

ORDINANCE NO. 11-2007

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 AND AMENDING PDD-103 AND ORDINANCE NO. 6-2006, A PLANNED DEVELOPMENT DISTRICT; 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, and PDD-103 are 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 22nd day of February A.D. 2007.

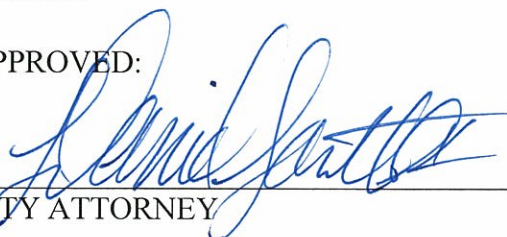
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 14th day of January, 2007, the same 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 March, 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 March, A.D. 2007.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:

CITY ATTORNEY

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EXHIBIT "A"

Rezone property from SC (Shopping Center) to PDD-103 (Planned Development District) zoning district.

Legal Description:

Lot 302, Block A, Section 1, Antilley Square Addition, Abilene, Taylor County, Texas, less the following area:

BEING a portion of Lots 1 and 2, Block A, Section 1, Antilley Square Addition to the City of Abilene, Taylor County, Texas according to the plat recorded in Cabinet I, Slide 567, Plat Records, Taylor County, Texas and being all that certain 1.241 acre tract of land described in deed to Abilene Medical Partners, L.P. recorded in Volume 3163, Page 577 and all that certain 2.037 acre tract of land described in deed to Abilene Medical Partners, L.P. Volume 3026, Page 459, Official Public Records, Taylor County, Texas, said tracts of land also and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northwest corner of said 1.241 acre tract, being the Southwest corner Lot 101, Block 1, Section 1, Antilley Square Addition to the City of Abilene, Taylor County, Texas according to the plat recorded in Cabinet 3, Slide 8, Plat Records, Taylor County, Texas, and lying in the East right-of-way line of Director's Parkway (a 60 foot right-of-way);

THENCE N 89° 08' 00" E, at 144.07 feet passing an x-cut in concrete found at the Northeast corner of said 1.241 acre tract, being the Northwest corner of aforesaid 2.037 acre tract, and continuing in all a total distance of 499.07 feet along the South boundary line of said Lot 101 to a 3/8-inch iron rod found at the Northeast corner of said 2.037 acre tract, lying in the West boundary line of a tract of land described in deed to Double O, Inc., recorded in Volume 2271, page 929, Official Public Records, Taylor County, Texas;

THENCE S 00° 52' 00" E at 134.18 feet passing a 1/2-inch iron rod found at the Southwest corner of said Double O Tract, and at 158.48 feet passing a 1/2-inch iron rod found and continuing in all a total distance of 250.00 feet along the East boundary line of said 2.037 acre tract to a 2-inch aluminum disk monument found at the Southeast corner of thereof, being a re-entrant corner in the North boundary line of a tract of land described in deed to Directors Real Estate Management, L.P., recorded in Volume 2135, Page 701, Official Public Records, Taylor County, Texas;

THENCE S 89° 08' 00" W, at 355.00 feet passing a 2-inch aluminum disk monument found at the Southwest corner of said 2.037 acre tract, being the Southeast corner of aforesaid 1.241 acre tract and continuing in all a total distance of 618.38 feet along the common boundary line between said Abilene Medical Partners Tracts and said Directors Real Estate Management Tract, to a 2-inch aluminum disk monument found at the Southwest corner of said 1.241 acre tract lying in the aforesaid East right-of-way of Director's Parkway;

THENCE along the said East right-of-way line of Director's Parkway, with the West boundary line of said 1.241 acre tract as follows:

NORTHEASTERLY, at 94.81 feet passing a 1/2-inch iron rod found and continuing in all a total distance of 183.50 feet with a Curve to the Right having a radius of 382.12 feet, a central angle of 27° 30' 51", and a chord bearing N 20° 24' 38" E, 181.74 feet to a 1/2-inch iron rod found at the End of said Curve;

N 34° 10' 03" E, 32.00 feet to a 3/8-inch iron rod found at the Beginning of a Curve to the Left;

NORTHEASTERLY, 64.74 feet along said Curve to the Left, having a radius of 804.63 feet, a central angle of 04° 36' 36", and a chord bearing N 31° 51' 45" E, 64.72 feet to the PLACE OF BEGINNING, containing 3.278 acres of land.

Location:

6401 Directors Parkway

-END-