

ORDINANCE NO. 68-2021

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, LAND DEVELOPMENT CODE OF THE ABILENE CITY 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 2 (Zoning Regulations) of the Land Development Code 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 the 18th day of November, 2021.

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 16th day of October, 2021, 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 2nd day of December, 2021, 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 in the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 2nd day of December, 2021.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:

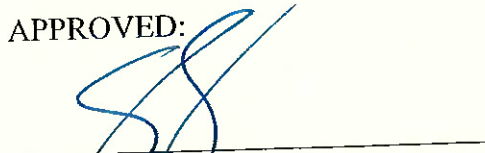

CITY ATTORNEY



EXHIBIT A

Change the zoning classification of the following described land, from an Agricultural Open (AO) District to a General Commercial (GC) District:

BEING 35.89 acres out of Section 45 in Blind Asylum Lands, Taylor County, Texas, said 35.89 acres being all of that same property described as 35.65 acres, more or less, on Page 53 in Volume 756 of Deed Records for Taylor County, Texas, and being more particularly described by metes-and-bounds as follows:

BEGINNING at an aluminum monument found on the south side of Newman Road (no dedication found) and at the northwest corner of Lot 1 in Block A of the Southeastern Freight Lines Addition, as shown by plat recorded on Slide 707 in Cabinet 3 of Plat Records for Taylor County, Texas, for the northeast corner of this 35.89-acre tract;

THENCE South $0^{\circ} 41' 31''$ West for a distance of 743.97 feet along the west boundary line of said Lot 1 in Block A of the Southeastern Freight Lines Addition, to a $\frac{1}{2}$ -inch rebar found at the northeast corner of a 1.705-acre tract recorded as Tract 3 in Instrument No. 2009-16484, Official Public Records of Real Property in Taylor County, Texas, for the most easterly southeast corner of this 35.89-acre tract;

THENCE North $79^{\circ} 00' 28''$ West for a distance of 1084.61 feet, to a $\frac{1}{2}$ -inch pipe found at the northwest corner of Lot 1 in Block A of the Mercury Addition, as shown by plat recorded on Slide 605 in Cabinet 1 of Plat Records for Taylor County, Texas, for an interior corner of this 35.89-acre tract;

THENCE South $0^{\circ} 41' 55''$ West for a distance of 181.0 feet along the west boundary line of said Lot 1 in Block A of the Mercury Addition, to a point at the northeast corner of a 1.28-acre tract recorded in Instrument No. 2020-19328, Official Public Records of Real Property in Taylor County, Texas, for an interior corner of this tract and from whence an existing 4-inch pipe fence corner post bears North 12° West 0.9 feet;

THENCE North $89^{\circ} 18' 05''$ West for a distance of 163.59 feet, to a point at the northwest corner of said 1.28-acre tract, for an interior corner of this tract and from whence an existing 4-inch pipe fence corner post bears South 83° East 0.2 feet;

THENCE South $0^{\circ} 41' 55''$ West for a distance of 325.28 feet, to a $\frac{1}{2}$ -inch pipe found on the north line of right-of-way for East Highway 80 (a 170-foot-wide right-of-way) and at the southwest corner of said 1.28-acre tract, for the most southerly southeast corner of this tract;

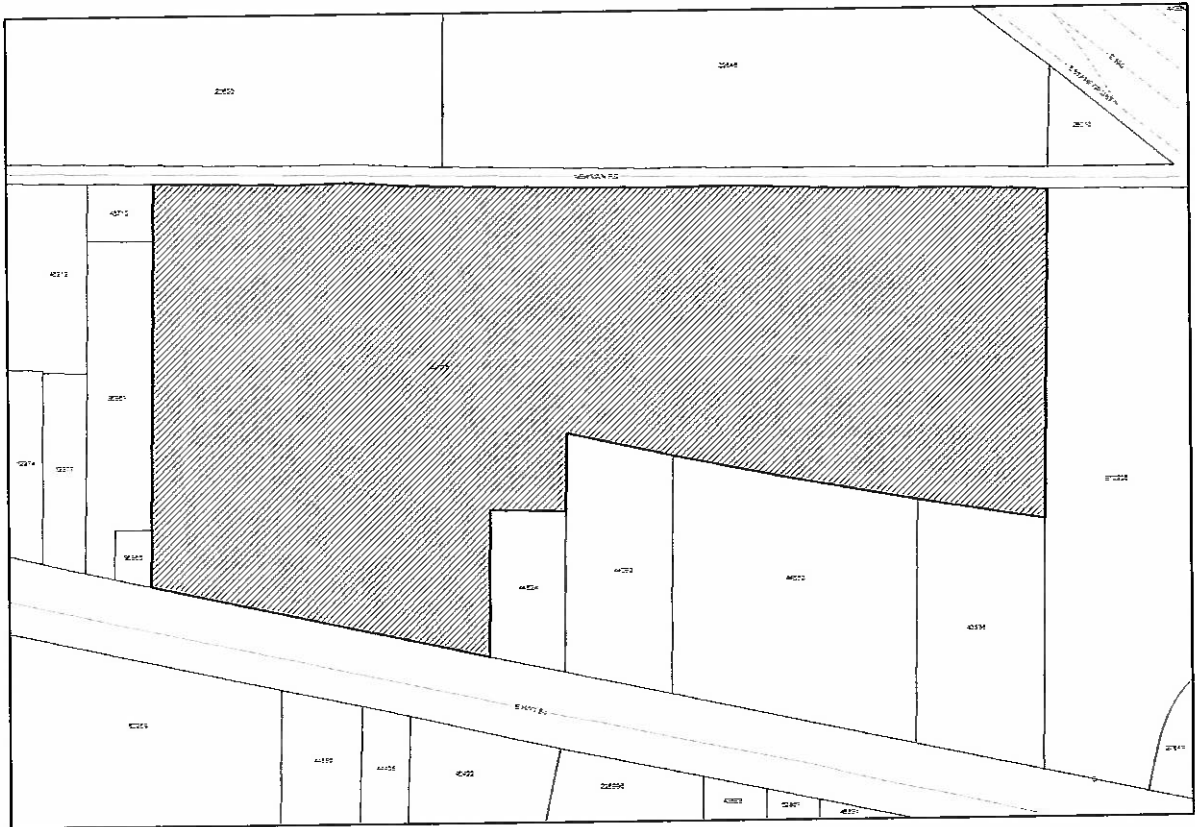
THENCE North $77^{\circ} 42' 33''$ West for a distance of 781.41 feet along the north line of said right-of-way for East Highway 80, to a $\frac{1}{2}$ -inch rebar bound for the southwest corner of this tract;

THENCE North $0^{\circ} 58' 19''$ East for a distance of 906.09 feet, to a $\frac{1}{2}$ -inch rebar found on the south side of Newman Road (no dedication found) for the northwest corner of this tract;

THENCE South $89^{\circ} 06' 35''$ East for a distance of 1991.82 feet along the south side of Newman Road, to the PLACE OF BEGINNING and containing 35.89 acres of land.

Location: 3658 East Highway 80

EXHIBIT A (CONTINUED)



-END-