

**ORDINANCE NO. 37-2022**

**AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PD-170 AND ORDINANCE NO. 24-2006 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:** 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.


**PART 3:** 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. PASSED ON FIRST READING the 28<sup>th</sup> day of July, 2022.

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 17<sup>th</sup> day of June 2022, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11<sup>th</sup> day of August 2022, 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 FINAL READING THIS 11<sup>th</sup> day of August, 2022.**

ATTEST:

  
\_\_\_\_\_  
DEPUTY CITY SECRETARY

  
\_\_\_\_\_  
MAYOR

APPROVED:

  
\_\_\_\_\_  
CITY ATTORNEY

PART 5: Legal Description

AMEND: Extend the boundaries of PD-170 to include the South 890 feet of Lot 102, Block A (Approximately 37 acres), Parkview Addition Section 2 and the South half of Tract 10 Lot S/2 (Approximately 15 acres), Excluding the South 360 feet, Lakeland Farm Addition thus creating tract 2 of PD 170.

PART 7: Specific Modifications.

A. Permitted Uses and Specific Regulations

1. Tract 1

a. All residential uses ordinarily permitted within Residential Town Home (TH) Zoning in addition to the following modifications:

i. DWELLING — DUPLEX

ii. DWELLING -TOWNHOME

1. The definition of DWELLING — TOWNHOME amended to be “one of a group of no less than two (2) nor more than two (2) attached dwelling units, separated by a fire-rated wall.” NOTE: Ordinarily, no less than three (3) attached dwelling units are required.

b. Site layout and Building Requirements:

i. DWELLING — TOWNHOME

1. All site layout and building requirements ordinarily applicable within Residential Townhome (TH) Districts, except as otherwise specified within this section.

2. A contiguous row of attached townhome dwellings shall have a minimum length of two (2) dwelling units and a maximum length of two (2) dwelling units. NOTE: Ordinarily, a contiguous row of attached townhome dwellings must have a minimum length of three (3) dwelling units or more.

3. Townhome developments of not more than two units shall be exempt from the requirement of major Site Plan review by Abilene’s Development Review Committee

4. Setbacks:

- a. • Minor Street: 10-feet
- b. • Collector Street: 20-feet
- c. • Arterial Street: 30-feet
- d. • Side Yard: 6-feet
- e. • Rear Yard: 20-feet

ii. DWELLING — DUPLEX

1. All site layout and building requirements ordinarily applicable within Medium Density (MD) Districts shall apply

Except as otherwise specified in and allowed by this ordinance, the use and development of Tract 1 shall be governed by the regulations applicable to the Town Home (TH) zoning Classification.

2. Tract 2

a. All residential uses ordinarily permitted within Residential Single-Family RS-6 zoning

b. Site layout and Building requirements:

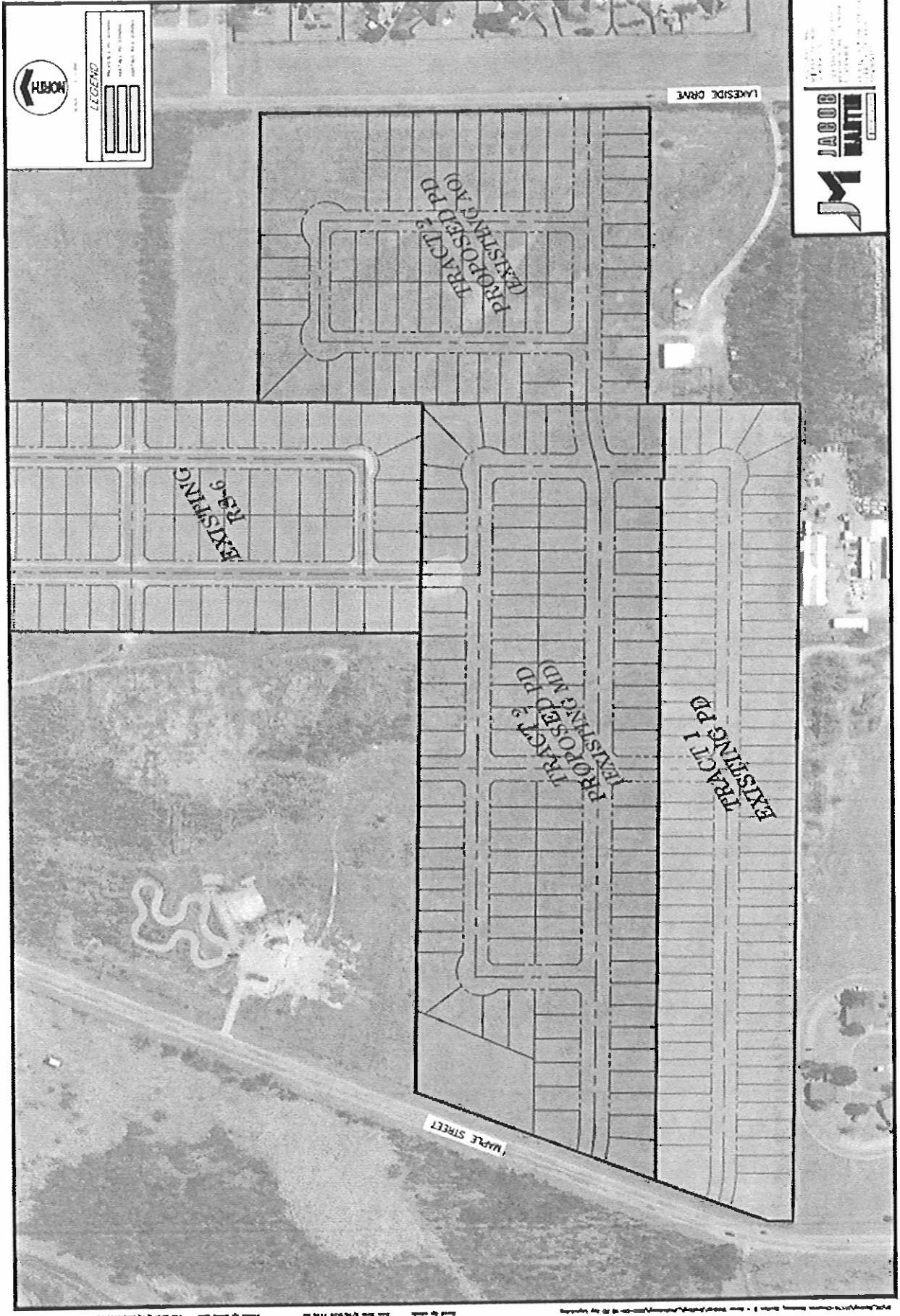
i. Lots developed for single-family homes have a minimum lot size of 50 feet by 100 feet.

ii. Setbacks:

1. Minor Street: front = 15-feet
2. Collector Street: front = 20-feet
3. Arterial Street: front = 30-feet
4. Side Yard: 5-feet
5. Rear Yard: 20-feet
6. Garage Setback: 20-feet

c. Opaque fencing shall be installed along the entire East boundary line of Tract 2 and Lakeside Dr.

d. No street or driveway access between tract 2 and Lakeside Dr.



**LEGEND**

EXISTING PD  
PROPOSED PD

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