

ORDINANCE NO. 08-2017

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL 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 23, part known as 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.

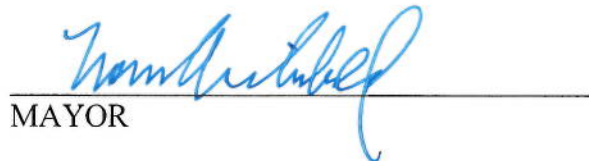
PASSED ON FIRST READING this 23rd day of February, A.D. 2017.

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 19th day of January, 2017, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 9th day of March, 2017 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.

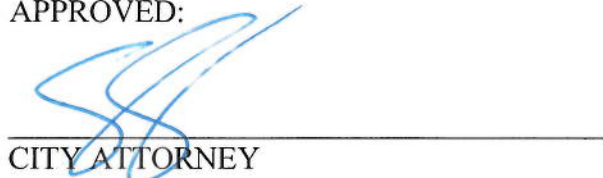
PASSED ON SECOND AND FINAL READING THIS 9th day of March, A.D. 2017.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:

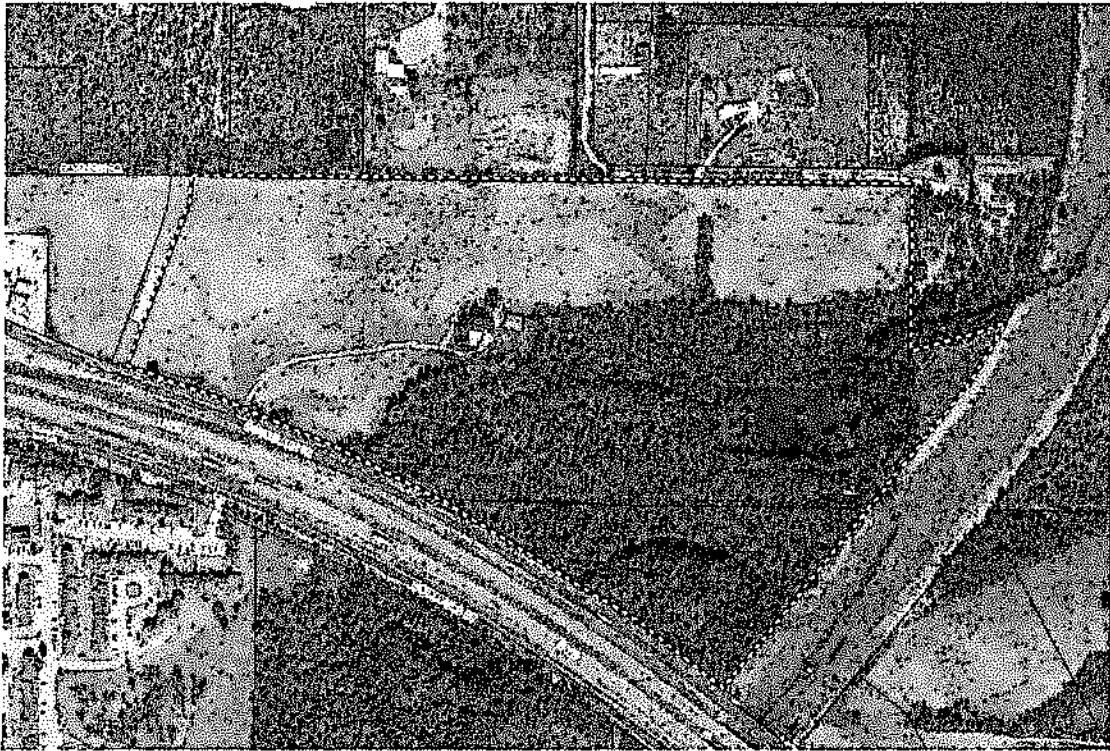
  
CITY ATTORNEY

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EXHIBIT "A"

Rezone property from AO (Agricultural Open Space) to GC (General Commercial).

Legal Description: The legal description for the property is set out in Exhibit "B", attached hereto.



Location: 302 E. Overland Trail.

-END-

# EXHIBIT "B"

**FIELD NOTES  
FOR  
60.29 ACRES OUT OF  
SECTIONS 83 AND 84, BLOCK 14  
T. & P. RAILROAD COMPANY SURVEY  
TAYLOR COUNTY, TEXAS**

Being 60.29 Acres out of Sections 83 and 84, Block 14, T. & P. Railroad Company Survey, Taylor County, Texas and being a remainder of those certain tracts described in Volume 2124, Page 495, Official Public Records of Taylor County, Texas and all of that certain 2.03 acre tract described in Volume 1088, Page 26, Deed Records of Taylor County, Texas. Said 60.29 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the north right of way line of Interstate Highway 20 for the southeast corner of Ramsey Commercial Subdivision as shown on plat recorded in Plat Cabinet 2, Slide 88-D, Plat Records of Taylor County, Texas and for the southwest corner of this tract;

**THENCE** North 22 degrees 38 minutes 18 seconds East for a distance of 399.16 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left having an arc length of 228.50 feet, a radius of 586.22 feet and a chord bearing of North 11 degrees 28 minutes 18 seconds East for a chord length of 227.06 feet to the end of said curve;

**THENCE** North 00 degrees 16 minutes 39 seconds East for a distance of 30.45 feet to the northeast corner of the aforesaid Ramsey Commercial Subdivision on the north line of that certain 75.73 acre tract as described in the aforesaid Volume 2124, Page 495, Official Public Records of Taylor County, Texas;

**THENCE** South 89 degrees 45 minutes 45 seconds East for a distance of 2262.24 feet to the northeast corner of said 75.73 acre tract and an interior corner of that certain 7.302 acre tract described in Document No. 2012-522, Official Public Records of Taylor County, Texas;

**THENCE** South 00 degrees 14 minutes 15 seconds West for a distance of 517.67 feet to the most southerly southwest corner of said 7.302 acre tract;

## EXHIBIT "B"

**THENCE** North 73 degrees 31 minutes 24 seconds East for a distance of 308.29 feet to the southeast corner of said 7.302 acre tract on west line of a drainage channel as described in Volume 11, Page 166, Civil Court Minutes of Taylor County, Texas for the beginning of a curve to the right;

**THENCE** with said curve to the right having an arc length of 337.46 feet, a radius of 1792.76 feet and a chord bearing of South 33 degrees 46 minutes 01 seconds West for a chord length of 336.96 feet to the end of said curve;

**THENCE** South 39 degrees 09 minutes 42 seconds West with the west line of said drainage channel for a distance of 1124.39 feet to a point on the north right of way line of Interstate Highway 20 for the southeast corner of this tract;

**THENCE** North 52 degrees 17 minutes 00 seconds West with said right of way line for a distance of 13.15 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left having an arc length of 2093.51 feet, a radius of 5879.65 feet and a chord bearing of North 62 degrees 29 minutes 01 seconds West for a chord length of 2082.47 feet to the point of beginning and containing an area of 60.29 acres of land

*This document does not reflect the results of an on the ground survey, and is to be used for zoning purposes only.*

EXHIBIT "B"

