

ORDINANCE NO. 46-2023

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 A CERTAIN PROPERTY; 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 Two Thousand Dollars (\$2,000.00). 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 27th day of July, 2023.

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 17th day of June, 2023, 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 27th day of July, 2023, 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 10th day of August, 2023.

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.

Legal description being as follows:

BEING 2.00 acres out of Lot 1, Block A, First Evangelical Methodist Church Addition to the City of Abilene, Taylor County, Texas, according to the plat recorded in Cabinet 1, Slide 73 6, Plat Records, Taylor County, Texas, and being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar at the most northerly northeast corner of Lot 201, Block A, APB Subdivision, according to the plat recorded in Cabinet 4, Slide 169, Plat Records, Taylor County, Texas, on the SBL of a called 5.0-acre tract recorded as Tract Two in Instrument No. 2022-19338, Official Public Records, Taylor County, Texas, and at the northwest corner of said Lot 1, Block A, for the northwest corner of this tract;

THENCE S89°12'22"E 196.82 feet, along the SBL of said 5.0-acre tract, and the NBL of said Lot 1, Block A, to a set 3/8" rebar, for the northeast corner of this tract, whence a recovered 1/2" rebar at the northeast corner of said Lot 1, Block A, and the southeast corner of said 5.0-acre tract bears S89°12'22"E 369.42 feet;

THENCE S33°03'00"E 450.96 feet, over and across said Lot 1, Block A, to a set 3/8" rebar, for the southeast corner of this tract;

THENCE S38°37'06"W 172.21 feet, over and across said Lot 1, Block A, to a set 3/8" rebar, on the WBL of said Lot 1, Block A, and on the northeasterly line of the remainder of Lot 1, Block A, Beitscher Spec. Center Addition, according to the plat recorded in Cabinet 3, Slide 549, Pl at Records, Taylor County, Texas, for the southwest corner of this tract, whence a recovered 3/8" rebar at the east corner of said Lot 1, Block A, Beitscher Spec. Center Addition, and the southwest corner of said Lot 1, Block A, First Evangelical Methodist Church Addition, bears S33°03'00"E 180.40 feet;

THENCE N33°03'00"W, along the northeasterly line of said Lot 1, Block A, Beitscher Spec. Center Addition, at 119.33 feet, pass a recovered 1/2" rebar at the north corner of said Lot 1, Block A, Beitscher Spec. Center Addition, and continue along the northeasterly line of said Lot 20 1, Block A, A.PB Subdivision, and the WBL of said Lot 1, Block A, First Evangelical Methodist Church Addition, a total distance of 614.74 feet, to the place of beginning and containing 2.00 acres of land.

Surveyed on the ground April 4, 2023.

Located at 6010 Highway 277 South, Abilene, Taylor County, Texas.



END