

ORDINANCE NO. 11-2025

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) 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 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) 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 23rd day of January, 2025.

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 20th day of December, 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 13th day of February, 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 13th day of February, 2025.


ATTEST:



CITY SECRETARY



MAYOR

APPROVED:


CITY ATTORNEY

EXHIBIT A

Apply a Conditional Use Permit to approximately 0.57 acres zoned Planned Development District (PD-4) to allow for a drive-thru lane, subject to the site plan attached as **Exhibit B**.

Legal description being Lot 218, Block M, Replat of the Fairways Addition, Abilene, Taylor County, Texas.

Located at 3210 Antilley Road

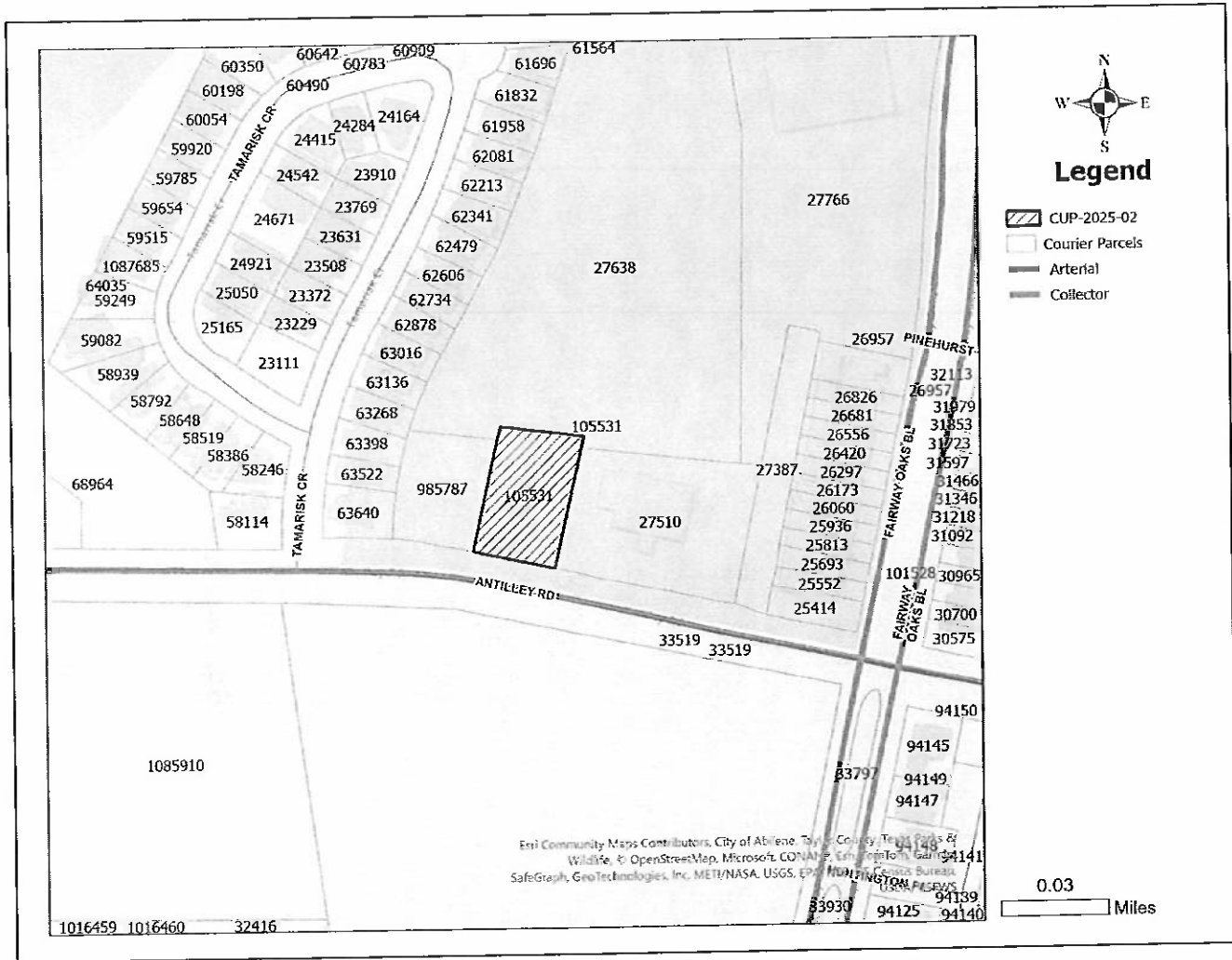


EXHIBIT B

PROPOSED USE: OPTOMETRIST

NUMBER OF EMPLOYEES: 7

EXISTING BUILDING: 3,918 SQ FEET

PROPOSED COVERED PARKING: 180 SQ FEET

IMPERVIOUS SURFACE CALCULATIONS: (21,194 SQ FEET)

INTERNAL LANDSCAPE ARE CALCULATIONS: (3,146 SQ FEET)

PARKING PROVIDED:
24 REGULAR SPACES
HANDICAP SPACE

SOLID WASTE CONTAINER PAD AND ENCLOSURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE CITY OF ABILENE STANDARDS, APPEARANCE CODE SECTION 23-320.

ALL NEW SIDEWALKS SHALL BE PERMITTED BY CITY PUBLIC WORKS DEPARTMENT AND BUILT TO CONFORM WITH APPLICABLE CITY STANDARDS.

ALL NEW DESIGNATED FIRE LANES SHALL BE MARKED TO CONFORM WITH APPLICABLE CITY STANDARDS.

A STORMWATER POLLUTION PREVENTION PLAN WILL BE UTILIZED DURING THE DEVELOPMENT OF THIS SITE. EROSION CONTROL DEVICES SHALL BE MAINTAINED AT ALL TIMES.

DURING CONSTRUCTION SILK FENCES, RIPRAP SHALL BE CONSTRUCTED ON SITE TO MAINTAIN SEDIMENT/EROSION CONTROL OF STORM WATERS.

ALL WHEEL STOPS WILL BE 24" FROM SIDEWALKS.

RETURNED CURB RAMP SHALL BE CONSTRUCTED TO COMPLY WITH THE 2012 TEXAS ACCESSIBILITIES STANDARDS, 405 AND 406.

ALL DRIVEWAY APPROACHES, SIDEWALKS AND ACCOMPANYING RAMPS LOCATED IN PUBLIC RIGHT-OF-WAYS SHALL BE PERMITTED THROUGH CITY OF ABILENE'S PUBLIC WORKS DEPARTMENT.

ALL EXTERIOR LIGHTING (INCLUDING WALL MOUNTED FIXTURES) SHALL BE FULLY SHIELDED.

MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM VIEW FROM STREETS AND PARKING LOTS.

THIS LOT IS IN ZONE AE & X, AS PER FIRM COMMUNITY, 46441C0332F, 1-6-2012.

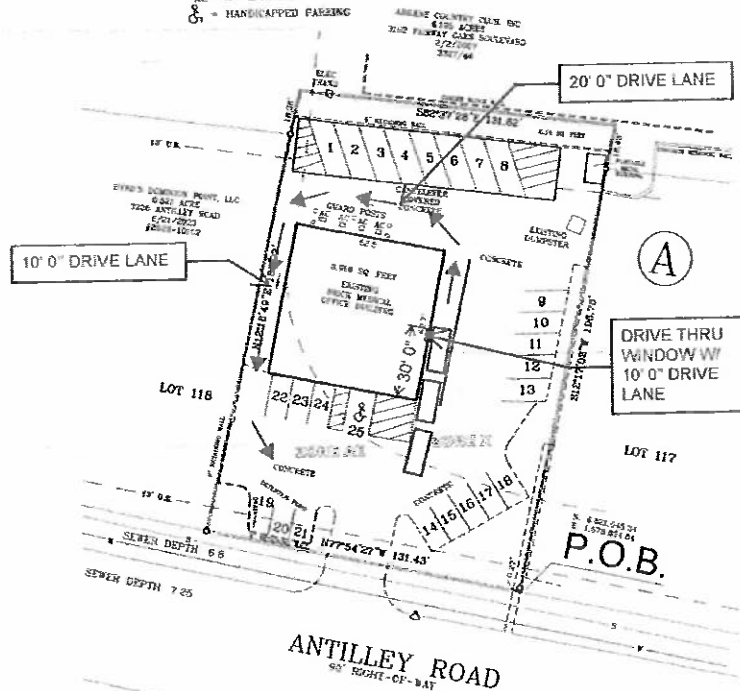
0 20 40

SCALE 1" = 40'

- (1) = SECOND CALL
- (2) = FOUND 3/4" REBAR
- (3) = EX 1/2" REBAR W/ CAP
- (4) = WATER LINE
- (5) = TANK POST
- (6) = AIR CONDENSER
- (7) = HANDICAPPED PARKING

OWNER:
EURE WEST TEXAS HOLDINGS, L.P.
3213 ANTILLEY ROAD
ABILENE, TEXAS 79606
LPH-1003-3000
Giles@eurewest.com

AGENT:
EURE CONSULTING, FIRM #200400
EURE CONSULTING, FIRM #2000
162 CARDO DRIVE, ABILENE, TEXAS 79601
(817) 291-3222
eure@eureconsulting.com



SITE PLAN

LOT 218, BLOCK A, A REPLAT OF A 0.577 ACRE TRACT BEING OUT OF A 0.52 OF AN ACRE BEING OUT OF THE EAST PART OF LOT 118, CABINET 3, SLIDE 593, AND A 2115 SQUARE FEET OUT OF LOT 18 AND LOT 19, THE FAIRWAYS ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET 3, SLIDE 593, PLAT RECORDS, TAYLOR COUNTY, TEXAS.

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