

ORDINANCE NO. 20-2025

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 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 23 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 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

**ORDINANCE NO. 20-2025**

**EXHIBIT A**

Apply a Conditional Use Permit to approximately 15.03 acres to allow an RV (Recreational Vehicle) Park in Agricultural Open Zoning.

The Conditional Use Permit is subject to the attached Conceptual plan (Listed as Exhibit B) and the attached Plan of Operation (listed as Exhibit C)

Legal description being a 15.03 acre tract being more particularly described as follows:

BEING a 15.03 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 15.03 acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northeast corner of this described tract and said 15 acre tract;

THENCE S00°59'16"E, 1382.20 feet along the west line of this described tract and said 15 acre tract to a point for the south corner of this described tract, and being in the east right-of-way line of FM 3438, known as Dub Wright Blvd.;

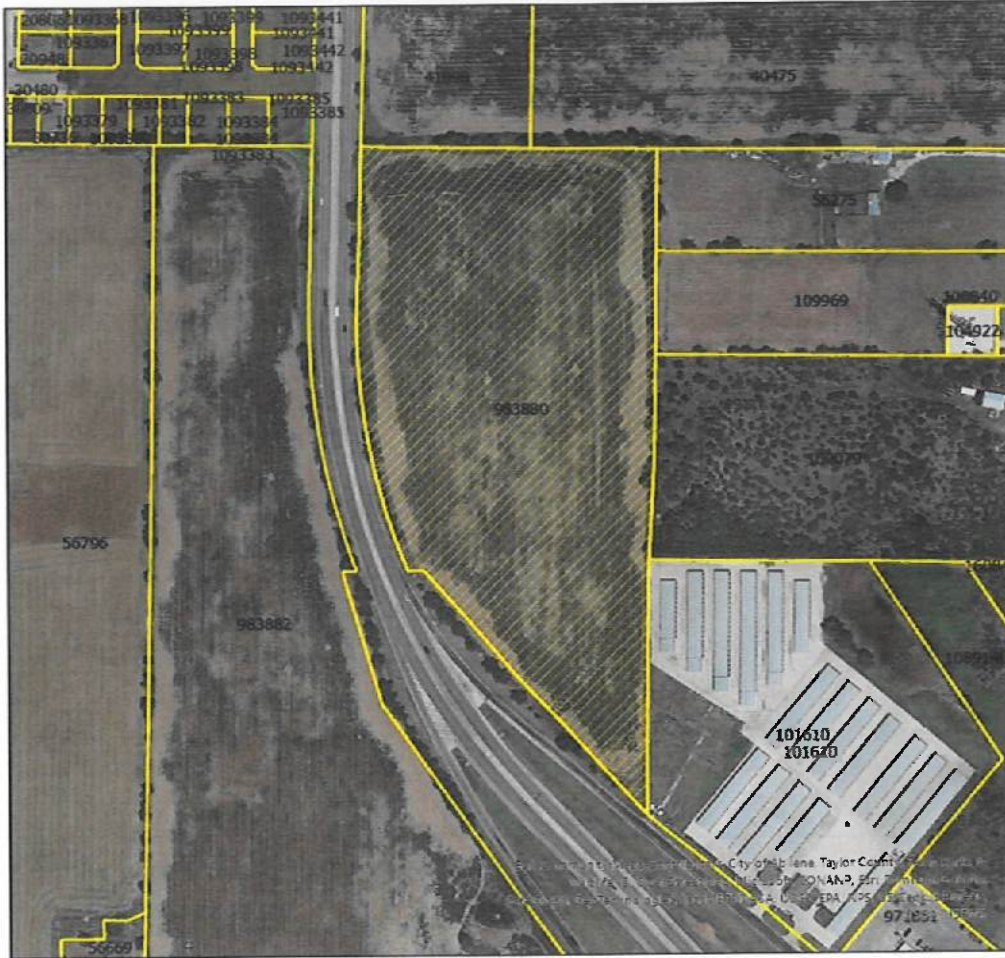
THENCE along the west line of this described tract and the remainder of said 30 acre tract and 15 acre tract, and along the east right-of-way line of said FM 3438 the following bearings and distances:

- N50°39'36"W, 206.22 feet to a point for corner;
- N42°40'47"W, 296.86 feet to a point for corner;
- N40°58'35"W, 196.30 feet to a point for corner, being the beginning of a non-tangent curve to the right, having a radius of 1382.89 feet, with a delta angle of 23°55'27" and a chord bearing N10°25'14"W, 573.25 feet;
- Along curve to the right an arc length of 577.43 feet to a point for corner;
- N01°33'11"E, 329.02 feet to a point for the northwest corner of this described tract and being in the north line of said 30 acre tract;

THENCE S89°15'33"E along the north line of this described tract, said 30 acre tract, and said 15 acre tract, a distance of 608.10 feet to said POINT OF BEGINNING and containing 15.03 acres of land, more or less.

Located at 3201 Dub Wright Blvd.

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**Legend**

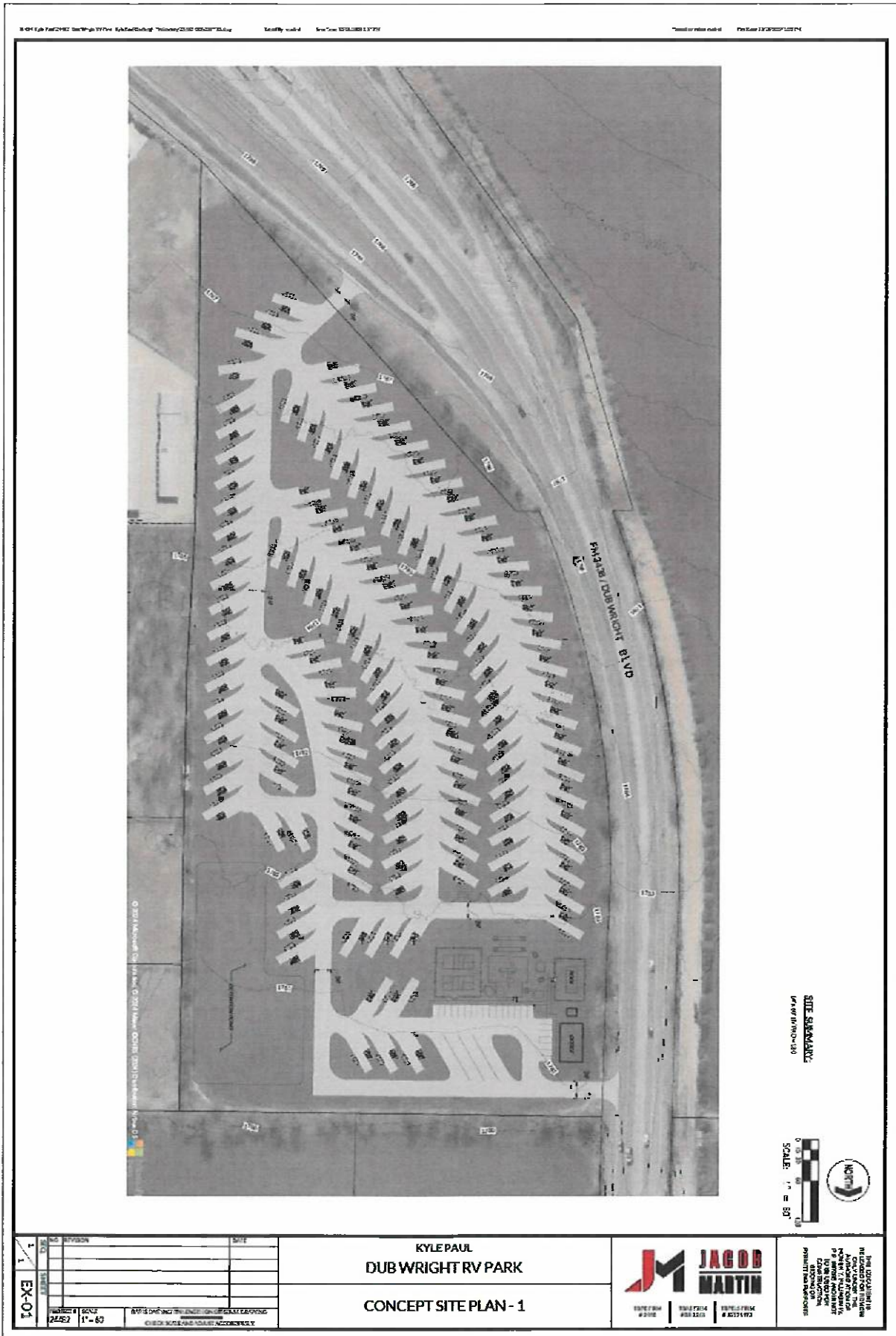
CUP-2025-05

0.04

Miles

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EXHIBIT B



DATE	BY	REVISED	DATE

EX-01

KYLE PAUL  
 DUB WRIGHT RV PARK  
 CONCEPT SITE PLAN - 1

**JAGOB MARTIN**  
 ENGINEERS & ARCHITECTS  
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## EXHIBIT C

### TOWERSIDE RANCH RV PARK – PLAN OF OPERATIONS

Towerside Ranch RV Park will consist of 130 RV fully paved spaces developed in a single phase all of which will have access to utilities including water, sewer, electric, and Wi-Fi. Amenities on the property will include a pool, playground, dog park, and a laundry / common restroom and shower facility. The property will be illuminated by street lighting to be designed in compliance with City of Abilene regulations.

The Park will be staffed between 8am - 5pm, while Park amenities such as the pool, playground, and dog park will be available for use by residents between 7am – 10pm. A strict quiet hour's policy will be in place between 9pm – 7am daily. 24/7 emergency contact with staff will be available.

In addition to adhering to City of Abilene development and landscape requirements and regulations, the Park will be entirely fenced around the property perimeter and irrigated (if approved) using the existing effluent water line located on the west side of Dub Wright Blvd further improving the aesthetics of the property.

### POLICIES / REGULATIONS

1. Violation of any Park Rules & Regulations may result in your immediate removal and being asked to vacate the Park premises.
2. There will be no refunds! As a service-based business, we do not have a landlord/tenant agreement with any of our guests.
3. We are not responsible for any loss due to theft, fire, utility failure, improper connections, failure to unhook during freezing temperatures, or any uncontrollable acts of nature.
4. By staying at our park, you agree to the use of your photo, image, or likeness in advertising, social media, and any print products in association with Tower View RV Park.

### GENERAL RULES

- Registration and payments are due immediately upon arrival. No exceptions.
- No arrivals past 10:00pm. Late arrivals must check-in at the office no later than 10:00am the next morning. If you fail to do so, we will automatically charge the credit card we have on file, no discounts or coupons will apply.
- All RVs must be fully operational, well-kept, and in good condition. RVs 10 years or older must be approved by Park management.
- Park quiet times are between 10:00pm and 7:00am. Please be respectful of others always. No generators, or any excessive noise will be tolerated.
- Showers, restrooms, and laundromat are provided for your convenience. It is the responsibility of every guest to clean up after yourself.
- Please do not run water unnecessarily. No above ground pools, or vehicle washing will be permitted at the Park.
- There is no curbside trash pickup. Dumpsters are located by the office for your convenience. Dumpster use is limited to bagged, household trash only. No oversized objects please.
- No permanent structures allowed, unless pre-approved by Park management, including but not limited to sheds, clotheslines, freezers/refrigerators, fencing, decks, dog kennels, pens, or dog runs.
- No tent camping is allowed, unless pre-approved by Park management.
- No sub-leasing is allowed.
- No open campfires are allowed.
- No mats, rugs, etc., are allowed on the grass.
- Solicitation, or signs for the sale of products/services will not be allowed.



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### **VEHICLES AND PARKING**

- A 10 MPH speed limit is strictly enforced.
- All guests must have a valid driver's license to operate any motorized vehicle on Park property.
- Park your vehicle in your assigned site only. Any vehicle parked in a vacant site will be charged for the space rental at the daily rate.
- No parking on the street, or grass.
- No repairs of any vehicle, or RV on Park property. You may check with local listings for businesses that provide these services.
- The operation of motorized scooters, ATVs, minibikes, or any unlicensed motorized vehicle is prohibited on Park property.

### **CHILDREN AND VISITORS**

- All visitors must check-in at the office. Visitors must comply with all Park Rules & Regulations.
- You are responsible for the safety and conduct of your children and visiting guests.
- All children under the age of 14 must have adult supervision in all common areas.
- Skateboards and in-line skates are not permitted on Park property.

### **POOL**

- Anyone under the age of 14 must have an adult inside the pool fence with them at all times.
- Babies/Not potty-trained children are not permitted in the pool without swim diapers.
- No smoking inside the pool area or pool.
- No glass containers are allowed inside the pool area or pool.
- Swimmers must wear appropriate swimwear, no street clothes.
- No Diving – Read posted pool rules

### **PETS**

- All pets must be registered at the office prior to your stay. Wildlife/Farm animals are not considered pets and will not be allowed to stay at the Park.
- Pets must always be kept on a leash and may not be left outside unattended except when utilizing the dog park.
- Pick up your pet's waste immediately and dispose of it properly. This includes around your site and anywhere on Park property.
- Management reserves the right to refuse pets based on breed/behavior.
- Pets are the exclusive responsibility of their owners. Noisy pets will not be tolerated.
- No pet bathing is permitted in any of the Park facilities.

### **ALCOHOL, SMOKING, DRUGS AND FIREARMS**

- Smoking is prohibited in all Park buildings.
- Dispose of smoking materials in proper receptacles. Do not throw them on the ground. This includes your site area.
- Absolutely no discharge of firearms, or fireworks allowed.
- All weapons shall be kept in compliance with all applicable state and federal laws.
- No alcohol is permitted in any common area. Towerside Ranch RV Park is not responsible for people of any age driving while under the influence.
- No criminal, or drug related activity on Park property will be tolerated.

**-END-**