

ORDINANCE NO. 3167

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-OFFICE (PD-O) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3), WITH CONCEPT PLAN LOCATED AT 315 NORTH ROGERS STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 2.477 ACRES KNOWN AS PROPERTY ID 193492, LOT 1-9, BLOCK 23 OF THE TOWN SUBDIVISION, 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 PD-19-0147. 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-O 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-O to PD-SF3, with Concept Plan in order to construct five (5) single family home structures on the following property: a portion of Property ID 193492, Lots 1-9, Block 23, of the Town subdivision, which is shown on Exhibit A, in accordance with the Planned Development Provisions attached as Exhibit B, and the Concept Plan attached as Exhibit C.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is 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 C).

Development Regulations

1. The Site Plan shall conform as approved by the City Council under case number PD-19-0147.
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 C – Concept Plan. Where regulations are not specified in Exhibit C or in this ordinance, the regulations of Single Family-3 zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.
3. A detailed Site Plan packet shall be administratively reviewed and can be approved in accordance with the Concept Plan.

4. 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 6th day of January, 2020.




MAYOR

ATTEST:



Acting City Secretary



Exhibit A - Location Exhibit

Exhibit B - Planned Development Provisions

PD-19-0147

Bradbury Planned Development

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for the development of five single family homes.

Key Design Features: The residential architectural style for this development will consist mainly of southern farm house and Texas regional architecture that lends itself to large front porches and homes opening directly on both public and private spaces. Features that Promote a Unique Identity and Quality of Life. Payton's Place is designed to evoke a neo-classical feel. The architecture within the community is one of similarity and continuity, but with a variety of design options. The main design idea is to mimic the existing Waxahachie "original town" and downtown areas that were constructed in the later 1800s and to mid-1900s.

Sustainability of Site Location: Within walking distance to Downtown Waxahachie and ¼ mile of mile to hike and bike trail. All residential development will be Green Built and Energy Star certified. All lots will have a 2 car enclosed garages. No garage doors will be visible from the street. **Strategies for Healthy Communities and Indoor Environments:** Existing walkable streets and sidewalks provide connections from the development to the nearby hike and bike trail as well as downtown Waxahachie and the Amphitheater.

Any conditions found within the Single Family Residential District-3 (SF-3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (SF-3) is the intended base zoning classification underlying this PD. The SF-3, Single Family Residential District-3, is a residential district intended to provide the highest residential density of four (4) dwelling units per acre. The principal permitted land uses will include single family dwellings, residential areas are permitted in this District.

PD District Development Standards

Description of Request

- We intend to modify the existing zoning general retail requirements under a Planned Development which will allow for the development of FIVE single family homes and leave the existing concrete parking lot on lot 1 as it currently is.

Proposed Use of Property

- The proposed development is compiled of 5 new single family homes. The development will create a common look that will serve as a model for future development in the surrounding area. The development will feature large front porches and exterior vintage style lighting.
- **Elevations:** 100% fiber-cement exterior.
- **Density:** 5 dwelling units per 1.15 acres (5 units total)
- **landscaping:** Landscaping will be to City of Waxahachie SF3 Standards.
- **Façade Materials:** All exterior materials will be Fibercementitious siding to match the existing neighborhood.

- **Parking:** 2 enclosed parking spaces will be detached from each dwelling unit and an additional 1 car parking space will be provided behind the front build line.
- **Height:** A maximum of 2 stories above grade.
- **Screening:** A 6' wood privacy fence shall screen all lots from the existing parking lot on lot 1.
- **Phasing:** Construction shall begin as soon as the plat has been approved.
- **Property management Association:** No property management association will be provided.

• **Sec. 3.06 - Single-Family Residential-3 (SF3).**

(a)

General purpose and description: The Single-Family Residential-3 (SF3) Zoning District is intended to be similar to the SF2 except composed of detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

(b)

SF-3 Standards

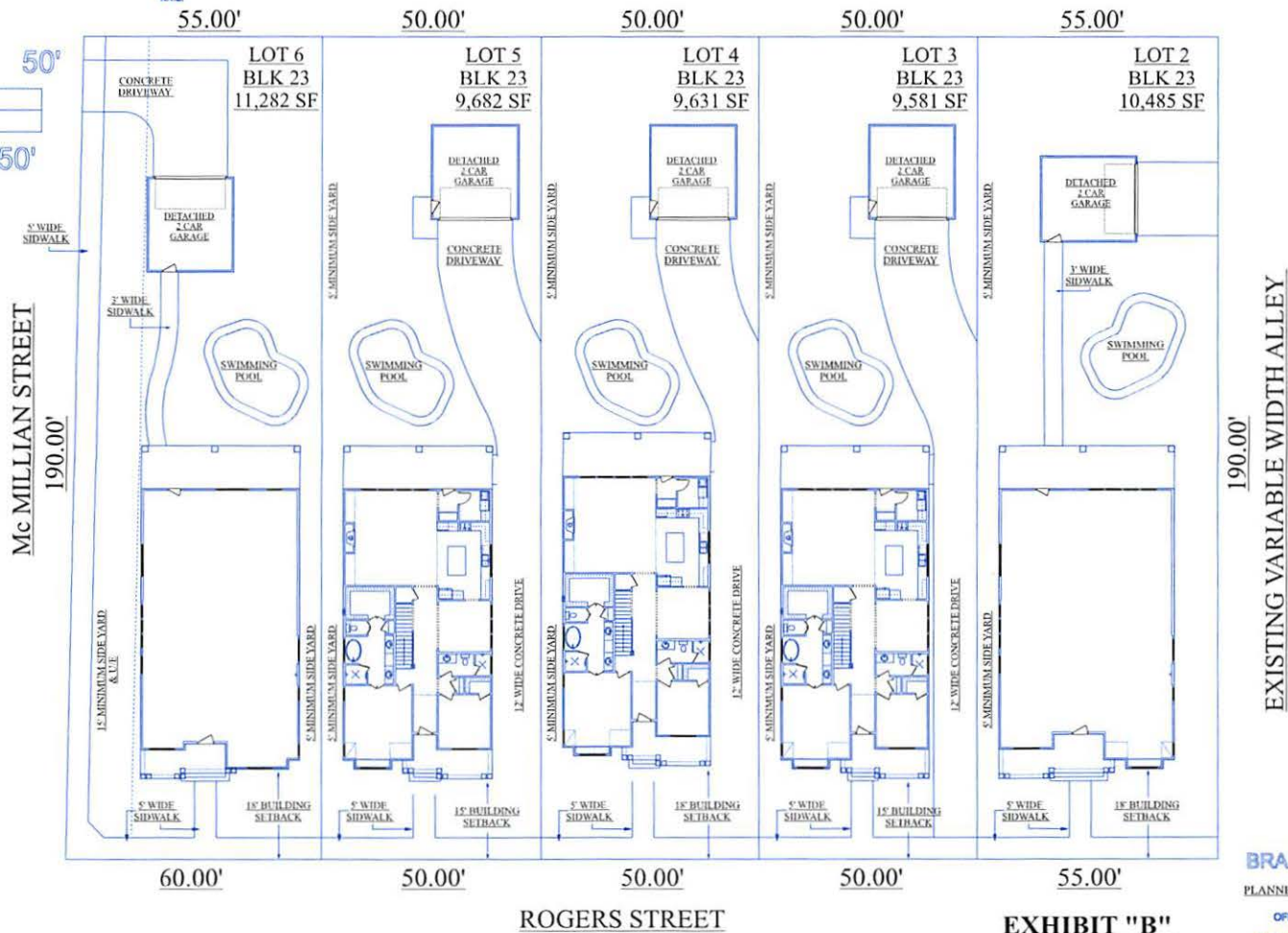
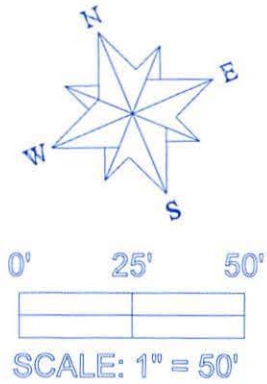
Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	10,000 SF
Minimum Lot Width	80'
Minimum Lot Depth	100'
Minimum Front Yard	30'
Minimum Side Yard	10'; 15' on corner lots adjacent to a street
Minimum Rear Yard	25'
Maximum Lot Coverage	50% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,200 SF

- Proposed Planned Development Single-Family Residential 3

Planned Development Standards

Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	9,500 SF
Minimum Lot Width	50'
Minimum Lot Depth	190.00'
Minimum Front Yard	15'
Minimum Side Yard	5'; 15' on corner lots adjacent to a street
Minimum Rear Yard	25'
Maximum Lot Coverage	60% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,600 SF
Exterior Facade	100 percent fiber-cement exterior façade

Exhibit C - Concept Plan



BRADBURY ADDITION
 SINGLE FAMILY
 PLANNED DEVELOPMENT (PD-19-0147)
 BLOCK 23
 OFFICIAL MAP OF WAXAHACHIE,
 CABINET A, SLIDE 181,
 PLAT RECORDS, ELLIS COUNTY, TEXAS
 OF CITY OF WAXAHACHIE, TEXAS
 ELLIS COUNTY, TEXAS
 1.172 ACRES
 5 RESIDENTIAL LOTS
 ZONED GR

EXHIBIT "B"

TYPICAL SITE PLAN

OWNER: SOUTHFORK CAPITAL LLC,
 3751 HWY 287
 WAXAHACHIE, TEXAS 75165
 OFFICE # 469-383-5939