

ORDINANCE O2020-16

AN ORDINANCE AMENDING THE ZONING DISTRICT BOUNDARIES OF THE ZONING DISTRICT MAP OF THE CITY OF WEATHERFORD, TEXAS, CONCERNING CERTAIN PARCELS OR TRACTS OF LAND IDENTIFIED IN AS BEING SITUATED ON A 9.310 ACRE TRACT OF THE PETER S. HALL SURVEY, ABSTRACT 659, AND LOCATED AT 100 COLLEGE PARK DRIVE WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED C1 COMMERCIAL WITH A CONDITIONAL USE PERMIT (CUP) FOR OUTSIDE STORAGE SHALL HENCEFORTH BE AMENDED TO REFLECT NEW CONDITIONS FOR OUTSIDE STORAGE, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING A SAVINGS CLAUSE:

WHEREAS, the governing body of the City of Weatherford, Texas, after thorough study, has determined that the Zoning District Map of said City and the Zoning District Boundaries shown thereon should be changed and amended in certain particulars, and

WHEREAS, all reviews and public hearings and all notices incident thereto have been in full compliance with the provisions applicable thereto as contained in the zoning ordinance as set forth in the laws of the State of Texas, and

WHEREAS, the City Council now desires to record said authorized changes in the Zoning District Map by passage of this ordinance amending said map and directing the Department of Development and Neighborhood Services to make appropriate changes in the one (1) copy of the original Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, as provided for in Title XII, Chapter 1, Section 12-1-2, of the City Code of Weatherford, Texas.

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

SECTION 1: That the Zoning District Map of the City of Weatherford, Texas, is hereby amended by changing the zoning district boundaries as herein indicated on the hereinafter described tracts of parcels of land within the corporate limits of the City of Weatherford, Texas:

PREVIOUS ZONING
DISTRICT DESIGNATION

**C1 Commercial with
Conditional Use Permit (CUP) for
Outside Storage**

AMENDED ZONING
DISTRICT DESIGNATION

**C1 Commercial with
Conditional Use Permit (CUP) for
Outside Storage AMENDED**

For the area more particularly described in **Exhibit 'A' Property Description**.

Additional standards and site plan(s) for the CUP Conditional Use Permit are included in **Exhibit 'B' Development Plan, Exhibit 'C' Site Plan, and Exhibit "D' Materials**

SECTION 2: The City Council, after thorough investigation and review finds that all prerequisites as to study, review, notice, public hearings, and all other legal requirements have been met and fully complied with concerning the changes set forth in Section 1 of this ordinance prior to the passage hereof, and that the changes indicated therein will be to the benefit of the particular neighborhood concerned and to the City as a whole.


SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, Texas, to show the changes set forth herein.

SECTION 4: All ordinances and parts of ordinances in conflict with this ordinance shall and the same are hereby repealed to the extent of said conflict only.

SECTION 5: If any section, subsection, paragraph, sentence, clause, phrase or word of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such holding shall not affect the validity of the remaining portion of this ordinance, and the City Council hereby declares that it would have passed such remaining portions despite such invalidity or unconstitutionality.

The foregoing ordinance was introduced, read, approved, passed and adopted by a vote of 4 ayes and 0 nays by the City Council of the City of Weatherford, Texas, at its meeting on the 24 March 2020.

CITY OF WEATHERFORD, TEXAS



Paul Paschall, Mayor

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney

Exhibit 'A' Property Description.

COMMENCING at the southeast corner of said Hall Survey, said corner being in the south line of said Bowden and Grogan tract:

THENCE SOUTH 89°34'28" West (basis of bearing), 603.80 feet along the south line of said Hall Survey to a point in the easterly right-of-way line of State Highway No. 171, said point being the southwest corner of said Bowden and Grogan tract, said point also being in a non-tangent curve to the right whose radius is 2864.91 feet and whose chord bears North 25°44'28" West, a distance of 434.81;

THENCE along said highway's east line and along said curve to the right in part and in a northwesterly direction through a central angle of 05°39'02", a distance of 282.54 feet to a 5/8" steel rod at the Point of Beginning of the tract to be herein described;

THENCE continuing along said highway's east line and along said curve to the right in a northwesterly direction through a central angle of 03°03'13", a distance of 152.69 feet to a 5/8" steel rod at the end of said curve;

THENCE North 20°03'00" West, 265.73 feet continuing along said highway's east line to a 1/2" steel rod for a corner;

THENCE North 81°44'51" East, 132.82 feet to a 1/2" steel rod for a corner;

THENCE North 06°35'48" East, 147.57 feet to a 5/8" steel rod, said point being in the south right-of-way line of College Park Drive;

THENCE South 76°35'05" East along the said south right-of-way line of College Park Drive a distance of 59.79 feet to a 5/8" steel rod at the beginning of a curve to the left whose center point bears North 13°24'55" East, a distance of 1330.0 feet;

THENCE continuing along said south right-of-line of College Park Drive and said curve to the left in a easterly direction through a central angle of 13°49'12", a distance of 320.80 feet to a 1" steel rod at the end of said curve;

THENCE North 89°35'43" East continuing along said south right-of-line of College Park Drive a distance of 271.19 feet to a 1/2" steel rod at the beginning of a curve to the right whose center point bears South 00°24'17" East, a distance of 5970.00 feet;

THENCE continuing along said south right-of-way line of College Park Drive and along said curve to the right in an easterly direction through a central angle of 01°41'58", a distance of 177.08 feet to a 1/2" rod at the end of said curve;

THENCE South 88°42'19" East continuing along said south right-of-way line of College Park Drive a distance of 235.82 ft. to a 12" steel rod for a corner;

THENCE South 00°25'55" East, 494.63 feet to a 5/8" steel rod for a corner;

THENCE South 89°34'28" West, 1065.50 feet to the **POINT OF BEGINNING** and containing 13.168 acres of land, more or less.

Exhibit 'B' Development Plan & Exhibit 'C' Site Plan

Conditional Use Permit (AMENDED March 2020)

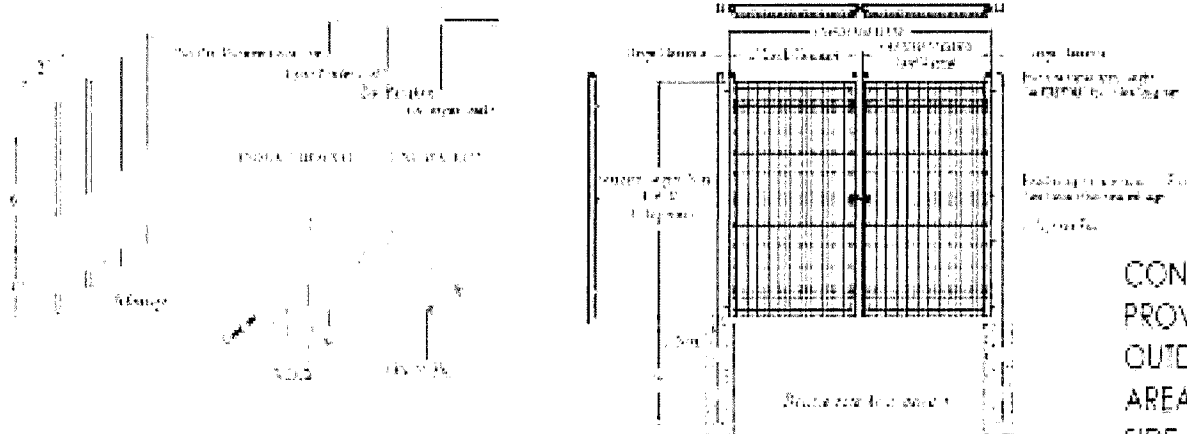
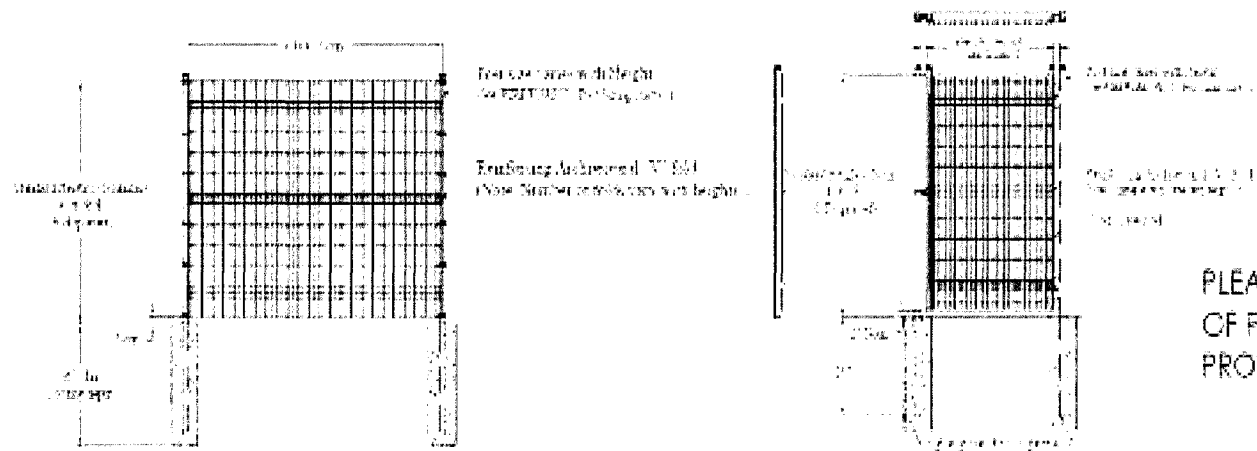
Conditions are as follows:

1. Approve proposed outside storage and sales sites as shown on Development site plan (Exhibit C) except for north Western parking lot next to kiosk.
2. Relocated Compound shall be screened using previously approved fencing and masonry Columns requirements (see Exhibit D). The side, of the relocated compound, facing the store may be exempted from the vinyl coated fence screen requirement for display and security reasons.
3. Previous site must be restored to parking lot with median and properly striped for parking.
4. Provide striping for 15 feet display border in the two storage areas behind the store.
5. No further expansions of exterior storage or display will be allowed under the approved conditional use permit. Any changes to increase the area or substantially change the visual impact of the site will require a new or amended conditional use permit.
6. If all conditions are not met within 180 days or are not maintained in accordance with this approval, the conditional use permit shall be void.
7. Landscaping with automatic irrigation system be installed along College Park Drive.
8. The fenced area be setback from College Park Drive a minimum of 40 feet.

DEVELOPMENT SITE PLAN



Exhibit 'D' Materials



NOTES.

1. P is an n -degree polynomial with integer coefficients, $n \leq 100$, $|P(x)| \leq 10^6$ for $x = 1, 2, \dots, n$.

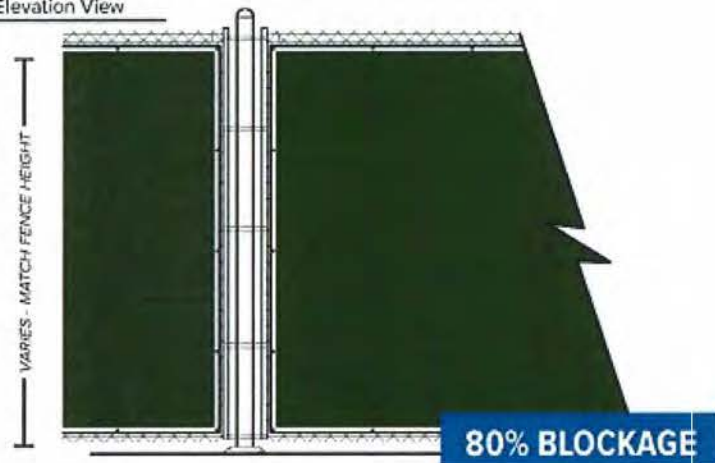
PLEASE SEE THE PHOTOS
OF PROPOSED FENCE
PROVIDED

CONTRACTOR WILL PROVIDE 4 EXITS IN THE OUTDOOR STORAGE AREA. ONE ON EACH SIDE FOR EMERGENCY EXITS.

500 SERIES

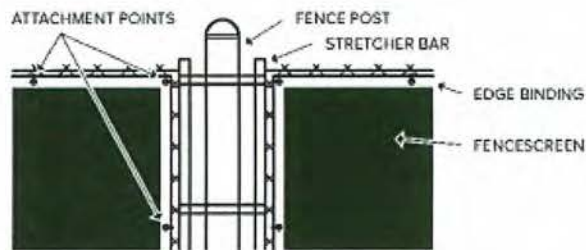
VINYL COATED POLY

Elevation View



FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT. 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENERS OR GALVANIZED HOG RINGS.

Attachment Enlargement



NOTE:

- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
- REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.
- MATERIAL IS PRINTED ONE SIDE ONLY, NEUTRAL WHITE ON REVERSE.

FENCESCREEN PROPERTIES

PROPERTIES	TEST METHOD	RESULTS
Weight	ASTM D-5041	8 oz/y ²
Grab Tensile	ASTM D-5100	230/200 lbs.
Cold Crack	LTC	Pass 40° F
Strip Tensile	ASTM D-5012	200/140 lbs.
Flame Resistance	MFR	Not consumed within 2 min.
Shade Percentage		80%

MATERIAL COMPOSITION

Vinyl Coated Poly is made from PVC Polyester with a proprietary Fencescreen formula.

DURABILITY

Solid Vinyl Fence Products are resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates and common environmental pollutants.

MAINTENANCE

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

WIND LOAD DISCLAIMER

Fencescreen will not be responsible for fence damage resulting from wind load conditions due to insufficient structural support.

FEATURES

- UV stabilized to protect against the harmful rays of the sun.
- Available in any custom size.
- Industry leading 3-year limited warranty.

Available Colors

Dark Green, Black, Red, Blue.



Drawings not to scale.

Detail Name: 500 Series Vinyl Coated Poly	
Drawing Number: VC500 - VCP	
PHONE: 1.888.313.6313 www.FenceScreen.com	