

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-148 A PLANNED DEVELOPMENT; 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, part known as 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 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 8<sup>th</sup> day of January A.D. 2015.

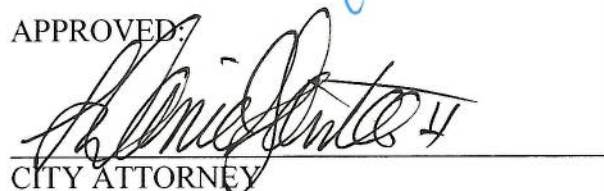
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 26<sup>th</sup> day of November, 2014, 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 8:30 p.m., on the 12<sup>th</sup> day of February, 2015, 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 12<sup>th</sup> day of February, A.D. 2015.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:  
  
CITY ATTORNEY

ORDINANCE NO. \_\_\_\_\_

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO (Agricultural Open Space) to PD (Planned Development) zoning.

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.

PART 5: Legal Description. The legal description of this PD is as follows:

Being approximately 20.2 acres: A0580 SUR 84 T & P RY CO, BLOCK 14



Location:

The south side of the 600-700 Blk of E. Stamford St

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for Vacation Travel Trailer Park development and related activities.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the AO (Agricultural Open Space) zoning district, except as modified below:

- 1) **ADDITIONAL PERMITTED USE:** A Vacation Travel Trailer Park shall be permitted as represented on the attached concept plan.
- 2) **SITE DEVELOPMENT:** The development shall comply with the requirements of the Land Development Code and the regulations for Vacation Travel Trailer, Recreation Vehicle Parks (found in Section 4.2.11) with the following exceptions and additions:
  - a) The Vacation Travel Trailer Park use shall be exempt from the required 300' distance from any residential zoning district.
  - b) Setbacks for vacation travel trailers:
    - i) The setback from the front property line for vacation travel trailers in a Vacation Travel Trailer Park use shall be zero feet (0').
    - ii) The setback from the west property line for vacation travel trailers in a Vacation Travel Trailer Park use shall be zero feet (0').
  - c) There shall be a forty foot (40') setback for all vacation travel trailers and structures along the south and east property lines.
  - d) Paving shall not be required except for the main drive into the park. However, the main drive may remain stone until development occurs on either side. Base material shall be allowed for all other drive lanes and parking.
  - e) A 6-foot screen or fence shall be provided along the south property line

