

**ORDINANCE NO. O 6-26-2025-1**

**ORDINANCE OF THE CITY OF BRUCEVILLE-EDDY, TEXAS, CREATING A PLANNED DEVELOPMENT DISTRICT (“PDD”), APPROVING A ZONING CHANGE FROM SF-1 TO PDD ON THE PROPERTY HAVING THE APPROXIMATE ADDRESS OF 901 EAGLE DRIVE IN BRUCEVILLE-EDDY, TEXAS, BEING APPROXIMATELY 122.46 ACRES SITUATED IN THE W. HENRY SURVEY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PENALTIES, PROVIDING A SAVINGS CLAUSE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**WHEREAS**, the owner/developer, WBW Investment Solutions LLC – Series 018, has requested a Planned United Development on an 122.46-acre property of property having the address of 901 Eagle Drive in Eddy, Texas, and as more particularly described in Exhibit “A” (“Property”) and that the property be re-zoned from SF-1 to PDD with a mix of single family lot sizes and a minimum of 25 acres of parkland; and

**WHEREAS**, the City Council met on June 26, 2025, and conducted a public hearing and considered the creation of a Planned Development District for the Property and found that the:

1. The proposed zoning change is compatible with the Comprehensive Master Land Use Plan for the City of Bruceville-Eddy; and
2. The proposed PDD is in keeping with the purpose and intent of the PDD ordinance by encouraging innovative development while allowing flexibility in the use and development of the land,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRUCEVILLE-EDDY, TEXAS THAT:**

**Section 1.** That all recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this ordinance.

**Section 2.** That a PDD is hereby created for the following described property. The 122.46-acre portion of the property, as described by metes and bounds description in Exhibit “A” attached hereto, having the approximate address of 901 Eagle Drive in Eddy, Texas (“Property”), is hereby re-zoned from SF-1 to Planned Development District with a mix of single family lot sizes and a minimum of 25 acres of parkland.

**Section 3.** That the Concept Plan for the PDD as described in Exhibit “B” is approved with a base zoning of single family residential. The Property shall be subject to the restrictions, terms, and conditions set forth in Exhibit “B” Performance/Design Standards, Exhibit “C” Development Plan, and Exhibit “D” Phasing Plan attached hereto and shall further be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Bruceville-Eddy, Texas.

**Section 4.** That the Property shall be platted in accordance with the Subdivision Ordinance prior to the issuance of any building permits.

**Section 5.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, and all other provisions of the ordinances of the City of Bruceville-Eddy not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 6.** That a violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this ordinance shall be as provided for in Sec. 1.01.009 of the Code of Ordinances of the City of Bruceville-Eddy, which shall be a fine of not less than \$1.00 and no more than \$2,000.00, and each day a violation exists shall be a separate offense.

**Section 7.** That nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

**Section 8.** That the terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

**Section 9.** The caption of this Ordinance shall be published two times in a newspaper having general circulation in the City of Bruceville-Eddy, and this Ordinance shall take effect and shall be in full force from and after the date of its final passage and publication as provided by law.

**Section 10.** The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

**Section 11.** That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Bruceville-Eddy, Texas, on this the 26th day of June 2025.



LINDA OWENS, Mayor

ATTEST:



PAM COMBS, City Secretary

APPROVED AS TO FORM:



BRADFORD E. BULLOCK, City Attorney

**Exhibit "A"**  
**Metes and Bounds**

(See Next Page)

## EXHIBIT "A"

Field Note Description of 122.46 acres of land situated in the W. Henry Survey, Abst. No. 436 and the L. Prewitt Survey, Abst. No. 723, in McLennan County, Texas. Said 122.46 acre tract of land being: the remaining portion of that certain tract of land called to contain 94 acres of land designated Tract No. 1 and that certain tract of land called to contain 50.00 acres designated Tract 2 and described in a deed recorded to W. B. Appleby of record in Volume 496, Page 198, Deed Records of McLennan County, Texas (DR); Said 122.46 acres of land also being the remaining portion of a 144 acre tract of land described in a deed recorded December 31, 2012 to Marcus E. Fowler and spouse, Sharon M. Fowler of record in Doc. No. 2012040959, Official Public Records of McLennan County (OPR) Texas. Said 122.46 acre tract of land also containing all that certain tract of land called to contain 2.29 acres of land in a deed recorded on Oct. 27, 2022 to Marcus E. Fowler and spouse, Sharon M. Fowler of record in Doc. No. 2022042272, OPR. Said 122.46 acres of land also includes a portion of a 1.787 acre tract of land recorded August 29, 2001 and described in a deed to Vivian Williams of record in Doc. No. 2001027681, OPR. Said 122.46 acres of land was surveyed by Texas Land Surveyors, R.P. Shelley, RPLS 4540, on Aug. 22, 2022 and is more particularly described by metes and bounds as follows:

**BEGINNING** at a PK Nail set at a bend in Old Moody Road at the most northerly corner of the remaining portion of said 50 acre tract of land and this 122.46 acre tract of land;

**THENCE** with the northeasterly line of said 50 acre tract of land, said Fowler tract of land and this 122.46 acre tract of land and being generally northeasterly from a fence and then along or near said fence, South 30° 44' 12" East at 700.71 feet passing a surveyor's capped iron rod found on line at the most westerly corner of that certain tract of land called to contain 33.26 acres of land in a deed recorded Sept. 30, 2005 to Bruceville-Eddy, I.S.D. and continuing with the common line between said 50 acre tract of land and said 33.26 acre tract of land for a total distance of 1280.63 to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540, set at the most easterly corner of said 50 acre tract of land, same being an exterior corner of said 33.26 acre tract of land and an interior corner of said Fowler tract of land and this 122.46 acre tract of land;

**THENCE** with the northwesterly line of said 94 acre tract of land, said Fowler tract of land, land and this 122.46 acre tract of land, same being a southeasterly line of said 33.26 acre tract of land and being along or near a fence, North 59° 28' 23" East for a distance of 22.65 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540, set at the most northerly corner of said 94 acre tract of land, an exterior corner of this 122.46 acre tract of land, same being an exterior corner of said Fowler tract of land and an interior corner of said 33.26 acre tract of land and

**THENCE** with the northeasterly line of said 94 acre tract of land, said Fowler tract of land and this 122.46 acre tract of land, same being the southwesterly line of said 33.36 acre tract of land, South 30° 30' 14" East for a distance of 1080.58 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540, set at the most northerly corner of that certain tract of land called to contain 1.037 acres of land in a deed recorded Sept. 30, 2005 to Bruceville-Eddy I.S.D. of record in Doc. No. 2006000793, OPR, same being an exterior corner of this 122.46 acre tract of land;

**THENCE** crossing said 94 acre tract of land with irregular lines of said Fowler tract of land and this 122.46 acre tract of land and being along or near a fence for the following Five course:

With the common line between said 1.037 acre tract of land and this 122.46 acre tract of land and being along or near a fence for the following two courses:

1. South 59° 40' 34" West for a distance of 386.98 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540, set at an angle point;
2. South 22° 01' 15" West for a distance of 153.51 feet to an angle point in this 122.46 acre tract of land at the most southerly corner of said 1.037 acre tract of land in the northwesterly line of that certain tract of land called 10.0 acres of land in a deed recorded Nov. 4, 1977 to Bruceville-Eddy High School District in Vol. 1271, Pg 198, DR;

With the common line between this 122.46 acres tract of land and said 10.00 acre tract of land for the following two courses:

3. South 59° 44' 06" West for a distance of 7.34 feet to a point at the most westerly corner of said 10.00 acre tract of land and being an angle point in this 122.46 acre tract of land;
4. South 30° 15' 54" East for a distance of 5.98 feet to a point at the most northerly corner of that certain tract of land called to contain 8.9 acres of land in a deed recorded July 12, 2001 to Bruceville-Eddy I.S.D. and described in a deed to Louise Appleby Kincannon of record in Doc. No. 2001024811, OPR, for an angle point in this 122.46 acre tract of land;

With the common line between this 122.46 acre tract of land and said 8.9 acre tract of land and being along or near a fence for the following two courses:

1. South 22° 04' 54" West for a distance of 378.59 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540 set at an angle point;
2. South 30° 15' 06" East for a distance of 1101.00 feet to an iron rod found in the northwesterly line of Eagle Drive at the most southerly corner of said 8.9 acre tract of land and being the most southerly, east corner of this 122.46 acre tract of land and from which an iron rod found at the most southerly corner of that certain tract of land called to contain 6.00 acres of land in a deed recorded Dec. 30, 1929, to E. G. Gruetzner, et al, Trustees of record in Vol. 470, Pg. 670, DR, bears North 59° 30' 16" East a distance of 399.78 feet;

THENCE with the common line between said Eagle Drive and said 94 acre tract of land, same being the southeasterly line of said Fowler tract of land and this 122.46 acre tract of land, South 60° 55' 59" West for a distance of 1002.96 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540 set at the most easterly corner of tract of land called to contain 3.02 acres of land and described in a Correction Affidavit as to Original Recorded Instrument, grantees Willard K. Murrey and spouse, Mary W. Murrey, recorded on November 7, 2022 of record in Doc. No. 2022043485, OPR, same being the most southerly corner of this 122.46 acre tract of land;

THENCE crossing said 94 acre tract of land and said Fowler tract of land with a southwesterly line of this 122.46 acre tract of land, same being the northeasterly line of said 3.02 acre tract and being along or near a fence for the following four courses:

1. North 28° 29' 44" West a distance of 281.45 feet to an angle point;
2. North 28° 33' 18" West for a distance of 212.58 feet to an angle point;
3. North 28° 17' 20" West for a distance of 1160.79 feet to an angle point;
4. North 28° 26' 27" West for a distance of 825.18 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540 set at an angle point;

THENCE with the common line between said 3.02 acre tract of land and this 122.46 acre tract of land, North 32° 53' 54" East for a distance of 12.49 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540 set in the northwesterly line of said 94 acre tract of land at the most northerly corner of said 3.02 acre tract of land and being in the southeasterly line of said 2.29 acre tract of land;

THENCE with the common line between said 94 acre tract of land and said 2.29 acre tract of land and being a northwesterly line of this 122.46 acre tract of land, North 59° 28' 23" East for a distance of 4.05 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540 set at the most southerly corner of said 2.29 acre tract of land;

THENCE with the southwesterly line of said 2.29 acre tract of land and this 122.46 acre tract of land and passing through said 1.787 acre tract of land and being along or near a fence, North 30° 26' 46" West for a distance of 1282.50 feet to a 1/2 inch iron rod with a red plastic cap marked RPLS 4540 set in the southeasterly line of said Old Moody Road at the most westerly corner of said 2.29 acre tract of land and this 122.46 acre tract of land;

THENCE with the common line between said Old Moody Road, said 2.29 acre tract of land, said 50 acre tract of land and this 122.46 acre tract of land and also being along the northerly line of said 1.787 acre tract of land and being in part along or near a fence for the following two courses:

1. North 59° 40' 42" East for a distance of 74.68 to an angle point and being the most northerly corner of said 2.29 acre tract of land and the most westerly corner of said 50 acre tract of land;
2. North 59° 31' 49" East for a distance of 1613.68 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT:

That certain tract of land called to contain 4.2841 acres of land (and found to contain 4.24 acres of land) in a deed recorded Dec. 7, 2001 to American Towers, Inc., of record in Doc. No. 2001038429, OPR.

**Exhibit "B"**  
**Performance/Design Standards**

1. This Planned Development District would allow for Single Family Residential detached dwelling use on the 122 acres , of Exhibit A.: Allowing for the following lot dimensions:
  - # of Lots 09 : 10,000 sf with a minimum lot width of 80' x a minimum lot depth of 125'
  - # of Lots 17: 10,000 sf with a minimum lot width of 50' x a minimum lot depth of 200'
  - # of Lots 02: 9,000 sf with a minimum lot width of 80' x a maximum lot depth of 112.5'
  - # of Lots 02: 9,000 sf with a minimum lot width of 70' x a minimum lot depth of 130'
  - # of Lots 22: 9,000 sf with a minimum lot width of 50' x a minimum lot depth of 180'
  - # of Lots 16: 8,000 sf with a minimum lot width of 70' x a minimum lot depth of 120'
  - # of Lots 31: 8,000 sf with a minimum lot width of 50' x a minimum lot depth of 160'
  - # of Lots 15: 8,000 sf with a minimum lot width of 60' x a minimum lot depth of 134'
  - # of Lots 66: 7,000 sf with a minimum lot width of 60' x a minimum lot depth of 120'
  - # of Lots 75: 7,000 sf with a minimum lot width of 50' x a minimum lot depth of 140'
  - # of Lots 147: 6,000 sf with a minimum lot width of 50' x a minimum lot depth of 120'

If any lots are omitted during the construction document phase they must be from the 50' lot size.  
The minimum 80', 70' and 60' lots listed above must not fall below the # of lots listed above.

2. No lot or building site shall be used for any purpose except for single family residential.
3. The maximum height, for all lot sizes, would not exceed 2 and one-half (2-1/2) dwelling stories, or 40' above the average grade line of the building.
4. Front Yard setbacks, for all lot sizes, would be a minimum of 25 feet.
5. Rear Yard setbacks, for all lot sizes, would be a minimum of 10 feet.
6. Side Yard setbacks, for 50' and 60' lots, for interior lots would be a minimum of 5 feet and side yard setbacks for the streetside of the lot would be a minimum of 15 feet.
7. Side Yard setbacks, for 70' and 80' lots, for interior lots would be a minimum of 10% width of lot and side yard setbacks for the streetside of the lot would be a minimum of 15 feet.
8. All residential structures shall have a minimum of two off street parking spaces per dwelling.
9. Each lot within the Planned Development shall have a sidewalk along each local residential street frontage constructed by the homebuilder that is 4 feet in width.
10. Each homebuilder shall plant, in each residential lot, a minimum of one (1) tree two (2") two inches in caliper, three (3) shrubs that are five (5) gallon minimum, and have a minimum turf covering of 5% of the lot.
11. A six-foot wood privacy fence must be constructed on a per lot basis as housing construction is completed.
12. Residential streets will provide a 50' ROW and will be constructed with curb and gutter and all other design criteria in the subdivision ordinance.

13. The Developer will have street lights installed with the development of each phase within the ROW. Streetlights will be placed at intersections, in cul-de-sacs, and within blocks of local streets. Spacing between lights is generally no closer than 300 feet apart.
14. Road layout and intersections will generally follow Exhibit "C", with minimal changes, aside from what may be needed due to critical infrastructure.
15. Phasing for site development will be done in two Phases and will generally follow the attached Phasing Plan, Exhibit "D".
16. The Developer will retain a minimum of 25 acres of parkland/open space, generally located as shown in Exhibit "C" "Development Plan", and within that space will construct the following:
  - Natural Trail
  - Children's Playscape
  - Public Parking Area
  - Benches and trash receptacles near the playscape and pond

The Developer will retain a licensed landscape architect and create a park committee. At least one City Council member and one Economic Development Corporation (EDC) member will be on the committee, the City Council and EDC will assist with the remaining appointments. The committee and the landscape architect will create a proposed design for the park space, to be accomplished during three (3) public meetings. The committee will announce the meetings through Savvy Citizen or a similar method. After all meetings have been held and citizen feedback is incorporated into the proposed design, the committee will present the final proposal to City Council for approval. If the council does not approve, Developer will make best efforts to make City Council's requested changes, provided that Developer does not incur additional costs. However, Developer will not be responsible for any additional design fees after the proposal is presented to City Council. The Developer's contribution shall not exceed Five Hundred and No/00 Dollars (\$500.00) per platted single-family lot.

This space will be constructed by the developer and dedicated to the City of Bruceville-Eddy for public use.

17. If there is any conflict between Exhibit "B" Performance/Design Standards and Exhibit "C" Development Plan, the provisions in Exhibit "B" Performance/Design Standards shall control.
18. All other development criteria not mentioned within this document will comply with City Ordinances and/or City's Subdivision Ordinance at the time of this approval.
19. A Traffic Impact Analysis (TIA) is required to be performed for the Subdivision and submitted with the preliminary plat application. This TIA consideration will be part of the preliminary plat process.

**Exhibit “C”  
Development Plan**

(See Next Page)



# EAGLE PRAIRIE



**Exhibit “D”  
Phasing Plan**

(See Next Page)



# EAGLE PRAIRIE

