

ORDINANCE NO. 36-2022

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 28th day of July, 2022

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 June 2022, 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 August 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 11th day of August, 2022.

ATTEST:


CITY SECRETARY


MAYOR *Pro Tem*

APPROVED:


CITY ATTORNEY

EXHIBIT A

Change the zoning district classification of 5309 Hwy 277, from a Agricultural Open Space (AO) to General Commercial (GC) district.

Legal Description:

Being 7.15 acres out of the Joseph Beck Survey No. 42, Abstract No. 23, Taylor County, Texas, said

7.15 acres being the same tract of land described as 6.93 acres in Deed to FL20 Inc. dated July 17, 2020, of recorded in Instrument No. 2020-13682 Official Records of Taylor County, Texas, and said 7.15 acres being more fully described as follows:

Beginning at a found 1" pipe, on the East right of way line of U.S. Highway 277, for the Southwest corner of Lot 1, Block A, Abilene Bible Church Addition, of record in Cabinet 3, Slide 605, Plat Records, Taylor County, Texas, and the Northwest corner of this tract, from said point the Northwest corner of said Section 30 bears of record $S77^{\circ}17'W$ 953.51'; and $N12^{\circ}43'W$ 2672.4';

Thence $889^{\circ}41'00"E$, passing a found $\frac{1}{2}"$ rebar at 1298.2', and continuing for a total distance of 1624.74' to a point, on the center line of a creek for the Northeast corner of this tract;

Thence $S53^{\circ}01'00"W$, along the center line of a creek, a distance of 338.52' to a point for the Southeast corner of this tract;

Thence $N89^{\circ}10'14"W$, passing a found a found $\frac{1}{2}"$ rebar at 375.0' and a found $\frac{3}{8}"$ rebar at 876.13', and continuing for a total distance of 1503.13' to a found pipe post, on the East right of way line of said U.S. Highway 277 for the Northwest corner of Lot 101, Block A, Twelve Oaks Addition, of record in Cabinet 2, Slide 312-B, Plat Records, Taylor County, Texas, and the Southwest corner of this tract;

Thence $N37^{\circ}43'43"E$, along the East right of way line of said U.S. Highway 277, a distance of 241.33' to the point of beginning, containing 7.15 acres of land.

Location:

