

ORDINANCE NO. 103-1984

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING PROFESSIONAL PLAZA 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 11 day of October, A.D. 19 84.

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 30 day of September, 19 84, 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 25 day of October, 19 84, 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 25 day of October, A.D. 19 84.

ATTEST:

Adruin Butler
CITY SECRETARY

David Stubbeman
MAYOR

APPROVED:

Gary Sanders
CITY ATTORNEY

00561

Exhibit "A"

ORDINANCE NO. 103-1984

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance. Site Plan (and vicinity map) is attached as Exhibit B.

Further, all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of this P.D.D. are hereby incorporated by reference and included as part of this ordinance. (Some of these documents may be attached as Exhibit C.)

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RS-6 & 0 (Residential Single Family & Office) District to P.D.O (Planned Development Office) District.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 5: Legal Description. The legal description of this P.D.D. is as follows:

Legal Description:

BEING all that certain lot, tract or parcel of land being Lot 2, Lot 101, Lot 102, and Lot 1, Block B of Section 3, Countryside South Addition, Abilene, Taylor County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, Block B, said point being the intersection of the West right of way of Buffalo Gap Road and the South right of way of Chimney Rock Road;

THENCE South 34 degrees 09 minutes 01 seconds West along said West right of way of Buffalo Gap Road a distance of 208.24 feet to the Southwest corner of said Lot 2, Block B;

THENCE South 88 degrees 45 minutes 53 seconds West along the North right of way of Mabray Lane a distance of 716.05 feet to a point for the Southwest corner of said Lot 1, Block B;

THENCE North 25 degrees 04 minutes 21 seconds East along the West line of said Lot 1, Block B a distance of 460.76 feet to a point for the Northwest corner of said Lot 1, Block B;

THENCE North 89 degrees 56 minutes East along said South right of way of Chimney Rock Road a distance of 150.91 feet to a point for corner;

THENCE in a Southeasterly direction along said South right of way of Chimney Rock Road with a curve to the right, said curve having a delta = 33 degrees 26 minutes, $R = 457'$ and $L = 266.67'$ to a point for corner;

THENCE South 56 degrees 39 minutes 40 seconds East along said South right of way of Chimney Rock Road to the place of beginning containing 5.68 acres of land.

PART 6: Purpose. The purpose of the Professional Plaza Planned Development district is to accommodate buildings for business and professional offices in a low-density, park-like environment of single-story structures built at a scale comparable with that of nearby residential development. District regulations described in the following Part 7 are intended to, among other considerations, achieve the following results:

- A. integrate the scale of buildings in the district with residential use existing and anticipated to the north, south and west of the district,
- B. provide ample space for off-street parking while, at the same time, mitigating the visual incongruity of paved parking areas in a single family residential environment, and
- C. limit the type and extent of commercial activities that may not be considered business or professional offices, so as to minimize the volume of traffic entering and existing the site.

PART 7: Specific Modifications.

- A. Permitted Use. Activities permitted in the Professional Plaza PD district shall be limited to those permitted within the Office zoning classification, as set forth within the City of Abilene Zoning Ordinance. Compliance with conditions and/or approval of special exception required for location of certain activities within Office zoning districts shall also be applicable to those same activities located within the Professional Plaza PD district, except as otherwise specified immediately below:
 1. Floor area devoted to scale of tobacco products, newspapers and magazines, as well as drug stores, pharmacies and restaurants (standard) is permitted in any one or more of the buildings located on the site, so long as the total floor area devoted to such use does not exceed 10 percent of the floor area eventually planned to be constructed on the site. (See site plan attached as Exhibit B.)
 2. Storage of major recreation equipment shall not be permitted on the site.
- B. Maximum Height. The maximum height of all buildings on the site shall be limited to one (1) story or twenty (20) feet.
- C. Maximum Lot Coverage. No more than twenty-five (25%) percent of the site (depicted on Exhibit B) shall be covered by buildings of any kind.
- D. Off-Street Parking. Unless some more specific use(s) may be identified for a particular building, off-street parking shall be provided at a ratio of 1/250 square feet of gross-floor area for unspecified business and professional offices. Otherwise, parking spaces shall be provided in accordance with minimum requirements of the Zoning Ordinance applicable at the time of individual building construction.

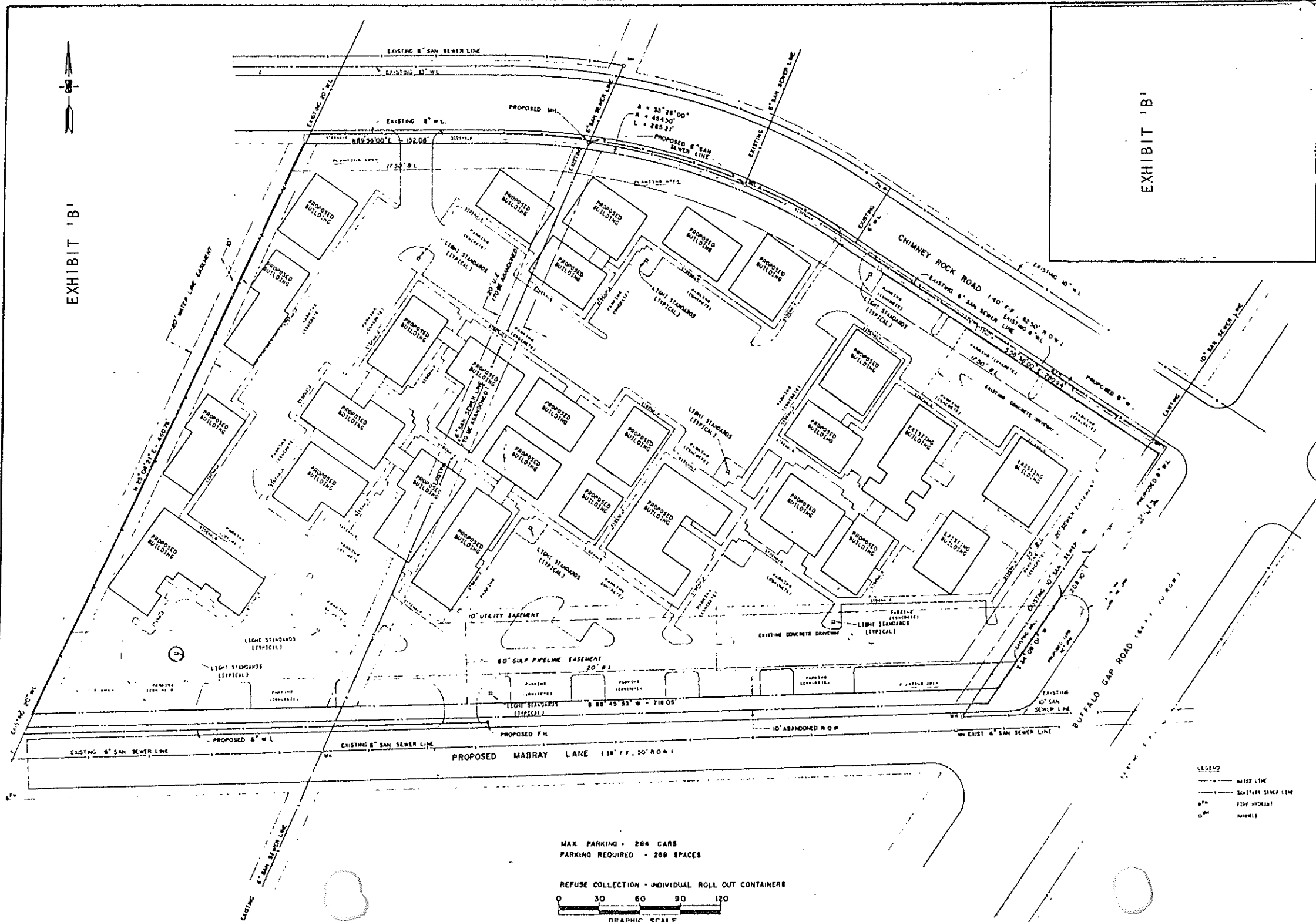
E. Truck Loading Facilities. Off-street facilities or space for truck loading and unloading shall not be required within the Professional Plaza PD district.

F. Free-Standing Signs. Free-standing signs shall be limited to the following:

1. No more than two (2) signs intended to identify the entire office development shall be permitted, and such signs shall be no more than 80 square feet in area and shall, furthermore, be limited to no more than the height of adjacent buildings.
2. Each individual business shall be permitted one (1) free-standing or projecting sign, so long as such signs (with accompanying standards) meet the following requirements:
 - a. no more than 4 feet in height,
 - b. no more than 10 square feet in area, and
 - c. are located between the building (where the business is located) and the adjacent parking lot, with a minimum of direct exposure to adjoining residential streets.
3. Free-standing signs for instructional purposes shall be subject to the same restrictions specified by the Zoning Ordinance for their location in Office zoning districts.
- G. Wall Signs. Wall signs intended to identify individual businesses, including the identification of goods and services for sale, shall cover no more than 25% of the area on any given building wall.
- H. Screening. Facilities and apparatus intended for atmospheric control (heating, ventilating, air conditioning) and solid waste disposal shall be screened from street view by a solid, opaque wall or fence.
- I. Future Resubdivision. Resubdivision of any one or more lots represented on the site plan (attached as Exhibit B) shall be undertaken in conformance with Subdivision Regulations of the City of Abilene applicable at the time of resubdivision. Amendment of this Planned Development ordinance shall not be necessary for resubdivision; however above-described regulations regarding use and development shall remain applicable to the lots represented on the attached site plan, unless such regulations are modified by amendment to this ordinance.

EXHIBIT 'B'

EXHIBIT 'B'



MAX PARKING = 284 CARS
 PARKING REQUIRED = 289 SPACES

REFUSE COLLECTION - INDIVIDUAL ROLL OUT CONTAINERS



- LEGEND
- WATER LINE
 - SANITARY SEWER LINE
 - FIRE HYDRANT
 - MANHOLE

BST
 BARBER BRANNON TRAYLOR TODD, INC.
 CONSULTING ENGINEERS AND PLANNERS
 TYLER ABLE WILCOCK

SITE PLAN FOR
 5.85 AC. P.D.O.
 PROFESSIONAL OFFICE PLAZA

DESIGNED BY	J.F.T.
DRAWN BY	M
CHECKED BY	J.S.T.
DATE	
SHEET NO.	184
SCALE	1" = 30'

CONTRACT NO.
 SHEET NO.
 OF 1

00566