

ORDINANCE NO. 70-2022

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 17<sup>th</sup> day of November, 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 14<sup>th</sup> day of October 2022, 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 1<sup>st</sup> day of December 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 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 15th day of December, 2022.

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 Heavy Commercial (HC) District:

### Location:

**Being** 5.67 acres of land out of a 67.40 acre tract of record in Instrument No. 2018-13458, Official Public Records, Taylor County, Texas, out of a 87.40 acre tract of record in Volume 1312, Page 217, Deed Records, Taylor County, Texas, out of Block 9 and Block 3, Jackson Subdivision of Section 32, Blind Asylum Lands, Taylor County, Texas, said 5.67 acres being more thoroughly described as follows:

**Beginning** at a point for the Northwest corner of a 5 acre tract of record in Instrument No. 2007-21207, Official Public Records, Taylor County, Texas, and the Northeast corner of this tract, from which a found ½" rebar bears N83°32'00"E 0.12';

**Thence** S43°53'42"W a distance of 500.69' to a point for an interior corner of this tract, from which a found ½" rebar bears N28°18'09"E 0.26';

**Thence** S45°56'38"E a distance of 108.23' to a set ½" rebar with a cap marked "Estes 5003" for an exterior corner of this tract;

**Thence** S43°53'42"W a distance of 750.76' to a set ½" rebar with a cap marked "Estes 5003" for an interior corner of this tract;

**Thence** S00°09'56"E a distance of 56.85' to a set ½" rebar with a cap marked "Estes 5003" to a set ½" rebar with a cap marked "Estes 5003", on the proposed North right of way line of East North 10<sup>th</sup> Street for the Southeast corner of this tract;

**Thence** S89°50'04"W a distance of 30.0' to a set ½" rebar with a cap marked "Estes 5003" for the Southwest corner of this tract;

**Thence** N00°09'56"W a distance of 397.18' to a set ½" rebar with a cap marked "Estes 5003" for an exterior corner of this tract;

**Thence** N43°53'42"E a distance of 1028.57' to a set ½" rebar with a cap marked "Estes 5003" for the Northwest corner of this tract;

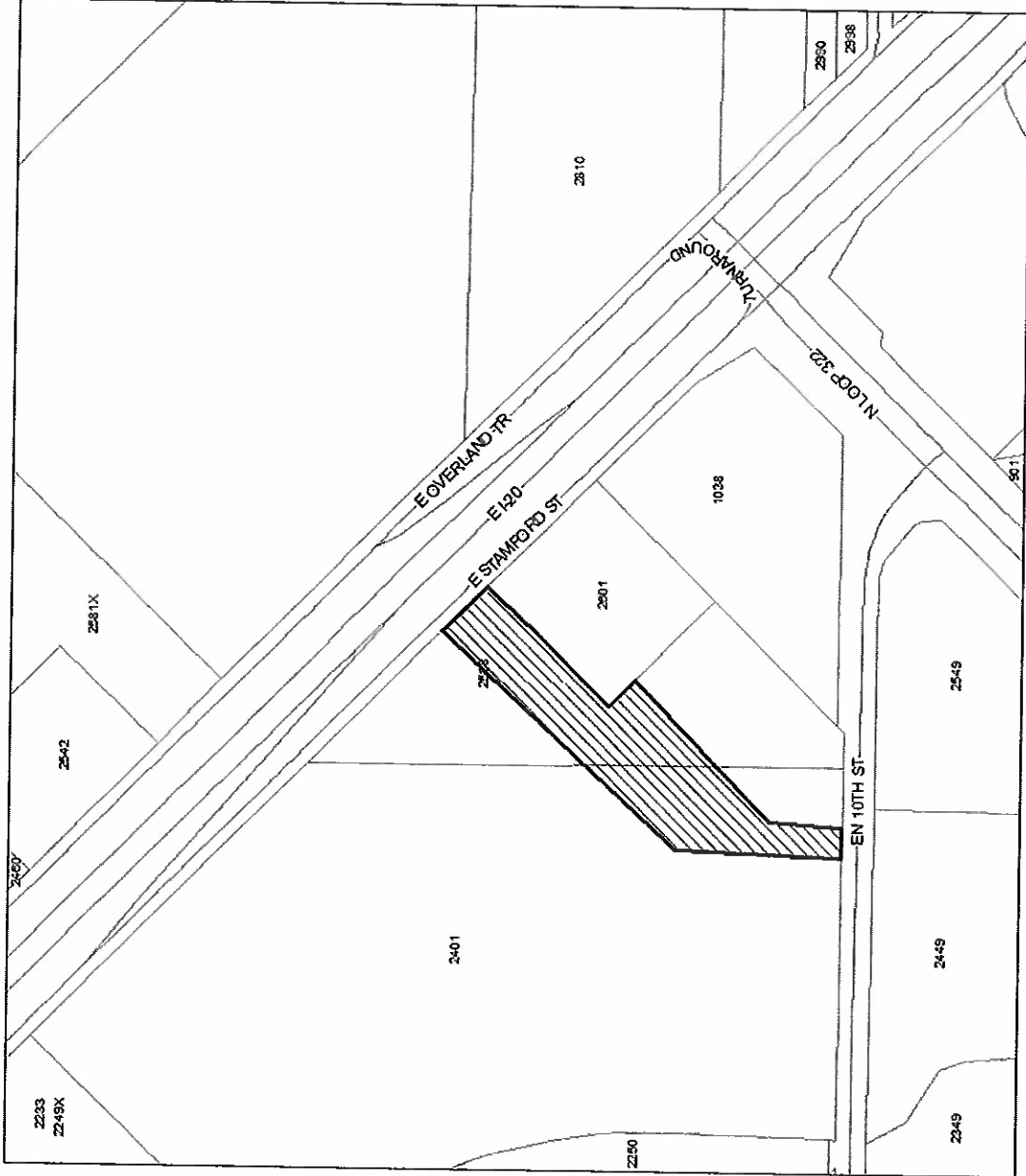
**Thence** S45°54'25"E a distance of 150.0' to the point of beginning, containing 5.67 acres of land, more or less.

Surveyed on the ground.

Location Map



Legend  
Z-20-22-25



END