

ORDINANCE NO. 48-2024

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 26th day of September, 2024.

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 17th day of August, 2024, 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 3rd day of October, 2024, 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 3rd day of October, 2024.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED


CITY ATTORNEY

EXHIBIT A

Change the zoning of approximately 0.478 acres from Office (O) to Neighborhood Retail (NR)

Legal description being as follows:

Being 0.478 acre of land being the South 160 feet of the North 597 feet of Lot 21, Block 17, Replat of the West½ of Block No. 17 and Lots 1,2 and 3 of Block No. 18, Oakwood Addition, Section 2, City of Abilene, Taylor County, Texas, according to plat recorded in Plat Cabinet 2, Slide 1-A, Plat Records, Taylor County, Texas. Said 0.478 acre tract being more particularly described as follows;

COMMENCING at a found 3/8" metal rebar on the East line of North Willis Street (80' right-of-way) at the Northwest corner of Lot 101, Cassie Subdivision, Plat Cabinet 2, Slide 98-D, Plat Records, Taylor County, Texas;

THENCE South with the East line of said North Willis Street 100.15' to a set PK nail for the Northwest corner and POINT OF BEGINNING of this tract;

THENCE S89°44'06"E 129.95' to a set PK nail on the West line of a 20' alley for the Northeast corner of this tract, whence a found bolt on the West line of said 20' alley at the Northeast corner of said Lot 101, Cassie Subdivision bears N00°05'51"W 100.43';

THENCE S00°05'41"E with the West line of said alley 160.00' to a found½" metal rebar at the Northeast corner of a tract recorded in Volume 1957, Page 602, Official Public Records, Taylor County, Texas, for the Southeast corner of this tract;





THENCE N89°44'08"W 130.22' to a found "X" in concrete on the East line of said North Willis Street at the Northwest corner of said tract recorded in Volume 1957, Page 602, for the Southwest corner of this tract, whence a found "X" in concrete on the East line of said North Willis Street and the North line of North 3rd Street at the Southwest corner of said tract recorded in Volume 1957, Page 602, bears S00°07'58"W 145.03';

THENCE North with the East line of said North Willis Street 160.00' to the point of beginning and containing 0.478 acre of land.

Surveyed on the ground November 9, 2015



Legend

-  Z-2024-25
-  Courier Parcels
-  Collector
-  Minor

0.03 Miles

END