

ORDINANCE NO. 3173

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM LIGHT INDUSTRIAL-1 (LI-1) TO PLANNED DEVELOPMENT-LIGHT INDUSTRIAL-1 (PD-LI1), WITH CONCEPT PLAN LOCATED AT 110 LUCAS STREET, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.729 ACRES KNOWN AS PROPERTY ID 195216, LOT 2, BLOCK 1 OF THE MANSION ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-19-0172. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from LI1 to PD-LI1, with Concept Plan; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from LI1 to PD-LI-1, with Concept Plan in order to facilitate development of the subject property in a manner that allows self-storage structures on the following property: Property ID 195216, Lot 2, Block 1 of the Mansion Addition, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, and the Landscape Plan attached as Exhibit C.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to create a self-storage facility and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan (Exhibit B).

Development Regulations

1. The Site Plan shall conform as approved by the City Council under case number PD-19-0172.
2. A drainage plan must be approved and installed prior to Certificate of Occupancy approval.
3. Any zoning, land use requirement, or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan and Exhibit C – Landscape Plan. Where regulations are not specified in Exhibit B, Exhibit C, or in this ordinance, the regulations of Light Industrial-1 zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.
4. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED, AND ADOPTED on this 21st day of January, 2020.




MAYOR

ATTEST:


City Secretary

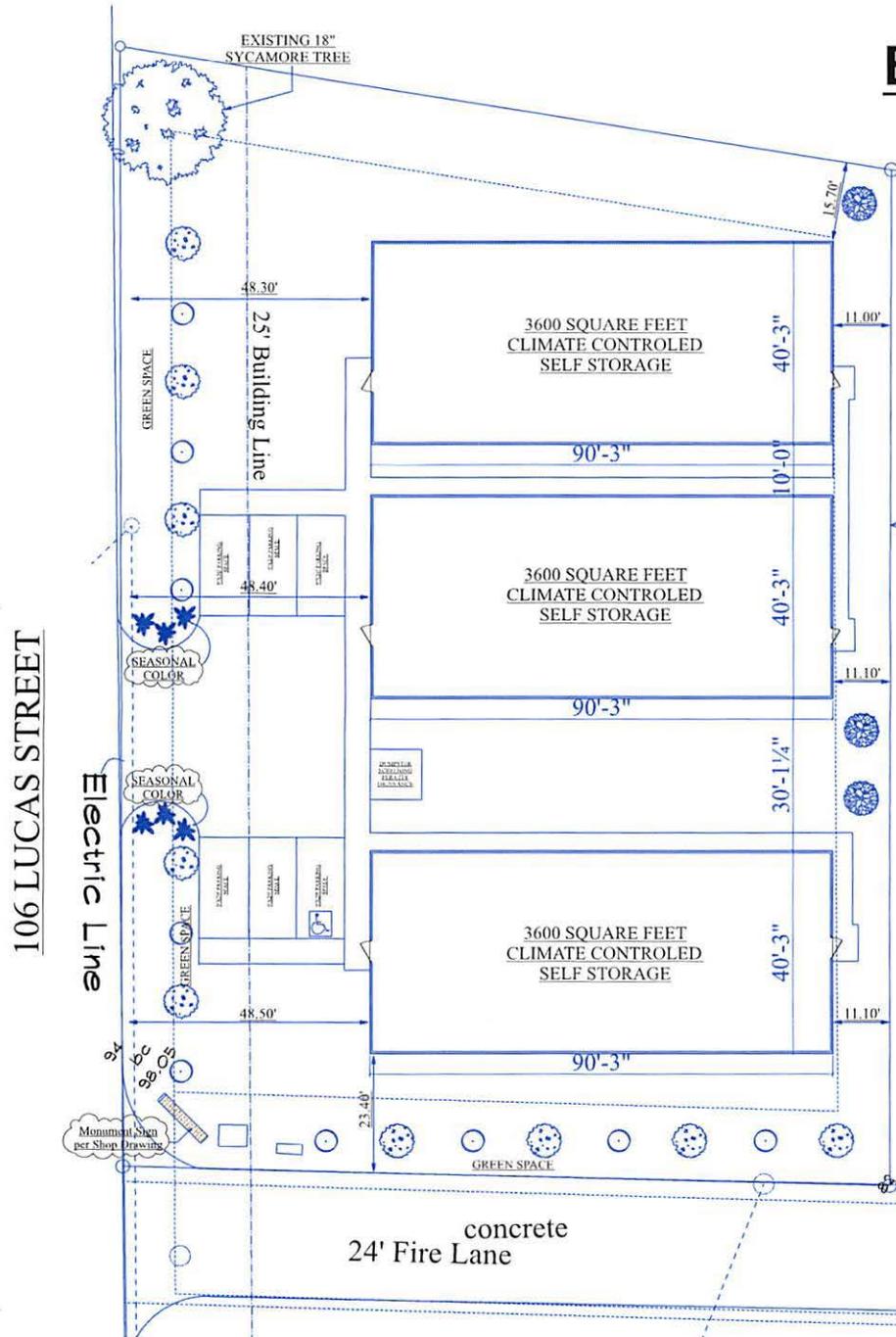


Exhibit A - Location Exhibit

0 200 400 800 1,200 1,600 Feet

PD-19-0172

Exhibit B - Site Plan



PARKING REQUIREMENTS
 PARKING SHALL BE PROVIDED FOR ALL VEHICLES TO BE STORED ON THE SITE. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PARKING PLAN. THE PARKING PLAN SHALL BE SUBMITTED WITH THE SITE PLAN.

NO FENCING WILL BE INSTALLED ON THIS PROPERTY

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
Q1	QUERCUS VARIAGATA	WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q2	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q3	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q4	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q5	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q6	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q7	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q8	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q9	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q10	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q11	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q12	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q13	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q14	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q15	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q16	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q17	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q18	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q19	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP
Q20	QUERCUS LAEVOGARBA	SWAMP WHITE OAK	1	4" CAL	17' WIDE BY 17' DEEP

LANDSCAPE NOTES

MAINTENANCE NOTES:

SOLID SOIL NOTES

1. VERIFY ALL EXISTING AND PROPOSED UTILITIES WITH THE CITY ENGINEER AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
4. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
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20. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.

LANDSCAPE TABULATIONS:

THIS PROJECT IS DESIGNED TO AND SHALL MEET OR EXCEED THE CITY OF WAXAHACHE'S LANDSCAPE DESIGN CRITERIA

REQUIRED:	PROVIDED:
18" EXISTING TREE ON THIS PROPERTY	18" EXISTING TREE ON THIS PROPERTY
50% OF PROPOSED BUILDING SHALL BE REQUIRED INTERIOR LANDSCAPE	50% OF PROPOSED BUILDING SHALL BE REQUIRED INTERIOR LANDSCAPE
75% OF THE REQUIRED INTERIOR LANDSCAPE SHALL BE IN THE FRONT AND SIDE YARD	75% OF THE REQUIRED INTERIOR LANDSCAPE SHALL BE IN THE FRONT AND SIDE YARD
ONE (1) CANOPY TREE PER 500 S.F. OF REQUIRED LANDSCAPE AREA	ONE (1) CANOPY TREE PER 500 S.F. OF REQUIRED LANDSCAPE AREA
ONE (1) UNDERSTORY TREE PER 250 S.F. OF REQUIRED LANDSCAPE AREA	ONE (1) UNDERSTORY TREE PER 250 S.F. OF REQUIRED LANDSCAPE AREA
ONE (1) SHRUB PER 40 S.F. OF REQUIRED LANDSCAPE AREA	ONE (1) SHRUB PER 40 S.F. OF REQUIRED LANDSCAPE AREA
15% OF REQUIRED LANDSCAPE AREA SHALL BE GROUNDCOVER	15% OF REQUIRED LANDSCAPE AREA SHALL BE GROUNDCOVER
2% OF REQUIRED LANDSCAPE AREA SHALL BE SEASONAL COLOR	2% OF REQUIRED LANDSCAPE AREA SHALL BE SEASONAL COLOR
50 S.F. (50%)	50 S.F. (50%)
5 S.F. (5%)	5 S.F. (5%)
10 CANOPY TREES	10 CANOPY TREES
10 SHRUBS	10 SHRUBS
50 S.F. GROUNDCOVER (15%)	50 S.F. GROUNDCOVER (15%)
80 S.F. SEASONAL COLOR (2%)	80 S.F. SEASONAL COLOR (2%)

*** PARKING LOT LANDSCAPE**

- 30 S.F. OF LANDSCAPE PER PARKING SPACE
- TOTAL PARKING SPACES = 10
- TWO (2) TREES, 4" CAL. PER 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA
- TEN (10) SHRUBS PER 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA

REQUIRED:	PROVIDED:
500 S.F. LANDSCAPE	500 S.F. LANDSCAPE
(2) TREES, 4" CAL.	(2) TREES, 4" CAL.
(10) SHRUBS	(10) SHRUBS

*** BUFFERYARD**

- 20% OF THE STREET YARD TO BE LANDSCAPE
- STREET YARD = 3,500 S.F.
- 10 LANDSCAPE BUFFER

REQUIRED:	PROVIDED:
25 S.F. LANDSCAPE (15%)	25 S.F. LANDSCAPE (15%)
10 LANDSCAPE BUFFER	10 LANDSCAPE BUFFER

*** STREET TREES**

- ONE (1) TREE, 4" CAL., PER 30 L.F.

REQUIRED:	PROVIDED:
(1) TREES, 4" CAL.	(1) TREES, 4" CAL.

SITE PLAN
 SCALE: 1" = 15'-0"

2024
 CHUX SELF STORAGE
 106 LUCAS STREET
 LOT 2 BLD. 1
 THE MANSION ADDITION
 WAXAHACHE, TEXAS 75165
 EXISTING ZONING: LIGHT INDUSTRIAL 1
 PROPOSED ZONING: PLANS II DEVELOPMENT LIGHT INDUSTRIAL 1
 THE REASON FOR THIS PLAN DEVELOPMENT IS TO REDUCE THE REAR AND SIDE YARD SET BACKS TO MATCH THE BUILDINGS THAT ARE ALREADY COMPLETED.

