

ORDINANCE NO. 3184

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM FUTURE DEVELOPMENT (FD) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), WITH CONCEPT PLAN TO ALLOW A SINGLE FAMILY RESIDENTIAL SUBDIVISION, LOCATED WEST OF BROADHEAD ROAD AND YOUNGBLOOD ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 98.7 ACRES KNOWN AS A PORTION OF PROPERTY ID 178972 OF THE J.B. AND ANN ADAMS ABSTRACT, 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 ZDC-000024-2020. 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 FD to PD-SF3, 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 FD to PD-SF3, with Concept Plan in order to facilitate development of the subject property in a manner that allows a single family residential subdivision on the following property: a portion of Property ID 178972 of the J.B. and Ann Adams Abstract, which is shown on Exhibit A, and in accordance with the Site Plan attached as Exhibit B, and Landscape Plan attached as Exhibit C.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to create a single family residential development 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) and Landscape Plan (Exhibit C).

Development Regulations

1. Per staff's recommendation, a Development Agreement will be required for the property.
2. A 6ft. ornamental fence with masonry columns, spaced every 30 ft., shall be constructed along Broadhead Rd.
3. The residential development shall consist of a Home Owner's Association.
4. The minimum lot width shall for the development shall be 65ft.
5. The minimum front yard setback for the development shall be 25ft.
6. The minimum side yard setback for the development shall be 5ft. (interior), and 15ft. (adjacent to right-of-way).
7. A minimum of 30% J-swing garages shall be provided within the development.
8. A minimum of 50% of the development will have a minimum dwelling unit of 3,000 sq. ft.

9. The minimum masonry percentage shall be 80%. There shall be 100% masonry facing a right-of-way.
10. The residential development shall not exceed 236 residential lots.
11. The Site Plan shall conform as approved by the City Council under case number ZDC-000024-2020.
12. Any zoning, land use requirement, or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibit 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 Single Family-3 zoning of the City of Waxahachie Zoning Ordinance shall apply to this development.
13. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.
14. 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 20th day of April, 2020.



David Hill

MAYOR

ATTEST:

Lori Cartwright

City Secretary

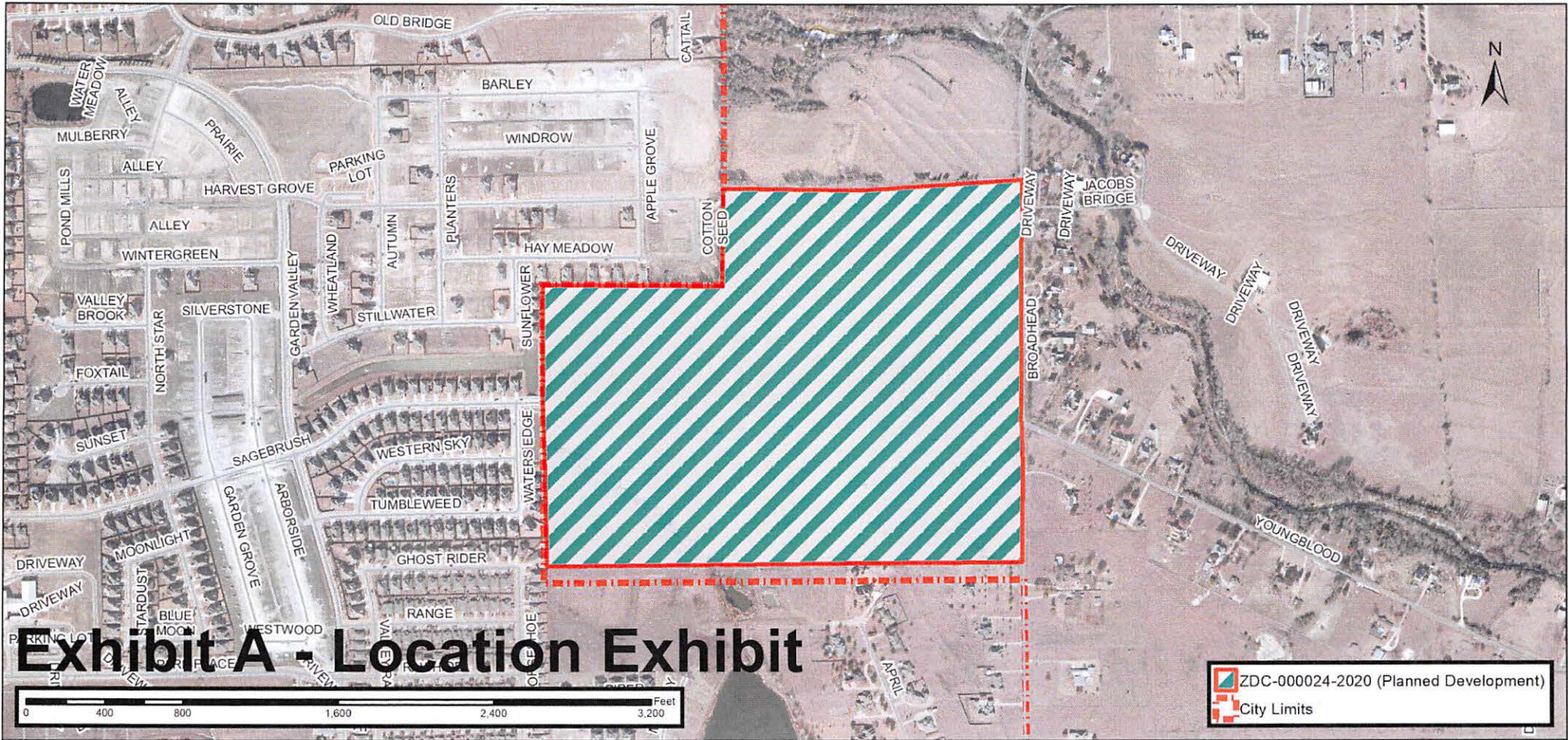


Exhibit A - Location Exhibit



 ZDC-000024-2020 (Planned Development)
 City Limits

Exhibit B - Site Plan

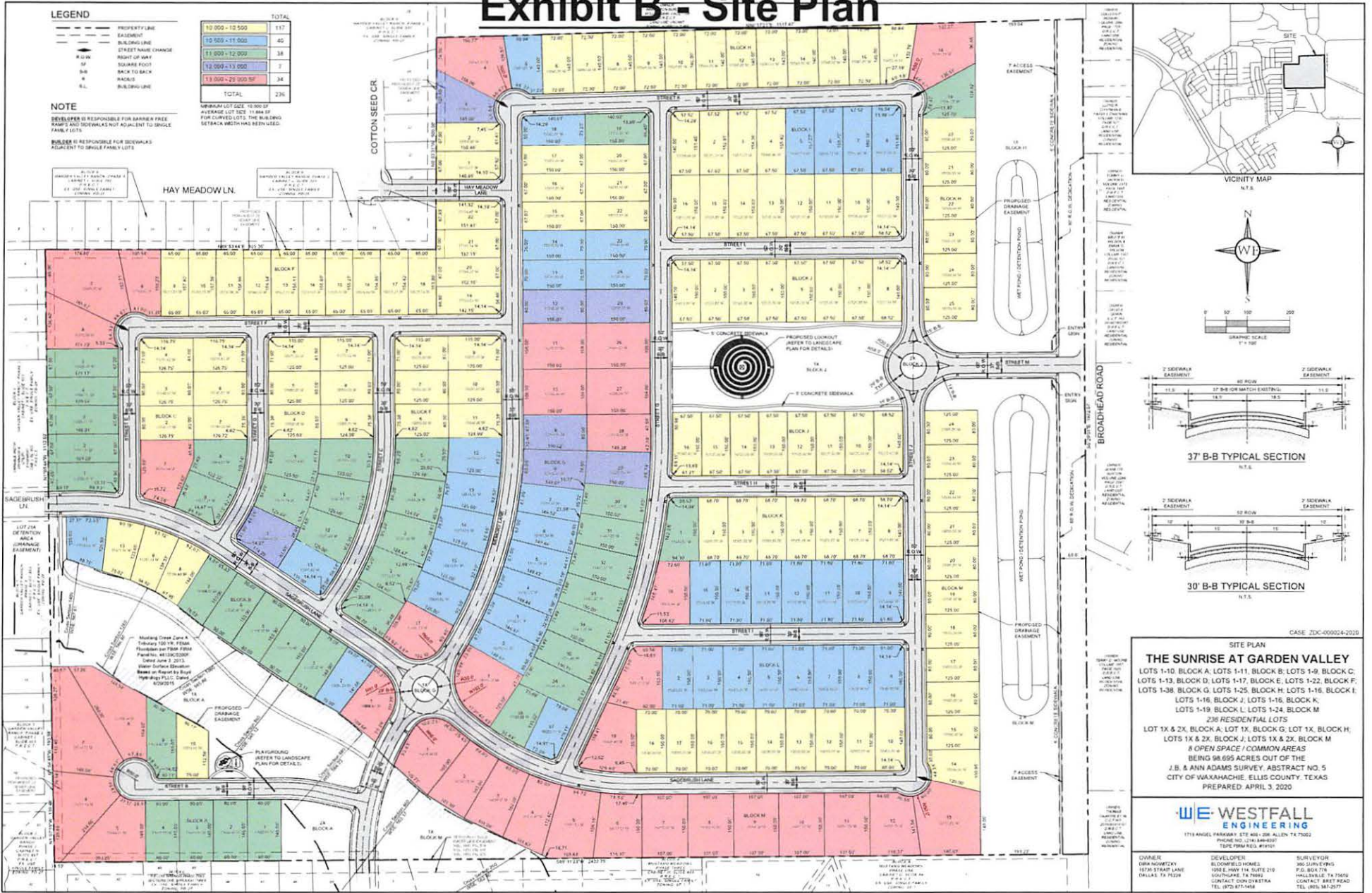


Exhibit C - Landscape Plan



CALLOUTS LEGEND

- ⓐ MAIN ENTRY SIGN WITH LOOKOUT TOWER ROOSTERY
- ⓑ ENTRANCED PLANTING
- ⓒ POND/PONDS
- ⓓ ROCKET PANE
- ⓔ 2'Ø WIDTH CONCRETE TRAIL
- ⓕ 6'Ø WIDTH CONCRETE TRAIL
- ⓖ PARKING
- ⓗ 2" CALIBER URBAN TREE SPECIES SHALL BE CONSISTENT WITH THE CITY OF WAXAHACHIE APPROVED TREE LIST
- ⓓ 2" CALIBER ORNAMENTAL TREE SPECIES SHALL BE CONSISTENT WITH THE CITY OF WAXAHACHIE APPROVED TREE LIST

GENERAL OPEN SPACE NOTES:

- ANY ELEMENTS TO BE ESTABLISHED WILL BE INSTALLED AND PROVIDED AT TIME OF PLANTING.
- CALIBER, ELEMENTS TYPES FOR ALL OPEN SPACES ARE NOT INTENDED TO CONDUCTIVE, SHED, OR REPRESENT ANIMAL LAYOUT OR DETAIL LANDING OF TREES. ALL CONCEPTS SHOWN HEREIN ARE SUBJECT TO CHANGE.
- ALL ROADS, SIDEWALKS, FIRE LANS, DRAINAGES AND UTILITIES TYPICAL WITH THE CITY OF WAXAHACHIE ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY VEHICLES WITH REASONABLENESS WILL BE PROVIDED THAT ALL CITY OF WAXAHACHIE AND ALL STANDARDS RE: AREAS OF WHAT IS SHOWN ON THIS EXHIBIT.

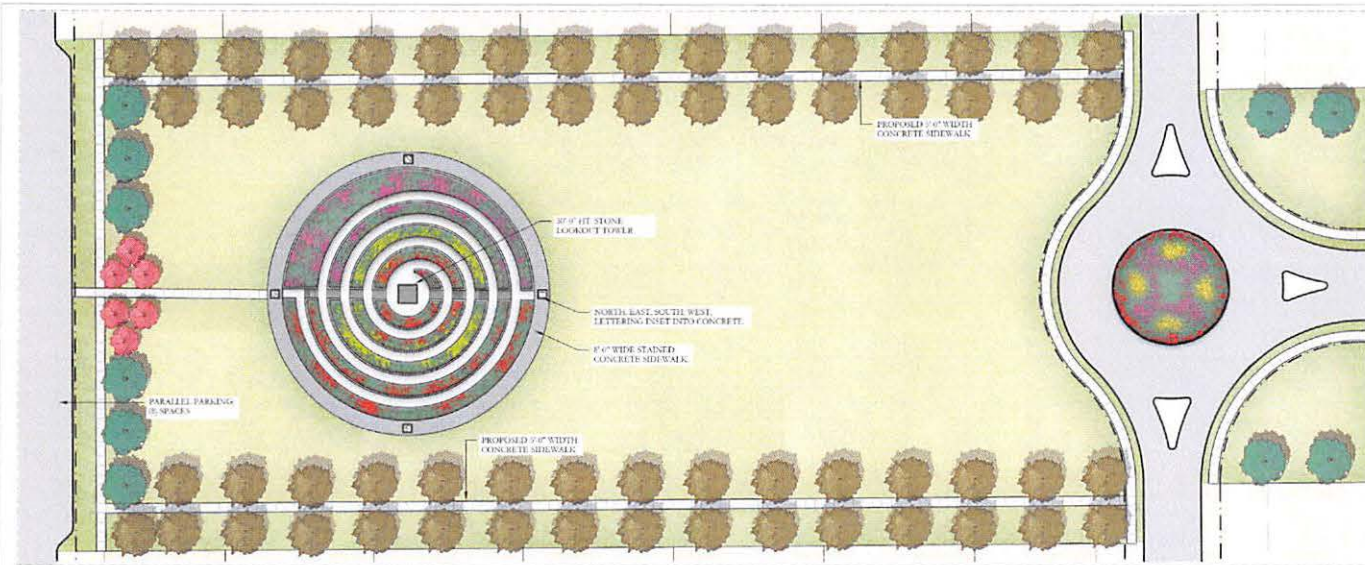
THE SUNRISE AT GARDEN VALLEY - OVERALL CONCEPTUAL LAND PLAN



City of Waxahachie, Ellis County, Texas

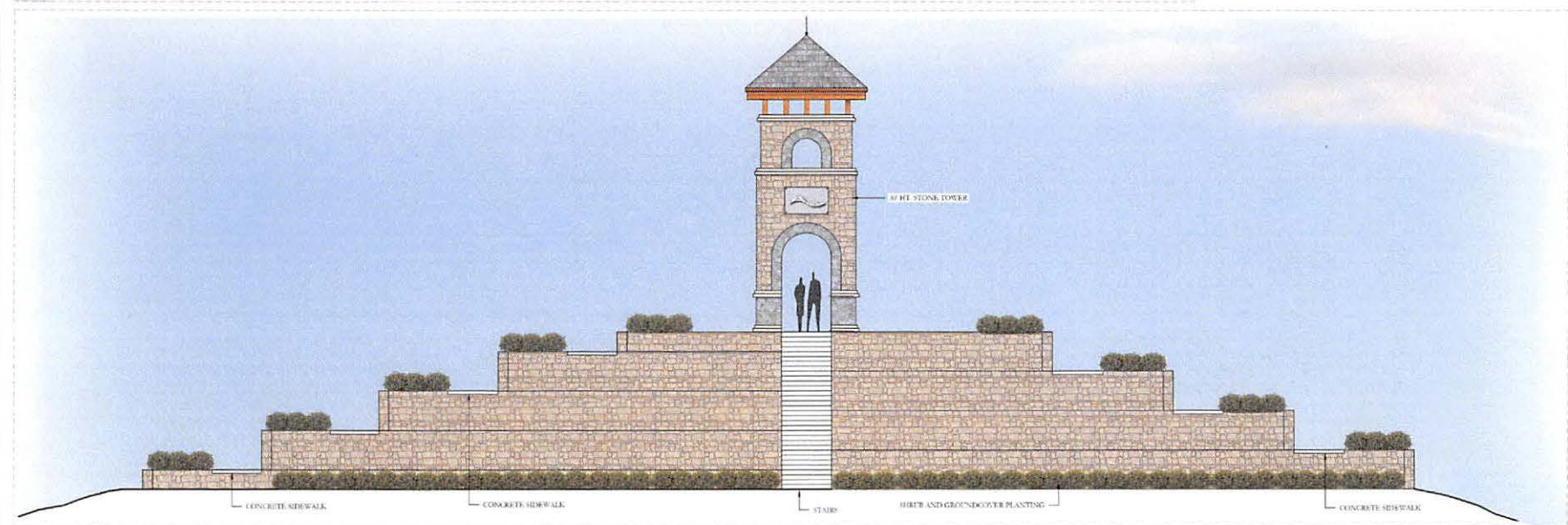
SHEET 1 OF 2
Owner: Submitted 07/16/2024





- CALLOUTS LEGEND**
- 1" CALIBER SHADE TREE
 - 1" CALIBER ORNAMENTAL TREE
 - HERB AND GROUNDCOVER LANDSCAPE BED
- GENERAL OPEN SPACE NOTES**
- ANY ELEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLANTING.
 - GRAPHIC ILLUSTRATIONS FOR ALL OPEN SPACES ARE NOT INTENDED TO COMMUNICATE SPECIFIC OR PRESENT ACTUAL LANDSCAPE OR DETAILED LANDSCAPE DESIGN. ALL CONCEPT DOCUMENTS, WORKSHEETS, AND SUBJECT TO FINISH.
 - ALL ROADWAYS, DRIVEWAYS, DRIVE LANE DRIVEWAYS AND UTILITIES SHALL COMPLY WITH THE CITY OF POKOKY ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
 - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. UTILITY CONNECTIONS WILL BE PROVIDED THAT MEETS CITY OF POKOKY CITY AND AREA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.

Exhibit C - Landscape Plan



THE SUNRISE AT GARDEN VALLEY - OPEN SPACE AND LOOKOUT TOWER CONCEPT

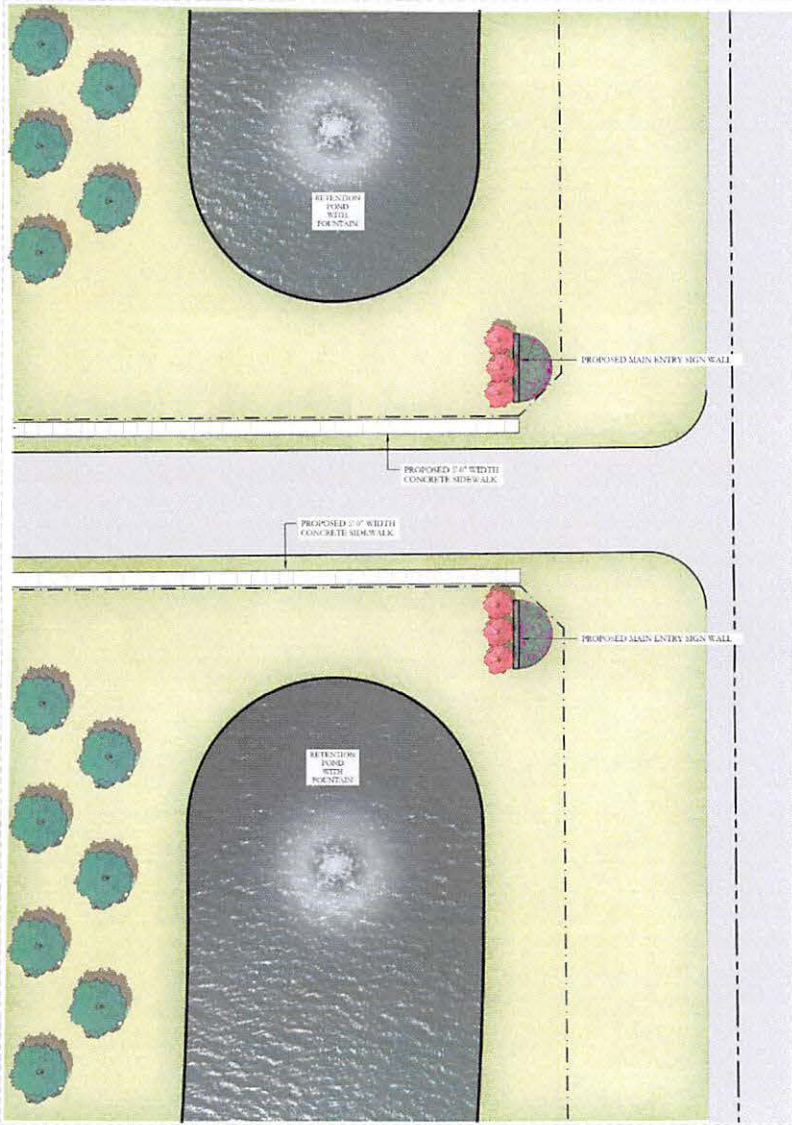


City of Waxahachie, Ellis County, Texas

SHEET 2 OF 3
 Drawing No. 2020-07-10-2020



Exhibit C - Landscape Plan



- CALLOUTS LEGEND**
- 7" CALIBER SHADE TREE
 - 7" CALIBER ORNAMENTAL TREE
 - SHRUB AND GROUND COVER LANDSCAPE BED
- GENERAL OPEN SPACE NOTES**
- ANY ELEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT THE OF PLANTING.
 - GRASSY ILLUSTRATIONS FOR ALL OPEN SPACES ARE NOT INTENDED TO CONSTITUTE THE SOUP OR RESPONSIBILITY OF THE LANDSCAPE DESIGNER. LANDSCAPE DESIGN IS SUBJECT TO CHANGE.
 - ALL ROAD, SIDEWALK, TREE LANE, DRIVE, AND AREA INTERLOCATIONS WILL COMPLY WITH THE CITY OF FURNACE ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
 - SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIONS WILL BE PROVIDED BY THE METROPCS OF FURNACE CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.



THE SUNRISE AT GARDEN VALLEY - MAIN ENTRY CONCEPT



City of Waxahachie, Ellis County, Texas

SHEET 4 OF 5
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