

ORDINANCE NO. 2025-0220D

AN ORDINANCE OF THE CITY OF WILMER, TEXAS, AMENDING ORDINANCE NO. 12.6.88, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WILMER, AS HERETOFORE AMENDED, BY REZONING FROM SINGLE FAMILY 1 (SF-1) AND NO ZONING (NZ) TO LIGHT INDUSTRIAL (I-1) FOR THE PROPERTY DESCRIBED AS TRACTS 5.1 AND 13.1 OF THE JAMES CHAPMAN SURVEY, ABSTRACT NO. 379 CONSISTING OF APPROXIMATELY 29.523 ACRES OF THE DEED RECORDS OF DALLAS COUNTY, CITY OF WILMER, DALLAS COUNTY; AND BEING FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, CITY OF WILMER, DALLAS COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Wilmer, Texas, held a public hearing on February 13, 2025, on a request to assign the zoning classification of Light Industrial (I-1) in accordance with Section 7.C of the Comprehensive Zoning Ordinance (Ord. No. 12.6.88) on that certain 29.523-acre tract of land generally located south of Greene Road and east of Sunrise Road. The subject property being described as Parcel ID No. 65037980010130100, DCAD; and being situated in the James Chapman Survey, Abstract No. 379; Page 800 of the Deed Records of Dallas County, City of Wilmer, Dallas County, Texas; and

WHEREAS, the City Council has determined that all notice requirements have been given in compliance with the laws and ordinances of the City of Wilmer and State Law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILMER, TEXAS:

SECTION 1. The Comprehensive Zoning Map (Ord. 12.6.88) zoning classification be and is hereby changed to Light Industrial (I-1) on that certain 29.523-acre tract of land generally located south of Greene Road and east of Sunrise Road. The subject property being described as Parcel ID No. 65037980010130100, DCAD; and being situated in the James Chapman Survey, Abstract No. 379; Page 800 of the Deed Records of Dallas County, City of Wilmer, Dallas County, Texas; and

(As fully described herein as Exhibit "A" – Legal Description and Exhibit "B" – Location Map).

SECTION 2. All ordinances or part of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed. In addition to the regulations described herein, the subject property shall be subject to all other applicable codes and ordinances of federal, state, county and other entities having jurisdiction.

SECTION 3. The subject property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance (Ord. No.12.6.88) as adopted or amended.

SECTION 4. Any person, entity or corporation violating any provisions of this ordinance shall be considered in violation of the adopted Comprehensive Zoning Ordinance of the City of Wilmer and be subject, upon conviction, to the penalties and remedies therein.

SECTION 5. The recitals are true and correct and are incorporated herein by this reference.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

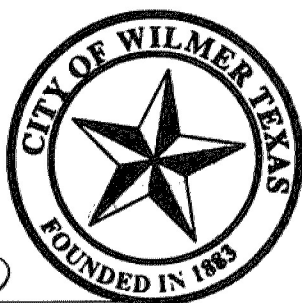
SECTION 7. An offense committed before the effective date of this ordinance is governed by the prior law and by then-applicable City ordinances that were in effect when such offense was committed and the former law is continued in effect for this purpose.

SECTION 8. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided by the Comprehensive Zoning Ordinance of the City of Wilmer, as heretofore amended, and upon conviction shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This Ordinance will take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

DULY PASSED and approved by the City Council of the City of Wilmer, Texas, on this the 20th day of February 2025.

APPROVED:



Sheila Petta

Sheila Petta, Mayor

ATTEST:

Susie Quinn

Susie Quinn, Interim City Secretary

APPROVED AS TO FORM:

Michael Halla

Michael Halla, City Attorney

EXHIBIT A - Commercial Account #65037980010130100

Starting at the most Southeastern Corner of Dallas CAD Account #65037980010130100,
TR 13.1 ACS 22.669 as the starting point;

THENCE N74-57-59W, for 45.98 feet,

THENCE N71-41-54W, for 45.98 feet,

THENCE N68-25-48W, for 45.98 feet,

THENCE N65-09-44W, for 45.98 feet,

THENCE N61-53-39W, for 45.98 feet,

THENCE N58-37-35W, for 45.98 feet,

THENCE N55-21-28W, for 45.98 feet,

THENCE N53-40-08W, for 627.71 feet,

THENCE N55-27-57W, for 57.55 feet,

THENCE N57-32-12W, for 57.55 feet,

THENCE N59-36-27W, for 57.55 feet,

THENCE N61-40-43W, for 57.55 feet,

THENCE N63-44-56W, for 57.55 feet,

THENCE N65-49-13W, for 57.55 feet,

THENCE N67-53-29W, for 57.55 feet,

THENCE N15-27-14W, for 279.94 feet,

THENCE N16-46-12W, for 196.55 feet,

THENCE N15-48-13W, for 93.53 feet,

THENCE N84-11-20E, for 273 feet,

THENCE N5-08-30W, for 187.23 feet,

THENCE N89-02-19E, for 620.5 feet,

THENCE S16-11-17E, for 1,219.55 feet,

THENCE S16-59-39E, for 311.37 feet to the point of beginning for a total of 22.669 Acres.