

ORDINANCE NO. 7-2007

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL 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 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 Five Hundred Dollars (\$500.00). 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 this 25th day of January A.D. 2007.

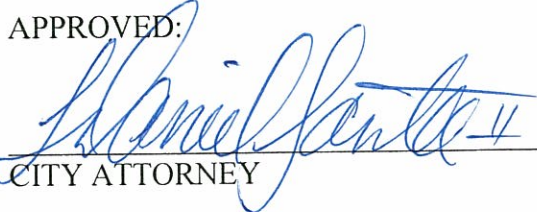
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of December, 2006, the same 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 8:30 a.m., on the 8th day of February, 2007, 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 8th day of February, A.D. 2007.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:  
  
CITY ATTORNEY

ORDINANCE NO. 7-2007  
EXHIBIT "A"

Rezone property from AO (Agricultural Open Space) and GC (General Commercial) to SC (Shopping Center) and O (Office) zoning district.

Description:

FIELD NOTES  
FOR  
ZONE CHANGE

Being 9.100 acres out of a 10.100 acre tract conveyed to David L. Phillips and Dudley R. Mason as recorded in volume 3139, page 813, Official Public Records, Taylor County, Texas. Said 10.100 acre tract being out of the Northeast ¼ of Section 23, Lunatic Asylum Lands, Taylor County, Texas and being more particularly described as follows.

Beginning at a found 60D nail on the East line of Steve Roth Addition to the City of Abilene, Taylor County, Texas, recorded in Plat Cabinet 3, Slide 392, Plat Records, Taylor County, Texas, at the Southwest corner of a 3.73 acre tract recorded in Volume 1948, Page 568, Official Public Records, Taylor County, Texas, at the Northwest corner of said 11.98 acre tract for the Northwest corner of this tract, whence a found 3/8" metal rebar at the Northeast corner of said Steve Roth Addition bears N00°50'30"E 609.96' and from said point of beginning the Northwest corner of the Northeast ¼ of said Section 23 is record to bear North 620.1' and S89°57'W 2043.9' per Volume 1185, Page 551, Deed Records, Taylor County, Texas;

THENCE S89°30'59"E, with the South line of said 3.73 acre tract, 112.06' to a point for corner;

THENCE S00°49'28"W 123.42' to a point for corner;

THENCE S89°30'59"E. 352.96' to a point on the West line of U.S. Highway 83-84 (200' right-of-way) for corner;

THENCE S00°49'28"W (bearing basis), with the West line of said Highway 83-84, 822.52' to a found ½" metal rebar with cap marked "TxDot" on the North line of a 2 acre tract recorded in Volume 2379, Page 20, Official Public Records, Taylor County, Texas, at the Northwest corner of a 0.127 acre tract recorded in Volume 2401, Page 352, Official Public Records, Taylor County, Texas, for the Southeast corner of this tract, whence a found ½" metal rebar on the South line of said 2 acre tract, at the Southwest corner of said 0.127 acre tract bears S00°53'50"W 157.65';

THENCE N89°30'59"W, with the North line of said 2 acre tract, 465.19' to a found ½" metal rebar on the East line of Lot 22, Block A, Skyline Estates Addition, recorded in Plat Cabinet 3, Slide 608, Plat Records, Taylor County, Texas, at the Southwest Corner of said 11.98 acre tract for the Southwest corner of this tract:

THENCE N00°50'05"E with the West line of said Block A, at 43.28' pass a found ½" metal rebar at the Northeast corner of said Lot 22 and continue on with the West line of said Block A at 319.38' pass a found 3/8" metal rebar at the Northeast corner of said Block A and continue on a total distance of 945.94' to the point of beginning and containing 9.100 acres of land.

SC district – The south 600 feet of the above described parcel.  
O district – The above described parcel less the south 600 feet.

Location:

The west side of U.S. Highway 83/84, approximately 580 feet north of FM 707. -END-