

ORDINANCE NO. 21-1986

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING HOLIDAY HILLS PD#X 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, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended; 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 One Thousand Dollars (\$1,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 13th day of March,
A.D. 19 86.

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 3rd day of March, 19 86, 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 9:00 a.m., on the 27th day of March, 19 86, 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 27th day of March, A.D. 19 86.

ATTEST:

Patricia Patta
CITY SECRETARY

David Stubbeman
MAYOR

APPROVED:

Jonathan Graham
CITY ATTORNEY

EXHIBIT "A"

Rezone the following property from Residential Single Family (RS-6) to Planned Development Mixed Use (PDMX) district:

Name.

This PDMX district shall hereafter be known and referred to as the "Holiday Hills Planned Development Mixed Use" district.

Legal Description.

Lots 25-39, Block A. Section 1 of the Holiday Hills Addition, Abilene, Taylor County, Texas.

Purpose.

The Holiday Hills Planned Development district is to be developed in a manner consistent with the City of Abilene's RM-3 zoning. Any resubdivision of land within this PDMX district shall be consistent with that suggested by the attached site plan and, furthermore, shall be in compliance with the City of Abilene's Subdivision Regulations.

Specific Modifications: Residential Use, Lots 121-125, as depicted on site plan (Lots 25-39)

- A. Permitted Use. On Lots 121-125, represented on the attached site plan, no land or buildings shall be used for activities other than those permitted within Abilene's Residential Multi-Family (RM-3) zoning classification. This includes, but is not limited to duplexes and other multi-family residences, churches and child care centers.
- B. Building Setback. On Lots 121-125 represented on the attached site plan, all principal structures and other residential buildings shall be set back within the following building lines:
 - from North 10th Street (north side) = 25' from property line,
 - from Plaza Street = 20' from property line,
 - from any interior side boundary = 10' from property line,
 - from rear (south) lot boundary = 15' from property line.
- C. Building Height. Any buildings on land included within Lots 121-125, as represented on the attached site plan, shall not exceed a height of 25 feet. This does not include architectural exceptions normally permitted by Abilene's Zoning Ordinance.
- D. Land Use Intensity. On lots used for duplex or multi-family residential use, land and building development shall not exceed a maximum 4.3 Land Use Intensity (LUI) rating.

E. Parking Area and Driveways. Within the land represented by Lots 121-125 on the attached site plan, design and installation of parking spaces and accompanying maneuvering area should be as set forth in the Zoning Ordinance and other applicable aspects of Abilene's Municipal Code. For duplexes and other multi-family residences, off-street parking spaces shall be provided at a minimum ratio of 3 spaces for every two dwelling units. Also, within the land included within Lots 121-125, driveway openings onto North 10th Street should each be spaced a minimum of 100 feet apart, as depicted on the attached site plan.

F. Miscellaneous. Except as otherwise described above, the development of land and buildings within Lots 121-125 on the attached site plan should be in general conformance with standards applicable to Residential Multi-Family (RM-3) zoning districts in the City of Abilene, Texas.

Subdivision.

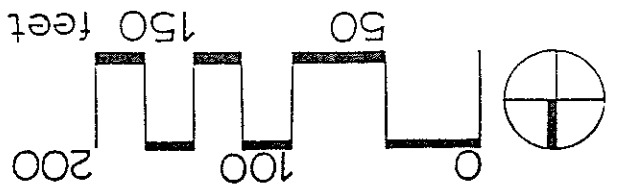
Except as otherwise specified below, subdivision or resubdivision of the property represented on the site plan (attached at Exhibit "B") shall be undertaken in conformance with Subdivision Regulations of the City of Abilene applicable at the time of resubdivision. Amendment of the Planned Development ordinance shall not be necessary for resubdivision' however, above-described regulations regarding use and development shall remain applicable to the lots represented on the attached site plan, and to future subdivided or resubdivided lots unless such regulations are modified by amendment to this ordinance.

Prior to development of property contained within the district, resubdivision shall occur that creates lots conforming with those indicated on the attached site plan.

Resubdivision of this site will entail the improvement of North 10th Street. Additional street right-of-way dedication, widening and/or paving and installation of curb and gutter relative to North 10th Street shall occur in accordance with the Subdivision Regulations of the City of Abilene.

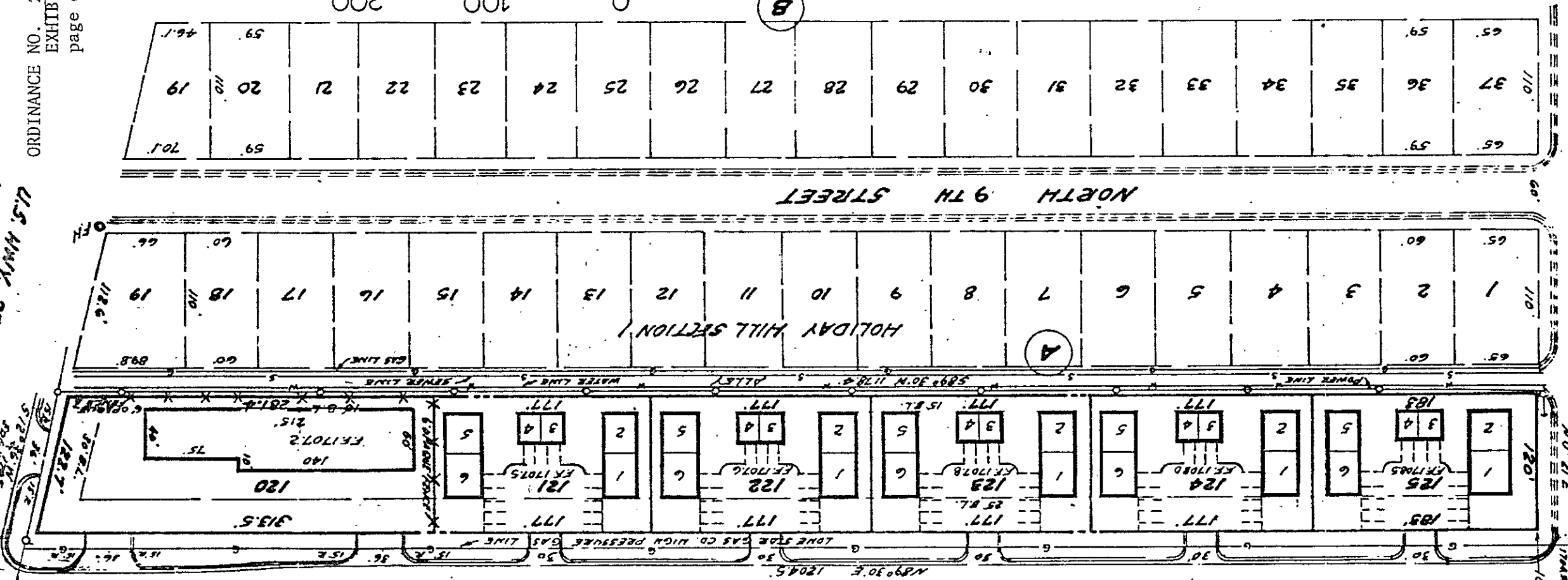
SCHMATIC PLAN: HOLIDAY HILLS PDMX DISTRICT

For illustrative
example



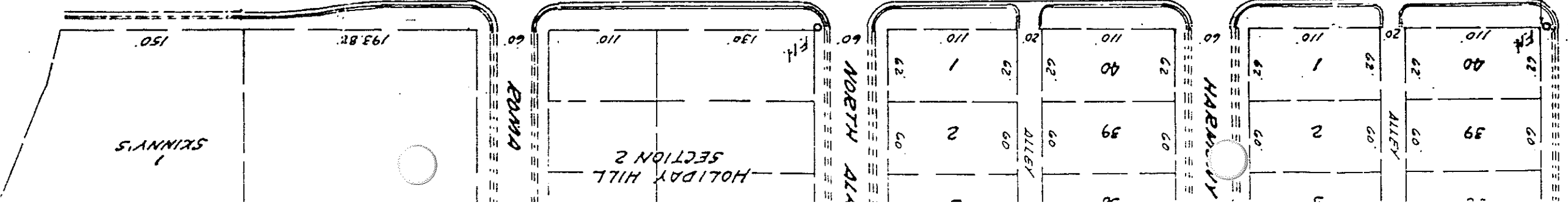
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EXHIBIT "B"
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*U.S. HWY 277
(BLACK ST.)*



STREET TO BE PAVED TO CITY SPECIFICATIONS

EXISTING STREET
2" P.C. W/NO CURB&GUTTER
NORTH 10TH STREET
1204.5' N89°30'E
1204.5'



PLAZA

PLAZA