

ORDINANCE NO. 08-2024

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 25th day of January, 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 15th day of December, 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 8th day of February, 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 8th day of February, 2024.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from Agricultural Open (AO) District to a Planned Development District (PDD-185):

Location: 6500-6800 Block of Fairway Oaks Blvd

Being 14.790 acres of land out of a 150.217 acre tract recorded in Volume 2432, Page 807, Official Public Records, Taylor County, Texas. Said 14.790 acre tract being out of Fractional Section 11, Lunatic Asylum Lands, (the W.P Benson Survey) and the C. Donovan Survey, Survey, Taylor County, Texas and being more particularly described as follows.

Beginning at a set 1/2" metal rebar on the East line of Fairway Oaks Boulevard (60' right-of-way, being a 3.082 acre tract recorded in Volume 2312, Page 295, Official Public Records, Taylor County, Texas, recorded in Plat Cabinet 3, Slide 225, Plat Records, Taylor County, Texas bears N25° 39'32"E379.10';

Thence S89°53'25"E 577.89' to a point on the East line of said 151.217 acre tract and the West line of Hardwick Road, whence a found 3/8" metal rebar bears N89°53'28"W 0.65,' said point being the Northeast corner of this tract, from aid point a found 5/8" aluminum rod with cap at the Southeast corner of said Huntington Ridge Addition bears N00°29'30"E 342.03';

Thence S00°29'30"W, with the East line of said 150.217 acre tract and the West line of said Hardwick Road, 1235.77' to a found 1/2" metal rebar at the North most Southeast corner of said 3.082 acre right-of-way tract and at the beginning of a curve to the right;

Thence with the North and East lie said 3.082 acre right-of-way tract as follows;

-With said curve to the right, having a radius of 125.00' and a chord bearing S26°29'5"W 109.27' with an arc distance of 113.09' to a found 1/2" metal rebar at the end of curve;

-S51°50'03"W 5.24 to a point whence the center of a 4.5" pipe fence corner post bears N06°18'39"W 0.66';

-N84°21'28"W 14.63' to a point whence the center of a 4.5" pipe fence corner post bears N14°21'38"E 0.31' said point being the beginning of a curve to the left;

-With said curve to the left having a radius of 430.00', a chord bearing N44°46' 18"W 37.63', an arc distance of 37.64' to a found 1/2" metal rebar for the end of curve, whence a found cotton spindle in the center of Fairway Oaks Boulevard bears S43°10'03"W 29.95';

-N47°16'45"W 406.82' to a point whence a 4.5" pipe fence corner post bears S03°03'14"E 0.34', from said point a found cotton spindle in the center of Fairway Oaks Boulevard bears S42°42'51"W 30.00'. Said point being the beginning of a curve to the right;

-With said curve to the right, having a radius of 570.00', a chord bearing N23°23'49"W 461.21', an arc distance of 474.82' to a found 1/2" metal rebar for the end of curve, whence a found 1/2" metal rebar on the West line of said Fairway Oaks Boulevard bears N89°31'04"W 60.22;

-N00°26'10"E 545.38' to a point whence a 4.5" pipe fence corner post bears N74°19'28"E 0.85', from said point a found cotton spindle in the center of Fairway Oaks Boulevard bears N88°33'43"W 30.00', said 1/2" metal rebar being the beginning of a curve to the right;

-With said curve to the right, having a radius of 570.00', a chord bearing N03°58'20"E 65.21', an arc distance of 65.25' to the point of beginning and containing 14.790 acres of land.

Bearing basis- found Aluminum rod with cap and found 1/2" metal rebar on the West right-of-way line of Hardwick road. S00°29'30"W.

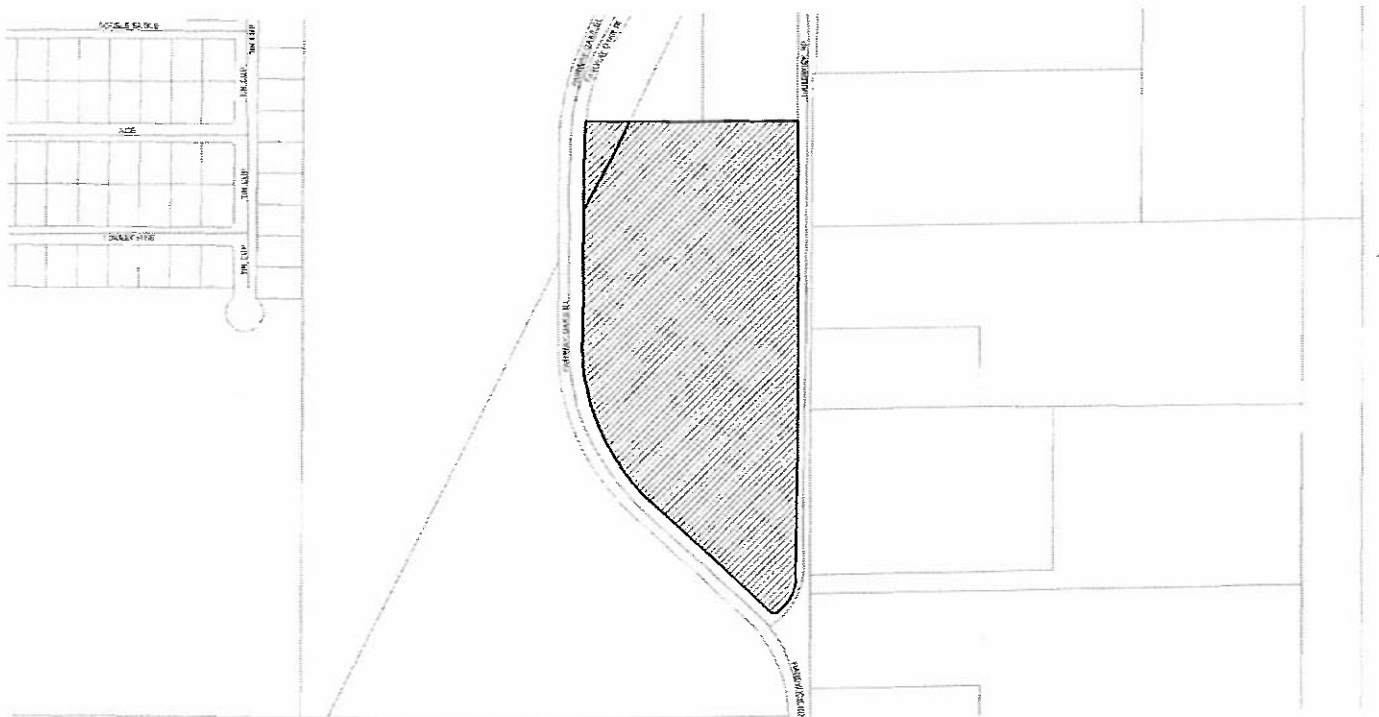


EXHIBIT B

Purpose. The purpose of the Planned Development (PD) District is to allow single-family residential development, similar to what would be found within Residential Single Family (RS-6) zoning districts.

Specific Modifications. The use and development of land and buildings in this Planned Development (PD) District shall generally be subject to requirements of the Residential Single Family (RS-6) zoning classification, except as modified below:

A. Site Layout and Building Requirements:

1. Lot Size:

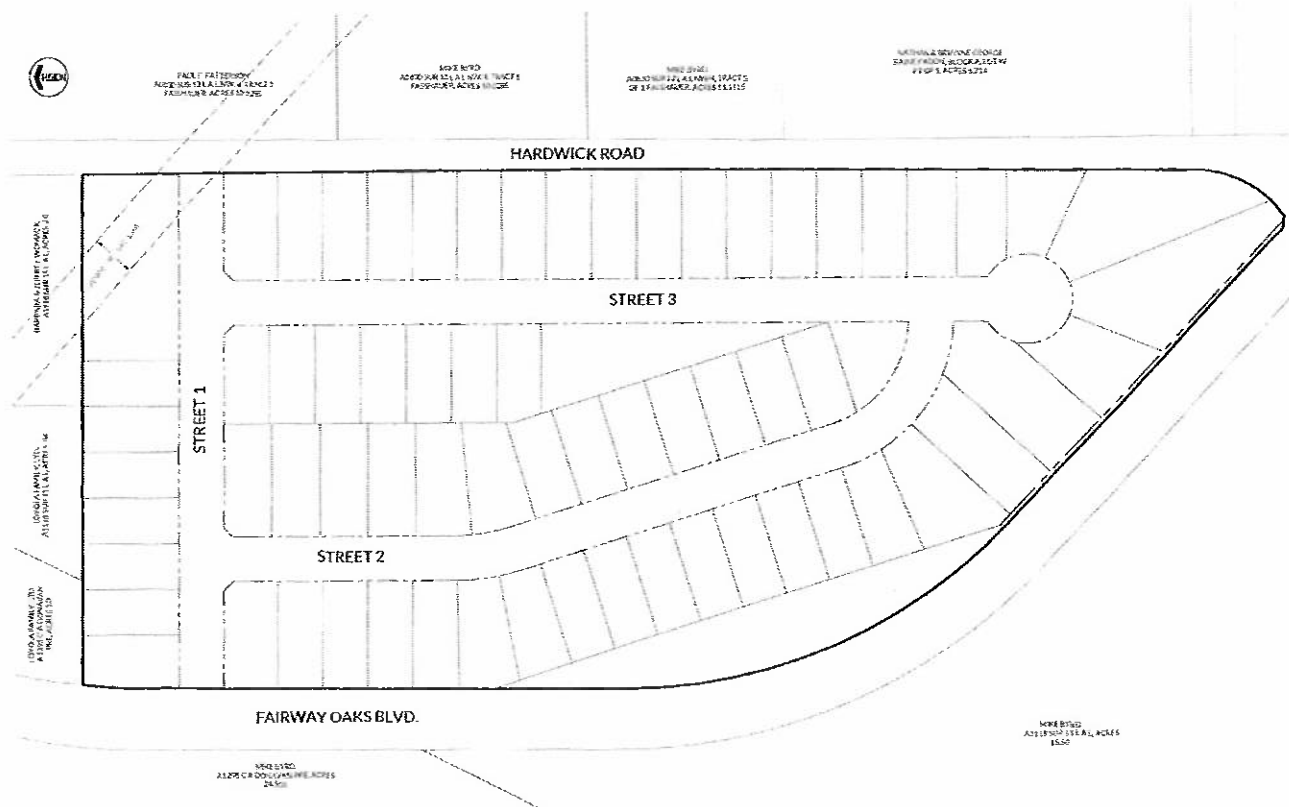
- a. Platted lots in this PD must have a minimum lot area of 5,000 square feet.
- b. Minimum lot width shall be 50 feet.

2. Setbacks:

- a. Interior Side Yard: 5-feet

B. Concept Plan Requirements:

1. The subject property shall be platted in general accordance with Concept Plan shown below.



END