

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-150 A PLANNED DEVELOPMENT; 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, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries 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 Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 23rd day of April A.D. 2015.

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 20th day of March, 2015, 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 8:30 p.m., on the 14th day of May, 2015, 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 14th day of May, A.D. 2015.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 25-2015

Exhibit "A"

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 possession of 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 shall be in accordance with any 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, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development 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 shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From GC (General Commercial), GR (General Retail), and O (Office) to PD (Planned Development) zoning.

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.

ORDINANCE NO. 25-2015

EXHIBIT "A"

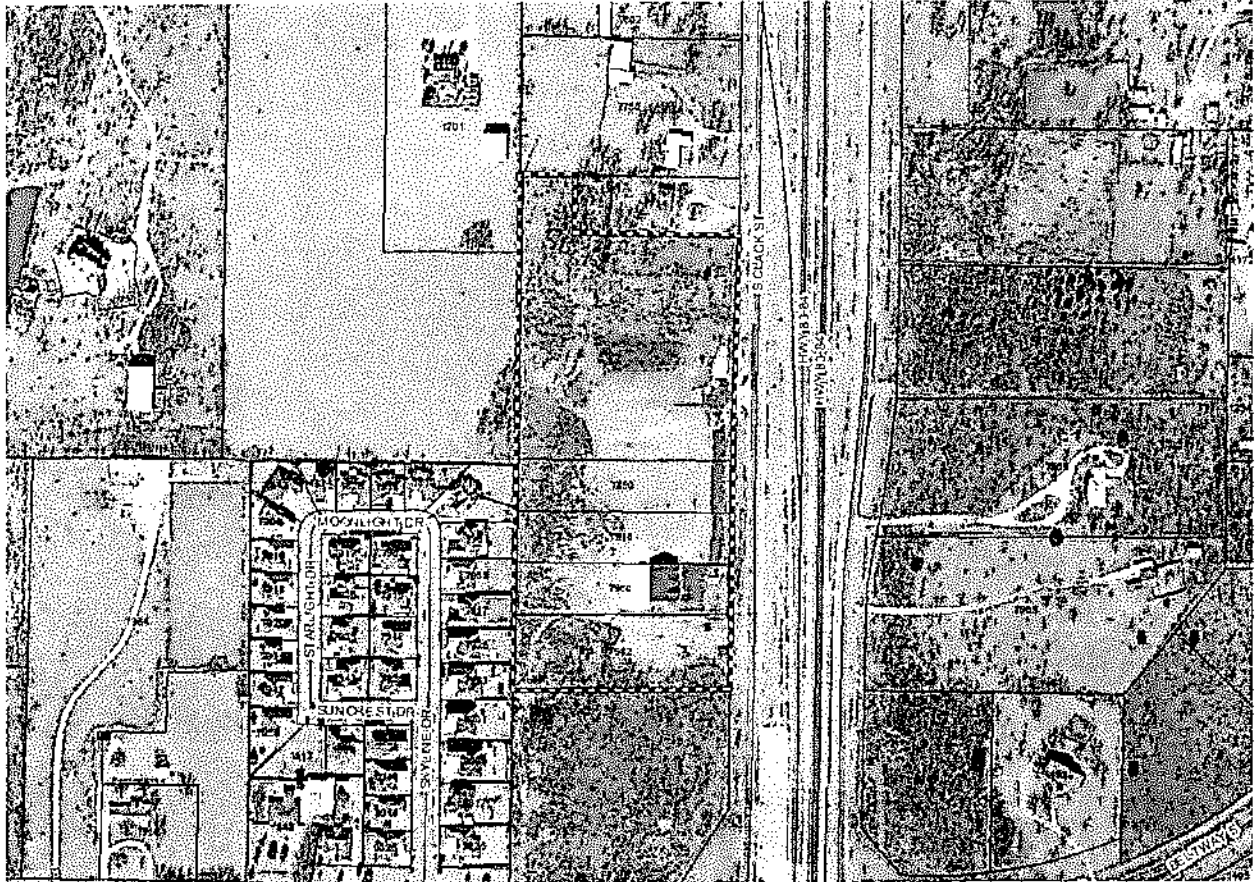
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PART 5: Legal Description. The legal description of this PD is as follows:

SKYLINE ESTATES SEC 2, BLOCK A, LOTS 1 THROUGH 3

A0980 SUR 23 L A L NE/4, ACRES 1.686

A0980 SUR 23 L A L NE/4, ACRES 5.555



Location:

7850, 7918, 7966, & 7982 S. Clack St and the 5.55 acres to the north

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for general retail development and related activities to include a main office with service yard for a public utility agency.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GR (General Retail) zoning district, except as modified below:

- 1) **DEVELOPMENT REGULATIONS:** If used by a public utility agency, the following regulations shall apply:
 - a) **Concept Plan:** When developed as a main office with service yard for a public utility agency, the site shall substantially conform to the attached Concept Plan. An amendment to this PD ordinance shall be required for substantial changes to the Concept Plan. Substantial change includes an increase in size (building or yard) greater than 10% and/or a change in orientation or location of buildings and/or yard.
 - b) **Outdoor Storage:** An outdoor storage yard shall be allowed as shown on the Concept Plan.
 - c) **Fencing:** An 8' solid, opaque metal fence shall be required as screening of the outdoor storage yard area.
 - d) **Signage:** All signage shall comply with the City's Sign Regulations with the following exception:
 - i) A total of 3 freestanding signs shall be allowed, 2 of which shall be monument signs.

CONCEPT PLAN

