTE THE HEALTH,  
 SAFETY, AND THE GENERAL  
 WELFARE OF THE CITIZENS  
 OF THE CITY OF AUSTIN,  
 TO PROVIDE EFFICIENT  
 AND ECONOMICAL MEANS  
 FOR CIVIC DEVELOPMENT;  
 TO SECURE SAFETY FROM  
 FIRE AND PANIC;  
 CONTROL OVERCROWDING  
 OF LAND; PROVIDE  
 ADEQUATE LIGHT AND  
 VENTILATION; AVOID  
 CONCENTRATION OF  
 POPULATION AND  
 FACILITATE EASE OF  
 PROVISION OF  
 TRANSPORTATION, PARKS,  
 OF UTILITIES, SCHOOLS AND  
 OTHER PUBLIC  
 REQUIREMENTS, AND  
 DECLARING AN EMERGENCY,  
 WHEREAS, cities of the first and**

second class are empowered by Ark. Stat. 55 19-2825 et. seq. to adopt and enforce a plan or plans for the coordinated, adjusted and harmonious development of themselves and their environs, and

WHEREAS, the Austin Planning Commission, following a public hearing on July 17, 1997 adopted a resolution recommending a revised Land Use Plan for the City and its planning area to the City Council for adoption,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, ARKANSAS

THAT, the Land Use Plan document as prepared and recommended by the Austin Planning Commission be hereby adopted by this ordinance.

PASSED this 22nd day of July, 1997.

/s/ Bobbie J. Horn  
 MAYOR

ATTEST: /s/ Wanda Griffin  
 CITY CLERK

(228) Advertised in the Cabot Star-Herald July 30, 1997. 16,1c



7/22/97

THE REGULATIONS LISTED BELOW IN THE CITY OF AUSTIN ZONING REGULATIONS.

AND CONTROL OF DEVELOPMENT AND SUBDIVISION OF LAND REGULATIONS.

I CAROL KING DO NOT ~~EXCEPT~~. *ACCEPT*

CITY OF AUSTIN ZONING REGULATIONS

PAGE # 21 4.4.6 MANUFACTURED HOUSING APPEARANCE STANDARDS B. 4

SET ONTO AN EXCAVATED AREA WITH PERMANENT PERIMETER WALLS CONSTRUCTED OF BLOCK, BRICK, OR STONE WITH FOUNDATIONS, FOOTINGS OR CRAWL SPACE OR BASEMENT WALLS CONSTRUCTED, IN ACCORDANCE WITH THE STANDARD BUILDING CODE. THE SPACE BETWEEN THE FLOOR JOISTS OF THE HOME AND THE EXCAVATED UNDERFLOOR GRADE SHALL BE COMPLETELY ENCLOSED WITH THE PERMANENT PERIMETER ENCLOSURE ( EXCEPT FOR REQUIRED OPENINGS );

I WOULD LIKE TO SEE THIS CHANGED TO ALLOW FACTORY UNDER PINNING ON MOBILE HOMES AND MFG. HOMES IF THE HOME OWNER PREFERENCES. BUT IT HAS TO BE FACTORY MADE FOR THIS PURPOSE. NO PLYWOOD, NO BOARDS OF ANY KIND, ETC. IT HAS TO MATCH THE MOBILE OR MFG. HOME.

PAGE # 45 8.2.4. REPLACEMENT OF DAMAGED OR DESTROYED ~~X~~ NONCONFORMING USES.

*This is reason Board of Adjustment*

WOULD LIKE TO ADD OR CHANGE TO READ, WHICH EVER IS NECESSARY TO SAY, IF THERE ARE ALREADY MOBIL OR MFG. HOMES ON OR LOCATED IN SAME BLOCK OR AROUND PROPERTY ALREADY, AND SOMEONE HAS A HOUSE AND IT IS DESTROYED, AND CAN NOT BUILD BACK THEIR HOUSE, THEN THEY SHALL BE ALLOWED TO PUT ON THEIR PROPERTY, A MOBILE OR MFG. HOME, AS LONG AS THE PROPERTY IS USED AS THEIR OWN PERSONAL RESIDENCE. IT CAN NOT BE USED AS RENTAL PROPERTY.

CONTROL OF DEVELOPMENT AND SUB. OF LAND REGULATIONS

PAGE # 52

5.8.A I DO NOT THINK WE SHOULD REQUIRE SIDE WALKS EXCEPT IN A COMMERCIAL DIST.

5.9.A NO CURBS OR GUTTERS EXCEPT IN NEW OR FUTURE SUBDIVISIONS WHERE THE HOUSES ARE PRICED AT \$ 100,000 DOLLARS OR MORE.

SIGNED: CAROLYN KING  
ALDERMAN FOR CITY OF AUSTIN  
AUSTIN, AR.

*Carolyn King*



ORIGINAL