

## **ORDINANCE NO. 1859**

### **AN ORDINANCE CHANGING THE BOUNDARIES OF ZONING DISTRICTS, DEFINING THE LOCATION OF THE NEW BOUNDARIES, AND PROVIDING FOR CONFLICT, VALIDATION, RECORDING AN EFFECTIVE DATE.**

***WHEREAS***, a public hearing was held before the governing body before adopting this zoning change; and

***WHEREAS***, notice of such hearing was given by publication in the Vernon Daily Record, stating the time and place of such hearing, which time was not earlier than fifteen (15) days from the date of said publication.

***NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VERNON, TEXAS:***

**SECTION 1.** Pursuant to the Zoning Ordinance of the City of Vernon, Article IV, the tract known as 2001 Center Drive and described as follows:

Beginning at a ½ inch iron rod set on the Southeast line of U.S. Highway 70 that is the most Westerly corner of a tract owned by Wilbarger County as described in Volume 408, Page 634, Wilbarger County Deed Records, the iron rod bears N 71° 50' E 366.47 feet and S 17° 51' E 2046.52 feet to the Southwest corner of Section 22, Block 12, H&TC RR Company Survey, Abstract 663;

THENCE S 55° 57' 48" E 585.85 feet along the Southwest side of the County tract to a ½ inch iron rod set in a wheat field;

THENCE N 40° 23' 48" E 214.90 feet along the Southeast line of the County tract to a ½ inch iron rod set in a wheat field;

THENCE N 25° 21' 18" E 214.67 feet along the Southeast line of the County tract to a ½ inch iron rod found for its East corner;

THENCE S 18° 10' E 781.46 feet to a ½ inch iron rod set for the most Easterly corner of this tract;

THENCE 71° 50' W 630.71 feet to a ½ inch iron rod set on the East line of Farm Road 3207, a four-inch pipe on the North line of a 20.00-acre tract bears S 36° 24' 18" E 400.00 feet;

THENCE 36° 24' 18" W 741.38 feet along the East line of the Farm Road to a ½ inch iron rod set at an angle in the road;

THENCE N 27° 31' E 221.72 feet along the Southeast line of Highway 70 to the Place of the Beginning and containing 12.57 Acres of land. The bearings in these Field Notes are based on the record bearing of the center line of U.S. Highway 70.

The zoning is changed from Light Industrial (L-I) District to General Residential (R-G) District.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are expressly repealed.

**SECTION 3.** Should any portion or part of this Ordinance be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

**SECTION 4.** This Ordinance shall not be recorded in length in the minutes of the City Commission, but shall be filed for permanent record in the office of the City Secretary.

**SECTION 5.** This Ordinance shall be in full force immediately upon passage by the City Commission.

***PASSED and APPROVED*** on this the 26<sup>th</sup> day of May 2026.

/s/ \_\_\_\_\_  
Pam Gosline, Mayor

***ATTEST:***

/s/ \_\_\_\_\_  
Marsha Jo Stone, TRMS  
City Secretary