

ORDINANCE NO. 14-2024

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 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 22<sup>nd</sup> day of February, 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 19<sup>th</sup> day of January, 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 14<sup>th</sup> day of March 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 14<sup>th</sup> day of March, 2024.

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 Mobile/Manufactured Home (MH) district.

**BEING** 1.28 acres out of Section 46, Block 16, T. & P. RR. Company Surveys, Jones County, Texas, said 1.28 acres being part of a 24.48 acre tract recorded in Instrument No. 182151, Official Public Records, Jones County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" rebar found at the northwest corner of Lot 1, Block A, Section 3, Gonzales Subdivision, as shown by plat recorded in Slide 400, Plat Records, Jones County, Texas, for the southeast corner of this tract;

**THENCE** N89°22'31"W 177.66 feet, over and across said 24.48 acre tract, to a 3/8" rebar set for the most southerly southwest corner of this tract;

**THENCE** N0°48'49"E 225.27 feet, over and across said 24.48 acre tract, to a 3/8" rebar set for an interior corner of this tract;

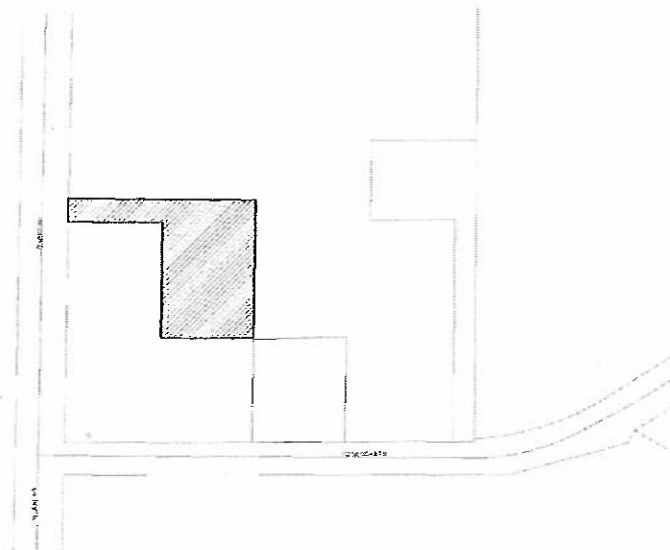
**THENCE** N89°22'31"W 175.68 feet to a 3/8" rebar set on the EBL of West Lake Road (100 foot right-of-way - AKA F.M. Highway 600), for the most westerly southwest corner of this tract, whence a 3/8" rebar found on the SBL of said Section 46, and on the EBL of said road and the NBL of Comanche Trail (80 foot right-of-way), at the southwest corner of said 24.48 acre tract bears S1°04'52"W 425.0 feet;

**THENCE** N1°04'52"E 45.0 feet, along the EBL of West Lake Road, to a 3/8" rebar set on the WBL of said 24.48 acre tract, for the northwest corner of this tract;

**THENCE** S89°22'31"E 353.13 feet, over and across said 24.48 acre tract, to a 3/8" rebar set for the northeast corner of this tract;

**THENCE** S0°48'49"W 270.16 feet, over and across said 24.48 acre tract, to the place of beginning and containing 1.28 acres of land.

Surveyed on the ground April 19, 2023.



END