

ORDINANCE O2023-22

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 AT 1114 ELMIRA STREET, IDENTIFIED AS BEING A 0.263 ACRE TRACT OF LAND: BEING ALL OF LOT 2R, BLOCK 33, MINERAL HEIGHTS ADDITION, AS RECORDED IN PLAT CABINET B, SLIDE 737, PLAT RECORDS, PARKER COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED C1 GENERAL COMMERCIAL SHALL HENCEFORTH BE ZONED R1 ONE-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 2, Section 12-2-101, 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
C1 General Commercial

AMENDED ZONING
DISTRICT DESIGNATION
R1 One-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.

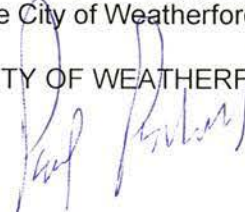
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, 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 June 27, 2023.

CITY OF WEATHERFORD, TEXAS




Paul Paschall, Mayor

ATTEST:



Andrea McDonald, City Secretary

APPROVED AS TO FORM:



Robert M. Allibon, City Attorney

Exhibit 'A' Property Description

BEING a 0.263 acre tract of land; being all of Lot 2R, Block 33, Mineral Heights Addition, as recorded in Plat Cabinet B, Slide 737, Plat Records, Parker County, Texas; being all of that certain tract conveyed to MacGregor in CF# 202230482, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 5/8" iron rod, in the north line of Elmira Street, at the southwest corner of Lot 5, Block 33, Mineral Heights Addition, as recorded in Volume 64, Page 641, Plat Records, Parker County, Texas, and at the southeast corner of said Lot 2R, for the southeast and beginning corner of this tract.

THENCE S 89°53'31" W 74.68 feet, along said north line of Elmira Street, to a found 1/2" iron rod, at the common corner of said Lot 2R and Lot 1R, of said Mineral Heights Addition recorded in Plat Cabinet B, Slide 737, for the southwest corner of this tract.

THENCE N 00°34'50" W 153.27 feet, along the common line of Lots 1R and 2R, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC", for the northwest corner of this tract. WHENCE a found 5/8" iron rod, at the northwest corner of said Lot 1R bears N 89°57'47" W 125.0 feet.

THENCE S 89°57'47" E 75.00 feet, along the north line of said Lot 2R, to a found 1/2" iron rod, at the northeast corner of said Lot 2R, for the northeast corner of this tract.

THENCE S 00°27'43" E, at 13.08 feet, pass a found 1/2" iron rod, at the northwest corner of said Lot 5, in all, 153.08 feet, along the east line of said Lot 2R, to the POINT OF BEGINNING.

Location Map

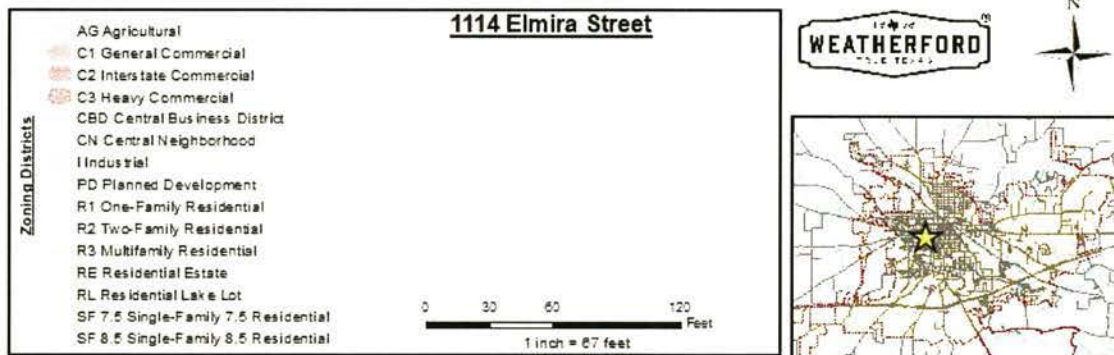
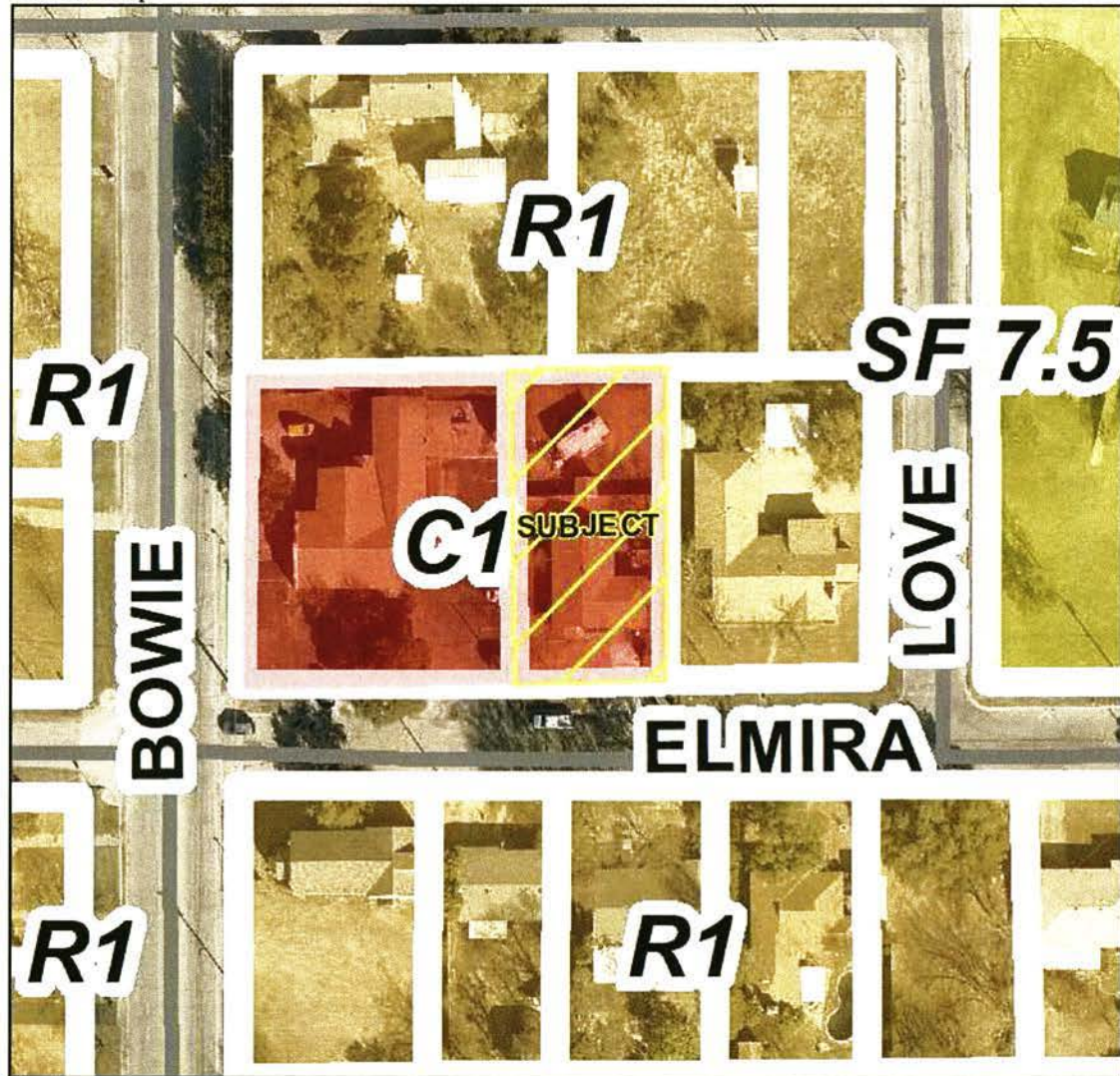
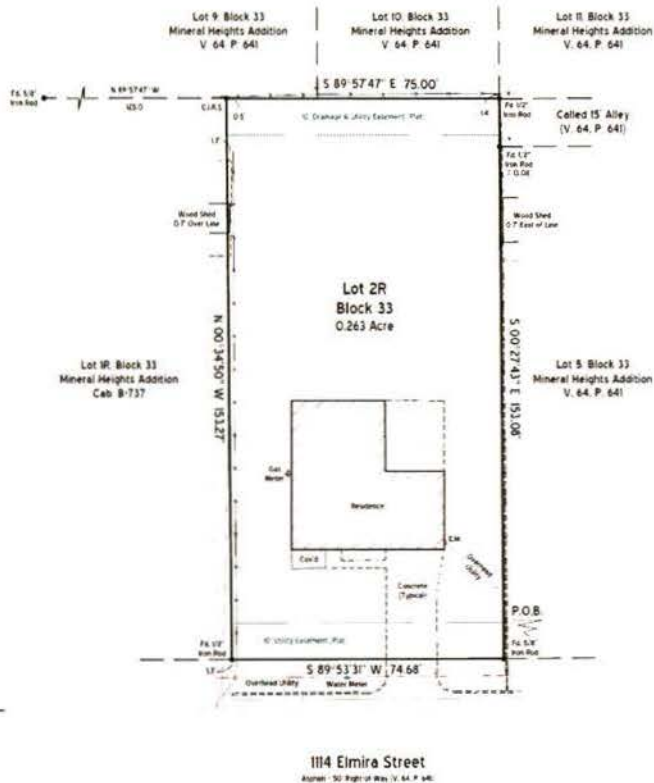


Exhibit 'B' Site Plan



Property Description

BEING a 0.263 acre tract of land, being all of Lot 2R, Block 33, Mineral Heights Addition, as recorded in Plat Cadastre B, Slide 737, Plat Records, Parker County, Texas, being all of that certain tract conveyed to MacGregor in CFA 20220482, Real Property Records, Parker County, Texas, and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect NAD 1983 Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 5/8" iron rod, in the north line of Elmira Street, at the southwest corner of Lot 5, Block 33, Mineral Heights Addition, as recorded in Volume 64, Page 641, Plat Records, Parker County, Texas, and at the southeast corner of said Lot 2R, for the southwest and beginning corner of this tract

THENCE S 89° 53' 31" W 74.68 feet, along said north line of Elmira Street, to a found 1/2" iron rod, at the common corner of said Lot 2R and Lot 3R, of said Mineral Heights Addition, recorded in Plat Cadastre B, Slide 737, for the southwest corner of this tract

THENCE N 00° 34' 50" W 153.27 feet, along the common line of Lots 3R and 2R, to a set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING, INC.", for the northwest corner of this tract, WHENCE a found 5/8" iron rod, at the northwest corner of said Lot 3R, bears N 89° 57' 47" W 125.00 feet

THENCE S 89° 57' 47" E 75.00 feet, along the north line of said Lot 2R, to a found 1/2" iron rod at the northeast corner of said Lot 2R, for the northeast corner of this tract

THENCE S 00° 27' 43" E, at 13.08 feet, pass a found 1/2" iron rod, at the northwest corner of said Lot 5, in all 153.08 feet, along the east line of said Lot 2R, to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property, as it appears on the ground, by me or under my direct supervision, visible conflicts, encroachments, and compare are as shown on this plat or map attached hereto. The area & boundary were determined with respect to the recorded references as shown, and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns; all repairs, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Micah Hamilton
Micah Hamilton, Registered Professional Land Surveyor No. 5005
Texas Surveying, Inc. - Weatherford Branch
1014 S. Walnut Street, Weatherford, TX 76086
weatherford@txsurveying.com 817-594-0400
04/20/2023 - May 17, 2023



Notes

1. No abstract of title or encumbrances was provided to the surveyor. Based on research performed by the surveyor, was made only for the purpose of determining the boundary of the property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2. Official FEMA Flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information, consult the official FEMA website at FEMA.gov

3. Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983 Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4. Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5. Please consult all applicable governing entities regarding rules & regulations that may affect construction on this property.

6. C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING, INC."

