

**ORDINANCE NO. 16-2023**

**AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; 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 2 (Zoning Regulations) of 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.

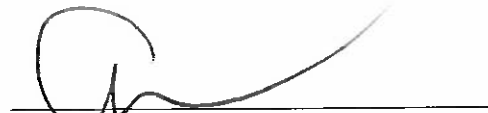
PASSED ON FIRST READING the 23rd day of March, 2023.

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 February, 2023, 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 13<sup>th</sup> day of April, 2023, 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 13<sup>th</sup> day of April, 2023.

ATTEST:

  
CITY SECRETARY

  
MAYOR

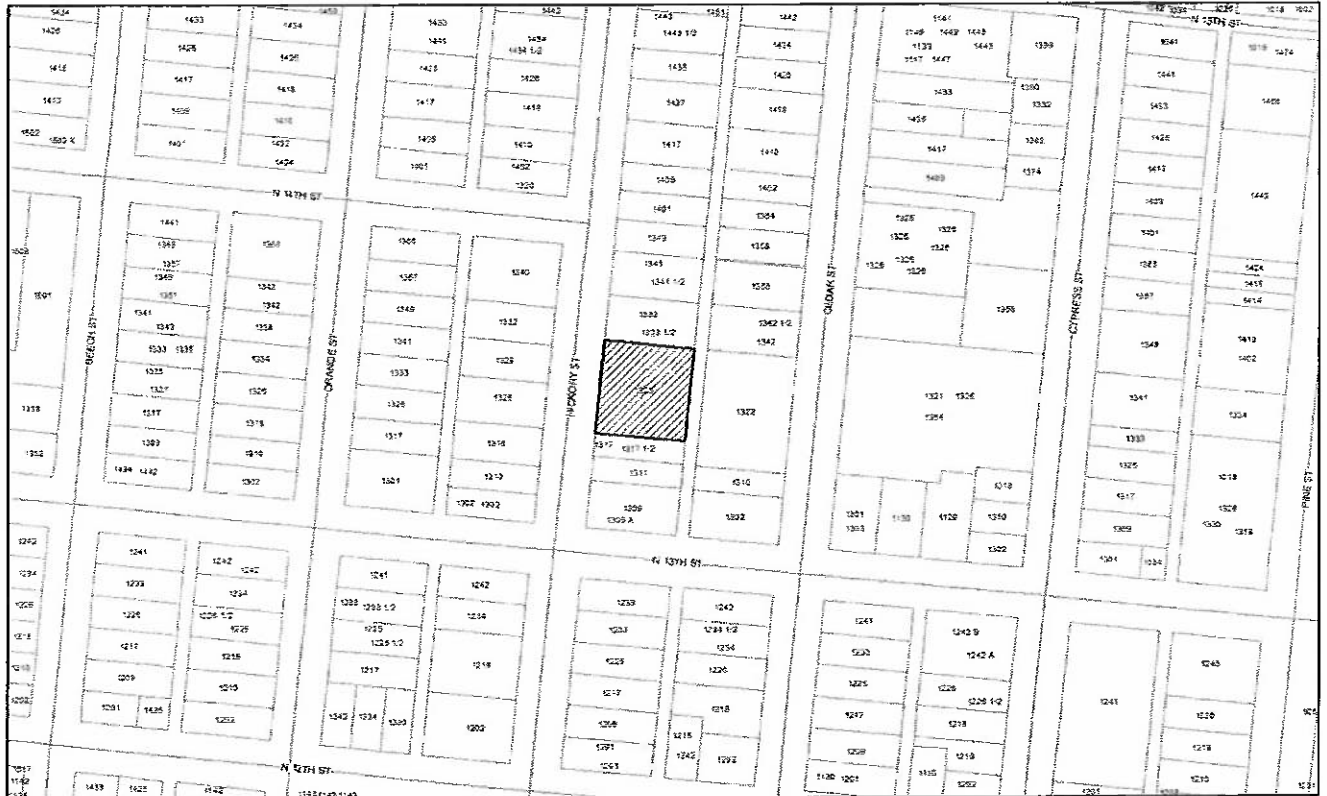
APPROVED:

  
CITY ATTORNEY

# EXHIBIT A

Change the zoning classification of the following described land, from the Office (O) district to the Planned Development (PDD-180) district.

**Location:** The North 145.4 feet, South 290.4 feet and West 140 feet of Lot 2, Block 202, Original Town of Abilene, Abilene, Taylor County, Texas.



## EXHIBIT B

### Proposed Base Zoning District, Land Uses, and Building Elevations

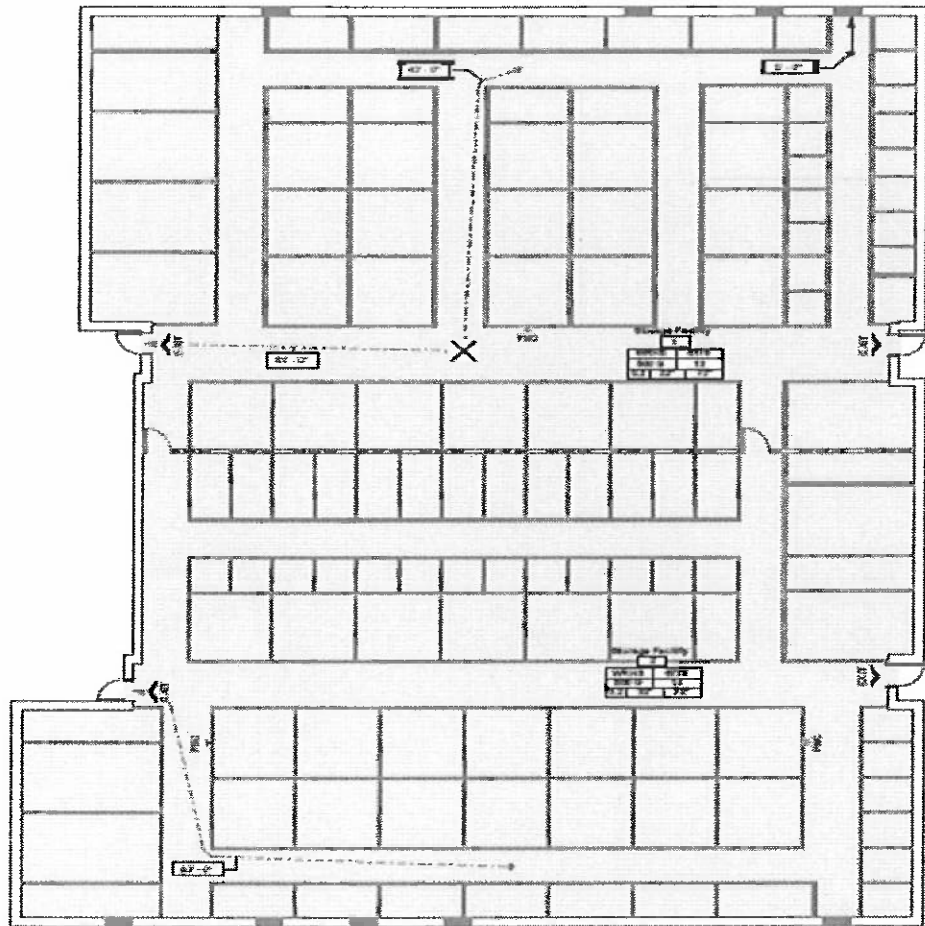
**Base Zoning** – Office (O), subject to all O district development standards

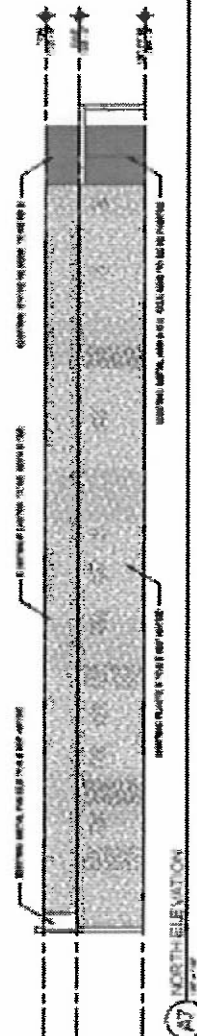
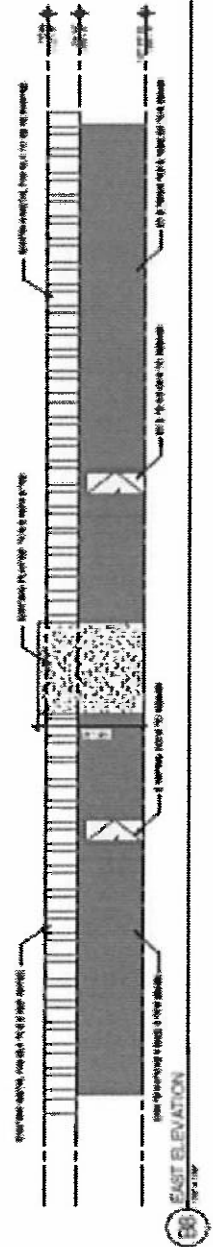
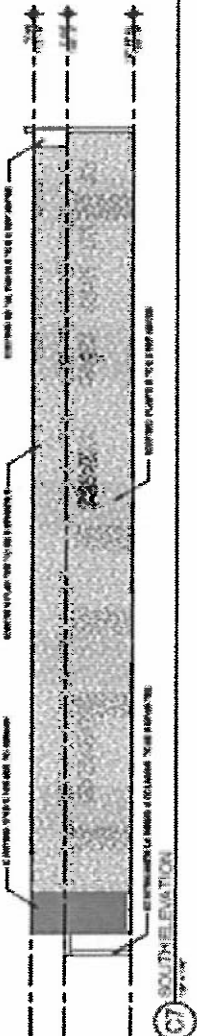
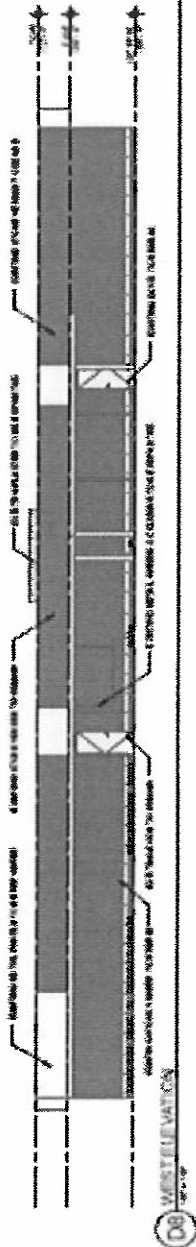
**Permitted Uses** – All uses permitted by right in the Office district and an indoor self-storage warehouse facility shall be a permitted.

**Hours of Operation** – The hours of operation for an indoor self-storage facility shall be limited to 6:00 a.m. to 10:00 p.m. daily.

**Building Elevations** –

The building exterior, if converted into an indoor self-storage warehouse, shall be designed in accordance with the below floor plan and building elevations.





NO. 1	DATE	DESCRIPTION

PROJECT: Station Storage Facility Assessment  
 ADDRESS: 3125 Hibbard Street  
 CITY: Abilene, TX 79601  
 DATE: April 2011

**ehT**  
 ENGINEERING & ARCHITECTURE  
 1000 W. 11TH STREET, SUITE 100  
 ABILENE, TEXAS 79601  
 TEL: 325-696-1100  
 FAX: 325-696-1101  
 WWW.EHT-ARCHITECTS.COM

PROJECT NO. 000622	DRAWING NO. ELEVATIONS
DATE APRIL 2011	SCALE AS SHOWN

Station Storage Facility Assessment  
 3125 Hibbard Street  
 Abilene, TX 79601  
 Elevation Elevations