

## ORDINANCE NO. 214-16A

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING OF A TRACT OF LAND LOCATED IN THE CITY OF WILLOW PARK FROM R-2 TO C-2, PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of such property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Willow Park, Texas, at least 15 days before such hearing; and,

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zone change; and,

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Willow Park, Texas;

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Willow Park, Texas, and the accompanying Comprehensive Zoning Map are hereby amended insofar as they relate to certain land located in Willow Park, Tarrant County, Texas, and described as follows:

45.560 acres situated in the JOHN COLE SURVEY, Abst. No. 218 and the J. S. OXER SURVEY, Abst. No. 1029, City of Willow Park, Parker County, Texas, being a portion of that certain tract of land conveyed to O.P.L. Wrecking by Deed recording in Volume 405, Page 694, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron in the north line of Old Bankhead Highway, said point being S 53 degrees 21 minutes 24 seconds E, 200.39 feet from the intersection of the north line of said Old Bankhead Highway and the east

line of Ranch House Road,

THENCE, N 33 degrees 05 minutes E, 512.69 feet to an iron at the beginning of a curve to the left whose radius is 4313.40 feet and whose long chord bears N 28 degrees 22 minutes 26 seconds E, 708.30 feet;

THENCE, along said curve, in a northeasterly direction, through a central angle of 09 degrees 25 minutes 09 seconds, a distance of 709.10 feet to an iron at the end of said curve;

THENCE, S 73 degrees 34 minutes 54 seconds E, 189.13 feet to an iron;

THENCE, N 23 degrees 00 minutes 06 seconds E, 223.94 feet to an iron at the southwest corner of a tract of land conveyed to John W. Blaney by Deed recorded in Volume 1257, Page 1194, Deed Records, Parker County, Texas;

THENCE, along the south and east lines of said Blaney tract as follows:

S 76 degrees 09 minutes 53 seconds E, 393.20 feet to an iron;

S 69 degrees 50 minutes 53 seconds E, 284.35 feet to an iron;

N 00 degrees 24 minutes 54 seconds E, 171.94 feet to an iron in the south line of Block 1, EL CHICO SOUTH, an addition to the City of Willow Park, Parker County, Texas, as recorded in Volume 361-A, Page 38, Parker County, Plat Records;

THENCE, S 75 degrees 55 minutes 41 seconds E, along the south line of said Block 1, a distance of 244.47 feet to an iron at the southeast corner of said Block 1 in the west line of a tract of land conveyed to Jim Hawkins et ux by deed recorded in Volume 1242, Page 592, Deed Records, Parker County, Texas;

THENCE, S 18 degrees 46 minutes 54 seconds W, along the west line of said Hawkins tract, 120.00 feet to an iron;

THENCE, S 00 degrees 24 minutes 54 seconds W, continuing along the west line of said Hawkins tract, 1206.14 feet to an iron at the southwest corner of said Hawkins tract in the north line of tract of land conveyed to Aledo Athletics, Inc., by deed recorded in Volume 1239, Page 1314, Deed Records, Parker County, Texas;

THENCE, N 89 degrees 46 minutes 19 seconds W, along the north line of said Aledo Athletics, Inc. tract, passing the northwest corner of said Aledo Athletics, Inc. tract and the northeast corner of a tract of land conveyed to Aledo Athletics, Inc. by deed recorded in Volume 653, Page 267, Deed

Records, Parker County, Texas, and continuing in all, 696.65 feet to an iron;

THENCE, S 40 degrees 10 minutes 26 seconds W, along the west line of said Aledo Athletics, Inc. tract, 470.51 feet to an iron in the north line of said Old Bankhead Highway;

THENCE, N 50 degrees 28 minutes 04 seconds W, along the north line of said Old Bankhead Highway, 178.70 feet to an iron;

THENCE, N 53 degrees 21 minutes 24 seconds W, continuing along the north line of said Old Bankhead Highway, 732.77 feet to the POINT OF BEGINNING, and containing 45.560 acres (1,984,574 square feet) of land to be known as..

Block 1 Lot 2  
EASTERN PARKER COUNTY INDUSTRIAL PARK  
City of Willow Park  
Parker County, Texas

by changing the zoning thereon from R-2 to C-2

Sec. 2. Any persons, firm or corporation violating any of the provisions of this ordinance, as read together with the Comprehensive Zoning Ordinance and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction thereof shall be fined in a sum not to exceed Two Hundred Dollars (\$200.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

Passed this 13<sup>th</sup> day of January, 1986, by a vote of 5 to 0.

CITY OF WILLOW PARK

By: Richard Baack  
Richard Baack, Mayor

ATTEST:

*Aref Hassan*

Aref Hassan, City Secretary

Approved as to form and legality:

*Carter L. Hampton*

Carter L. Hampton  
City Attorney