

ORDINANCE
2012-08-1009

AN ORDINANCE ESTABLISHING SPECIAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR PROPERTIES WITHIN ALTON BLVD (TEXAS HIGHWAY 107) AND WITHIN THREE HUNDRED FEET (300FT) OF ALTON BLVD (TEXAS HIGHWAY 107) AND WITHIN ONE HUNDRED AND FIFTY FEET OF MAIN AVENUE (FM 676/MILE 5). THESE GUIDELINES AND STANDARDS WILL REGULATE BUILDING DESIGN AND PLACEMENT, LANDSCAPING, SCREENING AND BUFFERING, SIGNAGE, LIGHTING AND PARKING DESIGN AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The Planning and Zoning Commission of the city of Alton, Texas has given appropriate and reasonable consideration to the established design guidelines and development standards most appropriate for the city and made such recommendation to the City Commission.

WHEREAS, Both the Planning and Zoning Commission and the City Commission of the city of Alton, Texas have duly held public hearings and given proper notice pertaining to the adoption of this design guidelines and development standards.

WHEREAS, The City Commission of the city of Alton , Texas finds that the design guidelines and development standards ordinance represents the best interest of all citizens of Alton and promotes the aesthetics, health, safety, general welfare and convenience of the people.

NOW, THEREFORE BE IT RESOLVED AND ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALTON, TEXAS, THAT:

SECTION 1: Purpose and Intent

It is important that all storefront development and/or improvements be undertaken in a coordinated manner in order to create an overall image for the entire commercial area. The idea of visual relatedness is crucial to the goal of an integrated business area and that they all complement and reinforce each other. The following guidelines have been established to do so:

SECTION 2: Established design guidelines and development standards

- Building design
 - Specifications of the type of materials to be used will need to be review and approved by the Planning Department.
 - Colors to be used on the facility will need to be approved by the CADC's designated committee. No less than two board members per committee.
 - No solid wood frame structures will be allowed on the Scenic Route Corridor.

- No mobile or semi permanent structures will be allowed on the Scenic Route Corridor.
- Contemporary designs will be reviewed accordingly and may be accepted on case by case bases by the City planning Department.
- Building placement
 - Buildings shall be placed furthest from the street and back of curb to accommodate parking stalls around building and will not interfere with the line of site of existing structures and buildings.
 - When possible, buildings are to be placed abutting the rear set back however will not conflict with any buffer fencing that may be required.
 - Building shall be placed so that sufficient parking can be in the front of the facility facing streets when all possible.
- Landscaping
 - Grass, shrubs, bushes and trees shall be placed on development as per Zoning Ordinance and adopted International Zoning Codes.
 - Landscaping layout will need to be approved by the Planning Department
- Screening & Buffering
 - There must be a sold brick fence constructed between residential zoning and Commercial zoned property
 - When possible there will be shrubs and/or bushes separating zones and other business
- Signage
 - There will be a permanent sign erected in front of the establishment and/or on the building.
 - Temporary signs: These signs may be accepted for up to 90 days after completion of construction however, design and type will need to be approved by the Planning Department.
 - Permanent Signs: Sign type and placement location will need to be approved by CADC's designated committee. No less than two board members per committee.
- Lighting & Placement
 - Number of parking lights and their placement will need to be approved by the Planning Department

SECTION 3: Repealing Clause

Any matters in said code or fees which are contrary to existing ordinances of the City of Alton, Hidalgo County, Texas shall prevail and, to that extent any existing Ordinances to the contrary are hereby repealed in that respect only.

SECTION 4: Severability Clause

The invalidity of any section, clause, sentence or provision of said code of this ordinance shall

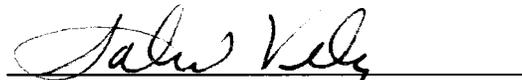
not affect the validity of any other part thereof. Should any word, phrase, sentence, or paragraph or portion of this Ordinance be declared illegal or void, the remaining portion of this Ordinance shall remain in full force and effect.

SECTION 5: Penalty

Anyone who violates this ordinance shall upon conviction thereof be fined in any amount not to exceed two thousand dollars (\$2,000) each day that the violation continues to exist constitutes a separate offense.

READ, APPROVED, AND PASSED BY A VOTE of 5 ayes and 0 nays on this 9th day of October, 2012 at a GENERAL AND DULY CALLED MEETING OF THE CITY COMMISSION OF THE CITY OF ALTON TEXAS, at which a quorum was present and which was held in accordance with Chapter 551, of the Texas Government Code.

CITY OF ALTON



HONORABLE MAYOR SALVADOR VELA

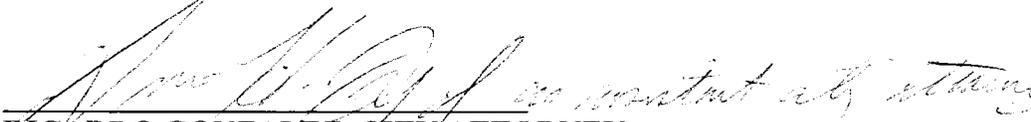
ATTEST:



**BAUDELIA ROJAS CPM
CITY SECRETARY**



APPROVED AS TO FORM:


RICARDO GONZALEZ, CITY ATTORNEY