

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, March 9, 2021 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Commission Members: Rick Keeler, Chairman
 Melissa Ballard, Vice Chairman
 Betty Square Coleman
 Bonney Ramsey
 Jim Phillips
 David Hudgins
 Erik Test

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

 - a. Minutes of the regular Planning & Zoning Commission meeting of February 23, 2021
 - b. Minutes of the Planning and Zoning Commission briefing of February 23, 2021
5. ***Public Hearing*** on a request by Christopher Morris, for a **Replat** of Part of Lot 9, Block 106 and a Part of Lot 7, Block 158, Town Addition, to create Lot 1 and Lot 2, Block 1, Morris Addition, 0.581 acres (Property ID 171111) – Owner: CHRISTOPHER & AMY K. MORRIS (SUB-9-2021)
6. ***Consider*** approving SUB-9-2021
7. ***Public Hearing*** on a request by Sterling Reid, Reid Construction, LLC, for a **Replat** of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021)
8. ***Consider*** approving SUB-183-2021

9. **Public Hearing** on a request by Regina Sias, Nina's House Child Care, for a Specific Use Permit (SUP) for **Family Home** use within a Planned Development – Single Family – 3 zoning district located at 205 Nottingham Drive (Property ID 220880) - Owner: CHRIS, SHERRIE, & DIANE CARLINO (ZDC-8-2021)
10. **Consider** recommendation of Zoning Change No. ZDC-8-2021
11. **Continue Public Hearing** on a request by Islam Diab, ADTM Engineering & Construction Corp., for a **Zoning Change** from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021)
12. **Consider** recommendation of Zoning Change No. ZDC-186-2021
13. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

(4a)

Planning and Zoning Commission
February 23, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 23, 2021 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

- Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
David Hudgins
Erik Test
- Members Absent: Betty Square Coleman
Jim Phillips
- Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
James Gaertner, Director of Public Works & Engineering
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of February 9, 2021

Action:

Vice Chairman Melissa Ballard moved to approve item a. on the Consent Agenda. Ms. Bonney Ramsey seconded, All Ayes.

5. **Consider request by Brian Wade, RLG, Inc., for a Final Plat of CSP1 Addition for 2 lots, being 2.531 acres situated in the AW Brown Survey, Abstract 102 (Property ID 180374) – Owner: CONNELL STORAGE PARTNERS #1 LLC (SUB-184-2021)**

Planner Chris Webb reviewed the case noting the applicant is requesting to plat the subject property into two (2) commercial lots and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Brian Wade, RLG, Inc., for a Final Plat of CSP1 Addition for 2 lots, being 2.531 acres situated in the AW Brown Survey, Abstract 102

(4a)

(Property ID 180374) – Owner: CONNELL STORAGE PARTNERS #1 LLC (SUB-184-2021) as presented. Mr. David Hudgins seconded, All Ayes.

- 6. **Consider request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Replat of Lot 5BB, Irwin Branch Addition, to create Lots 5BB1 & 5BB2, Irwin Branch Addition, 10.184 acres (Property ID 151553) in the Extra Territorial Jurisdiction – Owner: DEREK SMITH & KARLA SHIELDS (SUB-1-2021)**

Mr. Webb presented the case noting the applicant is requesting to replat the current subject property into two (2) lots of approximately five (5) acres in size each and staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Replat of Lot 5BB, Irwin Branch Addition, to create Lots 5BB1 & 5BB2, Irwin Branch Addition, 10.184 acres (Property ID 151553) in the Extra Territorial Jurisdiction – Owner: DEREK SMITH & KARLA SHIELDS (SUB-1-2021) as presented. Mr. Erik Test seconded, All Ayes.

- 7. **Consider request by Marshall Patton, KFM Engineering & Design, for a Plat of Buffalo Ridge, Phase 6, for 177 lots, being 55.5859 acres situated in the W Dunn Survey, Abstract 303, and the W Calder Survey, Abstract 235 (Property ID 264869) – Owner: GRBK EDGEWOOD LLC (SUB-4-2021)**

Mr. Webb presented the case noting the applicant is requesting to plat the subject property into a sixth phase of the Buffalo Ridge subdivision. The applicant also requested a petition of relief waiver from City Council to allow for 10-foot utility easement setbacks instead of the 15-foot utility easement setbacks required in the Waxahachie Subdivision Ordinance. Staff recommended approval of plat as presented and approval of petition of relief waiver.

Action:

Mr. David Hudgins moved to approve a request by Marshall Patton, KFM Engineering & Design, for a Plat of Buffalo Ridge, Phase 6, for 177 lots, being 55.5859 acres situated in the W Dunn Survey, Abstract 303, and the W Calder Survey, Abstract 235 (Property ID 264869) – Owner: GRBK EDGEWOOD LLC (SUB-4-2021) and approve petition of relief waiver. Vice Chairman Melissa Ballard seconded, All Ayes.

- 8. **Consider request by Chad Crawford, Brittain and Crawford, for a Plat of Garden Valley Addition for 1 lot, being 11.871 acres situated in the JB & Ann Adams Survey, Abstract 5 (Property ID 242239) – Owner: GARDEN VALLEY APARTMENTS LLC (SUB-5-2021)**

Mr. Webb presented the case noting the applicant is requesting to plat this property for continued multi-family use. The applicant also requested a petition of relief waiver from City Council to waive park land dedication fees for the subject property. Staff recommended approval of the plat as presented and recommended denial of the petition of relief waiver.

(40)

Action:

Mr. David Hudgins moved to approve a request by Chad Crawford, Brittain and Crawford, for a Plat of Garden Valley Addition for 1 lot, being 11.871 acres situated in the JB & Ann Adams Survey, Abstract 5 (Property ID 242239) – Owner: GARDEN VALLEY APARTMENTS LLC (SUB-5-2021) and deny petition of relief waiver. Mr. Erik Test seconded, All Ayes.

9. **Public Hearing on a request by Michael Head, Kosmos Solar, for a Specific Use Permit for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 203 Shetland Court (Property ID 267630) – Owner: MATTHEW J & NICHOLE L CANUTE (ZDC-6-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting a Specific Use Permit (SUP) to allow for the placement of solar panels on the rooftop elevation facing the front right-of-way. He noted staff recommended denial per Sec. 5.01 of the City of Waxahachie Zoning Ordinance, solar panels shall not be installed on rooftop elevations facing the front right-of-way.

Mr. Parry DuBois, Kosmos Solar, 6262 Castle Creek, Arlington, Texas, requested approval on behalf of the applicant noting the property is located in a cul-de-sac.

Chairman Keeler inquired past history of solar panels facing front right-of-way and Mr. Webb stated there have been none approved.

There being no others to speak for or against ZDC-6-2021, Chairman Keeler closed the Public Hearing.

10. **Consider recommendation of Zoning Change No. ZDC-6-2021**

Action:

Ms. Bonney Ramsey moved to deny a request by Michael Head, Kosmos Solar, for a Specific Use Permit for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 203 Shetland Court (Property ID 267630) – Owner: MATTHEW J & NICHOLE L CANUTE (ZDC-6-2021). Vice Chairman Melissa Ballard seconded, All Ayes.

11. **Public Hearing on a request by Islam Diab, ADTM Engineering & Construction Corp., for a Zoning Change from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins presented the case noting the applicant is requesting to construct three buildings consisting of an office, convenience store with gasoline sales, and a drive-thru restaurant on 3.52 acres. He noted staff recommended approval with the following staff comments:

(4a)

1. A mutually agreed upon development agreement is signed by the applicant and staff.
2. Though access easements are reviewed with plat cases, staff suggests that the access easement be a condition of the zoning change approval. Per the plat submitted by the applicant, an access easement is provided along Farley St. and is continued between Lot 1 and Lot 2 of the development.

Mr. Collins reviewed staff concerns with the current proposal of the elevation façade plans noting the applicant is proposing a mixture of brick, stucco, and a small percentage of stone for each of the three buildings. Though the materials are consistent with City of Waxahachie Zoning Ordinance, staff is concerned that the currently proposed facades for the buildings will appear dated in a short period of time.

Mr. Mike Alturk, 1913 Middleton Drive, Mansfield, Texas, explained the developer is willing to work on staff concerns with elevation façade plans. He agreed to continue the Public Hearing to the next Planning & Zoning Commission meeting to allow time to prepare architectural photos of the proposed buildings.

12. Consider recommendation of Zoning Change No. ZDC-186-2021

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Islam Diab, ADTM Engineering & Construction Corp., for a Zoning Change from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021) to the March 9, 2021 Planning & Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.

13. **Public Hearing on a request by Ed Fleming, Walton Global Holdings, LTD, for a Zoning Change from a Future Development and Planned Development (Ordinance #2330) zoning district to a Planned Development-Mixed Use Residential (MUR) with Concept Plan, located South of FM 875, West of I-35, North of FM 1446, and East of Lone Elm Road (Property IDs 182520, 264568, 263786, 192306, 234203, 179534, 187960, 179468) - Owner: WALTON TEXAS LP (ZDC-7-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant intends to create a Planned Development to allow for single-family residential, multi-family residential, mixed use residential, mixed use commercial, and commercial/retail on 2,813 acres. He explained the development is proposed to be 17 phases over 20-30 years. He reviewed the staff analysis noting the proposed development is compliant with the various Goals and Objectives from the 2016 City of Waxahachie Comprehensive Plan Addendum and will be consistent with the Future Land Use Plan. Staff recommended approval per the following staff comments with additional consideration from Waxahachie ISD regarding schools:

1. A mutually agreed upon Development Agreement will be required for the property.

(4a)

2. Additional consideration should be given to Multifamily development densities and phasing of the multifamily construction.
3. Greater detail is needed regarding specific elements which will be included with each amenity center.
4. Lot mix should be indicated with multiple lot size and types interspersed throughout development.
5. The use of alleyways should be considered for cottage lot types.
6. Confirmation of connection to I-35 through offsite access easements or acquisition of property must be provided.

Mr. Collins noted staff received four letters of opposition and several calls and emails.

Mr. Ed Fleming, 500 Knights Run Avenue, Tampa, Florida, reviewed the purpose and intent of the proposed development noting the name of the development, Emory Lakes, was to recognize one of Waxahachie's founders Emory Rogers. He explained the project is divided into 5 different zoning districts that will create an appropriate mix of land uses but also accommodates a flexible but appropriate transition between higher and lower intensities of development. The project is anticipated to be built out in 30+ years. The initial phase will be along the eastern portion of the site near the Interstate 35 project entrance. Mr. Fleming reviewed the concept plan of the project including phasing.

Ms. Misty Ventura, 9406 Biscayne Blvd., Dallas, Texas, reviewed the process of the proposed Public Improvement District (PID) to fund the public infrastructure in the development to remove the burden of cost from the existing taxpayers so that the properties benefiting from those improvements will pay for those improvements.

Chairman Keeler inquired about the rate per \$100 valuation for the Public Improvement District and Ms. Ventura noted it will vary depending on the property benefit but the rate of .42 cents is the tax rate equivalent of the annual installment of the PID assessment.

Mr. Aaron Duncan, 2001 N. Lamar St., Dallas, Texas, reviewed the different components of the proposed planned development in regards to land planning, zoning, amenities, and trails.

Those who spoke in opposition:

Ms. Ashley Fabby, 1020 Memory Lane, Waxahachie, Texas
Mr. Mike Bumford, 1650 Lone Elm Road, Waxahachie, Texas
Mr. John Grosboll, 1680 Lone Elm Road, Waxahachie, Texas
Ms. Kathy Cacer, 405 Brookside Road, Waxahachie, Texas
Ms. Gay Higley, 945 Lone Elm Road, Waxahachie, Texas
Mr. Kevin Myers, 601 Oldham, Waxahachie, Texas
Mr. Terry Nay, 711 Brookside Road, Waxahachie, Texas
Mr. Phil Smith, 1240 Lone Elm Road, Waxahachie, Texas
Mr. Dean Settlemyer, 605 Brookside Road, Waxahachie, Texas
Mr. TJ Fabby, 1020 Memory Lane, Waxahachie, Texas
Ms. Patricia Fabby, 1016 Memory Lane, Waxahachie, Texas
Mr. David Higley, 945 Lone Elm Road, Waxahachie, Texas

(40)

Chairman Keeler explained growth is happening in Waxahachie and that cannot be controlled; however, the city can control what growth looks like and work to get the best development possible.

Mr. Erik Test explained many of the citizens' concerns were also concerns of the Commission members and informed those in attendance that they were heard.

After further discussion, there were several questions and concerns from the Commission and local residents. Chairman Keeler recommended continuing the Public Hearing to a future Planning and Zoning Commission meeting. The applicant agreed to continue working with city staff to revise the proposed plan.

14. Consider recommendation of Zoning Change No. ZDC-7-2021

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Ed Fleming, Walton Global Holdings, LTD, for a Zoning Change from a Future Development and Planned Development (Ordinance #2330) zoning district to a Planned Development-Mixed Use Residential (MUR) with Concept Plan, located South of FM 875, West of I-35, North of FM 1446, and East of Lone Elm Road (Property IDs 182520, 264568, 263786, 192306, 234203, 179534, 187960, 179468) - Owner: WALTON TEXAS LP (ZDC-7-2021) to the March 23, 2021 Planning & Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.

Mr. Collins explained ZDC-7-2021 will appear on the March 1, 2021 City Council agenda with a memo stating the Public Hearing will be continued and no discussion will take place.

Planning Director Shon Brooks noted an updated staff report for ZDC-7-2021 will be available the Friday prior to the March 23rd meeting.

15. Adjourn

There being no further business, the meeting adjourned at 9:07 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(4b)

Planning and Zoning Commission
February 23, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 23, 2021 at 5:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
David Hudgins
Erik Test

Members Absent: Betty Square Coleman
Jim Phillips

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
James Gaertner, Public Works & Engineering Director
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planner Chris Webb presented the following cases:

- SUB-184-2021, staff recommended approval as presented.
- SUB-1-2021, staff recommended approval as presented.
- SUB-4-2021, staff recommended approval of plat as presented and approval of petition of waiver as presented.
- SUB-5-2021, staff recommended approval of plat as presented and denial of petition of waiver eliminating the applicant's responsibility to pay the park land dedication fees.
- ZDC-6-2021, staff recommended denial of request per Sec. 5.01 of the City of Waxahachie Zoning Ordinance, solar panels shall not be installed on rooftop elevations facing the front right-of-way.

Senior Planner Colby Collins presented the following cases:

- ZDC-186-2021, staff recommended approval pending a development agreement outlining development standards.
- ZDC-7-2021, staff recommended approval per staff comments. He reviewed the case history noting city staff has continuously worked diligently with the applicant since 2016 to help prepare a development meeting the city's standards and the intent of the Comprehensive Plan.

(4b)

Chairman Keeler noted he doesn't recognize much progress since the 2016 submittal to meet city standards and is not willing to negotiate on the city's minimum requirements. Vice Chairman Melissa Ballard concurred the proposed development is below city standards and lack of detail makes it difficult to approve. Mr. David Hudgins expressed his concern with lack of renderings and detailed sizes of planned structures. Mr. Erik Test expressed his concern with lack of details and school site discrepancies with Waxahachie ISD.

3. Adjourn

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(5)

Planning & Zoning Department

Plat Staff Report



Case: SUB-9-2021

MEETING DATE(S)

Planning & Zoning Commission: March 9, 2021

City Council: March 15, 2021

CAPTION

Public Hearing on a request by Christopher Morris, for a Replat of Part of Lot 9, Block 106 and a Part of Lot 7, Block 158, Town Addition, to create Lot 1 and Lot 2, Block 1, Morris Addition, 0.581 acres (Property ID 171111) – Owner: CHRISTOPHER & AMY K. MORRIS (SUB-9-2021)

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two lots for residential use.

CASE INFORMATION

Applicant: Christopher Morris

Property Owner(s): Christopher Morris

Site Acreage: 0.581 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A

Adequate Public Facilities: Adequate public facilities are available to this site.

SUBJECT PROPERTY

General Location: 200 Gardner

Parcel ID Number(s): 171111

Current Zoning: SF-3 (Infill)

Existing Use: The site is currently undeveloped.

Platting History: The site was originally platted as parts of Lot 9, Block 106 and Lot 7, Block 158, Town Addition.

(5)

Site Aerial:



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of opposition for the proposed development.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Disapproval
- Approval, as presented.

ATTACHED EXHIBITS

1. PON Response
2. Plat Drawing

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

(5)

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

(5)

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
171111	HONORATO TERAN M	0.584	LOT 8A-B BLK 100; LOT 7D BLK 150 TOWN 0.584 AC	1657 STONEHAVEN PL	LITTLE ELM	TX	75088	200 GARDNER ST WAXAHACHIE TX 75105
171113	MOORE DOROTHY MAE ETAL	0.179	LOT 8D BLK 100 TOWN 0.179 AC	208 GARDNER ST	WAXAHACHIE	TX	75105	GARDNER ST WAXAHACHIE TX 75105
171114	SCOTT RONNIE B	0.175	LOT 9E BLK 100 TOWN 0.175 AC	203 GARDNER ST	WAXAHACHIE	TX	75105	203 GARDNER ST WAXAHACHIE TX 75105
171116	CASH DWIGHT B	0.172	LOT 5 BLK 100 TOWN 0.172 AC	701 E JEFFERSON ST	WAXAHACHIE	TX	75105	124 N AIKEN ST WAXAHACHIE TX 75105
171117	CASH DWIGHT B	0.118	LOT 6 BLK 100 TOWN 0.118 AC	701 E JEFFERSON ST	WAXAHACHIE	TX	75105	122 N AIKEN ST WAXAHACHIE TX 75105
171118	KILCREASE MINDY	0.1528	LOT 7 BLK 100 & LOT 1 BLK 150 TOWN 0.1528 AC	120 N AIKEN ST	WAXAHACHIE	TX	75105	120 N AIKEN ST WAXAHACHIE TX 75105
171122	WARG J C CO ZONDRA JOHNSON	0.567	LOT 2 & 3 BLK 100 TOWN 0.567 AC	341 S LEE LANE	WAXAHACHIE	TX	75105	112 WYATT ST WAXAHACHIE TX 75105
171242	BUSBY JAMES	0.581	LOT 1 BLK 174 TOWN 0.581 AC	575 LEE DR	COPPELL	TX	75019	YOUNG ST WAXAHACHIE TX 75105
171243	WILLIAMS HELEN L	0.217	LOT PT 2 BLK 174 TOWN .217 AC	114 MUNCHUS ST	WAXAHACHIE	TX	75105	207 YOUNG ST WAXAHACHIE TX 75105
171278	RICHARDSON BETTIE	0.431	7A 158 TOWN 0.431 ACRES	5824 S VAN NESS AVE	LOS ANGELES	CA	90047	122 GARDNER ST WAXAHACHIE TX 75105
171282	KING ERICA A	0.113	LOT PT 4 BLK 158 TOWN 0.113 AC	2050 WILD CREEK CT	DALLAS	TX	75253	114 N AIKEN ST WAXAHACHIE TX 75105
171288	SARGENT BRODERICK L	0.5135	8C 158 TOWN 0.5135 ACRES	224 FRIERSON ST	WAXAHACHIE	TX	75105	224 FRIERSON ST WAXAHACHIE TX 75105
171290	ORTEGA FELIX R	0.143	2 158 TOWN 0.143 ACRES	703 DR MARTIN LUTHER KING JR BLVD	WAXAHACHIE	TX	75105	118 N AIKEN ST WAXAHACHIE TX 75105
171291	WEBB VIOLA C/O MARY TEMPTON	0.143	3 158 TOWN 0.143 ACRES	2323 E MOSSY OAKS RD APT 247	SPRING	TX	77389	118 N AIKEN ST WAXAHACHIE TX 75105
171307	ISSOKSON MICHAEL	0.154	LOT 8A BLK 178 TOWN 0.154 AC	518 HOLLY LANE	DUNCANVILLE	TX	75116	118 HENRY ST WAXAHACHIE TX 75105
171318	BUSBY JAMES G	1.58	LOT 1 BLK 177 TOWN 1.58 AC	575 LEE DR	COPPELL	TX	75019	YOUNG ST WAXAHACHIE TX 75105
171319	WILSON JONATHAN I	0.706	LOT 1 & 8B BLK 178 TOWN 0.706 AC	202 S ELM ST	WAXAHACHIE	TX	75105	400 & 408 WYATT ST WAXAHACHIE TX 75105
171338	LORDUY CARLOS	0.31	LOT 3 BLK 174 TOWN .31 AC	205 YOUNG ST	WAXAHACHIE	TX	75105	205 YOUNG ST WAXAHACHIE TX 75105
171339	SCOTT RONALD W & KIMBERLY R	0.803	LOT 1 & 2A BLK 175 TOWN 0.803 AC	305 FRIERSON ST	WAXAHACHIE	TX	75105	200 YOUNG ST WAXAHACHIE TX 75105
193606	JOSHUA CHAPEL AME CHURCH	0.7578	ALL BLK 157 & LOTS 5 6A AND 8B BLK 158 TOWN 0.7578 AC	110 N AIKEN ST	WAXAHACHIE	TX	75105	110 N AIKEN ST WAXAHACHIE TX 75105
220622	LAMBERT TERESA A	0.109	LOT PT 4 BLK 158 TOWN 0.109 AC	114 1/2 N AIKEN ST	WAXAHACHIE	TX	75105	114 1/2 N AIKEN ST WAXAHACHIE TX 75105
230532	SARGENT BRODERICK	0.094	LOT PT 2 BLK 174 TOWN .094 AC	224 FRIERSON ST	WAXAHACHIE	TX	75106	FRIERSON ST WAXAHACHIE TX 75105
171115	PROPERTY OWNER	0		208 GARDNER ST	WAXAHACHIE	TX	75105	208 GARDNER ST WAXAHACHIE TX 75105
171308	PROPERTY OWNER	0		202 S ELM ST	WAXAHACHIE	TX	75105	400 & 408 WYATT ST WAXAHACHIE TX 75105



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-9-2021

RECEIVED MAR - 8 2021

WARD J C C/O ZONDRA JOHNSON
341 LEISURE LANE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 9, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 15, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. **Public Hearing** on a request by Christopher Morris, for a Replat of Part of Lot 9, Block 106 and a Part of Lot 7, Block 158, Town Addition, to create Lot 1 and Lot 2, Block 1, Morris Addition, 0.581 acres (Property ID 171111) – Owner: CHRISTOPHER & AMY K. MORRIS (SUB-9-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: SUB-9-2021

City Reference: 171123

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 2, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Zondra Johnson
Signature
ZONDRA JOHNSON
Printed Name and Title

2/25/2021
Date
316 Wyatt St.
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(5)

STATE OF TEXAS §

COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Christopher Morris and Amy K. Morris are the owners of that parcel of land located in the City of Waskahatche, Ellis County, Texas, being a part of the AM Keen Survey, Abstract No. 296, being a part of Lot 9, Block 106 and a part of Lot 7, Block 158, Official Map of the City of Waskahatche, Texas, recorded in Cabinet A, Slide 181, Plat Records Ellis County, Texas, being all of that tract of land described in deed to Christopher Morris and Amy K. Morris recorded in County Clerk's Instrument Number 20173251, Real Property Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap found at the northwest corner of said Morris tract of land, said point being the southeast corner of that called tract of land described in deed to Dorothy Mae Morris and Ethel Chaly recorded in Volume 620, Page 957, Deed Records Ellis County, Texas and said point being at the westerly right-of-way line of Gardner Street (unrecorded right-of-way).

THENCE South 83 degrees 53 minutes 21 seconds East, 154.28 feet to the southeast corner of said Morris tract of land to a one-half inch iron rod with cap found at the northeast corner of said Morris tract of land, said point being at the westerly line of that tract of land described in deed to James Olyan Dusby recorded in Volume 2633, Page 1209, Deed Records Ellis County, Texas.

THENCE along the easterly line of said Morris tract of land as follows: South 03 degrees 04 minutes 17 seconds West, 89.94 feet to a one-half inch iron rod with cap found in the westerly line of that tract of land described in deed to James Ebney recorded in Volume 2638, Page 15, Deed Records Ellis County, Texas.

South 40 degrees 58 minutes 20 seconds West, 93.21 feet to a one-half inch iron rod with cap found at the southwest corner of that called 0.9942 acre tract of land described in deed to Rene Sandstrom recorded in County Clerk's Instrument Number 2002094, Real Property Records Ellis County, Texas and said point being at the northwest corner of that called 0.31 acre tract of land described in deed to Carbo Landry recorded in County Clerk's Instrument Number 1703084, Real Property Records Ellis County, Texas.

South 35 degrees 37 minutes 52 seconds West, 25.80 feet to a one-half inch iron rod with cap found at the southeast corner of said Morris tract of land and said point being in the north line of a road as described in Volume 197, Page 311, Deed Records Ellis County, Texas.

THENCE North 72 degrees 30 minutes 29 seconds West, 01.88 feet to a one-half inch iron rod with cap found at the southwest corner of said Morris tract of land and said point being in the easterly right-of-way line of Gardner Street.

THENCE North 03 degrees 07 minutes 02 seconds East, 170.94 feet along the westerly line of said Morris tract of land and along the easterly line of Gardner Street to the POINT OF BEGINNING and containing 23,302 square feet or 0.561 acres of land.

Base of bearing is derived from GPS observations relative to the Texas WGS 84 Network - Texas State Plane Coordinate System, North Central Zone (1202), NAD83.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT We, Christopher Morris and Amy K. Morris, do hereby adopt this plat designating the herein above described property as Lot 1 and Lot 2, Block 1, Morris Addition, an addition to the City of Waskahatche, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Its buildings, fences, trees, shrubs or other improvements or growths shall be reconstructed or placed upon, over or across the easements, as shown, except that landscape improvements may be placed on landscape easements, if approved by the City of Waskahatche. In addition, utility easements they also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility, said use by public utilities being subordinate to the public and City of Waskahatche's use thereof. The City of Waskahatche and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the reconstruction, maintenance, or efficiency of their respective systems in said easements. The City of Waskahatche and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of reconstructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time securing permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Waskahatche, Texas.

WITNESS, my hand, this ____ day of _____, 2021

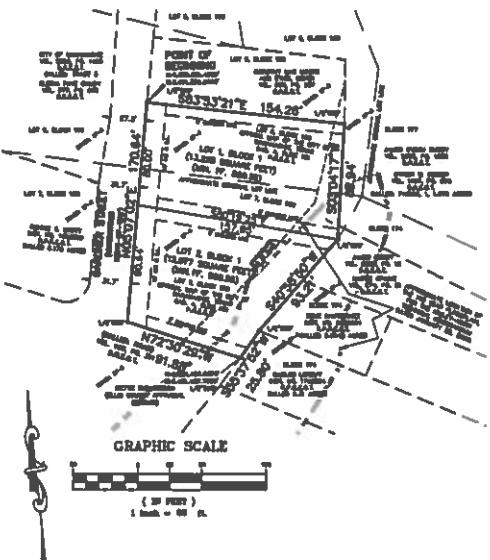
By Christopher Morris Amy K. Morris

STATE OF TEXAS § COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Christopher Morris and Amy K. Morris, known to me to be the persons whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

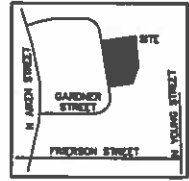
WITNESS MY HAND at _____, Ellis County, Texas, this ____ day of _____, 2021

Notary Public in and for the State of Texas



LEGEND

- IRON ROD SET
IRON ROD FOUND
IRON PIPE FOUND
BUILDING LINE SETBACK
CAREFREE
MINIMAL FINISHED FLOOR ELEVATION
UTILITY EASEMENT
UTILITY EASEMENT
VOLUME
CORNER
PAGE
DEED RECORDS ELLIS COUNTY, TEXAS
PLAT RECORDS ELLIS COUNTY, TEXAS
REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS



LOCATION MAP 'NOT TO SCALE'

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WASKAHATCHE

By _____ Date _____
Chairperson _____
Attest _____ Date _____

GENERAL NOTES

- 1. ALL CORNERS ARE A ONE-HALF INCH (IRON ROD) SET WITH CAP STAMPED 'CB' UNLESS OTHERWISE NOTED HEREON.
2. COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1202)

FLOOD STATEMENT: According to Community Flood No. 4813002100P, dated June 9, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone 'X1' (areas determined to be outside 500-year floodplain, which is not a special flood hazard area. If this area is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods may occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

CASE NUMBER SUB-9-2021 REPLAT

LOT 1 AND LOT 2, BLOCK 1 MORRIS ADDITION 2 RESIDENTIAL LOTS ZONED: SF-3

BEING A 0.561 ACRE TRACT OF LAND OUT OF THE AM KEEN SURVEY, ABSTRACT NO. 298 AND BEING A REPLAT OF A PART OF LOT 9, BLOCK 106 AND A PART OF LOT 7, BLOCK 158, OFFICIAL MAP OF THE CITY OF WASKAHATCHE, TEXAS

CITY OF WASKAHATCHE, ELLIS COUNTY, TEXAS

CHRISTOPHER MORRIS AND AMY K. MORRIS OWNER

1501 Ashmore Court Midlothian, Texas 76065 (817) 646-8408

Contact: Christopher Morris

CB LAND SURVEYING, INC SURVEYOR

606 Booth Rd (872) 826-7846

Ellis, Texas 75110 TRPLS No. 10194480

Revised: February 09, 2021 Dated: January 25, 2021 Sheet 1 of 1

SURVEY CERTIFICATION

THAT I, Edward Scott Beahm, R.P.L.S. do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon, as set, were properly placed under my personal supervision in accordance with the subdivision ordinances of the City of Waskahatche.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Edward Scott Beahm, R.P.L.S. No. 53146



STATE OF TEXAS § COUNTY OF ELLIS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Beahm, known to me to be the person whose name is subscribed to the consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Bonita, Ellis County, Texas, This 25th day of January, 2021

Notary Public in and for the State of Texas

(7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-183-2021



MEETING DATE(S)

Planning & Zoning Commission: March 9, 2021

City Council: March 15, 2021

CAPTION

Public Hearing on a request by Sterling Reid, Reid Construction, LLC, for a Replat of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021)

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two (2) lots for residential use. The applicant is also requesting a petition of relief waiver for Right-of-Way (ROW) Dedication.

CASE INFORMATION

Applicant: Sterling Reid, Reid Construction, LLC

Property Owner(s): Sterling Reid

Site Acreage: 0.371 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A

Adequate Public Facilities: Adequate public facilities are available for this site.

SUBJECT PROPERTY

General Location: 604 MLK Jr Blvd.

Parcel ID Number(s): 170997

Current Zoning: SF-2 (Infill)

Existing Use: A residential structure that had been existing on the site has been demolished. No new development has taken place since.

Platting History: This site was originally platted as Lot 14, Block 63, Town Addition

(7)

Site Aerial:



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 35 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received two (2) letters of support for the proposed development.

PETITION OF RELIEF WAIVER REQUEST

Background

Prior to this replat being submitted to City staff, a single family residence was located on this site with a setback that was similar to the residential structure currently located at 616 MLK Jr Blvd. As part of the review, the applicant received a flood study that had been completed and shows approximately 4,000 sq. feet, or roughly 25-percent, of the existing 16,144 sq. foot property will be located within the 100 yr. floodplain.

MLK Jr Blvd is shown to be a 110' ROW, per the City of Waxahachie Thoroughfare Map. Per Sec. 2.3.a (1) of the City Subdivision Ordinance, the plat will need to substantially conform to the thoroughfare plan. Per this language, the base requirement for ROW dedication would be 55' from the centerline of the road. Based off of the drawing provided, MLK Jr Blvd is a roughly 60' ROW in this area, and a 25' ROW dedication would be required for this replat.

Waiver Request

The applicant is requesting a petition of relief waiver from the ROW dedication that has been requested by staff. The applicant's argument regarding this dedication request is that the dedication, coupled with the updated floodplain study, would essentially render the property useless for any development purpose.

Staff believes a 10' ROW dedication for this property is sufficient. All other infill development standards will be adhered to which will allow for a single family structure. It is important to point out that since the property is already platted, the developer will be able to construct a single family residence on this property without giving up any ROW dedication.

(7)

Required P&Z Action

Due to this case having a petition for relief waiver associated with it, P&Z must vote on a recommendation for two separate items:

1. Provide a recommendation of approval or denial of the petition of relief waiver.
2. Provide a recommendation for approval or disapproval of the plat.

PETITION OF RELIEF WAIVER RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Disapproval
- Approval, as presented.

PLAT RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Disapproval
- Approval, as presented.

ATTACHED EXHIBITS

1. PON Responses
2. Plat Drawing

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(7)

Parcel#	Owner's Name	Area	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
170808	SMITH MELVIN R	0.137	LOT 58 BLK 63 TOWN - WAXAHACHE 0.137 AC	PO BOX 741512	DALLAS	TX	75374	108 HELL ST WAXAHACHE TX 75185
170810	SMITH BERTHA MAE	0.161	LOT 50 BLK 63 TOWN - WAXAHACHE 0.161 AC	104 1/2 HELL ST	WAXAHACHE	TX	75185	104 HELL ST WAXAHACHE TX 75185
170811	TOVAN RAJON	0.088	LOT 20 BLK 63 TOWN - WAXAHACHE 0.088 AC	303 E JEFFERSON ST	WAXAHACHE	TX	75185	303 E JEFFERSON ST WAXAHACHE TX 75185
170815	SMITH IFA JOE	0.235	LOT 8 205 28 BLK 63 TOWN - WAXAHACHE 0.235 AC	608 E JEFFERSON ST	WAXAHACHE	TX	75185	608 E JEFFERSON ST WAXAHACHE TX 75185
170818	GONZALEZ SYLVIA & ALEXIS HERNANDEZ	0.727	LOT 3 BLK 63 TOWN - WAXAHACHE 0.727 AC	603 E JEFFERSON ST	WAXAHACHE	TX	75185	603 E JEFFERSON ST WAXAHACHE TX 75185
170817	J HOMER ENERPPRE LLC	0.160	LOT 48 BLK 63 TOWN - WAXAHACHE 0.160 AC	801 E JEFFERSON	WAXAHACHE	TX	75185	801 E JEFFERSON ST WAXAHACHE TX 75185
170818	SCORE DAMON	0.275	LOT 42 BLK 63 TOWN - WAXAHACHE 0.275 AC	132 RIDGE CREST DR	RED OAK	TX	75154	112 HELL ST WAXAHACHE TX 75185
170819	SMITH MELVIN R	0.161	LOT 5A BLK 63 TOWN - WAXAHACHE 0.161 AC	PO BOX 741512	DALLAS	TX	75374	HELL ST WAXAHACHE TX 75185
170820	PARKS WELLS L & DEBRA R	0.454	LOT 1A & 1 B & N TP 2A & 2B BLK 63 TOWN - WAXAHACHE 0.454 AC	108 S Aiken ST	WAXAHACHE	TX	75185	108 S Aiken ST WAXAHACHE TX 75185
170821	HAMILTON BREGETTA	0.129	LOT 1C BLK 63 TOWN - WAXAHACHE 0.129 AC	108 S Aiken ST	WAXAHACHE	TX	75185	108 S Aiken ST WAXAHACHE TX 75185
170824	IBRAHIM ASHAI N	0.235	LOT 8 205 2A BLK 63 TOWN - WAXAHACHE 0.235 AC	3010 RED RIVERT CT	WAXAHACHE	TX	75187	811 E JEFFERSON ST WAXAHACHE TX 75185
170888	VERA CONSTRUCTION LLC	0.308	LOT 18A BLK 63 TOWN - WAXAHACHE 0.308 AC	811 W 2ND ST	WAXAHACHE	TX	75185	814 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
170889	IBRAHIM ASHAI N	0.27	LOT 18B BLK 63 TOWN - WAXAHACHE 0.27 AC	3010 RED RIVERT CT	WAXAHACHE	TX	75187	814 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
170894	MAHER HARRY A	0.248		PO BOX 1	FOURSTON	TX	78041	102 HELL DR WAXAHACHE TX 75185
170898	SANCHEZ BERGEO T & VANESSA A SEVERSON	0.448	LOT 13 BLK PT 63 TOWN - WAXAHACHE 0.448 AC	105 WILLOW BEND DR	WAXAHACHE	TX	75187	602 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
170897	ZAK CAPITAL LLC	0.37	LOT 14 BLK 63 TOWN - WAXAHACHE 0.37 AC	4588 KNOLL RDO	ALEDO	TX	78006	604 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
170898	ROMANO ALDO	0.322	LOT 15 BLK 63 TOWN - WAXAHACHE 0.322 AC	P O BOX 385	ITALY	TX	78831	608 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171154	BORDERER JAMIE PREVIOUSLY RETURNED MAIL	0.072	LOT 28 BLK 102 TOWN 072 AC	218 UNIVERSITY AVE	WAXAHACHE	TX	75185	106 PRERSON ST WAXAHACHE TX 75185
171135	CARVIT WILLIE	0.263	LOT 2C BLK 102 TOWN 263 AC	108 JM ST	WAXAHACHE	TX	75185	508 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171263	IBRAHIM UMAR	0.207	LOT 6 BLK 158 TOWN 207 AC	3010 RED RIVER CT	WAXAHACHE	TX	75187	607 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171264	PEARCE PARODIA LIZ MELISSA BIBLEY & MERRY BOELLNER	0.062	LOT 8A BLK 158 TOWN 062 AC	805 DR MARTIN LUTHER KING JR BLVD	WAXAHACHE	TX	75185	605 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171265	MESHAHIM KEAN	0.082	LOT 9B BLK 158 TOWN 082 AC	803 DR MARTIN LUTHER KING JR BLVD	WAXAHACHE	TX	75185	803 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171266	FANDEY MONA	0.182	LOT 10 BLK 158 TOWN 182 AC	801 DR MARTIN LUTHER KING JR BLVD	WAXAHACHE	TX	75185	801 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171267	JACKSON CLIFTON & O M JACKSON	0.072	LOT 9B BLK 158 TOWN 072 AC	182 SPRANDE MAC LN	WAXAHACHE	TX	75185	130 PRERSON ST WAXAHACHE TX 75185
171268	TERRY DAVID JR & WANDA	0.181	LOT 8 BLK 158 TOWN 181 AC	1808 LITTLE CREEK DR	WAXAHACHE	TX	75185	815 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171270	LORREN GRAY INVESTMENTS LLC	6.088	LOT 7A BLK 158 TOWN 6.088 AC	PO BOX 2888	WAXAHACHE	TX	75185	815 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171271	MORENO PEDRO B & LAURA C	0.088	LOT 7B BLK 158 TOWN 0.088 AC	1528 E FM 864	FERROE	TX	75125	811 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185
171272	WASHINGTON GEORGE JR	0.087	LOT 2A BLK 158 TOWN 087 AC	112 PRERSON ST	WAXAHACHE	TX	75185	112 PRERSON ST WAXAHACHE TX 75185
171273	WASHINGTON GEORGE JR	0.088	LOT 2B BLK 158 TOWN 088 AC	112 PRERSON ST	WAXAHACHE	TX	75185	114 PRERSON ST WAXAHACHE TX 75185
171274	WILLIAMS JERRY ALLEN	0.115	LOT 34A BLK 158 TOWN 115 AC	116 PRERSON ST	WAXAHACHE	TX	75185	116 PRERSON ST WAXAHACHE TX 75185
171275	SCOTT DELANA LEE	0.128	LOT 38A BLK 158 TOWN 0.128 AC	3810 PLAZA PARK DR	OAKLAND	TX	75042	PRERSON ST WAXAHACHE TX 75185
171276	PEREZ GABRIEL	0.132	LOT 48A BLK 158 TOWN 0.132 AC	118 PRERSON	WAXAHACHE	TX	75185	118 PRERSON ST WAXAHACHE TX 75185
171281	LORREN GRAY INVESTMENTS LLC	6.121	LOT 1 BLK 158 TOWN 6.121 AC	PO BOX 2888	WAXAHACHE	TX	75185	118 PRERSON ST WAXAHACHE TX 75185
183710	TREVINO BERGEO & HOPE OLIVERREZ	0.33	LOT 4A BLK 63 TOWN - WAXAHACHE 0.33 AC	803 E JEFFERSON ST	WAXAHACHE	TX	75185	803 E JEFFERSON ST WAXAHACHE TX 75185
183711	SAMARA MISSIONARY BAPTIST CHURCH	0.211	LOT 11 BLK 63 TOWN - WAXAHACHE 0.211 AC	P O BOX 321	WAXAHACHE	TX	75188	508 DR MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75185

(7)



City of Waxahachie, Texas RECEIVED FEB 23 2021
Notice of Public Hearing
Case Number: SUB-183-2021

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 9, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 15, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. *Public Hearing* on a request by Sterling Reid, Reid Construction, LLC, for a Replat of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: SUB-183-2021 City Reference: 171281

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, March 2, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT OPPOSE

Comments: _____

Signature _____ Date _____

Printed Name and Title _____ Address _____

*It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)
If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*

(7)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-183-2021**

RECEIVED FEB 23 2021

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

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Case Number: **SUB-183-2021**

City Reference: 171270

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SUPPORT

OPPOSE

Comments:

Signature

Date

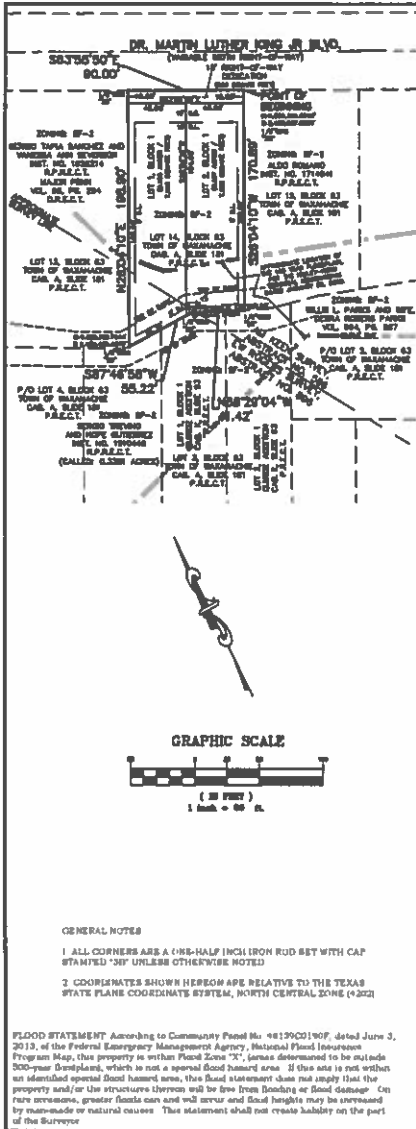
Printed Name and Title

Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(7)



STATE OF TEXAS
 COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Reid Construction, LLC is the owner of that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the AM Keen Survey, Abstract No. 596 and a part of the EW Rogers Survey, Abstract No. 596, being all of Lot 14, Block 63, Town of Waxahachie recorded in Cabinet A, Slide 181, being all of that 0.28 acre tract of land described in deed to Reid Construction, LLC recorded in County Clerk's Instrument Number 20144740, Reid Property Records Ellis County, Texas and being further described as follows:

BECHINGO as a one-half inch iron rod with cap stamped "31" set at the east corner of said Lot 14, Block 63, said point being at the north corner of Lot 13, of said Block 63, being at the north corner of that called tract of land described in deed to Aldo Romano recorded in County Clerk's Instrument Number 1714041, Reid Property Records Ellis County, Texas and said point being in the southwest right-of-way line of Dr. Martin Luther King Jr Boulevard (a variable width right-of-way).

THENCE South 26 degrees 04 minutes 10 seconds West, 170.89 feet to a one-half inch iron rod with cap stamped "31" set at the south corner of said Lot 14, Block 63, said point being at the west corner of said Lot 13, Block 63, said point being at the west corner of said Romano tract of land, said point being in the northeast line of Lot 3, of said Block 63, said point being in the northeast line of that called Lot 2, Block 1 Overst Addition, an addition to the City of Waxahachie Ellis County, Texas, recorded in Cabinet K, Slide 93, Plat Records Ellis County, Texas and said point being on the approximate centerline of Rock Creek.

THENCE along the approximate centerline of Rock Creek as follows:
 North 66 degrees 29 minutes 04 seconds West, 41.42 feet along the southwest line of said Lot 14, Block 63 and along the northwest line of said Lot 3, Block 63 to a one-half inch iron rod with cap stamped "31" set for corner in the northeast line of Lot 3 of said Block 1 Overst Addition.
 South 87 degrees 46 minutes 54 seconds West, 55.22 feet to a one-half inch iron rod with cap stamped "31" set at the west corner of said Lot 14, Block 63, said point being in the northeast line of Lot 4 of said Block 63, said point being at the south corner of Lot 13 of said Block 63 and said point being at the south corner of that called tract of land described in deed to Sergio Torres Barreto and Vanessa Ann Severson recorded in County Clerk's Instrument Number 1924214, Reid Property Records Ellis County, Texas.

THENCE North 26 degrees 04 minutes 10 seconds East, 186.90 feet to a one-half inch iron rod with cap stamped "31" set at the north corner of said Lot 14, Block 63, said point being at the east corner of said Lot 13, Block 63 and said point being at the southwest right-of-way line of Dr. Martin Luther King Jr Boulevard.

THENCE South 63 degrees 53 minutes 50 seconds West, 90.00 feet along the southeast line of said Lot 14, Block 63 and along the southeast right-of-way line of Dr. Martin Luther King Jr Boulevard to the POINT OF BEGINNING and containing 16,114 square feet or 0.371 acres of land

Base of Bearing is derived from GPS observations relative to the Texas WGS 87K Network - Texas State Plane Coordinate System, North Central Zone (1920), NAD83

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT I, Sterling Road, do hereby adopt this plat designating the hereto above described property as Lots 1 and 2, Block 3, Sterling Addition, an addition to the City of Waxahachie, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alley shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements, as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Waxahachie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or cross the same unless the easement limits the use to a particular utility, and use by public utilities being subordinate to the public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Waxahachie, Texas.

WITNESS my hand, this ___ day of _____, 2020

By _____
 Sterling Road

STATE OF TEXAS
 COUNTY OF ELLIS

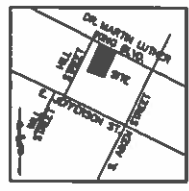
BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Sterling Road, known to me to be the persons whose name is subscribed to the instrument herein expressed and in the capacity therein stated

WITNESS MY HAND at Waxahachie, Ellis County, Texas, This ___ day of _____, 2020

Notary Public in and for the State of Texas

LEGEND

- == CAPPER IRON ROD SET
- GALVANIZED IRON ROD FOUND
- CALLED LINE SETBACK
- ZONING DEMONSTRATION (SINGLE FAMILY)
- UTILITY EASEMENT
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- REID RECORDS ELLIS COUNTY, TEXAS
- PLAT RECORDS ELLIS COUNTY, TEXAS
- REAL PUBLIC RECORDS ELLIS COUNTY, TEXAS



APPROVED BY PLANNING AND ZONING COMMISSION
 CITY OF WAXAHACHIE

BY _____ Date _____
 Chairperson

_____ Date _____
 Alistor

SURVEY CERTIFICATION

THAT I, Edward Scott Beak, R.P.L.S. do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon, as set, were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Waxahachie

"Preliminary, this document shall not be used for any purposes and shall not be used or viewed upon as a final survey document."

Edward Scott Beak, R.P.L.S. No. 62416



STATE OF TEXAS
 COUNTY OF ELLIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Beak, known to me to be the person whose name is subscribed to the certification herein expressed and in the capacity therein stated

WITNESS MY HAND at Ennis, Ellis County, Texas, This 17th day of December, 2020

Notary Public in and for the State of Texas

CASE NUMBER SUB-183-2021
 REPLAT

LOTS 1 AND 2, BLOCK 1
 STERLING ADDITION
 2 RESIDENTIAL LOTS
 ZONED: SF-2

BEING A 0.371 ACRE TRACT OF LAND BEING A PART OF THE AM KEEN SURVEY, ABSTRACT NO. 596 AND THE EW ROGERS SURVEY, ABSTRACT NO. 596 AND BEING A REPLAT OF LOT 14, BLOCK 63, TOWN OF WAXAHACHIE, TEXAS;

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

REID CONSTRUCTION, LLC OWNER/DEVELOPER
 2427 Alan Street
 Dallas, Texas 75204
 Contact: Sterling Road (252) 258-0841

3B LAND SURVEYING, INC SURVEYOR
 856 Book Rd
 Ennis, Texas 75110
 TPLS No. 1018482 (872) 825-7848

Reviewed: March 03, 2020
 Dated: December 17, 2020

Sheet 1 of 1

Copyright © 2020 by 3B Land Surveying, Inc. All Rights Reserved. This Plat is a Survey Plat and shall not be used for any purposes other than those intended by the Surveyor. 12/17/2021 10:45 AM

(9)

Planning & Zoning Department Zoning Staff Report



Case: ZDC-8-2021

MEETING DATE(S)

Planning & Zoning Commission: March 9, 2021

City Council: March 15, 2021

CAPTION

Public Hearing on a request by Regina Sias, Nina’s House Child Care, for a Specific Use Permit (SUP) for Family Home use within a Planned Development – Single Family – 3 zoning district located at 205 Nottingham Drive (Property ID 220880) - Owner: CHRIS, SHERRIE, & DIANE CARLINO (ZDC-8-2021)

APPLICANT REQUEST

The applicant is requesting to change the zoning of this property from Planned Development - 43 - Single Family - 3 (PD-43-SF-3) to Planned Development - 43 - Single Family - 3 with a Specific Use Permit for Family Home Use (PD-43-SF-3 with SUP for Family Home).

CASE INFORMATION

Applicant: Regina Sias, Nina’s House Child Care

Property Owner(s): Chris, Sherrie, and Diane Carlino

Site Acreage: 0.1589 acres

Current Zoning: PD-43-SF-3

Requested Zoning: PD-43-SF-3 with SUP for Family Home

SUBJECT PROPERTY

General Location: 205 Nottingham Dr

Parcel ID Number(s): 220880

Existing Use: Single Family Residence

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-43-SF-3	Single Family Residential
East	PD-43-SF-3	Single Family Residential
South	PD-43-SF-3	Single Family Residential
West	PD-43-SF-3	Single Family Residential

Future Land Use Plan: Low Density Residential

(9)

Comprehensive Plan:

This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan:

This site accessible via Nottingham Dr.

Site Image:



PLANNING ANALYSIS

Purpose of Request

The applicant is requesting approval to allow an existing Family Home (child daycare at a single family residence) use.

Proposed Use

The applicant, Regina Sias, is requesting approval to allow an existing Family Home (Nina's House Child Care). Per the City of Waxahachie Zoning Ordinance, a Family Home is defined as "a facility that regularly provides care in the caretaker's own residence, not exceeding twelve (12) children at any given time." A Family Home must also be licensed and in accordance with the Texas Department of Health and Human Services Commission.

The City Health Inspector identified that the facility did not have the required Specific Use Permit approval to operate the existing Family Home. Since becoming aware of this matter, the applicant has worked in unison with city staff to bring the Family Home into compliance with the City of Waxahachie.

Nina's House Child Care has been operating for 11.5 years (since October 2009) and has been based out of two (2) different locations in that time. Both the previous location and the current location are located within Waxahachie, and both have been single family residential homes. Per the operational plan, and documentation from the Texas Department of Health and Human Services, Nina's House Child Care is licensed with the state. Nina's House Child Care is allowed a maximum of twelve children who range in age from newborn to five years old. Curriculum includes learning ABCs, counting, science, health, and English and Spanish. Operational hours are from 6:00 am to 6:00 pm Monday – Friday. Meals served include breakfast, AM snack, Lunch, and a PM snack.

(9)

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **30** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of support for the proposed use.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Denial
- Approval, as presented.**
- Approval, per the following comments:

ATTACHED EXHIBITS

1. PON Responses
2. Operation Plan
3. Site Layout

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(9)

Property ID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
220646	BORDEN ROBERT L & VELDA P	0	LOT 1 BLK 1 WINDCHASE EAST PH I	100 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	100 CHESTERFIELD CIR WAXAHACHIE TX 75105
220690	SHAW KEVIN L & MARSHA K	0.1502	LOT 1 BLK 3 WINDCHASE EAST PH I 0.1502 AC	100 S HAMPTON PL	WAXAHACHIE	TX	75105	100 S HAMPTON PL WAXAHACHIE TX 75105
220921	TROG ALLEN & ROBYN	0.1635	LOT 1 BLK 2 WINDCHASE EAST PH I 0.1635 AC	100 STONE HAVEN PL	WAXAHACHIE	TX	75105	100 STONEHAVEN PL WAXAHACHIE TX 75105
220689	HYATT CANDICE D	0	LOT 14 BLK 3 WINDCHASE EAST PH I	101 STONEHAVEN PL	WAXAHACHIE	TX	75105	101 STONEHAVEN PL WAXAHACHIE TX 75105
220640	MANGAN MACK B III	0	LOT 2 BLK 1 WINDCHASE EAST PH I	102 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	102 CHESTERFIELD CIR WAXAHACHIE TX 75105
220922	YOUNG JUDY LYNN	0.1537	LOT 2 BLK 2 WINDCHASE EAST PH I 0.1537 AC	102 STONE HAVEN PL	WAXAHACHIE	TX	75105	102 STONEHAVEN PL WAXAHACHIE TX 75105
220687	STRACNER ARMENTA	0.1482	LOT 13 BLK 3 WINDCHASE EAST PH I 0.1482 AC	103 STONE HAVEN PL	WAXAHACHIE	TX	75105	103 STONEHAVEN PL WAXAHACHIE TX 75105
220630	LANCASTER TRANCEE DANN	0.1846	LOT 3 BLK 1 WINDCHASE EAST PH I 0.1846 AC	104 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	104 CHESTERFIELD CIR WAXAHACHIE TX 75105
220641	GONZALEZ FRANCISCO JR & YBARRA ADELADA	0	LOT 5 BLK 1 WINDCHASE EAST PH I	106 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	106 CHESTERFIELD CIR WAXAHACHIE TX 75105
220910	KELLEY ROBERT A & GINGER	0.1787	LOT 14 BLK 2 WINDCHASE EAST PH I 0.1787 AC	109 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	109 CHESTERFIELD CIR WAXAHACHIE TX 75105
220609	WESTBROOK WILLIAM C & HOCUTT LACI R	0	LOT 13 2 WINDCHASE EAST PH I	111 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	111 CHESTERFIELD CIR WAXAHACHIE TX 75105
220678	BEATY NORMA DIANE	0.1530	LOT 18 BLK 5 WINDCHASE EAST PH I 0.1530 AC	114 VINTAGE DR	WAXAHACHIE	TX	75105	309 NOTTINGHAM DR WAXAHACHIE TX 75105
220606	GARRETT GREGORY A & CAROLYN L	0	LOT 12 BLK 2 WINDCHASE EAST PH I	115 CHESTERFIELD CIR	WAXAHACHIE	TX	75105	115 CHESTERFIELD CIR WAXAHACHIE TX 75105
220670	SMITH CYNTHIA K & RAYMOND B	0	LOT 21 BLK 5 WINDCHASE EAST PH I	115 LYNN WAY	WAXAHACHIE	TX	75105	203 NOTTINGHAM DR WAXAHACHIE TX 75105
220699	CARLINO CHRIS & SHERRIE ETAL	0.1589	LOT 20 BLK 5 WINDCHASE EAST PH I 0.1589 AC	133 DAVENPORT LN	WAXAHACHIE	TX	75105	203 NOTTINGHAM DR WAXAHACHIE TX 75105
220671	PROPERTY OWNER	0		201 NOTTINGHAM DR	WAXAHACHIE	TX	75105	201 NOTTINGHAM DR WAXAHACHIE TX 75105
220679	MITCHELL LIVING TRUST JERRY T & PATRICIA J MITCHELL CO TRUSTEES	0	LOT 19 BLK 5 WINDCHASE EAST PH I	207 NOTTINGHAM DR	WAXAHACHIE	TX	75105	207 NOTTINGHAM DR WAXAHACHIE TX 75105
220677	TACKETT LINDA S	0	LOT 17 BLK 5 WINDCHASE EAST PH I	211 NOTTINGHAM DR	WAXAHACHIE	TX	75105	211 NOTTINGHAM DR WAXAHACHIE TX 75105
220676	LAMB LAURA H	0.154	LOT 16 BLK 5 WINDCHASE EAST PH I 0.154 AC	213 NOTTINGHAM DR	WAXAHACHIE	TX	75105	213 NOTTINGHAM DR WAXAHACHIE TX 75105
220694	CARROLL CHARLES A JR & ROBBIE N	0.187	LOT 1 BLK 5 WINDCHASE EAST PH I 0.187 AC	3018 CARLTON PKWY	WAXAHACHIE	TX	75105	3018 CARLTON PKWY WAXAHACHIE TX 75105
220677	FULP AMANDA L	0.154	2 S WINDCHASE EAST PH II SECT 1 0.154 ACRES	3020 CARLTON PKWY	WAXAHACHIE	TX	75105	3020 CARLTON PKWY WAXAHACHIE TX 75105
220676	MORENO RENE	0.156	LOT 5 BLK 5 WINDCHASE EAST PH II SECT 1 0.156 AC	3022 CARLTON PKWY	WAXAHACHIE	TX	75105	3022 CARLTON PKWY WAXAHACHIE TX 75105
220671	GILLIS SHONDRA L	0.174	LOT 34 BLK 8 WINDCHASE ADDN PH VII 174 AC	3023 CARLTON PKWY	WAXAHACHIE	TX	75105	3023 CARLTON PKWY WAXAHACHIE TX 75105
220670	SWIFT CHARLES D & MARTHA	0.155	LOT 4 BLK 5 WINDCHASE EAST PH II SECT 1 0.155 AC	3024 CARLTON PKWY	WAXAHACHIE	TX	75105	3024 CARLTON PKWY WAXAHACHIE TX 75105
220670	AMES TAYLOR B	0.174	LOT 33 BLK 8 WINDCHASE ADDN PH VII 174 AC	3025 CARLTON PKWY	WAXAHACHIE	TX	75105	3025 CARLTON PKWY WAXAHACHIE TX 75105
220690	JORDAN SYLVIA	0.154	LOT 5 BLK 5 WINDCHASE EAST PH II SECT 1 0.154 AC	3026 CARLTON PKWY	WAXAHACHIE	TX	75105	3026 CARLTON PKWY WAXAHACHIE TX 75105
220681	BRUNFIELD JASON D & WENDY R	0.154	LOT 6 BLK 5 WINDCHASE EAST PH II SECT 1 0.154 AC	3028 CARLTON PKWY	WAXAHACHIE	TX	75105	3028 CARLTON PKWY WAXAHACHIE TX 75105
220682	CROOK MARY K & JAN C	0.154	LOT 7 BLK 5 WINDCHASE EAST PH II SECT 1 0.154 AC	3030 CARLTON PKWY	WAXAHACHIE	TX	75105	3030 CARLTON PKWY WAXAHACHIE TX 75105
220640	MACIAS LAURA L	0	LOT 4 BLK 1 WINDCHASE EAST PH I	808 SHADY BROOK LN	RED OAK	TX	75154	106 CHESTERFIELD CIR WAXAHACHIE TX 75105
220911	KAWAHAE GARDENS LLC C/O PAT COOPER	0	LOT 3 BLK 2 WINDCHASE EAST PH I	919 INDIAN TRAIL	OAK LEAF	TX	75154	104 STONEHAVEN PL WAXAHACHIE TX 75105

(9)

RECEIVED FEB 23 2021



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-8-2021

CARLINO CHRIS & SHERRIE ETAL
133 DAVENPORT LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 9, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 15, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. *Public Hearing* on a request by Regina Sias, Nina's House Child Care, for a Specific Use Permit (SUP) for Family Home use within a Planned Development – Single Family – 3 zoning district located at 205 Nottingham Drive (Property ID 220880) - Owner: CHRIS, SHERRIE, & DIANE CARLINO (ZDC-8-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-8-2021

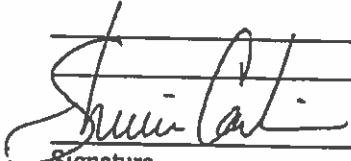
City Reference: 220880

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 2, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:



Signature

2/22/2021
Date

Sherrie Carlino - owner
Printed Name and Title

133 Davenport Lane
Address
Waxahachie, TX 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(9)

Nina's House Child Care

Nina's House Child Care has been in operation since October 2009. We care for children ages birth to 5 yrs. old. We teach a pre-school curriculum and a Christian curriculum. The children learn ABCs, to count, shapes, science, health, math, etc. in English and Spanish. We also teach them American Sign Language. We operate Monday thru Friday 6:00 am to 6:00 pm. We are licensed by the State of Texas and have met a long list of criteria to become licensed. We receive a minimum of 30-50 hours of training and certification every year. We are Adult and Child CPR and First Aid trained and we re-train every two years. We have background checks performed every year and Fingerprint background checks. Thousands of dollars are spent annually, for training, supplies, food, toys, birthday cakes and birthday gifts, etc. The children perform a Thanksgiving skit and when each child leaves to begin mainstream school, we have a graduation from Nina's House and they wear caps & gowns and receive a diploma, achievement certificates and a gift to memorialize their achievements.

People tend to think of home daycares as babysitters, but we do far more than baby sit. We teach children about how tornados form, we teach children how rain falls, and fills lakes, creeks and ponds and waters our trees and plants so we can be fed and then evaporates and begins the process again. We teach children manners and how to be compassionate and considerate and treat others the way we want to be treated. We say the Pledge of Allegiance every single morning and we give thanks by saying Grace before we eat. We watch children take their first steps and say their first words, sometimes loose their first tooth and learn to go potty like a big girl or boy. Daycare at Nina's House is open to care for children 60 hours a week, but it is available to parents and their children 24/7, 365 days a year. The children and their families become a part of our family and we still see them at church, at the grocery store and we attend their sporting events when we can. They scream and cry and throw fits, hit, bite, and talk back and some days push us to the point of just wanting to sit alone and cry. But they also give sweet hugs and I love you and never forget us and long after they have outgrown Nina's House, run to give hugs and say I love you, when we see them in town.

Nina's House is not a place to have children baby sat and it is not a job. It is a family and an extension of every child's who attends Nina's House family, and we take care of being a family in the hours when mom and dad must work, so the children never feel that family time is interrupted by the necessities of life.

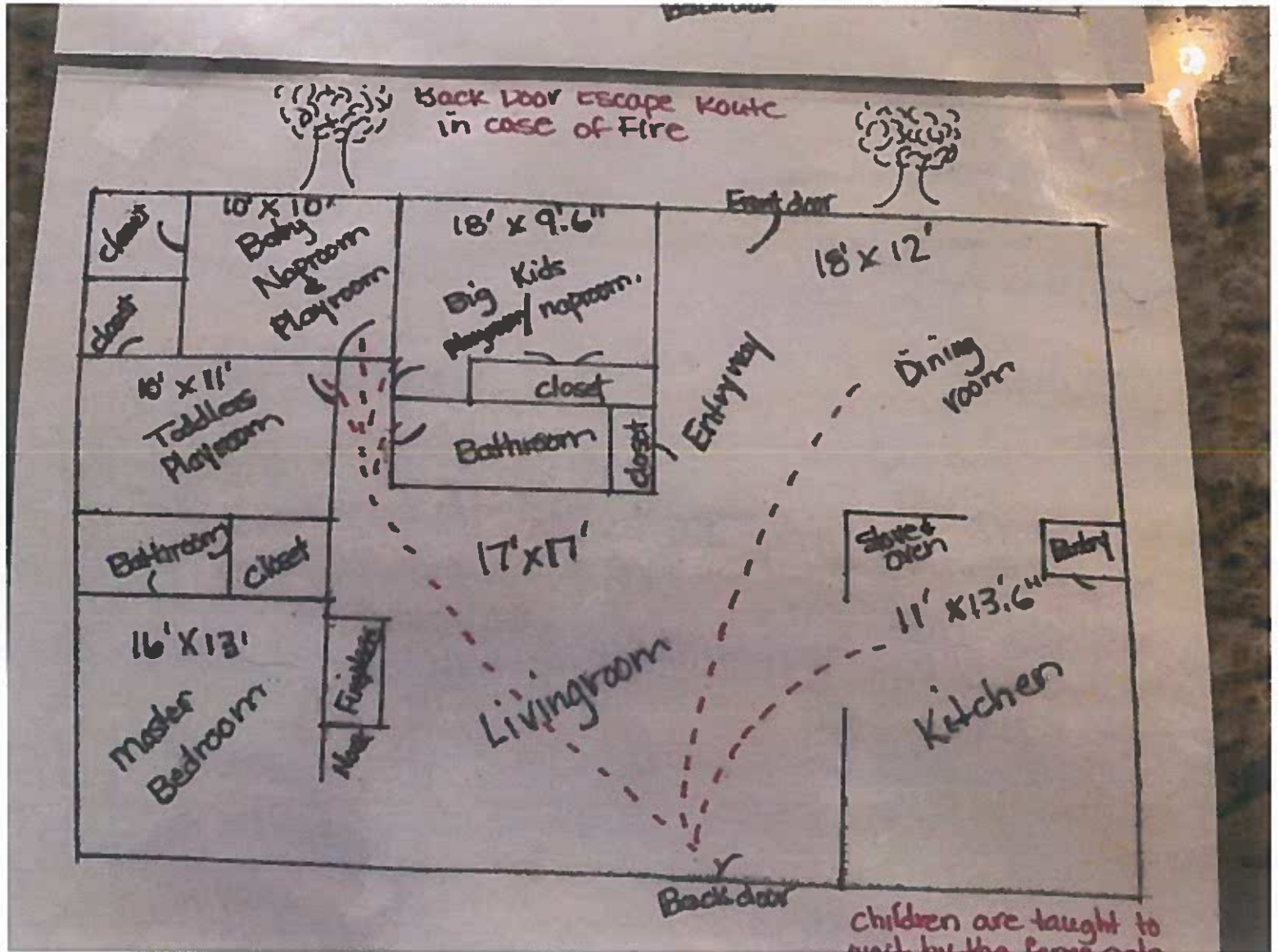
Number of children licenised for : 12
Meals served: Breakfast, Am Snack, Lunch, Pm Snack

(9)

At Nina's House we have no more than 3-4 children 2 1/2 years old and under in any room without an exit. We have 5 rooms, the children occupy during the course of a day that provide more than required room for a maximum of 12 children. As the children are varying ages we divide them accordingly so that the activities they participate in are age appropriate, therefore resulting in small groups 4 or less.

Have a blessed day,
Nina

(9)



111

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-186-2021

MEETING DATE(S)

Planning & Zoning Commission: March 9, 2021 (continued from February 23, 2021)

City Council: March 15, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 23, 2021, the Commission voted 5-0 to recommend to continue case number ZDC-186-2021 to the March 9, 2021 Planning and Zoning meeting.

CAPTION

Public Hearing on a request by Islam Diab, ADTM Engineering & Construction Corp., for a **Zoning Change** from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SE corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021)

APPLICANT REQUEST

The applicant is requesting to construct three buildings consisting of an office, convenience store with gasoline sales, and a multi-tenant retail building with a drive-thru restaurant on two lots totaling 3.52 acres.

CASE INFORMATION

Applicant: Islam Diab, ADTM Engineering & Construction Corp.

Property Owner(s): KSAM, LLC

Site Acreage: 3.52 acres

Current Zoning: General Retail and PD-SF-3

Requested Zoning: Planned Development - General Retail

SUBJECT PROPERTY

General Location: SE corner of Farley Street at Highway 287

Parcel ID Number(s): 181802

Existing Use: Undeveloped

Development History: N/A

(11)

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-C	Undeveloped Land
East	---	US Highway 287
South	GR	Undeveloped Land
West	PD-SF3	Blue Bonnet Trails Subdivision

Future Land Use Plan:

Low Density Residential and Retail

Comprehensive Plan:

Low Density Residential: This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie’s current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Retail: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan:

The subject property is accessible via Farley St. and Aster Dr.
Note: The applicant is currently working with TxDOT for possible access from US Highway 287 Service Rd.

Site Image:



(11)

PLANNING ANALYSIS

Applicant Request

The applicant is requesting to construct three buildings consisting of an office, convenience store with gasoline sales, and a multi-tenant retail building with a drive-thru restaurant on two lots totaling 3.52 acres.

Proposed Use

Per the operational plan, the applicant is requesting to construct three (3) buildings, two of which will be located on the east side of the property (adjacent to US Hwy 287 service road), and one building will be located on the west side of the property (adjacent to Aster Rd). Per the tables below, one of the buildings will be located on Lot 1 (4 tenant office building/Table 2) and two buildings will be located on Lot 2 (Convenience Store with Gasoline Sales and 4 tenant retail building/Table 3). Please note that the only difference between the two tables is the building square footage size. The setbacks and other dimensional uses will be the same.

At the February 23, 2021 Planning and Zoning meeting, the Planning and Zoning Commission requested that the applicant revise the submitted Elevation/Façade plan(s) for the proposed development so that the buildings would not appear "dated" in a short period of time. Per the Commission's request, the applicant has provided two (2) options of Elevation/Façade plans for the Planning and Zoning Commission to review.

ELEVATION/FAÇADE OPTIONS PROPOSED TO THE PLANNING AND ZONING COMMISSION

- **Option 1:**
 - The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 75% brick and 25% stone. The applicant has removed stucco from this option.
- **Option 2:**
 - The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 50% brick and 50% stone. In comparison to the Elevation/Façade Plan presented to the Planning and Zoning Commission on February 23, 2021, the stone replaces where the stucco material was originally presented. Similar to the Option 1 proposal, stucco has been removed from this option.

Table 2: Proposed Development Standards Lot 1 (General Retail)

- **Office Building**

**Items highlighted in bold do not meet the City of Waxahachie requirements*

Standard	City of Waxahachie	KSAM	Meets Y/N
Min. Lot Area (Sq. Ft.)	7,000	49,744	Yes
Min. Building Size (Sq. Ft.)	N/A	5,500	Yes
Min. Front Yard (Ft.)	40	40	Yes
Min. Side Yard (Ft.)	20	30	Yes
Min. Rear Yard (Ft.)	20; 25 (adjacent to residential)	20	No
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40	11.1	Yes
Parking	64	69 (total development)	Yes

**Additional Note: Per the Elevation/Façade plan presented at the February 23, 2021, the building is currently proposed to be constructed of brick, stone, and stucco. If the Planning and Zoning Commission chooses to select one of the aforementioned Elevation/Façade options, the materials could change.*

(11)

Table 3: Proposed Development Standards for Lot 2 (General Retail)

- Convenience Store with Gasoline Sales
- Retail/Restaurant Building

**Items highlighted in bold do not meet the City of Waxahachie requirements*

Standard	City of Waxahachie	KSAM	Meets Y/N
Min. Lot Area (Sq. Ft.)	7,000	103,115	Yes
Min. Building Size (Sq. Ft.)	N/A	Convenience Store: 5,000 Retail/Restaurant: 4,000	Yes
Min. Front Yard (Ft.)	40	40	Yes
Min. Side Yard (Ft.)	20	30	Yes
Min. Rear Yard (Ft.)	20; 25 (adjacent to residential)	20	Yes
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40	8.7	Yes
Parking	64	69 (total development)	Yes

**Additional Note: Per the Elevation/Façade plan presented at the February 23, 2021, the building is currently proposed to be constructed of brick, stone, and stucco. If the Planning and Zoning Commission chooses to select one of the aforementioned Elevation/Façade options, the materials could change.*

Variance Request

The applicant is asking for the following variances from the City of Waxahachie Zoning Ordinance:

- Location of the dumpster enclosure to be in the setback of Lot 1.
- The rear setback of Lot 1 to be 20' instead of 25'.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 12 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of opposition for the proposed development.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A mutually agreed upon development agreement is signed by the applicant and staff.
 2. Though access easements are reviewed with plat cases, staff suggests that the access easement be a condition of the zoning change approval. Per the plat submitted by the applicant, an access easement is provided along Farley St. and is continued between Lot 1 and Lot 2 of the development.
 3. Staff suggests that the Planning and Zoning Commission select or discuss an alternative Elevation/Façade Plan to recommend to City Council for review.
 - a. Note: The applicant is aware that if a tenant that intends to occupy the building wants to alter the approved exterior elevation/façade of the

(11)

building, then the applicant/tenant would be required to apply for a Planned Development Amendment.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Planned Development Provisions
3. Site Plan
4. Landscape Plan
5. Elevation/Façade Plan Exhibits

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(11)

Tract/Block	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
179420	WATSON WILLIAM F	0.218	LOT 8 BLK 10 RIVER OAKS 2	0.218 AC	110 CHEVY CHASE LN	TX	75166	110 CHEVY CHASE LN WAXAHACHE TX 75166
179421	JOHN HON TRAVIS A & SHERK STACY L & SHERK ROBERT	0.43	LOT 7 BLK 10 RIVER OAKS 2	0.43 AC	112 CHEVY CHASE LN	TX	75166	112 CHEVY CHASE LN WAXAHACHE TX 75166
179620	RODRIGUEZ DAVID B	0.237	LOT 6 BLK 10 RIVER OAKS 2	0.237 AC	119 DEERWOOD LN	TX	75166	119 DEERWOOD LN WAXAHACHE TX 75166
179801	BROWN PROPERTIES LTD	10.388	J B & A ADAMS 383 J OOOCH	10.388 ACRES	808 N AKARD ST STE 2970	TX	75201	HIGHWAY 287 WAXAHACHE TX 75168
181801	TAYLOR MARIE ETAL	19.82	236 W C CALDER 18 82 ACRES	801 ST CAMDRE ST	TX	75166	HIGHWAY 287 WAXAHACHE TX 75168	
181802	KSAM LLC	19.58	236 W C CALDER 18 58 ACRES	3028 ROSINA	TX	75064	HIGHWAY 287 WAXAHACHE TX 75168	
181802	KSAM LLC	19.58	236 W C CALDER 18 58 ACRES	3028 ROSINA	TX	75064	HIGHWAY 287 WAXAHACHE TX 75168	
182271	ADKINS MICHAEL T & KAY E	0.74	280 B B DAVIS 0.74 ACRES	828 FARLEY ST	TX	75166	828 FARLEY ST WAXAHACHE TX 75168	
182272	BLUE BONNET TRAILS LLC	34.02	280 B B DAVIS 34.02 ACRES	828 WOODLAND DR	TX	75226	HIGHWAY 787 WAXAHACHE TX 75168	
277811	J HOUSTON HOMES LLC	0.15	LOT 8 BLK 3 BLUE BONNET TRAILS PH 1 & 2	13 AC	PO BOX 2829	TX	75154	215 VIOLET DR WAXAHACHE TX 75168
277818	JPH CENTRAL MANAGEMENT SERVICE LLC & J HOUSTON HOMES LLC	0.15	LOT 8 BLK 3 BLUE BONNET TRAILS PH 1 & 2	0.16 AC	J HOUSTON HOMES LIMITED LIABILITY COMPANY	TX	75168	221 VIOLET DR WAXAHACHE TX 75168
277818	LOHE ETALION CUSTOM HOMES LLC	0.15	LOT 7 BLK 3 BLUE BONNET TRAILS PH 1 & 2	19 AC	2311 NEWTON DR WEST	TX	75226	227 VIOLET DR WAXAHACHE TX 75168
277820	BLUE BONNET TRAILS LLC	0.04	LOT 6 BLK 3 (OPEN SPACE) BLUE BONNET TRAILS PH 1 & 2	0.04 AC	8288 WOODLAND DR	TX	75226	185 ASTER DR WAXAHACHE TX 75168
277822	BLUE BONNET TRAILS LLC	0.16	LOT 1 BLK 4 BLUE BONNET TRAILS PH 1 & 2	16 AC	8288 WOODLAND DR	TX	75226	168 VERBENA DR WAXAHACHE TX 75168
277823	BLUE BONNET TRAILS LLC	0.1	LOT 2 BLK 4 BLUE BONNET TRAILS PH 1 & 2	1 AC	8288 WOODLAND DR	TX	75226	164 VERBENA DR WAXAHACHE TX 75168
277824	BLUE BONNET TRAILS LLC	0.08	LOT 3 BLK 4 BLUE BONNET TRAILS PH 1 & 2	09 AC	8288 WOODLAND DR	TX	75226	160 VERBENA DR WAXAHACHE TX 75168
277825	BLUE BONNET TRAILS LLC	0.08	LOT 4 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	158 VERBENA DR WAXAHACHE TX 75168
277826	BLUE BONNET TRAILS LLC	0.07	LOT 5 BLK 4 BLUE BONNET TRAILS PH 1 & 2	07 AC	8288 WOODLAND DR	TX	75226	156 VERBENA DR WAXAHACHE TX 75168
277827	BLUE BONNET TRAILS LLC	0.08	LOT 6 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	154 VERBENA DR WAXAHACHE TX 75168
277828	BLUE BONNET TRAILS LLC	0.07	LOT 7 BLK 4 BLUE BONNET TRAILS PH 1 & 2	07 AC	8288 WOODLAND DR	TX	75226	152 VERBENA DR WAXAHACHE TX 75168
277829	BLUE BONNET TRAILS LLC	0.08	LOT 8 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	150 VERBENA DR WAXAHACHE TX 75168
277830	BLUE BONNET TRAILS LLC	0.08	LOT 9 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	148 VERBENA DR WAXAHACHE TX 75168
277831	BLUE BONNET TRAILS LLC	0.08	LOT 10 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	146 VERBENA DR WAXAHACHE TX 75168
277832	BLUE BONNET TRAILS LLC	0.08	LOT 11 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	144 VERBENA DR WAXAHACHE TX 75168
277833	BLUE BONNET TRAILS LLC	0.07	LOT 12 BLK 4 BLUE BONNET TRAILS PH 1 & 2	07 AC	8288 WOODLAND DR	TX	75226	142 VERBENA DR WAXAHACHE TX 75168
277834	BLUE BONNET TRAILS LLC	0.08	LOT 13 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	138 VERBENA DR WAXAHACHE TX 75168
277835	BLUE BONNET TRAILS LLC	0.08	LOT 14 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	134 VERBENA DR WAXAHACHE TX 75168
277836	BLUE BONNET TRAILS LLC	0.08	LOT 15 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	132 VERBENA DR WAXAHACHE TX 75168
277837	BLUE BONNET TRAILS LLC	0.08	LOT 16 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	130 VERBENA DR WAXAHACHE TX 75168
277838	BLUE BONNET TRAILS LLC	0.08	LOT 17 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	128 VERBENA DR WAXAHACHE TX 75168
277839	BLUE BONNET TRAILS LLC	0.07	LOT 18 BLK 4 BLUE BONNET TRAILS PH 1 & 2	07 AC	8288 WOODLAND DR	TX	75226	124 VERBENA DR WAXAHACHE TX 75168
277840	BLUE BONNET TRAILS LLC	0.08	LOT 19 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	120 VERBENA DR WAXAHACHE TX 75168
277841	BLUE BONNET TRAILS LLC	0.08	LOT 20 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	118 VERBENA DR WAXAHACHE TX 75168
277842	BLUE BONNET TRAILS LLC	0.08	LOT 21 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	112 VERBENA DR WAXAHACHE TX 75168
277843	BLUE BONNET TRAILS LLC	0.08	LOT 22 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	108 VERBENA DR WAXAHACHE TX 75168
277844	BLUE BONNET TRAILS LLC	0.08	LOT 23 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	104 VERBENA DR WAXAHACHE TX 75168
277845	BLUE BONNET TRAILS LLC	0.12	LOT 24 BLK 4 BLUE BONNET TRAILS PH 1 & 2	12 AC	8288 WOODLAND DR	TX	75226	100 VERBENA DR WAXAHACHE TX 75168
277846	BLUE BONNET TRAILS LLC	0.12	LOT 25 BLK 4 BLUE BONNET TRAILS PH 1 & 2	12 AC	8288 WOODLAND DR	TX	75226	228 LAVENDER DR WAXAHACHE TX 75168
277847	BLUE BONNET TRAILS LLC	0.08	LOT 26 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	226 LAVENDER DR WAXAHACHE TX 75168
277848	BLUE BONNET TRAILS LLC	0.08	LOT 27 BLK 4 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	218 LAVENDER DR WAXAHACHE TX 75168
277849	BLUE BONNET TRAILS LLC	0.11	LOT 48 BLK 4 (OPEN SPACE) BLUE BONNET TRAILS PH 1 & 2	0.11 AC	8288 WOODLAND DR	TX	75226	228 VERBENA DR WAXAHACHE TX 75168
277850	BLUE BONNET TRAILS LLC	0.08	LOT 17 BLK 5 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	220 SNAPDRAGON LN WAXAHACHE TX 75168
277851	BLUE BONNET TRAILS LLC	0.1	LOT 18 BLK 5 BLUE BONNET TRAILS PH 1 & 2	10 AC	8288 WOODLAND DR	TX	75226	221 LAVENDER DR WAXAHACHE TX 75168
277852	BLUE BONNET TRAILS LLC	0.08	LOT 12 BLK 6 BLUE BONNET TRAILS PH 1 & 2	08 AC	8288 WOODLAND DR	TX	75226	220 FOXGLOVE LN WAXAHACHE TX 75168
277853	BLUE BONNET TRAILS LLC	0.1	LOT 13 BLK 6 BLUE BONNET TRAILS PH 1 & 2	10 AC	8288 WOODLAND DR	TX	75226	221 SNAPDRAGON LN WAXAHACHE TX 75168
277854	BLUE BONNET TRAILS LLC	0.11	LOT 11 BLK 7 BLUE BONNET TRAILS PH 1 & 2	11 AC	8288 WOODLAND DR	TX	75226	220 VIOLET DR WAXAHACHE TX 75168
277855	BLUE BONNET TRAILS LLC	0.11	LOT 12 BLK 7 BLUE BONNET TRAILS PH 1 & 2	11 AC	8288 WOODLAND DR	TX	75226	221 FOXGLOVE LN WAXAHACHE TX 75168

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-186-2021

WAXAHACHIE DEVELOPMENT CO
PO BOX 717
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 1, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Islam Diab, ADTM Engineering & Construction Corp., for a Zoning Change from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (being a portion of Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-186-2021

City Reference: 265609

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, February 16, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Mark Singleton
Signature

2/10/21
Date

Mark Singleton
Printed Name and Title

P.O. Box 717
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(11)

ADTM Engineering and Construction Corp.

February 1st, 2021

City of Waxahachie Planning Department
Waxahachie, Texas

RE: PD Zoning Change – Property ID No.181802

Dear Sir or Madam,

We are requesting a zoning change for the subject property from an existing zoning of GR/PD(Lot 1) -SF-3 (Lot 2) to GR with the following uses: Two Retail Buildings and office Building:

	Lot (1) Area= 49,744 sq.ft.	Lot (2) Area= 103,115 sq.ft.
Building Size	Office Building (5,500 sq.ft.)	Convenience Store (5,000 sq.ft.) Retail Building (4,000 sq.ft.)
Setbacks	Front 40' Side 20' Rear 20'	Front 40' Side 20' Rear 20'
Lot Coverage	11.1%	8.7%

We are requesting permission for:

- Gasoline sales for the proposed Convenience store.
- A drive-thru for the second retail building.
- Location of the dumpster enclosure to be in the setback of lot 1. - And the rear setback for Lot 1 to be 20' instead of 25'.

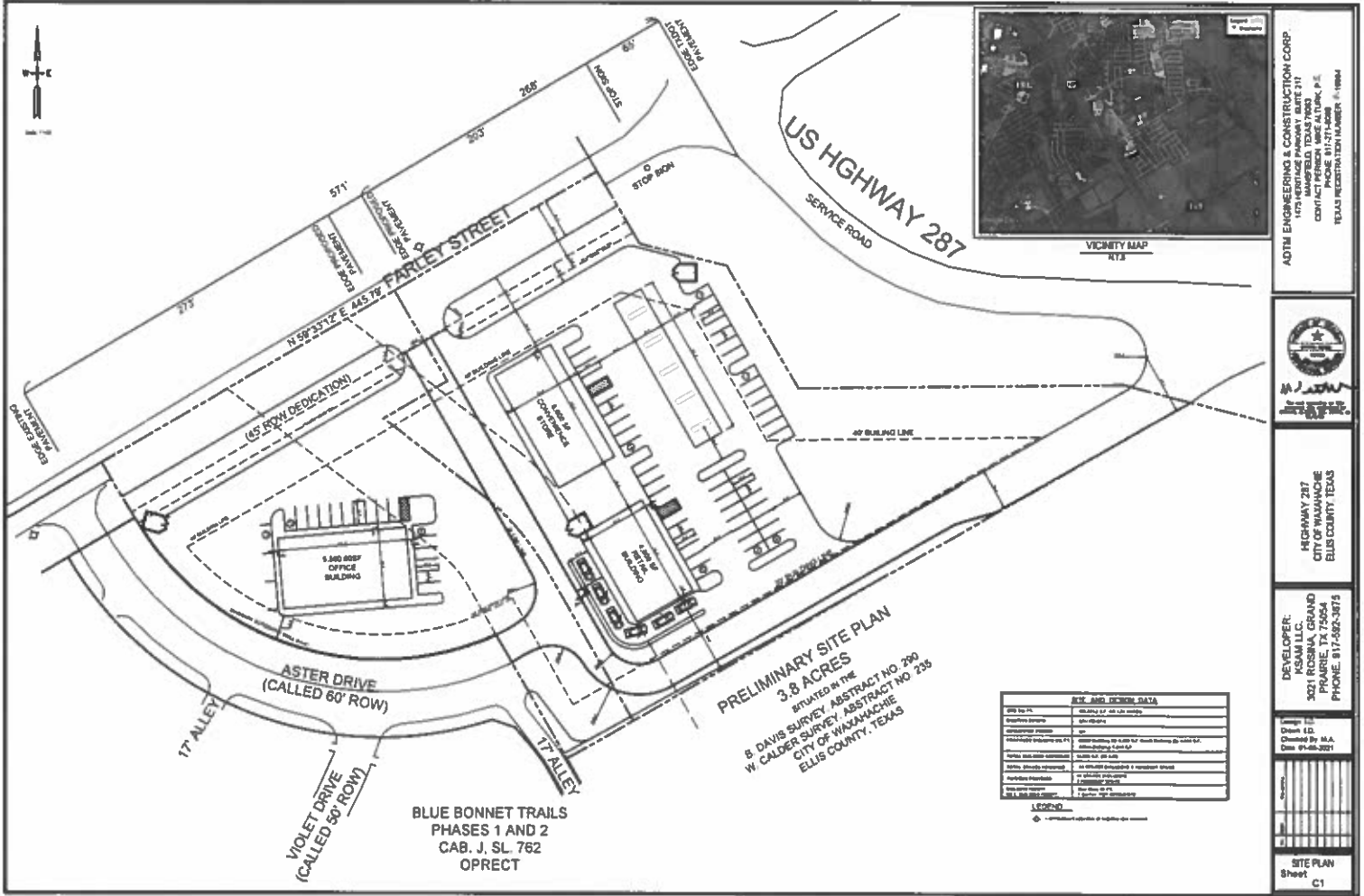
Sincerely,

ADTM Engineering and Construction Corp.

Michael Alturk

Michael Alturk, P.E.
Registered Civil Engineer
Registration Number 73400

611



VICINITY MAP
RTS

PRELIMINARY SITE PLAN
3.8 ACRES
 SITUATED IN THE
8 DAVIS SURVEY, ABSTRACT NO. 290
W. CALDER SURVEY, ABSTRACT NO. 235
CITY OF WAUWACHIE
ELLIS COUNTY, TEXAS

BLUE BONNET TRAILS
PHASES 1 AND 2
CAB. J. SL. 762
OPRECT

REV. AND DESIGN DATA	
REV. NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING
11	ISSUED FOR PERMITTING
12	ISSUED FOR PERMITTING
13	ISSUED FOR PERMITTING
14	ISSUED FOR PERMITTING
15	ISSUED FOR PERMITTING
16	ISSUED FOR PERMITTING
17	ISSUED FOR PERMITTING
18	ISSUED FOR PERMITTING
19	ISSUED FOR PERMITTING
20	ISSUED FOR PERMITTING
21	ISSUED FOR PERMITTING
22	ISSUED FOR PERMITTING
23	ISSUED FOR PERMITTING
24	ISSUED FOR PERMITTING
25	ISSUED FOR PERMITTING
26	ISSUED FOR PERMITTING
27	ISSUED FOR PERMITTING
28	ISSUED FOR PERMITTING
29	ISSUED FOR PERMITTING
30	ISSUED FOR PERMITTING

LEGEND
 ◆ - 1/8" = 1' SCALE

ADTM ENGINEERS & CONSTRUCTION CORP.
 1701 HERITAGE PARKWAY, SUITE 311
 MARSHFIELD, TEXAS 75850
 CONTACT PERSON: WIFE ALIYUK, P.E.
 TEXAS REGISTRATION NUMBER: 6-19984



HIGHWAY 287
CITY OF WAUWACHIE
ELLIS COUNTY, TEXAS

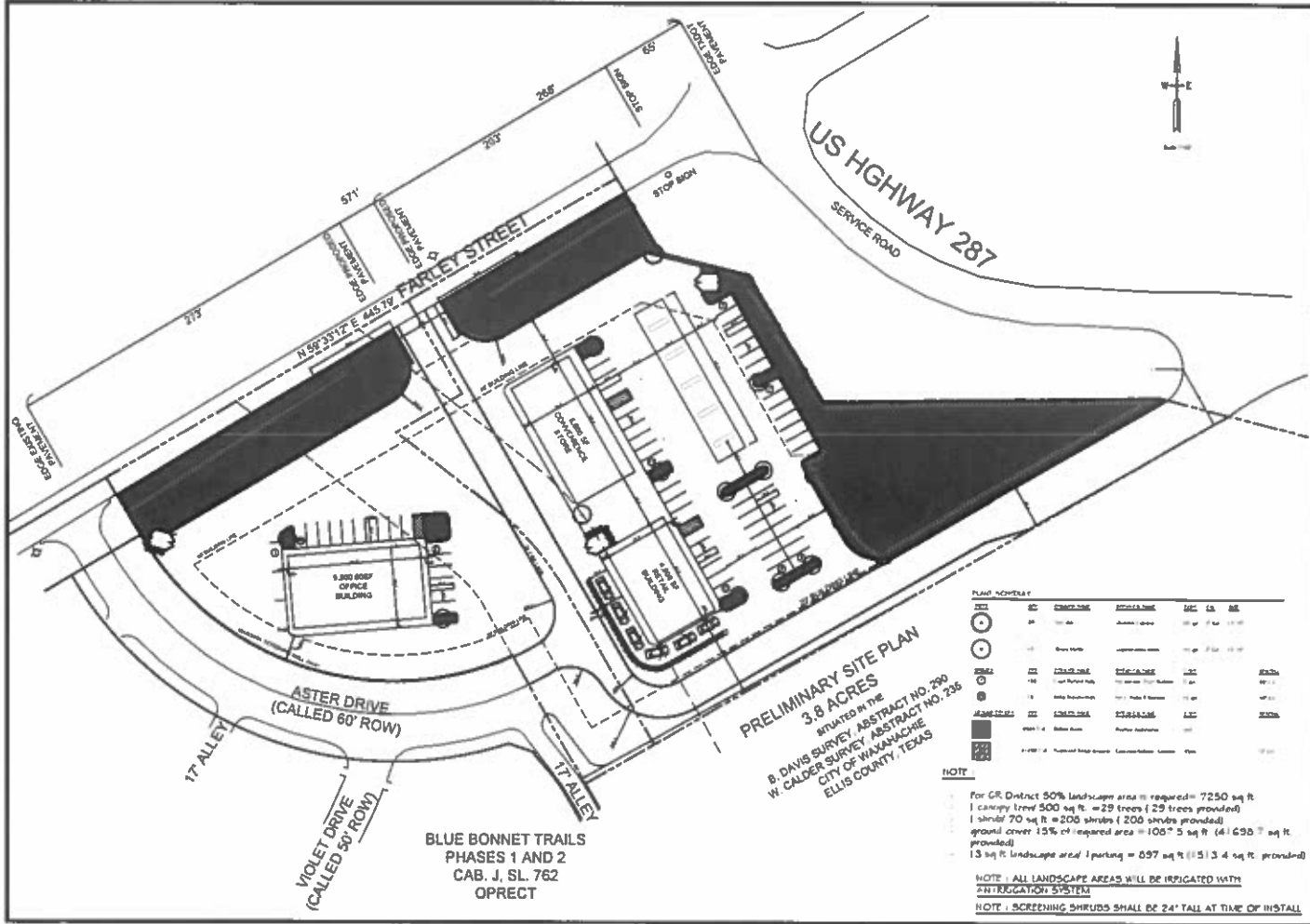
DESIGNER:
KASAM U.L.L.C.
 3021 ROSSINA GRAND
 PRARIE, TX 75954
 PHONE: 917-592-3875

Prepared By: [Name]
 Checked By: M.A.
 Date: 01-08-2021

Scale	1" = 40'
North Arrow	True North
Graphic Scale	0 to 120 Feet

SITE PLAN
 Sheet
C1

(11)



PRELIMINARY SITE PLAN
 3.8 ACRES
 SITUATED IN THE
 B. DAVIS SURVEY, ABSTRACT NO. 290
 W. CALDER SURVEY, ABSTRACT NO. 236
 CITY OF WAKAHACHE
 ELLIS COUNTY, TEXAS

PLANT SCHEDULE

NO.	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	LT.	QT.
1	(Symbol)	Grass Turf	St. Augustine Grass	12' x 12'	12'	100
2	(Symbol)	Small Tree	Flowering Dogwood	12" dia.	12'	10
3	(Symbol)	Medium Tree	Live Oak	18" dia.	18'	10
4	(Symbol)	Large Tree	Live Oak	24" dia.	24'	10
5	(Symbol)	Shrub	Redbud	12" dia.	12'	10
6	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
7	(Symbol)	Shrub	Yucca	12" dia.	12'	10
8	(Symbol)	Shrub	Juniper	12" dia.	12'	10
9	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
10	(Symbol)	Shrub	Spirea	12" dia.	12'	10
11	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
12	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
13	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
14	(Symbol)	Shrub	Yucca	12" dia.	12'	10
15	(Symbol)	Shrub	Juniper	12" dia.	12'	10
16	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
17	(Symbol)	Shrub	Spirea	12" dia.	12'	10
18	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
19	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
20	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
21	(Symbol)	Shrub	Yucca	12" dia.	12'	10
22	(Symbol)	Shrub	Juniper	12" dia.	12'	10
23	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
24	(Symbol)	Shrub	Spirea	12" dia.	12'	10
25	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
26	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
27	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
28	(Symbol)	Shrub	Yucca	12" dia.	12'	10
29	(Symbol)	Shrub	Juniper	12" dia.	12'	10
30	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
31	(Symbol)	Shrub	Spirea	12" dia.	12'	10
32	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
33	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
34	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
35	(Symbol)	Shrub	Yucca	12" dia.	12'	10
36	(Symbol)	Shrub	Juniper	12" dia.	12'	10
37	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
38	(Symbol)	Shrub	Spirea	12" dia.	12'	10
39	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
40	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
41	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
42	(Symbol)	Shrub	Yucca	12" dia.	12'	10
43	(Symbol)	Shrub	Juniper	12" dia.	12'	10
44	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
45	(Symbol)	Shrub	Spirea	12" dia.	12'	10
46	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
47	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
48	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
49	(Symbol)	Shrub	Yucca	12" dia.	12'	10
50	(Symbol)	Shrub	Juniper	12" dia.	12'	10
51	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
52	(Symbol)	Shrub	Spirea	12" dia.	12'	10
53	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
54	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
55	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
56	(Symbol)	Shrub	Yucca	12" dia.	12'	10
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61	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
62	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
63	(Symbol)	Shrub	Yucca	12" dia.	12'	10
64	(Symbol)	Shrub	Juniper	12" dia.	12'	10
65	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
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67	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
68	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
69	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
70	(Symbol)	Shrub	Yucca	12" dia.	12'	10
71	(Symbol)	Shrub	Juniper	12" dia.	12'	10
72	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
73	(Symbol)	Shrub	Spirea	12" dia.	12'	10
74	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
75	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
76	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
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81	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
82	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
83	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
84	(Symbol)	Shrub	Yucca	12" dia.	12'	10
85	(Symbol)	Shrub	Juniper	12" dia.	12'	10
86	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
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89	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
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91	(Symbol)	Shrub	Yucca	12" dia.	12'	10
92	(Symbol)	Shrub	Juniper	12" dia.	12'	10
93	(Symbol)	Shrub	Boxwood	12" dia.	12'	10
94	(Symbol)	Shrub	Spirea	12" dia.	12'	10
95	(Symbol)	Shrub	Philadelphus	12" dia.	12'	10
96	(Symbol)	Shrub	Abutilon	12" dia.	12'	10
97	(Symbol)	Shrub	Hydrangea	12" dia.	12'	10
98	(Symbol)	Shrub	Yucca	12" dia.	12'	10
99	(Symbol)	Shrub	Juniper	12" dia.	12'	10
100	(Symbol)	Shrub	Boxwood	12" dia.	12'	10

NOTE:

- For GR District 50% landscape area is required = 7250 sq ft
- 1 canopy tree 500 sq ft = 29 trees (29 trees provided)
- 1 shrub 70 sq ft = 200 shrubs (200 shrubs provided)
- ground cover 15% of required area = 1087.5 sq ft (41 690 sq ft provided)
- 13 sq ft landscape area / parking = 697 sq ft (15134 sq ft provided)

NOTE: ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH INTERGRATION SYSTEM

NOTE: SCREENING SHRUBS SHALL BE 24" TALL AT TIME OF INSTALL

ATM ENGINEERING & CONSTRUCTION CORP.
 1703 W. WILSON ST. #111
 WAXFORD, TEXAS 76780
 CONTACT PERSON: MIKE ALLUMK, P.E.
 TEXAS REGISTRATION NUMBER: F-18964

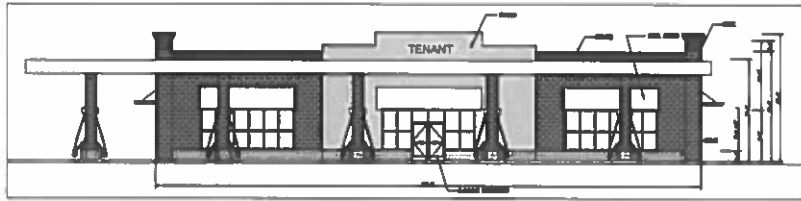
FARLEY ST & HIGHWAY 287
 CITY OF WAKAHACHE
 ELLIS COUNTY, TEXAS

DEVELOPER:
 3021 ROSINA GRAND
 PRAIRIE, TX 75054
 PHONE: 917-382-3175

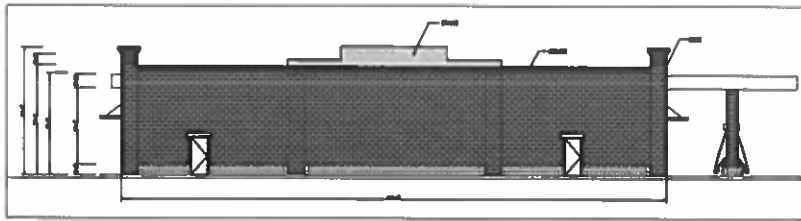
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LANDSCAPE PLAN
 Sheet 11 of 10

(11)



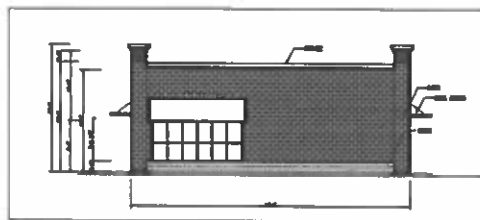
1 FRONT ELEVATION
MSB 10-1-07



2 BACK ELEVATION
MSB 10-1-07



3 SIDE ELEVATION
MSB 10-1-07



4 SIDE ELEVATION
MSB 10-1-07

**Original Convenience Store
Proposal: Presented at
2/23/2021 Planning and
Zoning Meeting**

Point Area (sq ft)	Area	Equivalent Uniform Loading				Area	Area
		Area	Area	Area	Area		
1. Front Elevation	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
2. Side Elevation	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
3. Back Elevation	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
4. Total Elevation	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
5. Total Area	4,000.00	400.00	400.00	400.00	400.00	400.00	400.00

ARTH ENGINEERING & CONSTRUCTION
CORP.
1475 WESTLAKE DRIVE, SUITE 207
CENTRAL EXPLORATION, TEXAS
PHOENIX, ARIZONA 85016
TELEPHONE: 602-955-1111
FAX: 602-955-1112



HIGHWAY 287
CITY OF WALKADORE
ELLIS COUNTY, TEXAS

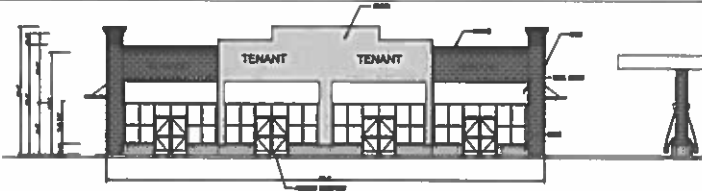
DEVELOPER:
KSAAM LLC
3021 ROSINA, GRAND
PRAIRIES, TEXAS 75050
PHONE: 972-382-3875

Design L.D.
Drawn L.L.
Checked By: M.A.
Date: 01-26-2021

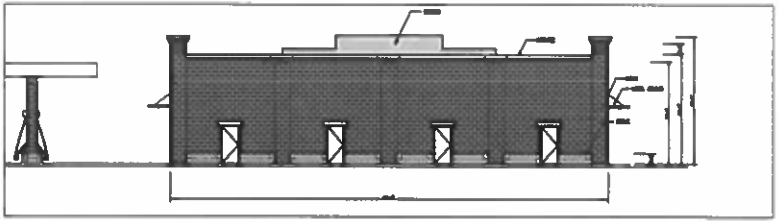
NO.	DATE	DESCRIPTION
1	01-26-2021	ISSUED FOR PERMITTING

CONVENIENCE STORE
ELEVATIONS
Sheet L-1

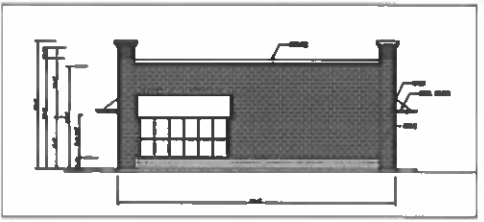
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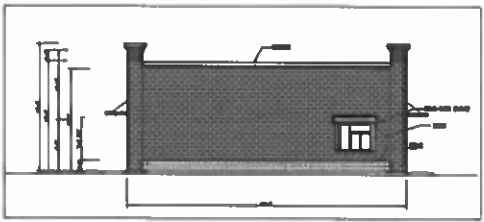
1 FRONT ELEVATION
DATE: 10/10/19



2 BACK ELEVATION
DATE: 10/10/19



3 SIDE ELEVATION
DATE: 10/10/19



4 SIDE ELEVATION
DATE: 10/10/19

**Original Retail Proposal:
Presented at 2/23/2021
Planning and Zoning
Meeting**

Item	Description	Area		Perimeter		Volume		Notes	Status			
		Sq Ft	%	Linear Ft	%	Cu Yd	%					
1	Water Treatment	1,150.00	32	432.00	71	432.00	175.00	0	201.00	37	201.00	37
		200.00	6	80.00	14	80.00	35.00	0	5.00	1	5.00	1
2	Site Structure	1,700.00	52	66.32	12	107.00	126.00	0	100.00	17	100.00	17
		200.00	6	3.27	1	69.00	11.00	0	0.00	0	0.00	0
3	Other Structures	1,700.00	52	102.00	19	1,040.00	79.00	0	107.00	17	100.00	17
		200.00	6	5.33	1	79.00	6.00	0	0.00	0	0.00	0
4	Other Structures	1,000.00	32	0.00	0	0.00	0.00	0	0.00	0	0.00	0
		200.00	6	0.00	0	0.00	0.00	0	0.00	0	0.00	0
Total Area		3,050.00	92	601.32	112	602.00	315.00	0	207.00	37	207.00	37

AUTH ENGINEERING & CONSTRUCTION
 1475 HERITAGE CENTERWAY, SUITE 107
 COMPTON, TEXAS 75834
 PHONE: 817-477-7644
 TEXAS REGISTRATION NUMBER: P-1084



HIGHWAY 267
 CITY OF WAXAHACHE
 ELGIN COUNTY, TEXAS

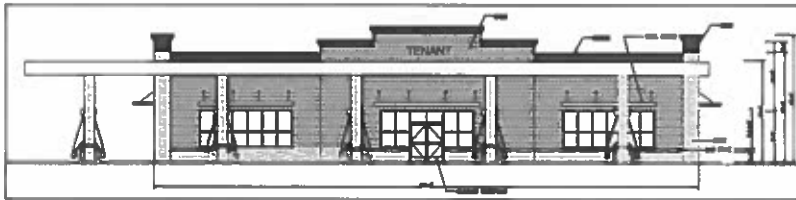
DEVELOPER:
 KRAMI, LLC
 4001 ROSSINI, GRAND
 PRAIRIE, TEXAS 75845
 PHONE: 817-352-3873

Design: L.L.
 Drawn: L.L.
 Checked By: M.A.
 Date: 6-10-2021

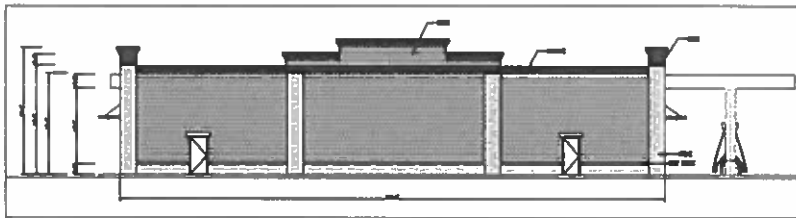
NO.	DATE	REVISION

RETAIL BUILDING
 10/10/19
 Sheet L3

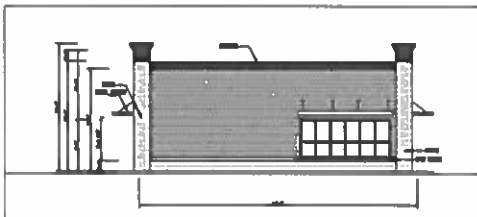
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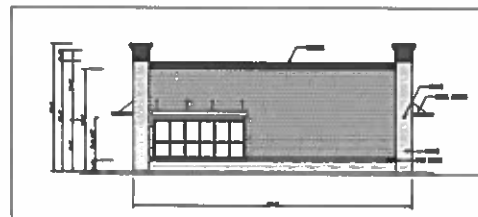
1 FRONT ELEVATION
SEE SHEET



2 BACK ELEVATION
SEE SHEET



3 SIDE ELEVATION
SEE SHEET



4 SIDE ELEVATION
SEE SHEET

Convenience Store Elevation/Facade Plan - Option 1

Item	Material	Quantity	Product Physical Properties		Unit	Weight	Volume	Notes
			Area	Weight				
1	Steel Structure	2144.32	17	11.26	SP	499.80	17	2144.32
		850.00	%	20.00	%	20.00	%	850.00
2	Block Concrete	1188.30	SP	200.00	SP	120.00	SP	1188.30
		850.00	%	65.00	%	15.21	%	850.00
3	Block Concrete	2144.32	SP	200.00	SP	49.00	SP	2144.32
		850.00	%	18.17	%	1.27	%	850.00
4	Block Concrete	1188.30	SP	200.00	SP	120.00	SP	1188.30
		850.00	%	65.00	%	15.21	%	850.00
Total Weight		6442.00		4100.00		707.00		6442.00

ARTH ENGINEERING & CONSTRUCTION
 1475 WESTINGHOUSE AVENUE, SUITE 807
 HOUSTON, TEXAS 77056
 CONTACT: ARTH, M.A., P.E.
 PHONE: 281-461-1111
 FAX: 281-461-1112
 TOLL FREE REGISTRATION NUMBER: 1-800-645-6456



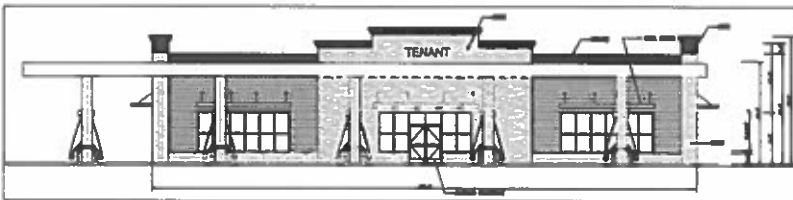
HIGHWAY 287
 CITY OF WAXAHACHIE
 BLISS COUNTY, TEXAS

DEVELOPER:
 KOWALSKI & ASSOCIATES
 3031 KOWALSKI BLVD
 PRAIRIE, TX 75054
 PHONE: 972-582-3875

Design: L.L.
 Checked: J.S.
 Checked By: M.A.
 Date: 09-03-2011

CONVENIENCE STORE
 ELEVATION
 Sheet: L1

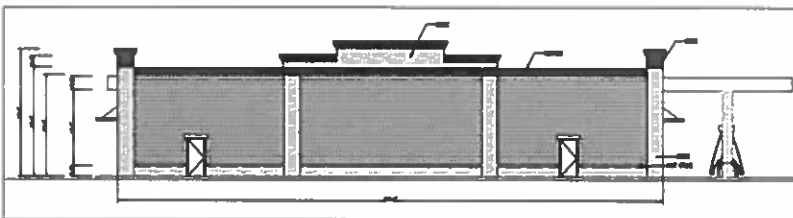
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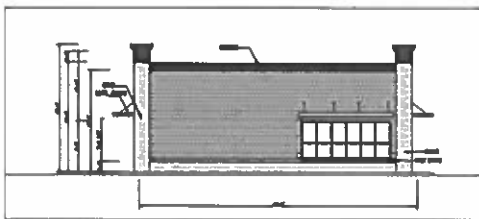
1 FRONT ELEVATION
wall 1/4" = 1'-0"

Convenience Store Elevation/Facade Plan - Option 2

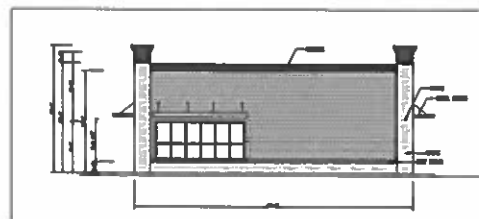
Item	Total Area (SF)		Boundary Measurement Analysis				Notes	Area (SF)	Area (%)
	Area	%	Area	Perimeter (ft)	Perimeter (ft)	Perimeter (ft)			
1 Front Elevation	2114.39	57%	857.28	37'	485.88	37'	528.79	57	23.04%
	588.00	16%	29.77	14'	29.77	14'	43.52	16%	1.64%
2 Side Elevation	1305.38	37%	855.38	37'	840.00	37'	735.00	37%	28.00%
	242.00	6%	35.15	14'	35.15	14'	33.50	6%	1.25%
3 Back Elevation	1114.39	31%	1379.00	48'	48.00	37'	552.00	31%	19.54%
	488.00	13%	78.00	14'	2.17	14'	78.00	13%	2.91%
4 Total Elevation	1305.38	37%	855.38	37'	840.00	37'	735.00	37%	28.00%
	242.00	6%	35.15	14'	35.15	14'	33.50	6%	1.25%
Total Area	3643.02	100%	6242.00	197.00	1277.00	197.00	1277.00	35.1%	13.1%



2 BACK ELEVATION
wall 1/4" = 1'-0"



3 SIDE ELEVATION
wall 1/4" = 1'-0"



4 SIDE ELEVATION
wall 1/4" = 1'-0"

ARTH ENGINEERING & CONSTRUCTION
1478 CENTRAL EXPRESSWAY, SUITE 207
HOUSTON, TEXAS 77058
CORPORATE OFFICE: 281-410-7000
FACED: 281-410-7000
TELE: 281-410-7000



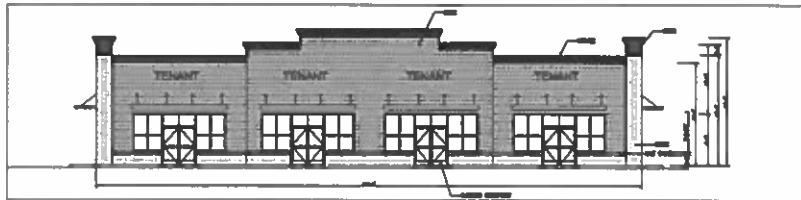
HIGHWAY 287
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

DEVELOPER:
KRAM LLC
3021 N. WINDYBROOK
PRATHER, TX 75054
PHONE: 917-582-3875

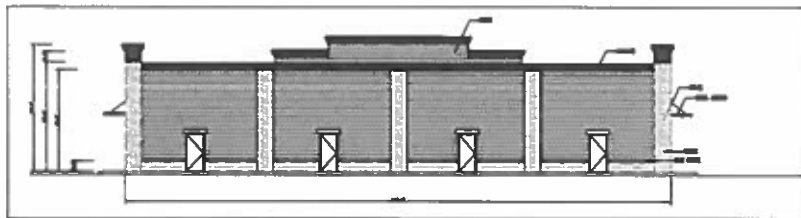
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Drawn: J.S.
Checked By: M.A.
Date: 09-03-2021

CONVENIENCE STORE
ELEVATION
Sheet: L1

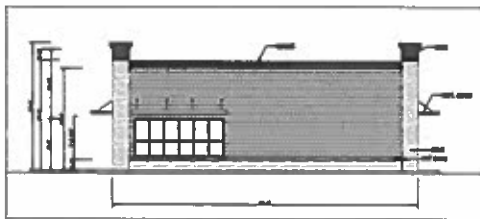
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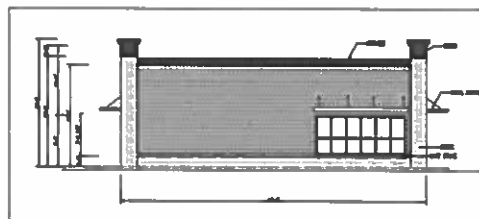
① FRONT ELEVATION
SEE VIEW-F



② BACK ELEVATION
SEE VIEW-F



③ SIDE ELEVATION
SEE VIEW-F



④ SIDE ELEVATION
SEE VIEW-F

Office Elevation/Facade Plan - Option 1

Elevation Material Analysis	Total Area (SQ)		Area		Percentage		Material	
	Area	%	Area	%	Area	%	Area	%
1. Paint (Exterior)	7,254.00	57.00	1,000.00	12.80	13.70	18.70	1,250.00	17.10
2. Stone (Exterior)	5,350.00	42.00	2,271.11	29.40	31.40	36.30	1,079.91	14.70
3. Brick (Exterior)	103.73	0.80	103.00	1.30	0.01	0.01	0.00	0.00
4. Metal (Exterior)	255.00	2.00	68.94	0.90	1.10	0.01	28.66	0.39
5. Glass (Exterior)	1,245.00	9.80	1,245.00	16.20	17.10	28.66	38.30	5.10
6. Stone (Interior)	255.00	2.00	255.00	3.30	3.30	38.30	5.10	0.68
7. Metal (Interior)	653.79	5.10	653.79	8.50	9.10	10.70	14.30	1.90
8. Glass (Interior)	1,400.00	11.00	1,400.00	18.20	19.50	22.60	30.30	4.00
Total Area	12,711.52	100.00	7,782.74	60.40	60.40	57.00	4,479.78	35.00

ARTH ENGINEERING & CONSTRUCTION
 COMPANY, INC.
 1475 HENDRIX, SUITE 207
 CORPUS CHRISTI, TEXAS 78401
 PHONE: 361-627-4000
 TEXAS REGISTRATION NUMBER: F-4894



HIGHWAY 287
 CITY OF WAXAHACHE
 ELLIS COUNTY, TEXAS

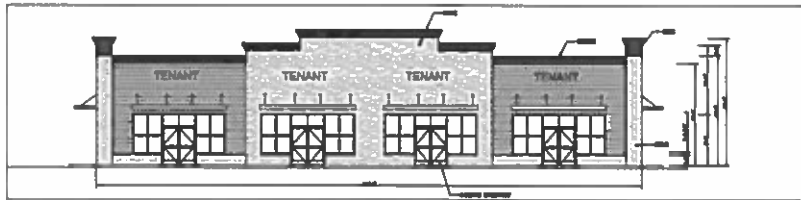
DEVELOPER:
 KRAM LLC
 3021 ROSINA GRAND
 FARMER, TEXAS 76796
 PHONE: 817-582-3875

Design: E.D.
 Drawn: L.L.
 Checked: M.A.
 Date: 06/05/2011

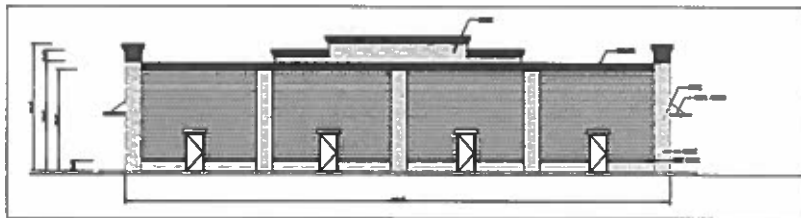
NO.	DATE	DESCRIPTION
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2		
3		
4		
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8		
9		
10		

OFFICE BUILDING ELEVATIONS
 Sheet L2

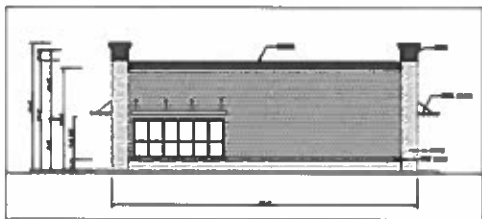
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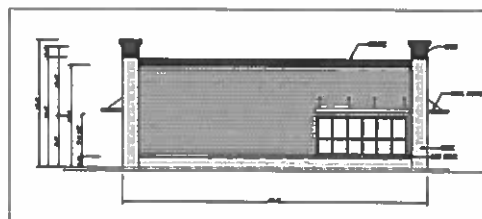
① FRONT ELEVATION
Scale 1/8" = 1'-0"



② BACK ELEVATION
Scale 1/8" = 1'-0"



③ SIDE ELEVATION
Scale 1/8" = 1'-0"



④ SIDE ELEVATION
Scale 1/8" = 1'-0"

Office Elevation/Facade Plan - Option 2

Item	Total Area (SF)	%	Minimum Material Analysis			Glass	Metal Cladding
			Brick	Aluminum	Stone/Concrete/Steel		
1 Front Elevation	2142.00	57.00	178.00	178.00	0.00	2142.00	0.00
	365.00	17.00	24.00	24.00	0.00	365.00	0.00
2 Side Elevation	621.75	16.00	138.00	138.00	0.00	621.75	0.00
	365.00	17.00	12.00	12.00	0.00	365.00	0.00
3 Back Elevation	2142.00	57.00	178.00	178.00	0.00	2142.00	0.00
	365.00	17.00	4.00	4.00	0.00	365.00	0.00
4 Side Elevation	2142.00	57.00	178.00	178.00	0.00	2142.00	0.00
	365.00	17.00	12.00	12.00	0.00	365.00	0.00
Total Area	6212.75		326.00	326.00	0.00	6212.75	0.00

ATM ENGINEERING & CONSTRUCTION
 CORP.
 1475 WESTLAKE DRIVE, SUITE 607
 CORPUS CHRISTI, TEXAS 78415
 PHONE: 361-857-4444
 FAX: 361-857-4444



HIGHWAY 267
 CITY OF WAXAHACHE
 ELLIS COUNTY, TEXAS

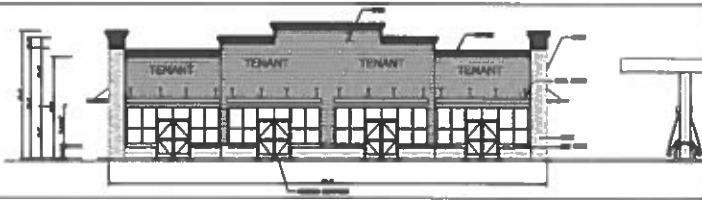
DEVELOPER:
 KSAM LLC
 3021 ROSINA, GRAND
 PRAIRIE, TX 75050
 PHONE: 817-282-0815

Design: E.D.
 Drawn: E.D.
 Checked By: M.A.
 Date: 08/23/2024

NO.	DESCRIPTION	DATE
1	OFFICE BUILDING ELEVATIONS	08/23/2024

Sheet L2

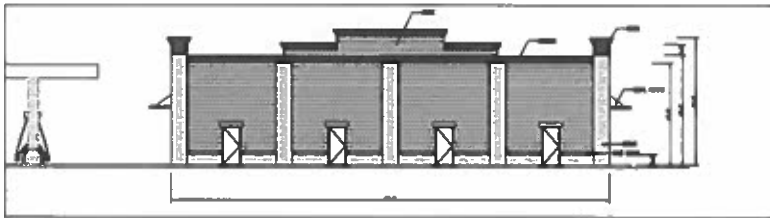
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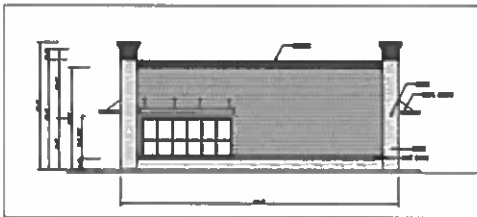
1 FRONT ELEVATION
SHEET 13A-1

Retail Elevation/Facade Plan - Option 1

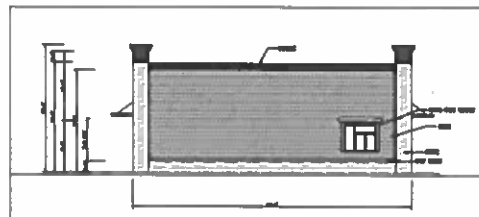
Elevation	Total Area (SF)		Area (SF)		Percentage		Ratio	
	Area	%	Area	%	Area	%	Area	%
1 Front Elevation	1713.00	27.00	172.00	10.10	10.00	5.84	33.90	19.75
2 Side Elevation	1588.00	25.00	885.00	55.10	55.10	18.00	112.00	7.08
3 Back Elevation	1782.00	28.00	1322.00	74.20	74.20	20.00	112.00	6.28
4 Other Elevation	1582.00	25.00	17.00	1.06	1.06	0.10	112.00	0.71
Total Area	6665.00	100.00	3106.00	46.60	46.60	46.60	1568.00	23.38



2 BACK ELEVATION
SHEET 13A-2



3 SIDE ELEVATION
SHEET 13A-3



4 SIDE ELEVATION
SHEET 13A-4

ARTH ENGINEERING & CONSTRUCTION
CORP.
170 WESTBANK DRIVE, SUITE 207
HOUSTON, TEXAS 77057
CONTACT: PH: 281.462.1111 FAX: 281.462.1112
TELEX: 832321 ARTH ENR TX
FORM: 02/2004



1629997 207
CITY OF WILMAMORE
ELLIS COUNTY, TEXAS

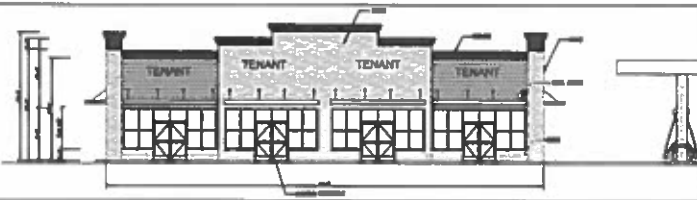
DEVELOPER:
KSAM LLC
3021 ROSINA GRAND
HOUSTON, TX 77054
PHONE: 917-582-3873

Design: E.D.
Drawn: L.S.
Checked: W.A.
Date: 08-03-2011

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RETAIL BUILDING
ELEVATIONS
Sheet 13A

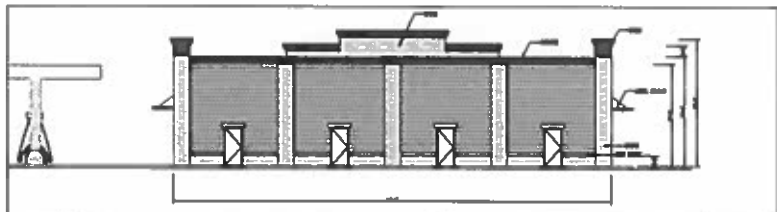
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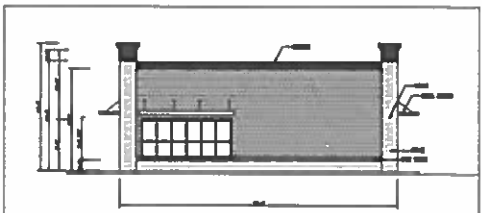
① FRONT ELEVATION
REV 10/17/17

Retail Elevation/Facade Plan - Option 2

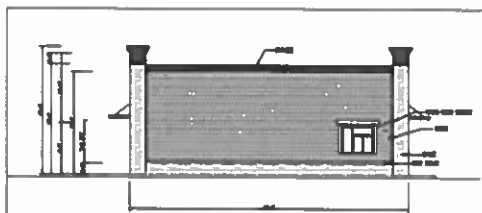
Item	Description	Quantities				Material Analysis			
		Total Area (SF)	%	Area	Volume	Material	Weight	Material	Weight
1	Steel Structure	1776.00	57	424.31	57	173.00	57	205.00	57
2	Steel Structure	1126.10	32	814.13	32	120.00	32	222.00	32
3	Steel Structure	1776.00	57	1076.00	57	49.00	57	100.00	57
4	Steel Structure	1126.10	32	178.00	32	19.00	32	33.00	32
5	Steel Structure	1126.10	32	178.00	32	19.00	32	33.00	32
Total Area		5424.20		2692.44		300.00		599.00	



② BACK ELEVATION
REV 10/17/17



③ SIDE ELEVATION
REV 10/17/17



④ SIDE ELEVATION
REV 10/17/17

ARTH ENGINEERING & CONSTRUCTION
1475 HERITAGE PARKWAY, SUITE 207
HOUSTON, TEXAS 77058
CONTACT: TERRY ARTH, P.E.
PHONE: 281-477-7044
FAX: 281-477-7044



HIGHWAY 207
CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS

DEVELOPER:
KISAM LLC
301 ROSINA GRAND
HOUSTON, TEXAS 77058
PHONE: 817-562-3175

Design: L.D.
Drawn: L.S.
Checked by: R.A.
Date: 05.05.2017

NO.	REVISION	DATE

RETAIL BUILDING ELEVATIONS
Sheet: L3