

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-70 AND ORDINANCE NO. 54-1999 A 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, part known as the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 54-1999, 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 Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 31<sup>st</sup> day of October A.D. 2017.

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 31<sup>st</sup> day of October 2017, 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 5:30 p.m., on the 16<sup>th</sup> day of November, 2017, 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 16<sup>th</sup> day of November, A.D. 2017.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

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 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 Mixed Use District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development Mixed Use 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 Mixed Use 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 AO (Agricultural Open Space) District to PDD (Planned Development) 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.

ORDINANCE NO. 44-2017

EXHIBIT "A"

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ORDINANCE NO. 54-1999

EXHIBIT "A"

Page 2

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

Lot 1, Block 1, Lytle Creek Golf Links, L.L.C. Subdivision, Abilene, Taylor County, Texas;  
filed for record March 4, 1999, Taylor County Clerk File Number 3835;

Add: ACRES 9.55, A0800 SUR 61 B A L SW/4

Location:

1510 E. Industrial Boulevard

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for commercial and residential development and related activities of a large tract which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations shall govern the use and development of this Planned Development District:

- A. The property shall be developed in compliance with the attached site plan labeled Exhibit B.

*Add: Exhibit C*

- B. Permitted uses

Golf Course  
Driving Range  
Restaurant  
Retail sale of recreational equipment and clothing  
Liquor Store - on-premise consumption  
Maintenance Facilities associated with a Golf Course

*Add: Patio Homes*

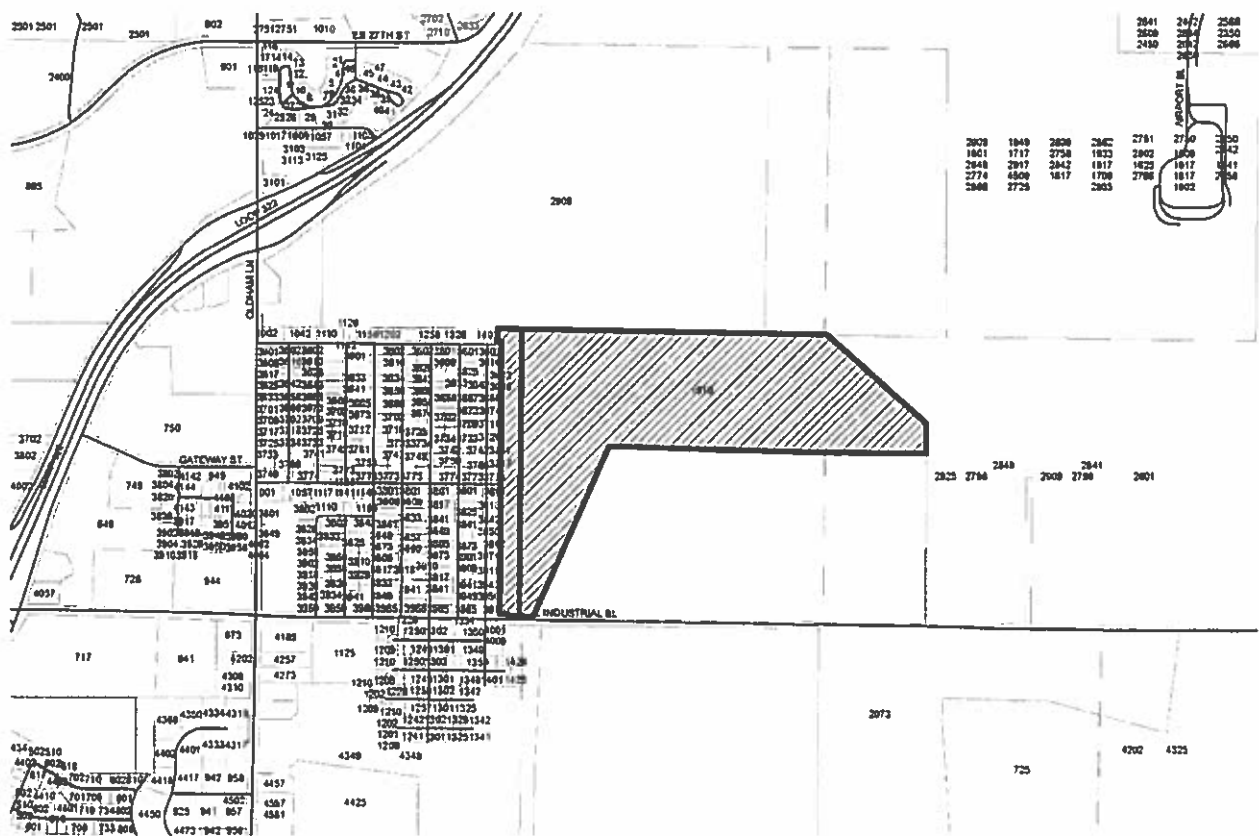
- C. Signage:

1. One (1) free-standing sign not to exceed thirty-five (35) feet in height and two hundred (200) square feet in area.
2. Wall signs and directional signage permitted as needed.

EXHIBIT "A"  
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ADD: 2nd Amendment to Ordinance No. 54-1999

AMEND: The boundaries of PD-70 to include the property, legal description being ACRES 9.55, A0800 SUR 61 B A L SW/4. Located in the 1500 block of E. Industrial Blvd:



ADD: Allow the following under Permitted Uses:

- Patio Homes

ADD: Specific Modifications:

- A. Patio Home lots (11.57 acres) shall be developed lots shall be in compliance with the attached site plan labeled Exhibit "C".

ADD: Specific Modifications:

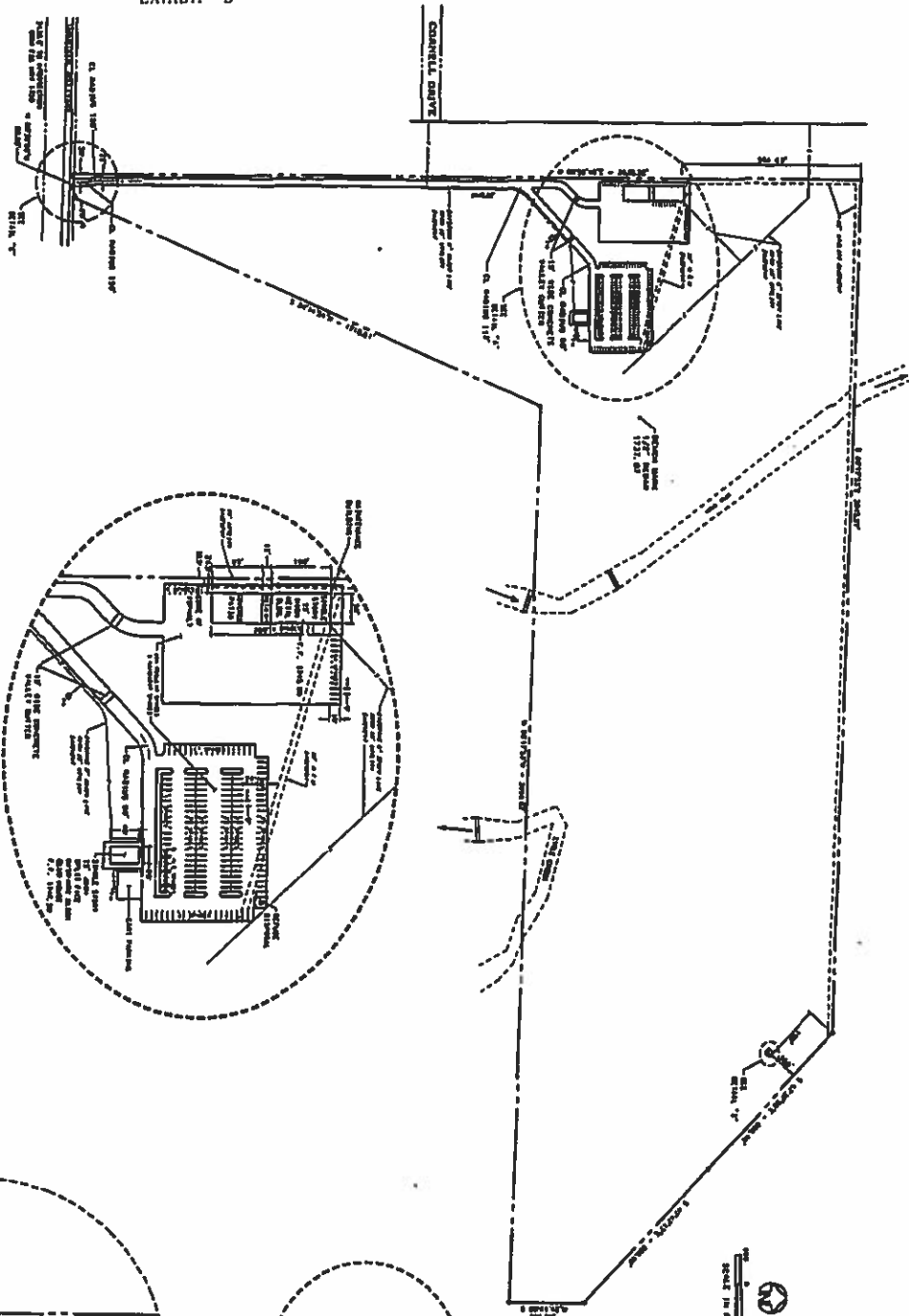
- D. Patio Home Lots (11.57 acres per Exhibit "C")

EXHIBIT "A"  
PAGE 6

- Minimum 50' wide lots (40' minimum per PH zoning)
- Minimum 85' depth lots (100' minimum per PH zoning)
- Minimum 5' interior side setbacks (0' minimum, total of 10' min (both sides) per PH zoning)
- Allowance for required sidewalks to be placed at the back of curb, in accordance with the approved design standards (per the Public Works Department)
- Streets to be private streets (Maintained by an established Home Owners Association)
- Entrances to be gated (Per Fire Code)

Add: Site Exhibit "C"

ORDINANCE NO. 54 1999  
EXHIBIT "B"



NOTE:  
THIS MAP, AND THIS SITE PLAN, ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ANY KIND. THE CITY OF ASHLIN, TAYLOR COUNTY, TEXAS, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS MAP AND THIS SITE PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LEGAL DESCRIPTION:  
LOT 1, BLOCK 1, COUNTRY CLUB LANE, L.L.C. SUBDIVISION OF 27.5 ACRES, CITY OF ASHLIN, TAYLOR COUNTY, TEXAS

DETAIL "A"  
SCALE: 1" = 10'

DETAIL "B"  
SCALE: 1" = 20'

DETAIL "C"  
SCALE: 1" = 20'



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	SITE PLAN FOR			ENTRANCE ...
	L.L.C. SUBDIVISION		ARCHITECTURAL AND CIVIL ENGINEERING	
	<del>LYTLE CREEK GOLF LINKS</del>			

ABILENE, TAYLOR COUNTY, TEXAS

0026



Add: Site Exhibit "C"

