

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING AND CHANGING THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN CHAPTER 12, ARTICLE 12.100, SECTION 3-100 OF THE ZONING ORDINANCE OF THE CITY OF CORSICANA TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM RESIDENTIAL-2 (R-2) TO PLANNED DEVELOPMENT (PD).

WHEREAS, the Planning & Zoning Commission recommends that the zoning of the hereinafter property be changed from Residential-2 (R-2) to Planned Development (PD) District, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS:

That the Zoning Map of the City of Corsicana shall be amended and changed to include within the limits of Planned Development (PD) District the following described property:

Block 902, Lot 3 (6.93 acres)
according to the official map of the
City of Corsicana, Texas; also
located on Dobbins Road and West State Highway 22;
also known as Property ID 48515

and the above-described property shall hereinafter be subject to the regulations as provided for below:

1. Dwellings to be a minimum of 1,500 square feet of air conditioned space.
2. All dwellings will be one and two-story.
3. Each dwelling unit shall have a two-car garage.
4. All dwellings will be 80% brick or stone masonry and the remainder Hardi-plank or better. The dwellings on Dobbins Road shall have the wall facing Dobbins Road 100% brick or stone masonry.
5. Roofing material shall be of a 30 year quality with a pitch of at least 8/12.
6. All driveways and parking areas to be concrete.
7. A 6 foot tall cedar wood fence shall screen the perimeter of the site and shall be installed by the developer after final grading and before the first certificate of occupancy is issued. The fence shall be constructed as follows:
 - a. #2 cedar boards std. btr. with two coats of stain, Redi-Seal or better.
 - b. 10 foot galvanized posts with 4 foot buried and set in concrete.
8. Sidewalks shall be constructed by the home builder and shall be installed per this plan and be four feet wide minimum.
9. Each house will have its own mailbox.
10. Electric, cable, and telephone service shall be underground and installed in conduit.

11. Ten feet clearance/separation minimum between buildings. Six feet between roof eaves.
12. All buildings have 20 feet minimum front yard setback from the property line.
13. Lot coverage shall be limited to 60%.
14. Detention ponds shall be incorporated into adjacent lots.
15. Side yard setbacks for each lot shall be 5 feet.
16. Minimum lot size shall be 50' x 100' and 5,000 square feet in size.
17. All residential foundations shall be designed by a licensed engineer.
18. This Planned Development (PD) shall expire if plans are not submitted and approved within 12 months from the effective date of this ordinance and the property shall automatically revert to a Residential-2 (R-2) zoning designation.
19. All infrastructure improvements shall be completed within 24 months from the date of plan approval by the City.

Landscaping and Open Areas

Each lot shall be landscaped by the builder with a minimum of one tree (3 inch caliper measured 6 inches above the root ball) in the front yard. Builder shall also plant at least ten (10) 3-gallon shrubs in the front yard.

The developer shall maintain all undeveloped lots subject to this Planned Development (PD) to current City Codes until sold.

PASSED, APPROVED and ADOPTED this 24th day of **April, 2017**.

Chuck McClanahan, Mayor

ATTEST:

Virginia Richardson, City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney