

ORDINANCE NO. 29-2024

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 A CERTAIN PROPERTY; 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 Two Thousand Dollars (\$2,000.00). 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 27th day of June, 2024.

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 17th day of May, 2024, 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 11th day of July, 2024, 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 11th day of July, 2024.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Change the zoning of approximately 12 acres from Residential Single-family (RS-6) to a Planned Development District (PDD-187)

Legal description being as follows

Lots 3-18, Block 6, Lots 1-23, Block 7, and
Lots 7-17, Block 8, Lots 2-18, Block 9, in the
Pasadena Heights Addition, Abilene, Taylor County, Texas.

Located at 368 Centenary Drive.

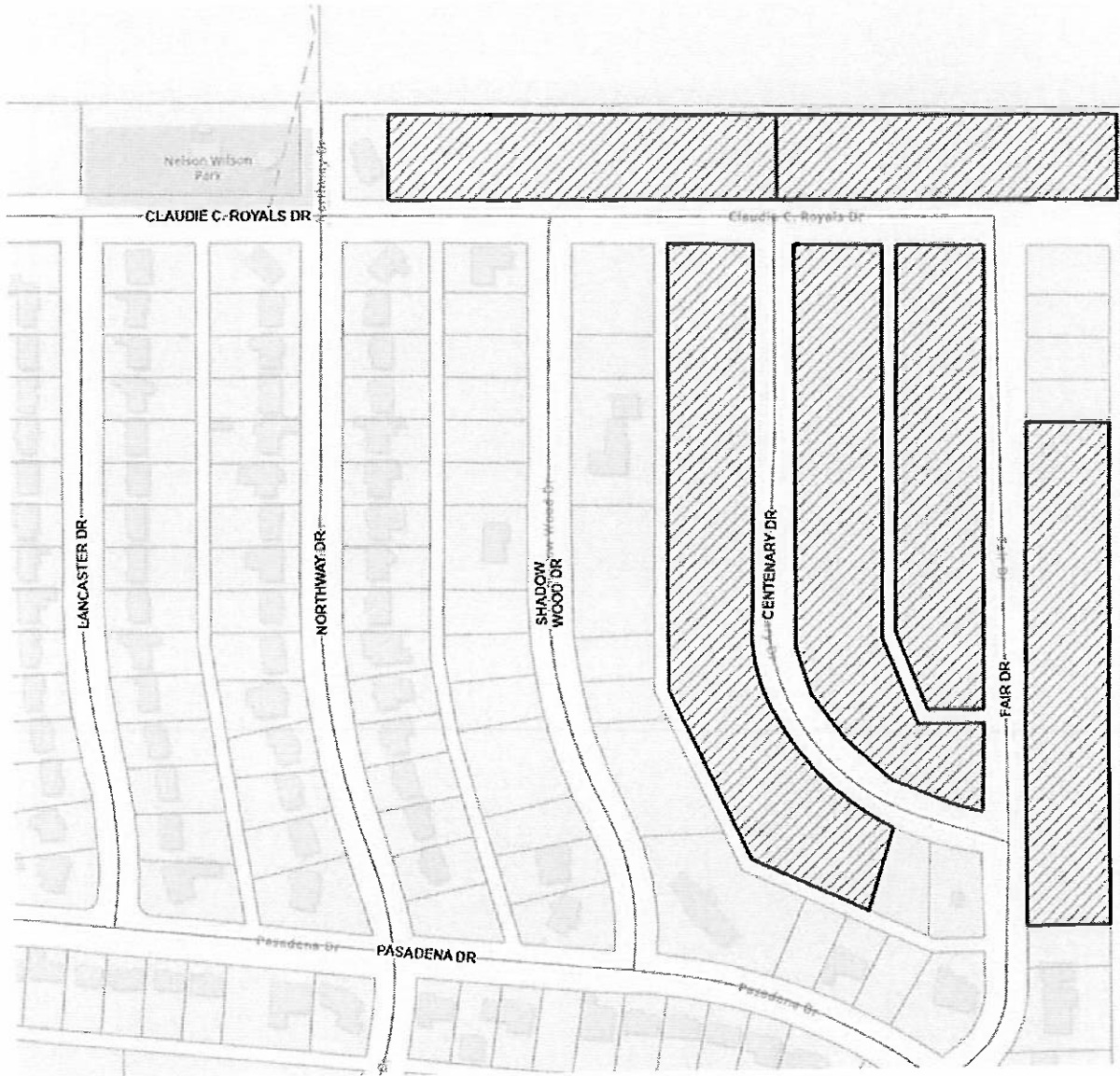


EXHIBIT B

Purpose. The purpose of the Planned Development (PDD-187) District is to allow residential development, similar to the use permitted in the Residential Medium Density (MD) zoning district.

Base Zoning: Residential Medium Density (MD) zoning district at a max of 3 units per lot.

Permitted Uses: Patio Home, Townhome, and all permitted uses in the MD zoning district, excluding a quadplex, maximum of 3 units per lot.

Development Standards: All development standards of the MD district shall be applicable.

Site Plan: Development shall conform the site plan shown below.



END