

ORDINANCE O2020-31

AN ORDINANCE AMENDING THE ZONING DISTRICT BOUNDARIES OF THE ZONING DISTRICT MAP OF THE CITY OF WEATHERFORD, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND IDENTIFIED IN AS BEING 1.200 ACRES DEFINED AS LOTS 108,109,110,111, AND 112, BLOCK 1, HOLIDAY HILLS ADDITION, ACCORDING TO THE PLATS RECORDED IN VOLUME 349, ON PAGE 136, DEED RECORDS, AND LOCATED AT 1514 EAST LAKE DRIVE, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED AG AGRICULTURAL SHALL HENCEFORTH BE ZONED R1 SINGLE-FAMILY RESIDENTIAL, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING A SAVINGS CLAUSE:

WHEREAS, the governing body of the City of Weatherford, Texas, after thorough study, has determined that the Zoning District Map of said City and the Zoning District Boundaries shown thereon should be changed and amended in certain particulars, and

WHEREAS, all reviews and public hearings and all notices incident thereto have been in full compliance with the provisions applicable thereto as contained in the zoning ordinance as set forth in the laws of the State of Texas, and

WHEREAS, the City Council now desires to record said authorized changes in the Zoning District Map by passage of this ordinance amending said map and directing the Department of Development and Neighborhood Services to make appropriate changes in the one (1) copy of the original Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, as provided for in Title XII, Chapter 1, Section 12-1-2, of the City Code of Weatherford, Texas.

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

SECTION 1: That the Zoning District Map of the City of Weatherford, Texas, is hereby amended by changing the zoning district boundaries as herein indicated on the hereinafter described tracts of parcels of land within the corporate limits of the City of Weatherford, Texas:

PREVIOUS ZONING
DISTRICT DESIGNATION

AG Agricultural

AMENDED ZONING
DISTRICT DESIGNATION

R1 Single-Family Residential

For the area more particularly described in **Exhibit 'A' Property Description**.

SECTION 2: The City Council, after thorough investigation and review finds that all prerequisites as to study, review, notice, public hearings, and all other legal requirements have

been met and fully complied with concerning the changes set forth in Section 1 of this ordinance prior to the passage hereof, and that the changes indicated therein will be to the benefit of the particular neighborhood concerned and to the City as a whole.

SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, to show the changes set forth herein.

SECTION 4: All ordinances and parts of ordinances in conflict with this ordinance shall and the same are hereby repealed to the extent of said conflict only.

SECTION 5: If any section, subsection, paragraph, sentence, clause, phrase or word of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portion of this ordinance, and the City Council hereby declares that it would have passed such remaining portions despite such invalidity or unconstitutionality.

The foregoing ordinance was introduced, read, approved, passed and adopted by a vote of 4 ayes and 0 nays by the City Council of the City of Weatherford, Texas, at its meeting on the 23rd day of June 2020.

CITY OF WEATHERFORD, TEXAS



Paul Paschall, Mayor

ATTEST:



Krista Peacock, Assistant City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney

Exhibit 'A' Property Description

Being Lot 108, in Holiday Hills, an Addition in the in Parker County, as recorded in Plat recorded in Volume 349, Page 136, Deed Records, Parker County, Texas and being a portion of tract 1, described in deed to 424 Construction LLC d/b/a Paul Allen Construction, recorded in Instrument No. 201927645, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the Northeast line of East Lake Drive, at the common West corner of said Lot 108 and Lot 107 of said Addition;

THENCE North 27 degrees 00 minutes 00 seconds West, with the said North line of East Lake Drive, a distance of 75.00 feet to a point for corner at the South corner of Lot 109 of said Addition, from which a 1/2 inch iron rod found bears for reference North 44 degrees 33 minutes 54 seconds East, a distance of 0.60 feet;

THENCE North 64 degrees 45 minutes 09 seconds East, a distance of 115.14 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of Lakeview Drive, at the East corner of said Lot 109.

THENCE South 32 degrees 58 minutes 58 seconds East, with the said Southwest line of Lakeview Drive, a distance of 75.38 feet to a 1/2 inch iron rod found at the North corner of said Lot 107,

THENCE South 62 degrees 45 minutes 09 seconds West, a distance of 123.00 feet to the PLACE OF BEGINNING and containing 8,930 square feet or 0.21 of an acre of land

Being Lot 109 in Holiday Hills, an Addition in the in Parker County, as recorded in Plat recorded in Volume 349, Page 136, Deed Records, Parker County, Texas and being a portion of tract 2, described in deed to 424 Construction LLC d/b/a Paul Allen Construction, recorded in Instrument No. 201927645, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the Northeast line of East Lake Drive, at the South common corner of said Lot 109 and Lot 110 of said Addition;

THENCE North 32 degrees 45 minutes 41 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod found for corner in the Southwest line of Lakeview Drive, at the East corner of said Lot 110,

THENCE South 32 degrees 58 minutes 58 seconds East, with the said Southwest line of Lakeview Drive, a distance of 110.04 feet to a 1/2 inch yellow capped iron rod set at the North corner of Lot 108 of said Addition;

THENCE South 62 degrees 45 minutes 09 seconds West, a distance of 115.14 feet to a point for corner in the said Northeast line of East Lake Drive, at the West line of said Lot 108, from which a 1/2 inch iron rod found bears for reference North 44 degrees 33 minutes 54 seconds East, a distance of 0.60 feet;

THENCE North 27 degrees 00 minutes 00 seconds West, with the said Northeast line of East Lake Drive, a distance of 49.50 feet to the PLACE OF BEGINNING and containing 8,869 square feet or 0.20 of an acre of land

Being Lot 110 in Holiday Hills, an Addition in the in Parker County, as recorded in Plat recorded in Volume 349, Page 136, Deed Records, Parker County, Texas and being a portion of tract 2, described in deed to 424 Construction LLC d/b/a Paul Allen Construction, recorded in Instrument No. 201927645, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING 1/2 inch yellow capped iron rod set for corner in the Northeast line of East Lake Drive, at the West common corner of said Lot 110 and Lot 109 of said Addition,

Exhibit 'A' Property Description (continued)

THENCE South 57 degrees 00 minutes 00 seconds West, with the said Northeast line of East Lake Drive, a distance of 75.00 feet to an "X" set at the South corner of Lot 11 of said Addition;

THENCE North 33 degrees 00 minutes 00 seconds West, a distance of 120.00 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of Lakeview Drive, at the East corner of said Lot 111;

THENCE North 57 degrees 00 minutes 00 seconds East, with the said Southwest line of Lakeview Drive, a distance of 74.50 feet to a 1/2 inch iron rod found at the North corner of said Lot 109;

THENCE South 32 degrees 45 minutes 41 seconds West, a distance of 120.00 feet to the PLACE OF BEGINNING and containing 8,970 square feet or 0.21 of an acre of land.

Being Lot 111 in Holiday Hills, an Addition in the in Parker County, as recorded in Plat recorded in Volume 349, Page 136, Deed Records, Parker County, Texas and being a portion of tract 2, described in deed to 424 Construction LLC d/b/a Paul Allen Construction, recorded in Instrument No. 201927645, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING 3/8 inch iron rod found for corner in the Northeast line of East Lake Drive, at the West common corner of said Lot 111 and Lot 112 of said Addition;

THENCE North 33 degrees 00 minutes 00 seconds East, a distance of 120.00 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of Lakeview Drive, at the East corner of said Lot 112;

THENCE South 57 degrees 00 minutes 00 seconds East, with the said Southwest line of Lakeview Drive, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set at the North corner of Lot 110 of said Addition;

THENCE South 33 degrees 00 minutes 00 seconds West, a distance of 120.00 feet to an "X" set for corner in the said Northeast line of East Lake Drive, at the West line of Lot 110;

THENCE North 57 degrees 00 minutes 00 seconds West, with the said Northeast line of East Lake Drive, a distance of 75.00 feet to the PLACE OF BEGINNING and containing 8,996 square feet or 0.21 of an acre of land.

Being Lot 112 in Holiday Hills, an Addition in the in Parker County, as recorded in Plat recorded in Volume 349, Page 136, Deed Records, Parker County, Texas and being a portion of tract 2, described in deed to 424 Construction LLC d/b/a Paul Allen Construction, recorded in Instrument No. 201927645, Deed Records, Parker County, Texas (D.R.P.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the Northeast line of East Lake Drive, at the South common corner of said Lot 112 and Lot 111 of said Addition;

THENCE North 57 degrees 00 minutes 00 seconds West, with the said Northeast line of East Lake Drive, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set at the South corner of Lot 113 of said Addition;

THENCE North 33 degrees 00 minutes 00 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod found for corner in the Southwest line of Lakeview Drive, at the East corner of said Lot 113;

THENCE South 57 degrees 00 minutes 00 seconds East, with the said Southwest line of Lakeview Drive, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set at the North corner of said Lot 111;

THENCE South 33 degrees 00 minutes 00 seconds West, a distance of 120.00 feet to the PLACE OF BEGINNING and containing 9,000 square feet or 0.21 of an acre of land.