

ORDINANCE NO. 03-91

AN ORDINANCE ADOPTING A CONTROL OF DEVELOPMENT AND SUBDIVISION OF LAND REGULATION FOR THE CITY OF AUSTIN, ARKANSAS; ESTABLISHING THE ARRANGEMENT OF LAND PARCELS IN THE COMMUNITY FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES AND FOR STREETS, ALLEYS, SCHOOLS, PARKS, AND OTHER PUBLIC PURPOSES, TO DETERMINE TO A LARGE DEGREE THE CONDITIONS OF HEALTH, SAFETY, ECONOMY AND AMENITY THAT PREVAIL IN THE PUBLIC INTEREST. THIS REGULATION INCORPORATES STANDARDS DESIGNED TO ENSURE PROPER DEVELOPMENT OF LAND FOR URBAN USE. THE SPECIFIC PURPOSES OF THESE REGULATIONS ARE; AND DECLARING AN EMERGENCY

- A. To protect and provide for the health, safety and general welfare of the public.
- B. To guide the future growth and development of the municipality in accordance with the municipal plan.
- C. To provide for adequate light, air and privacy; to secure safety from fire, flood and other danger and to prevent overcrowding of the land and undue congestion of population.
- D. To protect and conserve the value of buildings and the improvements and to minimize adverse impact on adjoining or nearby properties.
- E. To establish a beneficial relationship between the uses of land and buildings and the municipal street system, to require the proper location and design of streets and building lines, to minimize traffic congestion and to make adequate provision for pedestrian traffic circulation.
- F. To establish reasonable standards of design and procedures for subdivision and resubdivisions, in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.
- G. To encourage the wise use and management of natural resources, to provide adequate and safe recreational areas, to maintain the natural beauty and topography of the municipality and to ensure appropriate development with regard to the natural features, to minimize the pollution of air, ponds, and streams and to ensure the adequacy of drainage facilities.

WHEREAS, cities of the first and second class are empowered by AR STAT. SS 19-2826 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 Control Of Development and Subdivision Of Land Regulation for the City and its planning area to the City Council for adoption,

ORIGINAL



AUSTIN PLANNING COMMISSION
City of Austin, Arkansas

RESOLUTION NO. 13-97

WHEREAS, the Austin Planning Commission has prepared a Land Use Plan for the City of Austin, Arkansas, for which a public hearing was held on July 17, 1997 and which is authorized by Act 186 of the 1957 General Assembly,

NOW, THEREFORE, BE IT RESOLVED by the Austin Planning Commission

THAT, the Land Use Plan be and hereby is adopted.

PASSED this 17th day of July, 1997.



Chairman

ATTEST:


Secretary

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 Mogie 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. 03-97
 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, 1997, 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 \$ 69.15
 COST OF PROOF \$ 5.00
 TOTAL \$ 74.15



**CITY OF AUSTIN
 ORDINANCE NO. 03-97
 AN ORDINANCE
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 OF DEVELOPMENT AND
 SUBDIVISION OF LAND
 REGULATION FOR THE CITY
 OF AUSTIN, ARKANSAS;
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 ARRANGEMENT OF LAND
 PARCELS IN THE
 COMMUNITY FOR
 RESIDENTIAL, COMMERCIAL
 AND INDUSTRIAL USES AND
 FOR STREETS, ALLEYS,
 SCHOOLS, PARKS, AND
 OTHER PUBLIC PURPOSES,
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Municipal Court Docket update

foot, continued; improper turn, continued; Mark A. Ward, 29, Beebe, speed 11-20 mph over limit, continued; drive while intoxicated, continued.
 James P. Weaver, 24, North Little Rock, suspended driver's license, continued; no liability insurance, continued; failure to pay registration fee, continued.
 Shannon L. Winston, 26, Conway, suspended driver's license, guilty; fail to pay registration fee, guilty; no inspection, guilty; no seat belt, guilty.

Plea Docket

(June 4, 1997)
 Arkansas State Police
 David L. Abshure, 26, Austin, failure to appear, continued; speeding 11-20 mph over limit, continued.
 Billy C. Bevell II, 24, Humnoke,

provide adequate and safe recreational areas, to maintain the natural beauty and topography of the municipality and to ensure appropriate development with regard to the natural features, to minimize the pollution of air, ponds and streams and to ensure the adequacy of drainage facilities.

WHEREAS, cities of the first and second class are empowered by AR STAT. SS 19-2825 et seq. to adopt and enforce a plan or plans for the