



ORDINANCE 1112022-10

AN ORDINANCE GRANTING PLANNED DEVELOPMENT DISTRICT 1

WHEREAS, City Ordinance Chapter 14, Section 22 PD – Planned Development District provides for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community, and a PD District may be used to permit new and innovative concepts in land utilization. (Ordinance 091096 adopted 9/13/16); and

WHEREAS, Planned Development District 1 shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Leonard Code of Ordinances. Pursuant to Chapter 14 Sections 22.3.2 and 22.3.3 of the Code of Ordinances, the purpose and intent of this planned development ordinance is to grant certain entitlements to the subject property permitting single family and commercial use as further set forth below in an effort to permit development and construction of a successful project for the City of Leonard community; and

WHEREAS, In establishing Planned Development District 1, the City Council has held a Public Hearing on the dates of September 29 and 30 of 2021 regarding the rezone of the area described in Zoning Case No. ZC2022-111, its development standards and conceptual plan; and

WHEREAS, City Council has given approval of the Planned Development District 1 concept plan; and

WHEREAS, City Council has determined that the previous public hearing is adequate and a separate public hearing is not required for the detailed site and development plan pursuant to Chapter 14 Section 22.4.3.1.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEONARD, TEXAS AS FOLLOWS:

SECTION 1.

Sub-Area ‘A’ will be developed as a well ordered and attractive commercial site adhering to allowable uses identified within City of Leonard Zoning Ordinance No. 091096 and provisions of the Thoroughfare Overlay District intended to protect the integrity of the thoroughfare. High priority will be given to revising the FEMA Floodplain Map via an Engineering Study to include surveying, data collection, floodplain modeling, and mapping to increase the developable commercial area and ultimately increase investment within the City of Leonard along with dining, shopping and/or other general commercial opportunities for its citizens; and

SECTION 2.

Sub-Area “B” will be developed as a single family residential district most similar to “SF-2” district, provided that it differs and varies in the manner described below and it shall not be subject to the zoning requirements set forth in the “SF-2” zoning district. Upon approval of this Planned Development District, the subject property will be zoned in accordance with the terms and conditions herein and further set forth in Conditions for Planned Development Zoning Case No. ZC2022-111 and detailed below;

Sub-Area ‘B’ – Single Family		
Lot Size (Minimum)	Type ‘A’ Lots	Type ‘B’ Lots
Lot Area (sq. ft.)	6,000	5,500
Lot Width (feet)	56	56
Lot Depth (feet)	115*	100*
Dwelling Regulations (min. square ft.)		
All homes will be a minimum	1,800***	
Yard Requirements – Main Structures		
Front Yard (feet)	20	20
Side Yard (feet)	8	8
Side Yard of Corner Lots (feet)	10	10
Rear Yard (feet)	20**	20**
Lot Coverage of Building Structure	50%	50%
Height of Structures		
Main Structure (feet)	35	35
Accessory Structure (feet)	15	15
Landscaping		
Minimum 3” caliper Tree	1 Tree in Front Yard	
Shrub	12	
Landscaping (cont’d)		
Sod	Front and Side Yards	

*Cul-de-sac and Elbow lots may have a minimum depth of 100 feet.

**Cul-de-sac and Elbow lots may have a minimum rear yard setback of 10 feet.

***Notwithstanding the above, up to 30% of the homes built on the lots may be a minimum of 1,600 square feet so long as the remaining 70% are a minimum of 1,800 square feet.

I. SPECIAL CONDITIONS:

- A. Maximum number of residential lots not to exceed 64 lots.
- B. All homes may be front entry.

II. DESIGN CONDITIONS:

A. Entry Features and Signage – Sub-Area ‘A’

- 1. Monument/signage will be highly visible from State Highway 69 with landscaping incorporated and illuminated by means other than streetlights.

B. Street and Sidewalk Standards – Sub-Area ‘B’

1. Street Treatments – Street Name Signs

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

2. Pedestrian Sidewalks - Sidewalk Locations

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

C. Building Standards – Sub-Area “B”

1. Masonry Requirement

The minimum masonry requirement for the exterior facades of all buildings (excluding any portion of such buildings located above load bearing or non-load bearing windows and doors) shall be 60%. For purposes of this ordinance, masonry shall be deemed to include brick, stone, granite, marble, concrete block, or any other reasonably similar or comparable material.

2. Compliance with City Standards

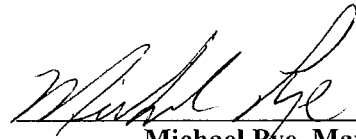
All development and construction activities shall be completed in accordance with applicable City of Leonard standards and requirements.

SECTION 4.


That this ordinance shall take effect and be in force from and after its passage.

PASSED AND APPROVED this, the 11th day of January 2022 by the City Council of the City of Leonard, Fannin County, Texas;

	AYE	NAY	ABSTAIN	MOTION	SECOND
MAYOR MICHAEL PYE					
NOEL NIXON	X			X	
GARRY DOYLE	X				
DEBRA WILCOX	absent				
BILLY WAYNE MARTIN	X				
AL STEPHENS	X				X


 Michael Pye, Mayor

ATTEST:


 Melissa Verde, City Secretary