

Ordinance No. 1136

**AN ORDINANCE ADOPTING THE CONSOLIDATED FUTURE
LAND USE PLAN AS AN ELEMENT OF THE SOUTHLAKE 2030
PLAN, THE CITY'S COMPREHENSIVE PLAN UPDATE.**

WHEREAS, a Home Rule Charter of the City of Southlake, Texas, was approved by the voters in a duly called Charter election on April 4, 1987; and,

WHEREAS, the Home Rule Charter, Chapter XI requires an update to the City's comprehensive plan elements every four years,

WHEREAS, the City Council recognizes that the Consolidated Future Land Use Plan is an element of the Southlake 2030 Plan, the City's Comprehensive Master Plan,

WHEREAS, the City Council has determined that the Consolidated Future Land Use Plan complies with the Southlake 2030 Vision, Goals, & Objectives,

WHEREAS, the City Council has deemed that the Consolidated Future Land Use Plan has been formulated with adequate public input,

WHEREAS, the City Council has deemed that the recommendations in the Consolidated Future Land Use Plan herein reflect the community's desires for the future development of the City,

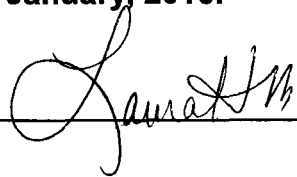
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, THAT:


- Section 1.** All of the findings in the preamble are found to be true and correct and the City Council hereby incorporates said findings into the body of this ordinance as if copied in its entirety.
- Section 2.** Future Land Use Plan designation for parcels indicated in Exhibit "A" is changed to Medium Density Residential.
- Section 3.** The different elements of the Comprehensive Master Plan, as adopted and amended by the City Council from time to time, shall be kept on file in the office of the City Secretary of the City of Southlake, along with a copy of the ordinance and minute order of the Council so adopting or approving the same. Any existing element of the Comprehensive Master Plan which has been heretofore adopted by the City Council shall remain in full force until amended by the City Council as provided herein.
- Section 4.** This ordinance shall be cumulative of all provisions of ordinances of the City of Southlake, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.
- Section 5.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.


Section 6. The City Secretary of the City of Southlake is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

Section 7. This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

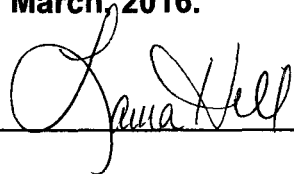
PASSED AND APPROVED on the 1st reading the 19th day of January, 2016.



MAYOR


ATTEST:

CITY SECRETARY




PASSED AND APPROVED on the 2nd reading the 1st day of March, 2016.


MAYOR

ATTEST:

CITY SECRETARY



APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY

DATE: 3-1-2016

ADOPTED: 3-1-2016

EFFECTIVE: 3-1-2016

EXHIBIT A

Legal Description

Being described as Tracts 7A1, 7A2, 7A1A, 7A1A1 and 7B, being portions of Lot 7, R. P. Estes Subdivision and Tracts 1A and 1A1, James B. Martin Survey, Abstract No. 1134, City of Southlake, Tarrant County, Texas, being approximately 8.882 acres, and more fully and completely described below:

LEGAL DESCRIPTION 8.882 ACRES

Being all that certain lot, tract or parcel of land situated in the T. W. Mann Survey, Abstract Number 1107 and the J. B. Martin Survey, Abstract Number 1134 in Tarrant County, Texas, and being part of that certain called 72.64 acre tract of land described in deed to Maguire Partners—Solana Land, L.P., recorded in Volume 16858, Page 176 of the Deed Records of Tarrant County, Texas, and being part of Lot 7 of the R. P. Estes Subdivision, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 1957, Page 324 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) on the east line of said 72.64 acre Tract 3, and being on the west line of State Highway 114 as evidenced by that certain called 4.452 acre tract of land described in deed to the City of Southlake, recorded in Volume 14056, Page 454 of the Deed Records of Tarrant County, Texas;

THENCE N 89°04'10" W, passing at 332.22 feet a 1/2" capped rebar found at the southeast corner of said Lot 7, and the northeast corner of Lot 6 of said R.P. Estes Subdivision, continuing with the north line thereof a total distance of 1626.60 feet to a 1/2" rebar found on the west line of said 72.64 acre tract, and the east line of Sam School Road;

THENCE N 17°51'30" W, 71.43 feet with the west line of said 72.64 acre tract and the east line of Sam School Road to a 5/8" capped rebar found (H&Z);

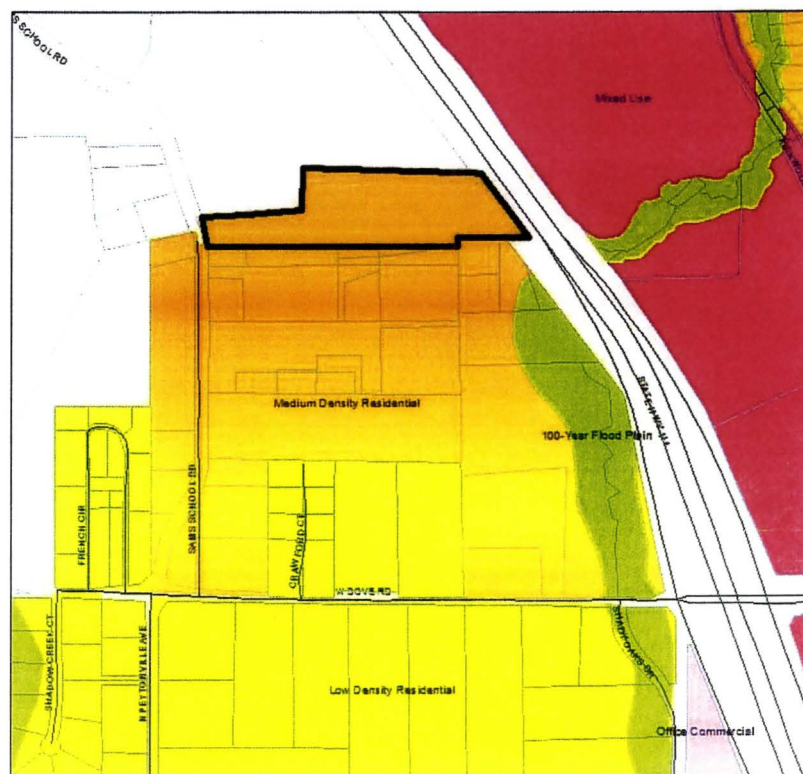
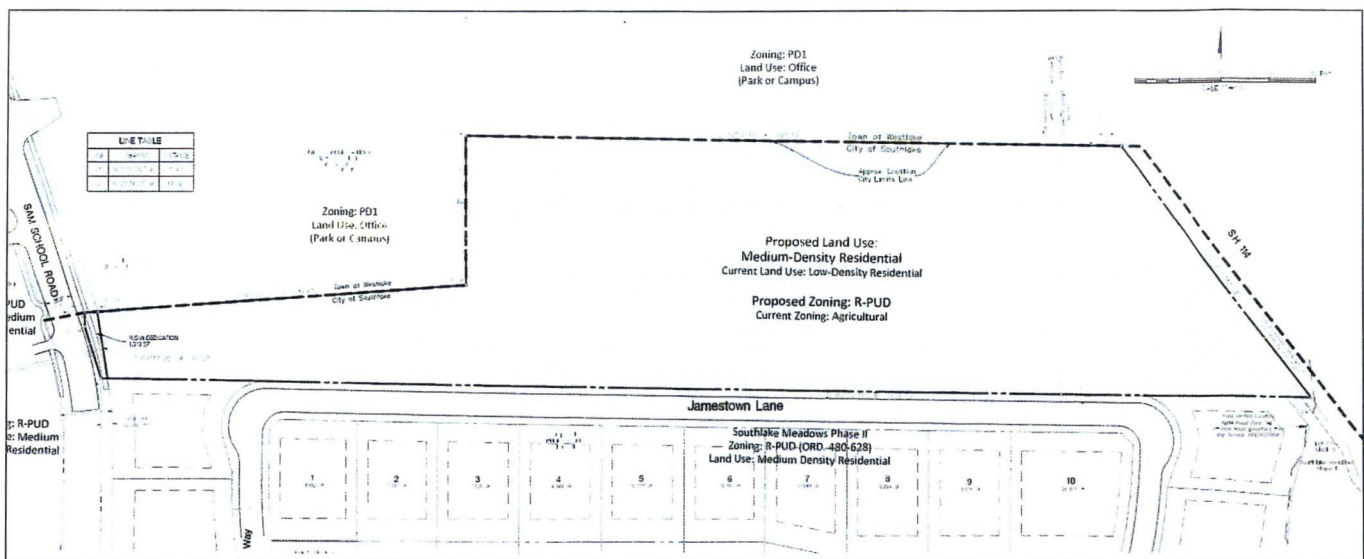
THENCE N 00°34'20" W, 18.36 feet with the west line of said 72.64 acre tract and the east line of Sam School Road to a 5/8" capped rebar found (H&Z) at the southwest corner of a Right-of-Way Dedication shown on plat of Westlake/Southlake Addition No. 1, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 283 of the Plat Records of Tarrant County, Texas;

THENCE N 85°50'25" E, passing at 17.81 feet a 5/8" capped rebar found (H&Z) at the southeast corner of said Right-of-Way Dedication, and being southwest corner of Lot 1R, Block 2 of said Westlake/Southlake Addition No. 1, continuing with the south line thereof a total distance of 518.00 feet to a 5/8" rebar found;

THENCE N 00°15'30" W, 197.63 feet with the south line of said Lot 1R and the north line of said 72.64 acre tract, to a 5/8" rebar found;

THENCE S 89°02'15" E, 881.19 feet with the south line of said Lot 1R and the north line of said 72.64 acre tract to a Texas Department of Transportation Monument on the east line thereof and the west line of said 4.452 acre tract and State Highway 114;

Thence S 37°04'00" E, 417.54 feet with the east line of said 72.64 acre tract and the west line of of said 4.452 acre tract and State Highway 114 to the POINT OF BEGINNING and containing approximately 8.882 acres of land.



Land Use Designation – Medium Density Residential

INVOICE

Star - Telegram

808 Throckmorton St.
FORT WORTH, TX 76102
(817) 390-7761
Federal Tax ID 26-2674582

Customer ID: CIT57
Invoice Number: B1043801
Invoice Date: 12/22/2015
Terms: Net due in 21 days
Due Date: Upon Receipt
P.O. Number:
Order Number: B1043801
Sales Rep: 73
Description: PUBLIC
Publication Date: 12/22/2016

BILL TO: CITY OF SOUTHLAKE
1400 MAIN STREET STE #400
SOUTHLAKE, TX 76092-7604

Description	Location	Col	Depth	Lineage	Mu	Rate	Amount
Southlake legal notice : Public Hearing Notice	LEGAL	2 X	4		8	16.41 \$	131.28

Net Amount: \$131.28

PUBLIC HEARING NOTICE CITY OF SOUTHLAKE, TEXAS

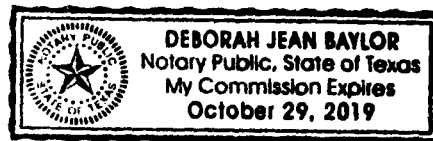
Notice is hereby given to all interested persons that the City of Southlake, Texas, will consider the following items in the Council Chambers at Town Hall, 1400 Main Street, Southlake, Texas for:

The Planning & Zoning Commission on Thursday, January 7, 2016, at 6:30 p.m. or immediately following the Planning & Zoning Work Session will hold a public hearing and consider:

- **ZA15-132, Preliminary Plat for E.C. White Addition Lots 1 and 2** on property being described as Tract 11E of the Thomas Easter Survey, Abstract No. 474, an addition to the City of Southlake, Tarrant County, Texas located at 2450 Crooked Lane, Southlake, Tarrant County, Texas. Current Zoning: "SF-1A" Single Family Residential District and "AG" Agricultural District. **SPIN Neighborhood #8.**
- **ZA15-134, Preliminary Plat for Lots 2R1 and 2R2, H. Granberry No. 581 Addition** on property described as Lot 2R, H. Granberry No. 581 Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 720 S. White Chapel Blvd., Southlake, Texas. Current Zoning: "RE" Single Family Residential Estate District. **SPIN Neighborhood #10.**
- **ZA15-133, Plat Revision for Lots 2R1 and 2R2, H. Granberry No. 581 Addition** on property described as Lot 2R, H. Granberry No. 581 Addition, an addition to the City of Southlake, Tarrant County, Texas and located at 720 S. White Chapel Blvd., Southlake, Texas. Current Zoning: "RE" Single Family Residential Estate District. **SPIN Neighborhood #10.**
- **Ordinance No. 1136 (CP15-003), Land Use Plan Amendment from Low Density Residential to Medium Density Residential** on property being described as Tracts 7A1, 7A2, 7A1A, 7A1A1 and 7B, being portions of Lot 7, R. P. Estes Subdivision and Tracts 1A and 1A1, James B. Martin Survey, Abstract No. 1134, City of Southlake, Tarrant County, Texas located at 800, 848 and 812 W. State Hwy. 114, Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "R-PUD" Residential Planned Unit Development District. **SPIN Neighborhood #5.**
- **ZA15-138, Preliminary Plat for Southlake Meadows Phase III** on property being described as Tracts 7A1, 7A2, 7A1A, 7A1A1 and 7B, being portions of Lot 7, R. P. Estes Subdivision and Tracts 1A and 1A1, James B. Martin Survey, Abstract No. 1134, City of Southlake, Tarrant County, Texas located at 800, 848 and 812 W. State Hwy. 114, Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "R-PUD" Residential Planned Unit Development District. **SPIN Neighborhood #5.**

City Council on Tuesday, February 2, 2016, at 5:30 p.m. will hold a public hearing and consider:
• **Ordinance No. 1136 (CP15-003), Land Use Plan Amendment from Low Density Residential to Medium Density Residential** on property being described as Tracts 7A1, 7A2, 7A1A, 7A1A1 and 7B, being portions of Lot 7, R. P. Estes Subdivision and Tracts 1A and 1A1, James B. Martin Survey, Abstract No. 1134, City of Southlake, Tarrant County, Texas located at 800, 848 and 812 W. State Hwy. 114, Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "R-PUD" Residential Planned Unit Development District. **SPIN Neighborhood #5.**

All interested persons are urged to attend
City of Southlake
Lori Payne, TRMC
City Secretary



personally appeared Christy Holland, Bids & Legal Coordinator
in Tarrant County, Texas, and who after being duly sworn,
subscribed and sworn to before me, on the above named paper on the listed dates:

SUBSCRIBED AND SWORN TO BEFORE ME,

Signed

Christy R. Holland

NOTARY PUBLIC

Deborah Baylor

Thank You For Your Payment

Remit To: Star-Telegram
P.O. Box 901051
FORT WORTH, TX 76101-2051

Customer ID: CIT57
Customer Name: CITY OF SOUTHLAKE
Invoice Number: B1043801
Invoice Amount: \$131.28
P.O. Number:
Amount Enclosed: \$