

**ORDINANCE NO. 47-2023**

**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 CERTAIN PROPERTIES; 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 27<sup>th</sup> day of July, 2023.

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 17<sup>th</sup> day of June, 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 27<sup>th</sup> day of July, 2023, 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 10<sup>th</sup> day of August, 2023.

ATTEST:

  
CITY SECRETARY

  
MAYOR

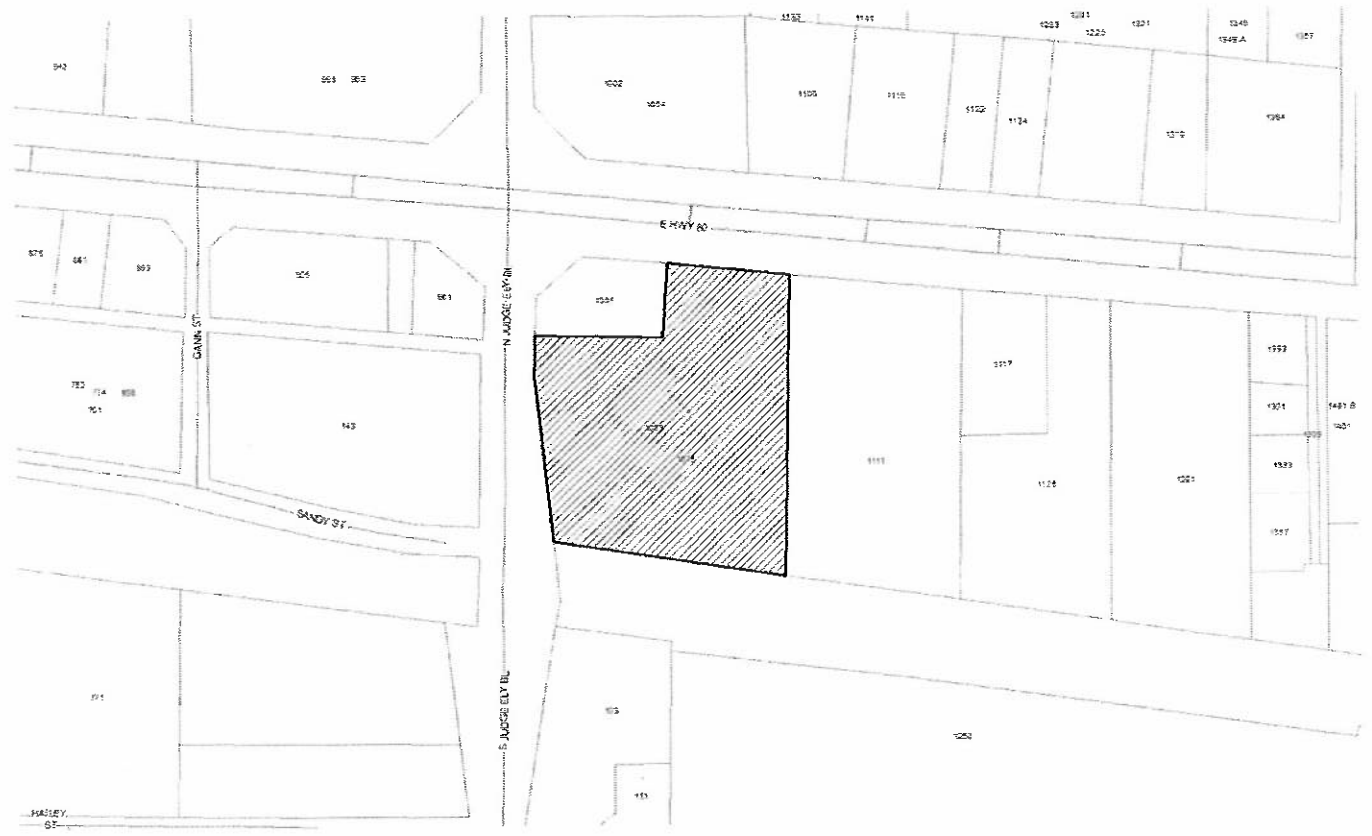
APPROVED  
  
CITY ATTORNEY

**EXHIBIT A**

Change the zoning classification of the following described land, from the Heavy Commercial (HC) district to the Planned Development (PDD-182) district.

Legal description being Lot 101, Block 1, Bailey Industrial District 1, Abilene, Taylor County, Texas.

Located at 1083 East Highway 80, Abilene, Taylor County, Texas.



## EXHIBIT B

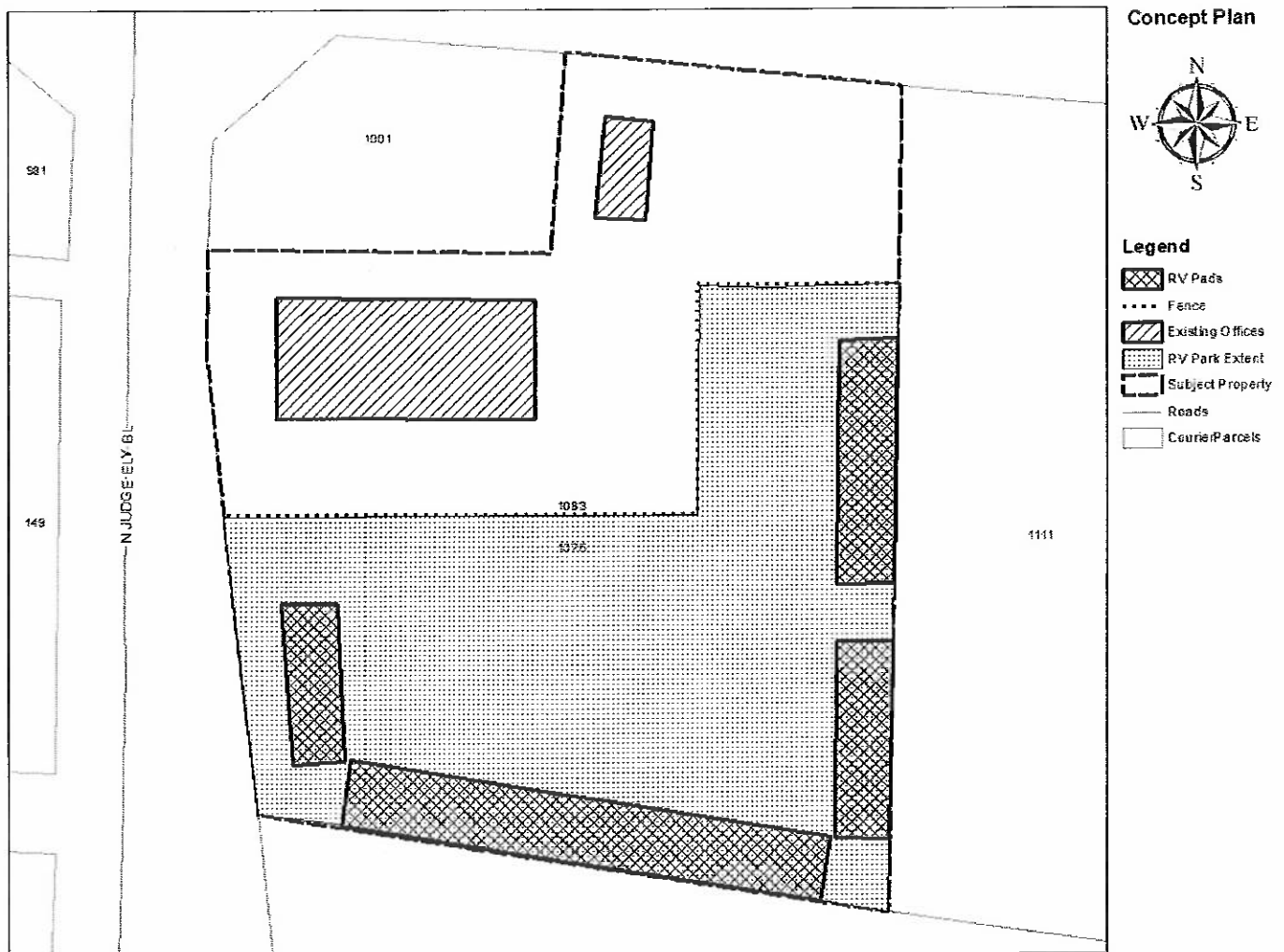
### Proposed Base Zoning District, Land Uses, and Specific Modifications

**Base Zoning** – Heavy Commercial (HC), subject to all HC district development standards

**Permitted Uses** – All uses permitted by right in the Heavy Commercial district and a Vacation Travel Trailer Park shall be permitted.

**Specific Modifications** – If developed as a vacation travel trailer park the following standards apply:

1. The vacation travel trailer park must generally follow the concept plan provided.
2. A formal Site Plan Review shall be required prior to issuance of a Certificate of Occupancy.
3. This site shall be exempt from the 300' minimum distance from residential zoning.
4. The minimum setback from the rear property line and east property line shall be 0'.



END