

ORDINANCE NO. 33-2024

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 25th day of July 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 14th day of June, 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 8th day of August 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 8th day of August 2024.

ATTEST:




CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from the Medium Density/Corridor (MD/COR) district to the Medical Use/Corridor (MU/COR) district.

BEING an area comprised of a portion of Lot 4, Block "A", Continuation 1, Hendrick Health System Subdivision, recorded in Cabinet 2, Slide 331-D, Plat Records, Taylor County, Texas, and being more particularly described as follows:

*Basis of Bearings is Grid North, NAD 83 Texas North Central Zone
based on GPS observations*

BEGINNING at a point in the south right of way of North 18th Street for the northwest corner of this tract, same being the northwest corner said Lot 4, Block "A";

THENCE South 89 degrees 24 minutes 10 seconds East, along the south right of way of North 18th Street, a distance of 92.00 feet to a point for the northeast corner of this tract;

THENCE South 00 degrees 40 minutes 03 seconds West a distance of 190.00 feet to a point for the southeast corner of this tract, same being a southern corner of said Lot 4, Block "A";

THENCE North 89 degrees 24 minutes 10 seconds West a distance of 92.00 feet to a point for the southwest corner of this tract, same being the southwest corner of said Lot 4, Block "A";

THENCE North 00 degrees 40 minutes 03 seconds East, along the west boundary line of said Lot 4, Block "A", a distance of 190.00 feet to the Point of Beginning containing an area of 0.4013 acres.



END