

ORDINANCE NO. 01-2022

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING 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 approving a Conditional Use Permit (CUP) 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.

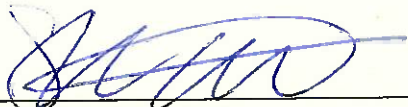
PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

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:

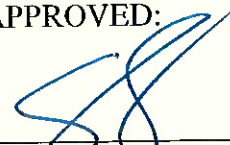


CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Conditional Use Permit (CUP) to allow Vacation Travel Trailer Park on the following described property in an Agricultural Open (AO) zoning district:

BEING 60.1 acres of land out of a 64.263-acre tract recorded in Document No. 2008-11790, Official Public Records, Taylor County, Texas, out of a 112-acre tract of land recorded in Volume 515, Page 80, Deed Records, Taylor County, Texas out of Block Nos. 7,8,20, and 21, North Park Addition to the City of Abilene, Taylor County, Texas as shown by plat recorded in Plat Cabinet 2, Slide 137-C, Plat Records, Taylor County, Texas. Said 60.1 acre tract contains a portion of Plum Street and Lowden Street both being abandoned per Volume 402, Page 180, Deed Records, Taylor County, Texas. Said 60.1 acres being more particularly described as follows.

BEGINNING at a found ½" metal rebar on the East line of said Block 8, the East line of said 112-acre tract and the West line of West Phantom Hill Road (60' right-of-way) at the Northeast corner of a 20.00-acre tract recorded in Volume 3162, Page 469, Official Public Records, Taylor County, Texas for the Southeast corner of this tract, whence a found ½" metal rebar, at an old 8" cedar post, for the Southeast corner of a 10.00-acre tract recorded in Volume 2546, Page 952, Official Public Records, Taylor County, Texas bears S 00°16' 19" W 1073.66'. Said post called to be the Southeast corner of said 112-acre tract and the Southeast corner of Lot 4 of said block 7;

THENCE N 89°31'03" W 1268.00' to a found ½" metal rebar on the West line of said Block 8 at the Northwest corner of said 20.00-acre tract for the South most Southwest corner of this tract;

THENCE N 00°15'49" E 855.18' to a set ½" metal rebar for an interior corner of this tract;

THENCE S 89°58'06" W 36.05' to a point in tank whence the center of a 6" cedar fence corner post bears S 89°58'06" W 79.61'. Said point being the Southwest corner of a 21.624-acre tract surveyed this same day for the North most Southwest corner of this tract;

THENCE N 00°39'15" W 1145.82' to a found 3/8" metal rebar at the Southwest corner of Lot 101, Replat of part of Lot 1, Block 21, North Park Addition, recorded in Plat Cabinet 1, Slide 521, Plat Records, Taylor County, Texas for the South most Northwest corner of this tract, whence a found 3/8" metal rebar at the Northwest corner of said Lot 101 bears N 00°39'15" W 568.50';

THENCE S 89°33'49" E 382.92' to a found 3/8" metal rebar at the Southeast corner of a 5.0-acre tract recorded in Volume 1333, Page 575, Deed Records, Taylor County, Texas for an interior corner of this tract;

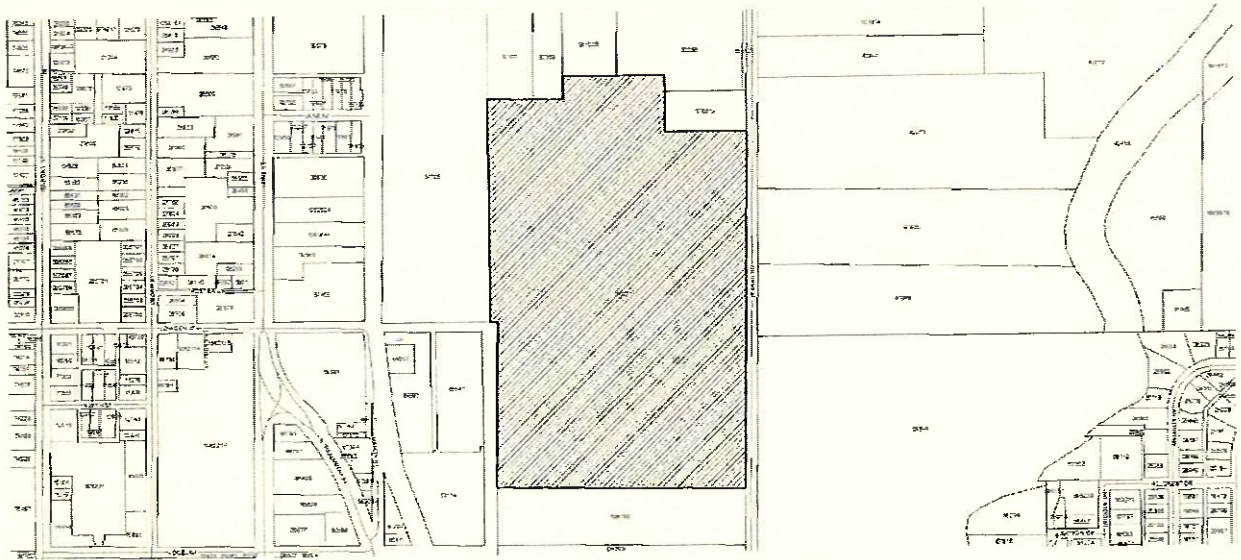
THENCE N 00°40'10" W 122.94' to a point on the east line of said 5.0 acre tract for a corner of this tract, where a found 3/8" metal rebar at the northeast corner of said 5.0 acre tract bears 445.62' N 00°40'10" W;

THENCE N 89°33'39" E, at a distance of 279.14' passing a found ½" metal rebar at the southwest corner of a 7.521-acre tract recorded in Volume 1188, Page 115, Deed Records, Taylor County, Texas, continuing for a total distance of 522.37' to a found ½" metal rebar at an interior corner of the said 7.521-acre tract;

THENCE S 01°31'50" E, at 81.50' passing found ½" metal rebar at a corner of said 64.263-acre tract, continuing for a total distance of 209.12 feet to a point for a corner of this tract;

THENCE N 89°43'30" E 412.60' to a point on the West line of said West Phantom Hill Road and the East line of Lot 4, Block 21 of said North Park Addition for the Northeast corner of

this tract, where a found 5/8" metal rebar at the Southeast corner of said 7.521-acre tract and the Northeast corner of said 112-acre tract bears 127.59° N 00° $15'49''$ E;
THENCE S $00^{\circ}15'49''$ W (bearing basis per said Volume 3162, Page 469) with the West line of said West Phantom Hill Road, the East line of said 112-acre tract and the East line of said Blocks 21 and 8, 1920.54' to the Point of Beginning and containing 60.1 acres of land.



Located in the 2600-2700 blocks (west side) of West Lake Road in north central Abilene

-END-