

ORDINANCE NO. 06-2025

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 19th day of December, 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 November, 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 9th day of January, 2025, 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 9th day of January, 2025.

ATTEST:

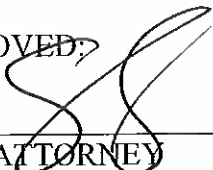


CITY SECRETARY



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-191):

Location: 7501 Old Forrest Hill Rd

Being 64.249 acres and being out of and a part of a 52.291 acre tract (Tract 1) out of Lots 2, 3, 4, 6 and 7 and a 4.2 acre tract (Tract 3) out of Lot 8 of a subdivision of the T.C. Garner Survey, Taylor County, Texas, of record in Cabinet 4, Slide 11, Plat Records of Taylor County, Texas, and a 2.354 acre tract (Tract 2) out of the North part of the D.A. Douthit Survey No. 25, Taylor County, Texas, said tract being described in deed to Roy Earl Underwood, dated October 6, 2006, of record in Volume 3286, Page 869, Official Public Records, Taylor County, Texas, and said 64.249 acres being more thoroughly described as follows:

Beginning at a found Stone Mound, on the East line of said J. G. Douthit Survey and the North line of a 10.576 acre tract, described in Deed to Stephen R. Lowry et ux, dated July 11, 2011, of record in Instrument No. 2011-9677, Official Public Records of Taylor County, Texas, for the Northwest corner of the W.T. Redell Survey, and exterior corner of said T.C. Garner Survey, the Southeast corner of said 2.354 acre tract, the Southwest corner of said Lot 7, the Southerly Southwest corner of said 56.291 acre tract and an exterior corner of this tract;

Thence S88°52'31 "W, generally along a fence line, a distance of 324.2' to a found 2 3/8" pipe post, on the East line of Forest Hill Road, for the Northwest corner of said 10.576 acre tract, the Southwest corner of said 2.354 acre tract and the Southerly Southwest corner of this tract;

Thence along the East line of said Forest Hill Road as follows: N00°11 '27"W a distance of 276.4' to a found 3/8" rebar, N56°02'02"W a distance of 45.25' to a found 3/8" rebar, N62°02'13"W a distance of 7.45' to a found 3/8" rebar, N00°09'02"W at 11.31 passing a found 3/8" rebar and continuing for a total distance of 11.61' to a point, on the Northerly South line of said T.C. Garner Survey, for the Northwest corner of said 2.354 acre tract and an interior corner of this tract;

Thence N89°43'19"W, along the North line of said Forest Hill Road, a distance of 282.33' to a point in said road for the Northerly Southwest corner of said 56.291 acre tract, and the Northerly Southwest corner of this tract from which a found 1/2" rebar, on the West line of said forest Hill Road bears N89°43'19"W 40.34';

Thence N07°05'31 "W, generally along a fence line, on the East line of said Forest Hill Road, a distance of 909.99' to a found 2 3/8" pipe for the Southwest corner of a 5 acre tract, described in Deed to Frank J. Cozby Jr., dated December 7, 1964, of record in Volume 758, Page 252, Deed Records of Taylor County, Texas, the Southerly Northwest corner of said 56.291 acre tract and the Southerly Northwest corner of this tract;

Thence S89°49'19"E, generally along a fence line, a distance of 429.53' to a found 1 1/2" pipe for the Southeast corner of said 5 acre tract, an interior corner of said 56.291 acre tract and an interior corner of this tract;

Thence N00°02'26"E, generally along a fence line, a distance of 469.99' to a found 3/8" rebar, on the South line of Hunters Landing Subdivision, of record in Cabinet 4, Slide 584, Plat Records of Taylor

County, Texas, for the Northeast corner of said 5 acre tract, the Northerly Northwest corner of said 56.291 acre tract and the Northerly Northwest corner of this tract;

Thence S89°53'44"E, generally along a fence line, a distance of 1898.77' to a found ½" rebar, on the West line of Section 11 Lunatic Asylum Lands Survey, the East line of said T.C. Garner Survey, and the West line of a 30 acre tract, described in Deed to Mike Byrd, dated October 14, 2014, of record in Instrument No. 2014-16082, Official Public Records of Taylor County, Texas, for the Southeast corner of the remainder of a 63.95 acre tract, described in deed to Abilene Forest Hills, LLC. of record in Instrument No. 2019-1937 Official Public Records of Taylor County, Texas, the Northeast corner of said 56.291 acre tract and the Northeast corner of this tract;

Thence S26°55'23"W, generally along a fence line, a distance of 1872.3' to a found ½" rebar, on the North line of said

W.T. Redell Survey and the North line of the Griggs Subdivision, of record in Cabinet 3, Slide 383, Plat Records of Taylor County, Texas, for the Southwest corner of said Section 11, the Southeast corner of said T.C. Garner Survey, the Southeast corner of said Lot 8, and the Southeast corner of this tract;

Thence S89° 15'51 "W, generally along a fence line, a distance of 705.02' to the **POINT OF BEGINNING**, containing **64.249 acres** of land, more or less.

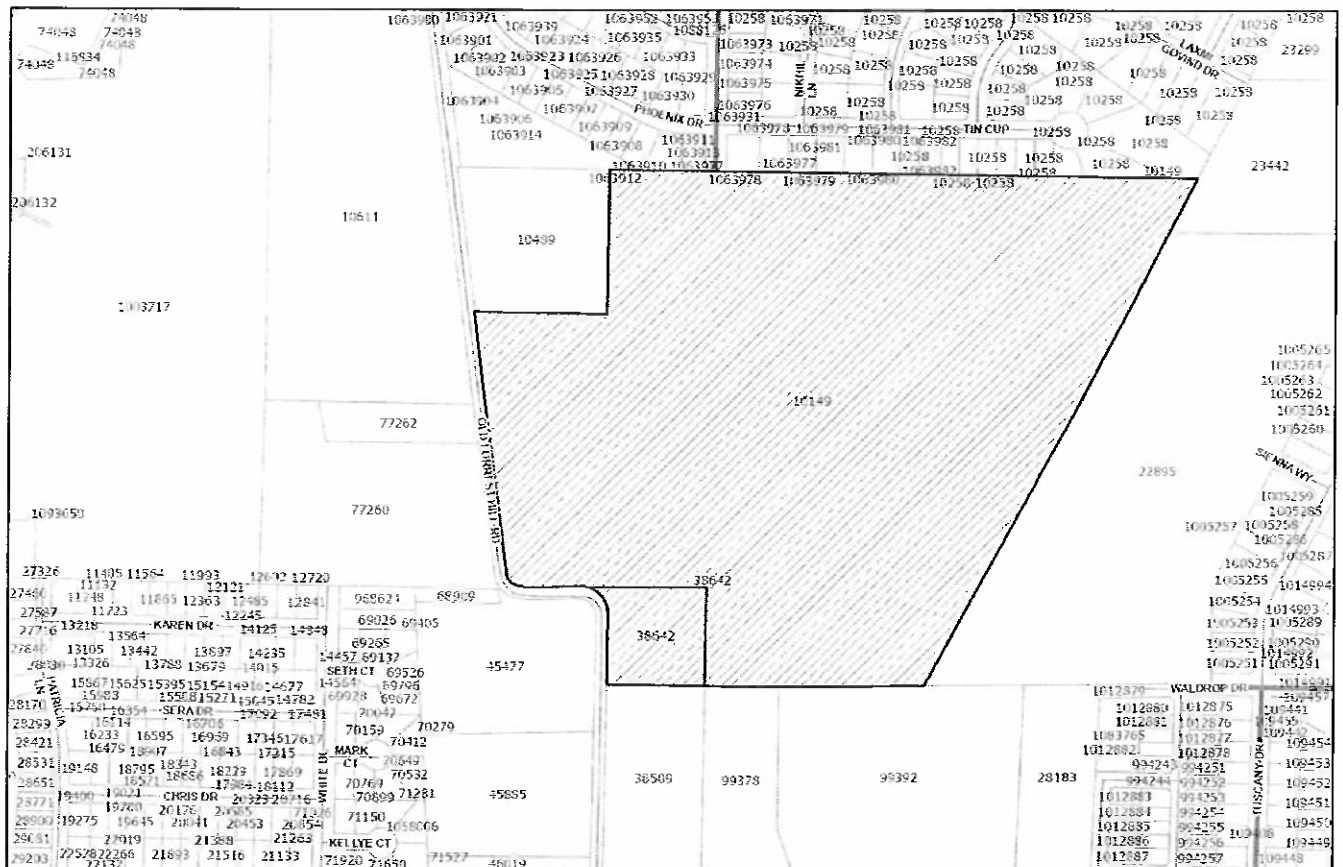


EXHIBIT B

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:

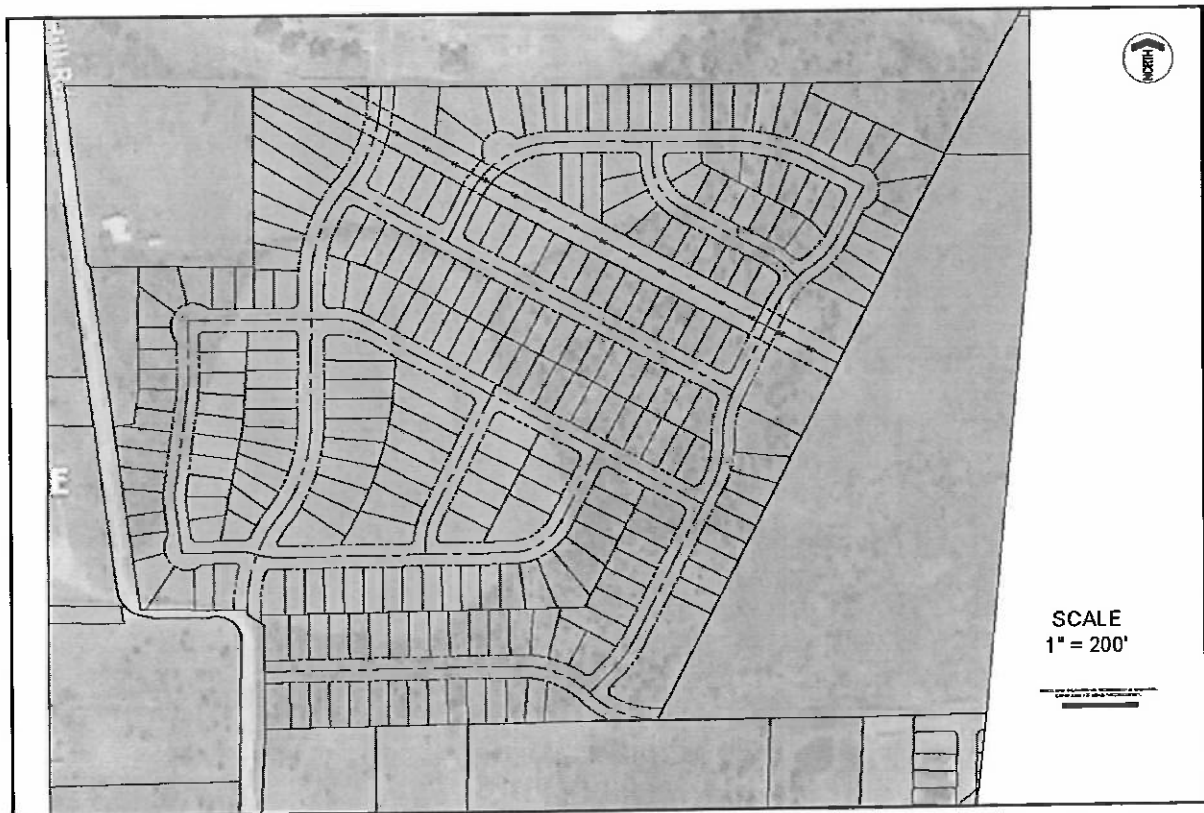
- a. Platted lots in this PD must have a minimum lot area of 5,000 square feet.
- b. Minimum lot width shall be 50 feet.

2. Setbacks:

- a. Interior Side Yard: 5-feet
- b. Corner lot side yard setback is 15 feet

B. Concept Plan Requirements:

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



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