

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, June 14, 2022 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 May 24, 2022
- b. Minutes of the Planning and Zoning Commission briefing of May 24, 2022

5. ***Public Hearing*** on a request by Juan Guerrero, for a Replat of a portion of Lot 1, Farrar Road Estates, to create Lot 1, Block A, Guerrero Addition, 1 Residential Lot, being 1.551 acres, located on Farrar Road, (Property ID 283877) – Owner: JUAN GUERRERO (SUB-46-2022)
6. ***Consider*** approval of SUB-46-2022
7. ***Public Hearing*** on a request by Pascual Mojica, Project Consulting, for a Replat of Blocks 100 & 104, Original Town of Waxahachie, to create Lots 1 & 2, Block 104, Original Town of Waxahachie, 2 Residential Lots, being 0.3657 acres, located at 105 Frierson St., (Property ID 171136, 171127) – Owner: B&B MANAGING & CONSULTING, LLC (SUB-37-2022)
8. ***Consider*** approval of SUB-37-2022

9. **Public Hearing** on a request by Tim Jackson, TRCS, LLC, for a Replat of Lots 10 and 11, Southwick Farm, to create Lots 10R1, 10R2 & 11R, Southwick Farm, 3 Residential Lots, being 9.517 acres, located at 240 Southwick Drive, in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 155847 and 155838) – Owner: MARTIN & MARIA CORONA AND DANNY J & KATHLEEN BROWN (SUB-20-2022)
10. **Consider** approval of SUB-20-2022
11. **Public Hearing** on a request by Nic Paul, for a Specific Use Permit (SUP) for an Accessory Structure +700sf. use within a Planned Development – 23 – Single Family – 1 (PD-23-SF-1) zoning district located at 3359 Howard Rd (Property ID 242726) - Owner: DAN & LORI WALSER (ZDC-56-2022)
12. **Consider** recommendation of Zoning Change No. ZDC-56-2022
13. **Continue Public Hearing** on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Commercial (PD-C) zoning district located at 2374 W US Hwy 287 BYP (Property ID 219310) - Owner: COWBOY BAPTIST CHURCH OF MIDLOTHIAN (ZDC-45-2022)
14. **Consider** recommendation of Zoning Change No. ZDC-45-2022
15. 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) 309-4006 or (TDD) 1-800-RELAY TX.

<p><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, May 24, 2022 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
Jim Phillips
David Hudgins

Members Absent: Betty Square Coleman
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Ashlie Jones, Senior Planner
Zack King, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Chris Wright, 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 May 10, 2022
- b. Minutes of the Planning and Zoning Commission briefing of May 10, 2022

Action:

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

5. **Public Hearing on a request by Chad Adams, Oak Hull Investments, for a Replat of Lots 8, 9, & 10, Block 11, University Annex Addition, to create Lots 8A-10B, Block 11, University Annex Addition, 6 Residential Lots, being 1.129 acres, located at 107 Olive St and 510 Cynisca St., (Property ID 176473 & 176474) – Owner: STONEDALE DEVELOPMENT LLC (SUB-28-2022)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue the case to the June 28, 2022 Planning and Zoning Commission meeting.

6. Consider recommendation of SUB-28-2022

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Chad Adams, Oak Hull Investments, for a Replat of Lots 8, 9, & 10, Block 11, University Annex Addition, to create Lots 8A-10B, Block 11, University Annex Addition, 6 Residential Lots, being 1.129 acres, located at 107 Olive St and 510 Cynisca St., (Property ID 176473 & 176474) – Owner: STONEDALE DEVELOPMENT LLC (SUB-28-2022) to the June 28, 2022 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.

7. Public Hearing on a request by Hymen and Christina Wallace, for a Replat of Lots 22 and 23, Pecan Valley, to create Lot 22-R, Pecan Valley, 1 Residential Lot, being 1.164 acres, located at 241 Oak Tree Drive, (Property ID 201955 and 201954) – Owner: ILYMEN & CHRISTINA WALLACE (SUB-43-2022)

Senior Planner Ashlie Jones presented the case noting the applicant is requesting to replat lots 22 and 23 to create lot 22-R, 1 residential lot, being 1.164 acres, located at 241 Oak Tree Drive. Staff recommended approval as presented.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-43-2022, Chairman Keeler closed the Public Hearing.

8. Consider approval of SUB-43-2022

Action:

Vice Chairman Melissa Ballard moved to approve a request by Hymen and Christina Wallace, for a Replat of Lots 22 and 23, Pecan Valley, to create Lot 22-R, Pecan Valley, 1 Residential Lot, being 1.164 acres, located at 241 Oak Tree Drive, (Property ID 201955 and 201954) – Owner: ILYMEN & CHRISTINA WALLACE (SUB-43-2022) as presented. Mr. David Hudgins seconded, All Ayes.

9. Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family -2 (SF-2) zoning district located at 505 W Marvin Avenue (Property ID 219714) - Owner: FIRST UNITED METHODIST (ZDC-42-2022)

Planner Zack King presented the case noting the applicant is requesting to relocate an existing ground monument sign 50 ft. south of the existing location. The applicant is requesting to add a 16 square foot (2ft. x 8ft.) electronic message sign to the design of the new sign at First United Methodist Church (505 W. Marvin Ave.). Mr. King noted the applicant is meeting all requirements and has agreed to turn off the lights between 8pm-8am. Due to the location being located in an area with multiple historic structures, staff has concerns that approving the proposed electronic message sign could affect the character of the area. In addition, staff has reviewed several letters of opposition from surrounding neighbors regarding the potential negative affect of the proposed sign on the character of West Marvin Avenue. Due to staff concerns, staff recommended denial.

Commissioner Jim Phillips asked what the street is considered on the Future Land Use Map and Mr. King noted it is currently considered low density residential.

Chairman Keeler opened the Public Hearing.

Patrick Wilson, 310 Harbin Avenue, Waxahachie, Texas, spoke on behalf of the First United Methodist Church, and clarified that the church did not agree to the 8pm dimming of the sign and requested to follow the 10pm time per the current City ordinance. He explained after reviewing staff's conditions for approval and explained the City cannot regulate content without violating the first amendment right. He also noted the church is not located in the historic overlay district and presented pictures of other locations in the area with electronic message signs, including Wilemon and Marvin Elementary.

Senior Director of Planning clarified the City is not requesting to regulate contents of the sign but they are trying to differentiate from the allowing an off-premise advertising.

Commissioner Phillips asked if the sign will run ads and Mr. Wilson noted it will not.

Those who spoke in opposition:

Jacqueline Montesano, 412 W. Marvin, Waxahachie, Texas
Maria Ortega, 603 W. Marvin, Waxahachie, Texas
Whitney and Richard Marshall, 608 W. Marvin, Waxahachie, Texas
Sarah Clements, 514 W. Marvin, Waxahachie, Texas
Donnie Lord, 502 W. Marvin, Waxahachie, Texas

Commissioner David Hudgins explained churches are allowed to use banners on their property and a central sign location will remove multiple signs on the property.

There being no others to speak for or against ZDC-42-2022, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-42-2022

Action:

Mr. David Hudgins moved to approve a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family -2 (SF-2) zoning district located at 505 W Marvin Avenue (Property ID 219714) - Owner: FIRST UNITED METHODIST (ZDC-42-2022) with the sign to comply with the current City ordinance. Vice Chairman Melissa Ballard seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, and David Hudgins. Noes: Jim Phillips.

The motion carried.

11. Public Hearing on a request by Tim Jackson, TRCS, LLC for a Zoning Change from a Single Family-2 (SF-2) zoning district to Planned Development-Single Family-2

**(PD-SF-2) zoning district, located at 800 Sycamore Street (Property ID 176411) -
Owner: A GARRETT REAL ESTATE VENTURES LLC (ZDC-5-2022)**

Mr. King presented the case noting the applicant is requesting a zoning change from Single-Family-2 to Planned Development-Single-Family-2 to allow an existing accessory structure at 800 Sycamore Street to be used as a rental dwelling unit.

Chairman Keeler opened the Public Hearing.

Those who spoke in opposition:

Brandon Baker, 802 Sycamore Street, Waxahachie, Texas

Andrew Garrett, 1007 Ferris Avenue, Waxahachie, Texas, explained he purchased the property in 2019 and the accessory building was being rented out then. He explained he considered replatting the property but after discussions with staff, the plan was to request a zoning change. Mr. Garrett offered to have the properties inspected by the City and noted he is willing to make improvements as needed to comply with City ordinances.

After a brief discussion, the applicant requested to withdrawal Zoning Change No. ZDC-5-2022 to allow time to work with staff on the option to replat the property.

12. Consider recommendation of Zoning Change No. ZDC-5-2022

No action taken.

13. Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Commercial (PD-C) zoning district located at 2374 W US Hwy 287 BYP (Property ID 219310) - Owner: COWBOY BAPTIST CHURCH OF MIDLOTHIAN (ZDC-45-2022)

Mr. King presented the case noting the applicant is requesting to add a 72 square foot (6ft. x 12ft.) electronic message sign to an existing pole sign for the Cowboy Baptist Church located at 2374 W US Highway 287 Bypass. Due to staff concerns of adding an electronic message board to an existing pole sign, as opposed to a monument sign, staff recommended denial. He explained with the recent approval of the adjacent subdivision of Montclair Heights, staff is concerned with illumination and brightness adjacent to the residential development.

Chairman Keeler opened the Public Hearing.

Chris Reeves, Quickway Signs, explained he has constructed three other similar electronic message signs on poles in Waxahachie.

Christopher Maddox, 2173 Marshall Road, Waxahachie, Texas, spoke on behalf of the church and explained the sign is needed to announce church services and events to the community.

Those who spoke in favor:

Marcus Snodgrass, 234 Dunaway, Waxahachie, Texas
Boone Reitz, Pastor at the Cowboy Church

Ms. Pruitt suggested a continuance of the Public Hearing to allow staff time to review the approved signs referenced by Mr. Reeves.

14. Consider recommendation of Zoning Change No. ZDC-45-2022

Action:

Mr. Jim Phillips moved to continue the Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Planned Development – Commercial (PD-C) zoning district located at 2374 W US Hwy 287 BYP (Property ID 219310) - Owner: COWBOY BAPTIST CHURCH OF MIDLOTHIAN (ZDC-45-2022) to the June 14, 2022 Planning and Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.

15. Public Hearing on a request by Todd Finley, CLX Ventures, LLC, for a Zoning Change from a Multi-Family-2 (MF-2) zoning district to Planned Development Multi-Family-2 (PD-MF-2) located at Southwest of John Arden Drive along Alliance Blvd (Property ID 275156) - Owner: ARDEN GROUP, LLC (ZDC-31-2022)

Ms. Jones presented the case noting the applicant is requesting a zoning change from a Multi-Family-2 (MF-2) zoning district for residents fifty-five (55) years of age and older to Planned Development-Multi-Family-2 (PD-MF-2) to allow for residents of all age groups. She noted staff recommended denial due to the following staff concerns:

- One half of the required minimum off-street spaces shall be provided in attached fully enclosed garages per Multi-Family Development Standards.
- Staff requests for inclusion of amenities on the western portion of the property near building 5.
- Staff recommends the overall units be reserved for residents 55+, in perpetuity.
- Show directional curb ramps at intersection on concept plans and site plans.
- Staff recommends that a detailed site plan be submitted to Planning & Zoning and City Council for approval if the request is approved.
- Signage should meet all requirements outline in Article V, Section 5.08 of City Ordinance.

Ross Crawford, CLX Ventures, provided an overview of the project noting the need for an apartment complex for all ages is needed in Waxahachie. He explained he is agreeable to work with staff on the garage requirements to meet City requirements.

Chairman Keeler opened the Public Hearing.

Those who spoke in opposition:

Nicole Chesser, 3111 FM 55, Waxahachie, Texas

There being no others to speak for or against ZDC-31-2022, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. ZDC-31-2022

Action:

Vice Chairman Melissa Ballard moved to deny a request by Todd Finley, CLX Ventures, LLC, for a Zoning Change from a Multi-Family-2 (MF-2) zoning district to Planned Development Multi-Family-2 (PD-MF-2) located at Southwest of John Arden Drive along Alliance Blvd (Property ID 275156) - Owner: ARDEN GROUP, LLC (ZDC-31-2022) as presented. Mr. David Hudgins seconded, All Ayes.

17. Public Hearing on a request by Dean Settlemyer, Just Settle Investments, LLC for a Replat of a portion of Lot 8, Block 13, West End Addition, to create Lot 8R, Block 13, West End Addition, 1 Commercial lots, being 4.277 acres, located at the corner of Stroud Street and Hwy 287, (Property ID 176678) – Owner: JUST SETTLE INVESTMENTS, LLC (SUB-35-2022)

Ms. Jones presented the case noting the applicant is requesting approval to replat the subject property into one (1) lot for commercial use. The applicant is required to provide a 15' Utility, Water and Wastewater Easement and meet a 25' building line requirement along the eastern property line. The applicant is requesting a petition of relief waiver to allow for a reduced utility easement of 5' for a distance of 110 feet along the eastern property line with the standard 15' utility easement for the remainder of the eastern property line. She noted staff supports the request and recommends approval as presented.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-35-2022, Chairman Keeler closed the Public Hearing.

18. Consider recommendation of Replat No. SUB-35-2021

Action:

Ms. Bonney Ramsey moved to approve a request by Dean Settlemyer, Just Settle Investments, LLC for a Replat of a portion of Lot 8, Block 13, West End Addition, to create Lot 8R, Block 13, West End Addition, 1 Commercial lots, being 4.277 acres, located at the corner of Stroud Street and Hwy 287, (Property ID 176678) – Owner: JUST SETTLE INVESTMENTS, LLC (SUB-35-2022) as presented. Mr. David Hudgins seconded, All Ayes.

19. Adjourn

Commissioner Bonney Ramsey thanked the Planning Department for the meal and card for her after the passing of her husband.

Executive Director of Development Services Shon Brooks welcomed Council Member Chris Wright.

(4a)

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There being no further business, the meeting adjourned at 9:03 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 24, 2022 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Ashlie Jones, Senior Planner
Zack King, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Chris Wright, 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 Zack King reviewed the following cases:

- ZDC-42-2022, the applicant is requesting to relocate an existing ground monument sign 50 ft. south of the existing location. The applicant is requesting to add a 16 square foot (2ft. x 8ft.) electronic message sign to the design of the new sign at First United Methodist Church (505 W. Marvin Ave.). Mr. King noted the applicant is meeting all requirements and has agreed to turn off the lights between 8pm-8am. Due to the location being in an area with multiple historic structures, staff has concerns that approving the proposed electronic message sign could affect the character of the area. In addition, staff has reviewed several letters of opposition from surrounding neighbors regarding the potential negative affect of the proposed sign on the character of West Marvin Avenue. Due to staff concerns, staff recommends denial.
- ZDC-5-2022, the applicant is requesting a zoning change from Single-Family-2 to Planned Development-Single-Family-2 to allow an existing structure at 800 Sycamore Street to be used a rental dwelling unit. Due to staff concerns of habitable use/safety, and neighborhood character, staff recommends denial.
- ZDC-45-2022, the applicant is requesting to add a 72 square foot (6ft. x 12ft.) electronic message sign to an existing pole sign for the Cowboy Baptist Church located at 2374 W US Highway 287 Bypass. Due to staff concerns of adding an electronic message board to an existing pole sign, as opposed to a monument sign, staff recommends denial. He explained with the recent approval of the adjacent subdivision of Montclair Heights, staff is concerned with illumination and brightness adjacent to the residential development.

Senior Planner Ashlie Jones reviewed the following case:

- SUB-28-2022, the applicant requested to continue the Public Hearing to the June 28, 2022 Planning and Zoning Commission meeting.
- SUB-43-2022, the applicant is requesting to replat lots 22 and 23 to create lot 22-R, 1 residential lot, being 1.164 acres located at 241 Oak Tree Drive. Staff recommends approval as presented.
- ZDC-31-2022, the applicant is requesting a zoning change from a Multi-Family-2 (MF-2) zoning district for residents fifty-five (55) years of age and older to Planned Development-Multi-Family-2 (PD-MF-2) to allow for residents of all age groups. She noted staff recommended denial due to the following staff concerns:
 - One half of the required minimum off-street spaces shall be provided in attached fully enclosed garages per Multi-Family Development Standards.
 - Staff requests for inclusion of amenities on the western portion of the property near building 5.
 - Staff recommends the overall units be reserved for residents 55+, in perpetuity.
 - Show directional curb ramps at intersection on concept plans and site plans.
 - Staff recommends that a detailed site plan be submitted to Planning & Zoning and City Council for approval if the request is approved.
 - Signage should meet all requirements outline in Article V, Section 5.08 of City Ordinance.
- SUB-35-2022, the applicant is requesting approval to replat the subject property into one (1) lot for commercial use. The applicant is required to provide a 15' Utility, Water and Wastewater Easement and meet a 25' building line requirement along the eastern property line. The applicant is requesting a petition of relief waiver to allow for a reduced utility easement of 5' for a distance of 110 feet along the eastern property line with the standard 15' utility easement for the remainder of the eastern property line. She noted staff supports the request and recommends approval as presented.

3. Adjourn

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5)

Planning & Zoning Department Plat Staff Report



Case: SUB-46-2022

MEETING DATE(S)

Planning & Zoning Commission: June 14, 2022

CAPTION

Public Hearing on a request by Juan Guerrero, for a **Replat** of a portion of Lot 1, Farrar Road Estates, to create Lot 1, Block A, Guerrero Addition, 1 Residential Lot, being 1.551 acres, located on Farrar Road, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie, (Property ID 283877) – Owner: Juan Guerrero (SUB-46-2022)

APPLICANT REQUEST

The purpose of this request is to Replat a portion of Lot 1, Farrar Road Estates, to create Lot 1, Block A, Guerrero Addition, a 1.551 acre Residential Lot

CASE INFORMATION

<i>Applicant:</i>	Juan Guerrero
<i>Property Owner(s):</i>	Juan Guerrero
<i>Site Acreage:</i>	1.551 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	1 unit
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public utilities are provided to the property.

SUBJECT PROPERTY

<i>General Location:</i>	Farrar Road
<i>Parcel ID Number(s):</i>	283877
<i>Current Zoning:</i>	N/A
<i>Existing Use:</i>	The existing use is residential.
<i>Platting History:</i>	Lot 1, Farrar Road Estates,

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to replat a portion of Lot 1, Farrar Road Addition to create one (1) residential lot. All City of Waxahachie lot size and dimension requirements have been met. The subject property is located in the ETJ.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 8 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

As of the date of this staff report, no responses have been received.

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.

ATTACHED EXHIBITS

Identify the exhibits that will be included as agenda backup material.

1. Plat

APPLICANT REQUIREMENTS

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

(5)

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:

Ashlie Jones

Senior Planner

ashlie.jones@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

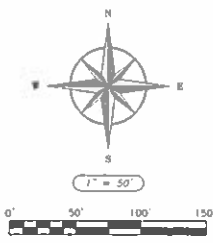
Senior Director of Planning

jennifer.pruitt@waxahachie.com

(5)

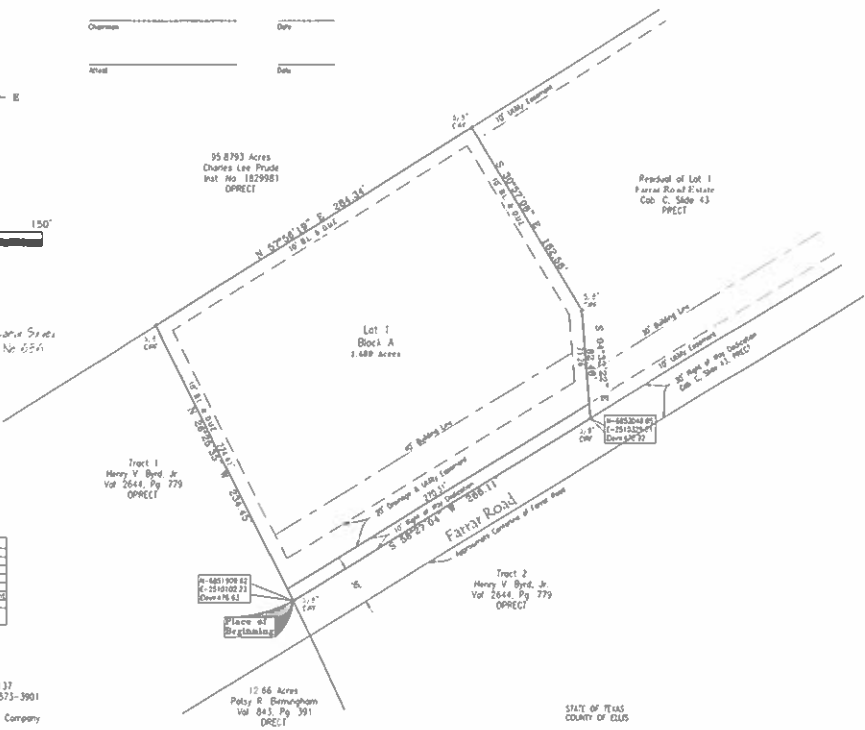
WLSC

APPROVED BY Planning and Zoning Commission City of Waukegan



Commissioner _____ Date _____
Arist _____ Date _____

35.8793 Acres
Charles Lee Prude
Pat No 1825981
DIRECT



LEGEND table with symbols for Property Center, Iron Nail, Found, etc.

Registered Agent: Juan Guerrero
302 Greenstone Lane
Columbus, Texas 75117
Contact: Juan Guerrero (214) 573-3901



Walker Land Surveying Company
P.O. Box 2911, Waukegan, Texas 75168
TSPS Form No 70112400 Project Number 220000

Surveyor's Declaration
I, J. Shawn Baker, do hereby certify that I have prepared this plat from an actual and accurate survey made on the ground and that the corner measurements shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Waukegan, Texas.

STATE OF TEXAS
COUNTY OF TARRANT
Certificate of Approval by the Commissioners Court of Ellis County, Texas
Approved this _____ day of _____ 2022

Honorable Todd Latta, County Judge
Randy Sisson, Commissioner Precinct #1
Paul Perry, Commissioner Precinct #3
Kyrill Vester, County Clerk
The plat has been approved by the Department of Development of Ellis County, Texas for an- and zoning disposal facilities and must not exceed the maximum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Notes
1. Building Lines 45' Front Building Line, 10' Side Building Line, 10' Rear Building Line
2. Utility Easements: 20' Drainage & Utility Easement along front property line, 10' Drainage & Utility Easement along rear and side property lines and shown as shown.
3. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County, Texas, Map #18300222 (Zone A (Shaded)), dated June 1, 2011.
4. State of Texas, GPS Coordinate, Texas Coordinate System, North Central Zone 4302 (Bearing Coordinate - North=4851929.62, Easting=2516192.23)

OWNER'S CERTIFICATE
State of Texas
County of Ellis
Whereas Juan and Priscilla Guerrero are the owners of that certain parcel of land being a portion of Lot 1 of Fairway Road Addition as shown on Ellis County, Texas, according to the Plat thereof recorded in Volume C, Page 43 of the Plat Records of Ellis County, Texas and being all of the 1.550 acre tract of land conveyed by General Warranty Deed recorded in Instrument Number 2191231 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:
BEGINNING at a 3/8" iron nail found with cap marked "TRICS" in the northwest line of Fairway Road (county road) and in the northwest line of lot 1, conveyed to Henry V. Byrd, Jr. by Special Warranty Deed recorded in Volume 2644, Page 779, OPRECT for the south corner of Lot 1, Fairway Road Addition and same for said Guerrero Tract;
THENCE S 25.25° E along the southeast line of said Guerrero Tract and same for said Lot 1 and the southeast line of said Byrd Tract, a distance of 234.43 feet to a 3/8" iron nail found with cap marked "TRICS" in the southeast line of the 1.5500 acre tract of land conveyed to Charles Lee Prude by Special Warranty Deed recorded in Instrument Number 1825981, OPRECT;
THENCE S 73.5618° E along the northeast line of said Guerrero Tract and same for Lot 1 and the southeast line of said Prude Tract, a distance of 254.34 feet to a 3/8" iron nail found with cap marked "TRICS" for the north corner of said Guerrero Tract;
THENCE S 30.5707° E along the northeast line of said Guerrero Tract, a distance of 162.56 feet to a 3/8" iron nail found with cap marked "TRICS" for corner;
THENCE S 04.8722° E, continuing along the northeast line of said Guerrero Tract, a distance of 82.68 feet to a 3/8" iron nail found with cap marked "TRICS" in the southeast line of said Lot 1 and the northeast line of Fairway Road for the east corner of said Guerrero Tract;
THENCE S 52.7534° E along the southeast line of Guerrero Tract and same for said Lot 1 and the northeast line of Fairway Road, a distance of 266.13 feet to the PLACE OF BEGINNING and containing 1.551 acres of land as surveyed on the ground.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That Juan Guerrero and Priscilla Guerrero, do hereby certify and adopt this plat originating the herein above described property as the Final Plat of Guerrero Addition, an addition to the City of Waukegan, (The County) and does hereby dedicate to the public use herein for public use herein, the streets and alleys shown hereon. Juan and Priscilla Guerrero do hereby certify the following:
1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
3. The easements and public uses shown, as shown, and created by this plat are dedicated to the public use hereon for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements so shown.
5. The County is not responsible for replacing any improvements or, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the multiple use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utility, said use by public utilities being subordinate to the public use and the County's use thereof.
7. The County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which impede or interfere with the construction, maintenance or efficiency of their respective systems in the easements.
8. The County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstruction, maintaining, installing, maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity of any state permitting jurisdiction from anyone.
9. All modifications to this document shall be by no means of plat and approved by Ellis County.
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Ellis County, Texas
Whereas my hand this _____ day of _____ 2022
By _____
Juan Guerrero _____ Priscilla Guerrero _____
State of Texas _____
Before me the undersigned authority, a notary public in and for the state on this day personally appeared Juan and Priscilla Guerrero who to be the persons whose names are subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.
Given under my hand and seal of office this _____ day of _____ 2022

Notary Public
Replat
Lot 1
Block A
Guerrero Addition
Being 1.551 Acres
Being a Replat of a Portion of Lot 1
Fairway Road Addition
Caddo County, Texas
Plat Records of Ellis County, Texas
An Addition to the City of Waukegan in
Ellis County, Texas
Case No. SU-W 46 2022 Prepared Date: March, 2022

(7)

Planning & Zoning Department Plat Staff Report



Case: SUB-37-2022

MEETING DATE(S)

Planning & Zoning Commission: June 14, 2022

CAPTION

Public Hearing on a request by Pascual Mojica, for a **Replat** of Blocks 104 and 100, Original Town of Waxahachie, to create Block 104, Lots 1 & 2 Original Town of Waxahachie, 2 Residential Lots, being .3657 acres, located at 105 Frierson Street, an addition in the City of Waxahachie. (Property ID 171136 & 171127) – Owner: B&B Managing & Consulting, LLC. (SUB-37-2022)

APPLICANT REQUEST

The purpose of this request is to Blocks 104 and 100, Original Town of Waxahachie, to create Block 104, Lots 1 & 2 Original Town of Waxahachie, 2 Residential Lots, being .3657 acres, located at 105 Frierson Street.

CASE INFORMATION

<i>Applicant:</i>	Pascual Mojica
<i>Property Owner(s):</i>	B&B Managing & Consulting, LLC.
<i>Site Acreage:</i>	.3657 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	N/A
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public utilities are provided to the property.

SUBJECT PROPERTY

<i>General Location:</i>	105 Frierson Street
<i>Parcel ID Number(s):</i>	171136 & 171127
<i>Current Zoning:</i>	Single-Family Residential – 3 (SF-3)
<i>Existing Use:</i>	The subject property is currently undeveloped
<i>Platting History:</i>	Blocks 104 and 100, Original Town of Waxahachie

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to **Replat** of Blocks 104 and 100, Original Town of Waxahachie, to create Block 104, Lots 1 & 2 Original Town of Waxahachie, 2 Residential Lots. All City of Waxahachie lot size and dimension requirements have been met. The subject property is zoned SF-3, but is also located within the City of Waxahachie Infill Overlay District.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, **37** 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

As of the date of this staff report, 5 letters of support have been received.

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.

ATTACHED EXHIBITS

Identify the exhibits that will be included as agenda backup material.

1. Plat
2. Letters of Support

APPLICANT REQUIREMENTS

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

(7)

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:

Ashlie Jones

Senior Planner

ashlie.jones@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(7)

RECEIVED MAY 31 2022

Case Number: SUB-37-2022

City Reference: 171132

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 7, 2022 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

5/27/22
Date

Jennifer Paramore/owner
Printed Name and Title

115 Frierson 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.

(7)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-37-2022

BFD MANAGING & CONSULTING LLC
1731 ALASKA AVE
DALLAS, TX 75216

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 14, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Public Hearing on a request by Pascal Mojica, Project Consulting, for a **Replat** of Blocks 100 & 104, Original Town of Waxahachie, to create Lots 1 & 2, Block 104, Original Town of Waxahachie, 2 Residential Lots, being .3657 acres, located at 105 Frierson St., (Property ID 171136, 171127) – Owner: B&B MANAGING & CONSULTING, LLC (SUB-37-2022)

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-37-2022

City Reference: 171132

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 7, 2022* 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.

Comments: SUPPORT

OPPOSE

RECEIVED MAY 31 2022

Brendt Detenmann
Signature

5-31-22
Date

Brendt Detenmann
Printed Name and Title

1731 Alaska Ave Dallas Tx 75216
Address

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

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

(7)

RECEIVED JUN 6 2022



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-37-2022**

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 14, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Public Hearing on a request by Pascual Mojica, Project Consulting, for a **Replat** of Blocks 100 & 104, Original Town of Waxahachie, to create Lots 1 & 2, Block 104, Original Town of Waxahachie, 2 Residential Lots, being .3657 acres, located at 105 Frierson St., (Property ID 171136, 171127) – Owner: B&B MANAGING & CONSULTING, LLC (SUB-37-2022)

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-37-2022**

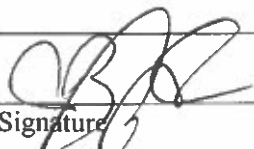
City Reference: 171132

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2022** 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
Brad Yates member
Printed Name and Title

6/1/22
Date
PO Box 2868
Address
Waxahachie, TX 75168

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.



RECEIVED JUN 06 2022

(7)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-37-2022



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 14, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Public Hearing on a request by Pascual Mojica, Project Consulting, for a **Replat** of Blocks 100 & 104, Original Town of Waxahachie, to create Lots 1 & 2, Block 104, Original Town of Waxahachie, 2 Residential Lots, being .3657 acres, located at 105 Frierson St., (Property ID 171136, 171127) – Owner: B&B MANAGING & CONSULTING, LLC (SUB-37-2022)

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-37-2022

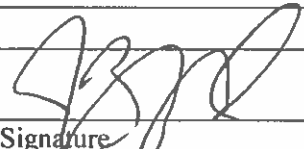
City Reference: 171132

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2022** 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:

<hr/>	
	<u>6/1/22</u>
Signature	Date
<u>Brad Yates, member</u>	<u>PO Box 2868</u>
Printed Name and Title	Address
	<u>Waxahachie, 75168</u>

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.

RECEIVED JUN 06 2022

(7)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-37-2022**



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 14, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Public Hearing on a request by Pascual Mojica, Project Consulting, for a Replat of Blocks 100 & 104, Original Town of Waxahachie, to create Lots 1 & 2, Block 104, Original Town of Waxahachie, 2 Residential Lots, being .3657 acres, located at 105 Frierson St., (Property ID 171136, 171127) – Owner: B&B MANAGING & CONSULTING, LLC (SUB-37-2022)

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-37-2022**

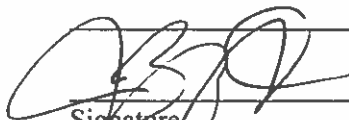
City Reference: 171132

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2022** 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
Brad Yates member
Printed Name and Title

6/1/22
Date
PO Box 2868
Address
Waxahachie, TX 75168

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

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Planning & Zoning Department

Plat Staff Report

Case: SUB-20-2022



MEETING DATE(S)

Planning & Zoning Commission: June 14, 2022

CAPTION

Public Hearing on a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a **Replat** of Lots 10 and 11, Southwick Farm, to create Lots 10R1, 10R2 & 11R, Southwick Farm, 3 Residential Lots, being 9.517 acres, located at 240 Southwick Drive, in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 155847 and 155838) – Owner: MARTIN & MARIA CORONA AND DANNY & KATHLEEN BROWN (SUB-20-2022)

APPLICANT REQUEST

The purpose of this request is to subdivide the subject property into three lots for single-family uses.

CASE INFORMATION

Applicant: Tim Jackson, Texas Reality Capture & Surveying, LLC

Property Owner(s): Martin and Maria Corona
Danny and Kathleen Brown

Site Acreage: 9.52 acres

Number of Lots: 3 lots

Number of Dwelling Units: 3 units

Park Land Dedication: Parkland dedication is not required since the subject property is located in the ETJ

Adequate Public Facilities: Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location: 240 Southwick Drive Palmer, Texas

Parcel ID Number(s): 155847 and 155838

Current Zoning: ETJ

Existing Use: There is an existing single-family residence on Lots 10R2 and 11R. There are no structures on Lot 10R1.

Platting History: The subject property was previously platted as Lots 10 and 11 of the Southwick Farm addition.

Site Aerial:



RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Replat

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;

STAFF CONTACT INFORMATION

Prepared by:
 Eleana Tuley, AICP
 Senior Planner
eleana.tuley@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

(11)

Planning & Zoning Department Plat Staff Report



Case: ZDC-56-2022

MEETING DATE(S)

Planning & Zoning Commission: June 14, 2022
City Council: June 20, 2022

CAPTION

Public Hearing on a request by Nic Paul, for a **Specific Use Permit (SUP)** for an **Accessory Structure equal or greater than 700SF** use within a **Planned Development-23-Single Family-1 (PD-23-SF-1)** zoning district located at 3359 Howard Rd. (Property ID 242726) – Owner: Dan & Lori Walser (ZDC-56-2022).

APPLICANT REQUEST

The applicant is requesting to construct at +700 sq. ft. (1,500 sq. ft.) accessory structure to the rear of a single family residential lot.

CASE INFORMATION

Applicant: Nic Paul
Property Owner(s): Dan & Lori Walser
Site Acreage: 1.503 acres
Current Zoning : PD-23-SF-1
Requested Zoning: PD-23-SF-1 with a Specific Use Permit (SUP) for an accessory structure greater than 700 square feet.

SUBJECT PROPERTY

General Location: 3359 Howard Rd.
Parcel ID Number(s): 283877
Current Zoning: Planned Development-23-Single Family-1 (PD-23-SF-1)
Existing Use: The existing use is residential.
Development History The subject property is platted as Lot 5 of the Waxahachie Lake Estates Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Future Development	Single Family Residential Home
East	Future Development	Single Family Residential Home
South	PD-23-SF-1	Single Family Residential Home
West	Rural Residential	Single Family Residential Home

Future Land Use Plan: Estate Residential

Comprehensive Plan: This use is representative of traditional, single-family detached dwellings on large lots that are over one acre in size. This type of land is envisioned to primarily be located in the southern portion of the City and in the ETJ area south and west of Waxahachie.

Thoroughfare Plan: The subject property is accessible via Howard Rd.

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to construct a +700 sq. ft. (1,500 sq. ft.) accessory structure to the side and rear of a single family residential lot at 3359 Howard Road. The Ellis County Appraisal District states that the primary structure on the property is 2,395 square feet. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a Specific Use Permit (SUP) to be approved by City Council.

Proposed Use:

The proposed accessory structure is comprised of 1,500 square feet of fully enclosed space. The applicant is proposing to construct the structure out of exterior metal panels. The structure is intended to be used for the storage of vehicles and equipment, and serve as a workshop space. The applicant has confirmed to staff that the structure will not be used as a dwelling of any kind and will not be metered, sold, or leased separately from the existing home. The accessory structure will be connected to the exiting driveway with

(11)

a concrete drive. At the time of this report (June 6, 2022), staff received one letter in support and one letter in opposition of the request.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 11 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

As of the date of this staff report, staff has received 4 responses. 3 letters of support, and 1 letter of opposition.

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. The accessory structure shall not be used as a dwelling.
 2. The accessory structure shall not be used for commercial purposes.
 3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
 4. The concrete will be extended from the driveway to the accessory structure.
 5. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

Identify the exhibits that will be included as agenda backup material.

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

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:
 Ashlie Jones
 Senior Planner
ashlie.jones@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com





SOUTHWEST LINE OF PECAN VALLEY
 MONUMENTED NORTHEAST LINE OF SECTION ONE WAXAHACHIE LAKE ESTATES
 PECAN VALLEY CAB. 8. SLIDE 279, P.R.E.C.T. PLAT # 8 30' 44" 50" E 136.07' S 29° 14' 00" E 134.73'
 10' UTILITY EASEMENT

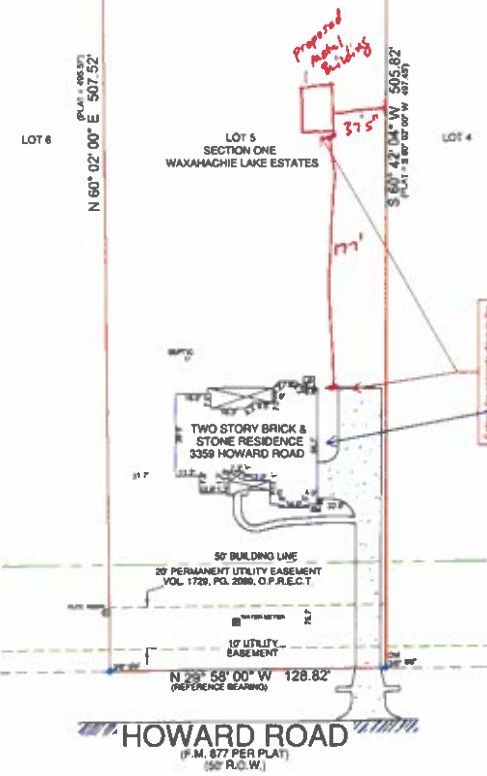
APPROVED
As shown on 05/26/16

LEGAL DESCRIPTION
 BEING LOT 5 OF SECTION ONE WAXAHACHIE LAKE ESTATES, AN ADDITION TO BLISS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 8, BLISS 811, OF THE PLAT RECORDS OF BLISS COUNTY, TEXAS.

FEMA NOTE
 THIS SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATHER AS SHOWN BY MAP NO. 493830008 7, DATED JUNE 3, 2015.

SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF APPROPRIATE THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCUMBRANCES, INTERFERENCES OR PROVISIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE PERSON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY, AND THIS SURVEY IS MADE PURSUANT TO THAT GREAT TITLE COMPANY'S POLICY UNDER THE OF MARISSA SCHWEN HERRON PROVIDED BY THE TITLE COMPANY NAMED HERRON AND THAT THE DATE, THE DIMENSIONS, RIGHTS OF WAY, OR OTHER LOCATIONS MATTERS OF RECORD THAT THE SURVEYOR HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN ON NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

NOTE
 BEARINGS ARE BASED ON THE RECORDED PLAT. BUILDING LINES AND EASEMENTS ARE BASED ON THE PLAT UNLESS OTHERWISE NOTED. THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (108) EASEMENT VOL. 388, PG. 288, D.R.E.C.T.
 (108) EASEMENT VOL. 449, PG. 308, D.R.E.C.T.
 (108) EASEMENT VOL. 449, PG. 309, D.R.E.C.T.
 (108) EASEMENT VOL. 472, PG. 387, D.R.E.C.T.



HOWARD ROAD
 (P.M. 877 PER PLAT)
 (50' P.O. W.)

	CONCRETE		WOOD FENCE
	CHAIN LINK FENCE		CHAIN LINK FENCE
	WROUGHT IRON FENCE		WIRE FENCE
	R.R. TIE RETAINING WALL		BRICK WALL
	STONE WALL		OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE		IRF - IRON ROD FOUND
	IPF - IRON PIPE FOUND		MFCP - METAL FENCE COR POST
	WFPCP - WOOD FENCE COR POST		

CM - CONTROLLING MONUMENT

TITLE SURVEY

3359 HOWARD ROAD
 CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS 75165

GFB: 19546
 BORROWER:
 DAN WALSER & LORI WALSER
 PREMIER JOB #: 16-03049
 TECH: TAG DATE: 05/02/16
 FIELD: JM FIELD DATE: 05/02/16



Town Square Title

Premier
 SURVEYING LLC
 5700 W. Plano Parkway
 Suite 2700
 Plano, Texas 75093
 OFFICE: 972-432-1800
 FAX: 972-964-7821

Michael W. Garner
 Registered Professional Land Surveyor



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-56-2022
◇◇◇

PHELPS JACK
3363 HOWARD RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 14, 2022 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 20, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Nic Paul, for a Specific Use Permit (SUP) for an Accessory Structure +700sf, use within a Planned Development – 23 – Single Family – 1 (PD-23-SF-1) zoning district located at 3359 Howard Rd (Property ID 242726) - Owner: DAN & LORI WALSER (ZDC-56-2022)

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-56-2022

City Reference: 241878

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on June 7, 2022 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

RECEIVED MAY 31 2022

Comments:

Jack Phelps
Signature

5/31/22
Date

Jack Phelps
Printed Name and Title

3363 Howard Rd.
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)

RECEIVED JUN 6 2022



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-56-2022**

DRECKSHAGE RONALD L & DELORES D
201 ASH DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 14, 2022 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 20, 2022 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Nic Paul, for a **Specific Use Permit (SUP)** for an **Accessory Structure +700sf**, use within a **Planned Development – 23 – Single Family – 1 (PD-23-SF-1)** zoning district located at **3359 Howard Rd** (Property ID 242726) - Owner: **DAN & LORI WALSER (ZDC-56-2022)**

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-56-2022**

City Reference: 175298

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2022** 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:

Absolutely Not: Regular sized storage house or garage, OK, but too sq. ft. - No! What possible "normal" use - Noise concerns. What part of "residential neighborhood" does he not understand?

Ronald L. Dreckshage
Signature

6-3-22
Date

Ronald L. Dreckshage - owner
Printed Name and Title

201 Ash DR. WAX, TX 75165
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.

email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-56-2022

City Reference: 176528

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2022** 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:

RECEIVED JUN 06 2022

Misty Lemack
Signature

5/31/22
Date

Misty Lemack owner
Printed Name and Title

3349 Howard Road
Address 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.

(11)

Case Number: ZDC-56-2022

City Reference: 242725

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *June 7, 2022* 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

RECEIVED JUN 06 2022

Comments:

Kristy Remock
Signature

5/3/22
Date

Kristy Remock Owner
Printed Name and Title

3399 Howard Rd
Address

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.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-45-2022



MEETING DATE(S)

Planning & Zoning Commission: June 14, 2022

City Council: June 20, 2022

CAPTION

Public Hearing on a request by Chris Reeves, Quickway Signs, for a **Specific Use Permit (SUP)** for an **Electronic Message Sign** use within a Planned Development – Commercial (PD-C) zoning district located at 2374 W US Hwy 287 BYP (Property ID 219310) - Owner: COWBOY BAPTIST CHURCH OF MIDLOTHIAN (ZDC-45-2022)

ACTION SINCE INITIAL STAFF REPORT

On May 24, 2022, at the request of the applicant, the Planning & Zoning Commission voted 5-0 to continue case no. ZDC-45-2022, from the May 24, 2022 Planning & Zoning Commission meeting agenda and the June 6, 2022 City Council meeting agenda to the June 14, 2022 Planning & Zoning Commission meeting agenda and the June 20, 2022 City Council meeting agenda.

APPLICANT REQUEST

The applicant is requesting to add a 72 square foot (6 ft. x 12 ft.) electronic message sign to an existing pole sign for the Cowboy Baptist Church located at 2374 W US Highway 287 Bypass.

CASE INFORMATION

Applicant: Chris Reeves, Quickway Signs

Property Owner(s): Cowboy Baptist Church of Midlothian

Site Acreage: 17.64 acres

Current Zoning: Planned Development-Commercial (PD-C)

Requested Zoning: Planned Development-Commercial (PD-C) with a Specific Use Permit (SUP) for an Electronic Message Sign

SUBJECT PROPERTY

General Location: 2374 W US Highway 287 Bypass

Parcel ID Number(s): 219310

Existing Use: The Cowboy Church of Ellis County

Development History:

The subject property is currently platted as part of Lot 2R of the Ellis County Youth Expo Subdivision. The subject property was rezoned with Ord. 2985 in 2017 from C to PD-C to allow for the continued use of the Ellis County Youth Expo and Cowboy Church of Ellis County.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Undeveloped
East	PD-C	Ellis County Youth Expo
South	N/A	Hwy 287 Bypass
West	PD-MUR	Undeveloped (Montclair Heights)

Future Land Use Plan:

Highway Commercial

Comprehensive Plan:

Highway Commercial areas are intended to allow for traditional commercial land uses, but such uses should be developed to a higher standard. For example, outside storage may be permitted, but would have to be screened and not visible from the road. In addition, a more limited array of commercial uses would be permitted. Hotels, motels, and car dealerships would be permitted, for example, but manufactured home sales and self-storage buildings would not. The idea is for these areas to show a positive image of Waxahachie and make visitors want to travel into the main part of the City.

Thoroughfare Plan:

The subject property is accessible from the US Highway 287 Bypass access road.

Site Image:



PLANNING ANALYSIS

The applicant is proposing to install a 72 square foot (6 ft. x 12 ft.) electronic message sign to an existing pole sign for the Cowboy Baptist Church located at 2374 W US Highway 287 Bypass. Since the May 24th Planning & Zoning Commission, the applicant has provided a revised proposal that incorporates a 4' by 2.5' austin stone pole cover around the existing pole.

The purpose of the LED Message board is to advertise for the Cowboy Church of Ellis County. The applicant has stated that the proposed sign would contain a combination of static and moving images and text. The applicant has also stated that the sign will be used to convey information about upcoming events at the church and church Arena. Examples of the items to be advertised with the sign include Youth Rodeo Group Events (Buck out Thursdays), Funerals, Dinners, Weddings, Holiday Events, etc.

Table 2: Electronic Message Sign Regulation Chart

Items highlighted in **bold are not consistent with the City of Waxahachie Zoning Ordinance*

Electronic Messaging Sign (City of Waxahachie)	Cowboy Church of Ellis County
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Electronic Message Signs shall be restricted to the form of monument signs. Per Section 5.08 of the Waxahachie Zoning Ordinance, Monuments signs shall have a low profile and must be made of stone, concrete, brick or other similar materials. A monument sign shall be solid from the ground up and all pole(s) or supports shall be concealed.	The proposed electronic message sign will be part of an existing pole sign.
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign will only provide information regarding the church and church events.
Such signs shall not exceed a brightness level of 0.3 foot candles above ambient light. In all zoning districts such signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.	The applicant has stated that the sign will be programmed to use an automatic sensor that reduces the brightness of the sign at night.
Signs shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts	The proposed sign will have moving text; but will not have flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
Any electronic message signs that are illuminated by artificial light or projects an electronic message through a changeable copy sign that is within 400 feet of a residence, park, playground, or scenic area as designated by a governmental agency having such authority shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.	The sign shall not be illuminated between the hours of 10pm – 6am.
A maximum of seventy (70) percent of the sign face may be devoted to changeable sign copy.	Approximately 45% of the sign face will be used as a changeable sign copy (electronic message board).

Table 3: Pole Sign Regulation Chart

Items highlighted in **bold are not consistent with the City of Waxahachie Zoning Ordinance*

Pole Signs (City of Waxahachie)	Cowboy Church of Ellis County
Max. Size= 200 sq. ft.	Proposed Size = approximately 158 SF (72.00 SF LED Message Board; 86 SF existing sign)
Max. Height= 75 ft.	Existing Height= 36 ft. tall
All signs greater than twenty-five (25) feet in height shall be set back a minimum distance of twenty-five (25) feet, plus one (1) foot for each foot the sign exceeds twenty-five (25) feet, from all property lines. Minimum Setback = 36 feet.	Proposed sign will is setback 22 ft. from public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 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.

STAFF CONCERNS

Pole Sign

Staff has concerns regarding the addition of an electronic message board to an existing pole sign, as opposed to a monument sign. Per Section 5.08 of the Waxahachie Zoning Ordinance, electronic message signs are restricted to the form of monument signs. Staff believes this requirement should be adhered so as to promote the highest and best use of property along Highway 287.

Proximity to Residential Uses

The Montclair Heights subdivision was recently approved directly to the west of the subject property. Following build out of Montclair Heights, residential homes will be located within 500 feet of the proposed sign. Though the proposed sign will be located in excess of 400 feet from a residence, the proposed placement of the sign at a height of 18.5 feet raises additional concerns regarding illumination and brightness adjacent to residential development. In order to mitigate these concerns if approved, staff suggests that the sign shall not be illuminated between the hours of 8pm – 8am.

During the May 24, 2022 Planning & Zoning Commission meeting, the applicant referred to previously approved electronic message signs for Ellis County Family Dentistry at 110 Park Place Boulevard (Ord. 2915) and the RVG Plaza Arredondo sign at 1332 US Hwy 287 Bypass (Ord. 2745). These signs are located in excess of 700 feet from the nearest single family residence. The maximum height of the electronic message board component for each of these signs is approximately 15 feet; as opposed to the 18.5 foot maximum height of the proposed sign. The height of the proposed sign, paired with its proximity to future single family residences, raises a concern for staff.

APPLICANT RESPONSE TO CONCERNS

Pole Sign

The applicant has stated their desire to place the proposed electronic message board on the existing pole sign in order for the sign to be visible from Highway 287.

Proximity to Residential Uses

The applicant has noted that the sign will be equipped with an automatic sensor that reduces the brightness of the sign at night.

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

- 1. Due to staff concerns, staff recommends denial for the proposed use.
- 2. Note: If the proposed use is denied by the Planning and Zoning Commission:
 - a. A favorable vote of three-fourths (¾) of all members, which equates to four (4) of the five (5) members, of the City Council is also required for any zoning request that was recommended for denial by the Planning and Zoning Commission. (Sec. 2.04, City of Waxahachie Zoning Ordinance)
- 3. Note: If the Planning and Zoning Commission chooses to recommend approval of proposed use, staff suggests that the following conditions be added to the approval recommendation.
 - a. The sign shall not be illuminated between the hours of 8pm – 8am.
 - b. The electronic message sign shall only provide information regarding the church and church events.
 - c. The electronic message sign shall not exceed a brightness level of 0.3 foot candles above ambient light. The sign shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.
 - d. The sign shall not have flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
 - e. If the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
 - f. City Council shall have the right to review the Specific Use Permit at any point, if needed.

ATTACHED EXHIBITS

- 1. Site Layout Plan
- 2. Sign Rendering

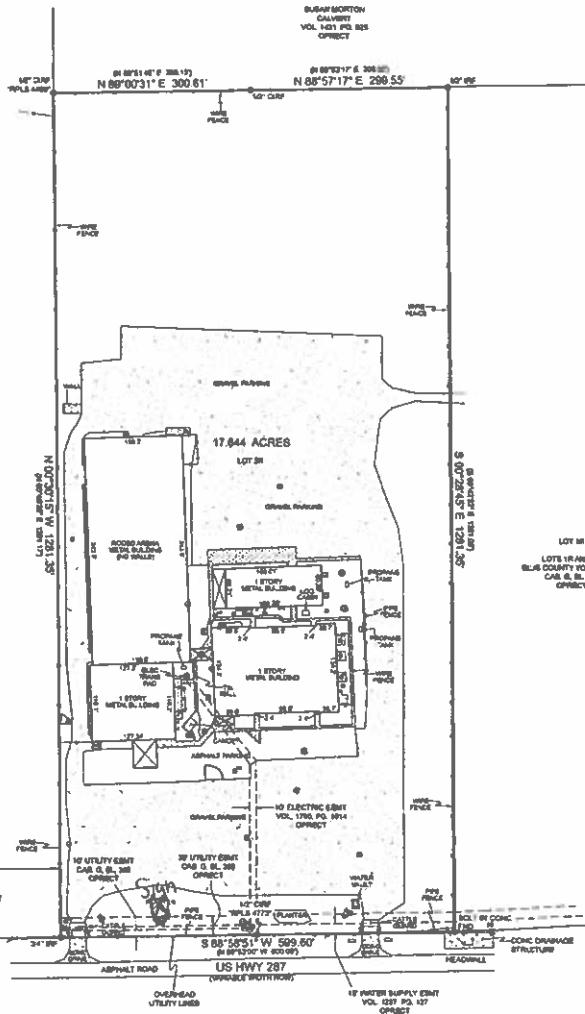
APPLICANT REQUIREMENTS

- 1. If approved by City Council, applicant can apply for a sign permit from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
 Zack King
 Planner
zking@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com



PROPERTY DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE W BRWN SURVEY, ABSTRACT NO. 845, CITY OF WADSWORTH, ELLIS COUNTY, TEXAS, AND BEING ALL OF LOT II, OF LOTS II, III AND IV, ELLIS COUNTY SOUTH 10TH ESW, AN ADDITION TO THE CITY OF WADSWORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 0, BLOCK 388, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.

I, JEREMY D. RUDOLPH, P.L.S., HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED FOR THE DESCRIPTION BEING HEREON. THE TRUE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONVENTION SURVEY.



LOT III
LOTS II AND III
ELLIS COUNTY SOUTH 10TH ESW
CAB. 0, BL. 388
OBJECT

NOTES
SEARCHED BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL, 2011 4322 HAD 23, PER GPS OBSERVATION.
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR ENCUMBRANCES OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 5% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 18032C0101A DATED JUNE 4, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- LEGEND
- AIR CONDITIONING UNIT
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ CREEP SILET
 - ⊙ BANSIARY BEMER MANHOLE
 - ⊙ BANSIARY BEMER CLEAR-OUT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ POWER POLE
 - ⊙ LIGHT POLE
 - ⊙ FIRE HYDRANT
 - ⊙ ELECTRIC PULLBOX
 - ⊙ FLAG POLE
- FENCE LINE (VARIOUS TYPES)
- CONCRETE
 - GRAVEL
 - CRP CAPPED BENCH ROAD POUND
 - SRP IRON ROD POUND
 - OBJECT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
 - PROCES RECORDS OR DEED CALLS
 - RDW RIGHT-OF-WAY

LAND TITLE SURVEY
17.844 ACRES
SITUATED IN THE
W BRWN SURVEY
ABSTRACT NO. 845
CITY OF WADSWORTH,
ELLIS COUNTY, TEXAS

PROJECT NO. 1988

TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 388
WADSWORTH, TEXAS 75082
972.414.8888
www.trcapture.com

CUSTOMER INFO

Contact: Cris Maddox
Company: Cowboy Church
Phone #: 214-455-5023
Email: MaddoxHorses@Gmail.com



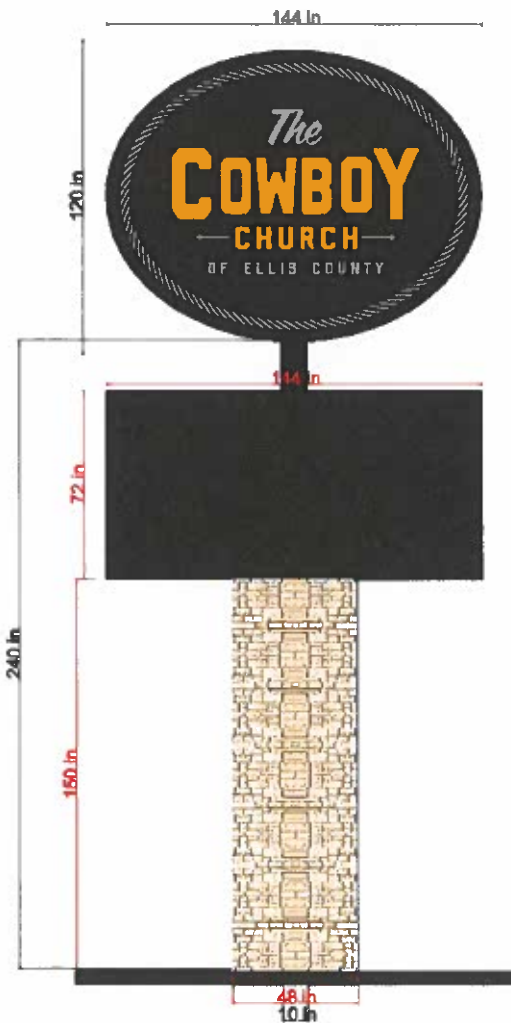
JOB DESCRIPTION

Existing Sign,
Adding LED
Message Board
12ft x 6ft

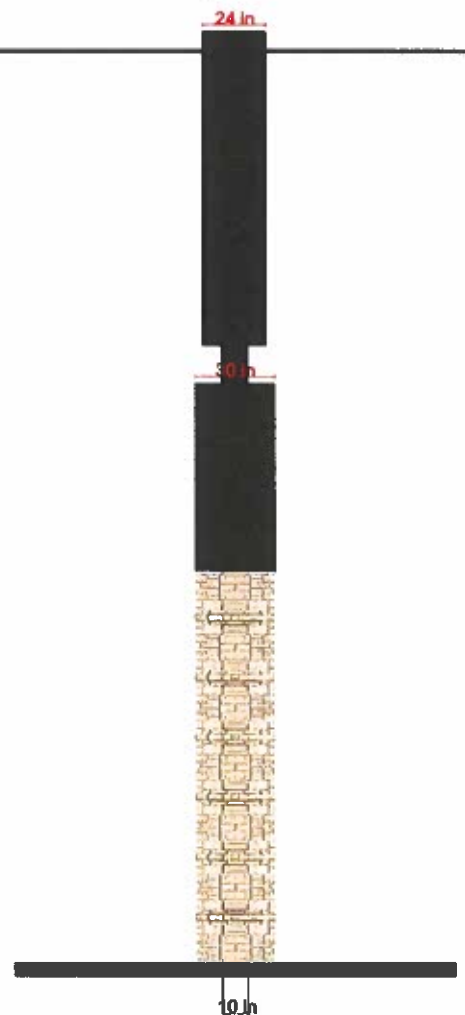
Due Date : N/A

Date: June 9th, 2022

PRICE



**Adding New
LED Message Board**



Front / Rear

Sides View

PLEASE PROOF READ CAREFULLY.

AFTER APPROVAL, QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF.