

AN ORDINANCE AMENDING CHAPTER 23, "PLANNING AND COMMUNITY DEVELOPMENT," SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES, AS DESCRIBED BELOW, DECLARING A PENALTY, AND CALLING A PUBLIC HEARING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance 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.

PASSED ON FIRST READING this 12 day of May _____ A.D. 19 94.

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 1 day of May, 19 94, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 26 day of May, 19 94, 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 SECOND AND FINAL READING THIS 26 day of May _____, A.D. 19 94.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT "A"

Rezone property from AO (Agricultural Open Space) to RS-6 (Residential Single) zoning district.

Legal Description:

BEING 13.426 acres out of a 76.1 acre tract, recorded in Volume 1454, Page 402, Deed Records, out of 303 acres, recorded in Volume 935, Page 648, Deed Records, out of Lot 6, J. M. Cunningham Subdivision of J. Blakemore Survey No. 97, according to plat recorded in Volume 1, Page 292, Plat Book Records, Taylor County, Texas, and described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod, set, for the southwest corner of this tract on the west boundary line of said 76.1 acre tract, same being the east boundary line of a certain 180.61 acre tract, recorded in Volume 1195, Page 661, Deed Records, from which the Southeast corner of said 180.61 acre tract bears S 27°52' E (called S 27°54'45" E by deed) 363.20 feet to a point in Rebecca Lane, on the called for south boundary line of J. Blakemore Survey No. 97 and the southwest corner of J. Blakemore Survey No. 97, as called for by said 180.61 acre deed, bears S 27°52' E 363.29 feet (called N 27°54' 45" W by deed) and S 89°13'53" W (called S 89°11'08" W) 4402.44 feet;

THENCE N 27°52' W (called N 27°54'45" W by 180.61 acre deed) 464.33 feet to a 3/8" iron rod, found, on the south side of a manhole, for a corner of said 180.61 acre tract;

THENCE N 18°47' E 386.86 feet to a 1/2" iron rod, set, on the south side of a manhole, for a corner of said 180.61 acre tract, from which a 3/8" iron rod, found, on the south side of a manhole, bears N 11°50'20" W 225.00 feet (called N 11°52'55" W 225.00 feet by 180.61 acre deed);

THENCE N 50°55'05" E 196.59 feet to a 1/2" iron rod, set, for the northernmost northwest corner of this tract;

THENCE N 89°23'50" E 470.09 feet to a 1/2" iron rod, set, for the northeast corner of this tract, on the west boundary line of Catclaw Drive, in a curve to the left;

THENCE along said curve to the left, having a partial delta of 1°01'10", a radius of 550.26 feet on a chord bearing S 0°05'35" E 9.79 feet for an arc distance of 9.79 feet to a 1/2" iron rod, set, for the end of said curve, same being a corner of Catclaw Drive Dedication, as recorded in Plat Cabinet 1, Slide 759, Taylor County Records

THENCE S 0°36'10" E along the west boundary line of Catclaw Drive at 290.21 feet pass a 3/8" iron rod, set, for a corner, from which a 1/2" iron rod, found, for the northwest corner of Section 1, Ridgmar Addition, as recorded in Plat Cabinet 3, Slide 120, Taylor County, bears N 89°23'50" E 69.0 feet, continuing in all 804.99 feet to a 1/2" iron rod, set, for the beginning of a curve to the left;

THENCE along said curve to the left, having a partial delta of 10°03'10", a radius of 488.21 feet, on a chord bearing S 5°37'45" E 85.55 feet for an arc distance of 85.66 feet to a 1/2" iron rod, set, for the southeast corner of this tract;

THENCE S 89°23'50" W 547.10 feet to the POINT OF BEGINNING, and containing 13.426 acres of land, more or less.

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EXHIBIT "A"
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Location:

4400 block of Catclaw Drive

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