

ORDINANCE NO. 3197

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-34-MULTI FAMILY-1 (PD-34-MF1), GENERAL RETAIL (GR), SINGLE FAMILY-3 (SF3), AND MULTI FAMILY-1 (MF1) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), WITH CONCEPT PLAN LOCATED AT THE NORTHWEST CORNER OF PETERS STREET AND GRAHAM STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 24.76 ACRES KNOWN AS A PORTION OF PROPERTY ID 193944 OF THE 1& PT 3 BLOCK 1 & 3-4A-5 BLOCK 2 HI NOWLIN OF THE TURNER LEARNING CENTER 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-83-2020. 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 PD-34-MF1, GR, SF3 & MF1 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 PD-34-MF1, GR, SF3 & MF1 to PD-SF3, with Concept Plan in order to facilitate development of the subject property in a manner that allows single family residential structures on the following property: a portion of Property ID 193944 of the 1 & PT 3 Block 1 & 3-4A-5 Block 2 HI Nowlin of the Turner Learning Center Addition, which is shown on Exhibit A, and in accordance with the Concept Plan attached as Exhibit B.

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 Concept Plan (Exhibit B).

Development Regulations

1. Per the applicant's request, a Developer's Agreement will be required for the property.
2. The applicant shall dedicate a minimum of 0.5 acres to Friendship Missionary Baptist Church.
3. A walking trail shall be provided to connect to Lee Penn Park.
4. The Symphony Estates development shall consist of a Home Owner's Association.
5. The Symphony Estates residential development shall not exceed 129 single family residential homes.
6. The minimum lot area for the development shall be 4,000 sq. ft.
7. The minimum width for the development shall be 40 ft.
8. The minimum front yard setback for the development shall be 20 ft.
9. The minimum side yard setback for the development shall be 5 ft. (interior) and 10 ft. (adjacent to the street).
10. The minimum rear yard setback for the development shall be 10 ft.
11. The maximum lot coverage for the development shall be 60%.
12. A 6ft. brick screening wall will be constructed along Peters Street. Ornamental fencing with masonry columns, spaced every 30 ft., shall surround the remainder of the property.
13. Street Lights will be installed at each intersection and at 300' intervals along each block. Street lights shall be ornamental lights with downward facing lamps.
14. Minimum masonry requirement will be 75%. Masonry products shall offer a selection of brick and stone accents
15. Outside storage and carports are prohibited within the development.
16. A 6ft. (minimum) sidewalk will be constructed along Graham Street
17. The Site Plan shall conform as approved by the City Council under case number ZDC-83-2020.
18. Any zoning, land use requirement, or restriction not contained within this zoning ordinance or Development Agreement shall conform to those requirements and/or standards prescribed in Exhibits B – Concept Plan. Where regulations are not specified in Exhibit B, or in this ordinance, the regulations of Single Family-3 zoning of the City of Waxahachie Zoning Ordinance shall apply to this development.
19. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.
20. 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 July, 2020.



A handwritten signature in blue ink, appearing to read 'D. D. Hill', is written over a horizontal line.

MAYOR

ATTEST:

A handwritten signature in blue ink, appearing to read 'Lori Cartwright', is written over a horizontal line.
City Secretary

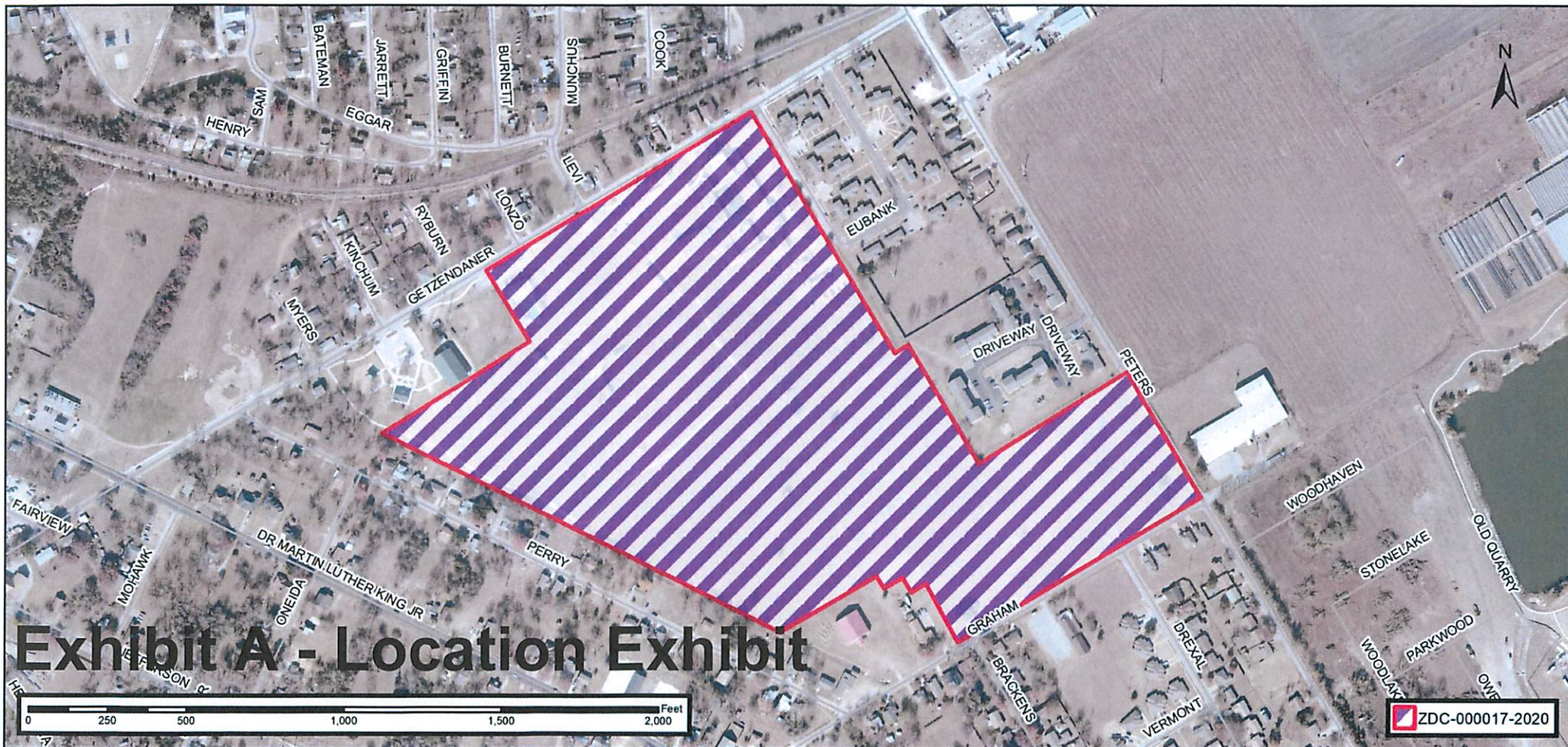
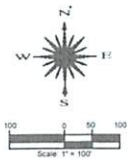


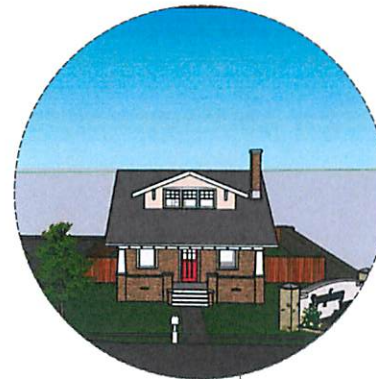
Exhibit B - Concept Plan



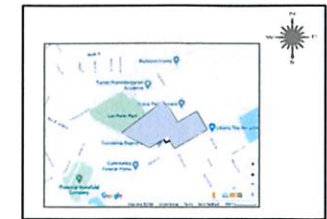
PROPOSED TRAILS WILL ATTACH
TO EXISTING TRAILS IN LEE PENN PARK

NOTES

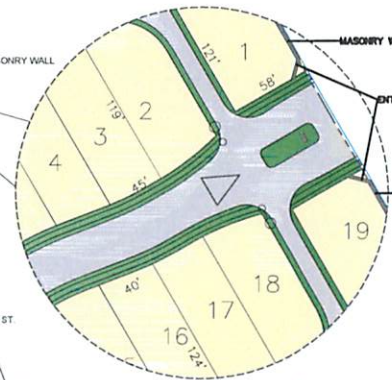
1. THE PROPERTY WILL ULTIMATELY
NEED TO BE PLATTED
2. SIDEWALKS SHALL BE PROVIDED
ALONG PETERS ST. & GRAHAM ST.



ENTRY LOT EXHIBIT ON
PETERS ST.



Vicinity Map
n.t.s



LOT COMPOSITION

	114 LOTS 4,000 sqft
	15 LOTS 5,000 sqft
	129 TOTAL LOTS

LEGEND

	STREET LIGHT
	INGRESS/ EGRESS
	AMAZON HUB
	POST OFFICE BOX

PLANNED DEVELOPMENT OF SYMPHONY ESTATES

BEING APPROX 24.76 ACRES
IN THE SM DURRETT SURVEY
ABSTRACT NO. 272 IN THE
CITY OF WAXAHACHIE TEXAS
ELLIS COUNTY, TEXAS

127 LOTS

OWNER/DEVELOPER:

SYMPHONY COMMERCIAL
DALLAS, TEXAS

ENGINEERED BY:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TEXAS 75077
972-691-6833



STREET VIEW WITH
STREET LIGHT



ENTRANCE SIGN EXHIBIT FOR
PETERS ST.