

ORDINANCE O2022-24

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 AT 2524 SOUTH MAIN STREET IDENTIFIED AS BEING LOT 1R-1, BLOCK 1, BEING A REPLAT OF ALFORD ADDITION AND ALFORD ADDITION PHASE II, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 738, PLAT RECORDS, PARKER COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED C2 INTERSTATE COMMERCIAL SHALL HENCEFORTH BE ZONED C2 INTERSTATE COMMERCIAL WITH A CONDITIONAL USE PERMIT FOR A HOTEL/MOTEL, 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 2, Section 12-2-101, 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**

C2 Interstate Commercial

**AMENDED ZONING
DISTRICT DESIGNATION**

**C2 Interstate Commercial with a
conditional use permit for a
Hotel/Motel**

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.

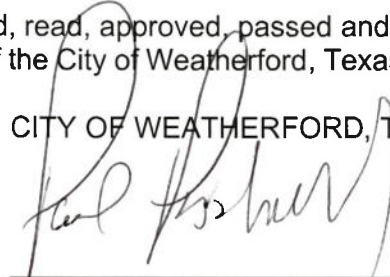
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, 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 September 27th, 2022.

CITY OF WEATHERFORD, TEXAS


Paul Paschall, Mayor

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Robert M. Allibon, City Attorney

Exhibit 'A' Property Description

BEING LOT 1R-1 OF BLOCK 1 OF ALFORD ADDITION AND ALFORD ADDITION, PHASE 2, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 738, PLAT RECORDS, PARKER COUNTY, TEXAS

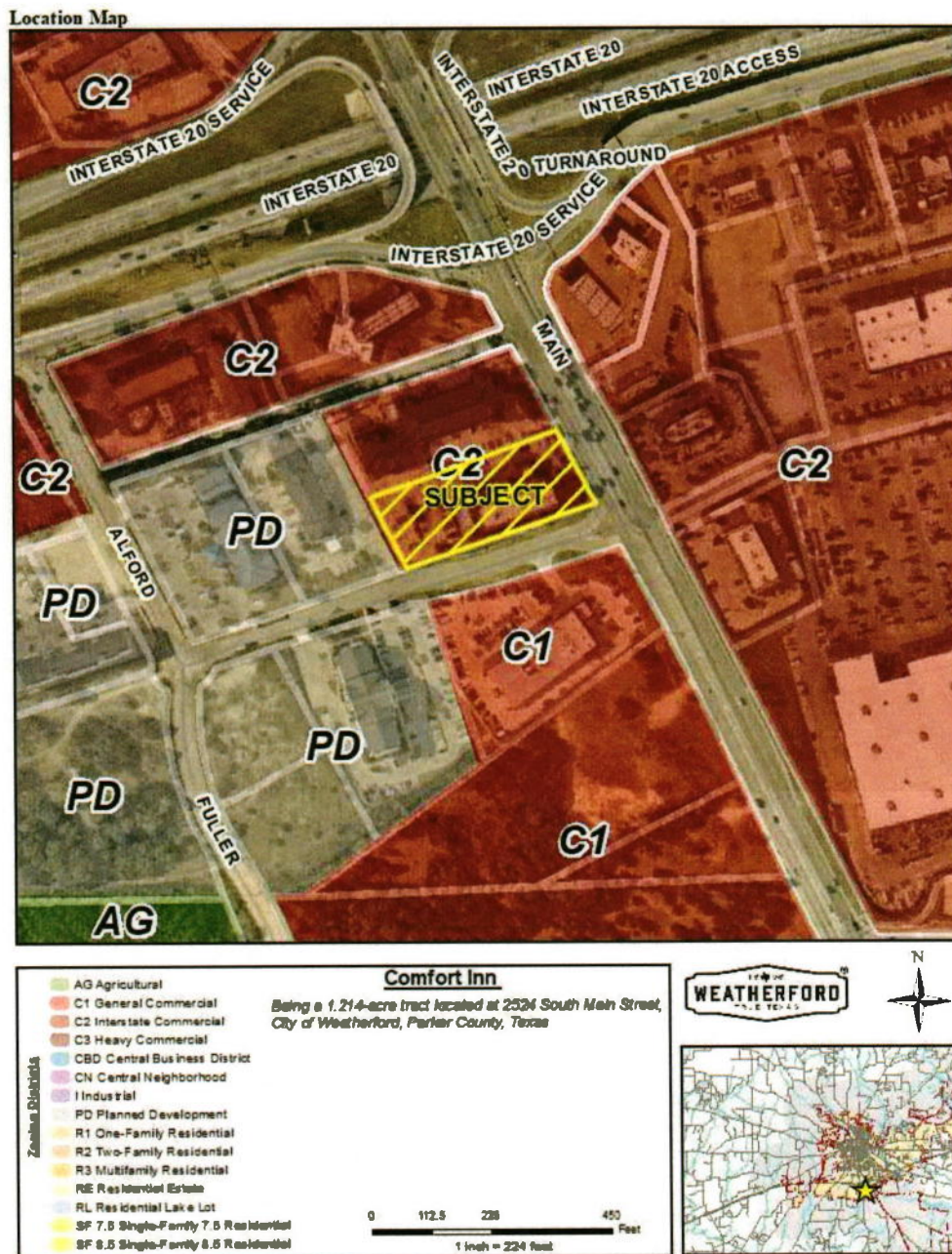


Exhibit 'B' Conditions of Approval

1. All refuse and services areas shall be subject to current screening requirements as outlined in the Landscape and Tree Manual. Dumpsters shall be kept inside approved enclosures with doors shut.
2. Exterior signage, including the pole sign, shall be brought into conformance with current sign ordinance as outlined by Section 12-4-101.
3. No variance shall be requested or granted for remodeling and operation of the business.
4. Full compliance must be maintained and if a third violation notice is issued within an 18-month period all operations must cease until compliance is met.
5. This conditional use permit will be void if construction has not been started within 8 months of Ordinance approval. Additionally, this conditional use permit will be void if construction has not been completed within 20 months.
6. This conditional use permit will be void if the use is abandoned for more than 180 days after issuance of Certificate of Occupancy.

Exhibit 'C' Site Plan

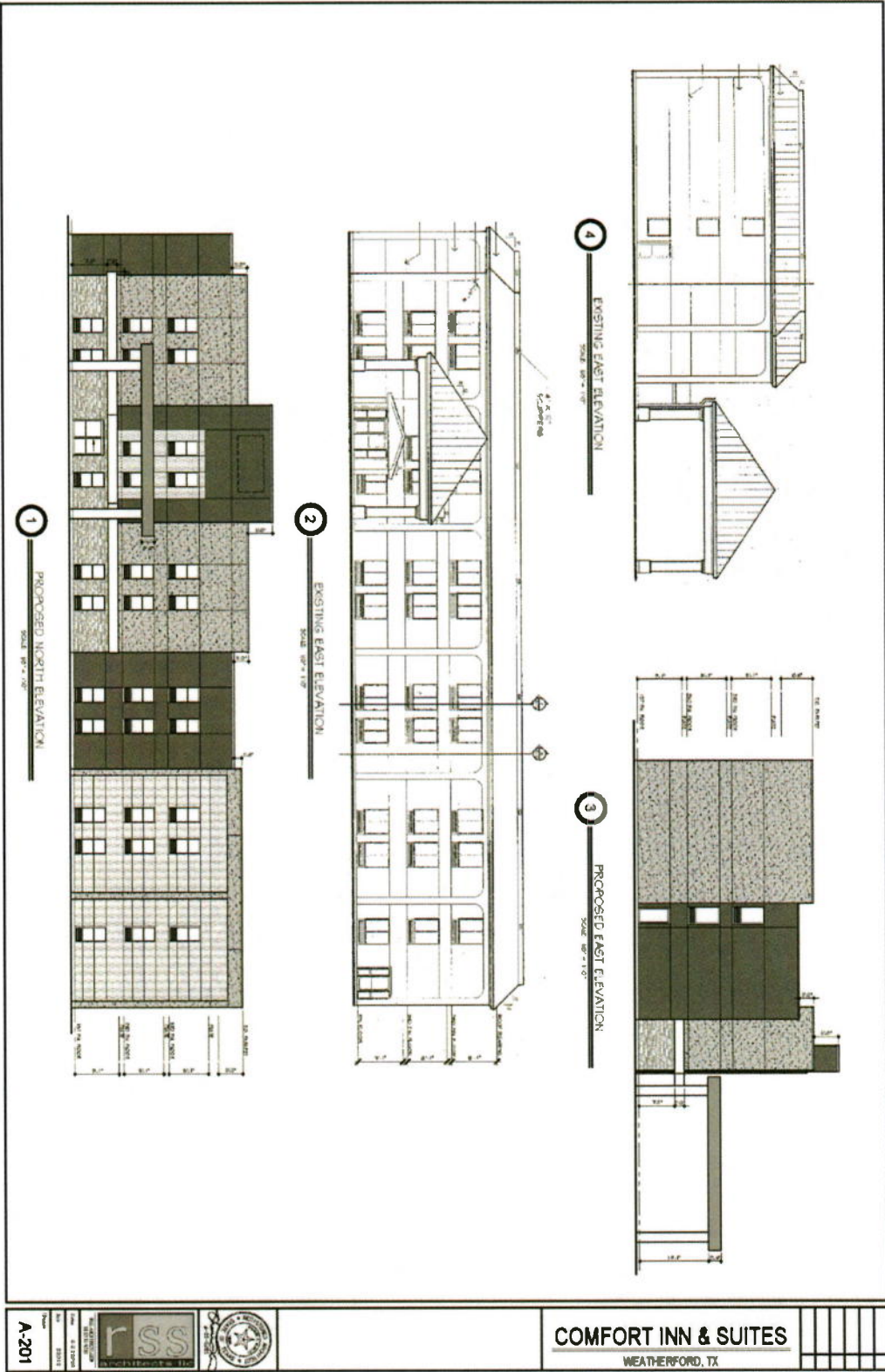


Exhibit 'C' Site Plan

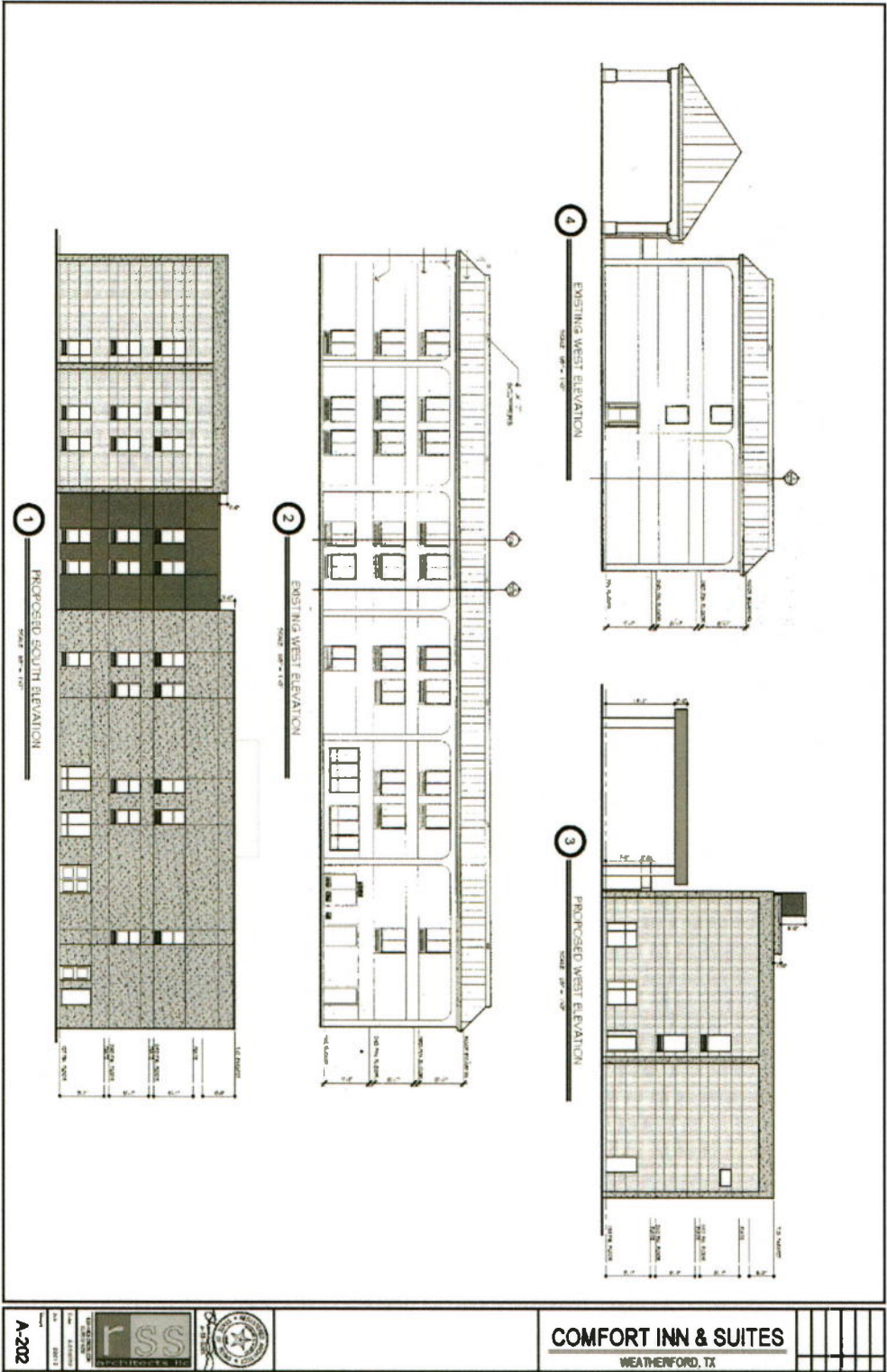


Exhibit 'C' Site Plan

