

ORDINANCE NO. 58-2023

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 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 24<sup>th</sup> day of August, 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 July, 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 14<sup>th</sup> day of September, 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** 14<sup>th</sup> day of September, 2023.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:

  
CITY ATTORNEY



## EXHIBIT B

### Proposed Base Zoning District, Land Uses, and Plan of Operation

**Base Zoning:** Single-Family Residential (RS-12) and Historic Overlay (HO), subject to all RS-12 district development standards.

**Permitted Uses:** All uses permitted by right in the Single-Family Residential (RS-12) and a Medical Spa, which shall operate in accordance with the following conditions, and per the Plan of Operation, shall be permitted.

1. A Certificate of Occupancy (CO) shall be obtained prior to commencing business as a medical spa.
2. The residence may continue to be used as a bed and breakfast and event center until a CO is issued to allow the use of the residence as a medical spa.
3. Upon the issuance of the CO for a medical spa, the use of the residence as a bed and breakfast and event center shall be prohibited.
4. All medical spa services shall be located within the residence and in, and around, the outdoor swimming pool, patio and backyard garden.

#### Plan of Operation:

**Business Hours:** By appointment only, Monday – Saturday, 9:00 a.m. – 6:00 p.m.

**License Required:** The medical spa shall maintain all cosmetic licenses required by the State of Texas for the services offered at the medical spa.

#### Services Provided:

1. Laser treatments and other minimally invasive techniques, such as laser hair removal, facial laser treatments, and peels.
2. Non-surgical treatments, which include injectables such as Botox and fillers.
3. Wellness services, such as sauna treatments, dietary consultations, and vitamin injections.
4. Tattooing only to provide permanent makeup of eyebrows and lips.
5. Up to two (2) customer appreciation days/seminars per year that would begin after 6:00 p.m. and conclude by 10:00 p.m. to thank customers and to introduce, and demonstrate, new products and services available at the medical spa.

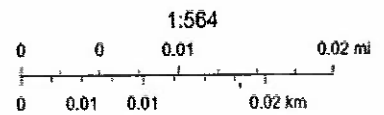
**Concept Plan:** New site improvements are not proposed. The existing home, patio, and swimming pool areas are depicted in the in the following image.

# 642 Sayles Blvd. - PD-183 Concept Plan



7/12/2023, 12:02:35 PM

- Road Centerlines
- Courier Parcels



City of Abilene, Taylor County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder  
City of Abilene, Taylor County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

END