

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, November 12, 2019 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. ***Reorganize*** the Commission

5. ***Consent Agenda***

All matters listed under Item 5, 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 October 29, 2019
- b. Minutes of the Planning and Zoning Commission briefing of October 29, 2019

6. ***Public Hearing*** on a request by James Pool, Cross Development, for a Specific Use Permit (SUP) for **Auto Repair (Major)** use within a Commercial zoning district, located at 2001 Corporate Parkway (Property ID 273977) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0133)

7. ***Consider*** recommendation of Zoning Change No. SU-19-0133

8. ***Public Hearing*** on a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 403 Johnston Blvd (Property ID 174966) – Owner: GLYNNIE J & BILLY R STONE (SU-19-0129)

9. ***Consider*** recommendation of Zoning Change No. SU-19-0129

10. **Public Hearing** on a request by Brandon Edgley, Marc Jones Construction LLC DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-3 zoning district, located at 128 Garden Grove Drive (Property ID 272737) – Owner: ROLAND F & MARSHA L MAHARRY (SU-19-0130)
11. **Consider** recommendation of Zoning Change No. SU-19-0130
12. **Public Hearing** on a request by Keri Blalock, My Own Power, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 305 Richmond Lane (Property ID 172239) – Owner: AVAMAE B & VAUGHN FRANKS (SU-19-0131)
13. **Consider** recommendation of Zoning Change No. SU-19-0131
14. **Continue Public Hearing** on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)
15. **Consider** recommendation of Zoning Change No. PD-19-0124
16. **Public Hearing** on a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0132)
17. **Consider** recommendation of Zoning Change No. PD-19-0132
18. 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.

<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>

(5a)

Planning and Zoning Commission
October 29, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 29, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
Erik Test

Members Absent: Rick Keeler, Chairman
David Hudgins

Others Present: Shon Brooks, Director of Planning
Chris Webb, Planner
James Gaertner, Director of Public Works & Engineering
Amber Villarreal, Acting City Secretary

Others Absent: Mary Lou Shipley, Council Representative

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

Vice Chairman Melissa Ballard called the meeting to order and Mr. Jim Phillips gave the invocation.

3. **Reorganize the Commission**

The Planning & Zoning Commission will reorganize at the November 12, 2019 meeting.

4. **Public Comments**

None

5. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of October 15, 2019
- b. Minutes of the Planning and Zoning Commission briefing of October 15, 2019

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Erik Test seconded, All Ayes.

6. **Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)**

(5a)

Planning and Zoning Commission

October 29, 2019

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Vice Chairman Ballard opened the Public Hearing.

Planner Chris Webb announced the applicant requested to continue the Public Hearing to the November 12, 2019 meeting.

Ms. Betty Square Coleman asked what the applicant is requesting and Planning Director Shon Brooks explained the applicant is proposing a single family development with zero lot line patio homes.

7. Consider recommendation of Zoning Change No. PD-19-0124

Action:

Mr. Jim Phillips moved to continue a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124) to the November 12, 2019 Planning & Zoning Commission meeting. Ms. Betty Square Coleman seconded, All Ayes.

8. Consider request by Liliana Sandoval for a Plat of Fuentes Ranch for 1 lot being 1.154 acres situated in the CH Hurst Survey, Abstract 456 (Property ID 138921) in the Extra Territorial Jurisdiction - Owner: CARLOS FUENTES-HERNANDEZ AND LILIANA SANDOVAL (PL-19-0120)

Mr. Webb reviewed the case explaining the applicant requested approval to plat one lot to construct a single-family residence. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Liliana Sandoval for a Plat of Fuentes Ranch for 1 lot being 1.154 acres situated in the CH Hurst Survey, Abstract 456 (Property ID 138921) in the Extra Territorial Jurisdiction - Owner: CARLOS FUENTES-HERNANDEZ AND LILIANA SANDOVAL (PL-19-0120). Mr. Erik Test seconded, All Ayes.

9. Consider request by Hal Barrix, Harlan Properties, Inc., for a Final Plat of Oxford Ranch Two, Phase 2, for 48 lots being 69.645 acres situated in the T. Cassidy Survey, Abstract 225 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction - Owner: HARLAN PROPERTIES INC (FP-19-0125)

Mr. Webb reviewed the case explaining the applicant requested final plat approval for the second phase of Oxford Ranch subdivision. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Hal Barrix, Harlan Properties, Inc., for a Final Plat of Oxford Ranch Two, Phase 2, for 48 lots being 69.645 acres situated in the T. Cassidy

(5a)

Planning and Zoning Commission

October 29, 2019

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Survey, Abstract 225 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction - Owner: HARLAN PROPERTIES INC (FP-19-0125). Ms. Bonney Ramsey seconded, All Ayes.

10. **Consider request by Kim Tucker, Greatwood Development, for a Plat of Savannah Oaks for 7 lots being 10.987 acres situated in the J. Barker Survey, Abstract 40 (Property ID 205300) in the Extra Territorial Jurisdiction - Owner: GREATWOOD DEVELOPMENT LLC (PL-19-0127)**

Mr. Webb reviewed the case explaining the applicant intends to plat the current lot into five (5) individual lots for the development of single-family residences. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Kim Tucker, Greatwood Development, for a Plat of Savannah Oaks for 5 lots being 10.987 acres situated in the J. Barker Survey, Abstract 40 (Property ID 205300) in the Extra Territorial Jurisdiction - Owner: GREATWOOD DEVELOPMENT LLC (PL-19-0127). Mr. Erik Test seconded, All Ayes.

11. **Consider request by Terry Nay, DVN Holdings LTD, for a Final Plat of Waxahachie Car Wash for 1 lot being 0.6584 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 273691) - Owner: DVN HOLDINGS LTD (FP-19-0128)**

Mr. Webb reviewed the case explaining the applicant is completing the final plat for the development of a car wash on the property. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Erik Test moved to approve a request by Terry Nay, DVN Holdings LTD, for a Final Plat of Waxahachie Car Wash for 1 lot being 0.6584 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 273691) - Owner: DVN HOLDINGS LTD (FP-19-0128). Mr. Jim Phillips seconded, All Ayes.

12. **Consider request by Matthew Martinez, JPH Land Surveying, for a Final Plat of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in the William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) - Owner: VAQUERO KIRKSEY STREET PARTNERS LP (FP-19-0126)**

Mr. Webb reviewed the case explaining the applicant is combining two (2) lots for development of a convenience store with gasoline sales. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Matthew Martinez, JPH Land Surveying, for a Final Plat of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in the William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) - Owner: VAQUERO KIRKSEY STREET PARTNERS LP (FP-19-0126). Mr. Jim Phillips seconded, All Ayes.

13. **Consider request by Bryan Connally, CBG Surveying Texas LLC, for a Replat of Lots 4-9, Block 183 and Lots 2A, 2B, and 3, Block 184 of New Town Heights Addition, to create Lots 1-4, Block A, Wyatt-Peters Addition, 2.085 acres (Property ID 174824, 171431, and 171433) – Owner: APRACE INVESTMENTS LLC (RP-19-0123)**

Mr. Webb reviewed the case explaining the applicant is replatting twelve (12) existing lots into four (4) larger lots for future single-family residences. He noted the applicant met all comments and staff recommended approval as presented.

Ms. Coleman thanked the applicant for changing to larger lot sizes. She expressed her concern with traffic congestion and on-street parking in the high traffic area.

Mr. Pedro Rodriguez, 1050 Pierce Road, Red Oak, Texas, explained he is replatting the existing twelve lots to four lots to allow for larger homes to be built. He noted the access point will be from Peters Street.

Action:

Ms. Betty Square Coleman moved to approve a request by Bryan Connally, CBG Surveying Texas LLC, for a Replat of Lots 4-9, Block 183 and Lots 2A, 2B, and 3, Block 184 of New Town Heights Addition, to create Lots 1-4, Block A, Wyatt-Peters Addition, 2.085 acres (Property ID 174824, 171431, and 171433) – Owner: APRACE INVESTMENTS LLC (RP-19-0123). Mr. Erik Test seconded, All Ayes.

14. **Consider request by Timothy Lyons, Lyons American Securities, Inc., for a Plat of The Village Apartments for 1 lot being 16.93 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 138302 and 227073) - Owner: LYONS AMERICAN SECURITIES INC (PL-19-0113)**

Mr. Webb reviewed the case explaining the applicant is platting six (6) lots for mixed-use development to include 225 dwelling units for The Village Apartments. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Timothy Lyons, Lyons American Securities, Inc., for a Plat of The Village Apartments for 6 lots being 16.93 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 138302 and 227073) - Owner: LYONS AMERICAN SECURITIES INC (PL-19-0113). Ms. Betty Square Coleman seconded, All Ayes.

15. **Adjourn**

There being no further business, the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Amber Villarreal
Acting City Secretary

(5b)

Planning and Zoning Commission
October 29, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 29, 2019 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
Erik Test

Members Absent: Rick Keeler, Chairman
David Hudgins

Others Present: Shon Brooks, Director of Planning
Chris Webb, Planner
James Gaertner, Director of Public Works & Engineering
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Acting City Secretary

Others Absent: Mary Lou Shipley, Council Representative

1. Call to Order

Vice Chairman Melissa Ballard called the meeting to order.

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

Planning Director Shon Brooks explained the Commission could reorganize at the next meeting to allow for the Chairman to be in attendance.

Planner Chris Webb reviewed the following cases:

- PD-19-0124, applicant requested to continue to the November 12, 2019 meeting.
- PL-19-0120, staff recommended approval as presented.
- FP-19-0125, staff recommended approval as presented.
- PL-19-0127, requesting five lots and staff recommended approval as presented.
- FP-19-0128, staff recommended approval as presented.
- FP-19-0126, staff recommended approval as presented.
- RP-19-0123, applicant requested 4 large lots and staff recommended approval as presented. Ms. Betty Square Coleman expressed her concern with traffic congestion and on-street parking in the area.
- PL-19-0113, staff recommended approval as presented.

3. Adjourn

There being no further business, the meeting adjourned at 6:51 p.m.


Respectfully submitted,

Amber Villarreal, Acting City Secretary

(6 + 7)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager 
Date: October 30, 2019
Re: SU-19-0133 – Caliber Collision

On October 29, 2019, the applicant requested to continue case no. SU-19-0133 to the December 17, 2019 Planning and Zoning meeting and the January 6, 2020 City Council meeting agenda.

Planning & Zoning Department

Zoning Staff Report



Case: SU-19-0129

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2019

City Council: November 18, 2019

CAPTION

Public Hearing on a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 403 Johnston Blvd (Property ID 174966) – Owner: GLYNNIE J & BILLY R STONE (SU-19-0129)

APPLICANT REQUEST

The purpose of this request is to permit the use of residential solar panels.

CASE INFORMATION

Applicant: Amanda Doty, B&M Assessment Services

Property Owner(s): Glynnie J and Billy R Stone

Site Acreage: 0.234 acres

Current Zoning: Single Family-2

Requested Zoning: Specific Use Permit for Rooftop Solar Panel System

SUBJECT PROPERTY

General Location: 403 Johnston Blvd

Parcel ID Number(s): 174966

Existing Use: Single Family Residence

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	2F	Residential Duplex
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

Future Land Use Plan: Low Density Residential

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 property is accessible via Johnston Blvd.

Site Image:



PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current site plan submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 27 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.

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. Site Plan

APPLICANT REQUIREMENTS

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

(8)

Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

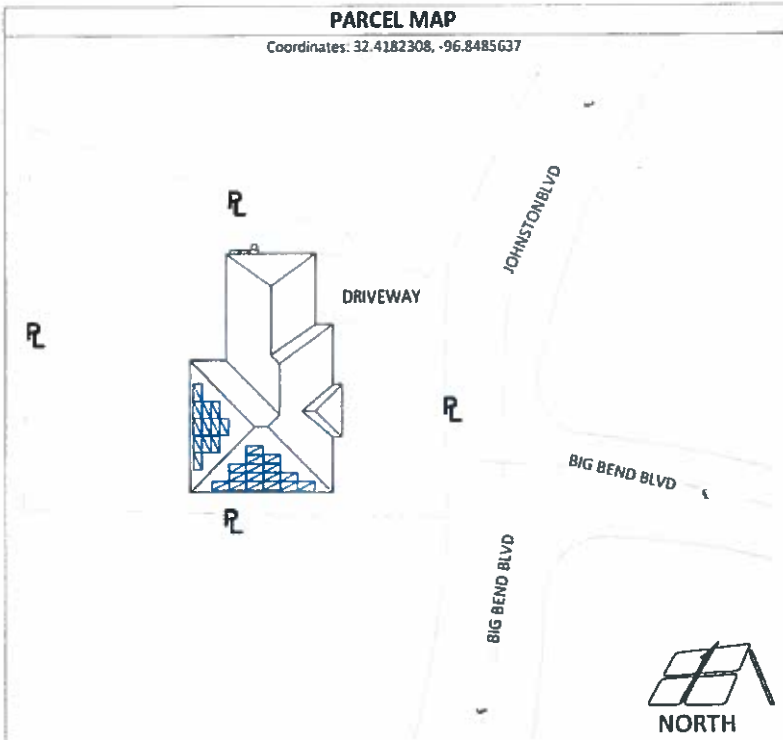
cwebb@waxahahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahahachie.com



GOVERNING CODES

APPLICABLE BUILDING CODES:
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 2015 INTERNATIONAL FIRE CODE
 2017 NATIONAL ELECTRIC CODE

DESIGN CRITERIA

BUILDING OCCUPANCY: R-3
RISK CATEGORY: Risk Category II
ASCE 7-10 WIND SPEED: 115
EXPOSURE CATEGORY: Exposure C
SNOW LOAD: 5
SNOW EXPOSURE: N/A
CONSTRUCTION TYPE: VB



SCOPE OF WORK

ROOF MOUNTED PV (SOLAR) PROJECT GRID-TIED W/O BATTERY STORAGE

PROPOSED SOLAR EQUIPMENT		SITE / PROJECT DETAILS	
QTY.	EQUIPMENT DESCRIPTION/MFG/MODEL	CONNECTION	LINE SIDE TAP
28	MODULES PEIMAR 56310M (BF)	SYSTEM SIZE DC	8.680 KW
1	INVERTER(S) SolarEdge SE7600H US (240V)	SYSTEM SIZE AC	7.731 KW
N/A	RACKING IronRidge XR100 Rail	QTY. STRING/CKT.	2
71	STANCHIONS IronRidge FlashFoot2	ELECT. SERVICE	120/240V - 1Ø
1	RSD DEVICE INTEGRATED IN INV & OPT	ROOF COVERING	Comp Shingle
N/A	BATTERIES N/A	MAX ARRAY HGT.	N/A
N/A	COMBINER(S) N/A	TILT	33.7 DEGREES
N/A	MSP RATINGS 200A BUS/200A MB	AZIMUTH	239,149 DEGREES

PROJECT TEAM LIST

CONTRACTOR:
 Daybreak Install LLC
 2100 N Main St Ste. 212
 Fort Worth, TX 76164
 CONTRACTOR LIC #: TECL32815
 PHONE: (817) 995-9572
 CONTACT NAME: James Blakely
 PHONE: (817) 995-9572
 EMAIL: james@daybreakinstall.com

ELECTRICAL UTILITY:
 Oncor Electric Delivery
 ESI ID NUMBER: 10443720004436503
 PHONE:
 AUTHORITY HAVING JURISDICTION:
 BUILDING: City of Waxahachie
 PHONE:

ENGINEERED BY:
 Scott E. Wyssling
 76 North Meadowbrook Dr
 Alpine, UT 84004
 LICENSE #: 122669
 LICENSE TYPE: PE
 PHONE: (202) 874-3483
 EMAIL: swyssling@wysslingconsulting.com

DESIGN BY:
 James Blakely
 PHONE: (817) 995-9572
 EMAIL: james@daybreakinstall.com

PROJECT DRAFTER:
 Advanced Solar Solutions
 39650 Mallard
 Bass Lake, CA 93604

ADVANCED SOLAR SOLUTIONS
 PHONE: 559-321-7000
 EMAIL: info@advpermits.com

HOME OWNER PROJECT LOCATION:
 Glennie Stone
 403 Johnston Blvd, Waxahachie, TX 75165

CONTACT NAME: Glennie Stone
PHONE: (972) 923-3780
EMAIL: ghd@outlook.com



PROJECT APN:

GENERAL PROJECT & JURISDICTIONAL NOTES

INSPECTION REQUIREMENTS	JURISDICTIONAL & LISTING REQUIREMENTS
1. A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH ALL OSHA REGULATIONS.	1. WHEN APPLICABLE A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL OR ANS/UL 217 CERTIFIED TO NATIONAL FIRE ALARM AND SIGNALING CODE, WITH T2 SHALL BE VERIFIED FUNCTIONAL OR INSTALLED IN ALL APPLICABLE CODE REQUIREMENT LOCATIONS.
2. PENDING LOCAL JURISDICTIONAL REQUIREMENTS AND WHEN APPLICABLE ALL ELECTRICAL ENCLOSURE DEAD FRONTS, COVERS, DOORS, ETC. SHALL BE OPEN AND ACCESSIBLE FOR INSPECTIONS. WHEN TRANCH AND ROOM INSPECTIONS ARE REQUIRED WORK SHALL BE OPEN AND ACCESSIBLE FOR INSPECTOR.	2. ALL APPLICABLE EQUIPMENT TO BE UL LISTED OR LISTED BY OTHER JURISDICTIONAL AND UL LISTED APPROVED ASSOCIATION OR NATIONALLY RECOGNIZED ORGANIZATION.
	3. FULL SCOPE OF WORK SHALL COMPLY WITH ALL APPLICABLE CODES LISTED IN GOVERNING CODES SECTION, ALL MANUFACTURER'S LISTINGS, INSTALLATION INSTRUCTIONS AND SPECIFICATIONS AND JURISDICTIONAL REQUIREMENTS.
	4. REVISED PLANS WILL BE REQUIRED TO BE RESUBMITTED TO THE LOCAL JURISDICTION IF THE INSTALLED ARRAY AND ASSOCIATED EQUIPMENT DOES NOT MATCH THE APPROVED BUILDING PLANS. ADDITIONAL FEES MAY ALSO APPLY.
	5. THE PLACEMENT OF A UTILITY PV PRODUCTION METER SHALL BE PROVIDED AND PLACED BY THE CONTRACTOR AS PER APPLICABLE UTILITY OR AHI REQUIREMENTS.

COPYRIGHT NOTICE

3. UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT EXPRESSED WRITTEN PERMISSION FROM THE CONTRACTOR AND ADVANCED SOLAR SOLUTIONS IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION.

REV	DATE	RELEASE	SUBMIT FOR PERMIT	COVER SHEET
			08/30/2019	
8.680 KW PHOTOVOLTAIC PLANS				PV-001
NAME	Glennie Stone			
ADDRESS	403 Johnston Blvd			
APN	Waxahachie, TX 75165			
TELEPHONE	2100 N Main St Ste. 212 Fort Worth, TX 76164 (817) 995-9572			



Wyssling Consulting
Firm # 20109

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Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0130



MEETING DATE(S)

Planning & Zoning Commission: November 12, 2019

City Council: November 18, 2019

CAPTION

Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-3 zoning district, located at 128 Garden Grove Drive (Property ID 272737) – Owner: ROLAND F & MARSHA L MAHARRY (SU-19-0130)

APPLICANT REQUEST

The purpose of this request is to permit the use of residential solar panels.

CASE INFORMATION

Applicant: Brandon Edgley, Sunpro Solar

Property Owner(s): Roland F and Marsha L Maharry

Site Acreage: .12 acres

Current Zoning: Planned Development-Single Family-3

Requested Zoning: Specific Use Permit for Rooftop Solar Panel System

SUBJECT PROPERTY

General Location: 128 Garden Grove Drive

Parcel ID Number(s): 272737

Existing Use: Single Family Residence

Development History: N/A

Adjoining Zoning & Uses:

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

Future Land Use Plan: Low Density Residential

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:

The property is accessible via Garden Grove Drive

Site Image:



PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current site plan submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 41 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 rooftop solar panel system.

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. Site Plan
2. 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:

Chris Webb

Planner

cwebb@waxahahachie.com

Reviewed by:

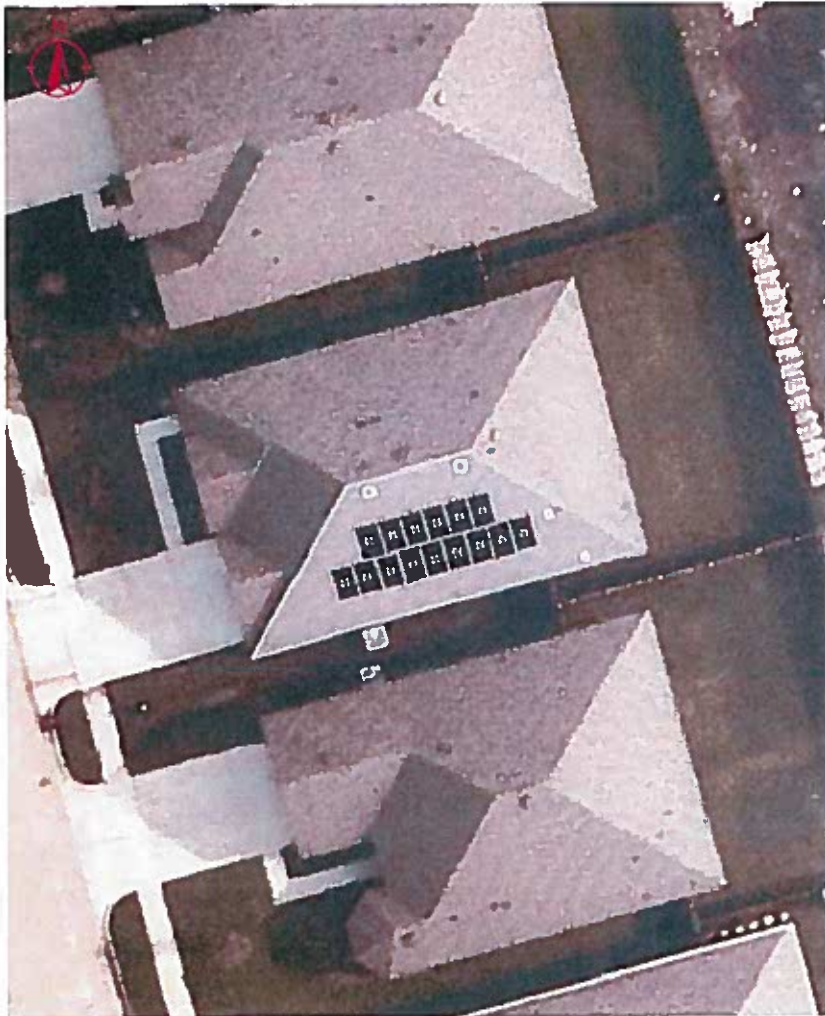
Shon Brooks, AICP

Director of Planning

sbrooks@waxahahachie.com

Install Map - Marsha Maharry

Quantity: 15
 Panel: LG335N1C-V5
 Inverter: Enphase IQ7-60-2-US (240V)



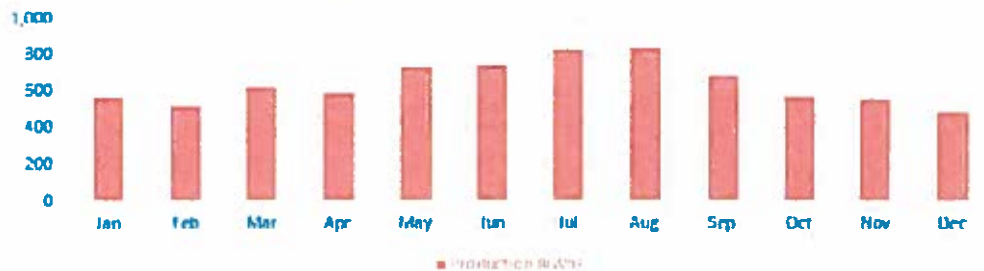
Estimated Energy Savings

Annual Results	7,755 kWh per Year*	
	Low	High
Estimated Solar Energy Production <small>(kWp)</small>	7,455	8,055
Estimated Energypro Efficiency Savings <small>(kWp)**</small>	2,000	6,000
Solar + Energypro Estimated Annual Benefit <small>(kWp)</small>	9,455	14,055
Monthly Estimates <small>(kWp)</small>	492	844

*The solar energy production provided here is only an estimate and does not take into account any pre-existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

**Results from the energy efficiency work conducted by Energypro are estimates only, and cannot be guaranteed as every home utilizes different construction methods.

Estimated Monthly Production



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MODIFICATION ON SITE REDESIGN DUE TO UNFORESEEN OBSTRUCTIONS OR SIZE RESTRICTIONS TO BE APPROVED BY THE HOA/DOWNTOWN

I, Marsha Maharry, APPROVE THE PROPOSED DESIGN AND ESTIMATED* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

DocuSigned by:

 612007880436404

MARCJONES CONSTRUCTION
 residential · commercial · solar

SUNPRO
 SOLAR HOME SPECIALISTS

128 Garden Grove Drive, Waxahachie TX 75165			
Install:	5.40 kW Solar Panel System		
Jurisdiction:	City of Waxahachie		
Utility:	Oncor ESI ID: 10443720009309234		
Designer:	J. Cruz		
Date:	09.17.19	REV: 1	Sheet: 1 of 1

(10)

(10)

RECEIVED
10/28/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0130



MAHARRY ROLAND F & MARSHA L
128 GARDEN GROVE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 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 Brandon Edgley, Marc Jones Construction LLC DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 128 Garden Grove Drive (Property ID 272737) – Owner: ROLAND F & MARSHA L MAHARRY (SU-19-0130)

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: SU-19-0130
City Reference: 272737

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: None - we had solar before and it was great.

Roland F. Maharry
Signature

28 Oct 2019
Date

Roland F. Maharry
Printed Name and Title

128 Garden Grove Dr. Waxahachie TX
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.

(10)

RECEIVED
11/5/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0130



CAMERON GLEN F & RUTH H
124 GARDEN GROVE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 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 Brandon Edgley, Marc Jones Construction LLC DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 128 Garden Grove Drive (Property ID 272737) – Owner: ROLAND F & MARSHA L MAHARRY (SU-19-0130)

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: SU-19-0130
City Reference: 272735

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: if, location is not visible from street

Glen Cameron
Signature

10/31/19
Date

Glen F Cameron
Printed Name and Title

124 Garden Grove Dr, 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.

Case SU-19-0130 Support: 2

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
258764	SMITH JASON & GAYLA	0.179	LOT 9 BLK 1 PARK PLACE PH 2 .179 AC	116 NORTH STAR LN	WAXAHACHIE	TX	75165	116 NORTH STAR LN WAXAHACHIE TX 75165
258765	HUNTER BENJAMIN K & ZASANAHA	0.179	LOT 10 BLK 1 PARK PLACE PH 2 .179 AC	118 NORTHSTAR LN	WAXAHACHIE	TX	75165	118 NORTH STAR LN WAXAHACHIE TX 75165
258766	KASEY ANTONY M & BRITTANI & JERRY M SHULER	0.179	LOT 11 BLK 1 PARK PLACE PH 2 .179 AC	120 NORTH STAR LN	WAXAHACHIE	TX	75165	120 NORTH STAR LN WAXAHACHIE TX 75165
258767	ROLLAND DEANNA	0.179	LOT 12 BLK 1 PARK PLACE PH 2 .179 AC	122 NORTHSTAR LN	WAXAHACHIE	TX	75165	122 NORTH STAR LN WAXAHACHIE TX 75165
258768	SCHERRER NICOLAS J & AMY	0.179	LOT 13 BLK 1 PARK PLACE PH 2 .179 AC	124 NORTH STAR LN	WAXAHACHIE	TX	75165	124 NORTH STAR LN WAXAHACHIE TX 75165
272669	D R HORTON TEXAS LTD	0.12	LOT 2 BLK 3 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	134 ARBORSIDE DR WAXAHACHIE TX 75165
272670	D R HORTON TEXAS LTD	0.12	LOT 3 BLK 3 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	132 ARBORSIDE DR WAXAHACHIE TX 75165
272671	D R HORTON TEXAS LTD	0.12	LOT 4 BLK 3 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	130 ARBORSIDE DR WAXAHACHIE TX 75165
272672	D R HORTON TEXAS LTD	0.12	LOT 5 BLK 3 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	128 ARBORSIDE DR WAXAHACHIE TX 75165
272673	D R HORTON TEXAS LTD	0.12	LOT 6 BLK 3 GARDEN VALLEY WEST .12 AC	4306 MILLER RD	ROWLETT	TX	75088	126 ARBORSIDE DR WAXAHACHIE TX 75165
272674	D R HORTON TEXAS LTD	0.12	LOT 7 BLK 3 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	124 ARBORSIDE DR WAXAHACHIE TX 75165
272675	D R HORTON TEXAS LTD	0.12	LOT 8 BLK 3 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	122 ARBORSIDE DR WAXAHACHIE TX 75165
272701	D R HORTON TEXAS LTD	0.11	LOT 34 BLK 3 GARDEN VALLEY WEST 0.11 AC	4306 MILLER RD	ROWLETT	TX	75088	119 GARDEN GROVE DR WAXAHACHIE TX 75165
272702	D R HORTON TEXAS LTD	0.11	LOT 35 BLK 3 GARDEN VALLEY WEST 0.11 AC	4306 MILLER RD	ROWLETT	TX	75088	121 GARDEN GROVE DR WAXAHACHIE TX 75165
272703	D R HORTON TEXAS LTD	0.11	LOT 36 BLK 3 GARDEN VALLEY WEST 0.11 AC	4306 MILLER RD	ROWLETT	TX	75088	123 GARDEN GROVE DR WAXAHACHIE TX 75165
272704	D R HORTON TEXAS LTD	0.11	LOT 37 BLK 3 GARDEN VALLEY WEST 0.11 AC	4306 MILLER RD	ROWLETT	TX	75088	125 GARDEN GROVE DR WAXAHACHIE TX 75165
272705	D R HORTON TEXAS LTD	0.11	LOT 38 BLK 3 GARDEN VALLEY WEST .11 AC	4306 MILLER RD	ROWLETT	TX	75088	127 GARDEN GROVE DR WAXAHACHIE TX 75165
272706	D R HORTON TEXAS LTD	0.11	LOT 39 BLK 3 GARDEN VALLEY WEST 0.11 AC	4306 MILLER RD	ROWLETT	TX	75088	129 GARDEN GROVE DR WAXAHACHIE TX 75165
272707	D R HORTON TEXAS LTD	0.11	LOT 40 BLK 3 GARDEN VALLEY WEST 0.11 AC	4306 MILLER RD	ROWLETT	TX	75088	131 GARDEN GROVE DR WAXAHACHIE TX 75165
272708	D R HORTON TEXAS LTD	0.11	LOT 41 BLK 3 GARDEN VALLEY WEST .11 AC	4306 MILLER RD	ROWLETT	TX	75088	133 GARDEN GROVE DR WAXAHACHIE TX 75165
272709	D R HORTON TEXAS LTD	0.14	LOT 42 BLK 3 GARDEN VALLEY WEST 0.14 AC	4306 MILLER RD	ROWLETT	TX	75088	135 GARDEN GROVE DR WAXAHACHIE TX 75165
272710	D R HORTON TEXAS LTD	0.14	LOT 1 BLK 4 GARDEN VALLEY WEST 0.14 AC	4306 MILLER RD	ROWLETT	TX	75088	135 ARBORSIDE DR WAXAHACHIE TX 75165
272711	D R HORTON TEXAS LTD	0.12	LOT 2 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	133 ARBORSIDE DR WAXAHACHIE TX 75165
272712	D R HORTON TEXAS LTD	0.12	LOT 3 BLK 4 GARDEN VALLEY WEST .12 AC	4306 MILLER RD	ROWLETT	TX	75088	131 ARBORSIDE DR WAXAHACHIE TX 75165
272713	D R HORTON TEXAS LTD	0.12	LOT 4 BLK 4 GARDEN VALLEY WEST .12 AC	4306 MILLER RD	ROWLETT	TX	75088	129 ARBORSIDE DR WAXAHACHIE TX 75165
272714	D R HORTON TEXAS LTD	0.12	LOT 5 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	127 ARBORSIDE DR WAXAHACHIE TX 75165
272715	D R HORTON TEXAS LTD	0.12	LOT 6 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	125 ARBORSIDE DR WAXAHACHIE TX 75165
272716	D R HORTON TEXAS LTD	0.12	LOT 7 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	123 ARBORSIDE DR WAXAHACHIE TX 75165
272717	CIFDOGAN RIZA & TENSY	0.12	LOT 8 BLK 4 GARDEN VALLEY WEST .12 AC	121 ARBORSIDE DR	WAXAHACHIE	TX	75165	121 ARBORSIDE DR WAXAHACHIE TX 75165
272718	D R HORTON TEXAS LTD	0.12	LOT 9 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	119 ARBORSIDE DR WAXAHACHIE TX 75165
272719	D R HORTON TEXAS LTD	0.12	LOT 10 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	117 ARBORSIDE DR WAXAHACHIE TX 75165
272732	MORGAN JAN R	0.12	LOT 23 BLK 4 GARDEN VALLEY WEST 0.12 AC	118 GARDEN GROVE DR	WAXAHACHIE	TX	75165	118 GARDEN GROVE DR WAXAHACHIE TX 75165
272733	AVILES GENARO II & DONYA ANNETTE	0.12	LOT 24 BLK 4 GARDEN VALLEY WEST 0.12 AC	120 GARDEN GROVE DR	WAXAHACHIE	TX	75165	120 GARDEN GROVE DR WAXAHACHIE TX 75165
272734	FAGGINS TIFFANY & CHRISTOPHER	0.12	LOT 25 BLK 4 GARDEN VALLEY WEST 0.12 AC	122 GARDEN GROVE DR	WAXAHACHIE	TX	75165	122 GARDEN GROVE DR WAXAHACHIE TX 75165
272735	CAMERON GLEN F & RUTH H	0.12	LOT 26 BLK 4 GARDEN VALLEY WEST .12 AC	124 GARDEN GROVE DR	WAXAHACHIE	TX	75165	124 GARDEN GROVE DR WAXAHACHIE TX 75165
272736	ROUSE CONCHA	0.12	LOT 27 BLK 4 GARDEN VALLEY WEST 0.12 AC	126 GARDEN GROVE DR	WAXAHACHIE	TX	75165	126 GARDEN GROVE DR WAXAHACHIE TX 75165
272737	MAHARRY ROLAND F & MARSHA L	0.12	LOT 28 BLK 4 GARDEN VALLEY WEST 0.12 AC	128 GARDEN GROVE DR	WAXAHACHIE	TX	75165	128 GARDEN GROVE DR WAXAHACHIE TX 75165
272738	ANDALMAN DIANA M	0.12	LOT 29 BLK 4 GARDEN VALLEY WEST 0.12 AC	130 GARDEN GROVE DR	WAXAHACHIE	TX	75165	130 GARDEN GROVE DR WAXAHACHIE TX 75165
272739	CHISHOLM SHERILYN D & JAMES M	0.12	LOT 30 BLK 4 GARDEN VALLEY WEST 0.12 AC	132 GARDEN GROVE DR	WAXAHACHIE	TX	75165	132 GARDEN GROVE DR WAXAHACHIE TX 75165
272740	D R HORTON TEXAS LTD	0.12	LOT 31 BLK 4 GARDEN VALLEY WEST 0.12 AC	4306 MILLER RD	ROWLETT	TX	75088	134 GARDEN GROVE DR WAXAHACHIE TX 75165
272741	D R HORTON TEXAS LTD	0.14	LOT 32 BLK 4 GARDEN VALLEY WEST 0.14 AC	4306 MILLER RD	ROWLETT	TX	75088	136 GARDEN GROVE DR WAXAHACHIE TX 75165

(10)

Planning & Zoning Department

Zoning Staff Report



Case: SU-19-0131

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2019

City Council: November 18, 2019

CAPTION

Public Hearing on a request by Keri Blalock, My Own Power, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 305 Richmond Lane (Property ID 172239) – Owner: AVAMAE B & VAUGHN FRANKS (SU-19-0131)

APPLICANT REQUEST

The purpose of this request is to permit the use of residential solar panels.

CASE INFORMATION

Applicant: Keri Blalock, My Own Power

Property Owner(s): Avamae B and Vaughn Franks

Site Acreage: 0.281 acres

Current Zoning: Single Family-2

Requested Zoning: Specific Use Permit for Rooftop Solar Panel System

SUBJECT PROPERTY

General Location: 305 Richmond Lane

Parcel ID Number(s): 172239

Existing Use: Single Family Residence

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-2	Single Family Residence
West	SF-2	Single Family Residence

Future Land Use Plan: Low Density Residential

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 property is accessible via Richmond Lane and Charlotte Avenue.

Site Image:



PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current site plan submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 27 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.

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. Site Plan

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@waxahahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahahachie.com

SHEET INDEX

- PV-1 PLOT PLAN
- PV-2 SOLAR LAYOUT
- PV-3 ATTACHMENT DETAILS
- PV-4 ELECTRICAL LINE DIAGRAM

NOTES:

- SYSTEM FOLLOWS ANY/ALL FIRE CODE SETBACKS PER ORDINANCES OF THE WAXAHACHIE.
- ALL PROJECTS WILL COMPLY WITH THE ORDINANCES OF THE WAXAHACHIE.
- PRODUCT DATA SHEETS WILL BE INCLUDED.
- ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE
- AREA OF ARRAY: 334.1 SQ. FT.

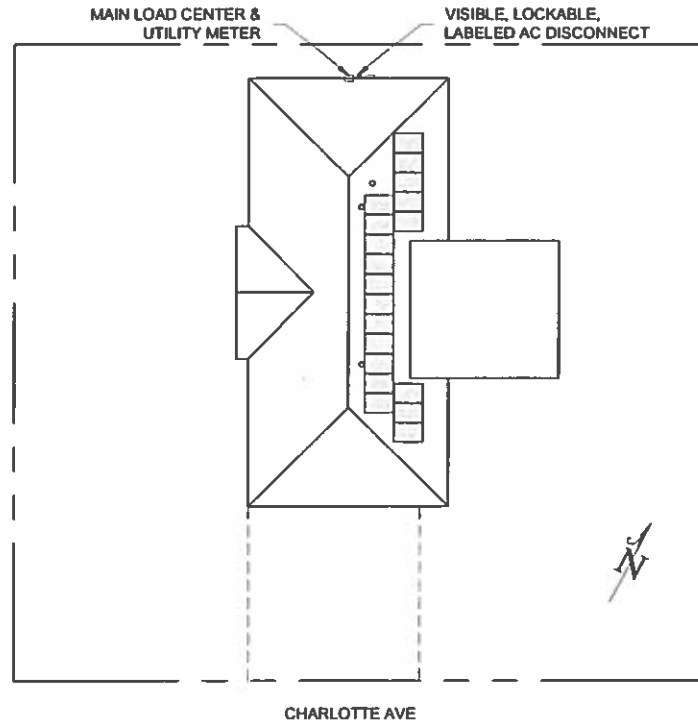
SCOPE OF WORK

INSTALL A 5.890 kW GRID-TIED PHOTOVOLTAIC SYSTEM TOTALING (19) SILFAB SLA-M 310 SOLAR MODULES WITH (1) SOLAREGE SE5000H-US INVERTER, FLUSH MOUNTED ON A COMPOSITE SHINGLE ROOF AND INTERCONNECTED VIA MAIN LOAD CENTER.

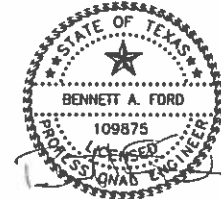
CODE COMPLIANCE

ALL SUPPLIED EQUIPMENT IS UL LISTED
 2014 NATIONAL ELECTRIC CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL FIRE CODE

RICHMOND LN



1 PLOT PLAN
 SCALE: 1"=20'-0"



PLAINVIEW ENGINEERING LLC
 TX FIRM # 20680
 10-28-2019
 STRUCTURAL ONLY

MYO GROUP

PROJECT NAME

VAUGHN FRANKS RESIDENCE

305 RICHMOND LN
 WAXAHACHIE, TX 75165
 ESID #: 1044372000 4265631

JURISDICTION:
 WAXAHACHIE

DRAWING NOTES

- PHOTOVOLTAIC SOLAR MODULE
 MFG/MODEL: SILFAB SLA-M 310
- MODULE RATED AT: 310 W
- MULTIPLY BY QTY OF MODULES: 19
- ARRAY SYSTEM SIZE: 5.890 kW
- SYSTEM AZIMUTH: 62°
- ROOF PITCH: 6:12
- MOUNTING HEIGHT: 1 -STORY
- ORIENTATION OPTIONS ARE PRELIMINARY, AND ARE SUBJECT TO REVISION FOR OPTIMAL USE.
- SOLAR ARRAY LOCATIONS ARE TO BE REVIEWED AND APPROVED BY OWNER AND/OR ARCHITECT OF RECORD TO VERIFY SYSTEM LOCATION, FOR VENTILATION OBSTRUCTION AND POSSIBLE RELOCATION OF VENT AND/OR PIPE JACKS
- FIELD VERIFICATION OF ROOF STRUCTURE, AND SOLAR ARRAY LOCATION IS REQUIRED PRIOR TO INSTALLATION FOR ALL EXISTING STRUCTURES WHERE NEW SOLAR ARRAYS ARE TO BE INSTALLED.

ARCHITECT/FIELD DRAWING INFORMATION		
REV	DESCRIPTION	DATE

PLAN	
PV-1	
DRAWN BY:	TK
DRAWN DATE:	08/28/19

(12)

Planning & Zoning Department

Zoning Staff Report



Case: PD-19-0124

MEETING DATE(S)

Planning & Zoning Commission: November 12, 2019 (cont. from October 29, 2019)

City Council: November 18, 2019 (cont. from November 4, 2019)

CAPTION

Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)

APPLICANT REQUEST

The purpose of this request is to create a residential planned development that allows for patio homes and single family residential uses.

CASE INFORMATION

Applicant: Jeff Crannell, CCM Engineering

Property Owner(s): Waxahachie ISD

Site Acreage: 24.76 acres

Current Zoning: Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1

Requested Zoning: Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential

SUBJECT PROPERTY

General Location: NW corner of Peters Street at Graham Street

Parcel ID Number(s): 193944

Existing Use: Turner Learning Academy

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF3	Single Family Residential
East	MF1	Waxahachie Housing Authority
South	SF3	Single Family Residential
West	SF3	Single Family Residential

Future Land Use Plan: Low Density Residential and Public/Semi-Public

Comprehensive Plan: Public/Semi-Public: This land use category includes uses that are educational, governmental or institutional in nature. This type of land use is generally permitted within any area, therefore, only the current Public/Semi-Public uses are shown on the map.

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.

Thoroughfare Plan: The subject property is accessible via N. Getzendaner Ave. and Peters St.

Site Image:



PLANNING ANALYSIS

Proposed Use:

The applicant is requesting approval for a zoning change to accommodate development of 127 (70 patio home lots and 57 single family) mixed residential uses on 24.76 acres located at NW corner of Peters Street at Graham Street. The current zoning for the property consist of Single Family-3 and Multi-Family. Per the information provided in Table 2 and Table 3 (below), the applicant is not meeting all of the required development standards for the existing zoning. However, it should be noted that the subject property is located within the Infill Overlay.

The Concept Plan depicts a residential development that includes elements such as:

- Walking Trail
- Outdoor Common Area

Conformance with the Comprehensive Plan:

Residential developments can include low density residential, medium density residential, and high density residential. The proposed development is consistent with the FLUP and the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

Development Standards:

The applicant is proposing a base zoning district of Single Family-3 (SF3) and Patio Homes. Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Single Family-3 and Patio Homes with additional changes listed below.

Permitted Uses:

- Single Family Housing
- Patio Home Housing

Table 2: Proposed Planned Development Standards (Single Family-3)

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

Standard	City of Waxahachie	Symphony Estates Proposed	Meets Y/N
Min. Lot Area (Sq. Ft.)	10,000	7,200	No
Min. Dwelling Unit (Sq. Ft.)	1,200	1,600	Yes
Min. Lot Width (Ft.)	80	60	No
Min. Lot Depth (Ft.)	100	100	Yes
Min. Front Yard (Ft.)	30	30	Yes
Min. Side Yard (Ft.)	10; 15 (ROW)	5; 10 (ROW)	No
Min. Rear Yard (Ft.)	25	25	Yes
Max. Height	2 stories	2 stories	Yes
Max. Lot Coverage (%)	50	45	Yes

Table 3: Proposed Planned Development Standards (Patio Homes (Zero Lot Line))

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

Standard	City of Waxahachie	Symphony Estates Proposed	Meets Y/N
Min. Lot Area (Sq. Ft.)	5,000	4,400	No
Min. Dwelling Unit (Sq. Ft.)	1,450	1,400	No
Min. Lot Width (Ft.)	50	40	No
Min. Lot Depth (Ft.)	90	110	Yes
Min. Front Yard (Ft.)	25	25	Yes

Min. Side Yard (Ft.)	1 foot maximum on one side and a minimum of 9 feet on the opposite side; 15 (ROW) & 25 from garage door	5 ft. on both sides OR 10 ft. on one side and 0 ft. on the other side. 10 (ROW)	Yes
Min. Rear Yard (Ft.)	12 feet; 25 feet from a garage door to a side or rear street or alley right-of-way line.	20	Yes
Max. Height	2 ½ stories	2 stories	Yes
Max. Lot Coverage (%)	50	45	Yes

Additional Notes:

- There is a proposed Home Owner's Association for the development.
- Garage Conversions and Carports are prohibited
- Front elevations shall be a minimum of 85%

PON RESPONSES

Staff has received three (3) letters of support and five (5) letters of opposition for the proposed development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 90 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 9/25/2019.

STAFF CONCERNS1. **Lot Sizes**

Within the development, the applicant is proposing a minimum lot area of 7,200 sq. ft. for the proposed Single Family-3 housing. Per the City of Waxahachie Zoning Ordinance, the minimum lot area for the Single Family-3 zoning district is 10,000 sq. ft.

2. **Use of Property**

Staff believes that that the proposed development, specifically the proposed patio homes, is not the highest and best use for the property.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is aware of staff concerns and will state his reasoning at the November 12, 2019 Planning and Zoning meeting.

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. Concept Plan
2. Planned Development Revisions
3. Infill Development Overlay Standards
4. PON Responses

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



Lee Penn Park



Rivers of Life
Pentacostal Church

Waxahachie Life Church

Exhibit "B"**Development Standards****Symphony Estates**

The Development depicted in Concept Plan attached as Exhibit "A" shall be in accordance with the City of Waxahachie's Zoning Ordinance, Subdivision Regulations and other applicable ordinances, as amended. There will be two zoning categories within this PD, PD SF-3 and PD 2F, and shall be subject to the following requirements and conditions.

- A. **Single-Family Residential – PD SF-3 Base Zoning District Uses.** Development of the PD Single-Family 3 (PD SF-3) shall be in compliance with all regulations applicable to Single-Family 3 (SF-3) uses and Planned Development (PD) Districts contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.
1. **AREA REGULATIONS:** The minimum lot sizes permitted in areas designated on Exhibit "A" as PD Single-Family 3 (PD SF-3) District shall be:
 - a. **Size of Lots**
 - i. **Minimum Lot Area – Seven thousand two hundred (7,200) square feet**
 - ii. **Minimum Lot Width – Sixty (60) feet**
 - iii. **Minimum Lot Depth – One hundred (100) feet**
 - b. **Size of Yards**
 - i. **Minimum Front Yard – Thirty (30) feet**
 - ii. **Minimum Side Yard – Five (5) feet**
 - iii. **Minimum Side Yard on a Side Street - Ten (10) feet**
 - iv. **Minimum Rear Yard – Twenty-five (25) feet.**
 2. **MINIMUM DWELLING UNIT AREA:** One-Thousand Six-Hundred (1,600) Square Feet.
 3. **MAXIMUM LOT COVERAGE:** Forty-Five percent (45%) by main buildings.
 4. **PERMITTED USES:** The following uses may be permitted in areas designated on Exhibit "A" as Single-Family 3 (SF-3).
 - a. **All uses as identified and defined in the Waxahachie, Texas Code of Ordinances in the Single Family Residential 3.**

5. **PROHIBITED USES:** Any use not indicated within the Permitted Uses, Specific Uses, or Temporary Uses above shall not be permitted within this Planned Development District.

6. **MISCELLANEOUS STANDARDS:**

- a. The maximum number of lots used for residential purposes in PD SF-3 shall be limited to 57 lots.
- b. Developer shall create a homeowner's association for this development to which entity all open space shall be dedicated. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 3 (SF-3) District area and such membership shall be transferred from owner to owner together with the conveyance of any real property within said area.
- c. Minimum of 2 car garage and it shall not be converted to a living space.
- d. Garages to be completely finished; sheetrock, tape, bed, texture and paint.
- e. No carports allowed.
- f. All front elevations shall be a minimum of 85% brick veneer or masonry product.
- g. Roof pitch to be 7/12
- h. Each home shall be fenced in the rear and sides.
- i. All fences shall be constructed with a minimum height of 6' for side and backyard areas. Fences shall be constructed of spruce or cedar pickets, sealed, stained and nailed to treated 2X4s attached to galvanized steel posts. Front fence can be ornamental iron 4' and above in height. Fences shall be maintained by owner.
- j. Landscaping shall be provided including one 3" diameter tree or large crepe myrtle with flower beds including shrubs, with balance of front yard in sod.
- k. Automatic sprinkler system shall be provided in full yard area.
- l. All front entry garages shall have driveways with widths not less than 18'
- m. Maximum height shall be two (2) stories.
- n. There is to be a sidewalk along Graham in compliance to city standards.
- o. Walking trails are to be implemented throughout the property
- p. Community Gazebo will be located within the PD-SF3 zoned area.
- q. All landscaping is to be consistent with the City of Waxahachie standards.
- r. Parking requirements will meet city standards.

7. **ARCHITECTURAL STANDARDS**

- a. Offer selection of brick, masonry products and stone accents.
- b. Multiple elevations per floor plan avoiding architectural monotony.
- c. Minimum of 3 characteristics that clearly distinguish it from other models.
- d. Energy efficient exterior doors with adjustable thresholds.

B. Two-Family Residential – PD 2F Base Zoning District Uses. Development of the Two-Family (PD 2F) shall be in compliance with all regulations applicable to Two-Family (2F) uses and Planned Development (PD) Districts contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

1. **AREA REGULATIONS:** The minimum lot sizes permitted in areas designated on Exhibit "A" as PD Two-Family (PD 2F) District shall be:

a. **Size of Lots**

- i. **Minimum Lot Area – Four -Thousand four hundred (4,400) square feet.**
- ii. **Minimum Lot Width – Forty feet (40)**
- iii. **Minimum Lot Depth – One hundred and ten (110) feet.**

b. **Size of Yards**

- i. **Minimum Front Yard – Twenty-five (25) feet**
- ii. **Minimum Side Yard – Five (5) feet on both sides or Ten (10) feet on one side and Zero (0) feet on the other side.**
- iii. **Minimum Side Yard on a Side Street - Ten (10) feet**
- iv. **Minimum Rear Yard – Twenty (20) feet**

2. **MINIMUM DWELLING UNIT AREA:** One-Thousand four hundred (1,400) Square Feet.

3. **MAXIMUM LOT COVERAGE:** Forty-Five percent (45%) by main buildings.

4. **PERMITTED USES:** The following uses may be permitted in areas designated on Exhibit "A" as PD Two-Family (PD 2F). The lots will be constructed as detached units.
 - b. All uses as identified and defined in the Waxahachie, Texas Code of Ordinances in the Two Family Residential (2F).
5. **PROHIBITED USES:** Any use not indicated within the Permitted Uses, Specific Uses, or Temporary Uses above shall not be permitted within this Planned Development District.
6. **MISCELLANEOUS STANDARDS:**
 - A. The maximum number of PD-2F lots used for residential purposes shall be limited to 70 lots.
 - B. Developer shall create a homeowner's association for this to which entity all open space shall be dedicated. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 2F (SF-2F) District area and such membership shall be transferred from owner to owner together with the conveyance of any real property within said area.
 - C. There is to be a sidewalk along Graham in accordance with city standards.
 - D. Walking trails are to be implemented
 - E. Community gazebo will be located in the PD-SF-3 section of the development.
 - F. All landscaping is to be consistent with the City of Waxahachie standards.
 - G. Parking requirements will meet city standards.
 - H. Minimum of 1-1/2 car garage and it shall not be converted to a living space.
 - I. Garages are to be completely finished; sheetrock, tape, bed, texture and paint.
 - J. No carports allowed
 - K. All front elevations shall be a minimum of 85% brick veneer or masonry product.
 - L. Roof pitch to be 6/12
 - M. Each home shall be fenced in the back and side. All fences shall be constructed with a minimum height of 6' for side and backyard areas. Fences shall be constructed of spruce or cedar pickets, sealed, stained and nailed to treated 2X4s. Fences shall be maintained by owner.
 - N. Landscaping shall be provided including one 3" diameter tree or large crepe myrtle with flower beds including shrubs, with balance of front yard in sod.
 - O. Automatic sprinkler system shall be provided in full yard area.
 - P. All front entry garages shall have driveways with widths not less than 16'.
 - Q. Maximum height shall be two (2) stories
 - R. Back yard building lines shall be a minimum of 10'.

(14)

7. ARCHITECTURAL AMENITIES

- a. Offer selection of brick, masonry products and stone accents.
- b. Multiple elevations per floor plan avoiding architectural monotony.
- c. Minimum of 3 characteristics that clearly distinguish it from other models.
- d. Energy efficient exterior doors with adjustable thresholds.

Overlay district for infill development

(a) The overlay district shall be in effect in all areas of the City of Waxahachie that are shown in Exhibit A, attached hereto and made a part hereof.

(b) It is provided that within said area, the existing (or as then amended) base zoning will remain in effect, and will control the USE of the property. This section does not change the USE of the property, only the structures that may be placed on it. The base zoning still applies to structures, except as amended by this ordinance.

(c) Property, in order to qualify under this Section, must consist of lots initially platted prior to 1980 or transferred by metes and bounds before 1980, AND be located within the area shown in Exhibit A. If a property meets the above requirements, AND has been platted and/or replatted since 1980, it still qualifies under this section.

(d) The following is allowed on qualifying property:

(i) The front yard setback must be within five (5) feet of the average of each structure that is within fifty (50) feet from the buildable lot's property lines, as measured from the front building plane, and not including porches.

(ii) Maximum lot coverage is eighty (80) percent.

(iii) Side yards will be at least ten (10) percent of lot width.

(iv) The massing, scale, and materials shall be appropriate to the neighborhood and porches may be required, which requirements can be set with the City staff by written approval; however, their ruling may be appealed to the Planning and Zoning Commission.

(v) In no situation will a house be less than ten (10) percent of the average of square footage area of houses to each side and directly across the street, but not less than 800 square feet.

(vi) Two off-street parking areas behind the front building plane are required, any garage that is built shall not have a door facing the right of way, unless set back from the front of the building plane at least five (5) feet.

(vii) Garages will not be required if three (3) bedrooms or less.

(viii) Material for driveway may be permeable behind the front building plane with approved driveway section and material.

(ix) In no situation will a lot be less than ten (10) percent less than the square footage area of adjacent lots within fifty (50) feet of each property line.

(x) A residential planned development (PD) district may be any size in this overlay district, if approved for a specific use permit.

(xi) Garage ADUs may be allowed with SUP in SF1 and SF2. Accessory dwellings are not permitted without the primary structure.

(14)

a) Accessory dwellings shall contain a minimum of 400 square feet of living area and a maximum of 900 square feet of living area or forty (40) percent of the gross living area of the primary dwelling, whichever is greater.

b) An accessory dwelling unit (ADU) is a habitable living unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

(xii) Duplexes on corner lots must have entrances facing one to each street.

(xiii) This is not intended to permit the development of more than ten (10) lots.

Case Number: PD-19-0124

City Reference: 174062

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10/11/19

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, October 9, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: I hope the rent will be low enough for the average family

Dorothy Cook
Signature

10-6-2019
Date

COOKS DOROTHY MRS
Printed Name and Title

208 Perry Ave, Dallas Texas 75116
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)

Case Number: **PD-19-0124**
City Reference: 173776

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RECEIVED
10/15/19

SUPPORT OPPOSE

Comments: No More Apartments please

Martin V. Davis
Signature

10-10-19
Date

Mr Martin V. Davis
Printed Name and Title

208 Graham St Waxahachie
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.

(14)

Case Number: **PD-19-0124**
City Reference: 173774

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SUPPORT

OPPOSE

RECEIVED
10/15/19

Comments: Family units - all right: Multiple
family units -- no!!

Mrs. Martin V. Davis
Signature

10-10-19
Date

Blynthia^L DAVIS
Printed Name and Title

208 Graham Street
Address

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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)

(14)

RECEIVED
10/21/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0124



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 15, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, October 21, 2019 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 Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)

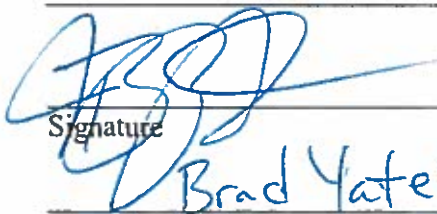
You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion 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: PD-19-0124
City Reference: 174048

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SUPPORT OPPOSE

Comments: Too many duplex lots


Signature

10/21/19
Date

Brad Yates
Printed Name and Title

Address

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

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(14)

RECEIVED
10/21/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **PD-19-0124**

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

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Case Number: **PD-19-0124**
City Reference: 174121

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SUPPORT OPPOSE

Comments: too many duplex

[Signature]
Signature
Brad Yates
Printed Name and Title

10/21/19
Date

Address

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(14)

RECEIVED
10/21/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **PD-19-0124**

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

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Case Number: **PD-19-0124**
City Reference: 174060

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SUPPORT OPPOSE

Comments: Toomany d-plex

[Signature]
Signature
Brad Yates
Printed Name and Title

10/21/19
Date

Address

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(14)



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10/21/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0124



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

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Case Number: PD-19-0124
City Reference: 174042

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SUPPORT

OPPOSE

Comments:

Too many duplex

Signature

Date

10/21/19

Printed Name and Title

Address

Brad Yates

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10/21/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **PD-19-0124**

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

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Case Number: **PD-19-0124**
City Reference: 174056

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SUPPORT OPPOSE

Comments: Too many duplex

[Signature]
Signature

10/21/19
Date

Brad Yates
Printed Name and Title

Address

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PropertyID	Owner's Name	Assess	Legal Description	Owner's Address	Owner's Sect	Owner's City	Owner's State	Owner's ZIP	Physical Address	
176816	APRACE INVESTMENTS LLC	0.4824	LOT 74 BLK 7 TEMPLE-REV 4824 AC	1050 PERCE RD		DE BO TO	TX	75154	801 GETZENDANER ST WAKAHACHE TX 75105	
176826	R+N DEVELOPMENT GROUP LLC	0.36	LOT 64 BLK 5 TEMPLE-REV 0.36 AC	1114 BISHOP TRL		DE BO TO	TX	75119	813 GETZENDANER ST WAKAHACHE TX 75105	
176827	CRENSHAW ELEANOR	0.322	1 2 8 0 TEMPLE 0.322 ACRES B	113 COOK ST		WAKAHACHE	TX	75186	811 GETZENDANER ST WAKAHACHE TX 75105	
176834	YOUNG, JOSEPH	0.207	2 4 5 TEMPLE 0.207 ACRES B	245 TEMPLE DR		WAKAHACHE	TX	75105	802 LONZO ST WAKAHACHE TX 75105	
176838	CARTER COPPINGRUS R	0.23	LOT 34-BLK 4 TEMPLE-REV 0.23 AC	2830 MARYLAND AVE		DALLAS	TX	75218	949 BURBON ST WAKAHACHE TX 75105	
173753	HAWKINS WILLE E BR & GWENDOLYN	0.215	3 48 3 TOM GRAHAM 0.215 ACRES B	1501 BRACKENS ST		WAKAHACHE	TX	75105	1501 BRACKENS ST WAKAHACHE TX 75105	
176815	HAMILTON ARRETTAR, % CEDRICK B FIRD	0.018	0 7 TEMPLE 0.018 ACRES B	3414 MAPLE LEAF LN		DALLAS	TX	75233	700 GETZENDANER ST WAKAHACHE TX 75105	
176829	BELTON HAMATHAY TAYLOR	0.319	LOT 44 BLK 8 TEMPLE-REV 0.319 AC	107 HALSEY DR		DUNCANVILLE	TX	75137	807 GETZENDANER ST WAKAHACHE TX 75105	
176830	JACKSON VINCENT G	0.115	LOT 4 TEMPLE 0.115 ACRES B	1413 MARTIN LUTHER KING JR BLVD		DALLAS	TX	75105	1012 MARTIN LUTHER KING JR BLVD	
176832	WOODS WILLE	0.136	1 6 TEMPLE 0.136 ACRES B	104 LONZO ST		WAKAHACHE	TX	75186	104 LONZO ST WAKAHACHE TX 75105	
173752	MORELAND VIVIAN ANN	0.175	2 3 TOM GRAHAM 0.175 ACRES B	302 GRAMM ST		WAKAHACHE	TX	75186	302 GRAMM ST WAKAHACHE TX 75105	
173761	BLACK VIRGIL	0.175	1 3 TOM GRAHAM 0.175 ACRES B	300 GRAMM ST		WAKAHACHE	TX	75186	300 GRAMM ST WAKAHACHE TX 75105	
173772	JANSEN WAKAHACHE L	0.141	LOT 2 BLK 2 TOM GRAHAM 0.141 AC	204 GRAMM ST		WAKAHACHE	TX	75186	204 LUT GRAHAM ST WAKAHACHE TX 75105	
174027	R+N DEVELOPMENT GROUP LLC	0.136	LOT 49 HIGHLAND PARK 0.136 AC	1114 BISHOP TRL		DE BO TO	TX	75119	713 PERRY AVE WAKAHACHE TX 75105	
174029	MC GRUDER MAGNOLIA	0.136	61 HIGHLAND PARK 0.136 ACRES B	708 PERRY AVE		WAKAHACHE	TX	75105	708 PERRY AVE WAKAHACHE TX 75105	
174036	JOHNSON BEHNE GRACE	0.136	48 HIGHLAND PARK 0.136 ACRES B	719 PERRY AVE		WAKAHACHE	TX	75105	719 PERRY AVE WAKAHACHE TX 75105	
174045	ERSKINE KATEEN & ERSKINE HELEN & ERSKINE LAKEBNA & ERSKINE DON	0.086	35 HIGHLAND PARK 0.086 ACRES B	P BOX 2045		WAKAHACHE	TX	75105	719 PERRY AVE WAKAHACHE TX 75105	
174047	ROBB LINDA A FORTER	0.086	24 HIGHLAND PARK 0.086 ACRES B	1317 CARDOGAN LN		DE BO TO	TX	75119	600 PERRY AVE WAKAHACHE TX 75105	
174052	HABRAT FOR HUMANITY OF ELLIS COUNTY TX INC	0.086	19 HIGHLAND PARK 0.086 ACRES B	PO BOX 157		WAKAHACHE	TX	75105	600 PERRY AVE WAKAHACHE TX 75105	
174054	ONCOR ELECTRIC DELIVERY COMPANY, C/O STATE & LOCAL TAX DEPT	0.086	21 HIGHLAND PARK 0.086 ACRES B	PO BOX 139000		DALLAS	TX	75312	600 PERRY AVE WAKAHACHE TX 75105	
174055	BLAUGHTER DOROTHY JEAN & FREDRICK BLAUGHTER	0.086	23 HIGHLAND PARK 0.086 ACRES B	PO BOX 2898		WAKAHACHE	TX	75105	600 PERRY AVE WAKAHACHE TX 75105	
174056	BLAUGHTER DOROTHY JEAN & FREDRICK BLAUGHTER	0.172	17 18 HIGHLAND PARK 0.172 ACRES B	408 PERRY AVE		WAKAHACHE	TX	75105	600 PERRY AVE WAKAHACHE TX 75105	
174104	JEFFERSON LULA M	0.136	70 HIGHLAND PARK 0.136 ACRES B	305 SADDLER ST		WAKAHACHE	TX	75105	303 PERRY AVE WAKAHACHE TX 75105	
174106	CELP INVESTMENTS LLC	0.221	LOT 72 HIGHLAND PARK 0.221 AC	1050 PERCE RD		DE BO TO	TX	75154	206 PERRY AVE WAKAHACHE TX 75105	
174111	MILES JAMAY DON	0.136	67 HIGHLAND PARK 0.136 ACRES B	401 PERRY AVE		WAKAHACHE	TX	75105	401 PERRY AVE WAKAHACHE TX 75105	
174113	BROOKS KANA 50 HIGHLAND PARK 0.136 ACRES B	0.136	50 HIGHLAND PARK 0.136 ACRES B	131 BLUEBONE T LN		DE BO TO	TX	75154	601 PERRY AVE WAKAHACHE TX 75105	
174120	RICHARDSON SHERRILL DOLL	0.136	56 HIGHLAND PARK 0.136 ACRES B	206A S CEDAR RIDGE DR		DUNCANVILLE	TX	75116	601 PERRY AVE WAKAHACHE TX 75105	
174122	BROOKS KANA	0.136	101 56 HIGHLAND PARK 0.136 ACRES B	101 BLUEBONE T LN		DE BO TO	TX	75154	603 PERRY AVE WAKAHACHE TX 75105	
173773	RAY JIMMIE E	0.332	LOT 3 BK 2 TOM GRAHAM 0.332 AC	3872 WIMBY 64 BOX 322		TYLER	TX	75704	600 GRAMM ST WAKAHACHE TX 75105	
173774	DAVIS MARY L	0.141	1 3 TOM GRAHAM 0.141 ACRES B	204 GRAMM ST		WAKAHACHE	TX	75105	204 GRAMM ST WAKAHACHE TX 75105	
173778	DAVIS MARY L	0.215	0 78 2 TOM GRAHAM 0.215 ACRES B	208 GRAMM ST		WAKAHACHE	TX	75105	1500 BRACKENS ST WAKAHACHE TX 75105	
174040	JONE B PERRY & MADGE LACEY	0.121	40 HIGHLAND PARK 0.121 ACRES B	722 PERRY AVE		WAKAHACHE	TX	75105	722 PERRY AVE WAKAHACHE TX 75105	
174042	DAVIS CAMPBELL & CLAYTON HANSHINGTON	0.086	LOT 31 HIGHLAND PARK 0.086 AC	PO BOX 2898		WAKAHACHE	TX	75105	704 PERRY AVE WAKAHACHE TX 75105	
174057	MAHECHNER A	0.122	LOT 35 HIGHLAND PARK 0.122 AC	303 WILLOWWAY DR		WAKAHACHE	TX	75105	704 PERRY AVE WAKAHACHE TX 75105	
174058	WILLIAMS JAMIE B R	0.086	14 HIGHLAND PARK 0.086 ACRES B	PO BOX 1018		WAKAHACHE	TX	75105	400 PERRY AVE WAKAHACHE TX 75105	
174060	CAVITY WILE E	0.086	15 HIGHLAND PARK 0.086 ACRES B	108 JM ST		WAKAHACHE	TX	75105	402 PERRY AVE WAKAHACHE TX 75105	
174061	WILLIAMS JAMIE B R	0.086	18 HIGHLAND PARK 0.086 ACRES B	PO BOX 2898		WAKAHACHE	TX	75105	402 PERRY AVE WAKAHACHE TX 75105	
174107	FRANCOZ BELLA & FRANCISCO	0.321	LOT 73 HIGHLAND PARK 0.321 AC	3450 S 835 LOT 143		WAKAHACHE	TX	75105	203 PERRY AVE WAKAHACHE TX 75105	
174108	FOUR POINT INVESTMENTS GROUP LLC	0.136	LOT 64 HIGHLAND PARK 0.136 AC	1011 BYCAMORE BT		WAKAHACHE	TX	75105	401 PERRY AVE WAKAHACHE TX 75105	
174109	VENTURA RUBEN	0.136	66 HIGHLAND PARK 0.136 ACRES B	1222 COMMERCIAL ST		DALLAS	TX	75202	405 PERRY AVE WAKAHACHE TX 75105	
174110	JAMAL PROPERTIES LLC	0.136	68 HIGHLAND PARK 0.136 ACRES B	1510 N HAMPTON RD		DE BO TO	TX	75119	603 PERRY AVE WAKAHACHE TX 75105	
174126	WCF ALL LEONARD D	0.136	42 HIGHLAND PARK 0.136 ACRES B	DALLAS 75240	81E 790	DALLAS	TX	75240	707 PERRY AVE WAKAHACHE TX 75105	
174127	WCF ALL LEONARD D	0.136	53 HIGHLAND PARK 0.136 ACRES B	724 BLUE STEE M		DALLAS	TX	75240	705 PERRY AVE WAKAHACHE TX 75105	
174028	DAVIS CLETON	0.136	60 HIGHLAND PARK 0.136 ACRES B	120 RODEO RD		WAKAHACHE	TX	75105	711 PERRY AVE WAKAHACHE TX 75105	
174037	STRAIGHTWAY WYOMING NOMINATING CHURCH	0.241	LOT 37A HIGHLAND PARK ADDN REV 241 AC	PO BOX 342		WAKAHACHE	TX	75105	718 PERRY AVE WAKAHACHE TX 75105	
174039	EDWARDS DONIAE	0.121	28 HIGHLAND PARK 0.121 ACRES B	702 PERRY AVE		WAKAHACHE	TX	75105	702 PERRY AVE WAKAHACHE TX 75105	
174044	ERSKINE KATEEN & ERSKINE HELEN & ERSKINE LAKEBNA & ERSKINE DON	0.086	34 HIGHLAND PARK 0.086 ACRES B	P BOX 2045		WAKAHACHE	TX	75105	719 PERRY AVE WAKAHACHE TX 75105	
174046	DALLAS MOBIL INVESTMENTS LP	0.121	LOT 36 HIGHLAND PARK 0.121 AC	3000 BTE WIMONS FWY		DALLAS	TX	75247	714 PERRY AVE WAKAHACHE TX 75105	
174053	CASH ALESHA ETAL	0.086	20 HIGHLAND PARK 0.086 ACRES B	240 ROLLING HILLS BLVD		LANCASTER	TX	75148	602 PERRY AVE WAKAHACHE TX 75105	
174056	ONCOR ELECTRIC DELIVERY COMPANY, C/O STATE & LOCAL TAX DEPT	0.086	22 HIGHLAND PARK 0.086 ACRES B	PO BOX 139000		DALLAS	TX	75313	602 PERRY AVE WAKAHACHE TX 75105	
174057	ONCOR ELECTRIC DELIVERY COMPANY, C/O STATE & LOCAL TAX DEPT	0.086	1 HIGHLAND PARK 0.086 ACRES B	208 PERRY AVE		WAKAHACHE	TX	75105	208 PERRY AVE WAKAHACHE TX 75105	
174084	SPAN ROSE & DOROTHY MANOR & JAMES MANOR	0.086	LOT 10 HIGHLAND PARK 0.086 AC	1411 DR MARTIN LUTHER KING JR		WAKAHACHE	TX	75105	302 DR MARTIN LUTHER KING JR	
174071	R+N DEVELOPMENT GROUP LLC	0.086	LOT 74 HIGHLAND PARK 0.086 AC	114 BISHOP TRL		DE BO TO	TX	75119	204 PERRY AVE WAKAHACHE TX 75105	
174103	HATFIELD RAE	0.136	69 HIGHLAND PARK 0.136 ACRES B	305 PERRY AVE		WAKAHACHE	TX	75105	306 PERRY AVE WAKAHACHE TX 75105	
174105	ERIKSON MICHAEL	0.125	71 HIGHLAND PARK 0.125 ACRES B	118 HAZEL YLANE		DUNCANVILLE	TX	75116	311 PERRY AVE WAKAHACHE TX 75105	
174112	MC CARTY PARKER B & ERICA	0.136	LOT 68 HIGHLAND PARK 0.136 AC	307 PERRY AVE		WAKAHACHE	TX	75105	307 PERRY AVE WAKAHACHE TX 75105	
174114	ONCOR ELECTRIC DELIVERY COMPANY, C/O STATE & LOCAL TAX DEPT	0.136	60 HIGHLAND PARK 0.136 ACRES B	PO BOX 139000		DALLAS	TX	75313	600 PERRY AVE WAKAHACHE TX 75105	
174119	REYNOLDS MARSHA	0.136	LOT 57 HIGHLAND PARK 0.136 AC	1001 BARK BLVD		WAKAHACHE	TX	75105	701 PERRY AVE WAKAHACHE TX 75105	
174121	APRACE INVESTMENTS LLC	0.136	LOT 57 HIGHLAND PARK 0.136 AC	PO BOX 2898		WAKAHACHE	TX	75105	701 PERRY AVE WAKAHACHE TX 75105	
174114	APRACE INVESTMENTS LLC	0.136	27-28 NE W TOWN HEIGHTS 0.136 ACRES B	1050 PERCE RD		DE BO TO	TX	75154	100 LEATHERWOOD ST WAKAHACHE TX 75105	
174815	WASHINGTON WYDELL R	0.198	LOT 29 & 30 NE W TOWN HEIGHTS 0.198 AC	116 LEATHERWOOD ST		WAKAHACHE	TX	75105	116 LEATHERWOOD ST WAKAHACHE TX 75105	
174780	WILLIAMS HELEN	0.19	LOT 76 MICHIGAN-REV 0.19 AC	114 MICHIGAN BT		WAKAHACHE	TX	75105	312 COOK ST WAKAHACHE TX 75105	
174826	APRACE INVESTMENTS LLC	0.24	10-12 NEW TOWN HEIGHTS 0.24 ACRES B	116 MICHIGAN BT		WAKAHACHE	TX	75105	312 COOK ST WAKAHACHE TX 75105	
174884	MACPHEE FAMILY VENTURES B LLC	2.808	2 314 NOWLIN 2 808 ACRES B	4700 COMPASS BOW LN		LAS VEGAS	NV	89130	425 PETERS ST WAKAHACHE TX 75105	
174895	BURLESON PROP INC	34.61	P 1 3 118 NOWLIN 34.61 ACRES B	PO BOX 578		WAKAHACHE	TX	75105	PARK SCHOOL HOUSE RD WAKAHACHE TX 75105	
176800	WAKAHACHE DINA HOUSEHOLD LP	5.33	48 214 NOWLIN 5 33 ACRES B	4101 PARKSTONE HEIGHTS DR		81E 310	ALBURN	TX	79748	400 PERRY ST WAKAHACHE TX 75105
176824	HARRIS MICHAEL & INDA	0.108	9 TEMPLE 0.108 ACRES B	705 GETZENDANER ST		WAKAHACHE	TX	75105	705 GETZENDANER ST WAKAHACHE TX 75105	
176833	BARRAGAN JUAN & MARIA	0.082	2 6 TEMPLE 0.082 ACRES B	104 LONZO ST		WAKAHACHE	TX	75105	104 LONZO ST WAKAHACHE TX 75105	
173781	DAVIS MARY A	0.181	1 2 TOM GRAHAM 0.181 ACRES B	204 GRAMM ST		WAKAHACHE	TX	75105	204 GRAMM ST WAKAHACHE TX 75105	
173816	VEN LADD	0.47	TR 17 8 HAMPTON HILLS 2 0 47 ACRES B	1815 FERROSS AVE		WAKAHACHE	TX	75186	GRAMM ST WAKAHACHE TX 75105	
174033	JACKSON VINCENT	0.136	44 HIGHLAND PARK 0.136 ACRES B	809 BISHOP CLASS DR		DE BO TO	TX	75119	723 PERRY AVE WAKAHACHE TX 75105	
174034	VELLA ESTABLISHED JR	0.136	47 HIGHLAND PARK 0.136 ACRES B	719 PERRY AVE		WAKAHACHE	TX	75105	721 PERRY AVE WAKAHACHE TX 75105	
174035	JORDAN BIRENDA & RONALD D LEVINGSTON BR	0.136	47 HIGHLAND PARK 0.136 ACRES B	P O BOX 45		WAKAHACHE	TX	75105	717 PERRY AVE WAKAHACHE TX 75105	
174048	WICKER EDWARD B JR & SANDRA B WICKER	0.256	LOT 25-27 HIGHLAND PARK 0.256 AC	PO BOX 2898		WAKAHACHE	TX	75105	604 PERRY AVE WAKAHACHE TX 75105	
174048	WICKER EDWARD B JR & SANDRA B WICKER	0.086	LOT 28 HIGHLAND PARK 0.086 AC	635 AZALEA DR		CELESTINE HIGHLAND	TX	75154	600 PERRY AVE WAKAHACHE TX 75105	
174050	STEELE BARDELEIGH N % SANDRA WICKER	0.086	29 HIGHLAND PARK 0.086 ACRES B	635 AZALEA DR		CELESTINE HIGHLAND	TX	75154	600 PERRY AVE WAKAHACHE TX 75105	
174051	EDWARDS DONIAE & ERICA	0.086	LOT 30 HIGHLAND PARK 0.086 AC	702 PERRY		WAKAHACHE	TX	75105	702 PERRY AVE WAKAHACHE TX 75105	
174056	RODRIGUEZ SANDRA	0.062	LOT 11 HIGHLAND PARK 0.062 AC	1721 GIBSON RD		WAKAHACHE	TX	75105	204 PERRY AVE WAKAHACHE TX 75105	
174058	HARRIS BERRY B M JR	0.086	LOT 12 HIGHLAND PARK 0.086 AC	PO BOX 2828		WAKAHACHE	TX	75105	206 PERRY AVE WAKAHACHE TX 75105	
174059	VEN LADD	0.176	LOT 10 HIGHLAND PARK 0.176 AC	915 FERROSS AVE		WAKAHACHE	TX	75105	206 PERRY AVE WAKAHACHE TX 75105	
174115	ALQUIRE JOSE & MARIA	0.136	61 HIGHLAND PARK 0.136 ACRES B	78 VILLAGE SOUTH HWY		MIDLOTTMAN	TX	79085	505 PERRY AVE WAKAHACHE TX 75105	
174116	PONTER HANFOLD	0.136	62 HIGHLAND PARK 0.136 ACRES B	503 PERRY AVE		WAKAHACHE	TX	75105	503 PERRY AVE WAKAHACHE TX 75105	
174117	WOODS AUDREY	0.136	63 HIGHLAND PARK 0.136 ACRES B	501 PERRY AVE		WAKAHACHE	TX	75105	501 PERRY AVE WAKAHACHE TX 75105	
174118	MARTINEZ ALVARO R & OSCAR JR	0.136	LOT 54 HIGHLAND PARK 0.136 AC	703 PERRY AVE		WAKAHACHE	TX	75105	703 PERRY AVE WAKAHACHE TX 75105	
176820	CARRISON DONALD JR	0.177	1 TEMPLE 0.177 ACRES B	606 GETZENDANER ST		WAKAHACHE	TX	75105	606 GETZENDANER ST WAKAHACHE TX 75105	
176821	WILLIAMS EARNESTINE & DAVID E	0.136	2 7 TEMPLE 0.136 ACRES B	611 GETZENDANER ST		WAKAHACHE	TX	75105	611 GETZENDANER ST WAKAHACHE TX 75105	
176822	DAVIS JOHN % BEVERLY THOMPSON	0.221	3 7 TEMPLE 0.221 ACRES B	710 MICHIGAN LN		WAKAHACHE	TX	75167	800 GETZENDANER ST WAKAHACHE TX 75105	
176827	E SCOBEDD GIBERT JR	0.23	LOT 9-B BLK 4 TEMPLE-REV 0.23 AC	1100 PERCE RD		DE BO TO	TX	75154	503 GETZENDANER ST WAKAHACHE TX 75105	
176828	E SCOBEDD GIBERT JR	0.23	LOT 9-B BLK 4 TEMPLE-REV 0.23 AC	1100 PERCE RD						

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0132



MEETING DATE(S)

Planning & Zoning Commission: November 12, 2019

City Council: November 18, 2019

CAPTION

Public Hearing on a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0132)

APPLICANT REQUEST

Create a 168 unit multi-family residential development within a Planned Development zoning district.

CASE INFORMATION

Applicant: Stuart Shaw, Cypress Creek Waxahachie LP

Property Owner(s): Ameritai Partnership

Site Acreage: 68.49 acres

Current Zoning: Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family

Requested Zoning: Planned Development-Multiple Family-2

SUBJECT PROPERTY

General Location: NW of Post Oak Drive at Highway 287

Parcel ID Number(s): 184249

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	GR	Undeveloped Land
East	---	US Highway 287
South	PD-SF2	River Oaks Subdivision
West	SF2	Gingerbread Village Ph. 1

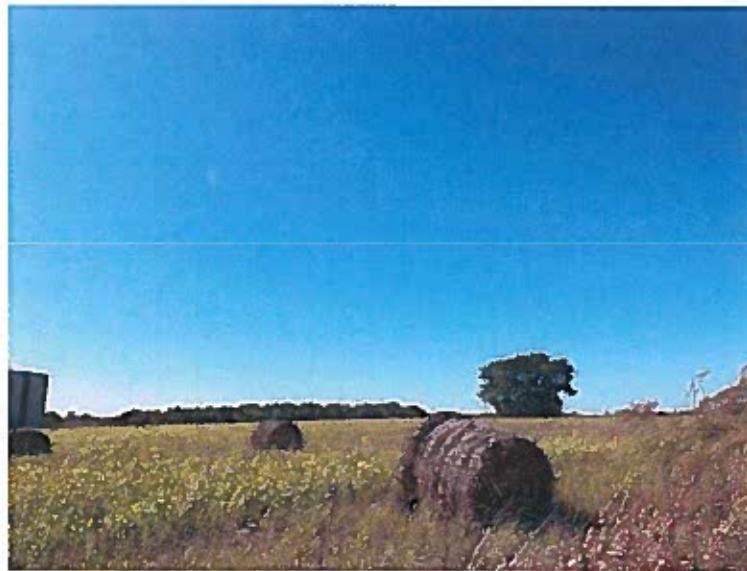
Future Land Use Plan: Low Density Residential and Office

Comprehensive Plan: Low Density Residential 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.

This land use type is intended for businesses such as banks, insurance agencies, and accounting offices. Office land uses are generally compatible with residential area, with the exception of high-rise office buildings. Land designated for office is appropriate along U.S. Highway 287, at a close proximity to IH-35E within Mixed Use Nonresidential areas, as well as within the Medical District.

Thoroughfare Plan: The subject property is accessible via US Highway 287.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The purpose of this request is to create a multi-family residential development within a Planned Development zoning district. The existing zoning permits multi-family development, however, the applicant seeks to extend the multi-family zoning northwest approximately 125 feet to allow for the construction of the road on the existing site.

Proposed Use:

The applicant is requesting approval for a zoning change to accommodate development of a 168 unit multi-family residential complex on 68.49 acres located Northwest of Post Oak Drive at Highway 287. The apartment buildings height will range between 2-3 stories, and a common area will be provided within the development.

The Concept Plan depicts a residential development that includes elements such as:

- Sports Court/Field
- Laundry Room
- Fitness Center
- Conference/Business Center

Conformance with the Comprehensive Plan:

Residential developments can include low density residential, medium density residential, and high density residential. The proposed development is consistent with the FLUP and the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 1: Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

Development Standards:

The applicant is proposing a base zoning district of Multi Family-2 (MF2). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Multi Family-2 with additional changes listed below.

Permitted Uses:

- Multi-Family Apartments

Table 2: Proposed Planned Development Standards (Multi Family-2)

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

Standard	City of Waxahachie	Cypress Creek Proposed	Meets Y/N
Max. Density	18 DU per acre	17.85 DU per acre	Yes
Min. Lot Area (Sq. Ft.)	2,420 SF/Unit	2,439	Yes
Min. Dwelling Unit	1 bedroom – 600 SF 2 bedroom – 700 SF *min. 100 SF required for each additional bedroom over one	1 bedroom – 708 SF 2 bedroom – 1,044 SF 3 bedroom – 1,210 SF 4 bedroom – 1,361 SF	Yes
Min. Lot Width (Ft.)	60	689	Yes
Min. Lot Depth (Ft.)	120	264	Yes
Min. Front Yard (Ft.)	25 (75>2) SF 25 (100>2)	100	Yes
Min. Side Yard (Ft.)	50 (75>2) SF 25 (100>2)	75 ft. (north side of property; 100 ft. req.)	No
Min. Rear Yard (Ft.)	50 (75>2) SF	75	Yes
Max. Height	3 stories	3 stories	Yes
Max. Lot Coverage (%)	40	22.7	Yes

Additional Applicant (Variance/Special Exception) Request/Notes:

- Accessory structures such as garages and carports are allowed in front of primary structure.
- Structures taller than two (2) stories are requested to be less than the 100 ft. setback requirement.
- Trash enclosure is proposed in the building setback.
- Proposed wood fence adjacent to single family residences opposed to the required masonry screening.

- Proposed 5:12 roof pitch along the sides of the building. A 7:12 roof pitch will be visible facing the ROW
- The applicant is providing less than the required 50% of attached garage spaces. No attached garages are provided.

PON RESPONSES

Staff has received two (2) letters of support and six (6) letters of opposition for the proposed development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 46 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

1. Attached Garages:
The proposed development requires a minimum of 50% of the parking to be attached garages. Per the plan, the applicant is not providing any attached garage parking. As an alternative, the applicant is providing five separate structures which include two garage spaces and storage space in each. The applicant is also proposing nine separate structures that will serve as carport space.
2. Wood Fence:
Screening adjacent to single family zoning requires masonry. Per the plan, the applicant is requesting to provide a wood fence adjacent to the single family zoning.

APPLICANT RESPONSE TO CONCERNS

1. The applicant understands staff's concerns and intends to state his reasoning at the November 12, 2019 City Council meeting.

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. Concept Plan
2. Planned Development Provisions
3. Elevation/Façade Plan
4. Amenity List

APPLICANT REQUIREMENTS

(16)

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:

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Senior Planner

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Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

UNIT TABULATIONS

(A1 = 1 BE DRROOM / B1, B2 = 2 BE DRROOM / C1, C2 = THREE BE DRROOM / D1 = FOUR BE DRROOM)

UNIT TABULATIONS

UNIT	UNIT DESCRIPTION	UNIT COUNT	UNIT SQ FT (Bldg)	UNIT SQ FT (Pkg)	UNIT SQUARE FOOT (Total)
A1	1 BR/BA/SH	28	228	34	262
B1	2 BR/BA/SH	34	1,641	227	1,868
B2	2 BR/BA/SH	40	1,853	211	2,064
C1	3 BR/BA/SH	36	1,740	211	1,951
C2	3 BR/BA/SH	2	1,270	87	1,357
D1	4 BR/BA/SH	2	1,211	211	1,422
TOTAL		142	7,883	903	8,786
TOTAL UNIT SQ FT PER ACRE			910	103	1,013

UNIT TABULATIONS BY BUILDING TYPE

BUILDING TYPE	FLOORS	BLDG QTY	A1	B1	B2	C1	C2	D1	TOTAL UNITS
A	2.5	1	28	0	0	0	0	0	28
B	2.5	1	0	12	22	0	0	0	34
C	2.5	1	0	0	0	36	2	0	38
D	2.5	1	0	0	0	0	0	2	2
TOTAL			28	12	22	36	2	0	142

FINISHED PROGRAMS

UNIT	CLASSTY	REG.	TOTAL	TYPE	STANDARD	M2	VAR HC
1 BR/BA/SH UNITS (A1)	08	1.5 SP/LMT	28	STANDARD	244	16	0
2 BR/BA/SH UNITS (B1)	04	1.5 SP/LMT	34	CAMPUS	38	1	1
2 BR/BA/SH UNITS (B2)	03	2.5 SP/LMT	40	CAMPUS	0	0	0
3 BR/BA/SH UNITS (C1)	04	1.0 SP/LMT	36	STANDARD	12	0	0
3 BR/BA/SH UNITS (C2)	04	1.0 SP/LMT	2	STANDARD	12	0	0
TOTAL			142	TOTAL	311	17	0
TOTAL FINISHED							329

- CLUB 4 820 SF
- MAIL 480 SF
- PAVILION 780 SF
- MAINTENANCE 1,810 SF
- SITE DENSITY: 168 UNITS ON 9.41 ACRES = 17.85 UNITS PER ACRE
- SITE USE: MULTIFAMILY RESIDENTIAL
- SITE AREA: 9.41 ACRE @
- LOT WIDTH: 74' AVERAGE
- LOT DEPTH: 685' AVERAGE

THIS DEVELOPMENT IS TO COMPLY WITH THE CITY OF WAXAHACHIE LANDSCAPE REQUIREMENTS PER CODE OF ORDINANCES APPENDIX A, ARTICLE V, SECTION 5.04

NO DETENTION PONDS ON SITE
ACCESSIBLE ROUTE ●●●●●

**CYPRESS CREEK AT WAXAHACHIE
PLANNED DEVELOPMENT**

1 LOT
CASE #: PD19-0112
WAXAHACHIE, ELLIS COUNTY, TEXAS
9.41 ACRES

LEGAL DESCRIPTION

Being a 9.41 acre tract of land situated in the J B & ANN ADAMS SURVEY, ABSTRACT No. 5, and the JOHN GOOCH SURVEY ABSTRACT No. 393, of Ellis County Texas, and being a part of that certain 58 830 acre tract of land conveyed by deed to AMERITAN PARTNERSHIP, as recorded in Vol. 1090, Pg. 871, of the Deed Records of Ellis County, Texas, located in the City Limits of Waxahachie Texas, and being more particularly described by meets and bounds as follows

SITE PLAN 9.41 ACRES



KELLY GROSSMAN
ARCHITECTS PLLC

2.05 ACRES
ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT
REFERENCE VOL. 729, PG. 951.
D.R.E.C.T.

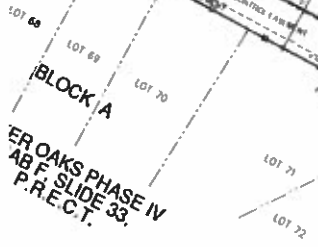
370.3

HWY 287

(16)

ER OAKS PHASE IV
48 F SLIDE 33
P.R.E.C.T.

BLOCK A



(16)

DEVELOPMENT PROVISIONS
Cypress Creek Waxahachie Planned Development

Use Allowed by Right: Multiple Family Dwelling 2 (MF-2) District has various permitted uses under the Waxahachie Code of Ordinances. This development's permitted use will be categorized as a Multiple Family Dwelling or Apartment.

Detailed Site Plan: In the event of conflict between the Detailed Site Plan and the conditions herein, the conditions herein prevail.

Landscape Plan: Landscaping shall be provided as generally shown on a Landscape Plan. The Landscape Plan will be in compliance with the City of Waxahachie Code of Ordinances.

Development Standards: Unless specified herein, development is subject to the MF-2 District Regulations. Multiple family dwellings or Apartments are subject to the following standards:

Density: A maximum of 18 dwelling units per acre

- The density of this development is 17.85 units/acre

Lot Area, Width, Depth, and Coverage:

- Minimum lot area: 2,420 square foot per unit
- Minimum lot width: 60 feet
- Minimum lot depth: 120 feet
- Maximum lot coverage: 40 percent by main and accessory buildings

Yard Depths and Widths:

- Minimum Front Yard: Adjacent to SF - 25'. 75' if over two stories. Adjacent to MF or Nonresidential - 25'. 100' if over 2 stories
- Minimum Side Yard: Adjacent to SF - 50'. 75' if over two stories. Adjacent to MF or Nonresidential - 25'. 100' if over 2 stories
- Minimum Rear Yard: Adjacent to a residential; 50', over two story is 75'

Building Height: 3 stories for the main building. All accessory buildings (excluding recreational buildings) shall be limited to 1 story in height.

Minimum Dwelling Unit Area: 600 SF per unit plus 100 SF for each additional bedroom over one; 450 SF for efficiency apartment units, with a 25% maximum of the total units.

- 1-bed: 708 SF
- 2-bed: 1,044 SF
- 3-bed: 1,210 SF
- 4-bed: 1,361 SF

(16)

Building Elevations:

- Roof pitch: 7:12 or greater.
- A variance has been requested in which the interior/side portions of the buildings will possess a 5:12 roof pitch. The portion of the roof line that will be visual from the street will still have a 7:12 roof pitch. The 5:12 ratio is being requested on the interior side to prevent the structure from reaching too great of a height.

Maximum Building Length:

- Buildings shall not exceed two hundred (200) feet in length.

Parking and Access: Unless specified herein, development is subject to the MF-2 District Regulations. Apartment communities are subject to the following standards:

- 1) At least one-half of the required minimum off-street spaces shall be provided in attached fully enclosed garages.
- 2) The garage may be part of the dwelling structure.
- 3) Garage doors may not face public street.
- 4) Garages shall be set back a minimum of eight (8) feet from the circulation aisle.
- 5) The garage shall not be used for storage, thereby prohibiting the parking of an inoperable vehicle.

Variances have been requested for 5.05 (a)(iv) numbers 1, 3, and 4.

Landscape and Screening: Unless specified herein, development is subject to the MF-2 District Regulations. Variance has been requested in proposing a wooden fence along the single-family side instead of masonry.

Exterior Building Materials: A variance to the masonry composition percentage has been requested. Per the Waxahachie Code of Ordinances, the exterior surface of all structures including screening walls, wing walls, gables, and columns shall be constructed of at least ninety (90) percent masonry construction materials.

Accessory Buildings: Accessory buildings will include: Maintenance Building, Mail Building, Two Pavilion Buildings. Accessory Structures will include all carports and garages. Carports are labeled buildings C1-C9 on the Site Plan. Garages are labeled G1-G5 on the Site Plan. A variance has been requested to have the specific locations of Garage Building #G1 and Garage Building #G5 remain in the areas designated on the Site Plan.

Signs and Lighting: Unless specified herein, development is subject to the MF-2 District Regulations and Performance Standards.

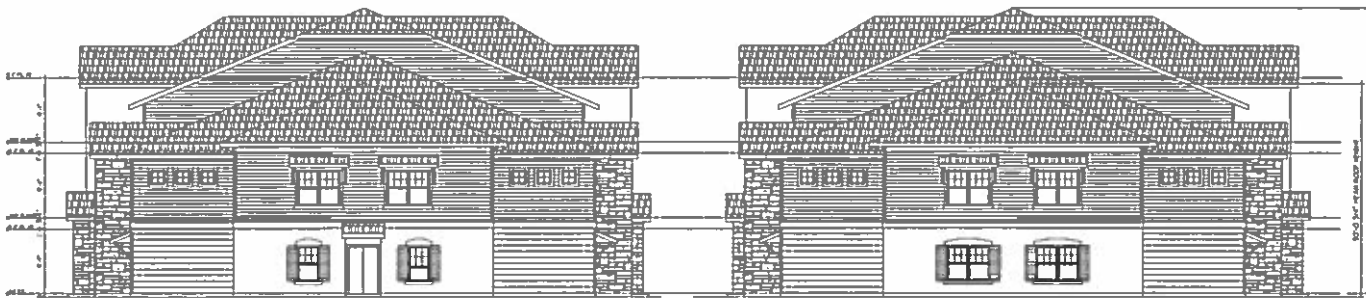
(16)

Amenities: The development will exceed the minimum requirement of at least 4 amenities from the list provided in the Waxahachie Code of Ordinances. The following amenities will be incorporated in the development: Exercise Facility, Sport Court and Field, Swimming Pool, Playground Tot Lot, and Improved Picnic Areas.

Project Phasing: The project is anticipated to be constructed in nine phases. Construction is expected to take approximately 16-18 months upon commencement.

Management Associations: No management association has been identified for the project at this time. Professional leasing and management of the facility is expected.

CYPRESS CREEK AT WAXAHACHIE
 WAXAHACHIE, TX - BONNER CARRINGTON



EXTERIOR MATERIAL LEGEND	
STONE	
STUCCO	
6" EXPOSURE GRANED LAP SIDING EXPOSURE ALL PATIOS & BALCONIES 6"	
10" EXPOSURE GRANED LAP SIDING ALL BREEZEWAYS 10"	
COMPOSITE ROOF	

KELLY GROSSMAN
 ARCHITECTS, L.L.C.

BUILDING ELEVATIONS
 PD-19-0132

(16)

Cypress Creek at Waxahachie Amenity List

Property Amenities

- Pool
- Picnic Pavilions w BBQ grills
- Sport Court
- Playground w/ playscape
- Sports Field
- Laundry Room
- Fitness Center
- Activity Room
- Conference / Business Center
- Clubhouse w/ Kitchen

Unit Amenities

- Large Single Basin Kitchen Sinks
- USB Outlets in each Kitchen
- Wood shelving in all Closets / Pantries
- Energy Efficient LED lights
- Energy Star appliances
- Upgraded and energy efficient kitchen appliance package in market rate units
- Window coverings
- 9-foot ceilings
- Garden Tubs
- Full size washer/dryer connections
- Ceiling fans throughout
- Generous closet space
- Large pantry and ample linen storage
- Balcony or patio
- Smoke alarms and sprinklers throughout
- Wired for phone, cable and Local Area Network (LAN)
- High speed Internet access available
- Garage, carports and storage units available
- Some units adaptable for individuals with sight, hearing and mobility impairments

(16)

RECEIVED
10/28/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0132

DAVIS KENT & BARBARA A
PO BOX 531
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 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 Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0132)

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: PD-19-0132
City Reference: 173687

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, November 6, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: we do not support the building multi family homes/
apartments. It is a proven fact that crime rate goes up and home
value decreases.

Kent Davis / Barbara Davis 10-26-19
Signature Date

Kent Davis / Barbara Davis 319 Madene Ave
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

SUPPORT

OPPOSE

PD-19-0132

Comments:

Too Many Apts. Already in Waxa
Sure if you want to do it, opinions won't matter but
all opposing anyway

Judy Huff

Signature

10-29-19

Date

Printed Name and Title

Judy Huff

94 Elmwood Trail

Address

River Oaks
Waxahachie, TX

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
11/11/19

75169

(16)

RECEIVED
10/30/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0132



DAVIS DAWN C
318 MODENE AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: PD-19-0132
City Reference: 173688

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT

OPPOSE

Comments: *numbers are not everything. The Quality of life is going down in Waxahachie. I moved here in 1959. a wonderful small town, so sad to see it self district*

Dawn C Davis
Signature

10/29/2019
Date

DAWN C DAVIS, OWNER
Printed Name and Title

318 Modene Ave Waxahachie, Tx.
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.

(16)

RECEIVED
10/28/19

Case Number: PD-19-0132
City Reference: 222754

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: _____

CF
Signature

10.28.19
Date

Mr Chris Ferris
Printed Name and Title

95 ELMWOOD TRL, WAXAHACHIE
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.

(16)

RECEIVED
11/5/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0132



SINGLETON MARVIN R JR
PO BOX 717
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: PD-19-0132
City Reference: 222661

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: _____

Signature

11/5/19
Date

Marvin R. Singleton Jr.
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.

(16)

RECEIVED
11/15/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0132

WAXAHACHIE DEVELOPMENT CO
PO BOX 717
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: PD-19-0132
City Reference: 222660

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT

OPPOSE

Comments: _____


Signature

11/15/19
Date

Mark Smith, President
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

(16)

RECEIVED
11/10/19

Case Number: PD-19-0132
City Reference: 173696

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 6, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT

OPPOSE

Comments: _____

Eric Radermacher
Signature

11-5-2019
Date

Eric Radermacher
Printed Name and Title

315 Modene Ave. Waxahachie
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.

(16)

RECEIVED
11/5/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **PD-19-0132**



CRAWFORD WILLIAM A & DOROTHY R
125 VANDERBILT LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 12, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 18, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: **PD-19-0132**
City Reference: 173550

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, November 6, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com.

SUPPORT OPPOSE

Comments: Too Close to schools and a major intersection



Signature

11-1-2019

Date

William A. CRAWFORD

Printed Name and Title

316 Myrtle Ave.

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.

Case PD-19-0132
 Responses Received Inside Required 200' Notification Area
 Support: 2 Oppose: 6

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's Suite	Owner's City	Owner's State	Owner's ZIP	Physical Address
173505	LINSCHIED LESLIE TEL CONTINGENT TRUST SANDRA J HARTNESS TRUSTEE	0.1721	LOT 51 GINGERBREAD VILLAGE PH 1 0.1721 AC	500 ALLVIEW TERRACE		LAGUNA BEACH	CA	92651	313 ETTA AVE WAXAHACHE TX 75165
173506	MYERS TIMOTHY W & THELMA SUE	0.3097	LOT 52R GINGERBREAD VILLAGE PH 1 0.3097 AC	315 ETTA AVE		WAXAHACHE	TX	75165	315 ETTA AVE WAXAHACHE TX 75165
173507	SMITH PAUL R	0.2213	LOT 55R GINGERBREAD VILLAGE PH 1 0.2213 AC	316 ETTA AVE		WAXAHACHE	TX	75165	316 ETTA AVE WAXAHACHE TX 75165
173508	OCHOA JAVIER	0.1721	LOT 56 GINGERBREAD VILLAGE PH 1 & 2 .1721 AC	314 ETTA AVE		WAXAHACHE	TX	75165	314 ETTA AVE WAXAHACHE TX 75165
173541	GONZALEZ CHRISTOPHER & JENNIFER	0.229	LOT 17R GINGERBREAD VILLAGE PH 1 0.229 AC	214 AUDRA AVE		WAXAHACHE	TX	75165	214 AUDRA AVE WAXAHACHE TX 75165
173542	TYNER ROY & JENNIFER	0.1721	LOT 16 GINGERBREAD VILLAGE PH 1 0.1721 AC	212 AUDRA AVE		WAXAHACHE	TX	75165	212 AUDRA AVE WAXAHACHE TX 75165
173550		0.171	106RR GINGERBREAD VILLAGE PH I REV0.171 ACRES	125 VANDERBILT LN		WAXAHACHE	TX	75165	316 MYRTLE AVE WAXAHACHE TX 75165
173551	MITCHELL JAMES M	0	LOT 107 GINGERBREAD VILLAGE PH 1 & 2	314 MYRTLE AVE		WAXAHACHE	TX	75165	314 MYRTLE AVE WAXAHACHE TX 75165
173556	SIEG LINDA ANN	0	102 GINGERBREAD VILLAGE PH I REV	315 MYRTLE AVE		WAXAHACHE	TX	75165	315 MYRTLE AVE WAXAHACHE TX 75165
173559	THEDFORD RONALD & REGINA	0	103R GINGERBREAD VILLAGE PH I REV	317 MYRTLE AVE		WAXAHACHE	TX	75165	317 MYRTLE AVE WAXAHACHE TX 75165
173686	REGAS DIONYSIOS & MARIORA SPAHO	0	163 GINGERBREAD VILLAGE PHII REV	317 MODENE AVE		WAXAHACHE	TX	75165	317 MODENE AVE WAXAHACHE TX 75165
173687		0	164R GINGERBREAD VILLAGE PHII REV	PO BOX 531		WAXAHACHE	TX	75168	318 MODENE AVE WAXAHACHE TX 75165
173688		0	LOT 167R GINGERBREAD VILLAGE PH 1 & 2	318 MODENE AVE		WAXAHACHE	TX	75165	318 MODENE AVE WAXAHACHE TX 75165
173689	CRANDALL LOUIS & ROSE MARIE	0	168 GINGERBREAD VILLAGE PHII REV	318 MODENE AVE		WAXAHACHE	TX	75165	318 MODENE AVE WAXAHACHE TX 75165
173696		0	LOT 162 GINGERBREAD VILLAGE PH 1 & 2	315 MODENE AVE		WAXAHACHE	TX	75165	315 MODENE AVE WAXAHACHE TX 75165
173724	GROUJEL ROBIN S	0	227 GINGERBREAD VILLAGE PHII REV	317 MORENE AVE		WAXAHACHE	TX	75165	317 MORENE AVE WAXAHACHE TX 75165
173725	RODGERS MICHAEL L & LOLITA L	0	226R GINGERBREAD VILLAGE PHII REV	319 MORENE AVE		WAXAHACHE	TX	75165	319 MORENE AVE WAXAHACHE TX 75165
178000	BUFFALO CREEK PLAZA LLC	30.479	5 J B & A ADAMS,393 J GOOCH 30.479 ACRES	400 GINGERBREAD LN		WAXAHACHE	TX	75165	S FM 813 WAXAHACHE TX 75165
184231	WOODARD LEGERRON	7.46	393 J GOOCH 7.46 ACRES	304 PENSACOLA AVE		WAXAHACHE	TX	75165	HIGHWAY 287 WAXAHACHE TX 75165
184238	VLEN LADD	0.54	393 J GOOCH 0.54 ACRES	1015 FERRIS AVE		WAXAHACHE	TX	75165	1110 BROWN ST WAXAHACHE TX 75165
184247	ALLEN MARTHA JEAN	4.04	393 J GOOCH 4.04 ACRES	411 ROYAL ST		WAXAHACHE	TX	75165	FM 813 WAXAHACHE TX 75165
184249	AMERITAI PARTNERSHIP	68.49	393 J GOOCH & 5 J B & A ADAMS 68.49 ACRES	1015 FERRIS AVE		WAXAHACHE	TX	75165	HIGHWAY 287 WAXAHACHE TX 75165
193401	ELLIS COUNTY WATER CONTROL & IMP DIST	2.05	5 J B & A ADAMS 2.05 ACRES	P O BOX 757		WAXAHACHE	TX	75168	HIGHWAY 287 WAXAHACHE TX 75165
202975	FARLEY STREET BAPTIST CHURCH	14.669	LOT 3 & 4B LITTLETON ESTATE 14.669 AC	1118 BROWN ST		WAXAHACHE	TX	75165	1116 & 1318 BROWN ST WAXAHACHE TX 75165
202976	CHURCH OF GOD WAXAHACHE	5.334	LOT 4A LITTLETON ESTATE REV 5.334 AC	PO BOX 602		WAXAHACHE	TX	75168	1320 BROWN ST WAXAHACHE TX 75165
205009	VLEN LADD	2.14	LOT 2 LITTLETON EST 2.14 AC	1015 FERRIS AVE		WAXAHACHE	TX	75165	BROWN ST WAXAHACHE TX 75165
207721	ROYE FAMILY ENTERPRISES L P	6	1 ROYE ADDN 6 ACRES	1324 BROWN ST	# A	WAXAHACHE	TX	75165	1324 BROWN ST WAXAHACHE TX 75165
219305	MCBEE LARRY W & DIANA L	0.158	105RR GINGERBREAD VILLAGE PH I REV0.158 ACRES	725 LOCUST DR		RED OAK	TX	75154	318 MYRTLE AVE WAXAHACHE TX 75165
222660	WAXAHACHE DEVELOPMENT CO	2.519	5 J B & A ADAMS 2.519 ACRES	PO BOX 717		WAXAHACHE	TX	75168	HIGHWAY 287 WAXAHACHE TX 75165
222661	SINGLETON MARVIN R JR	2.8	393 J GOOCH 2.8 ACRES	PO BOX 717		WAXAHACHE	TX	75168	BROADHEAD RD WAXAHACHE TX 75165
222745	PALAFOX FREDERICO & EMMA Y SIGALA	0.191	LOT 72 BLK A RIVER OAKS 4 .191 AC	510 TIMBER DR		WAXAHACHE	TX	75165	510 TIMBER DR WAXAHACHE TX 75165
222746	ANDERSON ANDREW R & MEGAN N	0.128	LOT 73 BLK A RIVER OAKS 4 .128 AC	508 TIMBER DR		WAXAHACHE	TX	75165	508 TIMBER DR WAXAHACHE TX 75165
222751	VACA CHRISTOPHER	0.151	LOT 67 BLK A RIVER OAKS 4 0.151 AC	91 ELMWOOD TRL		WAXAHACHE	TX	75165	91 ELMWOOD TRL WAXAHACHE TX 75165
222753	KING JEROME D & JAMIE H	0.152	LOT 68 BLK A RIVER OAKS 4 0.152 AC	93 ELMWOOD TRL		WAXAHACHE	TX	75165	93 ELMWOOD TRL WAXAHACHE TX 75165
222754		0.152	LOT 69 BLK A RIVER OAKS 4 0.152 AC	517 HARVEST TRL		MIDLOTHIAN	TX	76065	95 ELMWOOD TRL WAXAHACHE TX 75165
222755	OWENS JONATHAN D & REBECCA L	0.164	LOT 70 BLK A RIVER OAKS 4 0.164 AC	97 ELMWOOD TRL		WAXAHACHE	TX	75165	97 ELMWOOD TRL WAXAHACHE TX 75165
222756	AMH 2014-2 BORROWER LLC	0.265	LOT 71 BLK A RIVER OAKS 4 .265 AC	30601 AGOURA RD	STE 200	AGOURA HILLS	CA	91301	512 TIMBER DR WAXAHACHE TX 75165
222757	HOOD GREGOARY & HEJDI BORDEN	0.153	LOT 62 BLK A RIVER OAKS 4 0.153 AC	90 ELMWOOD TRL		WAXAHACHE	TX	75165	90 ELMWOOD TRL WAXAHACHE TX 75165
222758	SMITH ERICA	0.134	LOT 83 BLK A RIVER OAKS 4 0.134 AC	88 ELMWOOD TRL		WAXAHACHE	TX	75165	88 ELMWOOD TRL WAXAHACHE TX 75165
222759	MC GEHEE JESSICA & BUDDY D	0.229	LOT 64 BLK A RIVER OAKS 4 .229 AC	86 ELMWOOD TRL		WAXAHACHE	TX	75165	86 ELMWOOD TRL WAXAHACHE TX 75165
222760	AMERICAN RESIDENTIAL LEASING COMPANY LLC	0.158	LOT 85 BLK A RIVER OAKS 4 0.158 AC	PO BOX 95997		LAS VEGAS	NV	89183	87 ELMWOOD TRL WAXAHACHE TX 75165
222761	WHITTEN COURTNEY M & ASHLEY N	0.149	LOT 86 BLK A RIVER OAKS 4 0.149 AC	89 ELMWOOD TRL		WAXAHACHE	TX	75165	89 ELMWOOD TRL WAXAHACHE TX 75165
222765	COCKERHAM ROY L	0.184	LOT 59 BLK A RIVER OAKS 4 0.184 AC	96 ELMWOOD TRL		WAXAHACHE	TX	75165	96 ELMWOOD TRL WAXAHACHE TX 75165
222766		0.153	LOT 80 BLK A RIVER OAKS 4 0.153 AC	94 ELMWOOD TRL		WAXAHACHE	TX	75165	94 ELMWOOD TRL WAXAHACHE TX 75165
230711	BARNETT TIMOTHY L & KATHI S CARPENTER	0.153	LOT 81 BLK A RIVER OAKS 4 0.153 AC	92 ELMWOOD TRL		WAXAHACHE	TX	75165	92 ELMWOOD TRL WAXAHACHE TX 75165
265603	SINGLETON MARVIN R JR	4.49	5 J B & A ADAMS 4.49 ACRES	PO BOX 717		WAXAHACHE	TX	75168	HIGHWAY 287 WAXAHACHE TX 75165

(16)