

ORDINANCE NO. 2670

AN ORDINANCE CHANGING THE ZONING ON LOT 2, BLOCK B, WAXAHACHIE BUSINESS AND INDUSTRIAL PARK, CONTAINING APPROXIMATELY 2.010 ACRES, SITUATED IN WAXAHACHIE BUSINESS AND INDUSTRIAL PARK, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, FROM HEAVY INDUSTRIAL (HI) TO PLANNED DEVELOPMENT-HEAVY INDUSTRIAL (PD-HI), 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, proper notification for the change of zoning 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 rezoning thereto from Heavy Industrial (HI) to Planned Development-Heavy Industrial (PD-HI); 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 rezoning from Heavy Industrial (HI) to Planned Development-Heavy Industrial (PD-HI), subject to the following provisions.

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned to Planned Development-Heavy Industrial (PD-HI), subject to the following provisions:

Lot 2, Block B, Waxahachie Business and Industrial Park, containing approximately 2.010 acres, situated in Waxahachie Business and Industrial Park, City of Waxahachie, Ellis County, Texas.

PLANNED DEVELOPMENT – HEAVY INDUSTRIAL:

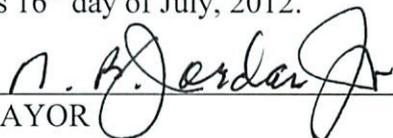
“Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the “HI” Heavy Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for buildings, streets, rail easements, off-street parking, off-street loading, open storage, drainage ways, utility easements and open space. The site plan shall also indicate all curbs, drainage facilities, drives and other general site improvement features indicated as necessary for the proper use and function of the land as a Planned Industrial Development.

The density, coverage, height and parking standards shall comply with the minimum standards specified for the “HI” Heavy Industrial District.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and provided for by the partial site plan.”

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 16th day of July, 2012.


MAYOR


ATTEST:

City Secretary

NO.	DATE	DESCRIPTION
1	06-12-2012	ISSUED FOR PERMITS
2	06-12-2012	REVISED PER COMMENTS
3	06-12-2012	REVISED PER COMMENTS
4	06-12-2012	REVISED PER COMMENTS
5	06-12-2012	REVISED PER COMMENTS
6	06-12-2012	REVISED PER COMMENTS
7	06-12-2012	REVISED PER COMMENTS
8	06-12-2012	REVISED PER COMMENTS
9	06-12-2012	REVISED PER COMMENTS
10	06-12-2012	REVISED PER COMMENTS
11	06-12-2012	REVISED PER COMMENTS
12	06-12-2012	REVISED PER COMMENTS
13	06-12-2012	REVISED PER COMMENTS
14	06-12-2012	REVISED PER COMMENTS
15	06-12-2012	REVISED PER COMMENTS
16	06-12-2012	REVISED PER COMMENTS
17	06-12-2012	REVISED PER COMMENTS
18	06-12-2012	REVISED PER COMMENTS
19	06-12-2012	REVISED PER COMMENTS
20	06-12-2012	REVISED PER COMMENTS

ENGINEERS D&M SURVEYORS
 DAVIS & McDILL, Inc.
 A Texas Licensed Surveying Firm # 101504-00, and a Texas Licensed Engineering Firm # E-6439
 P.O. BOX 428, WAXAHACHIE, TEXAS 75165
 Phone: 936-938-1185 Fax: 936-937-0027

Date: 06-12-2012
 Scale: 1" = 20'
 Drawn: JMM/MSB
 Job: 212-0246-BASE
 Job: -DRAINAGE
 Sheet 1 of 3 sheets

GENERAL NOTES:
 1. THE CONTRACTOR SHALL CONTACT THE CITY OF WAXAHACHIE TO OBTAIN A PERMIT TO CONDUCT SURVEYING AND TO OBTAIN A PERMIT TO CONDUCT EROSION CONTROL.
 2. THE CONTRACTOR SHALL OBTAIN A PERMIT TO CONDUCT SURVEYING AND TO OBTAIN A PERMIT TO CONDUCT EROSION CONTROL FROM THE CITY OF WAXAHACHIE.
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Proposed Report

Item	Description	Quantity	Unit	Price	Total
1	Proposed Report	1	Set	1,000.00	1,000.00
2	Site Grading and Drainage Plan	1	Set	1,000.00	1,000.00
3	Site Utility Plan and Erosion Control Plan	1	Set	1,000.00	1,000.00
4	Standard Details	1	Set	1,000.00	1,000.00
5	Hydrograph Plot	1	Set	1,000.00	1,000.00
6	Stormwater Detention Area	1	Set	1,000.00	1,000.00
7	Drainage Calculations	1	Set	1,000.00	1,000.00
8	Overhead Electric	1	Set	1,000.00	1,000.00
9	Proposed Building	1	Set	1,000.00	1,000.00
10	Lot 2, Block B	1	Set	1,000.00	1,000.00
11	Site Grading and Drainage Plan	1	Set	1,000.00	1,000.00
12	Site Utility Plan and Erosion Control Plan	1	Set	1,000.00	1,000.00
13	Standard Details	1	Set	1,000.00	1,000.00
14	Hydrograph Plot	1	Set	1,000.00	1,000.00
15	Stormwater Detention Area	1	Set	1,000.00	1,000.00
16	Drainage Calculations	1	Set	1,000.00	1,000.00
17	Overhead Electric	1	Set	1,000.00	1,000.00
18	Proposed Building	1	Set	1,000.00	1,000.00
19	Lot 2, Block B	1	Set	1,000.00	1,000.00
20	Site Grading and Drainage Plan	1	Set	1,000.00	1,000.00



INDEX

DESCRIPTION	SHEET NO.
SITE GRADING AND DRAINAGE PLAN	1
SITE UTILITY PLAN AND EROSION CONTROL PLAN	2
STANDARD DETAILS	3

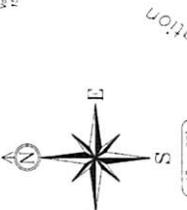
STORMWATER DETENTION AREA DRAINAGE CALCULATIONS
 3-10' CULVERTS

YEAR	EXISTING STORM RUNOFF	FULLY DEVELOPED STORM RUNOFF	DEVELOPED STORM RUNOFF WITH DETENTION
5	4.68	8.40	5.1
10	5.23	10.5	5.6
25	5.96	11.9	6.0
100	7.01	14.0	6.7

DRAINAGE CALCULATIONS

Drainage Area (Acres)	Area (Sq. Ft.)	Time of Conc. (Min)	Area (Sq. Ft.)	Time of Conc. (Min)	Storm Runoff (CFS)
LOT 1 PRE-DEV	2,000	0.40	10	6.4	6.8
LOT 1 POST-DEV	2,000	0.80	10	6.4	8.8
					10.2 / 14.1

OWNER/DEVELOPER:
 International Aluminum Corporation
 250 Gingerbread Lane
 Waxahachie, TX 75165



BENCHMARK: TOP OF EXISTING FIRE HYDRANT NEAR THE NORTHEAST CORNER OF LOT 1. ELEV. 658.24.
TBM: SQUARE SET IN STORM INLET NEAR THE SOUTHEAST CORNER OF LOT 1. ELEV. 656.47.



PAVEMENT NOTE:
 6" THICK 3600 PSI PORTLAND CLASS C REINFORCED CONCRETE PAVEMENT #4 BARS ON 24" CENTERS W/ 6" COMPACTED BASE

Lot 1, Block A
 International Aluminum Corporation
 Cab. C, Slide 429 PRECT

Lot 2, Block B
 2.010 Acres
 Residual of Lot 1, BLOCK B
 Waxahachie Business And Industrial Park
 Cab. A, Slide 626 PRECT

PROPOSED BUILDING
 F.F. 657.25

DETONATION AREA
 MAX. ELEV. 655.72

THREE (3) 12" DIA. 15' DEEP PIPES ON 12' SPACING

24" FIRE LAKE

OVERHEAD ELECTRIC

Solon Road
 Approx. 70' R.O.W.

Lot 1, Block A
 International Aluminum Corporation
 Cab. C, Slide 429 PRECT

Lot 2, Block B
 2.010 Acres
 Residual of Lot 1, BLOCK B
 Waxahachie Business And Industrial Park
 Cab. A, Slide 626 PRECT

Lot 1, Block A
 International Aluminum Corporation
 Cab. C, Slide 429 PRECT

Lot 2, Block B
 2.010 Acres
 Residual of Lot 1, BLOCK B
 Waxahachie Business And Industrial Park
 Cab. A, Slide 626 PRECT

Lot 1, Block A
 International Aluminum Corporation
 Cab. C, Slide 429 PRECT

Lot 2, Block B
 2.010 Acres
 Residual of Lot 1, BLOCK B
 Waxahachie Business And Industrial Park
 Cab. A, Slide 626 PRECT

Lot 1, Block A
 International Aluminum Corporation
 Cab. C, Slide 429 PRECT

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 2.010 Acres
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Lot 2, Block B
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ZA2012-24

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.

