

ORDINANCE NO. 54-2022

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 22nd day of September, 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 19th day of August 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 13th day of October 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 October, 2022.

ATTEST:




CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from an Agricultural Open (AO) district to a General Commercial (GC) District:

Location:

BEING a 3.375 acre tract out of the North One-Half of Section 61, Blind Asylum Lands Survey, Taylor County, Texas, same being comprised of:

- Part of a 10.000 acre tract recorded in Document No. 2015-1957, Official Public Records, Taylor County, Texas, and
- All of a 1.1478 acre tract recorded in Document No. 2016-8111, Official Public Records, Taylor County, Texas

Said 3.375 acre tract being more particularly described as follows:

Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on GPS observations

BEGINNING at a found broken concrete right of way monument for the northwest corner of this tract, said 10.000 acre tract, and said 1.1478 acre tract, and being at the intersection of the south right of way of Loop 322 and the east right of way of FM Highway 1750, a.k.a. Oldham Lane;

THENCE North 60 degrees 11 minutes 56 seconds East, along the south right of way of Loop 322, a distance of 232.24 feet to a found broken concrete right of way monument for a corner of this tract;

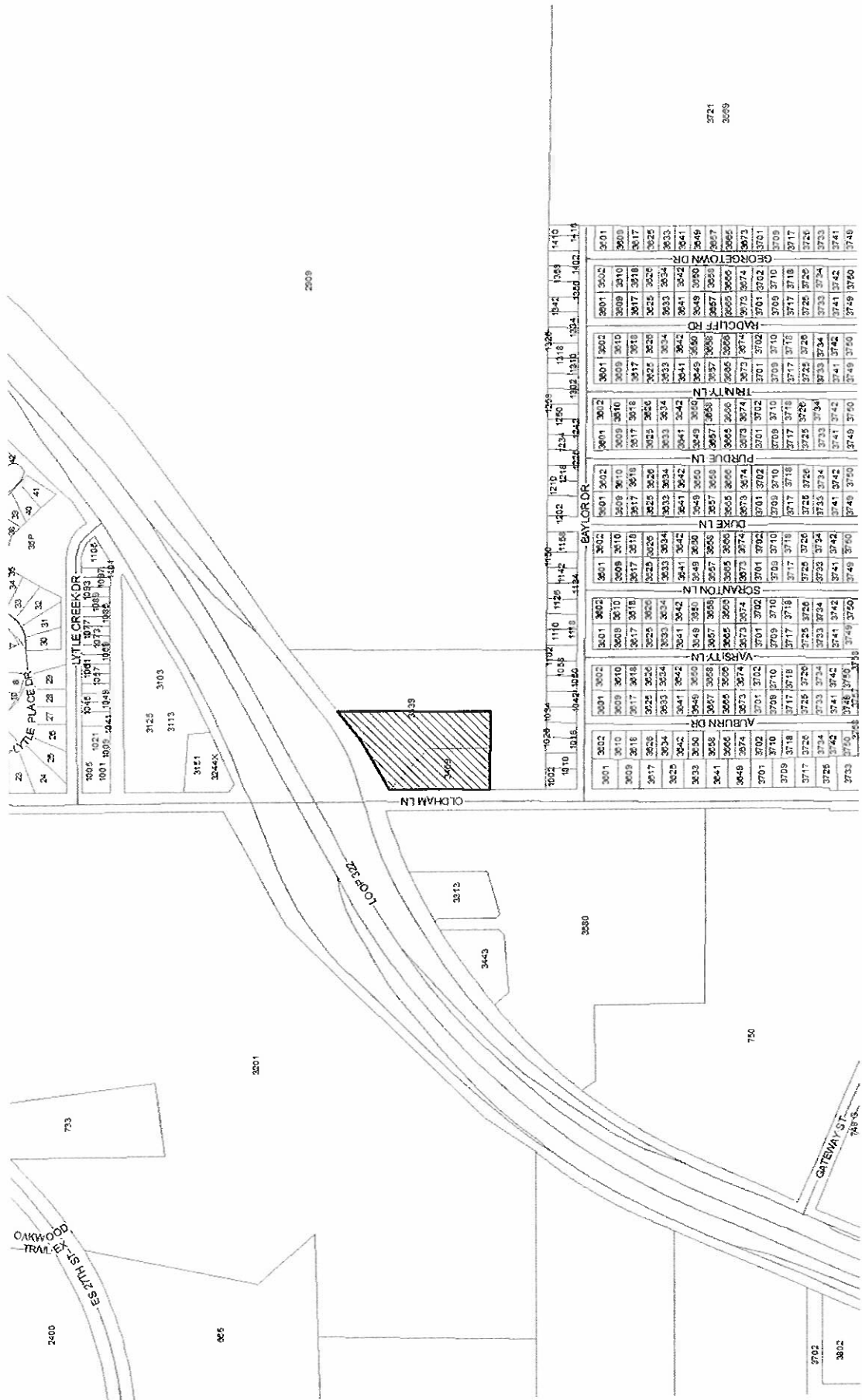
THENCE North 52 degrees 03 minutes 15 seconds East, along the south right of way of Loop 322, a distance of 136.97 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for the northeast corner of this tract, where a found 1/2 inch iron rod with plastic cap marked "H&T" at the northeast corner of said 10.000 acre tract bears 309.44' N 52°03'15" E;

THENCE South 00 degrees 17 minutes 52 seconds West a distance of 585.33 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for the southeast corner of this tract;

THENCE North 89 degrees 39 minutes 45 seconds West, at a distance of 147.68 feet passing a found 1/2 inch iron rod with plastic cap marked "J&M" at the southeast corner of said 1.1478 acre tract, continuing for a total distance of 307.83 feet to a found 1/2 inch iron rod with plastic cap marked "J&M" on the east right of way of FM Highway 1750 at the southwest corner of said 1.1478 acre tract and this tract, where a found 1/2 inch iron rod with yellow plastic cap at the southwest corner of said 10.000 acre tract bears 224.79' S 00°18'53" W;

THENCE North 00 degrees 18 minutes 53 seconds East, along the east right of way of FM Highway 1750, a distance of 254.97 feet to a set 1/2 inch iron rod with plastic cap marked "H&T" for a corner of said 10.000 acre tract, said 1.1478 acre tract and this tract;

THENCE North 00 degrees 02 minutes 10 seconds West a distance of 128.89 feet to the Point of Beginning containing an area of 3.375 acres. Surveyed in July 2022.



END