

**ORDINANCE NO. 41-2024**

**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 22<sup>nd</sup> day of August, 2024.

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 19<sup>th</sup> day of July, 2024, 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 12<sup>th</sup> day of September, 2024, 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** 12<sup>th</sup> day of September, 2024.

ATTEST:

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

  
\_\_\_\_\_  
MAYOR

APPROVED:

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

## EXHIBIT A

Change the zoning of approximately 10.1 acres from Agricultural Open (AO) to Heavy Commercial (HC)

Legal description being as follows:

- Being** 10.1 acres out of Sections 32 and 39, Blind Asylum Lands, Taylor County, Texas, said 10.1 acres being out of a 4.13 acre tract described in Volume 1655, Page 452, Deed Records, Taylor County, Texas, and a 5.95 acre tract described in Volume 1699, Page 661, Deed Records, Taylor County, Texas, and said 10.1 acres being more thoroughly described as follows:
- Beginning** at a point, on the South line of North Loop 322, for the Northerly Northwest corner of a 130.65 acre tract described in Volume 2737, Page 73, Official Public Records, Taylor County, Texas, the Westerly Southwest corner of this tract, from which a found  $\frac{1}{2}$ " rebar bears S85°10'44"E 1.86' and the Northwest corner of Section 39 bears of record N45°44'W 200.0' and N89°16'W 3716.0';
- Thence** N44°05'35"E, along the South line of said North Loop 322 and generally along a fence line a distance of 465.46' to a point, for an exterior corner of this tract, from which a TXDoT monument bears N74°52'53"E 0.37';
- Thence** S86°32'26"E, generally along a fence line a distance of 46.12' to a point for an interior corner of this tract, from which a TXDoT monument bears S43°17'37"E 0.28';
- Thence** N44°05'35"E, generally along a fence line a distance of 223.68' to a point, on the South line of East Stamford Street, for the Northerly corner of this tract, from which a TXDoT monument bears S65°24'05"W 0.27';
- Thence** S59°56'35"E, along the South line of said East Stamford Street and generally along a fence line a distance of 206.15' to a TXDoT monument for an exterior corner of this tract;
- Thence** S45°54'25"E, along the South line of said East Stamford Street and generally along a fence line a distance of 470.0' to a point for a Northerly corner of said 130.65 acre tract and the Southeast corner of this tract, from which a found rebar bears S09°40'59"W 1.25';
- Thence** S60°05'58"W a distance of 790.2' to a found rebar for the Southerly Southwest corner of this tract;
- Thence** N47°02'12"W, generally along a fence line a distance of 487.19' to the point of beginning, containing 10.1 acres of land, more or less.

Surveyed on the ground June 24, 2024.

Estes Surveying Inc., Firm No. 10064600  
Diehl Estes RPLS No. 5003  
162 Caddo Drive, Abilene, TX 79602  
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[estessurveying@outlook.com](mailto:estessurveying@outlook.com)  
Abilene, Taylor County, Texas.



City of Alameda, 2016 Community Map  
Merced, CA 94540

END