

ORDINANCE 879-2017-63

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 LOT 4, BLOCK 6, LAKEWAY ESTATES, AND LOCATED AT 3413 LAKEWAY DRIVE WITHIN THE CORPORATE LIMITS OF THE CITY OF WEATHERFORD, TEXAS; HERETOFORE ZONED R1 ONE-FAMILY RESIDENTIAL SHALL HENCEFORTH BE ZONED R1 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.

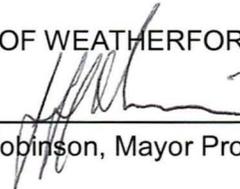
SECTION 3: The Department of Development and Neighborhood Services is hereby instructed to change the one (1) copy of the Zoning District Map on file in the office of the City Secretary and all other copies of maps purporting to be copies of the current Zoning District Map of the City of Weatherford, 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 4 ayes and 0 nays by the City Council of the City of Weatherford, Texas, at its meeting on the 14 day of November 2017.

CITY OF WEATHERFORD, TEXAS



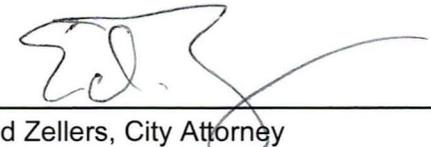
Jeff Robinson, Mayor Pro Tem

ATTEST:



Malinda Nowell, City Secretary

APPROVED AS TO FORM:



Ed Zellers, City Attorney

Swancy absent

Exhibit 'A' Property Description.

LOT 4, BLOCK 6, LAKEWAY ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 17, PLAT RECORDS, PARKER COUNTY, TEXAS.

3413 LAKEWAY DRIVE.

Exhibit 'B' Development Plan

Conditional Use Permit

3413 LAKEWAY DRIVE

Unless otherwise stated, all requirements of the R1 One-Family District shall apply. The individual tract is described in Exhibit A.

Article 1: Site and Building Plan:

Development is limited to the attached site and building plan.

Article 2: Masonry:

The structure shall be 75% masonry, and closely match the aesthetic of the main structure.

Article 3: Use:

The structure shall not be used as an accessory or primary dwelling, nor as a commercial property.

Planned building description:

We would like to build a 30' x 40' x12' metal building. The building will be brick veneer and stone to match our home and will sit at the back of our .75 acre lot.

Use:

The building will be multipurpose in design and usage. The building will be partitioned into two separate areas for different specific uses. Approximately half of the building will be a shop area to perform maintenance on family vehicles, restore classic vehicles, as well as work on various projects and storage of lawn equipment and tools. I will also use this space to process game as I am an avid hunter. Note: this is for hobby purposes, not a business.

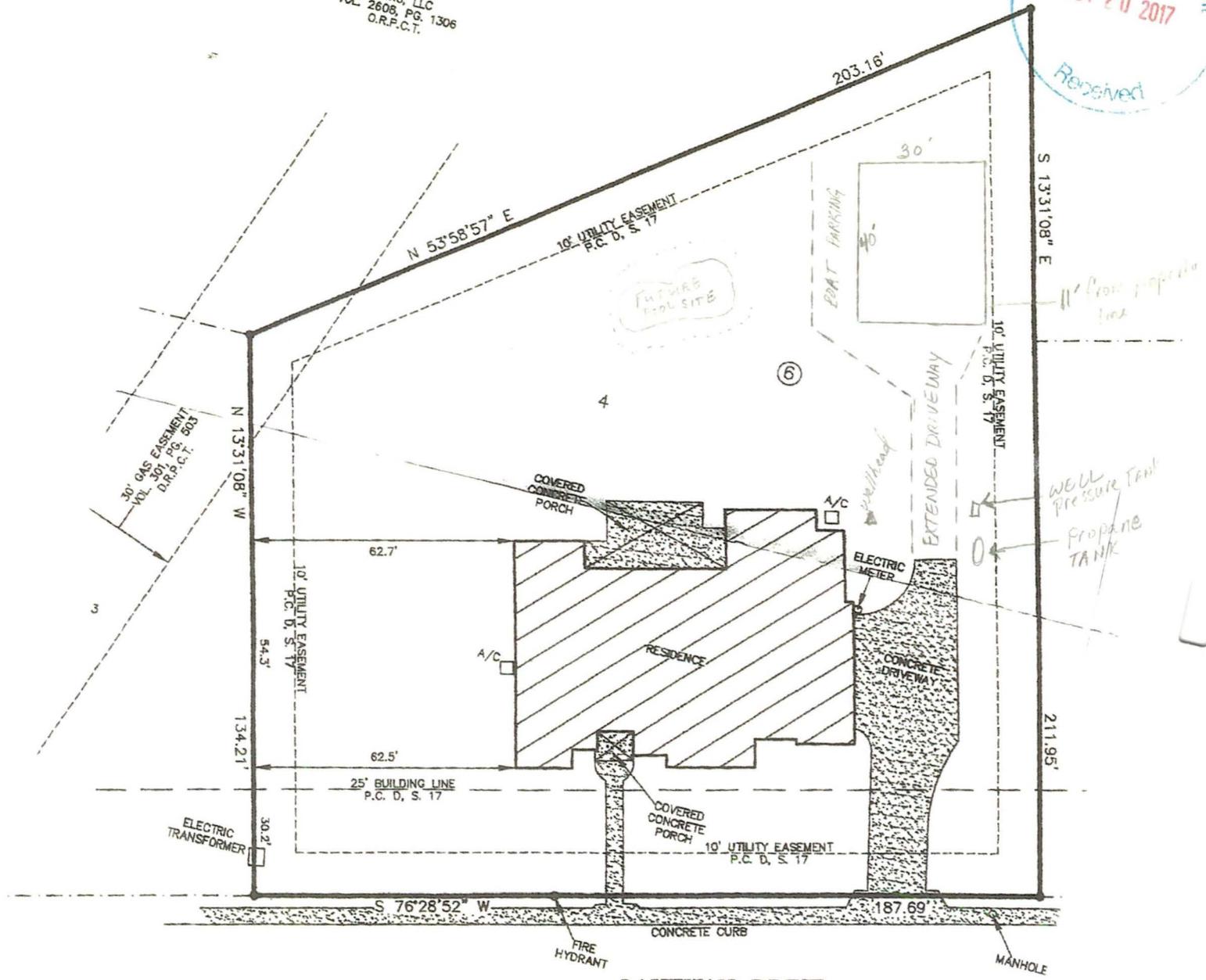
The other half of the building is going to be used as a pool house/kids' cave. The plan is for this space to have a restroom, laundry, media room, and lounge/recreation area. It will also allow our children and their friends a safe place to hang out without disturbing the household. This space will allow me to wash dirty, greasy, and blood covered clothing as well as shower after working in the shop or processing game because my wife will not let me do those things inside the house.

Mitigation:

The building's brick, stone, windows, and exterior colors will closely match the exterior of our home in order to minimize variation on the property. Additionally, the profile of the building will be much lower than that of our home as the house has a 32' peak. There are several such accessory buildings in our area and this would not be out of the ordinary for the area. In fact, there is one just several houses down the street from us. The size of our lot and home allows for a building of this size to be built without appearing crowded. We have already discussed this building with all of our immediate neighbors and none of them have an issue with its existence or planned uses.

3413 Lakeway Drive
 Westwood, TX. 76087
 Astertoolhouse/si of site Plan
 Anticipated start date: January 15, 2018
 Plan drawn: 9-14-17
 Owner: Dee Foster
 806-544-5999

MATKS, LLC
 VOL. 2608, PG. 1306
 O.R.P.C.T.



NOTES:
 BEARINGS CORRELATED TO PLAT CALL S 76°28'52" W
 ALONG SOUTH LINE OF SITE.
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE

879-2017-63