

ORDINANCE NO. 3263

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-37-GENERAL RETAIL (PD-37-GR) TO PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR), LOCATED AT 1014 FERRIS AVENUE, SUITE 106, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.576 ACRES KNOWN AS A PORTION OF PROPERTY ID 176876 OF LOT 1; 2; 4 BLOCK 17 WILLIAMS-REV, 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-43-2021. 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-37-GR to PD-GR, 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-37-GR to PD-GR, with Concept Plan in order to facilitate development of the subject property in a manner that allows storage of wine (storage warehouse use) on the following property: a portion of Property ID 176876 of Lot 1; 2; 4 Block 17 Williams-Rev, which is shown on Exhibit A, and Floor Plan Layout shown as Exhibit B.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to allow for the storage of wine (storage warehouse).

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 and shall substantially conform to the locations shown on the approved Floor Layout Plan (Exhibit B).

Development Regulations

1. The Site Plan shall conform as approved by the City Council under case number ZDC-43-2021.
2. 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 – Floor Layout Plan. Where regulations are not specified in Exhibits B or in this ordinance, the regulations of General Retail zoning of the City of Waxahachie Zoning Ordinance shall apply to this development.
3. 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 19th day of April, 2021.




MAYOR

ATTEST:


Assistant City Secretary



Exhibit A - Location Exhibit

ZDC-43-2021 (PD)



Exhibit B - Floor Plan Layout



1 LOCATION MAP
N.T.S.



2 SITE PLAN
1" = 20' - 0"

SITE DATA SUMMARY:

ZONING = RETAIL COMMERCIAL

PROPOSED USE: CONVENIENCE STORE

BUILDING AREA: TOTAL BUILDING = 21,042 S.F.

BUILDING HEIGHT: 30'-0"

AREA OF IMPERVIOUS SURFACE: EXISTING (NO SITE WORK IN PROJECT)

PARKING REQUIRED: 875 / 200 = 5 SPACES

PARKING PROVIDED: 7 SPACES

PARKING REQUIREMENTS:

ZONING = RETAIL COMMERCIAL

PARKING REQUIREMENTS: 1 PARKING SPACE PER EVERY 200 S.F.

LEASE SPACE SQUARE FOOTAGE: 871 S.F.

PARKING REQUIRED: 871 / 200 = 5 SPACES

PARKING PROVIDED: 7 SPACES

Property Information

Property ID: 170370
Legal Acreage: 0.58
GEO ID: PD 1075 017 001 00 112
Legal Description: LOT 1 24 BLK 17
WILLIAMS REV D 576 AC
Tract or Lot: 1 2 4
Abstract Subdivision Code: 100375112
Block: 17
Neighborhood Code: COMM
School District: 212
City Limits: 390

Owner

Owner: h
Mailing: +
Mailing: +
Mailing: +
Mailing: +

Deed

Deed 5e
Deed 5r
Deed 5o
Deed 5a
Deed 5n

APPLICANT	OWNER
Jennifer B. Nivens	LEDBETTER REAL ESTATE
102 Kiowa Lane	106 RIDGECREST DR
Waxahachie, Texas 75165	WAXAHACHIE, TEXAS 75165
468.337.3835	

Exhibit B - Floor Plan Layout

REVISIONS	#1
January 20, 1991	1.0

DAVIS & McDILL
ARCHITECTS
4000 W. WAXAHACHIE TRAIL, SUITE 100
WAXAHACHIE, TEXAS 79109

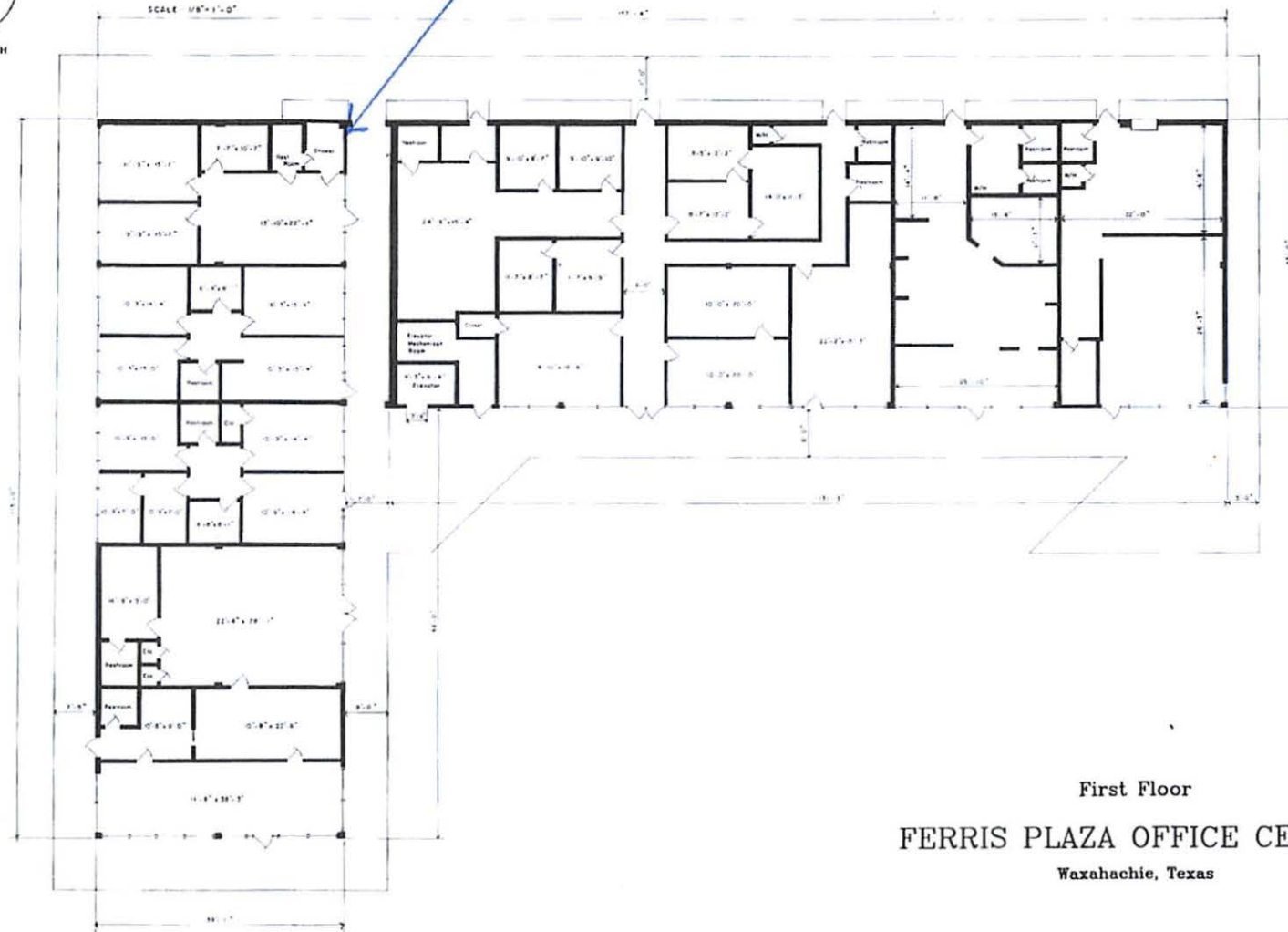
D & M

Drawn	1/20/91
Scale	1/8" = 1'-0"
Sheet	106
Sheet	106
Sheet	106



SCALE 1/8" = 1'-0"

Suite 106



First Floor
FERRIS PLAZA OFFICE CENTER
Waxahachie, Texas