

ORDINANCE NO. 70-2021

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE, CONCERNING PD-174 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 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: 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 18th day of November, 2021.

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 16th day of October, 2021, 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 a.m., on the 2nd day of December, 2021, 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 2nd day of December, 2021.

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 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 Land Development Code 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 the Land Development Code of the City of Abilene is hereby further amended by changing the zoning district boundaries as hereinafter set forth: from Residential Multi-Family (MF) to Planned Development (PD) District.

PART 5: Legal Description. The legal description of this PD District is as follows: 1.219 acres out of a 1.50-acre tract recorded on Page 805 in Volume 1085 of Deed Records of Taylor County, Texas out of Tract Number 2 of a subdivision of the J.E. Shepherd Survey Number 96 in the City of Abilene, Taylor County, Texas and being more particularly described by metes-and-bounds as follows:

BEGINNING at a found ½-inch iron rod on the north boundary line of right-of-way for Rolling Green Drive, from which the called-for southwest corner of said Tract Number 2 bears South 0° 42' 15" East 32.76 feet and South 89° 17' 45" West 1084.26 feet;

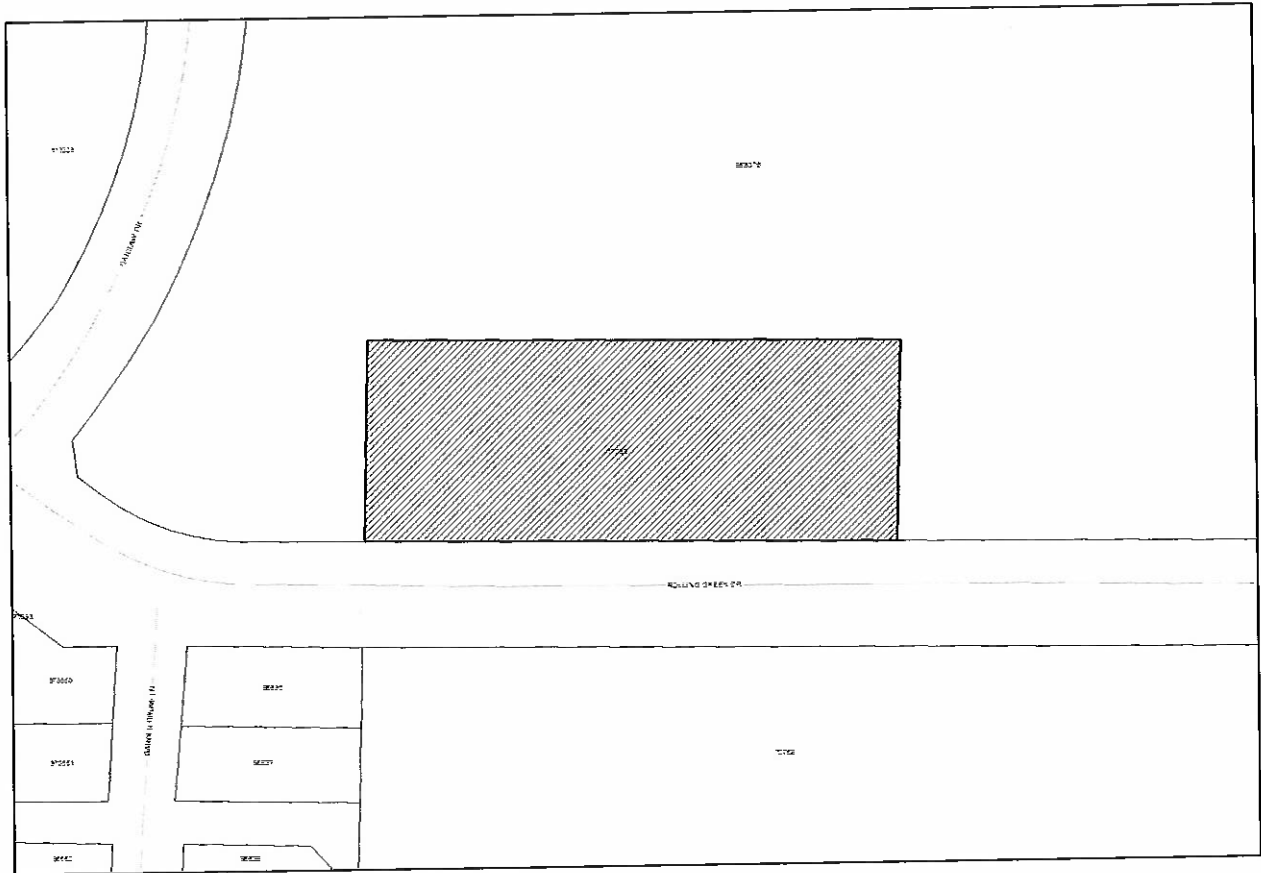
THENCE North 0° 42' 15" West for a distance of 142.24 feet to the northwest corner of said 1.50-acre tract;

THENCE North 89° 17' 45" East for a distance of 373.37 feet to the northeast corner of said 1.50-acre tract;

THENCE South 0° 42' 15" East for a distance of 142.24 feet to a ½-inch iron rod found on the north boundary line of right-of-way for Rolling Green Drive;

THENCE South 89° 18' 45" West for a distance of 373.37 feet along the north boundary line of right-of-way for Rolling Green Drive, to the POINT OF BEGINNING and containing 1.219 acres of and, more or less.

NOTE: Bearings based on the north boundary line of Section 1, Garden Grove Addition, as North 89°17' 45" East.



Location: 1.219 acres on north side of Rolling Green Drive and situated 265 to 645 feet west from Catclaw Drive in south Abilene

PART 6: Purpose. The purpose of this Planned Development District is to allow limited self-service storage facilities on land which is otherwise reserved for multi-family residential housing.

PART 7. Specific Modifications. The use and development of land and buildings in this Planned Development District shall generally be subject to requirements of the Residential Multi-Family (MF) zoning classification, except as modified below:

- A. Fully-enclosed self-service storage facilities shall also be allowed on this property, in addition to uses ordinarily allowed (or with City Council's approval of a Conditional Use Permit) in Residential Multi-Family Districts. No outdoor, unenclosed storage of material, equipment or vehicles (including boats and other recreational vehicles) shall be allowed on the subject property.

- B. All or part of this property may be represented on a subdivision plat approved by the City of Abilene, without extension of the City of Abilene's sanitary sewer system to any lot(s) created by such subdivision plat.
- C. Compliance with ordinary landscape standards of the City of Abilene's Land Development Code (and applicable to MF zoning districts) shall be required with development of self-service storage facilities, except specifically as follows:
- (1) In lieu of trees and shrubs ordinarily required for "internal" landscape areas in front of the building line, no fewer than ten (10) street trees shall be planted in a ten-foot-wide landscape strip required directly behind the front boundary of this property, as well as four (4) clusters of three (3) shrubs apiece situated between several of the trees planted in this required landscape strip.
  - (2) In lieu of ordinary land use buffering standards applicable in MF Districts, the minimum 20-foot-wide rear yard and 10-foot-wide side yards required on this property shall be planted with grass covering.
- D. Development of this subject property (for use as self-service storage) shall generally comply with the graphic concept plan attached as EXHIBIT "B" to this ordinance.

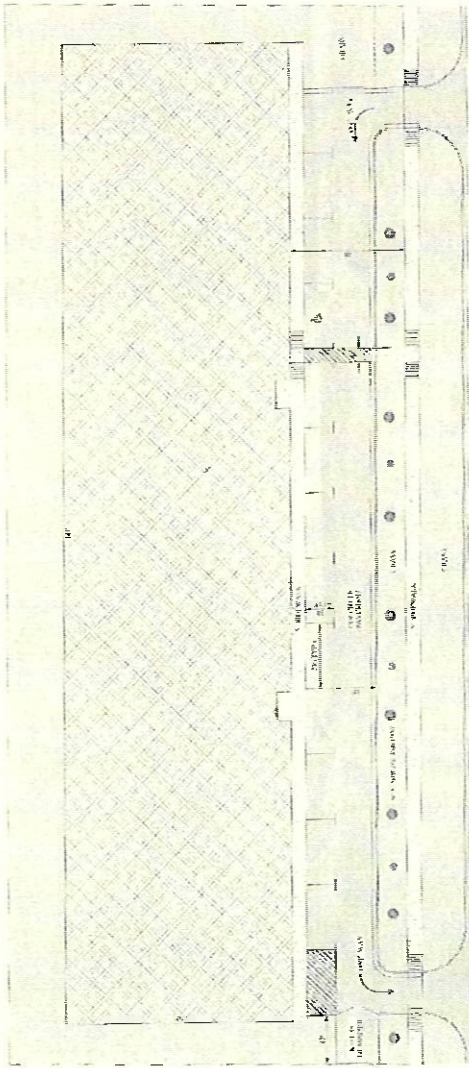
# EXHIBIT "B" GRAPHIC CONCEPT PLAN



SCALE IN FEET

**LEGEND**

- 1. EXISTING PAVED DRIVE
- 2. EXISTING DRIVE
- 3. EXISTING DRIVE
- 4. EXISTING DRIVE
- 5. EXISTING DRIVE
- 6. EXISTING DRIVE
- 7. EXISTING DRIVE
- 8. EXISTING DRIVE
- 9. EXISTING DRIVE
- 10. EXISTING DRIVE
- 11. EXISTING DRIVE
- 12. EXISTING DRIVE
- 13. EXISTING DRIVE
- 14. EXISTING DRIVE
- 15. EXISTING DRIVE
- 16. EXISTING DRIVE
- 17. EXISTING DRIVE
- 18. EXISTING DRIVE
- 19. EXISTING DRIVE
- 20. EXISTING DRIVE
- 21. EXISTING DRIVE
- 22. EXISTING DRIVE
- 23. EXISTING DRIVE
- 24. EXISTING DRIVE
- 25. EXISTING DRIVE
- 26. EXISTING DRIVE
- 27. EXISTING DRIVE
- 28. EXISTING DRIVE
- 29. EXISTING DRIVE
- 30. EXISTING DRIVE
- 31. EXISTING DRIVE
- 32. EXISTING DRIVE
- 33. EXISTING DRIVE
- 34. EXISTING DRIVE
- 35. EXISTING DRIVE
- 36. EXISTING DRIVE
- 37. EXISTING DRIVE
- 38. EXISTING DRIVE
- 39. EXISTING DRIVE
- 40. EXISTING DRIVE
- 41. EXISTING DRIVE
- 42. EXISTING DRIVE
- 43. EXISTING DRIVE
- 44. EXISTING DRIVE
- 45. EXISTING DRIVE
- 46. EXISTING DRIVE
- 47. EXISTING DRIVE
- 48. EXISTING DRIVE
- 49. EXISTING DRIVE
- 50. EXISTING DRIVE
- 51. EXISTING DRIVE
- 52. EXISTING DRIVE
- 53. EXISTING DRIVE
- 54. EXISTING DRIVE
- 55. EXISTING DRIVE
- 56. EXISTING DRIVE
- 57. EXISTING DRIVE
- 58. EXISTING DRIVE
- 59. EXISTING DRIVE
- 60. EXISTING DRIVE
- 61. EXISTING DRIVE
- 62. EXISTING DRIVE
- 63. EXISTING DRIVE
- 64. EXISTING DRIVE
- 65. EXISTING DRIVE
- 66. EXISTING DRIVE
- 67. EXISTING DRIVE
- 68. EXISTING DRIVE
- 69. EXISTING DRIVE
- 70. EXISTING DRIVE
- 71. EXISTING DRIVE
- 72. EXISTING DRIVE
- 73. EXISTING DRIVE
- 74. EXISTING DRIVE
- 75. EXISTING DRIVE
- 76. EXISTING DRIVE
- 77. EXISTING DRIVE
- 78. EXISTING DRIVE
- 79. EXISTING DRIVE
- 80. EXISTING DRIVE
- 81. EXISTING DRIVE
- 82. EXISTING DRIVE
- 83. EXISTING DRIVE
- 84. EXISTING DRIVE
- 85. EXISTING DRIVE
- 86. EXISTING DRIVE
- 87. EXISTING DRIVE
- 88. EXISTING DRIVE
- 89. EXISTING DRIVE
- 90. EXISTING DRIVE
- 91. EXISTING DRIVE
- 92. EXISTING DRIVE
- 93. EXISTING DRIVE
- 94. EXISTING DRIVE
- 95. EXISTING DRIVE
- 96. EXISTING DRIVE
- 97. EXISTING DRIVE
- 98. EXISTING DRIVE
- 99. EXISTING DRIVE
- 100. EXISTING DRIVE



ROLLING GREEN DRIVE



CONCEPTUAL SITE PLAN

01/13/11