

ORDINANCE NO. 269-90

AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER OPEN SPACES, AND THE DENSITY OF POPULATION, AND FOR SAID PURPOSES TO DIVIDE THE MUNICIPALITY INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE DEEMED BEST SUITED TO CARRY OUT SAID REGULATIONS; FIXING DEFINITE USES OF THE LAND AND OF THE BUILDINGS AND STRUCTURES HEREINAFTER ERECTED IN SAID DESCRIBED AREA FROM THE USES AS SET OUT IN THE COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF WILLOW PARK, PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

I.

That the following described uses in the hereinafter described area be altered, changed and amended as follows, to-wit:

AREA: FROM: R- I TO: C

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 recorded 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 33 deg. 05' E, along the east line of said Ranch House Road, 500.25 feet to an iron at the beginning of a curve to the left whose radius is 4113.40 feet and whose long chord bears N 28 deg. 33' 03" E, 650.11 feet;

THENCE continuing along the east line of said Ranch House Road and along said curve, in a north-easterly direction, through a central angle of 09 deg. 03' 53", a distance of 650.73 feet to an iron at the end of said curve;

THENCE S 73 deg. 34' 54" 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 deg. 22' 26" W, 708.30 feet;

THENCE along said curve in a southwesterly direction, through a central angle of 09 deg 25'09", a distance of 709.10 feet to an iron at the end of said curve;

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

THENCE N 53 deg 21'24" 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.

AREA: FROM: R- 2 TO: C

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 recorded 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 deg. 21'24" 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 deg. 05' 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 deg. 22'26" E, 708.30 feet;

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

THENCE S 73 deg 34'54" E, 189.16 feet to an iron;

THENCE N 23 deg. 00'06" 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 deg. 09'53" E, 393.20 feet to an iron;

S 69 deg. 50'53" E, 284.35 feet to an iron;

N 00 deg. 25'54" 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 deg 55'41" 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 deg. 46'54" W, along the west line of said Hawkins tract, 120.00 feet to an iron;

THENCE S 00 deg. 24'54" 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 a tract of land conveyed to Aledo Athletics, Inc. by deed recorded in Volume 1239, Page 1314, Deed Records, Parker County, Texas,

THENCE N 89 deg. 46'19" 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 deg. 10'26" 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 deg. 28'04" W, along the north line of said old Bankhead Highway, 178.70 feet to an iron;

THENCE N 53 deg. 21'24" W, continuing along the north line of said Old Bankhead Highway, 731.77 feet to the POINT OF BEGINNING and containing 45.560 acres (1,984,574 square feet) of land.

II.

This change of zoning as set forth and contained in this ordinance was effectuated by action of the Willow Park City Council on January 13, 1986. However, the full and appropriate legal description describing the two parcels involved was either not available or was not provided at that time. There did not, however, exist any confusion as to the land area being re-zoned. Such legal descriptions have recently been provided and/or, therefore, attached and incorporated as hereinabove set forth.

III.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance, and the remainder of this ordinance not so held to be unconstitutional shall continue to be in full force and effect.

IV.

Any person, firm or corporation that violates, disobeys, neglects or refuses to comply with, or that resists the enforcement of, any of the provisions of this ordinance will be fined not less than TEN DOLLARS (\$10.00), nor more than TWO HUNDRED DOLLARS (\$200.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense and shall be punishable as such.

The City may also bring suit for injunction against any person, firm or corporation that shall violate or threaten to violate any of the provisions of this ordinance, in order to prevent a continued violation of such threatened violation.

This ordinance shall be effective from and after its passage and publication as required by law.

PASSED AND ADOPTED this 16 day of January, 1990

APPROVED:

J. Mark Bumpas

MARK BUMPAS, MAYOR

ATTEST:

Aref Hassan

AREF HASSAN, CITY SECRETARY

APPROVED AS TO FORM:

Henry E. Kerry

HENRY KERRY, CITY ATTORNEY