

**ORDINANCE NO. 3185**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 (SF2) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C), WITH CONCEPT PLAN TO ALLOW A HEALTH CLINIC, LOCATED AT THE SOUTHEAST CORNER OF FARLEY STREET AND COLEMAN STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 7.5 ACRES KNOWN AS A PORTION OF PROPERTY ID 273695, LOT 3 BLOCK A, OF THE CITY OF WAXAHACHIE PUBLIC SAFETY CAMPUS 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 ZDC-000022-2020. 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 SF2 to PD-C, 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 SF2 to PD-C, with Concept Plan in order to facilitate development of the subject property in a manner that allows a health clinic on the following property: a portion of Property ID 273695 of the Lot 3 Block A, Of The City Of Waxahachie Public Safety Campus Addition, which is shown on Exhibit A, and in accordance with the Site Plan attached as Exhibit B, and Elevation/Façade Plan attached as Exhibit C.

**PLANNED DEVELOPMENT**

**Purpose and Intent**

The purpose of this planned development to create a health clinic 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 Elevation/Façade Plan (Exhibit C).

**Development Regulations**

1. Per staff's recommendation, a Development Agreement will be required for the property.
2. Minimum masonry requirement will be 100%. Masonry products shall offer a selection of brick and stone accents.
3. The Site Plan shall conform as approved by the City Council under case number ZDC-000022-2020.
4. 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 – Elevation/Façade Plan. Where regulations are not specified in Exhibit B, Exhibit C, or in this ordinance, the regulations of Commercial zoning of the City of Waxahachie Zoning Ordinance shall apply to this development.

5. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.
6. 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 20<sup>th</sup> day of April, 2020.



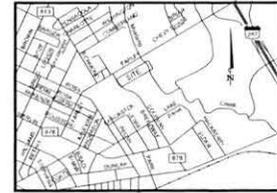
  
\_\_\_\_\_  
MAYOR

ATTEST:

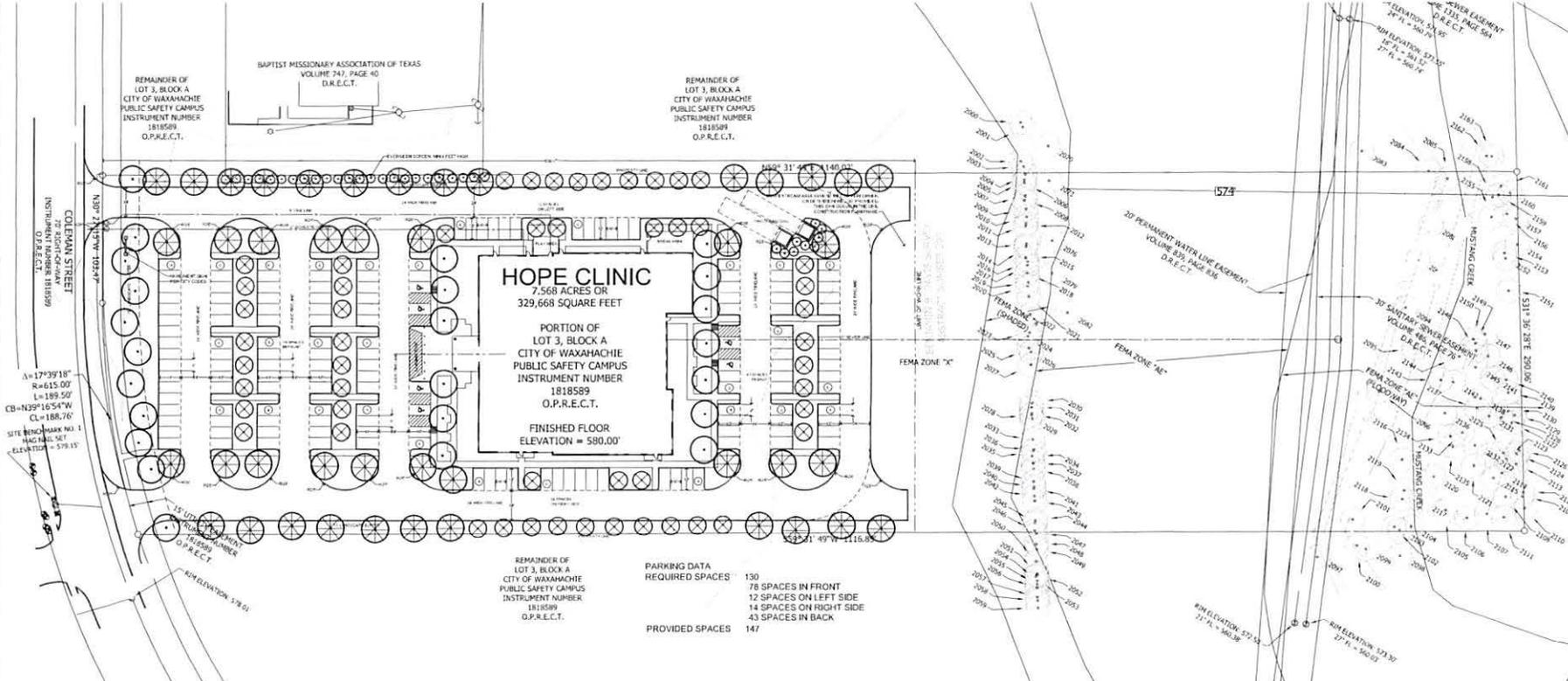
  
\_\_\_\_\_  
City Secretary



# Exhibit B - Site Plan



VICINITY MAP



PARKING DATA

REQUIRED SPACES	130
78 SPACES IN FRONT	
12 SPACES ON LEFT SIDE	
14 SPACES ON RIGHT SIDE	
43 SPACES IN BACK	
PROVIDED SPACES	147



NO.	DATE	DESCRIPTION

Hope Clinic- Planned Development-Commercial  
 ZDC-000027-2020  
 7.568 AC - Portion of Lot 3 Block A  
 City of Waxahachie- Public Safety Campus  
 Waxahachie, Texas, Ellis County



308 East Marlin Avenue  
 Waxahachie, TX 75165  
 972.923.2268

Designed by: A. Mottillo, Date: \_\_\_\_\_  
 Drawn by: A. Mottillo, Date: \_\_\_\_\_  
 Checked by: A. Mottillo, Date: \_\_\_\_\_  
 S.A. by: A. Mottillo, Date: \_\_\_\_\_

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 201 Ferris Ave.  
 Suite 1J  
 Waxahachie, Texas 75165  
 972.923.2440

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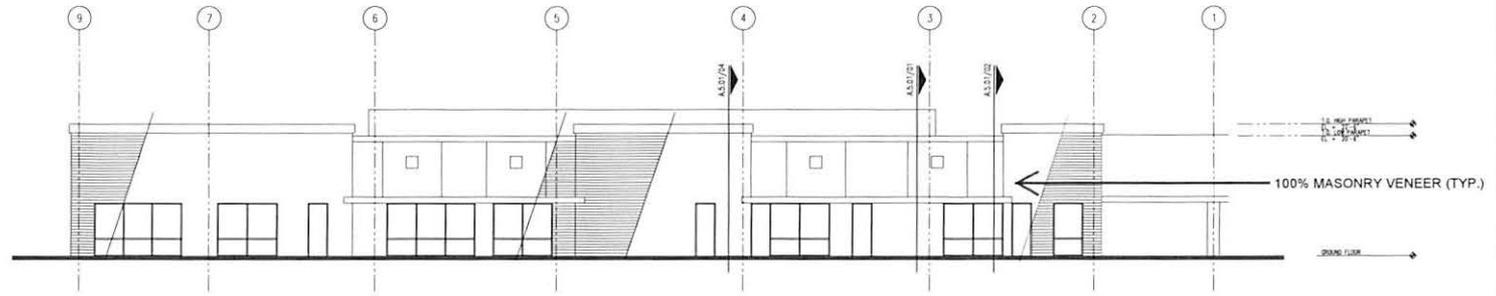


PROJECT NO: 2020-017 DRAWING NUMBER:  
 SHEET: 001 OF 01 DATE: \_\_\_\_\_  
 L.S.A.: \_\_\_\_\_

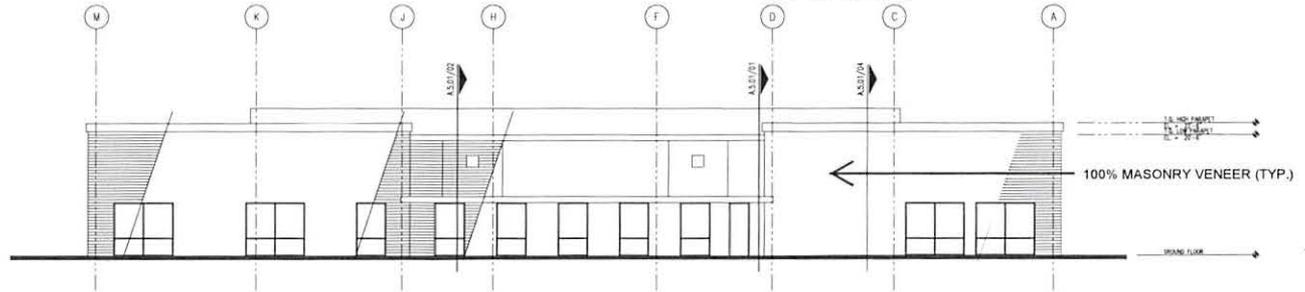
Hope Clinic- Planned Development-Commercial  
 ZDC-000027-2020  
 7.568 AC - Portion of Lot 3 Block A  
 City of Waxahachie- Public Safety Campus  
 Waxahachie, Texas, Ellis County

CSP-V2.0

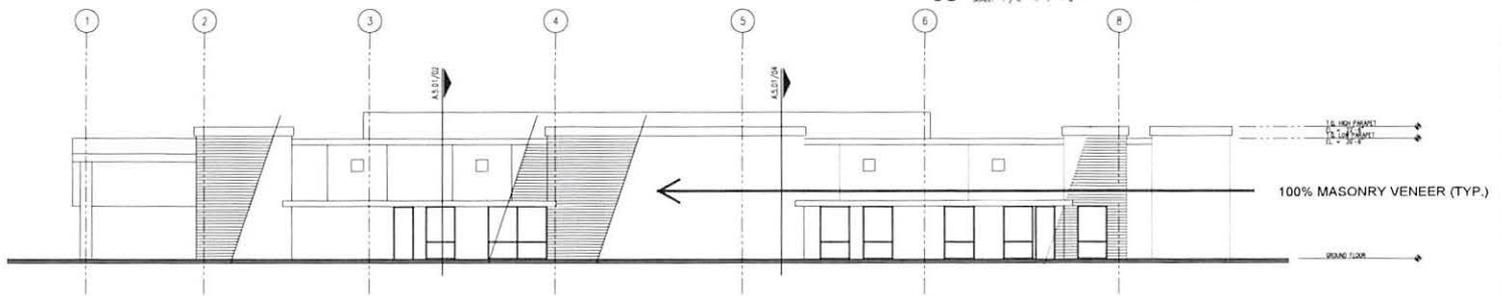
# Exhibit C - Elevation/Facade Plan



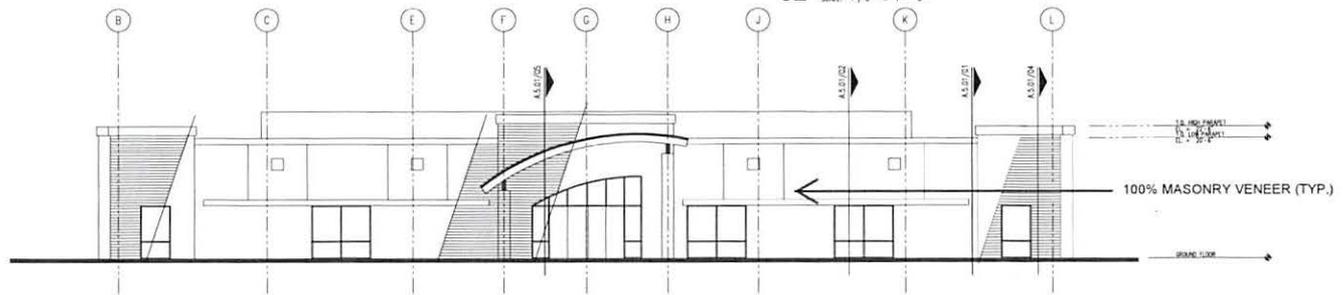
04 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISED ELEVATIONS PER STAFF COMMENTS- 3.3.20



HOPE CLINIC  
WAXAHACHIE, TEXAS

DATE:

DATE:

DATE:

Revisions:

Issue Date:  
04 FEBRUARY 2020

Project No.:

Sheet Title:

Sheet No.: