

ORDINANCE NO. 43-2022

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE AND CONCERNING PD-104, A PLANNED DEVELOPMENT DISTRICT, AND ORDINANCE NUMBER 24-2006; 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 Ordinance Numbers 24-2006; specifically, 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 ordinance 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 28th day of July, 2022.

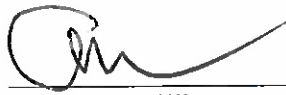
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 17th day of June, 2022, the same being more than fifteen (15) days prior to a public hearing held at the Council Chamber at 555 Walnut St. in Abilene, Texas, at 8:30 a.m. on the 11th 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 SECOND AND FINAL READING THIS 25th day of August, 2022.

ATTEST:



Kaitlin Richardson,
DEPUTY CITY SECRETARY



Anthony Williams,
MAYOR

APPROVED:



Stanley Smith,
CITY ATTORNEY

Exhibit "A"

3rd Amendment to Ordinance No. 24-2006.

PART 5: Legal Description: Tract 6

ADD: BEING 14.34 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 14.34 acre tract being more particularly described as follows: BEGINNING at a set 1/2" rebar on the WBL of said Northeast 1/4 of Section 62, from whence a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 and the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas, bears S0°05'23"E 836.78 feet; THENCE N0°05'23"W 730.53 feet to the SBL of South 27 th Street; THENCE N89°37'47"E 110.65 feet along the SBL of South 27 th Street to the beginning of a curve to the left; THENCE along said curve to the left with a radius of 1498.53 feet and a chord bearing and distance of N74°18'E 792.37 feet to a set 1/2" rebar at the most Northerly Northwest corner of an existing 84.29 acre tract; THENCE along the Westerly boundary line of said 84.29 acre tract to set 1/2" rebar as follows: S10°59'00"W 699.0 feet, S41°31'05"E 300.67 feet and S87°54'18"W 939.06 feet to the place of beginning and containing 14.34 acres of land.

PART 7: Specific Modifications: The following regulations shall govern the use and development of this Planned Development District:

ADD: A. Permitted Uses:

- 1. Tract 1:**
 - k. Residential provisions of RS-6 except as modified in Part 7.B.14
- 2. Tract 2:**
 - c. Residential provisions of RS-6 except as modified in Part 7.B.14
- 3. Tract 3:**

1. Self Storage units are permitted in Tract 3, subject to the following limitations. (a-g unchanged)
2. Residential provisions of RS-6 except as modified in Part 7.B.14

6. Tract 6:

Shall develop under the provisions of Residential Medium Density zoning district, except as modified in Part 7.B.14 of this ordinance.

B Site Development

1. Minimum Building Setbacks – Commercial Development and Residential :

- d. Residential: 5,000 sq. ft. lots shall have a minimum side yard setback of 5 feet for interior lots.

14. Residential Specs:

3. All garages for residential lots greater than or equal to 70' lot width shall have side or rear entry garages. Less than 70 ft wide. lots shall be allowed front entry garages.
7. Minimum lot size for single-family shall be 50 feet by 100 feet.

Exhibit B (PD 104)*

*AS AMENDED IN 2021

SCALE: 1 inch = 500 feet

RS-6 Zoning



6 MD zoning
(inc. housing B, C, standard 4)
plus TH and PH zoning



2 Office zoning modified
(inc. housing to R-38 standards)



1 SC (now GR)
zoning modified



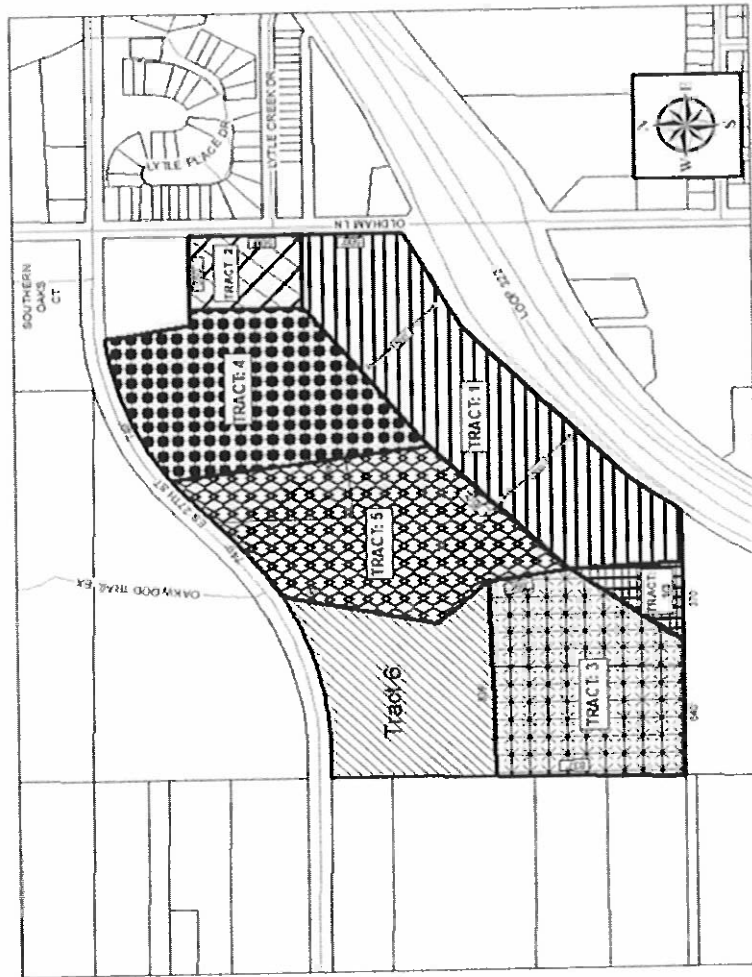
5 RM-2 (now MF) zoning
(plus 18 units/acre)

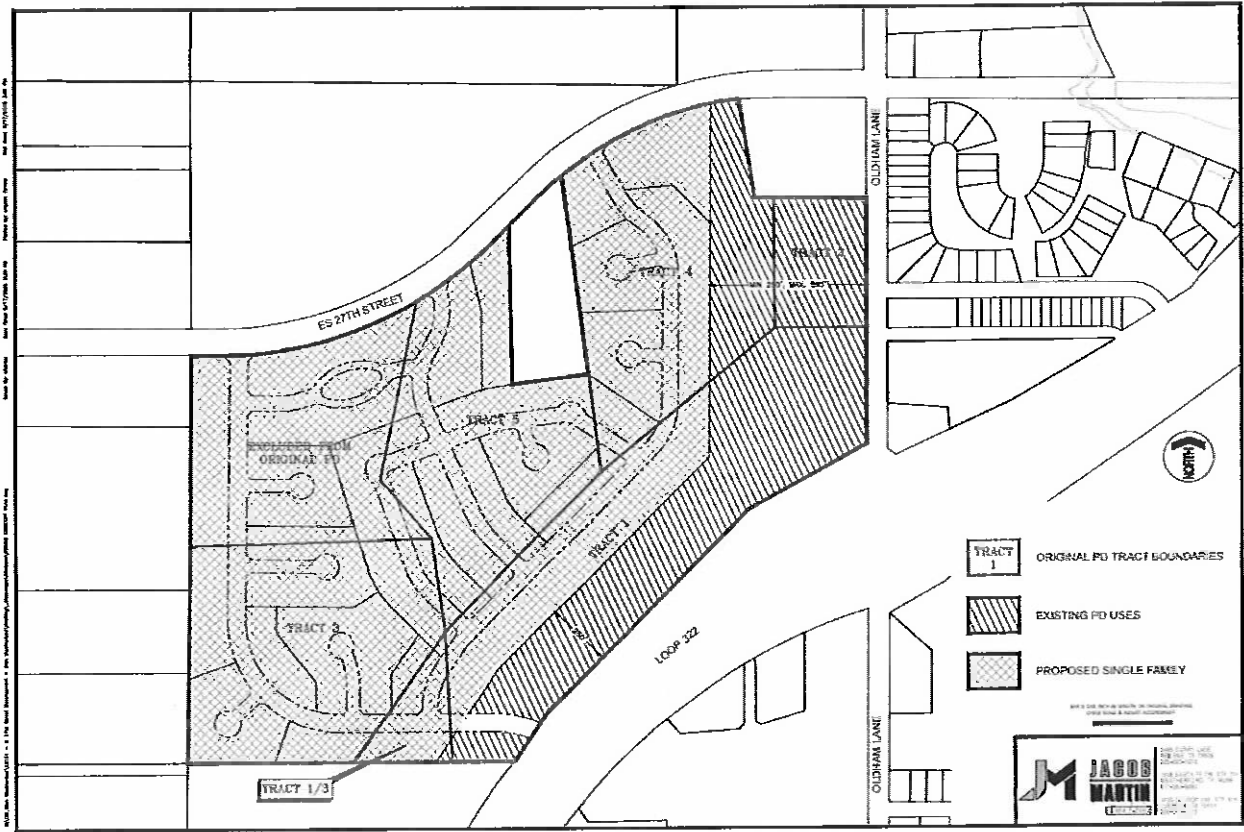


3 MF zoning
(plus 18 units/acre)
plus self-serve storage



1/3 SC (now GR)
zoning modified,
plus self-serve storage





END