

ORDINANCE 872-2017-56

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 PORTION OF LOT 4, BLOCK 3 BALL & ROACH ADDITION LOCATED AT 713 WEST SPRING STREET WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED R1 ONE-FAMILY RESIDENTIAL SHALL HENCEFORTH BE ZONED RI RESIDENTIAL WITH A CONDITIONAL USE PERMIT (CUP) FOR AN ACCESSORY STRUCTURE LARGER THAN 400 SQUARE FEET, 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
R1 One-Family Residential

AMENDED ZONING
DISTRICT DESIGNATION
**R1 One-Family Residential with a
Conditional Use Permit (CUP)
for an accessory structure
larger than 400 square feet**

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.**

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.

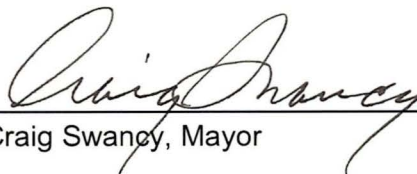
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, 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 October 24, 2017.

CITY OF WEATHERFORD, TEXAS



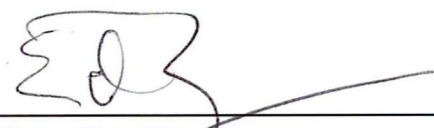
Craig Swancy, Mayor

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney

Exhibit 'A' Property Description.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARKER COUNTY, TEXAS, AND BEING A PORTION OF LOT 4, BLOCK 3, BALL & ROACH ADDITION. AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY. TEXAS, ACCORDING TO THE PLAT RECORDED VOLUME 6, PAGE PLAT RECORDS, PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 4, AT THE INTERSECTION OF THE SOUTH LINE OF WEST SPRING STREET AND THE EAST OF NORTH MERRIMAC STREET;

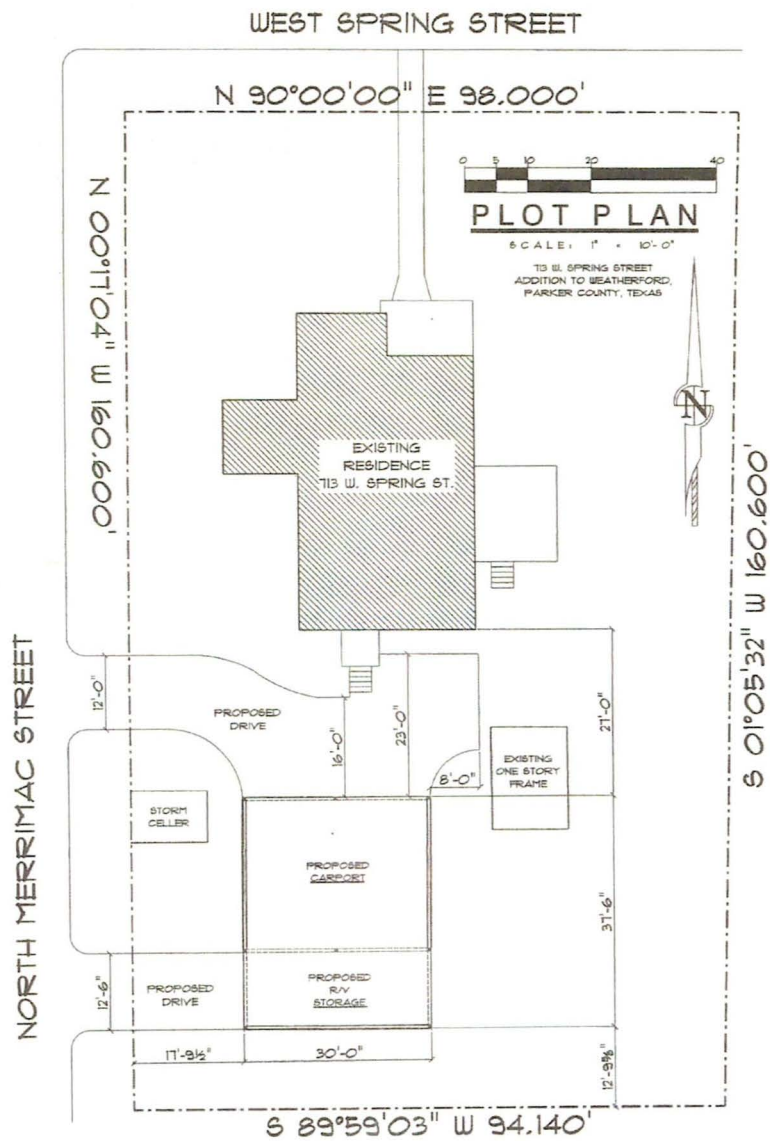
THENCE EAST, ALONG THE SOUTH LINE OF SAID WEST SPRING STREET, 98.0 FEET TO A IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 4, AND THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 3;

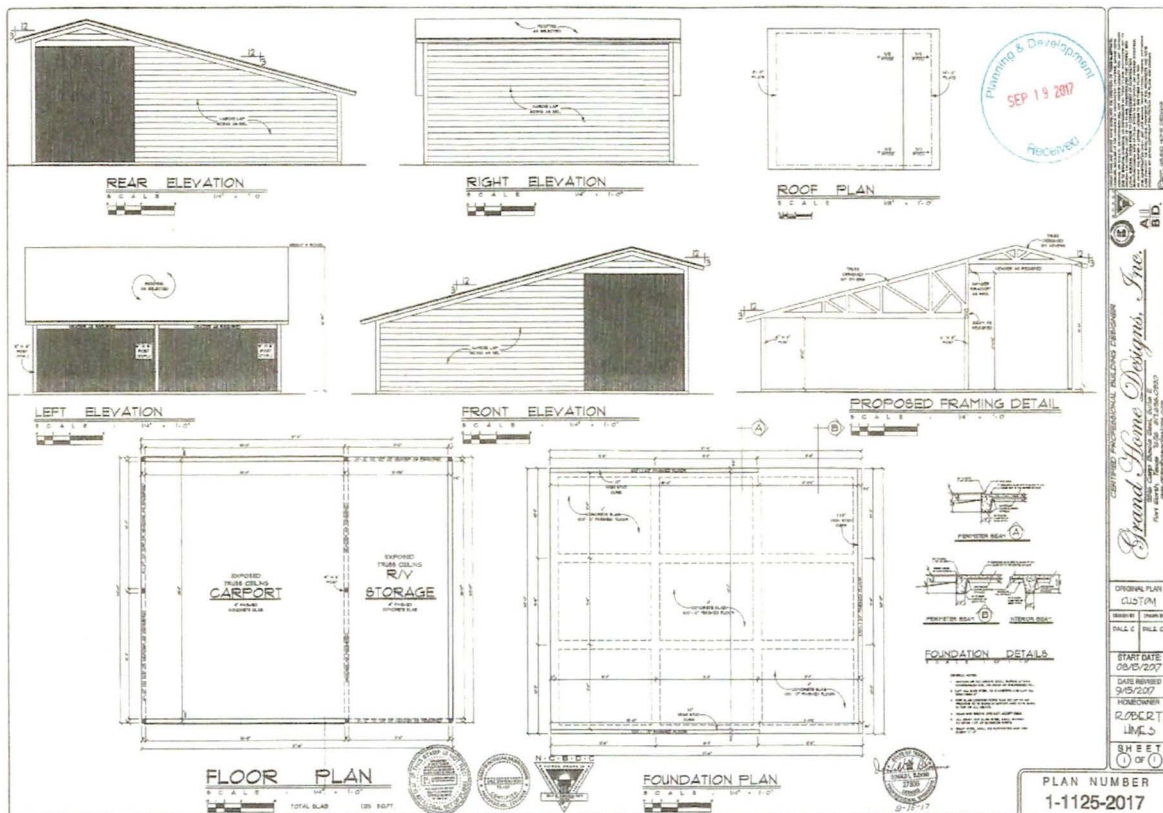
THENCE SOUTH 01 DEGREES 05 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOTS 4 AND A DISTANCE OF 160.59 FEET TO A 1/2 " IRON ROD;

HENCE SOUTH 89 DEGREES 59 MINUTES 03 SECONDS WEST, 94.14 FEET TO A IRON ROD FOUND IN THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF NORTH MERRIMAC;

THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS WEST, ALONG THE EAST OF SAID NORTH MERRIMAC STREET, 160.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.354 ACRE OF LAND.

Exhibit 'B' Development Plan.





Homeowner:
Robert Himes
713 West Spring
Weatherford TX 76086

Builder:
Ozzy Menchaca, Ozzy Menchaca Construction
PO Box 8700
Peaster, TX 76485
817 304 4332

09/15/2017

To Whom It May Concern:

This letter is to acknowledge that the Himes ' Carport is being built for the sole purpose of RV Storage and parking for personal vehicles.

Sincerely,

Ozzy Menchaca, Ozzy Menchaca Construction