

ORDINANCE NO. 09-2022

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 27<sup>th</sup> day of January, 2022.

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 18<sup>th</sup> day of December, 2021, the same being more than fifteen (15) days prior to a public hearing at the Abilene Public Library's South Branch in the Mall of Abilene at 4310 Buffalo Gap Road in Abilene, Texas, at 8:30 a.m. on the 10<sup>th</sup> day of February, 2022, 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 10<sup>th</sup> day of February, 2022.

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY

  
\_\_\_\_\_  
MAYOR

APPROVED:


  
\_\_\_\_\_  
CITY ATTORNEY



EXHIBIT A

Change the zoning classification of the following described land, from an Agricultural Open Space (AO) to a Residential Single-Family Patio Home (PH) District:

**BEING** 45.5 acres out of Section 63 in Blind Asylum Lands in the City of Abilene, Taylor County, Texas, and being more particularly described by metes-and-bounds as follows:

**BEGINNING** at a point at the intersection of the south line of right-of-way for South 27<sup>th</sup> Street and the west line of right-of-way for Maple Street, for the northeast corner of this tract;

**THENCE** South 0° 49' 44" West for a distance of 1760.56 feet along the west line of right-of-way for Maple Street, to a point for the southeast corner of this tract;

**THENCE** North 89° 23' 26" West for a distance of 1646.94 feet, to a point on the east bank of Cedar Creek, to a point for the southwest corner of this tract;

**THENCE** North 55° 04' 10" East for a distance of 92.26 feet;

**THENCE** North 53° 17' 34" East for a distance of 73.30 feet;

**THENCE** North 62° 38' 20" East for a distance of 76.26 feet;

**THENCE** North 88° 21' 45" East for a distance of 50.39 feet;

**THENCE** South 83° 17' 19" East for a distance of 114.66 feet;

**THENCE** North 70° 07' 08" East for a distance of 104.76 feet;

**THENCE** North 57° 24' 15" East for a distance of 45.81 feet;

**THENCE** North 35° 55' 16" East for a distance of 113.85 feet;

**THENCE** North 18° 20' 44" West for a distance of 48.38 feet;

**THENCE** North 39° 17' 56" West for a distance of 167.74 feet;

**THENCE** North 26° 35' 21" West for a distance of 110.57 feet;

**THENCE** North 18° 59' 45" West for a distance of 273.82 feet;

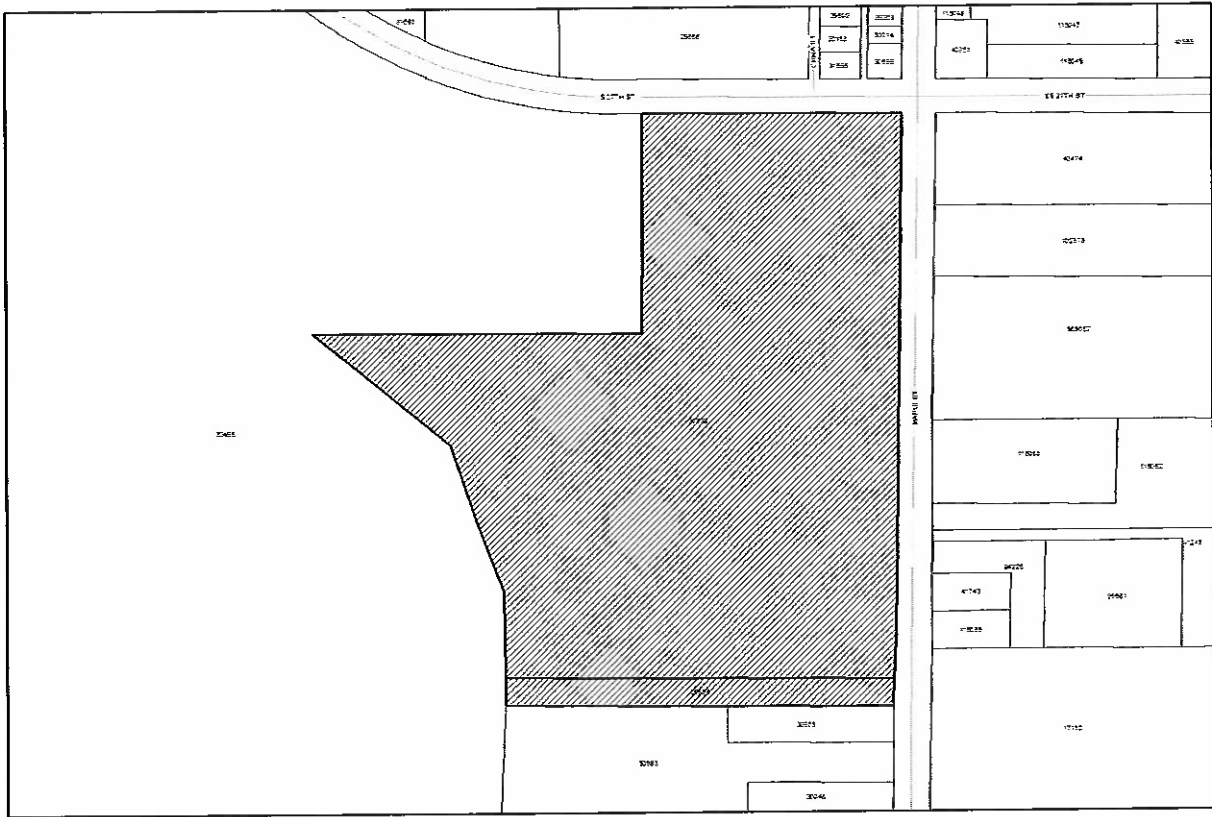
**THENCE** North 52° 30' 34" West for a distance of 498.29 feet;

**THENCE** South 88° 54' 29" East for a distance of 986.12 feet, to a point for an interior corner of this tract;

**THENCE** North 0° 43' 56" East for a distance of 656.45 feet, to a point on the south line of right-of-way for South 27<sup>th</sup> Street, for the northwest corner of this tract;

**THENCE** S. 89° 43' 03" East for a distance of 763.17 feet along the south line of right-of-way for South 27<sup>th</sup> Street, to the **PLACE OF BEGINNING** and containing 45.5 acres of land.

Location: 3210 Maple Street



-END-