

ORDINANCE O2020-43

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 A 39 ACRE TRACT OF LAND, SAID TRACT BEING A PORTION OF LOT 5, BLOCK 11, BRACKEEN ADDITION, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS, HERETOFORE ZONED C1 COMMERCIAL SHALL HENCEFORTH BE ZONED R1 SINGLE-FAMILY RESIDENTIAL WITH A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, 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

AMENDED ZONING
DISTRICT DESIGNATION

**R1 Single-Family Residential with a
conditional use permit for an
accessory structure**

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

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.

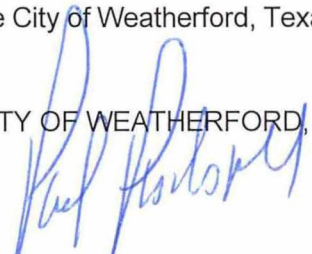
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, 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 5 ayes and 0 nays by the City Council of the City of Weatherford, Texas, at its meeting on the August 25th, 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

A 0.39 acre tract of land, said tract being a portion of Lot 5, Block 11, BRACKEEN ADDITION, to the City of Weatherford, Parker County, Texas, said tract being the same tract of land described in deed to Tony Blair and Wife Beverly Blair, recorded in Volume 1471, Page 304, Real Records, Parker County, Texas and being more particularly described as follows.

BEGINNING at a ½ iron found at the most Southernly Southeastern corner of Lot 2B1, Kwik Addition, an Addition to the City of Weatherford, Parker County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 104, Plat Records, Parker County, Texas,

THENCE N 02° 43'05" E, with the East line of said Lot 2B1, 100.26 feet to an x-cut found at the base of a concrete retaining wall,

THENCE N 88° 55'55" E, 168.65 feet to a capped iron found in west line of South Elm Street,

THENCE S 00°10'24" W, with the West line of said South Elm Street, 100.00 feet to a spike set,

THENCE S 89°53'02" W, 173.10 feet to the POINT OF BEGINNING and containing 0.39 acres of land

Exhibit 'B' Conditions of Approval

- 1 Shed may be used for non-dwelling and/or noncommercial uses
- 2 Parking in front of any accessory structure must be on paved surface (Concrete or Asphalt)
- 3 Porch/shed shall be subordinate to the primary structure in size and height