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By: *[Signature]*

ORDINANCE NO. 521

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING ORDINANCE NUMBER 2025, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF ABILENE, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES, AS DESCRIBED BELOW; CALLING A PUBLIC HEARING; DIRECTING THE PLANNING DIRECTOR TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF ABILENE, AND DECLARING A PENALTY.

WHEREAS, the Planning and Zoning Commission of the City of Abilene has heretofore considered an amendment to the Zoning Ordinance of the City of Abilene by changing the zoning district boundaries of the property hereinafter described, and, in connection therewith, held a public hearing and gave notice, as required by the laws of The State of Texas and the City of Abilene, and, following said hearing, has made its report and recommendation to the City Council; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: Ordinance Number 2025, as amended, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From an RA (Residence Agriculture) District to an RM-3 (Multiple-Family Residential) District. The legal description being a 15 acre tract out of and a part of Subdivision 3 of Steffens Subdivision of Merchants Pasture out of James R. Shipman Survey 85, Taylor County, Texas, and described as follows: BEGINNING at a 3/8" Iron Rod set for the Northeast Corner of this tract, on the West Boundary Line of Old Anson Road, same being the East Boundary Line of said Subdivision No. 3, from which the Northeast Corner of Subdivision No. 3 brs. North 1797.22 feet, and the Northeast Corner of James R. Shipman Survey 85 brs. North 1797.22 feet and East 2053.88 feet. THENCE South along the West line of Old Anson Road 525.80 feet to a 3/8" Iron Rod set for the Southeast Corner of this tract. THENCE West 1244.90 feet to a 3/8" Iron Rod set on the East line of a 10 foot San. Sewer Line Easement granted to the City of Abilene, Texas, and being the Southwest Corner of this tract. THENCE N 2°17' E along the East line of said Sewer Line Easement 386 feet to a 3/8" Iron Rod set for an Interior Corner of this tract, from which the Center of an existing Man Hole brs. S 79°56' W. 5.11 feet. THENCE N 21°51' W continue along the East line of Said San.Sewer Easement 151.10 feet to a 3/8" Iron Rod set for the Northwest Corner of this tract. THENCE East along an existing property line fence, Same being along the South line of Lemond & Earp Subdivision, and the Estes Subdivision out of Steffens Subdivision 3; at 322.44 feet pass the Southwest Corner of Lot No. 1, Block No. 1, of Lemond & Earp Subdivision; at 472.22 feet pass a 1/2" Iron Rod set for the Common Corners of Lots 1 & 2 of Estes Subdivision; continue in all 1285.70 feet to the point of beginning and containing 15 Acres of land.

PART 2: That, upon passage of this ordinance on first reading, the City Secretary be, and she is hereby, authorized and directed to cause to have published in the Abilene Reporter News, a daily newspaper of general circulation in the City of Abilene, a notice that a public hearing will be held in the Council Chamber of the City Hall, in Abilene, Texas, at 9:00 A. M., on the 11 day of February, 1971, to permit the public to be heard prior to consideration of this ordinance for second and final reading, said publication to be made more than fifteen (15) days prior to the time designated for such public hearing.

PART 3: That the Planning Director be, and he is hereby, authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 4: 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 Hundred (\$200.00) Dollars. Each such violation, which shall continue, or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING, this 14 day of January, A. D., 1971.
After passage, 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 day of January, 1971, the same being more than fifteen (15) days prior to the time designated for said hearing. After such opportunity for the public to be heard, said ordinance was passed on its second and final reading.

PASSED ON SECOND AND FINAL READING, this 11 day of February,
A. D., 1971.

ATTEST:

Carilyn Sherman
CITY SECRETARY

J. C. Zientek, Jr.
MAYOR

APPROVED:

Ben Nieberke, Jr.
CITY ATTORNEY