

Exhibit "A"

1st Amendment to Ordinance No. 35-2001, 36-2001 & 27-2002

AMEND: Part 5: Legal Description.

ADD: The legal description of this Planned Development (PD) district shall be the combination of property described in PD ordinances PDD-74(a), PDD-74(b), and PDD-74(c) thus creating one (1) PD ordinance.

AMEND: Part 6: Specific Regulations.

REVISE: Combine the previous ordinances and modify the maximum number of multi-family dwellings and the maximum height allowed for multi-family structures.

A. This PDD is to be developed as set forth in this Part, and any variation therefrom shall require an amendment to this ordinance.

B. Regulations pertaining to all areas

1. All development of non-single-family residential uses shall meet such requirements for setbacks, height limitations, circulation, floor-area ratios, buffers and berms, lot dimensions, performance standards, screening, landscaping, lighting, open space and other design amenities in accordance with a site plan to be approved by the Site Plan Review Committee or its successor entity. These requirements shall be negotiated between the developer and the City of Abilene. If the parties are unable to agree on the requirements or any part thereof, the developer may apply for one or more amendments to this PDD ordinance as provided in Section ~~23-3322.3.4.5~~ Planned Development (PD) District, et seq. of the City of Abilene Zoning Ordinance and Development Code (D.C.).
2. A maximum of ~~400~~ 32 multi-family dwelling units (apartments) may be placed in the PDD ~~(a and b)~~. This is not intended to restrict duplex units in allowable areas as listed in the PD. The maximum height allowed for multi-family residential buildings shall be 45 feet. The multi-family dwelling units shall be allowed in areas 6 & 7 in the attached exhibits.
3. All developed properties (excluding duplexes and single-family residences) shall provide a minimum 20' wide landscape buffer along the public right-of-way. Driveways and sidewalks may pass through the said buffer.
4. Driveway along FM 707 and along Buffalo Gap Road shall be in compliance with Section ~~23-3452.3.4.1(f)~~ Corridor Overlay (COR) District: Driveway Access of the ~~Zoning Ordinance~~ D.C.
5. No single-family residences or duplexes shall front on or have direct access to FM 707 or Buffalo Gap Road.

6. *Parking Requirement:* As stated in the City of Abilene ~~Zoning Ordinance DC~~.
 7. Setback for single-family residential development shall meet the following setbacks:
 - From property lines adjacent to arterial streets = 30 feet.
 - From property lines adjacent to all other streets = 20 feet.
 - Rear: 20 feet
 - Interior Side: 6 feet
 8. Setbacks for primary structures from property lines adjacent to a park shall be a minimum of 25 feet.
- C. Area 1: Use and development of this area shall be in accordance with the provisions of Section ~~23-3452~~, 3.4.1 Corridor Overlay (COR) District of the City of Abilene ~~Zoning Ordinance DC~~, including the following:

Permitted Uses:

Residential

Duplexes
Motel/hotel
Multi-family dwellings
Patio Homes
Townhomes

Accessory & Incidental

Accessory Buildings
Fences, walls, hedges
Field Office/Construction Office (Temporary)
Recreation Building (for common use by multiple residences)
Recreation Equipment, Mobile (Storage and parking)
Satellite Dish Antenna
Swimming Pools
Tennis Courts

Cultural & Recreational Uses

Arcade
Art Gallery
Ballfields and Ballparks
Boat Rental
Bowling Lanes
Civic, Social and Fraternal Organizations
Golf Driving Range
Golf Course (including miniature golf and pitch & putt)
Library
Museum
Park
Planetarium
Pool/Billiard Hall

ORDINANCE NO. 24-2015

EXHIBIT "B"

PAGE 4

Skating Rink
Theater/Playhouse (excluding no drive-in)

Government, Health, Safety & Welfare

Ambulance Service
Blood Bank
Fire Station
Government Administrative Office
Hospital
Medical/Dental Office or Lab
Optical Shop
Police Station
Post Office
Social Service Organization (facilities and offices)
Special Education/Rehabilitation Center
Surgical Center

Educational & Religious

Art, Music and Dancing Schools
Business/Trade Schools
Church or Place of Worship
Driving School
Educational/Scientific Research
Kindergarten/Child Care
University/College
Youth Organizations/Centers

Office

All types of office uses

Service

Auction
Automobile Glass, Muffler, Seat Cover & Upholstery
Automobile and Small Truck Repair and Servicing
Automobile Wash
Banking/Financial
Beauty and Barber
Printing/Blueprinting/Photocopying
Building Construction (General Contracting Services)
Cabinet Making
Catering
Clairvoyant/Soothsayer/Pronostication
Delivery
TV/Radio/Electrical Appliance Repair
Employment
Food Locker
Funeral Home
Furniture Repair

ORDINANCE NO. _____ 24-2015

EXHIBIT "B"

PAGE 5

Fur Repair/Storage & Taxidermy
Health/Physical Fitness
Interior Decoration
Key & Lock Repair
Labor Union
Landscaping
Laundering/Dry Cleaning
Office Equipment/Business Machine Rental
Painting/Paperhanging
Photoengraving
Photographic
Shoe Repair/Shining
Self-Storage Units
Tailoring
Tool & Equipment Rental
Trading Stamps
Travel Arranging
Typesetting
Upholstering
Veterinarian (small animal)
Watch/Clock/Jewelry Repair

Retail Trade

Antiques
Appliances
Automobile Parts/Supplies
Bakery
Bicycles
Book/Stationary
Camera/Photographic Supplies
China/Glassware/Metalware
Christmas Trees
Clothing
Coins/Stamps
Dairy Products
Department Store
Pharmacy
Electrical/Electronic Supplies
Farm/Garden Supplies
Floor Covering
Furniture/Home Furnishings
Gasoline
Gifts/Novelties/Souvenirs
Grocery Store (Supermarket & convenience)
Hardware
Hobby/Craft Supplies
Jewelry
Keys/Locks

Marine Craft/Accessories
Meat/Fish
Military Surplus
Monuments
Music Supplies/Records
Periodicals
Office Supplies/Equipment
Paint/Glass/Wallpaper
Plant Material (flowers & household plants)
Plumbing Equipment
Restaurant (standard/drive-in/fast-food)
Shoes
Sporting Goods
Tobacco Products
Variety Store

Wholesale

Medical/Dental Supplies
Tobacco Products
Vending Machine/Merchandise

Transportation, Communication & Utilities

Automobile Parking Lot or Structure
Gas Line Regulating or Compression Station
Petroleum Pressure Control Station
Radio/Television Studio (without Broadcast Tower)
Sewage Pressure Control and Lift Station
Taxi Terminal
Telegraph Office
Water Pressure Control Station
Water Storage

Resource Production & Extraction

Petroleum/Gas Well

Manufacturing

Books/Periodical (publishing & printing)
Bookbinding

Signs: Shall comply with the provisions of Section ~~23-3452.3.4.1~~ Corridor Overlay (COR) District of the Zoning Ordinance. ~~Portable signs and Off-site advertising signs shall be prohibited.~~

D. Areas 2 & 5: Use and development of this area shall be in accordance with the following:

Permitted Uses:
Duplexes

Multi-Family Dwellings (~~maximum density of 24 units per acres~~)
Patio Homes
Townhomes
Single-Family Detached Dwellings
Accessory and Incidental Uses as permitted in Section ~~23-306.42.4.4~~ Accessory
Uses and Structures of the City of Abilene Zoning Ordinance (DC)
Fire Stations
Church and Place of Worship
Kindergarten and Child Care Center
School: Public or Private (elementary, junior, and high school)

Signs: As stated in City of Abilene Sign Regulations under the RM District.

Exceptions:

No motion allowed
~~No portable signs~~

E. Area 3: Use and development of this area shall be in accordance with the following:

Permitted Uses:

Single-Family Detached Dwellings
Accessory and Incidental Uses as permitted in Section ~~23-306.42.4.4~~ Accessory
Uses and Structures of the City of Abilene Zoning Ordinance (DC)
Park and/or Playground
Play Lots or Tot Lots
Church or Place of Worship
School: Public or Private (elementary, junior, and high school)

Signs: As stated in City of Abilene Sign Regulations under the RS District.

Exceptions:

~~No portable signs~~

F. Area 4: Use and development of this area shall be in accordance with the following:

Permitted Uses:

Duplexes
Multi-Family Dwellings (maximum density of 8 units per acres)
Patio Homes
Single-Family Detached Dwellings
Accessory and Incidental Uses as permitted in Section ~~23-306.42.4.4~~ Accessory
Uses and Structures of the City of Abilene Zoning Ordinance (DC)
Church and Place of Worship
Kindergarten and Child Care Center
School: Public or Private (elementary, junior, and high school)

Signs: As stated in City of Abilene Sign Regulations under the MF District.

Exceptions:

No illumination allowed
No motion allowed

No portable signs

- G. Area 6: Use and development of this area shall be in accordance with the provisions of Section ~~23-3452~~ 3.4.1 Corridor Overlay (COR) District of the City of Abilene Zoning Ordinance, including the following:

Permitted Uses:

Residential

Duplexes
Motel/hotel
Multi-Family Dwellings
Patio Homes
Townhomes

Accessory & Incidental

Accessory Buildings
Fences, walls, hedges
Field Office/Construction Office (Temporary)
Recreation Building (for common use by multiple residences)
Recreation Equipment, Mobile (Storage and parking)
Satellite Dish Antenna
Swimming Pools
Tennis Courts

Cultural & Recreational Uses

Arcade
Art Gallery
Ballfields and Ballparks
Boat Rental
Bowling Lanes
Civic, Social and Fraternal Organizations
Golf Driving Range
Golf Course (including miniature golf and pitch & putt)
Library
Museum
Park
Planetarium
Pool/Billiard Hall
Skating Rink
Theater/Playhouse (excluding no drive-in)

Government, Health, Safety & Welfare

Ambulance Service
Blood Bank
Fire Station
Government Administrative Office
Hospital
Medical/Dental Office or Lab

Optical Shop
Police Station
Post Office
Social Service Organization (facilities and offices)
Special Education/Rehabilitation Center
Surgical Center

Educational & Religious

Art, Music and Dancing Schools
Business/Trade Schools
Church or Place of Worship
Driving School
Educational/Scientific Research
Kindergarten/Child Care
University/College
Youth Organizations/Centers

Office

All types of office uses

Service

Auction
Automobile Glass, Muffler, Seat Cover & Upholstery
Automobile and Small Truck Repair and Servicing
Automobile Wash
Banking/Financial
Beauty and Barber
Printing/Blueprinting/Photocopying
Building Construction (General Contracting Services)
Cabinet Making
Catering
Clairvoyant/Soothsayer/Pronostication
Delivery
TV/Radio/Electrical Appliance Repair
Employment
Food Locker
Funeral Home
Furniture Repair
Fur Repair/Storage & Taxidermy
Health/Physical Fitness
Interior Decoration
Key & Lock Repair
Labor Union
Landscaping
Laundering/Dry Cleaning
Office Equipment/Business Machine Rental
Painting/Paperhanging
Photoengraving

Photographic
Shoe Repair/Shining
Self-Storage Units
Tailoring
Tool & Equipment Rental
Trading Stamps
Travel Arranging
Typesetting
Upholstering
Veterinarian (small animal)
Watch/Clock/Jewelry Repair

Retail Trade

Antiques
Appliances
Automobile Parts/Supplies
Bakery
Bicycles
Book/Stationary
Camera/Photographic Supplies
China/Glassware/Metalware
Christmas Trees
Clothing
Coins/Stamps
Dairy Products
Department Store
Pharmacy
Electrical/Electronic Supplies
Farm/Garden Supplies
Floor Covering
Furniture/Home Furnishings
Gasoline
Gifts/Novelties/Souvenirs
Grocery Store (Supermarket & convenience)
Hardware
Hobby/Craft Supplies
Jewelry
Keys/Locks
Marine Craft/Accessories
Meat/Fish
Military Surplus
Monuments
Music Supplies/Records
Periodicals
Office Supplies/Equipment
Paint/Glass/Wallpaper
Plant Material (flowers & household plants)
Plumbing Equipment

Restaurant (standard/drive-in/fast-food)
Shoes
Sporting Goods
Tobacco Products
Variety Store

Wholesale
Medical/Dental Supplies
Tobacco Products
Vending Machine/Merchandise

Transportation, Communication & Utilities
Automobile Parking Lot or Structure
Gas Line Regulating or Compression Station
Petroleum Pressure Control Station
Radio/Television Studio (without Broadcast Tower)
Sewage Pressure Control and Lift Station
Taxi Terminal
Telegraph Office
Water Pressure Control Station
Water Storage

Resource Production & Extraction
Petroleum/Gas Well

Manufacturing
Books/Periodical (publishing & printing)
Bookbinding

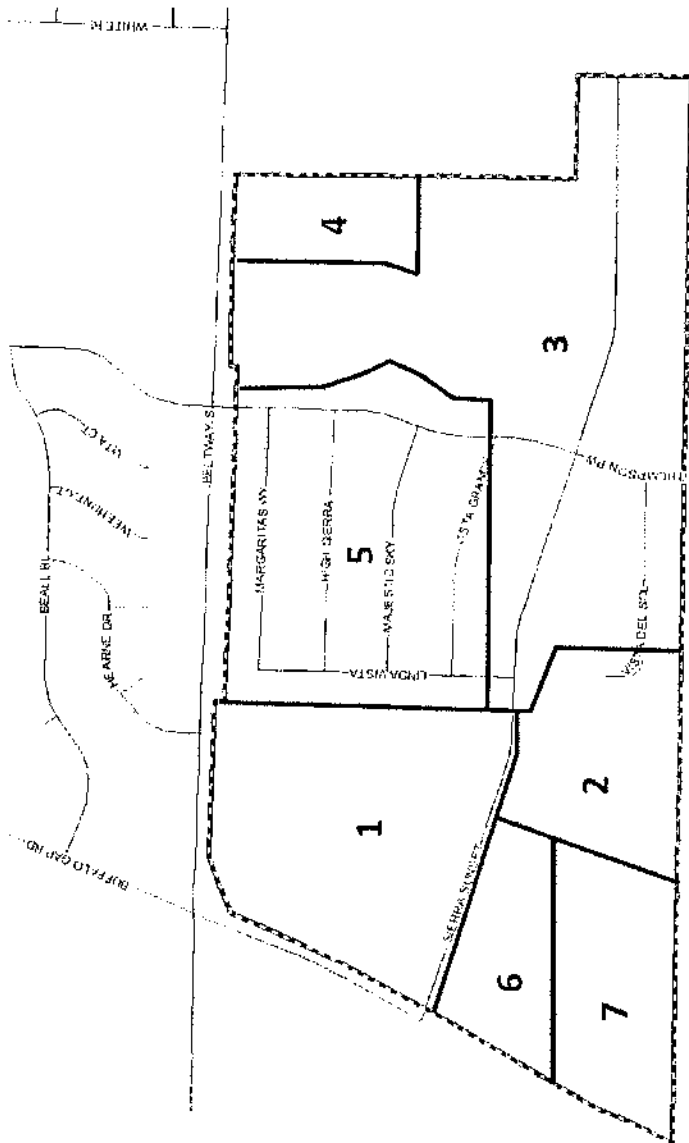
Signs: Shall comply with the provisions of Section ~~23-3452.3.4.1~~ Corridor Overlay (COR) District of the Zoning Ordinance, ~~IX~~. ~~Portable signs and Off-site advertising signs shall be prohibited.~~

H. Area 7: Use and development of this area shall be in accordance with the following:

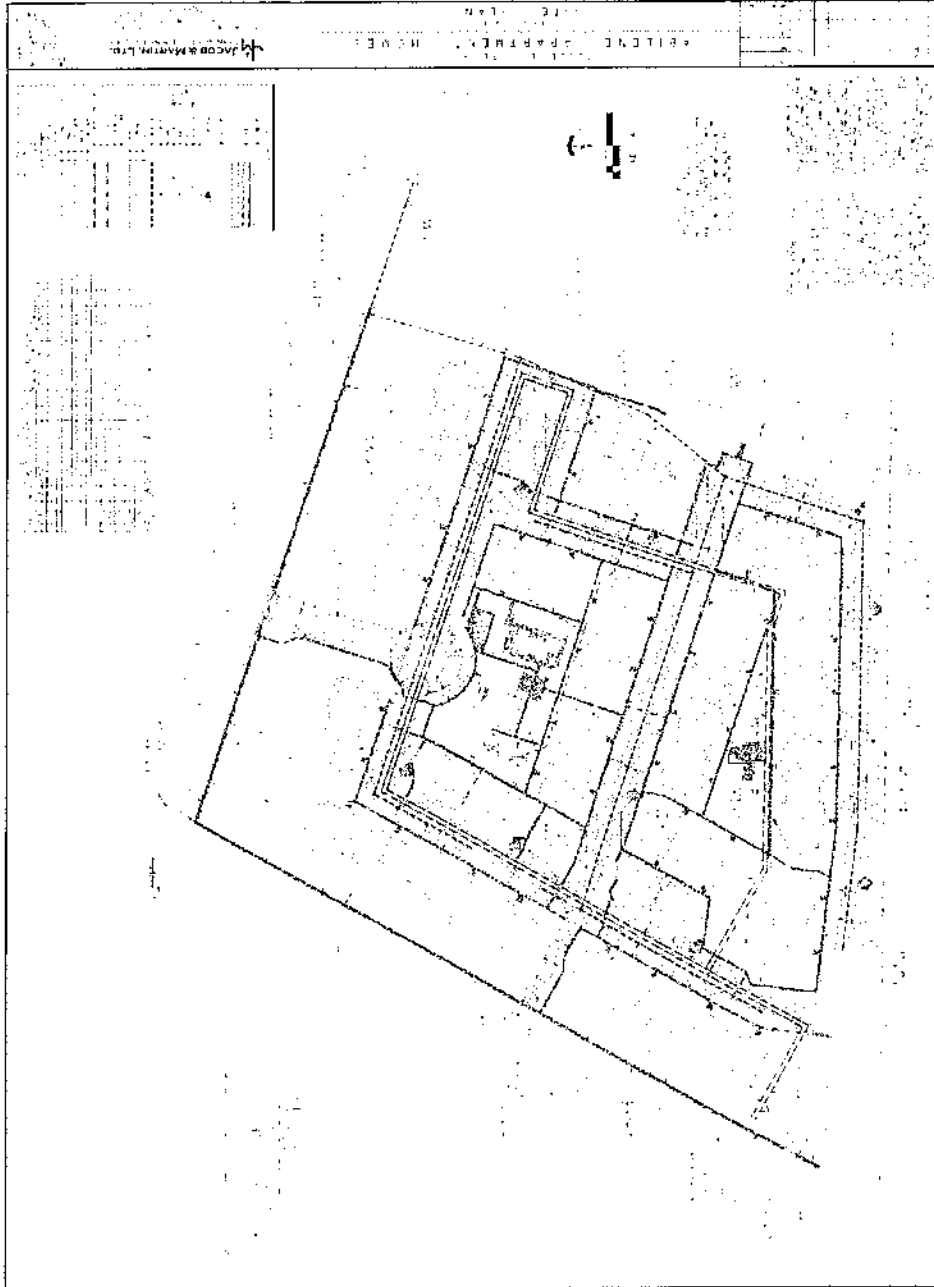
Permitted Uses:

Duplex
Multi-Family Dwellings (maximum density of 24 units per acre)
Patio Homes
Townhomes
Single-Family Detached Dwellings
Accessory and Incidental Uses as permitted in Section ~~23-306.42.4.4~~ Accessory Uses and Structures of the City of Abilene Zoning Ordinance, ~~IX~~.
Fire Stations
Church and Place of Worship
Kindergarten and Child Care Center
School: Public or Private (elementary, junior, and high school)
Water Storage

Signs: As stated in City of Abilene Sign Regulations under the MF District.
Exceptions:
No motion allowed
No portable signs



PROPOSED SITE EXHIBIT



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