

ORDINANCE NO. 63-2023

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 26th day of October, 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 18th day of August, 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 2nd day of November, 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 2nd day of November, 2023.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from the Agricultural Open (AO) district to the Planned Development (PDD-184) district.

Legal description being 225.95 acres out of the northwest quarter of Blind Asylum Lands Section 46 in Taylor County, TX.

Located at 2070 Zoo Lane and 1042 Loop 322., Abilene, Taylor County, Texas.



EXHIBIT B

Proposed Base Zoning District, Land Uses, and Specific Modifications

Base Zoning –

- The base zoning districts of the property in PDD-184 shall be Agricultural Open (AO) and General Commercial (GC), as shown in Exhibit B.
- The precise boundary between the two base zoning districts shall be established by a plat that is generally consistent conceptual boundary show in Exhibit B.

Permitted Uses –

- All uses permitted by right in the Agricultural Open (AO) zoning district with Restaurant as an allowable use within the Zoo and General Commercial (GC) zoning district, as each may be amended, shall be permitted within each specific base zoning district.

Building Setbacks –

- Building setbacks shall be 10' from interior side and rear yard.
- Lots located along a street frontage shall provide a front yard setback that is consistent with the requirements of the Land Development Code
- Lots that do not have street frontage shall provide a 10' front yard setback.

Lot Requirements –

- All lots in PDD-184 are not required to have street frontage.
- Access easements shall be required to be dedicated by a plat amendment to any lot that does not have street frontage.
- Lots within the GC base zoning district shall not be required to comply with any lot width, lot depth, or minimum floor area ratio (FAR) requirements.

Buffer Yards –

- If a property in the GC base zoning district adjoins a property in the AO base zoning district, a buffer yard shall not be required.
- Buffer yards shall be required whenever any property in PDD-184 adjoins any residential zoning district, including the AO district, outside of PDD-184.

Signs –

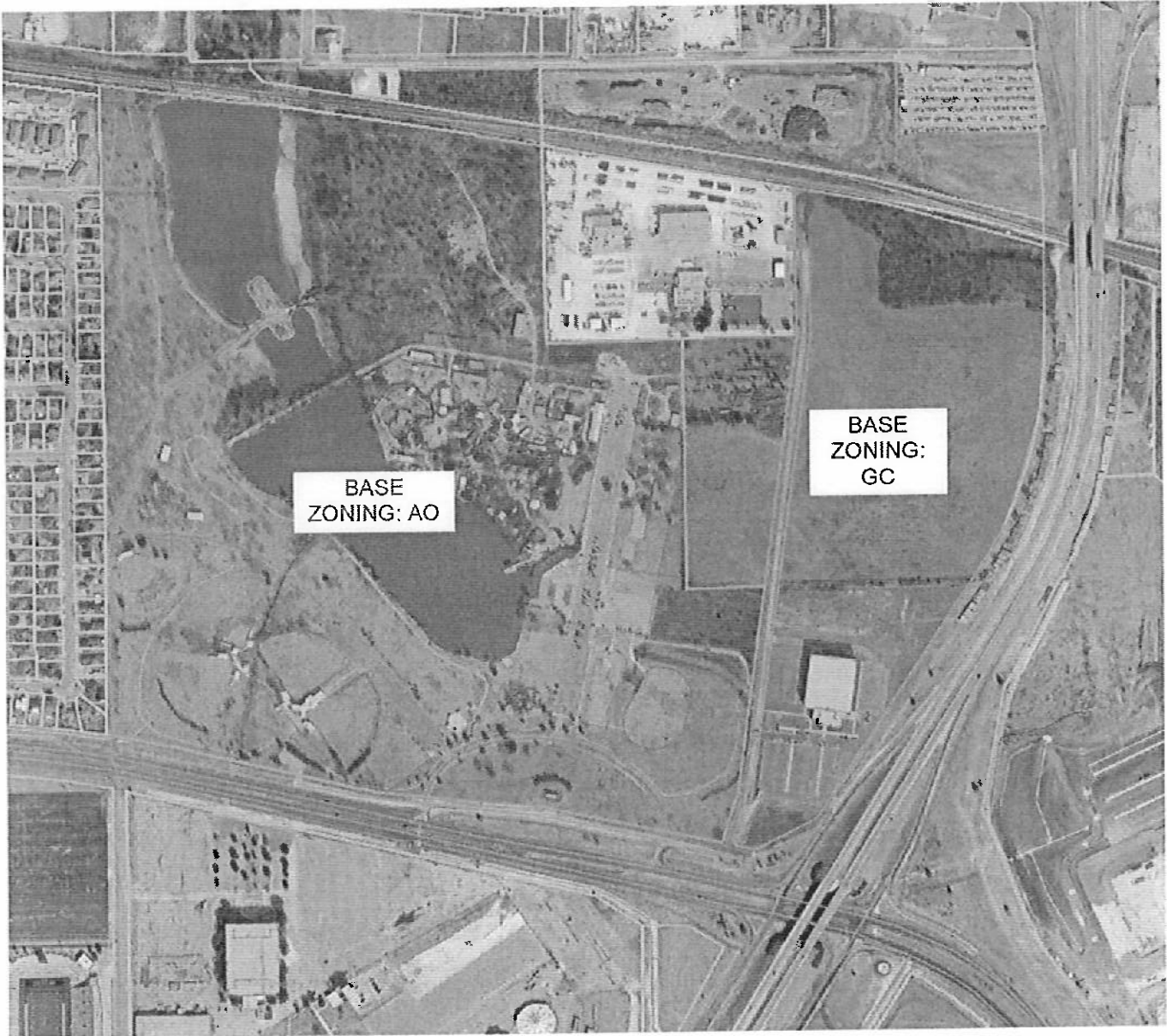
- Signs in PDD-184 shall be subject to all applicable Sign Regulations.
- The use of group signs for any uses within PDD-184 shall be permitted.

Platting –

- A plat of PDD-184 shall be recorded within one (1) year of the approval of PDD-184 by City Council.

EXHIBIT C

Concept Plan



-END-