

ORDINANCE NO. 21-2025

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 A CERTAIN PROPERTY; 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 Two Thousand Dollars (\$2,000.00). 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 27<sup>th</sup> day of February, 2025.

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 17<sup>th</sup> day of January, 2025, 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 13<sup>th</sup> day of March, 2025, 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 13<sup>th</sup> day of March, 2025.

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY

  
\_\_\_\_\_  
MAYOR

APPROVED:

  
\_\_\_\_\_  
CITY ATTORNEY

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### EXHIBIT A

Change the zoning of approximately 22.14 acres from Agricultural Open (AO) to Multi Family (MF).

**BEING** a 22.14 acre zoning tract out of the John Adams Survey No. 44, Abstract No. 3, City of Abilene, Taylor County, Texas and being out of the remainder of that certain 30 acre tract, known as Tract Two, and the remainder of that certain 15 acre tract, known as Tract One, being more particularly described in a deed to Patricia R. Nail & the Michael J. Wingo II and Maryann Wingo Revocable Living Trust recorded in Instrument Nos. 2012-4609 & 201914103 Official Public Records, Taylor County, Texas. Said 22.14 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 said 30 acre tract;

**THENCE** S89°10'09"E, 328.87 feet along the north line of this described tract and said 30 acre tract to a point for northeast corner of this described tract, and being in the west right-of-way line of FM 3438, known as Dub Wright Blvd.;

**THENCE** along the east line of this described tract and the remainder of said 30 acre tract and 15 acre tract, and along the west right-of-way line of said FM 3438 the following bearings and distances:

- S01°32'35"W, 326.67 feet to a point for corner, being the beginning of a tangent curve to the left, having a radius of 1482.39 feet, with a delta angle of 23°56'23" and a chord bearing S10°25'45"E, 614.89 feet;
- Along curve to the left an arc length of 619.38 feet to a point for corner;
- S13°00'54"E, 216.09 feet to a point for corner;
- S31°58'04"E, 348.39 feet to a point for corner;
- S34°48'10"E, 220.86 feet to a point for corner;

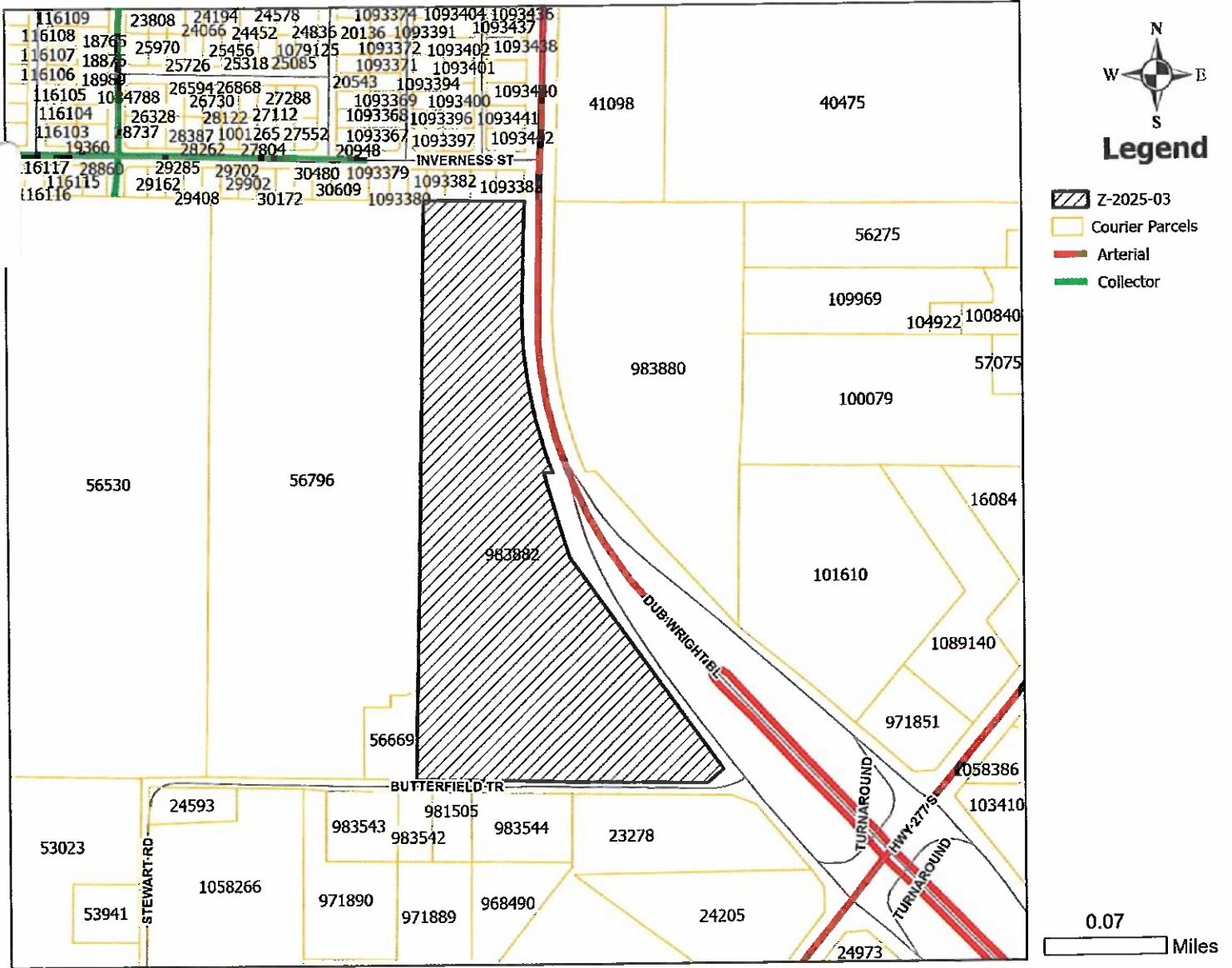
**THENCE** S00°56'57"W, 280.49 feet along the east line of this described tract and over and across the remainder of said 15 acre tract to a point for the southeast corner of this described tract, same being in the south line of said 15 acre tract and being in the north right-of-way line of Butterfield Trail;

**THENCE** N89°00'37"W, 818.89 feet along the south line of this described tract and said 15 acre tract and said 30 acre tract, and along the north right-of-way line of said Butterfield Trail to a point for the southwest corner of this described tract and said 30 acre tract;

**THENCE** N00°59'50"E along the west line of this described tract and said 30 acre tract, a distance of 1890.08 feet to said **POINT OF BEGINNING** and containing 22.14 acres of land, more or less.

Located at 6310 Butterfield Trail.

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END