

**ORDINANCE NO. 2023-08-016-17**

**AN ORDINANCE AMENDING THE CITY OF WHITE SETTLEMENT 2040 COMPREHENSIVE PLAN FOR A 3.08-ACRE TRACT OF LAND AND BEING ALL OF LOT 12, AND A PORTION OF LOT "A", BLOCK 20, MCDONNELL ADDITION, AN ADDITION TO THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS FROM REGIONAL COMMERCIAL WITH A MIXED-USE AREA TO LOW-DENSITY RESIDENTIAL; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of White Settlement, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and

**WHEREAS**, the Council of the City previously adopted The City of White Settlement 2040 Comprehensive Plan Update, which included a map which depicts, by distinct colors, the various land uses within the City; and

**WHEREAS**, a public hearing was at a meeting of the Planning and Zoning Commission on May 9, 2023, and the City Council on August 1, 2023, with respect to the proposed changes described herein; and

**WHEREAS**, the City Council of the City of White Settlement, Texas, does hereby deem it advisable and in the public interest to amend The City of White Settlement 2040 Comprehensive Plan, as amended, as described herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS;**

**SECTION 1  
PROPERTY RE-ZONED**

That the City of White Settlement 2040 Comprehensive Plan, as amended, is hereby amended by re-designating the following property from Regional Commercial with a Mixed-Use Area to Low-Density Residential:

A 3.08-acre tract of land and being all of Lot 12, and a portion of Lot "A", Block 20, McDonnell Addition, an addition to the City of White Settlement, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-17, Page 29, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described on the attached Exhibit "A".

**SECTION 2**  
**ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of White Settlement, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

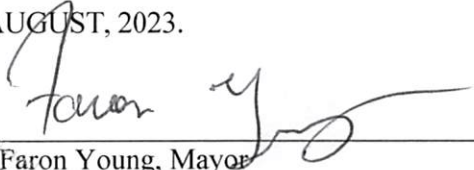
**SECTION 3**  
**SEVERABILITY**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional section, paragraph, sentence, clause or phrase.


**SECTION 4**  
**EFFECTIVE DATE**

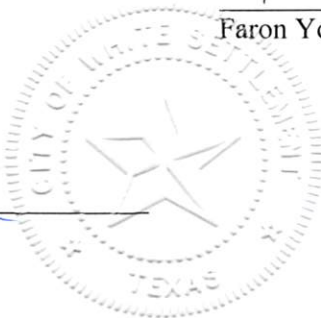
This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED ON THIS 8<sup>th</sup> DAY OF AUGUST, 2023.

  
\_\_\_\_\_  
Faron Young, Mayor

ATTEST:

  
\_\_\_\_\_  
Amy Arnold, TRMC, CMC  
City Secretary



### **Exhibit A**

BEING a 3.08-acre tract of land and being all of Lot 12, and a portion of Lot "A", Block 20, McDonnell Addition, an addition to the City of White Settlement, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-17, Page 29, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

Beginning at a 1-inch iron rod found for corner being the southwest corner of the herein described tract, same point being the southwest corner of said Lot 12, and being the southeast corner of Lot 9, Block 20, of said McDonnell addition, same point being in the north right-of-way line of Whitney Drive, a called fifty (50) foot right-of-way;

THENCE North 00 degrees 08 minutes 21 seconds West, a distance of 467.34 feet to a 1-inch iron rod found for corner being in the east line of Lot 2, Block 20 of said McDonnell Addition, same point being the southwest corner of Lot 10, Block 20 of said McDonnell Addition;

THENCE South 89 degrees 24 minutes 13 seconds East, a distance of 179.40 feet to a 1/2-inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the southeast corner of Lot 13, Block 20, McDonnell Addition, an addition to the City of White Settlement, recorded in Volume 388-27, Page 373, P.R.T.C.T.;

THENCE North 00 degrees 41 minutes 28 seconds West, a distance of 90.08 feet to a 5/8-inch iron rod found for corner being the northeast corner of said Lot 13, same point being in the apparent south right-of-way line of Marrett Drive;

THENCE North 00 degrees 26 minutes 39 seconds East, a distance of 42.10 feet to a "PK" Nail set in asphalt for corner being from which a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 7 McDonnell Addition, an addition to the City of White Settlement, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-6, Page 41, P.R.T.C.T. bears North 04 degrees 24 minutes 53 seconds East at 15.66 feet;

THENCE South 73 degrees 08 minutes 16 seconds East, with a south line of a fifteen (15) foot right of-way dedication for said Marrett Drive, a distance of 133.50 feet to a "Y" cut in concrete found for corner being the northwest corner of Lot A-1-R, Block 20, McDonnell Addition, and addition to the City of White Settlement, recorded in Volume 388-150, Page 89, P.R.T.C.T.;

THENCE South 01 degrees 10 minutes 18 seconds West, passing a 3/4-inch rod found for the southwest corner of said Lot A-1-R at 188.11 feet, and continuing for total distance of 208.12 feet to a 1/2-inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 38 minutes 26 seconds East, a distance of 69.75 feet to a 5/8-inch iron rod found for the corner being the west right-of-way line of S. Cherry Lane, a called eight (80) foot right-of-way;

THENCE South 39 degrees 59 minutes 39 seconds West, with the west right-of-way line of said S. Cherry Lane, a distance of 22.07 feet to a "PK" nail found in asphalt for corner being the beginning of a curve to the left having a radius of 326.60 feet;

THENCE with the west right-of-way line of said S. Cherry Lane, and with said curve to the left, through a central angle of 40 degrees 08 minutes 00 seconds, whose chord bears South 19 degrees 55 minutes 39 seconds West at 224.12 feet, as arc length of 228.77 feet to a 1/2-inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 21 seconds East, with the west right-of-way line of said S. Cherry Lane, a distance of 23.45 feet to a 5/8-inch iron rod found for corner being at the intersection of the north right-of-way of said Whitney Drive with the west right-of-way line of said S. Cherry Lane;

THENCE South 84 degrees 56 minutes 39 seconds West, with the north right-of-way line of said Whitney Drive, a distance of 113.08 feet to a "PK" nail found in asphalt for corner being the beginning of the curve to the left, having a radius of 181.80 feet,

THENCE with the north right-of-way line of said Whitney Drive, and with said curve to the left, through a central angle of 30 degrees 45 minutes 00 seconds, whose chord bears South 69 degrees 34 minutes 09 seconds West at 96.40 feet, an arc length of 97.57 feet to a "PK" nail found in asphalt for corner;

THENCE South 54 degrees 11 minutes 39 seconds West, with the north right-of-way line of said Whitney Drive, a distance of 95.26 feet to the POINT OF BEGINNING and containing 3.086 acres of land, more or less.