

**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:**

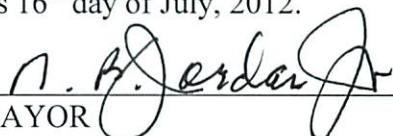
“Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the “HI” Heavy Industrial District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit 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 16<sup>th</sup> day of July, 2012.

  
MAYOR

ATTEST:

  
City Secretary

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**ZA2012-24**

200 0 200 400 Feet



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