

ORDINANCE NO. 3575

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT-GENERAL RETAIL (GR), LOCATED DIRECTLY SOUTH OF 450 E US HIGHWAY 287 BYPASS IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 2.241 ACRES KNOWN AS PROPERTY ID 179056 OF THE J.B. & A. ADAMS SURVEY, ABSTRACT 5, 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 a Detailed Site has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-72-2022. 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 GR to PD-GR, with a Detailed Site 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 GR to PD-GR, with a Detailed Site Plan in order to facilitate development of the subject property in a manner that allows for a Retail Stores & Shops and a Drive-Through Establishment development on the following property: Property ID 179056, which is shown on Exhibit A, in accordance with the Development Standards attached as Exhibit B, the Detailed Site Plan attached as Exhibit C, the Landscape Plan attached as Exhibit D, and the Elevation/Façade Plan attached as Exhibit E.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to allow for the development of a Retail Stores & Shops and a Drive-Through Establishment 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, private streets, and utility infrastructure shall substantially conform to the locations shown on the approved Detailed Site Plan (Exhibit C).

Development Regulations

1. A mutually agreed upon Development Agreement will be required for the property.
2. The development shall conform as approved by the City Council under case number ZDC-72-2022.
3. The development shall adhere to the City Council approved Exhibit A – Location Map, Exhibit B – Development Standards, Exhibit C – Detailed Site Plan, Exhibit D – Landscape Plan, and Exhibit E – Elevation/Façade Plan.
4. A maximum of one (1) Drive-Through Establishment Use shall be permitted on the subject property.
5. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit E).
6. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D - Landscape Plan and maintain the required landscaping at all times.
7. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
8. 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 21st day of October, 2024.



Brian Wallace
MAYOR

ATTEST:

Amber Villarreal
City Secretary

Exhibit A - Location Map



Exhibit B - Development Standards

EXHIBIT _

287 SPORTS COMPLEX PLAZA

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for 278 Sports Complex Plaza - Commercial Development as shown on attached/enclosed PD site plan. Any conditions found within the BASE ZONING DISTRICT **PD-GR** 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 **PD-GR** is the intended base zoning classification underlying this PD. The **PD-GR** zoning district is intended to be **General Retail**

PD District Development Standards

Description of Request

- The request for future retail center to be called "287 Sports Complex Plaza"

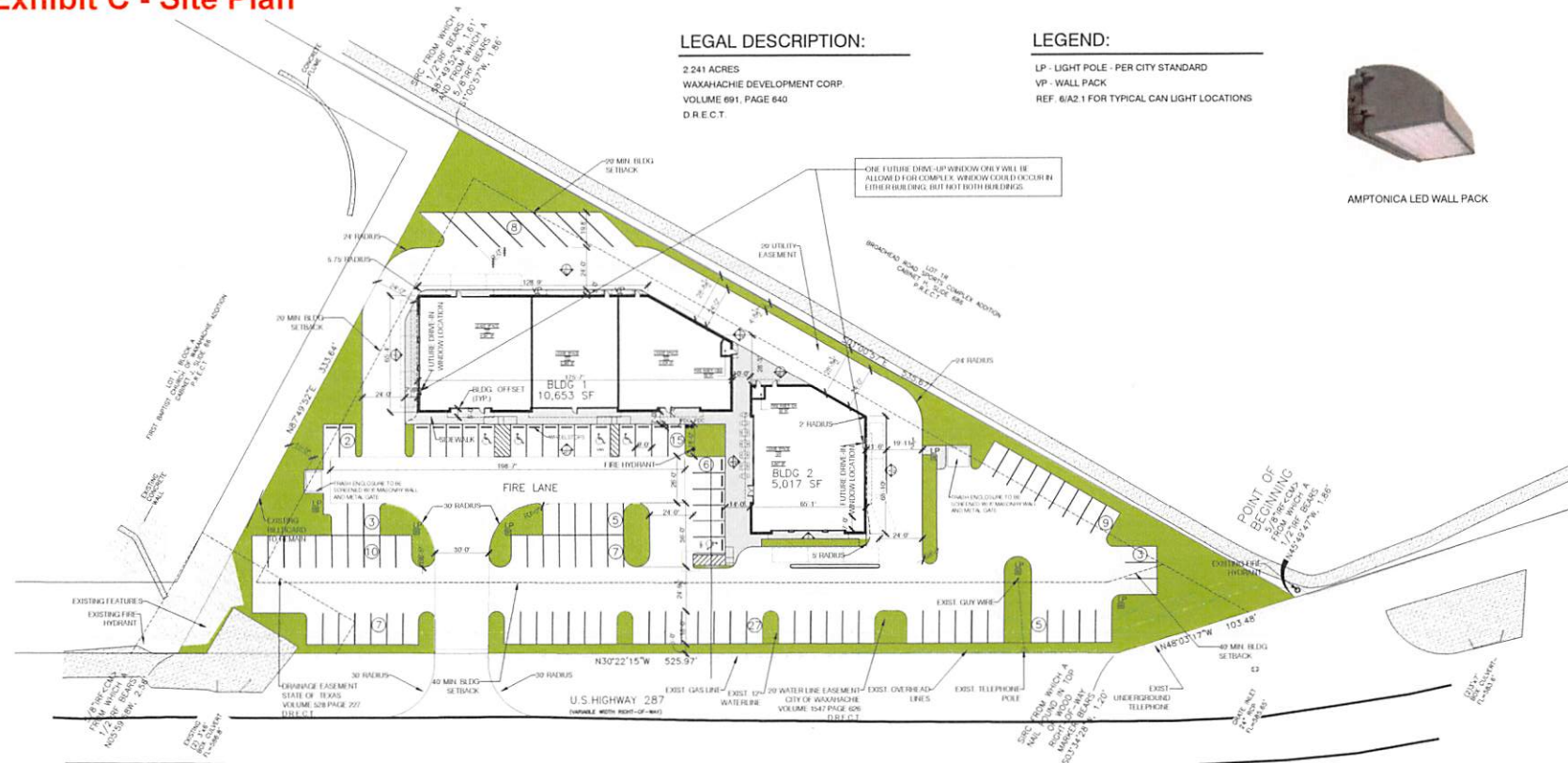
Proposed Use of Property

- The property is to be used for current zoning **Planned Development – General Retail**

General Development Requirements

- Request for variance to delete 6' wide sidewalk along road frontage
- Request variance to provide 5' landscape buffer in lieu of 15'
- Request to allow for drive thru restaurant window

Exhibit C - Site Plan



LEGAL DESCRIPTION:
2.241 ACRES
WAXAHACHIE DEVELOPMENT CORP.
VOLUME 691, PAGE 640
D.R.E.C.T.

LEGEND:
LP - LIGHT POLE - PER CITY STANDARD
VP - WALL PACK
REF. 6/A2.1 FOR TYPICAL CAN LIGHT LOCATIONS



AMPTONICA LED WALL PACK

PLAN NORTH NORTH
1 SITE PLAN

SCALE 1"=30'
0 10 30 60 90 120

VICINITY MAP



SITE DATA

ZONING: EXISTING GR PROPOSED PD-GR
LOT AREA - 97,608 SF / 2.241 ACRES
PROPOSED BLDG SQUARE FOOTAGE
BLDG 1 - 10,653 SF
BLDG 2 - 5,017 SF
TOTAL - 15,670 SF
PROPOSED BLDG HEIGHT (BOTH BUILDINGS) - 20' - 0"
LOT COVERAGE - 73.088 SF

PARKING CALCULATIONS

BUILDING 1 SQUARE FOOTAGE TOTAL - 10,653 SF
REQUIRED NUMBER OF PARKING SPACES (MINIMUM) - 53
(GR - RETAIL STORES & SHOPS - 1 SPACE PER 200 SF REQ.)
PROVIDED SPACES - 55
BUILDING 2 SQUARE FOOTAGE TOTAL - 5,017 SF
REQUIRED NUMBER OF PARKING SPACES (MINIMUM) - 51
(GR - RESTAURANT - 1 SPACE PER 100 SF REQ.)
PROVIDED SPACES - 52
TOTAL PROVIDED SPACES - 107

CONTACT INFORMATION

OWNER
ADDRESS: WAXAHACHIE DEVELOPMENT CORP.
CONTACT: MARK SPRUELL
PHONE: 972.558.8900
ARCHITECT
ADDRESS: TMA CHA ARCHITECTS, INC.
ADDRESS: 818 PERRYMAN AVE. SUITE 100
FORT WORTH, TEXAS 76104
OFFICE NUMBER: 817.737.0804
LANDSCAPE
ADDRESS: 11 EMERALD GROVE GROUP
ADDRESS: 4903 BUREAU DRIVE, FORT
OFFICE NUMBER: 817.577.0809

287 SPORTS COMPLEX PLAZA

WAXAHACHIE, TEXAS 75165
CASE # ZDC-72-2022

tma cha
architects

FOR REPRODUCTION CONSULT

1"

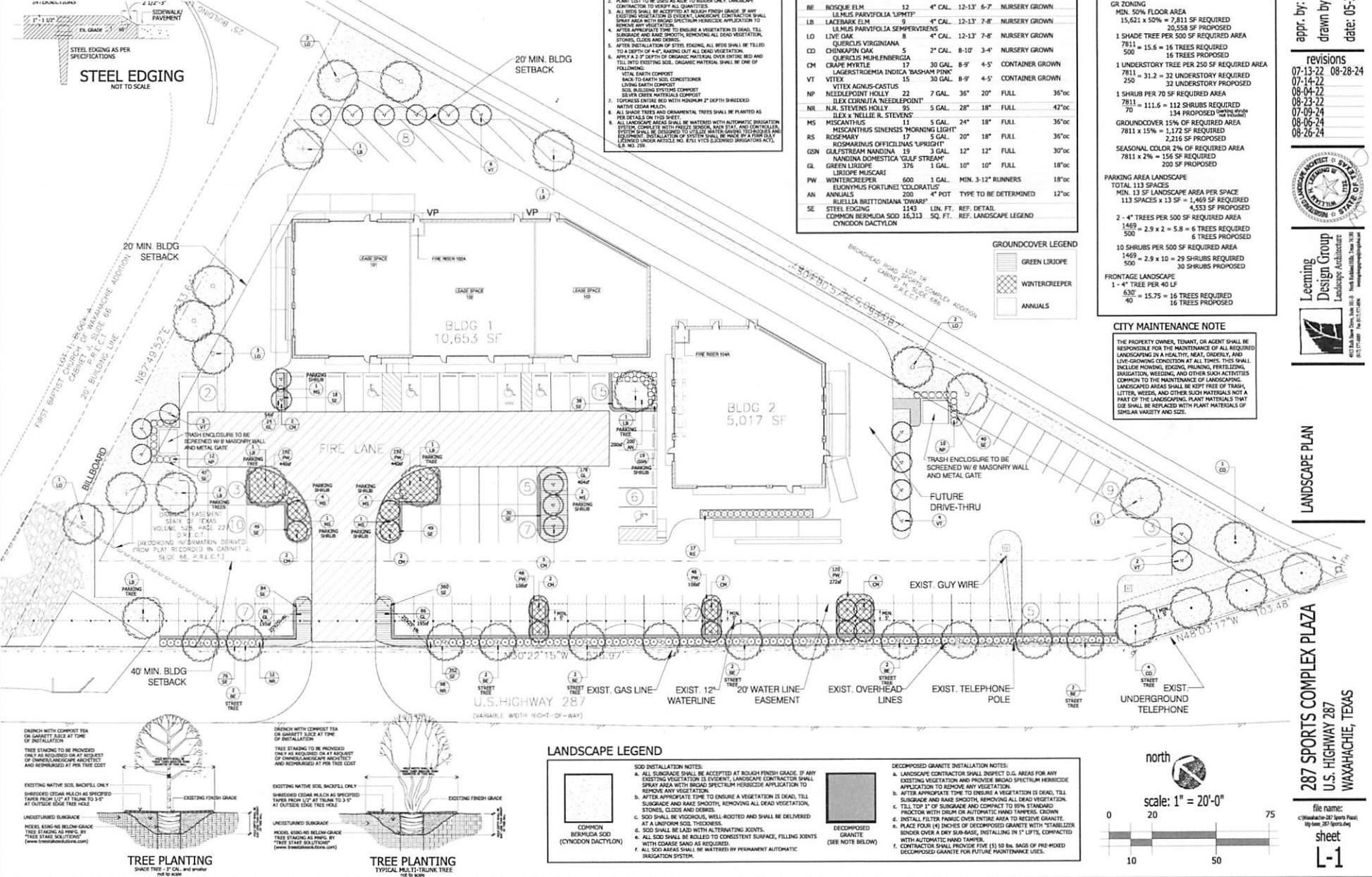
1" SQUARE WHEN PRINTED FULL SIZE

FLOOR PLAN & SITE PLAN

DATE: 27 AUGUST 2024
DRAWN BY: TMA/CHA
PROJECT NO.: 20202404
SUBMITTAL:
1
2
3

A0.1

Exhibit D - Landscape Plan



app. by: _____
drawn by: _____
date: 05-31-22

revisions

DATE	DESCRIPTION
07-13-22	08-28-24
07-14-22	
08-04-22	
08-23-22	
07-09-24	
08-06-24	
08-26-24	

LEARNING DESIGN GROUP
Landscape Architects

4913 Judd Street, Suite 100, Dallas, TX 75244
972.777.0788 Fax: 972.777.0786

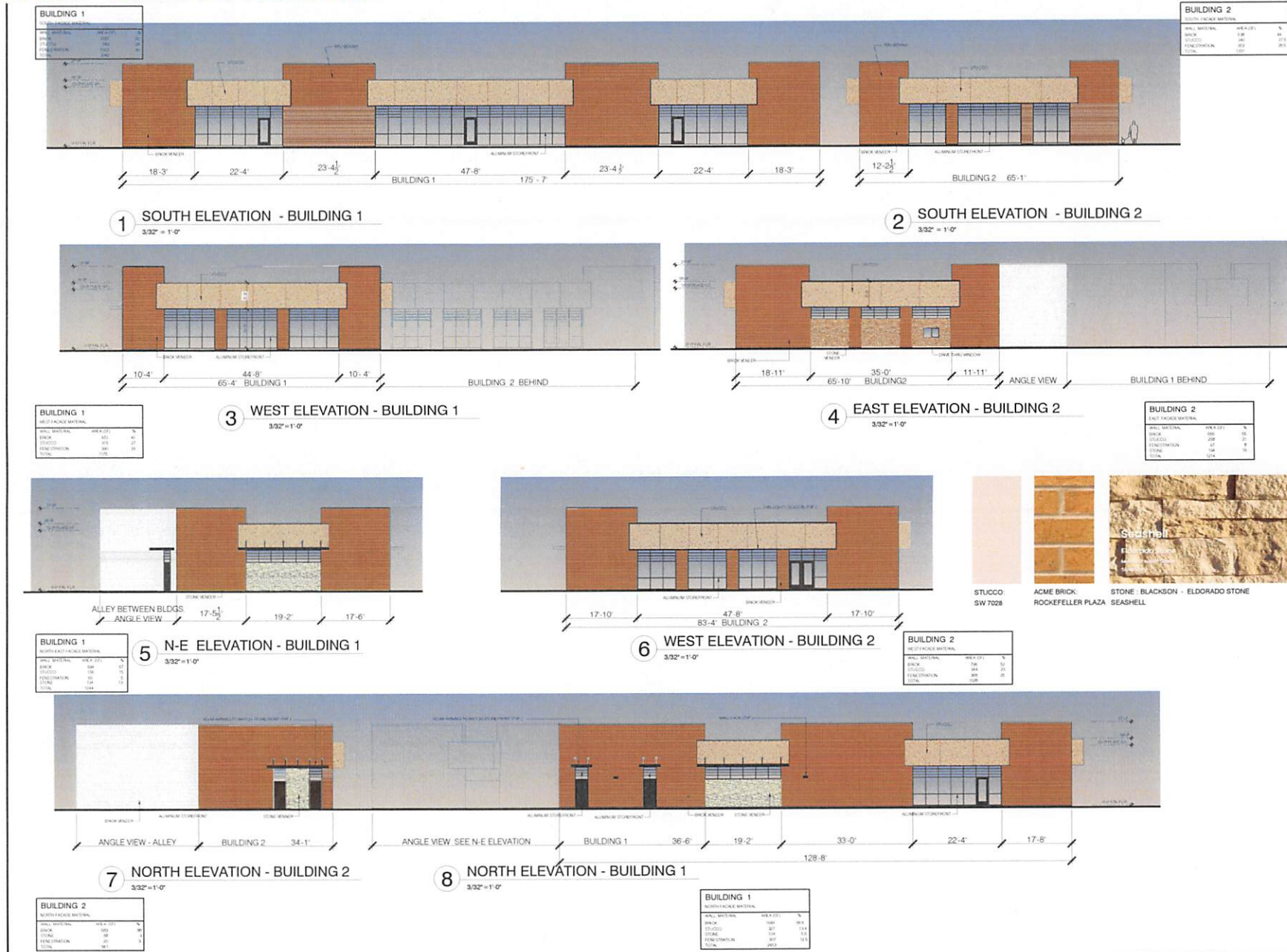
LANDSCAPE PLAN

287 SPORTS COMPLEX PLAZA
U.S. HIGHWAY 287
WAXAHACHIE, TEXAS

file name: c:\waxahachie\287 Sports Plaza.dwg
by: jason, 3/27/2024

sheet L-1

Exhibit E - Elevation/Facade Plan



287 SPORTS COMPLEX PLAZA

WAXAHACHIE, TEXAS 75165
CASE # ZDC-72-2022

tma cha
architects

1"

1" SQUARE WHEN PRINTED FILED 5/25

DRAWING TITLE:
EXTERIOR ELEVATIONS
OPTION 2

DATE: 27 AUGUST 2024
DRAWN BY: TMA/CHA
PROJECT NO.: 20062424

SUBMITTAL:
1
2
3

A2.2