

ORDINANCE O2024-19

AN ORDINANCE AMENDING THE GENERAL PLAN AND ZONING DISTRICT BOUNDARIES OF THE ZONING DISTRICT MAP OF THE CITY OF WEATHERFORD, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND GENERALLY LOCATED AT NORTH OF THE INTERSECTION OF STATE HIGHWAY 180 AND RIC WILLIAMSON MEMORAL HIGHWAY, IDENTIFIED AS 114.70 OF LAND SITUATED IN THE J.E. BRIDGEMAN SURVEY, ABSTRACT NO. 142625; WILL C. KEARBY SURVEY, ABSTRACT NO. 2637; J.B. BUSH SURVEY, ABSTRACT NO. 71; HENRY HAWKINS SURVEY, ABSTRACT NO. 2559, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED AG AGRICULTURE SHALL HENCEFORTH BE ZONED SF 7.5 SINGLE FAMILY 7.5, 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

AG Agriculture

AMENDED ZONING
DISTRICT DESIGNATION

SF 7.5 Single Family 7.5

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.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 16TH DAY OF JULY 2024.

CITY OF WEATHERFORD, TEXAS

Paul Paschall, Mayor

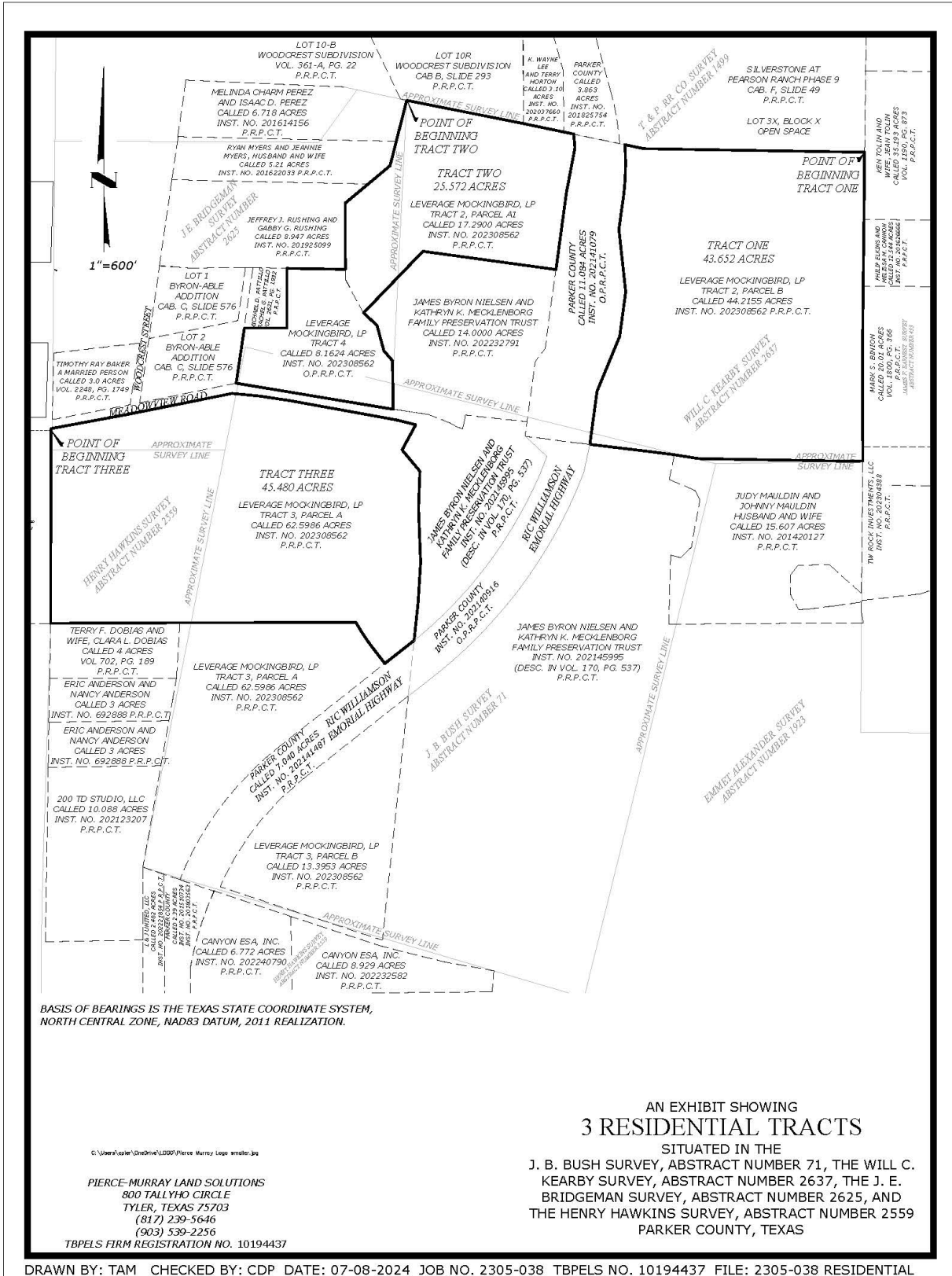
ATTEST:

Andrea McDonald, City Secretary

APPROVED AS TO FORM:

Robert M. Allibon, City Attorney

Exhibit 'A' Property Description



AN EXHIBIT SHOWING
3 RESIDENTIAL TRACTS
 SITUATED IN THE
 J. B. BUSH SURVEY, ABSTRACT NUMBER 71, THE WILL C.
 KEARBY SURVEY, ABSTRACT NUMBER 2637, THE J. E.
 BRIDGEMAN SURVEY, ABSTRACT NUMBER 2625, AND
 THE HENRY HAWKINS SURVEY, ABSTRACT NUMBER 2559
 PARKER COUNTY, TEXAS

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PIERCE-MURRAY LAND SOLUTIONS
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 239-5646
 (903) 539-2256
 TBPELS FIRM REGISTRATION NO. 10194437

DRAWN BY: TAM CHECKED BY: CDP DATE: 07-08-2024 JOB NO. 2305-038 TBPELS NO. 10194437 FILE: 2305-038 RESIDENTIAL

Exhibit 'A' Property Description

TRACT ONE- 43.652 Acres

BEING a tract of land situated in the J. B. Bush Survey, Abstract Number 71 and the Will C. Kearby Survey, Abstract Number 2637, Parker County, Texas and being all of that certain called 44.2155 acre tract (Tract 2, Parcel B) as described in Special Warranty Deed with Vendors Lien to Leverage Mockingbird, L.P., as recorded in Instrument Number 202308562, Public Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an 8 inch wood post found for the northeast corner of said called 44.2155 acre tract, being the southeast corner of Silverstone at Pearson Ranch, Phase 9, as recorded in Cabinet F, Slide 49, Plat Records, Parker County, Texas and being in the west line of that certain called 35.193 acre tract of land described in deed to Ken Tolin and wife, Jean Tolin, as recorded in Volume 1190, Page 873, Public Records, Parker County, Texas;

THENCE S 00°36'43"W, a distance of 335.34 feet along the east line of said called 44.2155 acre tract and the west line of said called 35.193 acre tract to a 3 inch wood post, being the southwest corner of said called 35.193 acre tract and the northwest corner of that certain called 12.544 acre tract of land described in deed to Philip Elkins and Melissa M. Cannon, as recorded in Instrument Number 201626666, Public Records, Parker County, Texas;

THENCE S 00°42'32"W, a distance of 332.19 feet continuing along the east line of said called 44.2155 acre tract and along the west line of said called 12.544 acre tract to a 3 inch wood post found, being the southwest corner of said called 12.544 acre tract and the northwest corner of that certain called 20.01 acre tract of land described in deed to Mark S. Binion, as recorded in Volume 1800, Page 366, Public Records, Parker County, Texas;

THENCE S 00°31'08"W, a distance of 303.02 feet continuing along the east line of said called 44.2155 acre tract and the west line of said called 20.01 acre tract;

THENCE S 00°06'30"E, a distance of 310.74 feet continuing along the east line of said called 44.2155 acre tract and the west line of said called 20.01 acre tract to a 3 inch wood post found;

THENCE S 00°11'48"E, a distance of 187.57 feet continuing along the east line of said called 44.2155 acre tract and the west line of said called 20.01 acre tract to a 3 inch wood post found, being the southwest corner of said called 20.01 acre tract and the northeast corner of that certain called 3.347 acre tract of land described in deed to TW Rock Investments, LLC, as recorded in Instrument Number 202304388, Public Records, Parker County, Texas;

THENCE S 00°00'47"W, a distance of 71.57 feet along the east line of said called 44.2155 acre tract and the west line of said called 3.347 acre tract to a 7 inch wood post found for the southeast corner of said called 44.2155 acre tract and the northeast corner of that certain called 15.607 acre tract of land described in deed to Judy Mauldin and Johnny Mauldin, husband and wife, as recorded in Instrument Number 201420127, Public Records, Parker County, Texas;

THENCE S 89°19'47"W, a distance of 85.24 feet along the common line of the south line of said called 44.2155 acre tract and the north line of said called 15.607 acre tract to a 4 inch wood post found;

THENCE N 88°57'10"W, a distance of 734.27 feet continuing along said common line;

THENCE N 80°53'50"W, a distance of 121.47 feet continuing along said common line to a fence post found;

THENCE N 82°57'49"W, a distance of 116.03 feet continuing along said south line;

THENCE N 83°08'29"W, a distance of 310.17 feet continuing along said south line to a 1/2 inch iron rod with blue cap found, being the southwest corner of said called 44.2155 acre tract and the southeast corner of that certain called 11.084 acre tract described in Agreed Final Judgement to Parker County, as recorded in Instrument Number 202141079, Public Records, Parker County, Texas;

THENCE the following courses and distances along the common line of the westerly line of said called 44.2155 acre tract and the easterly line of said called 11.084 acre tract:

N 07°44'43"E, a distance of 268.11 feet;

N 22°26'30"E, a distance of 295.63 feet to a 1/2 inch iron rod with cap stamped "Texas Surveying" found;

N 07°44'44"E, a distance of 224.13 feet to a 1/2 inch iron rod with cap stamped "Texas Surveying" found;

N 06°07'27"W, a distance of 312.87 feet;

N 07°44'44"E, a distance of 146.22 feet to a 1/2 inch iron rod with cap stamped "Texas Surveying" found at the beginning of a curve to the left;

With said curve, an arc distance of 278.52 feet, through a central angle of 11°36'20", having a radius of 1375.00 feet and a long chord of which bears N 01°56'34"E, 278.04 feet to the northwest corner of said called 44.2155 acre tract and the northeast corner of said called 11.084 acre tract and being in the south line of the aforementioned Silverstone at Pearson Ranch, Phase 9;

THENCE S 78°08'01"E, a distance of 96.37 feet along the south line of said Silverstone at Pearson Ranch, Phase 9;

THENCE S 89°05'18"E, a distance of 1102.53 feet continuing along the south line of said Silverstone at Pearson Ranch, Phase 9, returning to the Point of Beginning and containing 1,901,492 square feet or 43.652 acres of land, more or less.

Exhibit 'A' Property Description

TRACT TWO – 25.572 Acres

BEING a tract of land situated in the J. E. Bridgeman Survey, Abstract Number 2625 and the Will C. Kearby Survey, Abstract Number 2637, both of Parker County, Texas and being all of that certain called 17.2900 acre tract (Tract 2, Parcel A1) and all of that called 8.1624 acre tract (Tract 4) as described in Special Warranty Deed with Vendors Lien to Leverage Mockingbird, L.P., as recorded in Instrument Number 202308562, Public Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the south line of Lot 10R, Woodcrest Subdivision, as recorded in Cabinet B, Slide 293, Plat Records, Parker County, Texas, said iron rod being the northwest corner of said Tract 2, Parcel A1 and the northeast corner of that certain called 6.718 acre tract of land described in deed to Melisa Charm Perez and Isacc D. Perez, as recorded in Instrument Number 201614156, Public Records, Parker County, Texas and said iron rod bears S 78°47'37"E, 30.00 feet from the southwest corner of said Lot 10R;

THENCE S 78°47'37"E, a distance of 593.92 feet along the north line of said called 17.2900 acre tract and the south line of said Lot 10R to the southeast corner of said Lot 10R and the southwest corner of that certain called 3.10 acre tract of land described in deed to K. Wayne Lee and Terry Horton, as recorded in Instrument Number 202037660, Public Records, Parker County, Texas and from which a found 1/2 iron rod bears S 78°13'25"E, 15.54 feet;

THENCE S 78°13'25"E, a distance of 254.83 feet continuing along the north line of said called 17.2900 acre tract and the south line said called 3.10 acre tract and then along the south line of that certain called 3.863 acre tract of land described in the Agreed Final Judgement to Parker County, as recorded in Instrument Number 201825754, Public Records, Parker County, Texas to a 1/2 inch iron rod with blue cap found for the northwest corner of that certain called 11.084 acre tract of land described in deed to Parker County, as recorded in Instrument Number 202141079, Public Records, Parker County, Texas, and being the beginning of a non-tangent curve to the right;

THENCE along the westerly line of said called 11.084 acre tract and with said curve, an arc distance of 72.93 feet, through a central angle of 3°42'52", having a radius of 1125.00 feet and a long chord of which bears S 05°36'34"E, 72.92 feet to a 1/2 inch iron rod with cap stamped "Texas Surveying" found;

THENCE S 10°52'55"W, a distance of 224.63 feet continuing along said westerly line;

THENCE S 07°45'33"W, a distance of 386.61 feet continuing along said westerly line to the southeast corner of said called 17.2900 acre tract and the northeast corner of that certain called 14.0000 acre tract of land described in deed to James Byron Nielson and Kathryn K. Mecklenborg Family Preservation Trust, as recorded in Instrument Number 202232791, Public Records, Parker County, Texas;

THENCE N 82°10'00"W, a distance of 669.41 feet along the common line of the south line of said called 17.2900 acre tract and the north line of said called 14.0000 acre tract;

THENCE S 43°57'41"W, a distance of 427.30 feet continuing along said common line to the most southerly corner of said called 17.2900 acre tract, the northwesterly corner of said called

14.0000 acre tract and being in the easterly line of that certain called 8.1624 acre tract of land described in deed to Leverage Mockingbird, LP, as recorded in Instrument Number 202208562, Public Records, Parker County, Texas and generally near a fence;

THENCE the following courses and distances along the common line of the easterly line of said called 8.1624 acre tract and the westerly line of said called 14.0000 acre tract:

S 46°57'01"E, a distance of 91.86 feet;

S 15°04'52"E, a distance of 130.04 feet;

S 40°34'57"E, a distance of 65.95 feet;

S 01°03'09"E, a distance of 241.86 feet to the northerly Right-of-Way line of the aforementioned Meadowview Road (a variable width public Right-of-Way);

THENCE N 80°38'07"W, a distance of 794.53 feet along said northerly Right-of-Way line to a 5/8 inch iron rod with cap stamped "4151" found at the southwest corner of said called 8.1624 acre tract, being in the northerly Right-of-Way line of said Meadowview Road and being the southeast corner of Lot 2, Byron-Able Addition, as recorded in Cabinet C, Slide 576, Plat Records, Parker County, Texas;

THENCE N 08°33'35"E, a distance of 278.69 feet along the east line of said Lot 2 and the common line of the westerly line of said called 8.1624 acre tract and the easterly line of said Lot 2 to a fence post found in the southerly line of that certain called 5.00 acre tract of land described in deed to Michael D. Pattillo and wife, Rachel G. Pattillo, as recorded in Volume 2621, Page 1932, Public Records, Parker County, Texas;

THENCE N 89°59'24"E, a distance of 211.81 feet continuing along the common line of the westerly line of said called 8.1624 acre tract and the southerly line of said 5.00 acre tract to a 1/2 inch iron rod found;

THENCE N 00°01'20"E, a distance of 297.85 feet along the common of the westerly line of said called 8.1624 acre tract and the easterly line of said called 5.00 acre tract to the south line of that certain called 8.947 acre tract of land described in deed to Jeffrey J. Rushing and Gabby G. Rushing, as recorded in Instrument Number 201925099, Public Records, Parker County, Texas to the most northerly northwest corner of said called 8.1624 acre tract;

THENCE S 88°58'45"E, a distance of 291.49 feet along the common line of the northerly line of said called 8.1624 acre tract and the south line of said called 8.947 acre tract to the most easterly northeast corner of said called 8.1624 acre tract and being in the westerly line of that certain called 17.2900 acre tract (Tract 2, Parcel A1) as described in Special Warranty Deed with Vendors Lien to Leverage Mockingbird, L.P., as recorded in Instrument Number 202308562, Public Records, Parker County, Texas;

THENCE N 00°09'42"W, a distance of 329.50 feet generally along a fence and along the common line of the westerly line of said called 17.2900 acre tract and the easterly line of said called 8.947 acre tract;

THENCE N 50°07'12"E, a distance of 292.36 feet generally along a fence and continuing along the westerly line of said called 17.2900 acre tract and the east line of said called 8.947 acre tract and then along the east line of that certain called 5.21 acre tract of land described in deed

to Ryan Myers and Jeannie Myers, husband and wife, as recorded in Instrument Number 201622033, Public Records, Parker County, Texas, to a Spike found;

THENCE N 14°13'22"E, a distance of 335.96 feet generally along a fence and continuing along the westerly line of said called 17.2900 acre tract and the easterly line of said called 5.21 acre tract and then along the easterly line of the aforementioned called 6.718 acre tract, returning to the Point of Beginning and containing 1,113,931 square feet or 25.572 acres of land, more or less.

Exhibit 'A' Property Description

TRACT THREE – 45.480 Acres

BEING a tract of land situated in the J. E. Bridgeman Survey, Abstract Number 2625, the Henry Hawkins Survey, Abstract Number 2559 and the J. B. Bush Survey, Abstract Number 71, Parker County, Texas and being all of that certain called 62.5986 acre tract (Tract 3, Parcel A) as described in Special Warranty Deed with Vendors Lien to Leverage Mockingbird, L.P., as recorded in Instrument Number 202308562, Public Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5 inch metal post found at the northeast corner of Lot 1, Block 1, Meadowview WISD Addition, as recorded in Cabinet B, Slide 142, Plat Records, Parker County, Texas and being in the westerly line of said called 62.5986 acre tract;

THENCE N 04°59'49"E, a distance of 10.45 feet along said westerly line to a 5/8 inch iron rod with cap stamped "4151" found in the southerly Right-of-Way line of Meadowview Road (a variable width public Right-of-Way) and being the northwest corner of said called 62.5986 acre tract;

THENCE the following courses and distances along the common line of the southerly Right-of-Way of said Meadowview Road and the northerly line of said called 62.5986 tract:

N 79°31'35"E, a distance of 385.53 feet to a 5/8 inch iron rod found;

N 78°40'35"E, a distance of 533.33 feet to 4 inch wood post found;

S 84°46'54"E, a distance of 137.71 feet to a 4 inch wood post found;

S 81°14'45"E, a distance of 154.64 feet to a RR tie found;

S 79°45'52"E, a distance of 532.77 feet to a 6 inch wood post found;

S 76°36'29"E, a distance of 105.62 feet to a 5/8 inch iron rod with cap stamped "4151" found for the northeast corner of said called 62.5986 acre tract, being in the approximate center line of a creek;

THENCE the following courses and distances along the easterly line of said called 62.5986 acre tract and said center line:

S 28°31'01"W, a distance of 143.60 feet;

S 39°46'32"E, a distance of 138.65 feet;

S 02°10'25"W, a distance of 184.95 feet to a spike found;

S 02°27'35"E, a distance of 202.63 feet to the west bank of said creek;

THENCE S 01°54'46"E, a distance of 34.61 feet continuing along the east line of said called 62.5986 acre tract;

THENCE S 02°51'55"E, a distance of 25.44 feet continuing along the east line of said called 62.5986 acre tract to a fence;

THENCE S 03°32'26"W, a distance of 206.33 feet continuing along the east line of said called 62.5986 acre tract and generally along a fence to a 5/8 inch iron rod with cap stamped "4151" found;

THENCE S 05°58'06"W, a distance of 191.31 feet continuing along the east line of said called 62.5986 acre tract and generally along a fence to a 5/8 inch iron rod with cap stamped "4151" found at the northwesterly corner of that certain tract of land described in the Agreed Final Judgement to Parker County, as recorded in Instrument Number 202141487, Public Records, Parker County, Texas;

THENCE S 51°43'54"W, a distance of 185.73 feet;

THENCE N 38°17'51"W, a distance of 86.29 feet to the beginning of a curve to the right;

THENCE With said curve, an arc distance of 164.97 feet, through a central angle of 9°02'42", having a radius of 1045.00 feet and a long chord of which bears N 33°46'30"W, 164.80 feet;

THENCE S 89°52'10"W, at a distance of 878.12 feet pass a 5/8 inch iron rod with cap stamped "4151" found near a fence post, being an "ell" corner in the west line of said called 62.5986 acre tract and being the northeast corner of a called 4 acre tract of land described in deed to Terry F. Dobias and wife, Clara L. Dobias, as recorded in Volume 702, Page 189, Public Records, Parker County, Texas and then along the common line of a southerly line of said called 62.5986 acre tract and the north line of said called 4 acre tract, in all a total distance of 1301.31 feet to an angle point in said common line;

THENCE S 89°30'25"W, a distance of 221.20 feet generally along a fence and continuing along said south line and the north line of said called 4 acre tract to a 60D Nail found in a 10 inch post, being an "ell" corner in the west line of said called 62.5986 acre tract, being the northwest corner of said called 4 acre tract and being the southeast corner of the aforementioned Lot 1, Block 1 Meadowview WISD Addition;

THENCE N 00°06'29"E, a distance of 961.38 feet along the west line of said called 62.5986 acre tract and the east line of said Lot 1, returning to the Point of Beginning and containing 1,981,092 square feet or 45.480 acres of land, more or less.