

ORDINANCE NO. 02-2022

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.

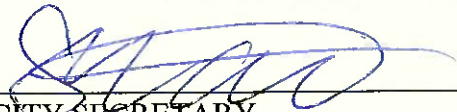
PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 17th day of December, 2021.

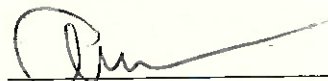
A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 11th day of December, 2021, the same being more than fifteen (15) days prior to a public hearing held at the Abilene Public Library's South Branch in the Mall of Abilene at 4310 Buffalo Gap Road in Abilene, Texas, at 8:30 a.m. on the 13th day of January, 2022, 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 13th day of January, 2022.


ATTEST:



CITY SECRETARY



MAYOR
APPROVED:



CITY ATTORNEY

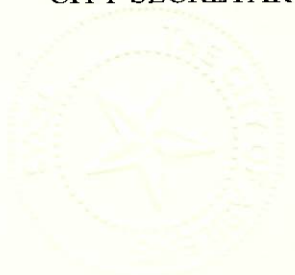


EXHIBIT A

Change the zoning classification of TRACT 1, from a Residential Single-Family (RS-6) District to a Medium-Density (MD) District

The Legal Description of Tract 1 being:

BEING a 10.470-acre tract of land out of Lots 1 & 2 of the T.C. Garner Survey Subdivision as shown per plat recorded in Cabinet 4, Slide 11, Plat Records, Taylor County, Texas, and being out of the T.C. Garner Survey, Abstract No. 1366, Taylor County, Texas. Said 10.470-acre tract also being out of the remainder of that certain 63.95-acre tract described in a Warranty Deed with Vendor's Lien to Abilene Forrest Hill, L.L.C. recorded in Instrument No. 201901397, Official Public Records, Taylor County, Texas. Said 10.470-acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the north corner of this described tract, and being at the northeast corner of Lot 4, Block C, Forrest Meadows Addition, Section 1, as shown per plat recorded in Cabinet 4, Slide 584 of said Plat Records;

THENCE South $53^{\circ}46'44''$ East, 816.40 feet to a point for the northeast corner of this tract;

THENCE South $19^{\circ}39'03''$ West, 188.89 feet to a point for an interior corner of this tract;

THENCE South $00^{\circ}48'13''$ West, 81.39 feet to a point for the southeast corner of this tract;

THENCE North $89^{\circ}11'47''$ West, at 386.00 feet, pass a point at the intersection of the most southerly east line of said Forrest Meadows Addition, Section 1, with the centerline of Tin Cup (60' wide right-of-way) as shown per plat of said Forrest Meadows Addition, Section 1, and continuing along the centerline of said Tin Cup, for a total distance of 837.50 feet to a point for the southwest corner of this tract;

THENCE North $00^{\circ}48'13''$ East, at 30.00 feet, pass a point in the north right-of-way line of said Tin Cup, and being at the southeast corner of Lot 14, Block C of said Forrest Meadows Addition, Section 1, and continuing along the easterly line of said Forrest Meadows Addition, Section 1, for a total distance of 172.00 feet to a point for an interior corner of this tract, same being a corner in the easterly line of said Forrest Meadows Addition, Section 1;

THENCE along the westerly line of this tract, same being the easterly line of said Forrest Meadows Addition, Section 1, the following bearings and distances:

- North $01^{\circ}15'04''$ East, 64.00 feet to a point for an interior corner of this tract;
- North $05^{\circ}16'14''$ East, 64.20 feet to a point for an interior corner of this tract;
- North $07^{\circ}02'44''$ East, 64.38 feet to a point for an interior corner of this tract;
- North $08^{\circ}56'01''$ East, 63.64 feet to a point for an interior corner of this tract;
- North $11^{\circ}35'16''$ East, 64.13 feet to a point for an interior corner of this tract;
- North $14^{\circ}11'46''$ East, 64.76 feet to a point for corner of this tract;
- North $68^{\circ}35'57''$ East, 55.00 feet to a point for an interior corner of this tract;
- North $44^{\circ}05'53''$ East, 121.02 feet to a point for an interior corner of this tract;
- North $36^{\circ}13'16''$ East, 87.62 feet to the POINT OF BEGINNING and containing 10.470 acres of land, more or less.

Change the zoning classification of the following TRACT 2, from a Residential Single-Family (RS-8) District to a Residential Single-Family (RS-6) District.

The Legal Description of Tract 2 being:

BEING a **21.124-acre** tract of land out of Lots 1 & 2 of the T.C. Garner Survey Subdivision as shown per plat recorded in Cabinet 4, Slide 11, Plat Records, Taylor County, Texas, and being out of the T.C. Garner Survey, Abstract No. 1366, Taylor County, Texas. Said **21.124-acre** tract also being out of the remainder of that certain 63.95-acre tract described in a Warranty Deed with Vendor's Lien to Abilene Forrest Hill, L.L.C. recorded in Instrument No. 201901397, Official Public Records, Taylor County, Texas. Said **21.124-acre** tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northwest corner of this described tract and being in the north line of Forrest Meadows Addition, Section 1, as shown per plat recorded in Cabinet 4, Slide 584 of said Plat Records, from which the northwest corner of said 63.95-acre tract, same being the northwest corner of said Forrest Meadows Addition, Section 1, bears South 89°55'51" West, a distance of 1175.05 feet;

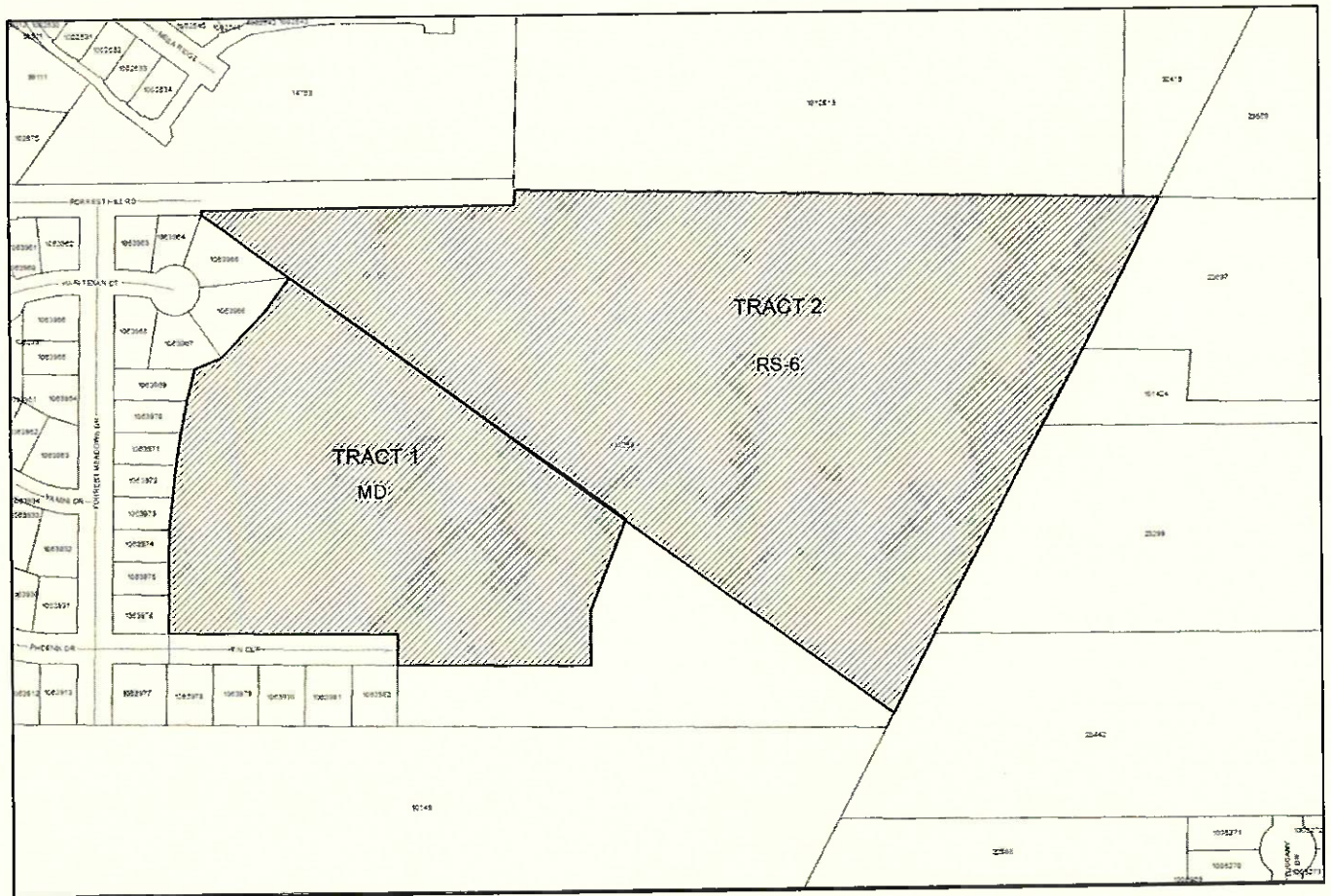
THENCE North 89°55'51" East along the north line of this tract and said 63.95 acre tract, and along the north line of said Forrest Meadows Addition, Section 1, at a distance of 6.81 feet, pass a point at the most easterly northeast corner of said Forrest Meadows Addition, Section 1, and continuing along the north line of this tract and the remainder of said 63.95 acre tract, for a **total distance of 620.59 feet** to a slight angle point corner of this tract and of the remainder of said 63.95 acre tract;

THENCE South 88°41'51" East, and continuing along the north line of this tract and the remainder of said 63.95-acre tract, a distance of 1243.91 feet to a point for the northeast corner of this tract, same being the northeast corner of the remainder of said 63.95-acre tract;

THENCE South 27°23'10" West along the southeast line of this tract and the remainder of said 63.95-acre tract, a distance of 1092.30 feet to a point for the south corner of this tract, from which the southeast corner of the remainder of said 63.95-acre tract bears South 27°23'10" West a distance of 37.24 feet;

THENCE North 53°46'44" West along the southwest line of this tract, and over and across the remainder of said 63.95 acre tract, at a distance of 1466.66 feet, pass a point at the northeast corner of Lot 4, Block C of said Forrest Meadows Addition, Section 1, and continuing along the northeast line of said Forrest Meadows Addition, Section 1, at a distance of 1679.49 feet, pass a point at an interior corner in the easterly line of said Forrest Meadows Addition, Section 1, and continuing along the southwest line of this described tract, for a **total distance of 1687.94 feet** to the **POINT OF BEGINNING** and containing **21.124 acres** of land, more or less;

Location: 1000 feet east from the 6900 block of Old Forrest Hill Road and 1200-2200 feet west from the 7100 block of Hardwick Road in south Abilene.



-END-