

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



NO FENCING WILL BE INSTALLED
ON THIS PROPERTY

FIGURE 10-10

SOLID SOD NOTES

2. BUREAU HEADS TO ADVISE AGRICULTURE
DEPARTMENT, WASHINGTON, D.C., FOR THE
RECORD.

1. CONTINUE FOR SMALL LEASE, LOW RENT, OR
FINAL PROCEEDINGS FROM THE COURT OF
COMMONS.

2. CENTRAL TO SMALL FINE GRADE AREA 2

* PARKING LOT LANDSCAPE

1. 20 S.F. OF LANDSCAPE PER PARKING SPACE
TOTAL PARKING SPACES = 10

* BUFFERYARD

REQUIRED:	PROVIDED:
1. <u>Identify the subject of the sentence.</u>	1. <u>Identify the subject of the sentence.</u>
2. <u>Identify the predicate of the sentence.</u>	2. <u>Identify the predicate of the sentence.</u>
3. <u>Identify the object of the sentence.</u>	3. <u>Identify the object of the sentence.</u>
4. <u>Identify the complement of the sentence.</u>	4. <u>Identify the complement of the sentence.</u>
5. <u>Identify the modifier of the sentence.</u>	5. <u>Identify the modifier of the sentence.</u>
6. <u>Identify the clause of the sentence.</u>	6. <u>Identify the clause of the sentence.</u>
7. <u>Identify the phrase of the sentence.</u>	7. <u>Identify the phrase of the sentence.</u>
8. <u>Identify the part of speech of the sentence.</u>	8. <u>Identify the part of speech of the sentence.</u>
9. <u>Identify the tense of the sentence.</u>	9. <u>Identify the tense of the sentence.</u>
10. <u>Identify the mood of the sentence.</u>	10. <u>Identify the mood of the sentence.</u>
11. <u>Identify the voice of the sentence.</u>	11. <u>Identify the voice of the sentence.</u>
12. <u>Identify the figure of speech of the sentence.</u>	12. <u>Identify the figure of speech of the sentence.</u>
13. <u>Identify the rhetorical device of the sentence.</u>	13. <u>Identify the rhetorical device of the sentence.</u>
14. <u>Identify the literary device of the sentence.</u>	14. <u>Identify the literary device of the sentence.</u>
15. <u>Identify the historical context of the sentence.</u>	15. <u>Identify the historical context of the sentence.</u>
16. <u>Identify the cultural context of the sentence.</u>	16. <u>Identify the cultural context of the sentence.</u>
17. <u>Identify the social context of the sentence.</u>	17. <u>Identify the social context of the sentence.</u>
18. <u>Identify the political context of the sentence.</u>	18. <u>Identify the political context of the sentence.</u>
19. <u>Identify the economic context of the sentence.</u>	19. <u>Identify the economic context of the sentence.</u>
20. <u>Identify the religious context of the sentence.</u>	20. <u>Identify the religious context of the sentence.</u>
21. <u>Identify the philosophical context of the sentence.</u>	21. <u>Identify the philosophical context of the sentence.</u>
22. <u>Identify the scientific context of the sentence.</u>	22. <u>Identify the scientific context of the sentence.</u>
23. <u>Identify the historical context of the sentence.</u>	23. <u>Identify the historical context of the sentence.</u>
24. <u>Identify the cultural context of the sentence.</u>	24. <u>Identify the cultural context of the sentence.</u>
25. <u>Identify the social context of the sentence.</u>	25. <u>Identify the social context of the sentence.</u>
26. <u>Identify the political context of the sentence.</u>	26. <u>Identify the political context of the sentence.</u>
27. <u>Identify the economic context of the sentence.</u>	27. <u>Identify the economic context of the sentence.</u>
28. <u>Identify the religious context of the sentence.</u>	28. <u>Identify the religious context of the sentence.</u>
29. <u>Identify the philosophical context of the sentence.</u>	29. <u>Identify the philosophical context of the sentence.</u>
30. <u>Identify the scientific context of the sentence.</u>	30. <u>Identify the scientific context of the sentence.</u>

PD****
 CRUX SELF STORAGE
 106 ULACAS STREET
 LOT 2 BLK 1
 THE MANSION ADDITION
 WAXAHACHIE, TEXAS 75165
 EXISTING ZONING LIGHT INDUSTRIAL 1
 PROPOSED ZONING PLANNED 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 BE COMPLETED

NO FENCING WILL BE INSTALLED



SOLID SOD NOTE

- [illegible]

* PARKING LOT LANDSCAPE

- | THIS PROJECT IS DESIGNED TO AND SHALL MEET OR EXCEED THE CITY OF WASHINGTON LANDSCAPE DESIGN CRITERIA | | | |
|--|--|--|--|
| 1. * EXISTING TREE ON THIS PROPERTY | | | |
| REQUIRED:
1. 10% OF REQUIRED BUFFERING SHALL BE PROVIDED BY EXISTING TREES
2. TOTAL BUILDING F.S. = 8,812 S.F.
3. 7% OF THE TOTAL BUFFERING SHALL BE IN THE FRONT AND SIDE YARD
4. (1) CANOPY TREE
5. 10% OF REQUIRED LANDSCAPE AREA
6. ONE (1) SHRUB PER 100 S.F. OF REQUIRED LANDSCAPE AREA
7. ONE (1) SHRUB PER 50 S.F. OF REQUIRED LANDSCAPE AREA
8. 10% OF REQUIRED LANDSCAPE AREA SHALL BE SEASONAL COLOR | | PROVIDED:
1. 10% OF REQUIRED LANDSCAPE
2. FRONT YARD
3. 10% OF THE STREET YARD TO BE LANDSCAPED
4. STREET YARD + 1,000 S.F.
5. 10% LANDSCAPE BUFFER | |
| REQUIRED:
1. 25 S.F. CANOPY
2. 5% (75%)
3. 10 CANOPY TREES
4. 10 ACACENT TREES
5. (10) SHRUBS
6. NO S.F. SEASONAL COLOR (15%) | | PROVIDED:
1. 25 S.F. LANDSCAPE (15%)
2. 10% LANDSCAPE BUFFER
3. STREET TREES
4. ONE (1) TREE, 4" CAL. PER 30 S.F.
5. 10% LANDSCAPE BUFFER
6. 10% LANDSCAPE BUFFER | |
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1. 25 S.F. CANOPY
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3. 10 CANOPY TREES
4. 10 ACACENT TREES
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6. 10% LANDSCAPE BUFFER | |

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

FD:****
CRUX SELF STORAGE
JOB 135 AS SITE 1
LOT 2 BLK 1
THE MANSSION ADDITION
WASAHACHE, TEXAS 75165
EXISTING ZONING LIGHT INDUSTRIAL 1
PROPOSED ZONING PLANNED DEVELOPMENT LIGHT INDUSTRIAL 1
THE REASON FOR THIS PLAN DEVELOPMENT IS TO REDUCE THE REAR AND SIDE
YARDS IN BACKS TO MATCH THE BUILDINGS THAT ARE ALREADY IN COMPLETE