

ORDINANCE 788-2016-34

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 AS ±12.92 ACRE TRACT OF LAND SITUATED IN THE C.C. MCCARVER SURVEY, ABSTRACT NO. 908, AND THE NATHANIAL WATSON SURVEY, ABSTRACT NO. 1665, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED R2 RESIDENTIAL 2 FAMILY AND AG AGRICULTURE SHALL HENCEFORTH BE ZONED R1 RESIDENTIAL SINGLE FAMILY, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING A SAVINGS CLAUSE:

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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 Planning and Development 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:

<u>PREVIOUS ZONING DISTRICT DESIGNATION</u>	<u>AMENDED ZONING DISTRICT DESIGNATION</u>
<b>R2 Two Family &amp; AG Agriculture</b>	<b>R1 single family residential</b>

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 Planning and Development 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 14<sup>th</sup> day of June, 2016

CITY OF WEATHERFORD, TEXAS

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Craig Swancy, Mayor

ATTEST:

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Krista Beach, TRMC, Assistant City Secretary

APPROVED AS TO FORM:

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Ed Zellers, City Attorney

### **Exhibit 'A' Property Description.**

Being a 12.92 acre tract of land situated in the C.C. McCarver Survey, Abstract No. 908, and the Nathaniel Watson Survey, Abstract No. 1665, in the City of Weatherford, Parker County, Texas and being a portion of the Crown Valley Acquisition, LP. tract as evidenced by deed recorded in Volume 2162, Page 1665, Deed Records Parker County, Texas and all of the Crown Valley Acquisitions, LP. tract as evidenced by deed recorded in Volume 2272, page 1953, Deed Records Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly southwest corner of said 12.92 acre tract and the northwest corner of Lot 8, Block F, Crown Valley Estates Phase 1, Section 2, an addition to the City of Weatherford, Parker County, Texas as recorded in Cabinet C, Slide 677, Plat Records Parker County, Texas, said iron rod also being in the east line of Mikus Road;

THENCE North 12°52'13" West, with the east line of Mikus Road, a distance of 682.47 feet to a set 1/2 inch iron rod for the northwest corner of said 12.92 acre tract, said iron rod also being the southwest corner of that certain City of Weatherford tract as evidenced by deed recorded in Volume 280, Page 201, Deed Records Parker County, Texas;

THENCE South 89°54'41" East, with the City of Weatherford/12.92 acre tract common line, a distance of 734.79 feet to a set 1/2 inch iron rod for an interior ell corner of said 12.92 acre tract;

THENCE North 16°52'12" West, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 199.31 feet to a set 1/2 inch iron rod;

THENCE North 68°54'37" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 156.69 feet to a set 1/2 inch iron rod;

THENCE South 45°17'11" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 64.85 feet to a set 1/2 inch iron rod;

THENCE South 33°37'07" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 49.85 feet to a set 1/2 inch iron rod;

THENCE 32°01'36" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 62.41 feet to a set 1/2 inch iron rod;

THENCE South 47°04'26" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 45.56 feet to a set 1/2 inch iron rod;

THENCE South 50°11'43" East, continuing with the City of Weatherford/12.92 acre tract common line, a distance of 119.55 feet to a set 1/2 inch iron rod for the most easterly corner of said 12.92 acre tract, said iron rod also being on the north line of Lot 2, Block 1, The Golf Club at Crown Valley, an addition to the City of Weatherford, Parker County, Texas as recorded in Cabinet C, Slide 742, Plat Records Parker County, Texas;

THENCE North 89°54'41" West, with the Golf Club/12.92 acre tract common line, a distance of 8.81 feet to a set 1/2 inch iron rod;

THENCE South 41°46'59" West, continuing with the Golf Club/12.92 acre tract common line, a distance of 226.07 feet to a found 1/2 inch iron rod;

THENCE South 27°32'40" West, continuing with the Golf Club/12.92 acre tract common line, a distance of 119.53 feet to a found 5/8 inch iron rod;

THENCE South 0°20'40" West, continuing with the Golf Club/12.92 acre tract common line, a distance of 105.93 feet to a set 1/2 inch iron rod;

THENCE South 34°35'08" East, continuing with the Golf Club/12.92 acre tract common line, a distance of 64.41 feet to a found 5/8 inch iron rod;

THENCE South 22°14'08" East, continuing with the Golf Club/12.92 acre tract common line, a distance of 94.64 feet to a set 1/2 inch iron rod for the most easterly southeast corner of said 12.92 acre tract and the northeast corner of Lot 10, Block H, Crown Valley Estates Phase 1, Section 2;

THENCE South 81°48'16" West, with the Phase 1, Section 2/12.92 acre tract common line, a distance of 177.32 feet to a found 1/2 inch iron rod for the beginning of a non-tangent curve to the right having a radius of 42.50 feet, a central angle of 29°04'49", and a long chord bearing South 7°29'25" East, 21.34 feet;

THENCE along said curve to the right, continuing with the Phase 1, Section 2/12.92 acre tract common line, an arc distance of 21.57 feet to a set 1/2 inch iron rod;

THENCE South 7°02'59" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 69.18 feet to a set 1/2 inch iron rod;

THENCE North 79°31'21" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 46.68 feet to a found 1/2 inch iron rod;

THENCE South 80°52'03" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 229.55 feet to a found 1/2 inch iron rod;

THENCE North 13°07'21" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 70.00 feet to a set 1/2 inch iron rod;

THENCE South 76°52'32" West, continuing with the Phase 1, Section 2/12.92 acre tract common line, a distance of 298.28 feet to the Point of Beginning and Containing 562,798 square feet, 12.92 acres of land, more or less.