

ORDINANCE NO. 236-88

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WILLOW PARK, TEXAS, BY ZONING A TRACT OF LAND WHICH IS A PART OF THE JOHN COLE SURVEY, A-218, PARKER COUNTY, TEXAS, LOCATED IN THE CITY OF WILLOW PARK: 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 the property herein described at least 10 days before such hearing; and,

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

WHEREAS, public hearings concerning the zoning of the property herein described were held before, both 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, 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 Zoning Map are hereby amended, insofar as they relate to certain land located in Willow Park, Parker County, Texas, and described as follows:

BEGINNING at an iron rod in the South Right-of-way line of Interstate-20, same also being in the Northeast corner of a 3.0 acre tract of land, City of Willow Park, according to the Deed recorded in Volume 1227, Page 1230, Deed Records, Parker County, Texas.

THENCE with the said South right-of-way line of Interstate-20, the following calls:

S 61, 16', 54" E, 342.92 feet to a Texas Highway Department Monument;

S 71, 22', 29" E, 1400.61 feet to a Texas Highway Department Monument;

S 77, 05', 57" E, 5.35 feet to an iron rod, same iron rod being in the Northwest corner of Block 2, El Chico South Addition to the City of Willow Park, according to the Plat recorded in Volume 361A, Page 39, Plat Records, Parker County, Texas;

THENCE S 18, 38', 49" W, 460.05 feet along the West property line of said Block 2, El Chico Addition, to an iron rod in the Southwest corner of same Block 2, El Chico South Addition;

THENCE with the South property line of the said Block 2, El Chico South Addition, the following calls:

S 77, 10', 09" E, 531.91 feet to an iron rod;

S 73, 04', 25" E, 197.64 feet to an iron rod;

S 71, 24', 03" E, 194.92 feet to an iron rod in the Southeast corner of said Block 2, El Chico Addition, same being in the West right-of-way line of Ranch House Road;

THENCE in a Southwesterly direction along the said West right-of-way line of Ranch House Road with a curve having a radius of 4030.38 feet, A delta angle of 10, 48', 47", and an arc length of 760.63 feet, to an iron rod;

THENCE S 33, 12', 13" W, 495.58 feet continuing along said West right-of-way line of Ranch House Road to an iron rod, same also being the North right-of-way line of Old Bankhead Highway;

THENCE with the said North right-of-way line of Old Bankhead Highway, the following calls:

N 54, 29', 10" W, 167.25 feet to an iron rod;

N 70, 01', 17" W, 63.22 feet to an iron rod;

N 83, 10', 22" W, 64.39 feet to an iron rod;

S 89, 21', 28" W, 101.21 feet to an iron rod;

S 88, 52', 18" W, 597.99 feet to an iron rod;

N 87, 38', 08" W, 145.17 feet to an iron rod;

N 81, 33', 55" W, 145.53 feet to an iron rod;

N 75, 16', 24" W, 208.42 feet to an iron rod;

N 74, 30' 29" W, 185.51 feet to an iron rod for corner;

THENCE N, 00, 36', 59" W, 539.59 feet to an iron rod;

THENCE N, 46, 53', 01" E, 320.00 feet to an iron rod;

THENCE N, 00, 36', 59" W, 100.00 feet to an iron rod;

THENCE S, 89, 23' 01" W, 260.00 feet to an iron rod;

THENCE N, 19, 36' 59" W, 140.00 feet to an iron rod;

THENCE N, 02, 12', 18" W, 127.83 feet to an iron rod in the North Property line of a 36.191 acre tract of land as described in Deed to Mike Crow as Recorded in Volume 1236, Page 207, Deed Records, Parker County, Texas;

THENCE N, 88, 13', 33" W, 628.71 feet continuing along said North line of the 36.191 acre tract to an iron rod;

THENCE S, 54, 11', 45 W, 199.13 feet to an iron rod in the East right-of-way line of Old Bankhead Highway;

THENCE N, 15, 06', 10" W, 253.26 feet along said East right-of-way line of Old Bankhead Highway to an iron rod, same also being in the West line of I. & G.N. R.R. Co., Survey, A-1821;

THENCE N, 00, 03', 41" W, 659.59 feet along the West line of said I. & G.N. R.R. Co. Survey, A- 1921, to an iron rod, same also being in the Southwest corner of a 5.0 acre tract of land, City of Willow Park, according to the Deed Recorded in Volume 1076, Page 1258, Deed Records, Parker County, Texas;

THENCE S, 70, 33', 20" E, 356.86 feet along the south property line of said 5.0 acre tract to an iron rod, in the Southeast corner of same 5.0 acre tract;

THENCE N, 18, 43', 03" E, 105.81 feet along the East property line of said 5.0 acre tract to an iron rod, same also being in the Southwest corner of the above mentioned 3.0 acre tract;

THENCE S, 71, 19', 56" E, 347.71 feet along the South property line of said 3.0 acre tract to an iron rod in the Southeast corner of same 3.0 acre tract;

THENCE N, 18, 45', 57" E, 358.64 feet along the East property line of said 3.0 acre tract to an iron rod and to the point of beginning and encompassing 4,085,283 square feet or 93.785 acres.

by zoning this land as R-2 PD in accordance with the Master Plan Re-Zoning.

Sec. 2. Any person, 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 therefore 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 9th day of February, 1988.

CITY OF WILLOW PARK

BY: *J Mark Bumpas*
MARK BUMPAS, MAYOR

ATTEST:

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AREF HASSAN
CITY SECRETARY

Carter L Hampton

CARTER L. HAMPTON
CITY ATTORNEY