

ORDINANCE O2020-41

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 AS 2610 SOUTH MAIN STREET AND BEING A 6 205 ACRE PORTION OF LAND DESCRIBED IN DEED TO 6-J BUILDING LIMITED PARTNERSHIP AS RECORDED IN DOCUMENT NUMBER 201624995, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS, HERETOFORE ZONED AG AGRICULTURE SHALL HENCEFORTH BE ZONED AG AGRICULTURE WITH A CONDITIONAL USE PERMIT FOR A FEED AND GRAIN STORE/FARM SUPPLY STORE, 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

AG Agriculture

AMENDED ZONING
DISTRICT DESIGNATION

**AG Agriculture with a conditional
use permit for a Feed and Grain
Store/Farm Supply Store**

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

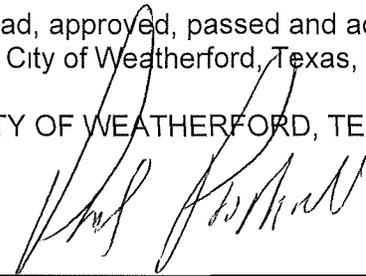
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford,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



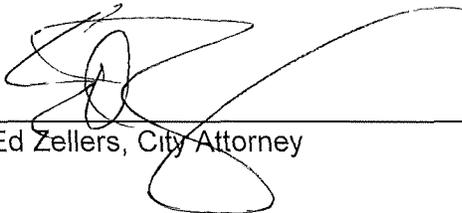
Paul Paschall, Mayor

ATTEST



Malinda Nowell, City Secretary

APPROVED AS TO FORM



Ed Zellers, City Attorney

Exhibit 'A' Property Description

BEING a tract of land situated in the D B. Ligon Survey, Abstract Number 2019 Parker County, Texas, said tract of land being a portion of land described in deed to 6-J Building Limited Partnership, a recorded in Document Number 201624995, Official Public Records, Parker County, Texas (OPRPCT), said tract being more particularly described by metes and bounds as follows. (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground)

BEGINNING at a 5/8-inch iron rod capped "BHB INC" set for the northwest corner of said 6-J Building tract, same being a corner of a tract of land described in deed to Weatherford College of the Parker County Junior College District, as recorded in Volume 1658, Page 1005, Deed Records, Parker County, Texas (DRPCT), and being on the southwest right-of-way line of Cleburne Highway from which a concrete monument found for an interior corner of said Weatherford College tract bears, North 27°22'35"West, a distance of 301.89 feet;

THENCE South 28°17'48" East with the common line of said 6-J Building tract and said southwest right-of-way said Cleburne Highway, for a distance of 364.20 feet to a 5/8-inch iron rod capped "BHB INC" set for corner;

THENCE South 62°12'13" West, departing said common line and over and across said 6-J Building tract, a distance of 642 88 feet to a 5/8-inch iron rod capped "BHB INC" set for corner and being on the east line of said Weatherford College tract;

THENCE with the common line of said 6-J Building tract and said Weatherford College tract the following courses and distances.

North 29°55'52"West, a distance of 324 31 feet to a 5/8-inch iron rod capped "BHB INC" set for corner;

North 32°34'50"East, a distance of 340 87 feet to a 5/8-inch iron rod capped "BHB INC" set for corner;

South 85°08'40"East, a distance of 37.92 feet to a 5/8-inch iron rod capped "BHB INC" set for corner;

North 80°39'06" East, a distance of 341 06 feet to the **POINT OF BEGINNING** and containing 270,304 square feet or 6.205 acres of land.

Exhibit 'B' Conditions of Approval

- 1 Outdoor display items shall be limited to the area as shown on the site plan or as permitted per City code. The outdoor display area will be corralled with a decorative fence (no R-panel type fencing)
2. Signage shall be limited to approved wall signs and one monument sign not to exceed 12 feet in height
- 3 Propane storage shall be screened and protected with bollards on the traffic/parking lot side and a wall or fence on the north side Propane storage shall be limited to the area of display as shown on the site plan
- 4 Hay bales will not be displayed in the front yard setback of the site
- 5 A solid screening fence or wall is required along the northern limits of the site unless trees can be preserved to provide screening
6. The portion of the fencing for the outdoor display with frontage along FM 171 (as shown on Exhibit 'C') shall be built per Exhibit 'D'.
7. Primary structure façade and design shall be per Exhibit 'E'

Exhibit 'C' Site Plan

See Exhibit 'D' for fence design

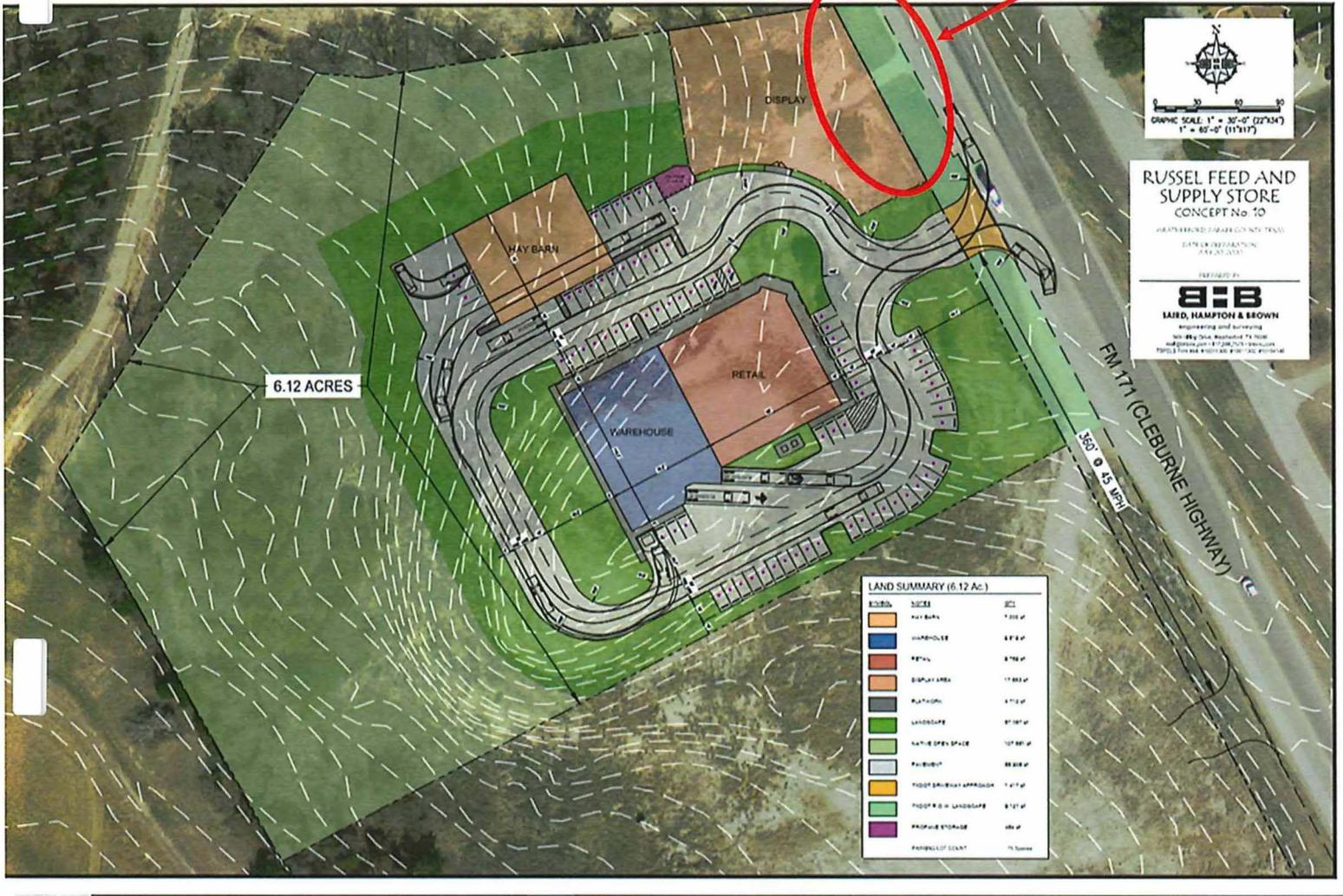


Exhibit 'D' Outdoor Display Fence



Exhibit 'E' Primary Structure Façade and Design

