

CITY OF LOWRY CROSSING, TEXAS

ORDINANCE NO. 179

AN ORDINANCE OF THE CITY OF LOWRY CROSSING, TEXAS, AMENDING ORDINANCE NO. 110, AS AMENDED, BY AMENDING THE REGULATIONS GOVERNING NONRESIDENTIAL DISTRICTS TO REQUIRE THAT THE REAR AND SIDE YARDS OF SUCH DISTRICTS BE SCREENED FROM RESIDENTIAL DISTRICTS; PROVIDING A SAVING CLAUSE; PROVIDING A REPEALER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the visibility of certain areas of nonresidential uses can be detrimental to the property values and to the peace and quiet enjoyment of life in residential districts; and

WHEREAS, the City Council of the City of Lowry Crossing has determined that it would be in the public interest to screen certain areas of nonresidential uses from residential districts; and

WHEREAS, the City Council finds that it is in the public interest to amend Ordinance No. 110, as amended, (the Lowry Crossing Zoning Ordinance) to provide for such screening; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOWRY CROSSING, TEXAS:

Section 1. That Section 12, "'O' Office District," of Ordinance No. 110, as amended, is amended by adding a new Subsection 12-9 to read as follows:

"12-9 Screening. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an "A" Agricultural, "RE" Single-Family Residential Estate, "R-1" Single-Family Residential, or a "2F" Two-Family Residential district, any portion of the building site directly across from that district must be screened from that district."

Section 2. That Section 13, "'RET' Retail District," of Ordinance No. 110, as amended, is amended by adding a new Subsection 13-8 to read as follows:

"13-8 Screening. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an "A" Agricultural, "RE" Single-Family Residential Estate, "R-1" Single-Family Residential, or a "2F" Two-Family Residential district, any portion of the building site directly across from that district must be screened from that district."

Section 3. That Section 14, "'HC' Highway Commercial District," of Ordinance No. 110, as amended, is amended by adding a new Subsection 14-8 to read as follows:

"14-8 Screening. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an "A" Agricultural, "RE" Single-Family Residential Estate, "R-1" Single-Family Residential, or a "2F" Two-Family Residential district, any portion of the building site directly across from that district must be screened from that district."

Section 4. That Section 15, "'C' Commercial District Regulations," of Ordinance No. 110, as amended, is amended by adding a new Subsection 15-6 to read as follows:

"15-6 Screening. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an "A" Agricultural, "RE" Single-Family Residential Estate, "R-1" Single-Family Residential, or a "2F" Two-Family Residential district, any portion of the building site directly across from that district must be screened from that district."

Section 5. That Section 16, "'LI' Light Industrial District," of Ordinance No. 110, as amended, is amended by adding a new Subsection 16-7 to read as follows:

"16-7 Screening. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an "A" Agricultural, "RE" Single-Family Residential Estate, "R-1" Single-Family Residential, or a "2F" Two-Family Residential district, any portion of the building site directly across from that district must be screened from that district."

Section 6. That Section 17, "'HI' Heavy Industrial District," of Ordinance No. 110, as amended is amended by adding a new Subsection 17-7 to read as follows:

"17-7 Screening. In this district, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across an adjoining alley from an "A" Agricultural, "RE" Single-Family Residential Estate, "R-1" Single-Family Residential, or a "2F" Two-Family Residential district, any portion of the building site directly across from that district must be screened from that district."

Section 7. That Ordinance No. 110, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

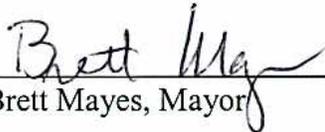
Section 8. That all ordinances of the City of Lowry Crossing, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all

provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 9. That this ordinance shall take effect upon passage and publication.

DULY ADOPTED by the City Council of the City of Lowry Crossing, Texas on the 6th day of January, 2004.

APPROVED:



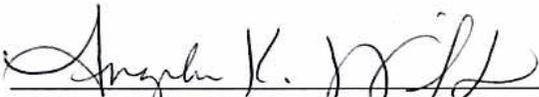
Brett Mayes, Mayor

ATTEST:



Eddie Sturgal, City Secretary

APPROVED AS TO FORM:



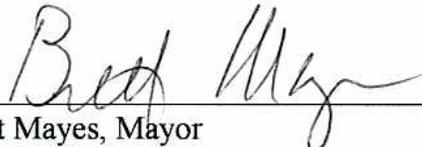
Angela K. Washington, City Attorney

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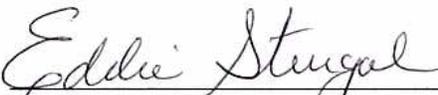
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DULY ADOPTED by the City Council of the City of Lowry Crossing, Texas, the 6h day of January, 2004.



Brett Mayes, Mayor

ATTEST:



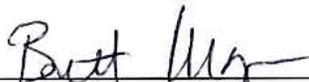
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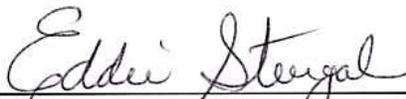
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