

ORDINANCE NO. 214-16B

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-1 TO C-1, 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:

5.447 acres situated in the JOHN COLE SURVEY, Abst. No. 218, 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 at the intersection of the east line of Ranch House Road and the north line of Old Bankhead Highway;

THENCE, N 38 degrees 05 minutes E, along the east line of said Ranch

House Road, 500.25 feet to an iron and the beginning of a curve to the left whose radius is 4113.40 feet and whose long chord bears north 28 degrees 33 minutes 03 seconds E, 650.11 feet;

THENCE, continuing along the east line of said Ranch House Road and along said curve, in a northeasterly direction, through a central angle of 09 degrees 03 minutes at the east end of said curve;

THENCE, S 73 degrees 34 minutes 54 seconds E, 201.69 feet to an iron at the beginning of a non-tangent curve to the right whose radius is 4313.40 feet and whose long chord bears S 28 degrees 22 minutes 26 seconds W, 708.30 feet;

THENCE, S 33 degrees, 05 minutes W, 512.69 feet to an iron in the north line of said Old Bankhead Highway;

THENCE, N 53 degrees 21 minutes 24 seconds W, along the northline of said Old Bankhead Highway, 200.39 feet to the POINT OF BEGINNING and containing 5.447 acres (237,283 square feet) of land to be known as:

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

by changing the zoning thereon from R-1 to C-1

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 13th 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