

ORDINANCE NO. 25-2019

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 28th day of March, 2019.

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 15th day of February, 2019, 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 11th day of April, 2019, 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 11th day of April, 2019.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY



ORDINANCE NO. 25-2019

EXHIBIT A

Rezone 2.673 acres of now-vacant land, from a combination of General Commercial (GC) and Neighborhood Retail (NR) Districts, to a General Retail (GR) District with a Conditional Use Permit allowing multi-family residences on all 2.673 acres.

Legal description being Tract One

a 1.063-acre tract being all of Lot 301 in Block 1, Over Place Addition, as recorded on Slide 372-B in Plat Cabinet #2 of Plat Records for Taylor County, Texas

Tract Two

a 1.612-acre tract out of Lot 3 in Block 1 of Over Place Addition as recorded on Page 232 in Volume 1 of Plat Records for Taylor County, Texas, said 1.612 acres being more particularly described by metes-and-bounds as follows:

BEGINNING at northwest corner of said Lot 3, the same being at the southeast corner of rights-of-way for Ross Avenue and South 25th Street;

THENCE South 88°45' 54" East for a distance of 357.22 feet along the north boundary of Lot 3 in Block 1 of Over Place Addition, the same being the south line of right-of-way for South 25th Street, to a point at the northwest corner of Lot 301 in Block 1 of Over Place Addition;

THENCE South 00°00'19" West for a distance of 222.87 feet along the westernmost boundary of Lot 301 in Block 1 of Over Place Addition, to a point at the westernmost southwest corner of said Lot 301 and the easternmost southeast corner of this 1.612-acre tract;

THENCE North 89°45' 55" West for a distance of 80.56 feet, to a ½-inch iron rod with cap marked AES 4130 on an inset corner of this 1.612-acre tract;

THENCE South 00°51'48" West for a distance of 34.61 feet, to 5/8-inch iron rod on another inset corner of this 1.612-acre tract;

THENCE South 61°21'40" East for a distance of 41.82 feet, to a point on another inset corner of this 1.612-acre tract;

THENCE South 88°47'12" East for a distance of 18.00 feet, to a southeast corner of this 1.61-acre tract;

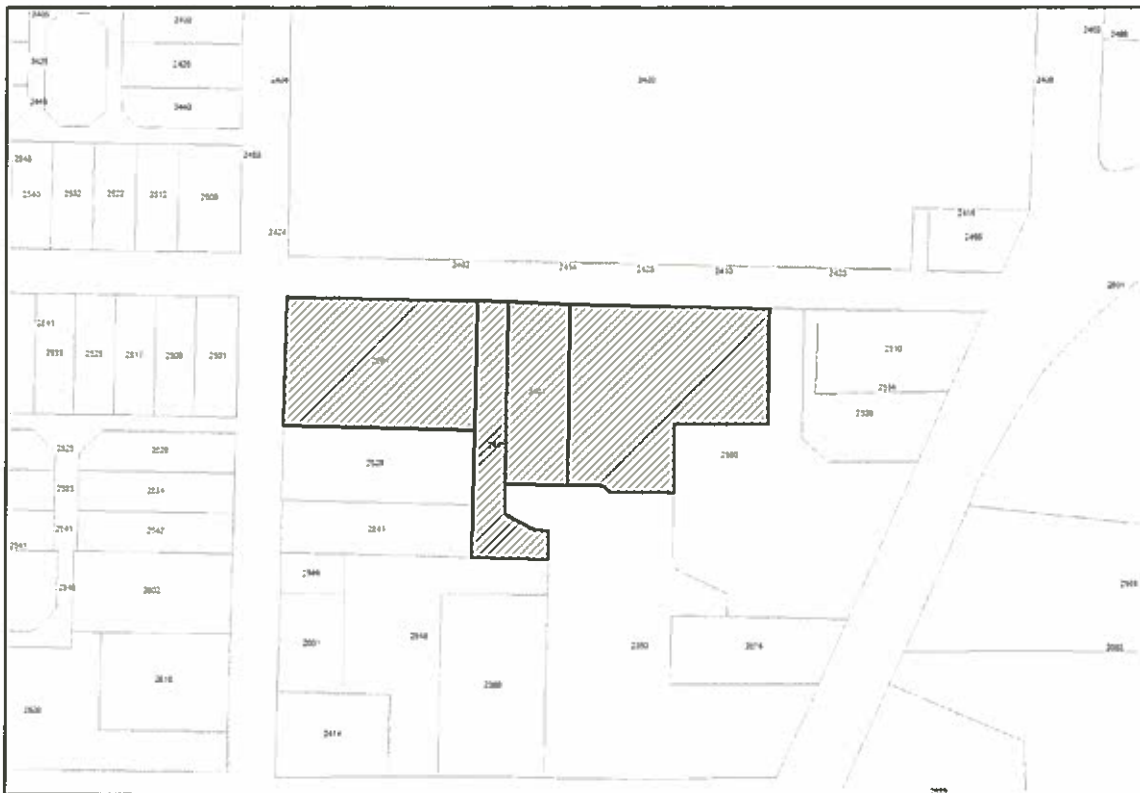
THENCE South 00°51'48" West for a distance of 36.70 feet, to the southernmost southeast corner of this 1.612-acre tract;

THENCE North 88°47'12" West for a distance of 97.63 feet, to a 1/2-inch iron rod found for the southernmost southwest corner of this 1.612-acre tract;

THENCE North 00°51'48" East for a distance of 159.96 feet, to 3/8-inch iron rod found for an inset corner of this 1.612-acre tract;

THENCE North 88°47'12" West for a distance of 237.37 feet, to the westernmost southwest corner of this 1.612-acre tract;

THENCE North 00°51'48" East for a distance of 154.95 feet along the west boundary of Lot 3 in Block 1 of Over Place Addition, the same being the east line of right-of-way for Ross Avenue, to the POINT OF BEGINNING..



-END-

Location: 2.673 acres of now-vacant land bordering south side of South 25th Street between Buffalo Gap Road and Ross Avenue.