

ORDINANCE NO. 05-2025

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 19<sup>st</sup> day of December, 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 18<sup>th</sup> day of October, 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 9<sup>th</sup> day of January, 2025, 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** 9<sup>th</sup> day of January 2025.

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY

  
\_\_\_\_\_  
MAYOR

APPROVED:  
  
\_\_\_\_\_  
CITY ATTORNEY

## EXHIBIT A

Change the zoning of approximately 2.59 acres from Planned Development District 28 (PD-28) to General Commercial (GC).

Legal Description being as follows:

**BEING** A TRACT OF LAND LOCATED IN THE J.C. DONLEY SURVEY, ABSTRACT NO. 95, TAYLOR COUNTY, TEXAS, BEING A PORTION OF LOT 101, BLOCK C, SOUTHWEST DRIVE ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDE 551, PLAT RECORDS, TAYLOR COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

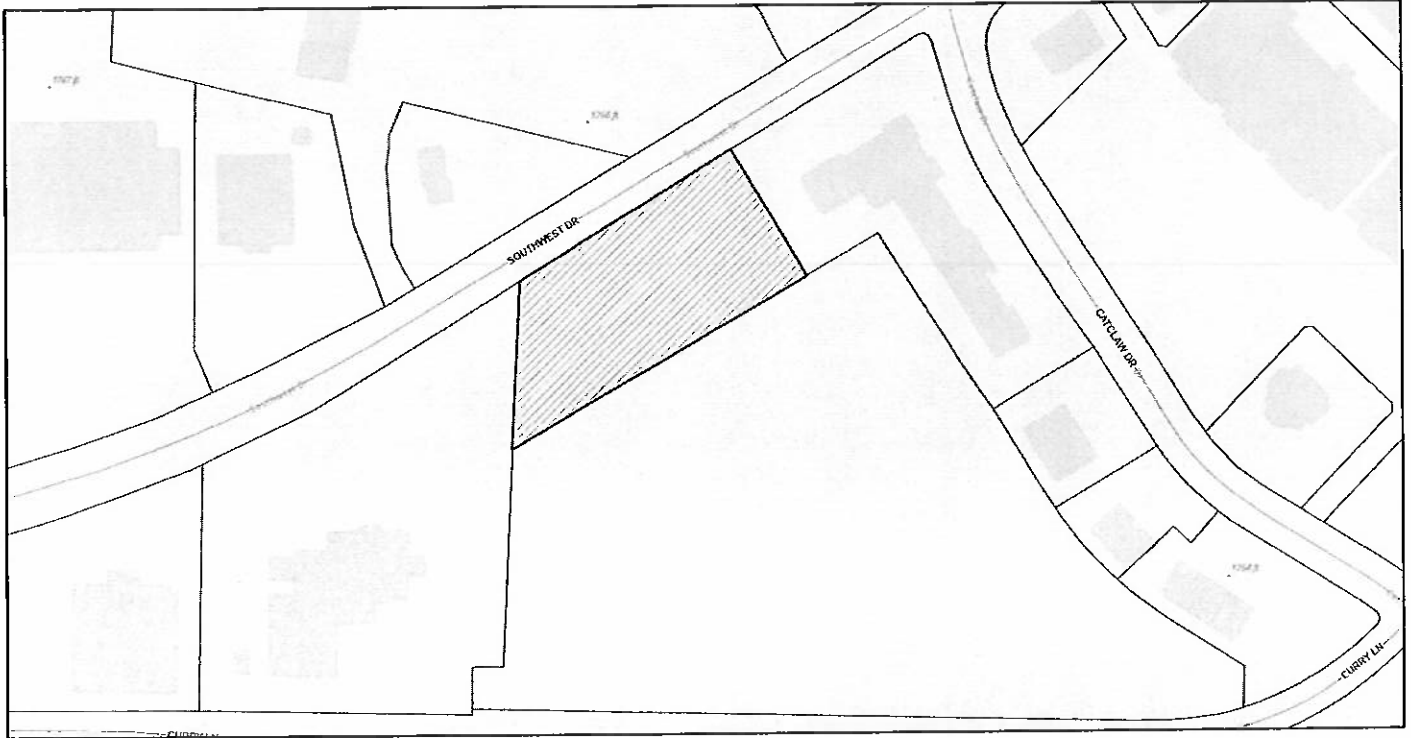
**BEGINNING** AT A 1/2" IRON ROD FOUND IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST DRIVE (A 120' WIDE RIGHT-OF-WAY) BEING THE NORTHWEST CORNER OF SAID LOT 101 AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, LITHIA ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, SLIDE 337-D, P.R.T.C.T.;

**THENCE** N 58°57'54" E, ALONG THE NORTH LINE OF SAID LOT 101 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST DRIVE, AT A DISTANCE OF 450.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "ABILENE RPLS 4389", CONTINUING IN ALL A TOTAL DISTANCE OF 460.45 FEET TO A POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 101 AND THE NORTHWEST CORNER OF LOT 201, BLOCK B OF SECTION 4, SOUTHWEST DRIVE ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDE 248, P.R.T.C.T.;

**THENCE** S 31°32'08" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST DRIVE, ALONG A EAST LINE OF SAID LOT 101 AND THE WEST LINE OF SAID LOT 201, A DISTANCE OF 210.29 FEET TO A POINT BEING AN ELL CORNER OF SAID LOT 101 AND THE SOUTHWEST CORNER OF SAID LOT 201;  
**THENCE** S 58°21'48" W, DEPARTING AN EAST LINE OF SAID LOT 101, A DISTANCE OF 601.19 FEET TO A POINT IN THE WEST LINE OF SAID LOT 101 AND THE EAST LINE OF SAID LOT 1;

**THENCE** N 01°37'57" E, ALONG THE WEST LINE OF SAID LOT 101 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 257.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.596 ACRES (113,075 SQUARE FEET) OF LAND, MORE OR LESS.

Located at 4300 Southwest Drive



**-END-**