

City of Coahoma

Ordinance # 154

AN ORDINANCE OF THE CITY OF COAHOMA, TEXAS, ESTABLISHING THE INITIAL ZONING OF PROPERTY ON LAND DESCRIBED IN "EXHIBIT A" ON A REQUEST BY THE PROPERTY OWNER AS PLANNED DEVELOPMENT OVERLAY DISTRICT SUBJECT TO THE USE AND DEVELOPMENT STANDARDS LISTED HEREIN; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council published notice of and held public hearings on November 29, 2021 and on December 16, 2021 to allow for comment on the proposed zoning in compliance with state law; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the city to provide additional housing, growth of the city and it's tax base.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COAHOMA, TEXAS;

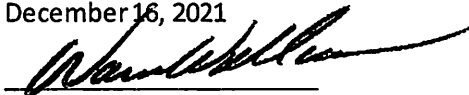
Section 1. THAT, the 51.46 acre tract of land tract out of the SE/4 of Section 47, Block 31, T-1-N, T&P RR. Co. Survey, City of Coahoma, Howard County, Texas, as contained herein as "Exhibit A" shall be zoned as a Planned Development Overlay subject to the following use and development standards.

Use and development shall comply with the city's R-1, R-1 Residential District except that:

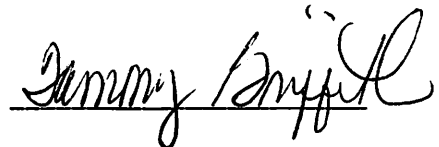
1. A minimum side yard setback of 7.5 feet shall be permitted
2. A minimum front yard setback of 25 feet shall be permitted, and
3. A minimum lot width of 70 feet shall be permitted.

Section 2. THAT, further, should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid or unconstitutional for any reason, the remainder shall not be affected thereby.

December 16, 2021



Warren Wallace, Mayor



Tammy Griffith, City Secretary

Exhibit A



**FIELD NOTES
FOR
A 51.46 ACRE TRACT
OUT OF
THE SOUTHEAST QUARTER OF SECTION 47
BLOCK 31, T-1-N, T&P RR. CO SURVEY
HOWARD COUNTY, TEXAS**

BEING a 51.46 acre tract out of the Southeast Quarter of Section 47, Block 31, T-1-N, T&P RR Co. Survey, Howard County, Texas, same being the remainder of a 60 tract recorded in Document No. 2012-4695, Official Public Records, Howard County, Texas, and being more particularly described as follows:

Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on GPS observations

BEGINNING at a point for the northeast corner of this tract, same being the southeast corner of Section 1, Stone Creek Subdivision, City of Coahoma, Howard County, Texas, as recorded in Envelope 192A, Plat Records, Howard County, Texas, same being in First Street, and being on the east line of said Section 47, where a found PK Nail at the northeast corner of said Stone Creek Subdivision and the Southeast Quarter of Section 47 bears 395.15' N 13°25'35" W;

THENCE South 13 degrees 25 minutes 35 seconds East, along the east line of said Section 47, a distance of 591.66 feet to a found 60d nail at the southeast corner of said 60 acre tract and this tract;

THENCE South 77 degrees 12 minutes 25 seconds West, at a distance of 30.33 feet passing a found 1/2 inch iron rod with cap marked "Bradshaw", at a distance of 2107.31 passing a found 1/2 inch iron rod with cap marked "Bradshaw", continuing for a total distance of 2660.16 feet to a found 1/2 inch iron rod with cap marked "Bradshaw" in the west line of said Southeast Quarter of Section 47 at the southwest corner of said 60 acre tract and this tract;

THENCE North 14 degrees 58 minutes 30 seconds West, along the west line of the Southeast Quarter of said Section 47, a distance of 986.35 feet to a found 1/2 inch iron rod at the northwest corner of the Southeast Quarter of Section 47, said 60 acre tract, and this tract;

THENCE North 77 degrees 11 minutes 00 seconds East, along the north line of the Southeast Quarter of Section 47 and said 60 acre tract, a distance of 1686.12 feet to a point for the northwest corner of said Stone Creek Subdivision and a corner of this tract, where said found PK Nail at the northeast corner of said Stone Creek Subdivision and the Southeast Quarter of Section 47 bears 1000.68' N 77°11'00" E;

THENCE South 13 degrees 43 minutes 15 seconds East, at a distance of 19.84' passing a found 1/2 inch iron rod with cap marked "Bradshaw" at the northwest corner of Lot 1, Block "A", said Stone Creek Subdivision, continuing for a total distance of 395.18 feet to a point for the southwest corner of said Stone Creek Subdivision and a corner of this tract, where a found 1/2 inch iron rod with cap marked "Bradshaw" bears 40.32' S 11°32'09" E;

THENCE North 77 degrees 11 minutes 00 seconds East, along the south line of said Stone Creek Subdivision, at a distance of 818.61' passing a found 1/2 inch iron rod with cap marked "Bradshaw" on the east right of way of Stone Meadow Lane at the southwest corner of Lot 1, Block "C", said Stone Creek Subdivision, at a distance of 968.82' passing a found 1/2 inch iron rod with cap marked "Bradshaw" at the southeast corner of said Lot 1, Block "C", continuing for a total distance of 998.65 feet to the Point of Beginning containing an area of 51.46 acres. Surveyed on February 23, 2021.



A handwritten signature in blue ink, appearing to read 'Riley Elmer Griffith'.

Riley Elmer Griffith, RPLS No. 5863
Dated: 12/01/2021

Environmental, Civil & Geotechnical Engineers

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