

**ORDINANCE NO. 02-02-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER TO  
ZONE A TRACT OF LAND THAT IS NEWLY ANNEXED TERRITORY,  
PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE,  
A PENALTY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** The City of Cooper has determined to place a zoning classification pursuant to the Zoning Ordinance for the newly annexed territory which has been platted as two subdivisions being Aslan Addition No. 1 and Aslan Addition No. 2 as described in said plats (with the legal description as described below);

**ASLAN ADDITION NO. 1, LOTS 1-4, LIGHT COMMERCIAL:**

BEING a tract or parcel of land situated in the City of Cooper, Delta County, Texas, being part of the H. Dunnettelle Survey, Abstract No. 107, being part of a 6 1/10 acre tract as described in a Cash Warranty Deed from Don Smith and wife, Shirley Smith to Bill Aslan as recorded in Volume 368 at Page 473 of the Official Public Records Delta County, Texas and being further described as follows:

BEGINNING at a ½ inch iron rod set for a corner at the northwest of said 6 1/10 acre tract, said Point of Beginning being at the intersection of the east Right-of-Way of Farm-to-Market Road No. 1880 and the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 89°35'48" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 363.17 feet to a ½ inch iron rod set for a corner;

THENCE S 89°29'48" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 188.24 feet to a ½ inch rod set for corner;

THENCE S 00°24'12" W a distance of 299.54 feet to a ½ inch rod set for a corner;

THENCE N 89°25'01" W along the south line of said 6 1/10 acre tract, a distance of 566.42 feet to a concrete monument for a corner at the southwest corner of said 6 1/10 acre tract on the east Right-of-Way of Farm-to-Market Road No. 1880;

THENCE N 01°15'12" E along the west line of said 6 1/10 acre tract and the east Right-of-Way of Farm-to-Market Road no. 1880, a distance of 187.50 feet to a ½ inch rod set for a corner;

THENCE N 06°42'43" E along the west line of said 6 1/10 acre tract and the east Right-

of-Way of Farm-to-Market Road No. 1880, a distance of 11.29 feet returning to the Point of Beginning and containing 3.858 acres of land.

**ASLAN ADDITION NO. 2, LOTS 5-7, MULTI-FAMILY:**

BEING a tract or parcel of land situated in the City of Cooper, Delta County, Texas, being part of the H. Dunnetelle Survey, Abstract No. 107, being part of 6 1/10 acre tract as described in a Cash Warranty Deed from Don Smith and wife, Shirley Smith to Bill Aslan as recorded in Volume 368 at Page 473 of the Official Public Records Delta County, Texas and being further described as follows:

BEGINNING at a ½ inch iron rod set for a corner at the northeast corner of said 6 1/10 acre tract on the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 00°52'44" E along the east line of said 6 1/10 acre tract, a distance of 300.12 feet to a fence post for a corner at the southeast corner of said 6 1/10 acre tract;

THENCE N 89°25'01" W along the south line of said 6 1/10 acre tract, a distance of 349.98 feet to a ½ inch rod set for a corner;

THENCE N 00°24'12" E a distance of 299.54 feet to a ½ inch rod set for a corner on the south Right-of-Way of Farm-to-Market Road No. 1528;

THENCE S 89°29'48" E along the north line of said 6 1/10 acre tract and the south Right-of-Way of Farm-to-Market Road No. 1528, a distance of 343.26 feet to the Point of Beginning and containing 2.385 acres of land.

**WHEREAS**, the City Council hereby finds that this zoning classification is appropriate and consistent with the City's comprehensive plan;

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

**SECTION 1.** The recitals set forth above are hereby found by the Council to be true and correct and are incorporated by reference herein and expressly made a part hereof as if copied verbatim.

**SECTION 2.** That the zoning classification for the newly annexed territory as described above is hereby classified as the following

Lots 1-4 of Aslan Addition No. 1 will be classified as Light Commercial  
Lots 5-7 of Aslan Addition No. 2 will be classified as Multi-Family

**SECTION 3.** All Ordinances or parts of Ordinances in conflict herewith are

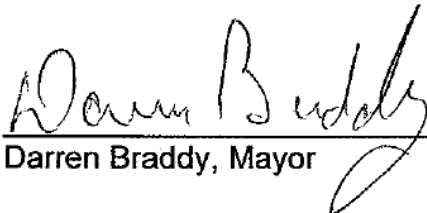
repealed to the extent of conflict only.

**SECTION 4.** A person who violates this Ordinance is guilty of a separate offense for each day or part of day the violation is committed, continues, or permitted. Each offense, upon conviction, is punishable by a fine not to exceed \$2,000.00.

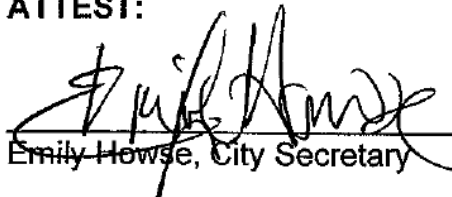
**SECTION 5.** That if any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council of the City of Cooper, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

**SECTION 6.** This Ordinance shall be in full force and effect immediately.


**PASSED AND APPROVED** this the 8<sup>th</sup> day of February 2021.

  
Darren Braddy, Mayor

**ATTEST:**

  
Emily Howse, City Secretary

**APPROVED AS TO FORM:**

  
Edgar J. Garrett, Jr., City Attorney

**NOTICE OF MEETING OF THE  
ZONING COMMISSION BOARD OF THE  
CITY OF COOPER**

Notice is hereby given that a Meeting of the Zoning Commission Board of the above named City or Town will be held on Tuesday January 26, 2021, at 5:30 PM VIA ZOOM in the City Council Chamber Building, Cooper, Texas at which time the following subjects will be discussed.

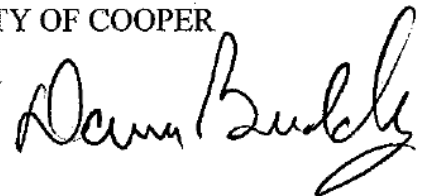
**ZOOM ATTENDANCE CODE: 846 5444 1962  
PASSCODE: 419093**

1. DISCUSS AND POSSIBLE ACTION ON ZONING PROPERTY ID #2262 BILL ASLAN DEVELOPMENT #1 AND #2 IN PROCESS OF BEING ANNEXED LOCATED AT THE INTERSECTION OF FM 1528 AND FM 1880

DATE THIS THE 12<sup>TH</sup> DAY OF JANUARY 2021

CITY OF COOPER

BY

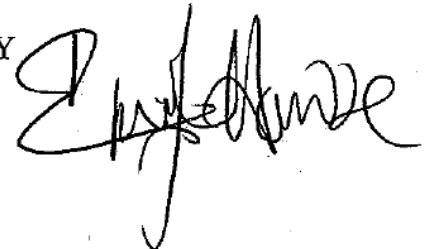


I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Zoning Commission Board of the above named City, City of Cooper, is a true and correct copy of said notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City or Town in Cooper, Texas a place convenient and readily accessible to the general public at all times, and said Notice was posted on JANUARY 12, 2021 by 5:00 P.M. and remained so posted continuous for a least 72 hours preceding the scheduled time of said Meeting.

DATE THIS THE 12<sup>TH</sup> DAY OF JANUARY 2021

CITY OF COOPER

BY



## Zoning meeting minutes

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From: darren braddy (darrenbraddyformayor@gmail.com)

To: coopercityhall@yahoo.com

Date: Wednesday, January 27, 2021, 12:08 PM CST

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### Zoning meeting

1/26/21

5:30pm

#### Present

Kathy Houchins

PJ Knickerbocker

Cynthia Stewart

Darren Braddy

#### Not present

Carolyn Bacy ( out sick)

Darren Presented the request for zoning to the council , the location was discussed being south of the Elementary School. Kathy Houchins asked if Alcohol sales were an issue with the school location. I explained the measurements for that were 300 ft door to door and the location would be able to have alcohol sales if they chose.

Kathy made the motion to Zone Lot 1 thru 4 as ght Commercial and lots 5 thru 7 as Multifamily.

Pj made the second.

Vote was unanimous.