

ORDINANCE NO. 18-2025

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 27th day of February, 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 17th day of January, 2025, 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 March, 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 March, 2025.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

ORDINANCE NO. 18-2025

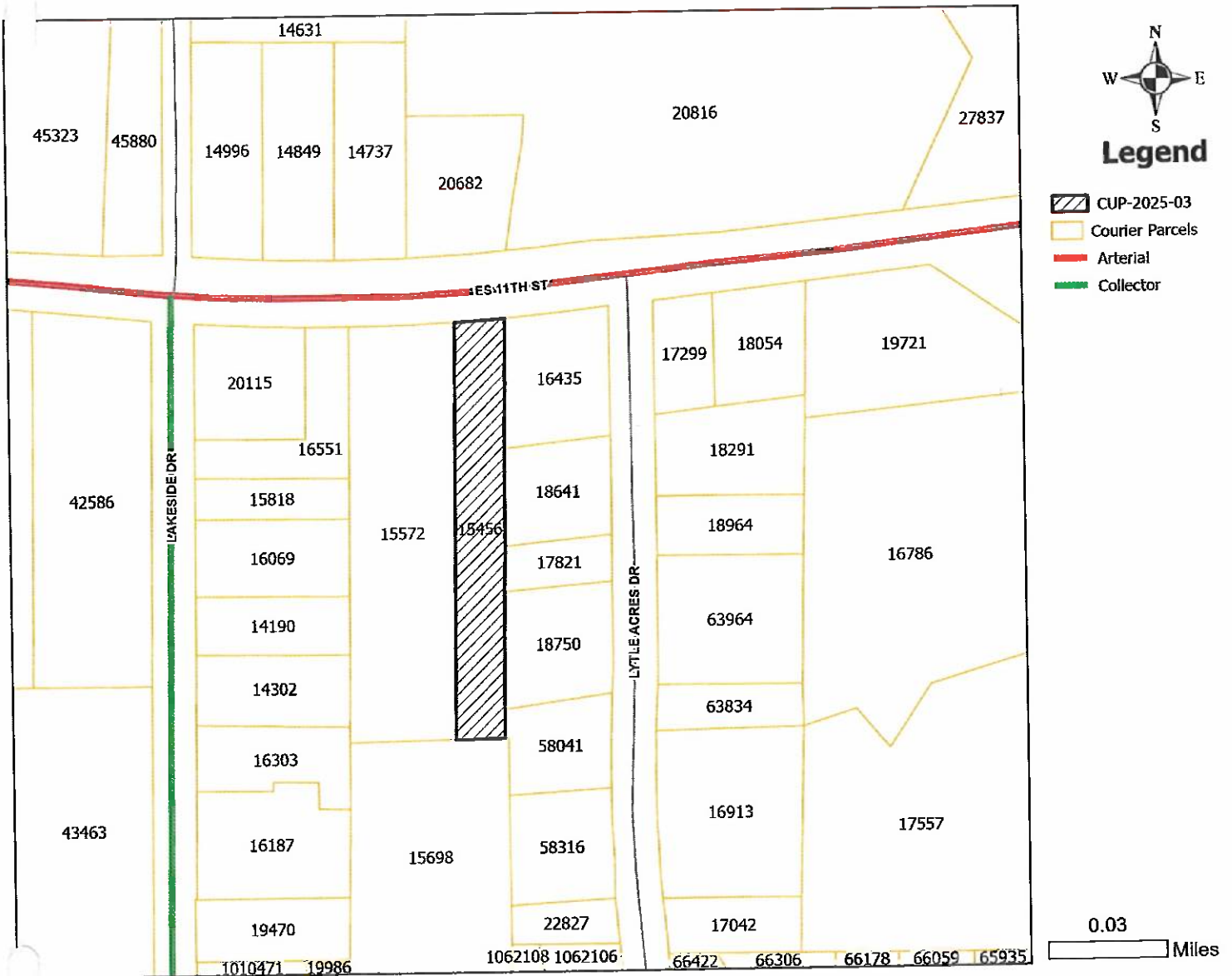
EXHIBIT A

Apply a Conditional Use Permit to approximately 0.9 acres to allow for Contractor Services within General Commercial (GC) zoning.

The Conditional Use Permit is subject to compliance with the attached Plan of Operation (Exhibit B).

Legal description being Block A, Lot 1, of the Walker Addition, Abilene, Taylor County, Texas.

Located at 625 ES 11th Street.



ORDINANCE NO. 18-2025

EXHIBIT B

Scope of Operations and Future Plans for Walker Tradesman Plumbing located at 625 ES 11th, Abilene, Texas. Walker Addition, Block A, Lot 1, Acres 0.9

Walker Tradesman Plumbing operations consist of receiving customer service calls, scheduling appointments, and dispatching technicians to job sites.

Our office hours are 8:00 to 5:00 Monday through Friday. We are closed on weekends. From time to time the on-call plumber may come in before or after these hours to collect supplies for a job. Otherwise, they take a truck home and use the on-call cell phone to dispatch calls.

Our operation is small compared to most and will consist of an area our employees can park during the day. Normally once a technician is dispatched in the morning you rarely see them except for lunch and clocking out at the end of the day. The garage area will hold routine plumbing supplies and smaller equipment needed for routine residential plumbing jobs.

The noise level is very low as administrative staff will be the only ones on the property and we rarely get customers or vendors dropping by the office. An occasional plumbing truck will come to the office to gather dispatch paperwork or to collect a tool or supplies.

We have carefully designed the building to sit on the front part of the property as consistent with other commercial buildings along ES 11th. We have an engineer who has helped us understand and stay in compliance with all city codes and ordinances respecting property lines and avoiding the 10" sewer main that runs through the center of our property. We are not allowed to build a building on top of the sewer main. We have taken great care in designing the building size so it will accommodate our administrative processes and allow for the 100-year-old pecan trees to remain on the property. A privacy fence, much like the one constructed to the west of our property, will be built along the east side of the property to protect our neighbor's privacy.

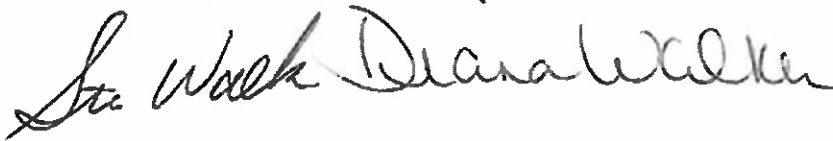
We first purchased the property in August of 2010. It was our understanding along with our neighbor this was zoned commercial property. We have a surveyor certificate and plat description on file dated August 31, 2016. On November 7, 2017, we went before the City Council along with our neighbor on the west side of our property to get permission to rezone the back part of the property from RS-6 property to General Commercial which was approved for both properties. Allowing us to further develop these properties that for no other reason would serve any purpose due to their location and access. Our neighbor proceeded with building a legal office building while we chose to put off the building process for a few more years. We have a fenced-in area towards the back of the property that serves as a yard to store a few trucks, a skid steer, backhoe, along with a tractor and lawn mower we use to maintain the property. We have been able to coexist with our neighbors since this time without incidence.

ORDINANCE NO. 18-2025

In closing, I would like to mention when we first bought the property, we began to clean it up as it had become an eyesore and was being utilized as a neighborhood dumping ground. We hauled truck loads of tree limbs and trash that had been a haven for rats and snakes. As we worked, the neighbors on the east side of the property thanked us for cleaning up the property and helping with their mice problem that had migrated to their homes because of the tall grass and debris pile. One neighbor told us she felt safer because of our presence as there were homeless people that liked to frequent the property. We have been and are very considerate and upfront with our neighbors in expressing our plans for the property and will continue to respect our neighbors. Some mentioned they hoped we wouldn't cut down the pecan trees. We told them it was our goal to keep them if possible.

Currently our administrative office is located on Windmill Circle and we can provide recommendations if needed.

Respectfully Submitted,

A handwritten signature in black ink that reads "Steve & Diana Walker". The signature is written in a cursive, flowing style.

Steve & Diana Walker,

Owners Walker Tradesman Plumbing

END