

CITY OF WATAUGA, TEXAS
ORDINANCE NO. 1638

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS FOR THE PURPOSE OF AUTHORIZING A SPECIFIC USE PERMIT FOR THE PROPERTY LOCATED AT 5941 WATAUGA ROAD (CASE 16-09); PROVIDING THAT ALL ORDINANCES IN CONFLICT HERewith ARE HEREBY REPEALED TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Watauga, Texas, understands the property located at 5941 Watauga Road, previously used as a Pawn Shop, requires a Specific Use Permit (SUP) in order to operate as "Texas Hearts of Faith Thrift Store";

WHEREAS, the City Council of the City of Watauga, Texas, understands that allowing the property to operate as a thrift store is a change consistent with the City's Future Land Use Plan/Map;

WHEREAS, the City Council of the City of Watauga, Texas, recognizes that additional landscaping, screening, and updating of this structure and surrounding area will result in a direct benefit to the City of Watauga;

WHEREAS, the City Council of the City of Watauga, Texas, recognizes that the Planning and Zoning Commission at its December 6, 2016, meeting voted to recommend approval of Case 16-09;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Watauga, Texas as follows:

I.

The City of Watauga, Texas hereby authorizes approval for a Specific Use Permit (SUP) for Case 16-09, regarding property and structure located at 5941 Watauga Road, allowing for the operation of the property as the "Texas Hearts of Faith Thrift Store," with the condition that "there may be no portable buildings and/or outside storage of any kind."

II.

This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Watauga, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance(s) are hereby repealed.

III.

If any section, sub-section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

IV.

This Ordinance shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council and upon approval thereof by the Mayor of the City of Watauga, Texas and publication hereof as prescribed by law.

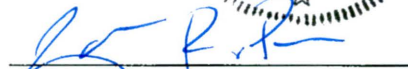
PASSED AND ADOPTED by the City Council of the City of Watauga, Texas, on the 23rd day of Jan., 2017.

APPROVED:



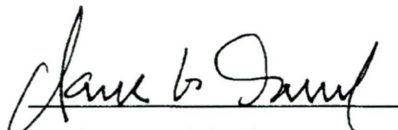
Hector F. Garcia, Mayor

ATTEST:

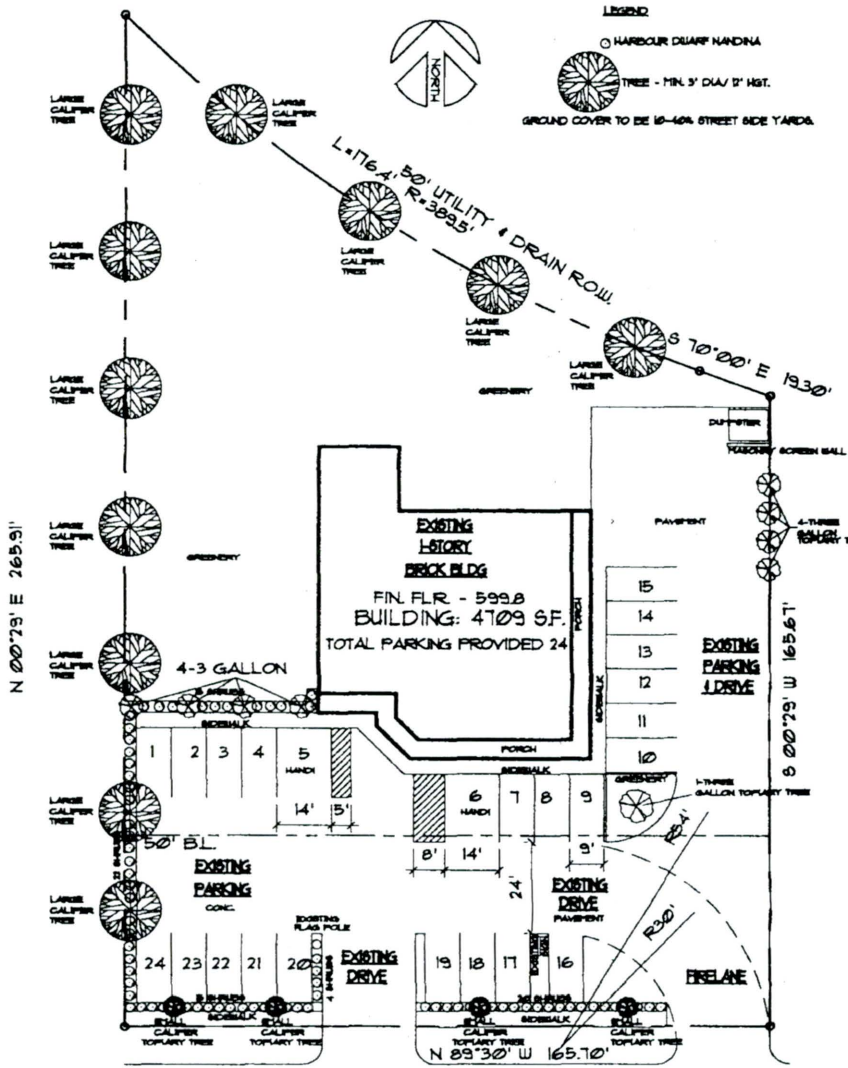


Zolaina R. Parker, City Secretary

APPROVED AS TO FORM AND LEGALITY:



Mark G. Daniel, City Attorney



5941 WATAUGA RD.
SITE PLAN

SITE PLAN
SCALE: 1"=30'

TEXAS HEARTS OF FAITH THRIFT STORE

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|---|---|
| 5941 WATAUGA RD. WATAUGA TARRANT COUNTY TEXAS, 76148 | CONTACT: HOF MINISTER CHAPLAIN JULIE GREEN (972) 765-8108 |
|---|---|

JOB: 6073
DATE: OCT. 21, 2016

THE PLAN FACTORY
817-654-9012
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016

LEGEND
 ○ HARBOUR DWARF NANDINA
 ● TREE - MIN. 3" DIA/ 12' HGT.
 GROUND COVER TO BE 15-40% STREET SIDE YARDS.

BUILDING: 13% COV'G
 PAVEMENT: 47% COVERAGE TOTAL AREA IN THE NON-STREET WILL BE 60 SF. FOR EACH 12 PARKING SPACES
 GREENERY: 40% LANDSCAPING TOTAL BREAK DOWN AND CITY REQUIREMENTS AS FOLLOWS

ALL NEWLY PLANTED TREES WILL BE PLANTED IN PERMEABLE AREAS AND WILL BE 3" DIAMETER AND EACH 12' HT. AND APPROX. 4" OR MORE WILL BE PROVIDED IN STREET YARDS LESS THAN 10,000 S.F. IN FRONT AND WILL BE PLACED LESS THAN 10,000 S.F. ON THE RIGHT SIDE OF THE YARD AND ON THE LEFT SIDE OF THE YARD WHERE IT IS VISIBLE FROM THE ADJACENT STREET, WHICH WILL TOTAL LESS THAN 10,000 S.F. ONE TREE PER 1,000 S.F. OF THE STREET YARD WILL BE IMPLEMENTED.

NO CURRENT EXISTING TREES ARE ON THE PREMISES SO THERE WILL BE 2 ADDITIONAL LARGE TREES OF ATLEAST 12' HT. AND APPROX. 4" OR MORE ADDED AND WITHIN THE 10,000 SF PERIMETER WILL ALSO BE IMPLEMENTED.

TREES: 15% OF THE FRONT AREA AND SIDE YARDS WILL BE VISIBLE FROM AN ADJACENT STREET LANDSCAPED AREA AND ON EACH SIDEYARD VISIBLE FROM AN ADJACENT STREET LANDSCAPED VIEW OF EACH AREA.

TWO SMALL OR ORNAMENTAL TREES IN LIEU OF ONE LARGE TREE WILL BE IMPLEMENTED IN THE FRONT STREET LANDSCAPED VIEW AREA; EACH SMALL ORNAMENTAL TREE WILL BE A MIN. OF 6' IN HT. AT THE TIME OF PLANTING. NOT MORE THAN 50% OF THE REQUIRED LARGE TREES MAY BE SUBSTITUTED BY INSTALLING ORNAMENTAL TREES AT A RATE OF 2 ORNAMENTAL TREES TO ONE LARGE TREE WHICH WILL BE IMPLEMENTED IN THE STREET YARD IN FRONT FOR ADJACENT PROFESSIONAL STREET VIEW.

NO TREES SHALL BE PLANTED IN ANY RIGHT-OF-WAY OR ANY FIRE LANE RIGHT-OF-WAY.

EACH ONE SHRUB WILL BE PLANTED EVERY 50 S.F. OF THE AREA THAT IS TO BE LANDSCAPED. ONLY FULL MATURITY OF EACH SHRUB WILL BE LOCATED IN THE RIGHT OF WAY IN WHICH WILL NOT BE A CONFLICT WITH ANY VEHICULAR OR PEDESTRIAN TRAFFIC VISIBILITY WILL BE IMPLEMENTED FOR ADDITIONAL BEAUTIFICATION.

GROUNDCOVER WILL STAY AS IT IS ALREADY IMPLEMENTED, OTHER THAN WITHIN THE FLAG POLE BROCKED AREA ALL YEAR FLOWERS WILL BE IMPLEMENTED WHICH WILL BE 10% ALL GROUNDCOVER AREAS SHALL BE KEPT CLEAR OF WEEDS AN UNDERGROWTH OR ANY ADDITIONAL ISSUES THAT WOULD HINDER ANY OF OUR BEAUTIFICATION DEVELOPMENT.

PARKING LOTS AND VEHICULAR USE AREA IN WHICH A MIN. AMOUNT OF THE TOTAL AREA OF ALL VEHICULAR USE AREAS SHALL BE DEVOTED TO LANDSCAPED ISLANDS, PENINSULAS, OR MEDIANS IN WHICH WILL BE MAINTAINED FOR THE UP KEEP OF ALL BEAUTIFICATIONS AT THIS LOCATION.

THE STREET AND YARD AREA, WILL HAVE A MIN. TOTAL AREA IN SUCH ISLAND, PENINSULAS, AND MEDIANS IN THE STREET YARD SHALL BE 90 S.F. OF EACH 12 PARKING SPACES.

TEXAS HEARTS OF FAITH THRIFT STORE NON-STREET YARD AREA, WHICH WILL HAVE A MIN. TOTAL AREA IN SUCH ISLANDS, PENINSULAS, AND MEDIANS, IN THE NON-STREET SHALL BE 80 S.F. FOR EACH 12 PARKING SPACES TO HELP WITH BEAUTIFICATION AS THIS LOCATION ALSO.

TEXAS HEARTS OF FAITH THRIFT STORE DOES NOT ALLOW PORTABLE BUILDINGS, AND ANY OUTSIDE STORAGE OF ANY KIND NOR ANY PERMANENT TRAILERS WILL BE ALLOWED AT THIS LOCATION.

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED