

ORDINANCE NO. 2652

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT FOR A PORTION OF LOT 1, BLOCK A, WILEY'S RETAIL ADDITION, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, LOCATED AT 2251 BROWN STREET, WAXAHACHIE, ELLIS COUNTY, TEXAS, CONTAINING APPROXIMATELY 0.0034 ACRE, BEING COMMERCIAL (C) TO COMMERCIAL WITH SPECIFIC USE PERMIT (C W/SUP), FOR THE PURPOSE OF A DIGITAL SIGN, 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, the hereinbelow described property is classified in said ordinance and any amendments thereto as Commercial (C); and,

WHEREAS, proper application for a Specific Use Permit has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the issuance thereof; 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 Specific Use Permit;

NOW, THEREFORE, the zoning is changed from Commercial (C) to Commercial with Specific Use Permit (C w/SUP) for the purpose of granting a digital sign to be built in accordance with the monument sign specifications shown in Exhibit A to be located on the 0.0034 acre of land, also shown on Exhibit A, is hereby authorized on the following property:

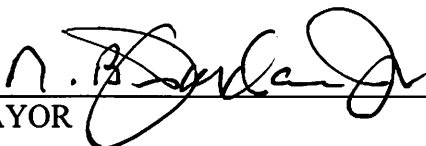
A portion of Lot 1, Block A, Wiley's Retail Addition in the City of Waxahachie, Ellis County, Texas, located at 2251 Brown Street, Waxahachie, Ellis County, Texas, as more fully described in Exhibit A.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.


This ordinance is effective upon passage.

PASSED, APPROVED AND ADOPTED on this 21st day of May, 2012.

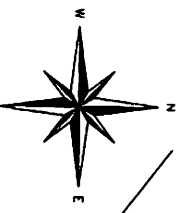




MAYOR



Assistant City Secretary



1" = 20'

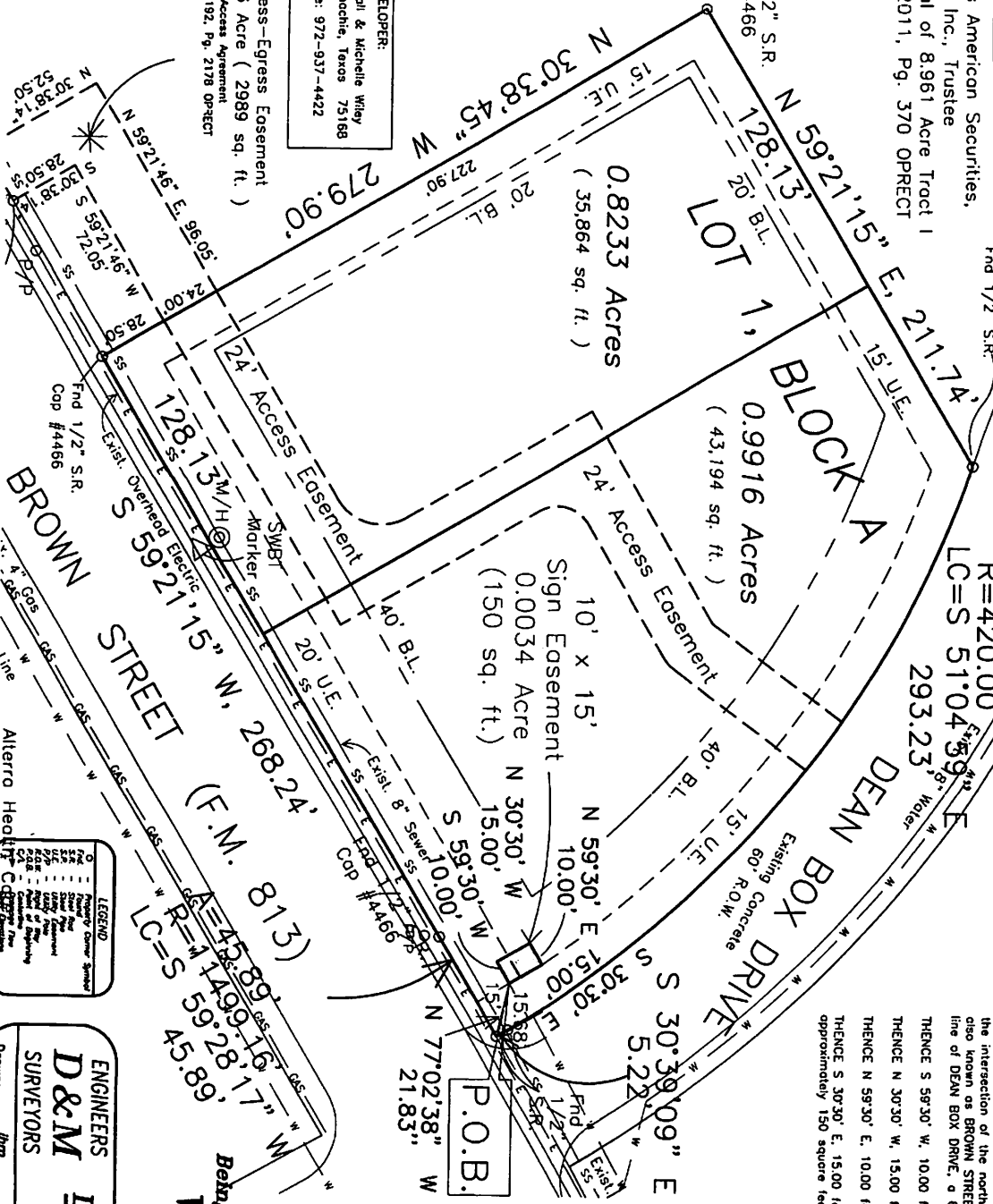
Lyons American Securities, Inc., Trustee
Residual of 8.961 Acre Tract I
Vol. 2011, Pg. 370 OPRECT

Find 1/2" S.R.
Cap #4466

OWNER/DEVELOPER:

Kendall & Michelle Wiley
Waxahachie, Texas 75168
Phone: 972-937-4422

Ingress-Egress Easement
0.0686 Acre (2989 sq. ft.)
Access Agreement
Vol. 2192, Pg. 2178 OPRECT

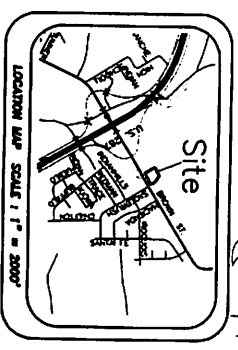


FIELD NOTES
10' x 15' SIGN EASEMENT
0.0034 ACRE

BEING all that certain lot, tract or parcel of land lying in and being a portion of LOT 1, of BLOCK A of WILEY'S RETAIL, an Addition as recorded in Cabinet H, Page 189 of the Official Public Records of Ellis County, Texas (OPRECT), and being further described as follows:

BEGINNING at a point for the southeast corner of the proposed 10' by 15' easement, which bears N 77°02'38" W, 21.83 feet from a 1/2" steel rod found with cap #4466 for the southeast corner of the diversified LOT 1, said rod also being at the intersection of the northwest line of FARW to MARKET ROAD No. 813 (F.M. 813), also known as BROWN STREET, on 80' wide public right of way, with the southwest line of DEAN BOX DRIVE, a 60' wide public right-of-way;

THENCE S 59°30' W, 10.00 feet to a point for corner;
THENCE N 30°30' W, 15.00 feet to a point for corner;
THENCE N 59°30' E, 10.00 feet to a point for corner;
THENCE S 30°30' E, 15.00 feet to the POINT OF BEGINNING and containing approximately 150 square feet or 0.0034 acre of land.



SIGN EASEMENT

0.0034 ACRE

Being a portion of LOT 1, BLOCK A
Wiley's Retail
City of Waxahachie
Ellis County, Texas

ENGINEERS
D&M
DAVIS & McDILL, Inc.
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Drawn: Jim Date: March 28, 2012 Job: 212-0112-SIGN

SITE DATA

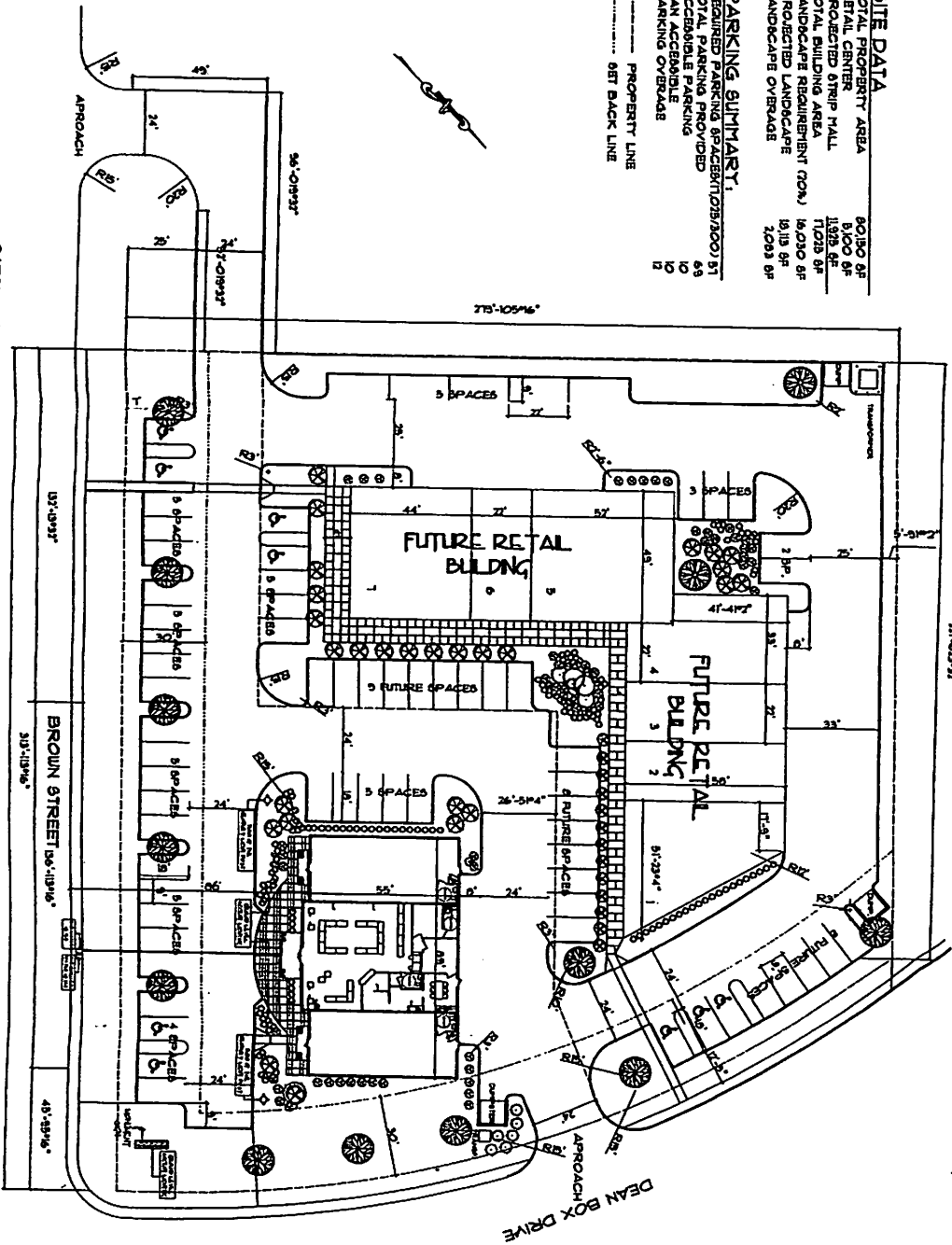
TOTAL PROPERTY AREA	60,500 SF
RETAIL CENTER	10,000 SF
PROJECTED STRIP MALL	11,000 SF
TOTAL BUILDING AREA	11,000 SF
LANDSCAPE REQUIREMENT (CON)	16,000 SF
PROJECTED LANDSCAPE	16,113 SF
LANDSCAPE OVERAGE	1,000 SF

PARKING SUMMARY:

REQUIRED PARKING SPACES (1000/1000)	37
TOTAL PARKING PROVIDED	68
ACCESSIBLE PARKING	10
VAN ACCESSIBLE	2
PARKING OVERAGE	31

PROPERTY LINE
SET BACK LINE

1 SITE PLAN
1" = 20' 0"



SUP2012-09

200 0 200 400 Feet



The GIS data is developed and produced by Ellis Central Appraisal district and the City of Waxahachie. Maps are for graphical purposes only and do not represent a legal survey. This information is presented "as is" and without warranties, either expressed or implied. Ellis Central Appraisal District and the City of Waxahachie cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system.

