

ORDINANCE NO. 24-1986

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING F. M. 600 PDMX
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 10th day of April,
A.D. 19 86.

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 8th day of April, 19 86, 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 24th day of April, 19 86, 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 24th day of April, A.D. 19 86.

ATTEST:

Patricia Potts
CITY SECRETARY

David Stillheman
MAYOR

APPROVED:

Jonathan Graham
CITY ATTORNEY

Legal Description:

Lots 11, 12 and the south 50 feet of Lot 13, Block 3, Section 1, Pleasant Hill Estates, Abilene, Taylor County, Texas.

Name. This PDMX district shall hereafter be known as the "F.M. 600 PDMX" district.

Purpose. The purpose of the F.M. 600 Planned Development Mixed Use District is to integrate development of commercial facilities with surrounding rural and residential uses. District regulations described in the following Specific Modifications are designed to achieve the following:

- A. designate particular areas within the district for appropriate selected activities, and
- B. integrate the scale of building development with the less intensive surrounding land use.

Specific Modifications.

A. The following regulations shall govern the use and development of the Planned Development Mixed Use district:

- 1. Permitted Use. Except as otherwise provided herein, use and development shall be subject to the provisions of the GC, General Commercial, zoning district of the Zoning Ordinance of the City of Abilene, except that the following uses shall not be permitted:

Amusement Facility (temporary)
Arcade, for Games
Drive-In Movies
Auction Service (off-premise)
Automobile and Small Truck (1/2 ton or less), Rental and Leasing
Automobile and Small Truck (1-1/2 tone or less) , Repair, Painting, Body Work and Servicing
Automobile and Small Truck (not to exceed 1-1/2 ton), Sales and/or Service
Electrical Appliance Repair, Large
Auction (permanent, on-premise)
Liquor Store, on-premise consumption
Mobile Home, Camping and Travel Trailer Sales

- 2. All activities conducted in the PDMX shall be conducted from within the interior of structures on this site, except as herein provided.

- 3. Parking. Off-street parking spaces shall be provided as each specific use develops in accordance with Zoning Ordinance requirements for each of the permitted uses listed above.

- 4. Screening. All material and equipment shall be stored indoors, with rear storage being an exception. Storage shall be to the rear of and accessory to primary building(s) on the property and shall be screened on all sides by an opaque wall or fence composed of masonry or wood, at least seven (7) feet in height. Construction or installation of other fences or walls shall be in accordance with the Zoning Ordinance and Building Code of the City of Abilene.

5. Driveways, Maneuvering Areas and Required Parking Areas, shall be paved in accordance with the Zoning Ordinance of the City of Abilene, within two (2) months of the effective date of this ordinance.

Driveway connections to F.M. 600 shall require appropriate permits from the Texas State Department of Highways and Public Transportation.
6. Signs shall be limited strictly to wall signs that occupy 25% or less of the wall on which they are located.
7. Building setbacks shall be as follows:

Front	-	30 feet
Side	-	30 feet (each side)
Rear	-	50 feet
8. Building Permits and Site Plans. Prior to the issuance of a building permit for any new construction on the property, a site plan shall be required in conformance with the site plan requirements set forth in the Zoning Ordinance.
9. The provisions of this ordinance in no way exempt users of the property from obtaining appropriate building, plumbing, electrical or mechanical permits to allow the variety of building uses allowed herein.
10. The maximum floor area to lot area ratio shall be 1:1.
11. Subdivision or resubdivision of the property shall be undertaken in conformance with Subdivision Regulations of the City of Abilene applicable at the time of resubdivision. Amendment of the 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.