

ORDINANCE NO. 28-1984

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS AMENDING CHAPTER 23, SUBPART E OF THE CITY CODE BY REPEALING SUCH CHAPTER AND SUBSTITUTING THEREFOR THE FOLLOWING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF ABILENE, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND FOR THE REPEAL OF ALL PRIOR ZONING ORDINANCES AND ALL ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, under the laws of the State of Texas, at art. 1011a et. seq., authority is conferred upon the City of Abilene to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary to enact such an ordinance for the purpose of promoting health, safety, morals, and for protection and preservation of places and areas of historical, cultural, or architectural importance and significance, or the general welfare of the city; and

WHEREAS, the City Council, pursuant to art. 1011a et. seq. and City Charter Art. VI has appointed a Planning and Zoning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan, designed to lessen congestion in the streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to guide and limit the use of areas subject to periodic flooding; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality; and

WHEREAS, the Planning and Zoning Commission has made a preliminary report and held public hearings thereon, and submitted its final report to the City Council; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings pursuant to state law art. 1011a et. seq; and

WHEREAS, all requirements of the State Statutes, with regard to the preparation of the report of the Planning and Zoning Commission and subsequent action of the City Council have been met;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS:

PART 1: That Ordinance No. 717, together with all amendments save and except the Zoning District Map and any amendments thereto, is hereby repealed and that there be enacted in lieu thereof the following new zoning ordinance provisions, attached as Exhibit A, which together with the existing Zoning District map located in the offices of the Planning and Development Department, shall constitute the Comprehensive Zoning Ordinance of the City of Abilene.

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 12th day of January, A.D. 1984.

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 22nd day of February, 1984, 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 8th day of March, A.D. 1984.

ATTEST:

Stacia Pollock
CITY SECRETARY

Julian
MAYOR

APPROVED:

Loren A. Anderson
CITY ATTORNEY

ZONING ORDINANCE

CITY OF ABILENE, TEXAS

EFFECTIVE - MARCH 26, 1984