

ORDINANCE NO. 1178

AN ORDINANCE OF THE CITY OF LLANO, TEXAS AMENDING ZONING ORDINANCE NO. 735, SECTION 8B-1 AND ESTABLISHING SPECIFIC USE PERMIT NO. 332 ALLOWING A 2002 CHAMPION MANUFACTURED HOME IN A SINGLE FAMILY 4 (SF-4) DISTRICT; PROPERTY AS DESCRIBED HEREIN; WITH STIPULATIONS DESCRIBED HEREIN; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY, SAVINGS, SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.

WHEREAS, at its meeting held on the 3rd day of March, 2011, the Planning/Zoning Commission did consider and make recommendations on a certain request for a Specific Use Permit to place a 2002 Champion Manufactured Home in a Single Family – 4 (SF-4) District. Physical address is 802 W. Llano, Llano, Texas. Legal description is Miller Addition. Block F7, Lts 9 & 10; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LLANO, TEXAS.

SECTION I.

That Specific Use Permit No. 332 is hereby established for the premises located at 802 W. Llano Street, Llano, Texas, and more specifically described on the attached Exhibit A, providing for the following use:

Manufactured Home

SECTION II.

That development shall be in accordance with all special conditions, restrictions, and regulations.

None

SECTION III.

That the official Zoning Map of the City of Llano shall be amended to reflect the provisions of this ordinance and in accordance with Section 20.2 of Ordinance No. 735 of the City of Llano, Texas.

SECTION IV.

That any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in the City of Llano Ordinance No. 735, as amended, by a fine not to exceed one thousand dollars (\$1,000); and each day or portion thereof during which the violation is committed, continued or permitted shall be a separate offense.

SECTION V.

That if any section, sub-section, paragraph, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provisions hereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI.

That Ordinance No. 735, otherwise known as the Zoning Ordinance of the City of Llano, as amended, shall remain in full force and effect.

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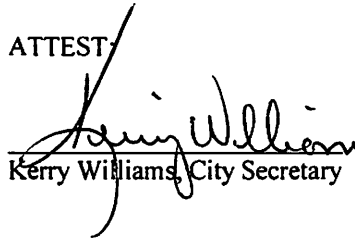
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SECTION VII.

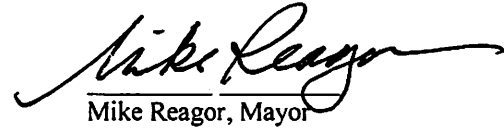
That this ordinance shall become and be effective on and after its adoption.

PASSED AND APPROVED this the 7th day of March 2011.

ATTEST


Kerry Williams, City Secretary




Mike Reagor, Mayor

That Ordinance No. 735, otherwise known as the Zoning Ordinance of the City of Llano, as amended, shall remain in full force and effect.

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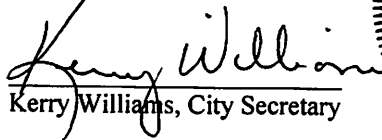
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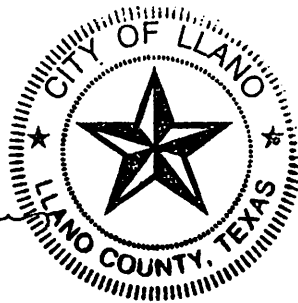
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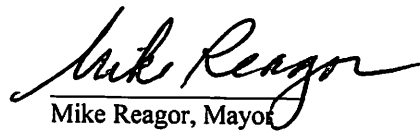
That this ordinance shall become and be effective on and after its adoption.

PASSED AND APPROVED this the 25th day of July, 2011.

ATTEST:


Kerry Williams, City Secretary




Mike Reagor, Mayor



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2331.90'	303.70'	303.48'	N09°07'27"E	7°27'43"

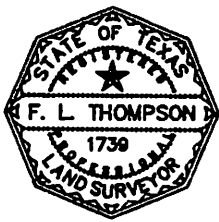
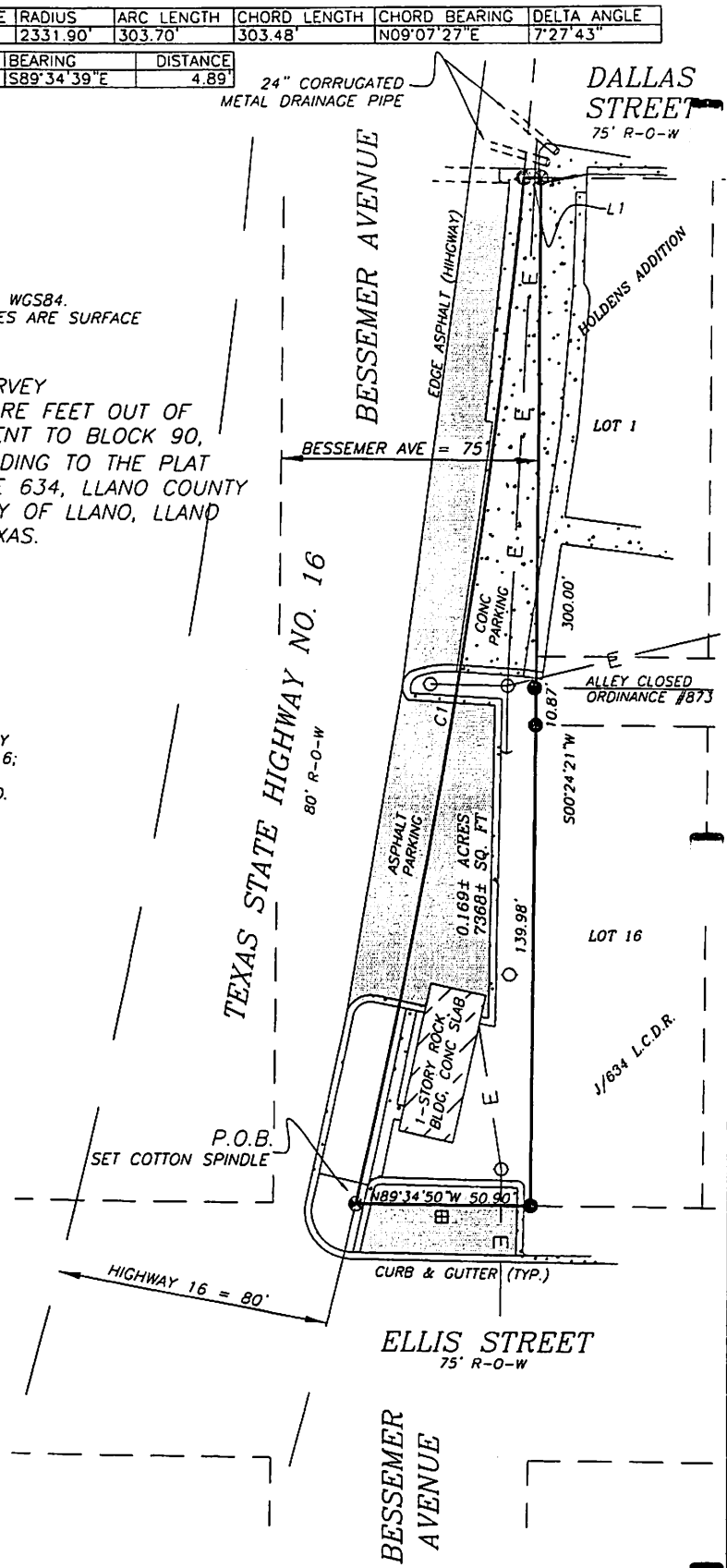
LINE	BEARING	DISTANCE
L1	S89°34'39"E	4.89'

- LEGEND**
- = IRON ROD FOUND
 - ⊙ = DRILL HOLE SET
 - ⊗ = CUT X SET
 - ⊕ = SPINDLE SET
 - ↓ = ANCHOR GUY
 - E- = ELECTRIC LINE
 - = UTILITY POLE

BASIS OF BEARING IS WGS84.
BEARINGS ARE TRUE; DISTANCES ARE SURFACE

PLAT OF SURVEY
OF 0.169 OR 7368 SQUARE FEET OUT OF
BESSEMER AVENUE ADJACENT TO BLOCK 90,
HOLDEN'S ADDITION, ACCORDING TO THE PLAT
RECORDED IN VOLUME J, PAGE 634, LLANO COUNTY
DEED RECORDS, IN THE CITY OF LLANO, LLANO
COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO:
EXISTING UTILITIES AND DRAINAGE
IN ALLEY;
UTILITY EASEMENT FROM A WESTERLY
EXTENSION OF ALLET TO HIGHWAY 16;
ZONING, REGULATIONS, RULES &
ORDINANCES OF THE CITY OF LLANO.



TITLE SURVEY OF 0.169 OF AN ACRE OR 7368
SQUARE FEET OUT OF BESSEMER AVENUE ADJACENT
TO BLOCK 90, HOLDEN'S ADDITION, ACCORDING TO
THE PLAT RECORDED IN VOLUME J, PAGE 634,
LLANO COUNTY DEED RECORDS, CITY OF LLANO,
LLANO COUNTY, TEXAS.

I, F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE
RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY
SUPERVISION ON THE 10TH DAY OF FEBRUARY, 2012. IMPROVEMENTS
ARE AS SHOWN, SET BACK FROM PROPERTY LINES THE DISTANCES
INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR
PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.
WITNESS MY HAND AND SEAL THIS THE 27TH DAY OF FEBRUARY, 2012.

DRAWN BY: LMC DATE: 02/24/2012
FILED BY: BM/WT FIELD DATE: 02/10/2012
JOB NO.: 12020101 SHEET 1 OF 3
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F. L. Thompson
F. L. THOMPSON, REG. PROF. LAND SURV. NO. 1739
P. O. BOX 74, LLANO, TEXAS 78643
325-247-4510

FRED L. THOMPSON & ASSOCIATES, P. C.
P. O. BOX 74 LLANO, TEXAS 78643-0074
325-247-4510 (O) 325-247-1043 (F)

(PAGE 2 OF 2)

FIELD NOTES OF 0.169 OF AN ACRE OR 7368 SQUARE FEET OF LAND IN
THE CITY OF LLANO, LLANO COUNTY, TEXAS.

The tract of land described hereon contains 0.169 of an acre or 7368 square feet more or less out of Bessemer Avenue, a 75 wide right of way, lying adjacent to Block 90, Holden's Addition, a subdivision of record in Volume J, Page 634, Llano County Deed Records, in the City of Llano, Llano County Texas, and is described by metes and bounds as follows:

Beginning at a cotton spindle set in Bessemer Avenue, at the intersection of the westerly extended north line of Ellis Street, a 75 feet wide right of way, with the east line of Texas State Highway No. 16, an 80 feet wide right of way, for the southwest corner hereof;

Thence with the east line of Highway 16 and the west line hereof:
Around a curve to the left, through a central angle of $07^{\circ} 27' 43''$, with a radius of 2331.90 feet, an arc distance of 303.70 feet, a chord bearing of $N 09^{\circ} 07' 27'' E 303.48$ feet to a drill hole set in concrete at the intersection of the westerly extended south line of Dallas Street, a 75 feet wide right of way, with the east line of Highway 16 for the northwest corner hereof;

Thence $S 89^{\circ} 34' 39'' E 4.89$ feet to an X cut in a concrete drain in the east line of Bessemer Avenue for the northwest corner of Lot 1, Block 90, Holden's Addition and the northeast corner hereof;

Thence along the west line of said Block 90, the east line of Bessemer Avenue and the east line hereof:
 $S 00^{\circ} 24' 21'' W 300.00$ feet to an iron rod found in the north line of Ellis Street for the southwest corner of Lot 16, Block 90, Holden's Addition and the southeast corner hereof;

Thence $N 89^{\circ} 34' 50'' W 50.90$ feet to the **Point of Beginning** and containing 0.169 of an acre or 7368 square feet more or less.

Basis of Bearing is WGS84. Bearings are true; distances are surface.

Subject to a Utility Easement reserved for the City of Llano as needed on and across the property.

I, F. L. Thompson, a Registered Professional Land Surveyor, do hereby certify that the field notes hereon with accompanying plat are a true and correct representation and delineation of an on the ground survey made under my direction and supervision on the 10th day of February, 2012. Witness my hand and seal this the 27th day of February, 2012.



F. L. Thompson
F. L. Thompson, Reg/Prof. Land Surv. No. 1739
P. O. Box 74, Llano, TX 78643



BLOCK 51 HOLDEN ADDITION ALLEY CLOSURE

- City Street Labels
 - City Street Labels
- City Streets
 - City Streets
 - Private Drives
- Local Road Labels
 - Local Road Labels
- Local Roads
 - State Hwy
 - FM or RR Road
 - County Road
 - Other City Streets
 - Private Drives
- Extra-territorial Jurisdiction
 - Extra-territorial Jurisdiction
- City Limits
 - City Limits
- Rivers
 - Rivers
- LCAD Tax Parcels
 - Parcels



Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.

