

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, January 14, 2020 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

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

4. ***Consent Agenda***

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

- a. Minutes of the regular Planning & Zoning Commission meeting of December 17, 2019
- b. Minutes of the Planning and Zoning Commission briefing of December 17, 2019
5. ***Public Hearing*** on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175)
6. ***Consider*** recommendation of Zoning Change No. PD-19-0175
7. ***Consider*** request by George Salvador, Lillian Custom Homes, for a **Plat** of The Arbors Two for 125 residential lots and 2 park lots being 41.709 acres situated in the H Sange Survey, Abstract 1009 and the J Starrett Survey, Abstract 1024 (Property ID 267116) - Owner: Arbors WG Development LLC (PL-19-0154)

8. *Consider* request by Grayson Ceballos, Windrose Land Surveying, for a **Plat** of Steadham Addition for 2 lots being 21.333 acres situated in the J. Liles Survey, Abstract 660 (Property ID 263967) in the Extra Territorial Jurisdiction - Owner: Steven C & April R Steadham (PL-19-0145)
9. *Public Hearing* on a request by Dalton Bradbury, Southfork Capital, for a **Replat** of Block 23 of Town Addition to create Lots 1-6, Block A, Bradbury Addition, 2.445 acres (Property ID 193492) – Owner: Southfork Capital LLC (RP-19-0148)
10. *Consider* approval of RP-19-0148
11. *Public Hearing* on a request by Amy Carlisle, Green Light Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district located at 110 Broken Arrow Street (Property ID 267494) – Owner: Lisa H Barshofsky and Karen Hadley (SU-19-0164)
12. *Consider* recommendation of Zoning Change No. SU-19-0164
13. *Public Hearing* on a request by Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165)
14. *Consider* recommendation of Zoning Change No. SU-19-0165
15. *Public Hearing* on a request by Chris Acker, Acker Construction, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1, with Concept Plan, located at 110 Lucas Street (Property ID 195216) - Owner: Crux Jefferson LLC (PD-19-0172)
16. *Consider* recommendation of Zoning Change No. PD-19-0172
17. *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-19-0174)
18. *Consider* recommendation of Zoning Change No. PD-19-0174
19. *Continue 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)
20. *Consider* recommendation of Zoning Change No. SU-19-0133

21. **Public Hearing** on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, to Article V Development Standards, Section 5.01 Exterior Construction Requirements, and to Article V Development Standards, Section 5.07 Accessory Structures and Accessory Uses (TA-19-0177)
22. **Consider** recommendation of Zoning Change No. TA-19-0177
23. Adjourn

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

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

Notice of Potential Quorum

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

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, December 17, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, Acting City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

Mr. Harry Brennen, 107 High School Drive, Waxahachie, spoke in opposition of the proposed Blue Bonnet Trails apartments due to fire safety and parking concerns.

Ms. Judith Schuster, 105 Comanche Court, Waxahachie, spoke in opposition of the proposed Blue Bonnet Trails apartments due to safety, security, parking and traffic concerns. She thanked the city for the current street rehabilitation.

Ms. Georgie Ann Bryant, 100 Indian Court, Waxahachie, spoke in opposition of the proposed Blue Bonnet Trails apartments due to parking and safety concerns.

Ms. Regina Bonner, 105 High School Drive, Waxahachie, thanked the city for the street rehabilitations in the Colonial Acres subdivision. She spoke in opposition of the proposed Blue Bonnet Trails apartments and expressed concerns regarding the proposed 49 unit apartment complex going in at the southwest corner of Northgate Drive at Stadium Drive. She reviewed the concerns of the neighboring subdivision in regards to traffic, safety, parking, crowding, drainage, and increased crime.

Mr. Micah Green, 101 High School Drive, Waxahachie, spoke in opposition of the proposed Blue Bonnet Trails apartments due to traffic impact concerns and lack of necessary infrastructure.

4. **Consent Agenda**

(4a)

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- a. Minutes of the regular Planning & Zoning Commission meeting of December 10, 2019
- b. Minutes of the Planning and Zoning Commission briefing of December 10, 2019

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

5. **Continue 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)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue SU-19-0133 to the January 14, 2020 Planning & Zoning Commission.

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

Action:

Mr. David Hudgins moved to continue the 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) to the January 14, 2020 Planning & Zoning Commission meeting. Mr. Erik Test seconded, All Ayes.

7. **Consider request by Mark Thedford, Akamai Designs, for a Plat of Creekwood Townhomes for 9 residential lots and 3 common areas being 2.257 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 182093) - Owner: Akamai Designs Inc. (PL-19-0142)**

Planner Chris Webb presented PL-19-0142 noting the applicant is requesting to subdivide an existing lot into nine residential lots and three common areas for an approved townhome development. Staff recommended approval as presented.

Mr. Jim Phillips noted the 18 foot access easement instead of the city requested 24 foot easement on the plat.

Chairman Keeler asked if the curb will be curved so people can see traffic coming and Mr. Mark Thedford noted yes.

Action:

Mr. David Hudgins moved to approve a request by Mark Thedford, Akamai Designs, for a Plat of Creekwood Townhomes for 9 residential lots and 3 common areas being 2.257 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 182093) - Owner: Akamai Designs Inc. (PL-19-0142). Ms. Betty Square Coleman seconded, All Ayes.

8. **Continue Public Hearing on a request by Brian Shaw, Blue Bonnet Trail LLC, for a Zoning Change from a Planned Development-11-Multiple Family-1 zoning district to Planned Development-Multiple Family-1, with Concept Plan, located at the SW corner**

(4a)

of Northgate Drive at Stadium Drive (Property ID 239255) - Owner: Blue Bonnet Trail LLC (PD-19-0135)

Chairman Keeler announced PD-19-0135 is no longer a request due to the owner complying with the original 1985 Planned Development zoning.

9. Consider recommendation of Zoning Change No. PD-19-0135

No action taken

10. Consider request by Brian Shaw, Blue Bonnet Trail LLC, for a detailed Site Plan review for a proposed multi-family development, located at the SW corner of Northgate Drive at Stadium Drive (Property ID 239255) - Owner: Blue Bonnet Trail LLC (SP-19-0176)

Senior Planner Colby Collins presented SP-19-0176 noting the detailed site plan is a request to create a 49 unit multi-family residential development within an existing Planned Development zoning district. He noted the plan meets all city requirements therefore, staff recommended approval as presented. Mr. Collins reviewed the neighborhood concerns of traffic, safety, parking, crowding, drainage, and increased crime.

Mr. Phillips inquired about how maximum units are determined and Mr. Collins noted lot size is the determining factor. He also asked if there are plans to widen the roads in that area and Director of Public Works and Engineering James Gaertner noted there are currently no plans to increase infrastructure capacity.

Chairman Keeler confirmed that a Traffic Impact Analysis is required with a development that has 1,000 trips a day. Mr. Gaertner noted the proposed development is anticipated to generate 325 trips per day. He explained if the development were to be Office, the anticipated trips would be 780 and if it were to be Retail, then it would be 1,300 trips per day.

Mr. David Hudgins inquired about the access easement to 287 from Northgate and Mr. Gaertner noted there are currently no plans to extend at this time. He also noted TxDOT may not allow for that access due to the close proximity of the entrance and exit ramps currently in place.

Mr. Brian Shaw, 3114 Drexel Drive, Dallas, explained he could possibly add 5 to 10 more parking spaces and is willing to work with staff on a Development Agreement in regards to fencing and masonry on the building façade to make the project work for everyone.

Chairman Keeler recognized the valid concerns from the property owners of Colonial Acres. He explained the applicant is complying with the existing Multi Family Planned Development zoning established in 1985 and the Commission's role is to make sure they are following the ordinances and laws of the city.

Action:

Mr. Jim Phillips moved to approve a request by Brian Shaw, Blue Bonnet Trail LLC, for a detailed Site Plan review for a proposed multi-family development, located at the SW corner of Northgate Drive at Stadium Drive (Property ID 239255) - Owner: Blue Bonnet Trail LLC (SP-19-0176) with

(4A)

approval of Development Agreement to adjust aesthetics and fencing. Ms. Betty Square Coleman seconded, All Ayes.

11. **Public Hearing on a request by Ronald E. Bunch, Attorney, for a Zoning Change from a Commercial zoning district to a Central Area zoning district located at 106 Monroe (Property ID 170381) - Owner: Getzendaner & Reed (ZC-19-0156)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented ZC-19-0156 noting the applicant is requesting a zoning change from Commercial to Central Area to no longer have the parking requirement at the site and staff recommended approval as presented. The current property consists of retail/office space and a beauty shop with plans to add an antique shop.

There being no others to speak for or against ZC-19-0156, Chairman Keeler closed the Public Hearing.

12. **Consider recommendation of Zoning Change No. ZC-19-0156**

Action:

Ms. Bonney Ramsey moved to approve a request by Ronald E. Bunch, Attorney, for a Zoning Change from a Commercial zoning district to a Central Area zoning district located at 106 Monroe (Property ID 170381) - Owner: Getzendaner & Reed (ZC-19-0156) subject to Staff Comments. Mr. Erik Test seconded, All Ayes.

13. **Continue Public Hearing on a request by Dalton Bradbury, Southfork Capital, for a Zoning Change from a Planned Development-30-Office zoning district to Planned Development-Single Family-3, with Concept Plan, located at 315 N Rogers (Property ID 193492) - Owner: Southfork Capital LLC (PD-19-0147)**

Chairman Keeler continued the Public Hearing.

Mr. Collins presented PD-19-0147 noting the applicant is requesting to create a Planned Development to construct five single family homes on infill lots.

Mr. Dalton Bradbury explained there is an updated site plan showing rear detached garages.

There being no others to speak for or against PD-19-0147, Chairman Keeler closed the Public Hearing.

14. **Consider recommendation of Zoning Change No. PD-19-0147**

Action:

Mr. Jim Phillips moved to approve a request by Dalton Bradbury, Southfork Capital, for a Zoning Change from a Planned Development-30-Office zoning district to Planned Development-Single Family-3, with Concept Plan, located at 315 N Rogers (Property ID 193492) - Owner: Southfork

(4a)

Capital LLC (PD-19-0147) pending updated site plan showing rear detached garages. Ms. Betty Square Colement seconded, All Ayes.

15. Public Hearing on a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for Outside Storage use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0155)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented SU-19-0155 noting the applicant is requesting approval of a Specific Use Permit to allow the use of outside storage. Mr. Collins reviewed the case history noting the applicant's previous request was denied by the Commission. Code Enforcement has issued eight citations to the applicant due to operating without approval of a Specific Use Permit and Certificate of Occupancy. Staff's opinion is that the outside storage of aggregate product is not the highest and best use of this property and staff recommends denial.

Mr. Kevin Cribley, 12019 Nacadoches Road, San Antonio, apologized for not understanding the Specific Use Permit process.

Ms. Paris Thomas, 12019 Nacadoches Road, San Antonio, acknowledged mistakes have been made but not maliciously. She explained the company is working to come into compliance but it takes time to move the product on the site. She explained the landscape plan and site plan have been updated to meet city standards and is not understanding staff's recommendation of denial. She noted other uses would require water and sewer updates that would be costly to the city.

Assistant City Manager Tommy Ludwig explained staff's recommendation is based on this not being the best and highest use for the site and noted water and sewer infrastructure would be developer driven.

Chairman Keeler noted he agreed with the denial of the previous requests.

Mr. Phillips explained the Commission's responsibility is to enforce the zoning ordinance.

Mr. Herman Moody, 633 Blair Road, Waxahachie, explained there are no buildings on his property and spoke in support of this clean aggregate product to be stored on site. He noted sprinklers are in the ground and the landscaping will be done in accordance with the proposed landscape plan.

Mr. Hudgins noted he sees very few other uses for this site due to the rail spur and supported this request.

Ms. Coleman voiced her support for the applicant working towards compliance with city regulations.

Mr. Scott Cribley, 12019 Nacadoches Road, San Antonio, stated the outstanding citations will be taken care of and apologized for not knowing the Specific Use Permit process in the City of Waxahachie.

There being no others to speak for or against SU-19-0155, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. SU-19-0155

Action:

Mr. David Hudgins moved to approve a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for Outside Storage use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0155) with the conditions of the landscaping and fencing to be in place as shown on the plans presented, before Specific Use Permit is issued and limiting the area of storage to the white area on the landscape plan as presented. Ms. Betty Square Coleman seconded, the vote was as follows: Ayes: Betty Square Coleman, Bonney Ramsey, and David Hudgins. Noes: Rick Keeler, Jim Phillips, and Erik Test. The motion failed.

17. Public Hearing on a request by Jennifer Gansert, Kimley-Horn and Associates, Inc., for a Zoning Change from a Planned Development-General Retail zoning district to Planned Development-General Retail, with Concept Plan, located at 108 Broadhead Road (Property ID 245022) - Owner: Crepe Myrtle Enterprises LLC (PD-19-0159)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0159 noting the applicant is requesting to revise the existing Planned Development to construct an approximately 20,000 square foot addition to an existing 485,000 square foot movie theater. The addition includes an Arcade, which requires a Specific Use Permit in this zoning district. He noted staff recommended approval as presented.

There being no others to speak for or against PD-19-0159, Chairman Keeler closed the Public Hearing.

18. Consider recommendation of Zoning Change No. PD-19-0159

Action:

Mr. Jim Phillips moved to approve a request by Jennifer Gansert, Kimley-Horn and Associates, Inc., for a Zoning Change from a Planned Development-General Retail zoning district to Planned Development-General Retail, with Concept Plan, located at 108 Broadhead Road (Property ID 245022) - Owner: Crepe Myrtle Enterprises LLC (PD-19-0159). Mr. David Hudgins seconded, All Ayes.

19. Consider request by Jennifer Gansert, Kimley-Horn and Associates, Inc., for a Replat of Lot 1R, Block A, Showbiz Cinemas Addition to relocate easements, 11.1414 acres (Property ID 245022) – Owner: Crepe Myrtle Enterprises LLC (RP-19-0160)

Mr. Webb presented RP-19-0160 noting the replat is to adjust utility and Right-of-Way easements as well as move a fire lane so a new addition can be added onto the current theater.

Action:

(4a)

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Mr. Jim Phillips moved to approve a request by Jennifer Gansert, Kimley-Horn and Associates, Inc., for a Replat of Lot 1R, Block A, Showbiz Cinemas Addition to relocate easements, 11.1414 acres (Property ID 245022) – Owner: Crepe Myrtle Enterprises LLC (RP-19-0160). Mr. Erik Test seconded, All Ayes.

20. Adjourn

There being no further business, the meeting adjourned at 9:08 p.m.

Respectfully submitted,

Amber Villarreal
Acting City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 17, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, Acting City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins reviewed the following cases:

- SU-19-0133, applicant requested a continuance to the January 14, 2020 Planning & Zoning Commission meeting.
- PD-19-0135, applicant agreed to comply with the original 1985 Planned Development zoning; therefore, only a detailed site plan will need to be approved by the Planning & Zoning Commission and City Council.
- SP-19-0176, applicant meets all requirements of the city's standards and staff recommended approval as presented. He reviewed the concerns of the neighboring property owners.
- ZC-19-0156, applicant is requesting a zoning change from Commercial to Central Area which does not have a parking requirement at the site. Staff recommended approval.
- PD-19-0147, applicant is requesting a Planned Development to construct five single family homes on infill lots. Staff recommended approval as presented.
- SU-19-0155, applicant is requesting approval of a Specific Use Permit to allow the use of outside storage. Mr. Collins reviewed the case history noting the applicant's previous request was denied by the Commission. Code Enforcement has issued eight citations to the applicant due to operating without approval of a Specific Use Permit and Certificate of Occupancy. Staff's opinion is that the outside storage of aggregate product is not the highest and best use of this property and staff recommends denial.
- PD-19-0159, applicant is requesting to revise the existing Planned Development to construct an approximately 20,000 square foot addition to an existing 485,000 square foot

(4b)

movie theater. The addition includes an Arcade which requires a Specific Use Permit in this zoning district. Staff recommended approval as presented.

Planner Chris Webb reviewed the following cases:

- PL-19-0142, applicant is requesting the plat for Creekwood Townhomes. The plat meets all city requirements and staff recommended approval as presented. Graduate Engineer Macey Martinez noted staff requested a 24 foot access easement and the applicant is proposing an 18 foot easement. She explained there is not a city ordinance in place to enforce the requested 24 foot access easement.
- RP-19-0160, would adjust utility and Right-of-Way easements as well as move a fire lane so a new addition can be added onto the current theater. Staff recommended approval as presented.

3. Adjourn

There being no further business, the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Amber Villarreal
Acting City Secretary

(5+6)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: January 8, 2020
Re: PD-19-0175 – Victron Park

On January 8, 2020, the applicant requested to continue case no. PD-19-0175 to the January 28, 2020 Planning and Zoning meeting and the February 3, 2020 City Council meeting agenda.

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Planning & Zoning Department

Plat Staff Report

Case: PL-19-0154



MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

CAPTION

Consider request by George Salvador, Lillian Custom Homes, for a Plat of The Arbors Two for 125 residential lots and 2 park lots being 41.709 acres situated in the H Sange Survey, Abstract 1009 and the J Starrett Survey, Abstract 1024 (Property ID 267116) - Owner: Arbors WG Development LLC (PL-19-0154)

APPLICANT REQUEST

The applicant is requesting a plat to create a second addition to the Arbor at Willow Grove.

CASE INFORMATION

Applicant: George Salvador. Lillian Custom Homes

Property Owner(s): Arbors WG Development, LLC

Site Acreage: 41.709 acres

Number of Lots: 127 lots

Number of Dwelling Units: 125 units

Park Land Dedication: Cash in lieu of park land dedication for the property is set at \$50,000.00. This fee must be paid before the plat is filed.

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

SUBJECT PROPERTY

General Location: North of Hwy 287 on Hedgewood Dr.

Parcel ID Number(s): 267116

Current Zoning: PD-SF-2

Existing Use: Undeveloped with exception of culvert installation

Platting History: 1009 H Sange Survey

(1)

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

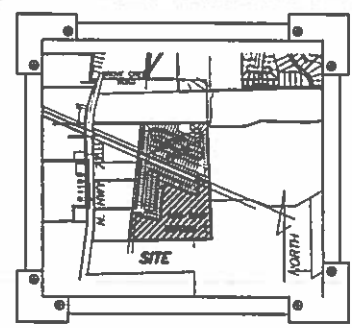
Reviewed by:
 Shon Brooks, AICP
 Director of Planning
sbrooks@waxahachie.com

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD	CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD	CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
C-1	20.00'	31.42'	S 43°17'21" W, 28.28'	C-11	355.46'	40.35'	S 57°55'22" E, 40.32'	C-21	20.00'	15.50'	N 27°53'59" E, 15.12'
C-2	20.00'	31.42'	N 46°08'39" W, 28.28'	C-12	350.00'	36.48'	S 57°37'22" E, 36.48'	C-22	50.00'	5.84'	N 46°45'07" W, 5.84'
C-3	150.00'	43.08'	N 09°22'22" W, 42.84'	C-13	350.00'	40.29'	S 57°34'24" E, 40.27'	C-23	50.00'	46.52'	N 16°45'07" W, 44.88'
C-4	150.00'	60.50'	N 29°09'18" W, 60.09'	C-14	100.00'	57.65'	S 50°41'14" E, 56.85'	C-24	50.00'	47.00'	N 36°49'31" W, 45.28'
C-5	150.00'	62.50'	N 52°38'41" W, 62.05'	C-15	100.00'	57.65'	S 17°39'31" E, 56.85'	C-25	50.00'	46.68'	S 89°30'23" W, 45.00'
C-6	300.00'	41.88'	N 63°12'10" W, 41.84'	C-16	20.00'	31.85'	S 44°28'25" W, 28.59'	C-26	50.00'	46.68'	S 36°01'09" W, 45.00'
C-7	300.00'	22.64'	N 57°02'45" W, 22.63'	C-17	370.00'	123.85'	N 00°19'10" W, 123.27'	C-27	50.00'	51.26'	S 20°05'44" E, 49.05'
C-8	405.46'	48.39'	N 57°54'10" W, 48.36'	C-18	370.00'	14.40'	N 69°36'55" W, 14.40'	C-28	20.00'	19.25'	S 21°53'29" E, 18.52'
C-9	405.46'	74.22'	N 66°33'55" W, 74.11'	C-19	20.00'	28.64'	N 26°02'44" W, 27.00'	C-29	200.00'	28.53'	S 09°46'14" W, 28.51'
C-10	355.46'	70.05'	S 66°49'10" E, 69.93'	C-20	250.00'	46.80'	N 11°02'47" E, 46.73'	C-30	20.00'	33.56'	S 61°55'43" W, 29.76'

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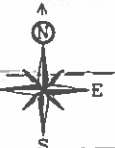
CURVE TABLE			
CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
C-31	20.00'	31.42'	N 46°08'39" W, 28.28'
C-32	20.00'	22.47'	S 34°33'16" E, 21.31'
C-33	50.00'	99.52'	S 59°43'15" E, 83.89'
C-34	50.00'	50.72'	N 34°12'03" E, 48.57'
C-35	50.00'	41.18'	N 18°27'09" W, 40.03'
C-36	50.00'	49.21'	N 70°14'30" W, 47.25'
C-37	20.00'	6.59'	N 89°00'20" W, 6.55'
C-38	20.00'	4.36'	N 73°19'15" W, 4.35'
C-39	525.00'	33.77'	S 06°31'01" W, 33.77'
C-40	525.00'	53.32'	S 01°45'53" W, 53.29'

FLOODPLAIN NOTE:
NO 100 YEAR FLOODPLAIN
PER FIRM MAP # 48139C0200 F
ZONE: F UNSHADDED



LOCATION MAP SCALE: 1" = 2000'

15.343 Acres
J. Starrett Sur. A-1024
H. Sange Sur. A-1009



(565,677 s.f.)
Waxahachie I, J.V.
residual of 137.363 Ac.
739/113 DRECT
ZONED: SF-1
LOT 1
BLOCK B

BENCHMARK 1:
POINT OF BEGINNING, THE ARBORS TWO
Found 3/4" Pipe
N=6845401.183 E=2484240.176
ELEV. = 615.20'

BENCHMARK 2:
SOUTH COMMON CORNER OF LOTS 2 & 3
OF BLOCK 11, THE ARBOR AT WILLOW GROVE.
Found 5/8" Capped Rod "DOWD"
N=6845898.53 E=2482785.89
ELEV. = 616.48



NOTE:
THE DETENTION PONDS WILL BE MAINTAINED BY THE
PROPERTY OWNERS THROUGH THE USE OF AN HOA.

D&M ENGINEERS

Owners:
ARBORS WG DEVELOPMENT, LLC
PO BOX 717
WAXAHACHIE, TX 75168

Developers:
LILLIAN CUSTOM HOMES
GEORGE SALVADOR
972-937-8990

Deed Record Number:
Inst. No. 1618046
OPRECT

Surveyor:
W.R. Lee, RPLS 2038
Shields and Lee Surveyors
1421 Ferndale Ave.
Dallas, Texas 75224
214-942-8496
TBPLS 10017000

LEGEND

○	Property Corner Symbol
△	Flag
□	Iron Pipe
■	Steel Pipe
●	Utility Easement
○	Utility Pole
○	Light of Sky
○	Point of Beginning
○	Centerline
○	Drainage Flow
○	Spot Elevations
○	Building Line
○	Water Line
○	Water Meter
○	Survey Monument
○	Chained
○	Fire Hydrant
○	Water Valve
○	Drainage & Utility Cover
○	Telephone Pole

LINE TABLE

LINE	BEARING, DISTANCE
L1	N 67°04'24" W, 34.04'
L2	N 01°08'39" W, 22.18'
L3	N 67°08'38" W, 24.26'
L4	N 05°39'47" E, 31.97'
L5	S 67°12'05" E, 32.22'
L6	N 04°53'28" E, 52.51'
L7	N 14°10'02" E, 17.42'
L8	S 67°04'24" W, 7.35'
L9	N 20°43'51" E, 2.88'
L10	S 69°30'00" E, 15.32'
L11	S 33°13'20" W, 217.50'
L12	S 01°08'39" E, 167.84'
L13	N 57°45'21" E, 90.46'
L14	N 33°13'20" E, 47.44'
L15	N 71°42'08" E, 27.07'
L16	S 85°37'51" E, 17.60'
L17	N 71°42'08" E, 41.88'
L18	N 11°14'30" E, 21.52'
L19	S 05°41'39" E, 50.96'
L20	S 01°45'53" E, 4.57'
L21	S 89°59'59" E, 60.02'
L22	

Case: PL-19-0154 PLAT
THE ARBORS TWO
PLANNED DEVELOPMENT (PD- SF2) ZONING
Being a 41.709 Acre Addition in the
H. SANGE SURVEY, Abst. 1009
J. STARRETT SURVEY, Abst. 1024
of the City of Waxahachie, in Ellis County, Texas
125 RESIDENTIAL LOTS & 2 PARK LOTS

SHIELDS and LEE SURVEYORS
1421 Ferndale Avenue
Dallas, Texas 75224
PHONE: 214-942-8496
TBPLS 10017000

Date 11-19-2019
Drawn: D. Hocutt
Job: 215-00521p
Sheet 1
of 3 sheets

STATE OF TEXAS
COUNTY OF ELLES

KNOW ALL MEN BY THESE PRESENTS:

FIELD NOTES
4/17/09 ADDS

BEING on that certain lot, tract or parcel of land situated in the J. Starrett Survey, Abstract No. 1009, in the City of Warhachie, Ellis County, Texas, and being a portion of a 41.709 acre tract of land conveyed to ARBORS WOOD DEVELOPMENT, LLC by deed recorded as Instrument No. 1616048, Official Public Records, Ellis County, Texas (PRELIT), and being more particularly described as follows:

Beginning at a 3/4" steel pipe found in said Sange Survey, Abstract No. 1009, and in the H. Sange Survey, Abstract No. 1009, in the City of Warhachie, Ellis County, Texas (PRELIT), and being a portion of a 41.709 acre tract of land conveyed to ARBORS WOOD DEVELOPMENT, LLC by deed recorded as Instrument No. 1616048, Official Public Records, Ellis County, Texas (PRELIT), and being more particularly described as follows:

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SURVEYOR'S DECLARATION

I, Bob Lee, do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set and shown on this plat were placed and supervised in accordance with the Subdivision Ordinance of the City of Warhachie.

W. R. Lee
Registered Professional
Land Surveyor
Number: 2019

Date

SHIELDS and LEE SURVEYORS

1421 Ferndale Avenue
Dallas, Texas 75224
PHONE: 214-942-8496
TBPLS 10017000

NOTE:
THE DETENTION FOUNDS WILL BE MAINTAINED BY THE PROPERTY OWNERS THROUGH THE USE OF AN INCH.

NOTE:
ALL PROPERTY AND LOT CORNERS ARE TO BE MAINTAINED AND PROTECTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE SET FORTH ON THE PLAT.

D&M
ENGINEERS

DAVIS & McDILL, Inc.

P.O. BOX 428, Warhachie, Texas 75168
Phone: Metro 972-938-1185
(A Texas Licensed Engineering Firm #1-4459)

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ARBORS WOOD DEVELOPMENT, LLC, do hereby adopt this plat designating the herein above described property as THE ARBORS TWO, an addition to the City of Warhachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. All buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Warhachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Warhachie's use thereof. The City of Warhachie and public utility entities shall have the right to enter upon the property at any time for the purpose of inspecting, maintaining, repairing, reconstructing, repainting, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all pitting ordinances, rules, regulations and resolutions of the City of Warhachie, Texas

WITNESS, my hand, this the _____ day of _____, 2019.

GEORGE SALVADOR - DEVELOPER REPRESENTATIVE
LILLIAN CUSTOM HOMES

STATE OF TEXAS
COUNTY OF ELLES

Before me, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared George Salvador, of LILLIAN CUSTOM HOMES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

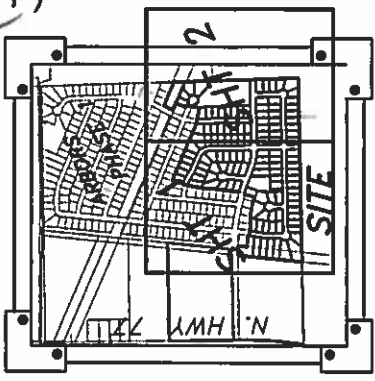
I hereby certify that the plat shown hereon and designated as the FINAL PLAT OF THE ARBORS TWO, an addition to the City of Warhachie, Ellis County, Texas, on this day received and approved by the City of Warhachie, Texas, in accordance with the requirements of the Subdivision Ordinance of the City of Warhachie, Texas.

APPROVED BY: Planning and Zoning Commission
City of Warhachie

By: _____ Date _____

Chairperson _____ Date _____

KEY MAP



Case: PL-19-0154

THE ARBORS TWO

PLANNED DEVELOPMENT (PD- SF2) ZONING

Being a 41.709 Acre Addition in the

H. SANGE SURVEY, Abst. 1009

J. STARRETT SURVEY, Abst. 1024

of the City of Warhachie, in Ellis County, Texas

125 RESIDENTIAL LOTS & 2 PARK LOTS

Date: 11-19-2019
Drawn: D. Hocutt
Job: 215-0052fp
Sheet: 3
of 3 sheets.

(8)

Planning & Zoning Department

Plat Staff Report

Case: PL-19-0145



MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

CAPTION

Consider request by Grayson Ceballos, Windrose Land Surveying, for a **Plat** of Steadham Addition for 2 lots being 21.333 acres situated in the J. Liles Survey, Abstract 660 (Property ID 263967) in the Extra Territorial Jurisdiction - Owner: Steven C & April R Steadham (PL-19-0145)

APPLICANT REQUEST

The purpose of this request is to establish two (2) platted legal lots for single family use.

CASE INFORMATION

Applicant: Grayson Ceballos, Windrose Land Surveying

Property Owner(s): Steven and April Steadham

Site Acreage: 21.333 acres

Number of Lots: 2 lots

Number of Dwelling Units: 1 unit

Park Land Dedication: ETJ (N/A)

Adequate Public Facilities: Staff received a Water Utility Provider's Endorsement from BVB SUD stating that adequate public facilities were available to this property and that adequate fire flow is established for this property.

SUBJECT PROPERTY

General Location: 100 Angus Rd

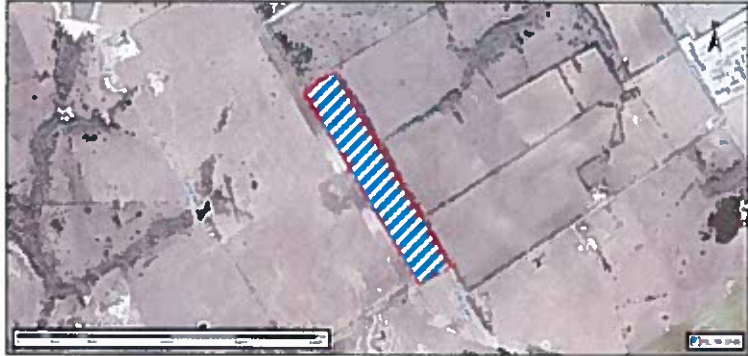
Parcel ID Number(s): 263967

Current Zoning: ETJ (N/A)

Existing Use: A single family residence sits in the NW side of the property.

Platting History: 660 J LILES Survey

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

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

WHEREAS Steven C. Steadham and Wife, April R. Steadham, are the owners of a 21.333 acre tract of land situated in the J. Liles Survey, Abstract Number 660, being conveyed to Steven C. Steadham and Wife, April R. Steadham, by deed recorded in Instrument Number 2016-1663, Deed Records, Ellis County, Texas...

BEGINNING at a 1/2 inch rebar found for the southwest corner of a tract of land conveyed to Bay Harbor Investment Group by deed recorded in Instrument Number 2016-10586, Deed Records, Ellis County, Texas, same being a point on the east line of a tract of land conveyed to KAD Francis Realty Company, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 2015-18243, Deed Records, Ellis County, Texas.

THENCE North 61 degrees 30 minutes 24 seconds East, departing the east line of said KAD tract, with the south line of said Bay Harbor tract, a distance of 378.63 feet to a 1/2 inch rebar found for the northwest corner of a tract of land conveyed to James A. Loftis III, by deed recorded in Instrument Number 2018-17242, Deed Records, Ellis County, Texas.

THENCE South 30 degrees 57 minutes 59 seconds East, departing the south line of said Bay Harbor tract, with the west line of said Loftis tract, a distance of 2446.10 feet to a point for corner in the eastline of Angus Road (Variable Width Right of Way), from which a 5/8 inch rebar found bears South 35 degrees 24 minutes 06 seconds East, a distance of 0.54 feet.

THENCE South 58 degrees 34 minutes 49 seconds West with the centerline of said Angus Road, a distance of 378.68 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said KAD tract.

THENCE North 30 degrees 57 minutes 26 seconds West departing the centerline of said Angus Road, with the east line of said KAD tract, a distance of 2465.44 feet to THE POINT OF BEGINNING and containing 929.447 square feet or 21.337 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Steven C. Steadham and wife, April R. Steadham acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Steadham Addition, an addition to the Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Steven C. Steadham and wife, April R. Steadham do hereby certify the following:

- 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
5. Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the annual use and accommodation of all public utilities desiring to use or along the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Ellis County's use thereof.
7. Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the easements.

Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

All modifications to this document shall be by means of plat and approved by Ellis County.

WITNESS, BY MY HAND THIS THE DAY OF _____ 20__

By: Steven C. Steadham

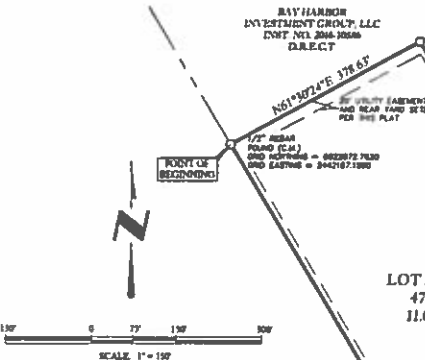
By: April R. Steadham

CERTIFICATE OF APPROVAL:

APPROVED BY: Planning and Zoning Commission- City of Waxahachie

By: _____ Date: _____

By: _____ Date: _____



SURVEYOR'S NOTES:

- 1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000072449.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48199C0225F, dated June 03, 2013, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create two lots out of a previously unplatted tract of land.
5. All lots shall be serviced by an on-site sewage facility system for residential use.

STATE OF TEXAS
COUNTY OF DENTON

This is to certify that I, Thomas W. Maak, a Registered Professional Land Surveyor of the State of Texas, here plat the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT DATED 12/20/2019

Thomas W. Maak, R.P.L.S. No. 5119

State of Texas
County of Ellis

Certificate of approval by the Commissioners' Court of Ellis County, Texas: Approved this date, the _____ day of _____, 20__

Todd Little, County Judge

Randy Stinson, Commissioner, Precinct No. 1

Paul Perry, Commissioner, Precinct No. 3

Attest:

Krystal Valdez, County Clerk

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steven C. Steadham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____, 20__

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared April R. Steadham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____, 20__

Notary Public in and for the State of Texas

- LEGEND OF ABBREVIATIONS
• D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
• P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
• ROW RIGHT OF WAY
• IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
• C.M. CONTROLLING MONUMENT

On Site Sewage Facility Statement
This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director

Approval Date

KAD FRANCIS REALTY COMPANY, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
INS# 2018-18243 D.R.E.C.T.

VICINITY MAP NOT TO SCALE



WINDROSE LAND SURVEYING & PLATTING
308 IRLA STREET, SUITE 208 | LITTLETON, CO 80120 | 303.437.8848
PH: 303.437.2344 | TFW@WINDROSE.COM | WINDROSE.COM

ARTHUR LAND SURVEYING
230 Elm St., # 208 | Loveland, CO 80537
PH: 314.371.2344 | TFW@ARTHUR.COM | ARTHURLANDSURVEYING.COM

OWNER/DEVELOPER
Steven C. and April R. Steadham
3831 Plainview Road
Midlothian, Texas 78065
Phone No. 214-797-1557

DRAWN BY: G.L.C. DATE: 07/22/2019 CHECKED BY: T.M. JOB NO: 2019/285

PLAT SIMPLIFIED PLAT - ELLIS COUNTY

STEADHAM ADDITION
LOT 1 AND 2, BLOCK 1
BEING A 21.333 acre tract of land situated in the J. Liles Survey
Abstract No. 660

City of Waxahachie ETJ, Ellis County, Texas
CASE NO. PL-19-0145

(8)



PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Steven and April Steadham **Parcel ID #:** _____
Subdivision Name: Steadham Addition Lot 1 & 2, Block 1

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

- Buena Vista-Bethel SUD (972) 937-1212
- Carroll Water Company (972) 617-0817
- Mountain Peak SUD (972) 775-3765
- Rockett SUD (972) 617-3524
- Sardis-Lone Elm WSC (972) 775-8566
- Nash Foreston WSC (972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>8</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Joe Buchanan
Print Name of General Manager of water provider or Designee

BVB SUD
Name of water provider company

Joe Buchanan
Signature of General Manager of water provider or Designee

8-20-19
Date

(9)

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0148



MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

CAPTION

Public Hearing on a request by Dalton Bradbury, Southfork Capital, for a Replat of Block 23 of Town Addition to create Lots 1-6, Block A, Bradbury Addition, 2.445 acres (Property ID 193492) – Owner: Southfork Capital LLC (RP-19-0148)

APPLICANT REQUEST

The applicant is replatting this property to allow for single family lots to be established.

CASE INFORMATION

Applicant: Dalton Bradbury, Southfork Capital LLC

Property Owner(s): Chris Acker

Site Acreage: 2.445 acres

Number of Lots: 6 lots

Number of Dwelling Units: 5 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at \$2,000.00 (5 residential dwellings at \$400.00 per dwelling).

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

SUBJECT PROPERTY

General Location: 315 N Rogers Street

Parcel ID Number(s): 193492

Current Zoning: PD-SF-3

Existing Use: This site is currently a parking lot.

Platting History: LOT 1-9 BLK 23 TOWN ADDITION

Site Aerial:



RECOMMENDATION

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

- Disapproval
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

- 1. Plat drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

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

(11)

Planning & Zoning Department

Zoning Staff Report



Case: SU-19-0164

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

City Council: January 21, 2020

CAPTION

Public Hearing on a request by Amy Carlisle, Green Light Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 110 Broken Arrow Street (Property ID 267494) – Owner: Lisa H Barshofsky and Karen Hadley (SU-19-0164)

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Amy Carlisle, Green Light Solar

Property Owner(s): Lisa Barshofsky

Site Acreage: 0.175 acres

Current Zoning: Planned Development-Single Family-2

Requested Zoning: Planned Development-Single Family-2 with SUP

SUBJECT PROPERTY

General Location: 110 Broken Arrow St

Parcel ID Number(s): 267494

Existing Use: Single Family Residence

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-2	Single Family Residence
East	PD-SF-2	Single Family Residence
South	PD-SF-2	Single Family Residence
West	PD-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 Broken Arrow St.

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, 33 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

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

(11)

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@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

DESIGN & DRAWTING BY:
 DANA HALEXEMOS
 HADCEP: PV-10044-010000

REVISIONS	DESCRIPTION	DATE	BY
1	ORIGINAL	1/7/2018	A

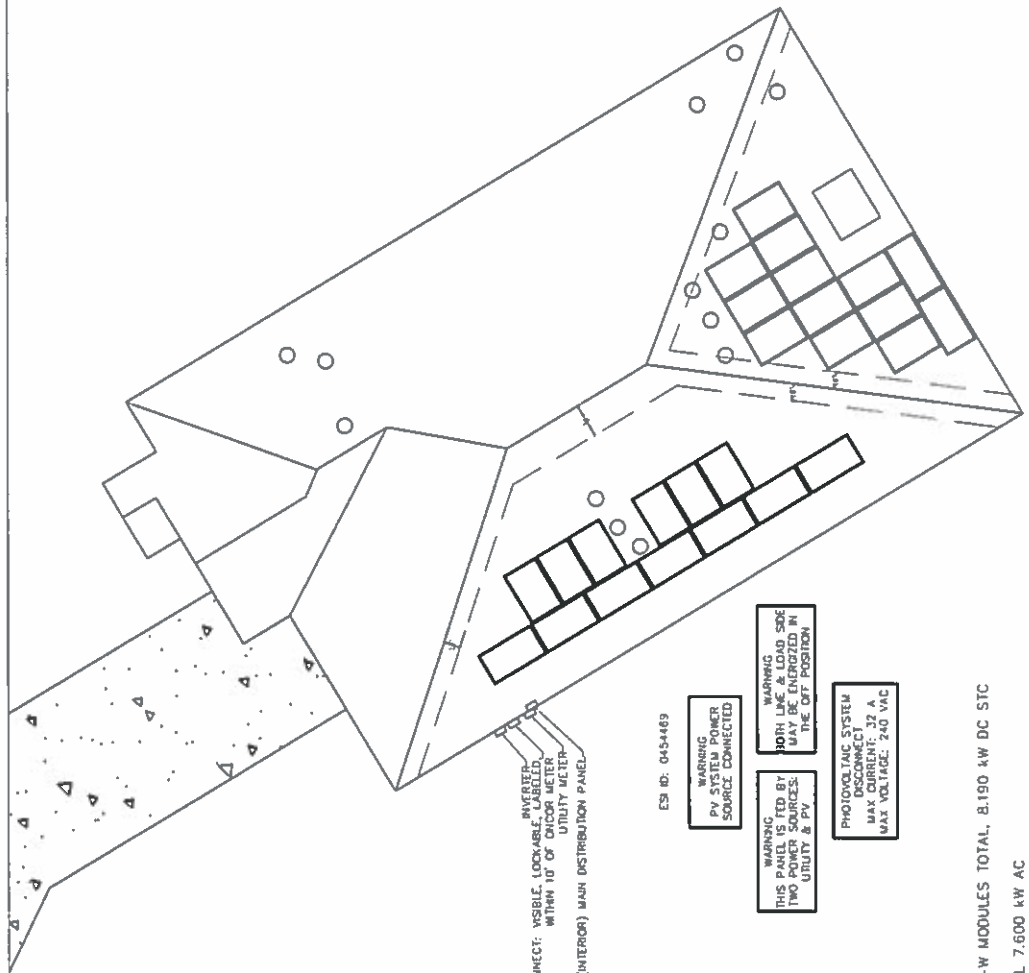


PROJECT NAME
 BARSHOFKY RESIDENCE
 110 BROKEN ARROW STREET
 WAXAHACHIE, TX, 75165

SHEET NAME
 SITE MAP

SHEET SIZE
 11" x 17"

SHEET NUMBER
 PV-2



PV AC DISCONNECT: VISIBLE, LOCKABLE, LABELED,
 WITHIN 10' OF UTILITY METER
 (INTERIOR) MAIN DISTRIBUTION PANEL

ESI ID: 0454469

WARNING
 PV SYSTEM POWER
 SOURCE CONNECTED

WARNING
 THIS PANEL IS FED BY
 UTILITY & PV

WARNING
 BOTH LINE & LOAD SIDE
 MAY BE ENERGIZED IN
 THE OFF POSITION

PHOTOVOLTAIC SYSTEM
 DISCONNECT
 MAX CURRENT: 12 A
 MAX VOLTAGE: 240 VAC

SITE PLAN

- (26) HANWHIA Q CELLS Q.PEAK DUO-G5 315-W MODULES TOTAL, 8.190 kW DC STC
- (26) SOLAREDDGE P320 OPTIMIZERS
- (1) SOLAREDDGE SE7600H-US INVERTER, TOTAL 7.600 kW AC

SINGLE STORY ACCESS

FLUSH MOUNTED ROOF ARRAYS: COMP SHINGLE ROOFING
 ROOF/ARRAY #1 - 30°Pitch, 239°Azimuth - (13) MODULES
 ROOF/ARRAY #2 - 30°Pitch, 149°Azimuth - (13) MODULES

DRAWING SCALE: 3/32"=1'-0"

Property ID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
22687	CLEMENS DAVID & KAREN	0.161	LOT 23 BLK F BUFFALO RIDGE ADDN PH 1 .0.181 AC	7881 SARA RD NE	PIEDMONT	OK	73078	112 EAGLE FEATHER DR WAXAHACHIE TX 75165
22688	HOWARD SONJA M	0.173	LOT 20 BLK E BUFFALO RIDGE ADDN PH 1 .173 AC	113 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	113 EAGLE FEATHER DR WAXAHACHIE TX 75165
22689	DYKE DAVID M & CHNDY M	0.173	LOT 21 BLK E BUFFALO RIDGE ADDN PH 1 .173 AC	111 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	111 EAGLE FEATHER DR WAXAHACHIE TX 75165
22690	INMAN AARON & ELYSE	0.173	LOT 22 BLK E BUFFALO RIDGE ADDN PH 1 .173 AC	109 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	109 EAGLE FEATHER DR WAXAHACHIE TX 75165
22691	KAVANAGH RYAN M & VERONIC G	0.209	LOT 5 BLK E BUFFALO RIDGE ADDN PH 1 .209 AC	102 BROKEN ARROW ST	WAXAHACHIE	TX	75165	102 BROKEN ARROW ST WAXAHACHIE TX 75165
22692	HARRYMAN ASHLEY & TREVOR	0.18	LOT 6 BLK E BUFFALO RIDGE ADDN PH 1 .18 AC	104 BROKEN ARROW ST	WAXAHACHIE	TX	75165	104 BROKEN ARROW ST WAXAHACHIE TX 75165
22693	KILLINGSWORTH CODY	0.173	LOT 7 BLK E BUFFALO RIDGE ADDN PH 1 .173 AC	106 BROKEN ARROW ST	WAXAHACHIE	TX	75165	106 BROKEN ARROW ST WAXAHACHIE TX 75165
22694	TEEL JENA N	0.173	LOT 15 BLK D BUFFALO RIDGE ADDN PH 1 .173 AC	105 BROKEN ARROW ST	WAXAHACHIE	TX	75165	105 BROKEN ARROW ST WAXAHACHIE TX 75165
262632	TAYLOR CATHY R	0.1987	LOT 14 BLK E BUFFALO RIDGE ADDN PH IIB .1987 AC	127 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	127 EAGLE FEATHER DR WAXAHACHIE TX 75165
262633	GREENE MARQUITA	0.173	LOT 15 BLK E BUFFALO RIDGE ADDN PH IIB .173 AC	123 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	123 EAGLE FEATHER DR WAXAHACHIE TX 75165
262634	FORNEY MARK & CYNTHIA M	0.173	LOT 16 BLK E BUFFALO RIDGE ADDN PH IIB .173 AC	121 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	121 EAGLE FEATHER DR WAXAHACHIE TX 75165
262635	EASTERLING ANTHONIO	0.173	LOT 17 BLK E BUFFALO RIDGE ADDN PH IIB .173 AC	119 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	119 EAGLE FEATHER DR WAXAHACHIE TX 75165
262636	BARSHOFSKY NATHAN L & DEBRA L	0.173	LOT 18 BLK E BUFFALO RIDGE ADDN PH IIB .173 AC	117 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	117 EAGLE FEATHER DR WAXAHACHIE TX 75165
262637	SUTTON ERIN R & RYAN S	0.173	LOT 19 BLK E BUFFALO RIDGE ADDN PH IIB .173 AC	115 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	115 EAGLE FEATHER DR WAXAHACHIE TX 75165
262640	SIMMONS FAMILY TRUST	0.181	LOT 19 BLK F BUFFALO RIDGE ADDN PH IIB .181 AC	P O BOX 1362	LOS BANOS	CA	93635	120 EAGLE FEATHER DR WAXAHACHIE TX 75165
262641	LEW DARRREN J & SHIRLEY H C/O REBECCA ANN LATIMER	0.181	LOT 20 BLK F BUFFALO RIDGE ADDN PH IIB .181 AC	118 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	118 EAGLE FEATHER DR WAXAHACHIE TX 75165
262642	GARCIA PRISCKLA	0.181	LOT 21 BLK F BUFFALO RIDGE ADDN PH IIB .181 AC	116 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	116 EAGLE FEATHER DR WAXAHACHIE TX 75165
262643	PMON DANIEL	0.168	LOT 22 BLK F BUFFALO RIDGE ADDN PH IIB .168 AC	114 EAGLE FEATHER DR	WAXAHACHIE	TX	75165	114 EAGLE FEATHER DR WAXAHACHIE TX 75165
267481	GARCIA GERARDO S & ROSA M	0.175	LOT 3 BLK D BUFFALO RIDGE ADDN PH IIA .168 AC	104 LARIAT TRL	WAXAHACHIE	TX	75165	104 LARIAT TRL WAXAHACHIE TX 75165
267482	MARTINEZ JOSE F	0.175	LOT 4 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	106 LARIAT TRL	WAXAHACHIE	TX	75165	106 LARIAT TRL WAXAHACHIE TX 75165
267483	RANDALL MICHELLE & JASON M	0.175	LOT 5 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	108 LARIAT TRL	WAXAHACHIE	TX	75165	108 LARIAT TRL WAXAHACHIE TX 75165
267484	DERRICK STACY J & CARMEN HERNANDEZ DERRICK	0.175	LOT 6 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	110 LARIAT TRL	WAXAHACHIE	TX	75165	110 LARIAT TRL WAXAHACHIE TX 75165
267486	WAITES TIFFANY	0.175	LOT 8 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	115 BROKEN ARROW ST	WAXAHACHIE	TX	75165	115 BROKEN ARROW ST WAXAHACHIE TX 75165
267489	SOTO ANTHONY E L	0.175	LOT 11 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	113 BROKEN ARROW ST	WAXAHACHIE	TX	75165	113 BROKEN ARROW ST WAXAHACHIE TX 75165
267490	RUSSEY MONTESSA L & JACQUELYN W	0.175	LOT 12 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	111 BROKEN ARROW ST	WAXAHACHIE	TX	75165	111 BROKEN ARROW ST WAXAHACHIE TX 75165
267491	AINO DALLAS LLC	0.175	LOT 13 BLK D BUFFALO RIDGE ADDN PH IIA .175 AC	103 FOULK RD STE 900	WILMINGTON	DE	19803	109 BROKEN ARROW ST WAXAHACHIE TX 75165
267492	RAMIREZ BRANDY R & REBECCA A MC COLLUM	0.168	LOT 14 BLK D BUFFALO RIDGE ADDN PH IIA .168 AC	107 BROKEN ARROW ST	WAXAHACHIE	TX	75165	107 BROKEN ARROW ST WAXAHACHIE TX 75165
267493	PROVAN PHILLIP E & REBECCA A	0.175	LOT 8 BLK E BUFFALO RIDGE ADDN PH IIA .175 AC	108 BROKEN ARROW ST	WAXAHACHIE	TX	75165	108 BROKEN ARROW ST WAXAHACHIE TX 75165
267495	STRATTON KERRY L	0.175	LOT 10 BLK E BUFFALO RIDGE ADDN PH IIA .175 AC	P O BOX 562	MIDLOTHIAN	TX	76085	112 BROKEN ARROW ST WAXAHACHIE TX 75165
267496	RIPPEY BOBBY & SHANNON	0.175	LOT 11 BLK E BUFFALO RIDGE ADDN PH IIA .175 AC	114 BROKEN ARROW ST	WAXAHACHIE	TX	75165	114 BROKEN ARROW ST WAXAHACHIE TX 75165
267497	SFR JV-1 PROPERTY LLC	0.199	LOT 12 BLK E BUFFALO RIDGE ADDN PH IIA .175 AC	PO BOX 15087	SANTA ANA	CA	92735	118 BROKEN ARROW ST WAXAHACHIE TX 75165
267498	SALAZAR JERRY & SALAZAR SHOPE MONICA L	0.199	LOT 13 BLK E BUFFALO RIDGE ADDN PH IIA .189 AC	118 BROKEN ARROW ST	WAXAHACHIE	TX	75165	118 BROKEN ARROW ST WAXAHACHIE TX 75165
274450	MULTIPLE OWNERS	0.173	LOT 2 BLK D BUFFALO RIDGE ADDN PH 1 .173 AC					102 LARIAT TRL WAXAHACHIE TX 75165

(E)

(11)

RECEIVED
12/30/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SU-19-0164**

BARSHOFSKY NATHAN L & DEBRA L
117 EAGLE FEATHER DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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 Amy Carlisle, Green Light Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 110 Broken Arrow Street (Property ID 267494) – Owner: Lisa H Barshofsky and Karen Hadley (SU-19-0164)

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-19-0164**

City Reference: 262636

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Solar Power is the future and we support the effort

Signature

Barshofsky Nathan L & Debra L
Printed Name and Title

12/26/19
Date

117 Eagle Feather Dr., 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.

(13)

Planning & Zoning Department

Zoning Staff Report



Case: SU-19-0165

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

City Council: January 21, 2020

CAPTION

Public Hearing on a request by Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165)

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Rostin Javahery, Equisolar
Property Owner(s): Frederico and Emma Palafox
Site Acreage: 0.191 acres
Current Zoning: Planned Development-Single Family-2
Requested Zoning: Planned Development-Single Family-2 with SUP

SUBJECT PROPERTY

General Location: 510 Timber Drive
Parcel ID Number(s): 222745
Existing Use: Single Family Residence
Adjoining Zoning & Uses:

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

Future Land Use Plan: Low Density Residential

(13)

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 Timber Dr.

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, 19 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 three (3) letter 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:

(13)

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@waxahachie.com

Reviewed by:

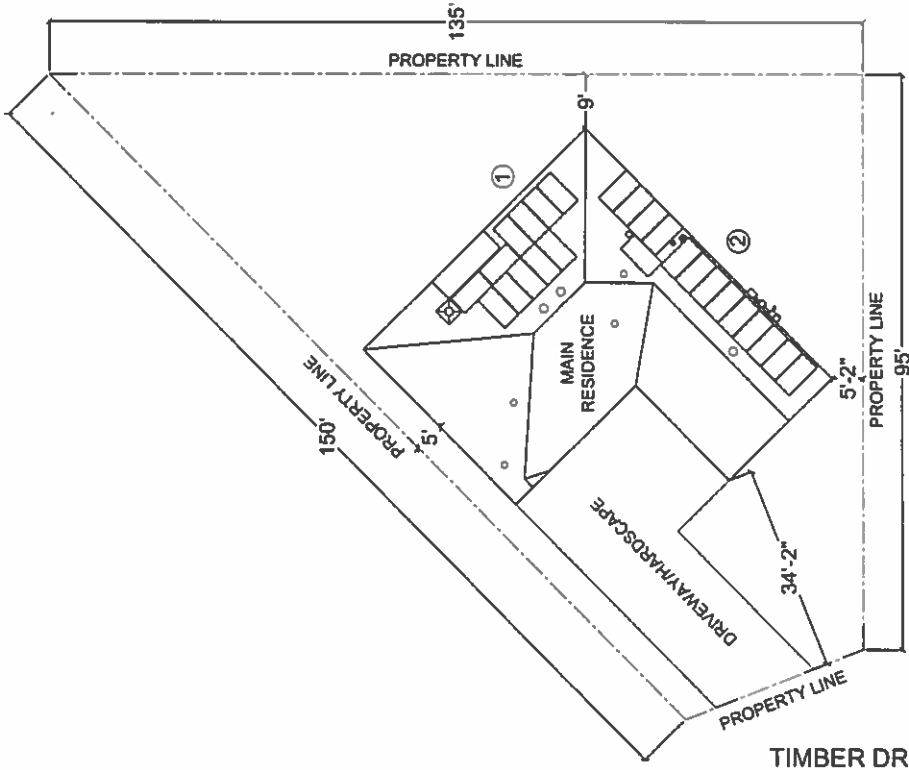
Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

THIS IS NOT A LEGAL SURVEY. DESIGNER/ENGINEER ASSUMES NO LIABILITY FOR PROPERTY LINE OR SETBACK LOCATIONS. SETBACK LINES AND LOCATION OF STRUCTURE ON PROPERTY ARE APPROXIMATE.

SU-19-0165



SYSTEM INFORMATION					
ARRAY	MOUNT	ROOF PITCH	ARRAY TILT	MAGNETIC ORIENTATION	TRUE ORIENTATION
AR-01	FLUSH	4/12	18.43°	41.9°	45°
AR-02	FLUSH	4/12	18.43°	131.9°	135°
AR-03					
AR-04					

- ①
- ②
- ③
- ④

11/12/2019
REVISIONS BY
11/12/2019 CH

Equisolar
16530 Ventura Blvd Suite 104
Emeryville, CA 94626
818.774.2300
LICENSE: EC-33003

EQUISOLAR
SOLAR POWER FROM THE FUTURE
SIGNATURE

9.875kW (DC) Photovoltaic System

PROJECT
PALAFOX, FREDERICO & EMMA
510 TIMBER DRIVE,
WAXAHACHIE, TX 75165

DATE: 11/17
SCALE: 1" = 20'
DRAWN BY: CM
TITLE: SITE PLAN
PROJECT NUMBER: 1961
SHEET: PV-01

1 SITE PLAN
PV-02 SCALE: 1" = 20'

ADDITIONAL NOTES:
• NO ENCROACHMENT INTO EASEMENTS BY NEW SCOPE OF WORK (SOLAR PANELS, RACK/RAIL SYSTEMS & EQUIPMENT).

(13)

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's State	Owner's City	Owner's State	Owner's ZIP	Physical Address
184249	AMERTAI PARTNERSHIP	68.49	303 J GOOCH & S J B & A ADAMS 66.49 ACRES	1015 FERRIS AVE	TX	WAXAHACHE	TX	75165	HIGHWAY 287 WAXAHACHE TX 75165
222981	SINGLETON MARVIN R JR	2.8	303 J GOOCH 2.8 ACRES	PO BOX 717	TX	WAXAHACHE	TX	75165	BROADHEAD RD WAXAHACHE TX 75165
222745	PALFOX FREDERICO & EMMA Y BINGALA	0.191	LOT 72 BLK A RIVER OAKS 4 0.191 AC	310 TIMBER DR	TX	WAXAHACHE	TX	75165	510 TIMBER DR WAXAHACHE TX 75165
222746	ANDERSON ANDREW R & MEGAN N	0.128	LOT 73 BLK A RIVER OAKS 4 0.128 AC	508 TIMBER DR	TX	WAXAHACHE	TX	75165	508 TIMBER DR WAXAHACHE TX 75165
222747	SMITH STEVEN A & JANA L	0.128	LOT 74 BLK A RIVER OAKS 4 0.128 AC	101 MUSTANG CREEK DR	TX	WAXAHACHE	TX	75165	508 TIMBER DR WAXAHACHE TX 75165
222748	MARTINSON SHANNON	0.128	LOT 75 BLK A RIVER OAKS 4 0.128 AC	504 TIMBER DR	TX	WAXAHACHE	TX	75165	504 TIMBER DR WAXAHACHE TX 75165
222749	FERRIO ISMELDA	0.128	LOT 76 BLK A RIVER OAKS 4 0.128 AC	502 TIMBER DR	TX	WAXAHACHE	TX	75165	502 TIMBER DR WAXAHACHE TX 75165
222751	VACA CHRISTOPHER	0.151	LOT 67 BLK A RIVER OAKS 4 0.151 AC	91 ELMWOOD TRL	TX	WAXAHACHE	TX	75165	91 ELMWOOD TRL WAXAHACHE TX 75165
222753	KIND JEROME D & JAMIE H	0.152	LOT 66 BLK A RIVER OAKS 4 0.152 AC	93 ELMWOOD TRL	TX	WAXAHACHE	TX	75165	93 ELMWOOD TRL WAXAHACHE TX 75165
222754	FERRIE CHERYLNE V J &	0.152	LOT 69 BLK A RIVER OAKS 4 0.152 AC	517 HARVEST TRL	TX	WAXAHACHE	TX	75165	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	TX	WAXAHACHE	TX	75165	97 ELMWOOD TRL WAXAHACHE TX 75165
222756	AMH 2014-2 BORROWER LLC	0.265	LOT 71 BLK A RIVER OAKS 4 0.265 AC	30801 AGOURA RD	CA	AGOURA HILLS	CA	91301	512 TIMBER DR WAXAHACHE TX 75165
222763	RAMIREZ ALVARO M	0.126	LOT 57 BLK A RIVER OAKS 4 0.126 AC	95 POST OAK DR	TX	WAXAHACHE	TX	75165	95 POST OAK DR WAXAHACHE TX 75165
222784	COMPTON JAMES D	0.152	LOT 58 BLK A RIVER OAKS 4 0.152 AC	97 POST OAK DR	TX	WAXAHACHE	TX	75165	97 POST OAK DR WAXAHACHE TX 75165
222785	DICKERMAN ROY L	0.184	LOT 59 BLK A RIVER OAKS 4 0.184 AC	99 ELMWOOD TRL	TX	WAXAHACHE	TX	75165	99 ELMWOOD TRL WAXAHACHE TX 75165
222786	HUFF JUDY M	0.153	LOT 60 BLK A RIVER OAKS 4 0.153 AC	94 ELMWOOD TRL	TX	WAXAHACHE	TX	75165	94 ELMWOOD TRL WAXAHACHE TX 75165
222858	CARTER CHRISTOPHER & CARRIE	0.152	1 E RIVER OAKS 4 0.152 ACRES	101 POST OAK DR	TX	WAXAHACHE	TX	75165	101 POST OAK DR WAXAHACHE TX 75165
222859	HEGAR FRANK A JR	0.126	2 E RIVER OAKS 4 0.126 ACRES	5008 FM 85	TX	ENHES	TX	75119	103 POST OAK DR 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	TX	WAXAHACHE	TX	75165	92 ELMWOOD TRL WAXAHACHE TX 75165

(13)

RECEIVED
12/30/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SU-19-0165**

PALAFXO FREDERICO & EMMA Y SIGALA
510 TIMBER DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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 Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165)

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-19-0165**

City Reference: 222745

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

will attend the hearing

[Handwritten Signature]

Signature

12-30-19

Date

Frederico Palafox Owner

Printed Name and Title

510 Timber Dr.

Address Waxahachie, TX 75165

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

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

(13)

RECEIVED
1/7/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0165
◇◇◇

FERRIE GENEVIVE Y J &
517 HARVEST TRL
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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 Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165)

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-19-0165

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, January 8, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:


Signature

1.7.20
Date

CHRIS FERRIVE
Printed Name and Title

95 ELWOOD TRL
Address WAXAHACHIE TX 75165

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

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

(13)

RECEIVED
1/18/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0165

OWENS JONATHAN D & REBECCA L
97 ELMWOOD TRL
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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 Rostin Javahery, Equisolar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district located at 510 Timber Drive (Property ID 222745) – Owner: Frederico Palafox and Emma Y Sigala (SU-19-0165)

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-19-0165

City Reference: 222755

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 8, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Jonathan Owens
Signature

1-8-2020
Date

Jonathan Owens
Printed Name and Title

97 Elmwood Tr.
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

(15)

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0172



MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

City Council: January 21, 2020

CAPTION

Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1, with Concept Plan, located at 110 Lucas Street (Property ID 195216) - Owner: Crux Jefferson LLC (PD-19-0172)

APPLICANT REQUEST

The applicant is requesting approval for a Planned Development as the storage structures do not meet the setback requirements for the zoning district.

CASE INFORMATION

Applicant: Chris Acker, Acker Construction

Property Owner(s): Crux Jefferson LLC

Site Acreage: 0.729 acres

Current Zoning: Light Industrial-1

Requested Zoning: Planned Development-Light Industrial-1

SUBJECT PROPERTY

General Location: 110 Lucas St.

Parcel ID Number(s): 195216

Existing Use: Existing storage structures (Partially developed Crux Self Storage)

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	C	Southwestern Bell Telephone Company
East	PD-LI1	Holleman Construction
South	SF2	Baylor Scott & White Surgery Center
West	C	Medical Plaza

Future Land Use Plan:

Office

Comprehensive Plan:

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 Lucas St.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval for a Planned Development as the storage structures do not meet the setback requirements for the zoning district.

Proposed Use:

In August 2019, the applicant received building permits to construct three (3) 80 ft. long storage structures at 110 Lucas St. Once the structures were erected on the site, staff and the applicant realized that the structures were 13 ft. and 3 in. longer (93 ft. 3 in.) than originally planned. Due to this, the applicant recognized that the required setbacks for the Light Industrial-1 zoning district could not be met. To be compliant with the City of Waxahachie, the applicant is requesting to create a Planned Development for the subject property.

Development Standards:

The applicant is proposing a base zoning district of Light Industrial-1 (LI1). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Light Industrial-1.

(15)

Per Table 2, the applicant is proposing deviations from the zoning ordinance.

Table 2: Proposed Planned Development Standards (Light Industrial-1)

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

Standard	City of Waxahachie	Crux Self Storage	Meets Y/N
Min. Lot Area (Sq. Ft.)	7,000	33,150	Yes
Min. Front Yard (Ft.)	40	48	Yes
Min. Side Yard (Ft.)	30	15 ft. 6 in.	No
Min. Rear Yard (Ft.)	30	11	No
Max. Height	6 stories	12 ft. (1 story)	Yes
Max. Lot Coverage (%)	60	34	Yes
Parking (Mini-Warehouse or Self-Storage)	5	6	Yes

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 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. Due to the increase in the size of the buildings, the drainage cannot be provided per the original design. An alternative drainage plan must be approved and installed prior to Certificate of Occupancy approval.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:
 1. An alternative drainage plan must be approved and installed prior to Certificate of Occupancy approval.

ATTACHED EXHIBITS

1. Planned Development Provisions
2. Site Plan
3. Landscape Plan

(15)

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

(15)

PLANNED DEVELOPMENT REGULATIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to:

- A. Amend City Ordinance Number 3020, which was approved on May 21st, 2018.

Compliance with the City's Comprehensive Plan

Zoning district LI-1 is the intended base zoning classification underlying this PD. The LI-1 zoning district is intended to provide a setting for lighter manufacturing, research and development laboratories, science and high technology firms and related office support uses. The sites for such uses should typically be larger in size.

PD District Development Standards

Tract Limits and Details

- Lot 2 Blk 1 Mansion Addition 0.729 acres
- Lot Size 221'x150'
- Lot coverage: 34%
- Existing Building Height: 12'
- Existing Building Elevations to remain
- 6 Parking Spaces required
- Existing Access Via Lucas Street
- Landscaping to be installed per city standards (as permitted via landscape plan)

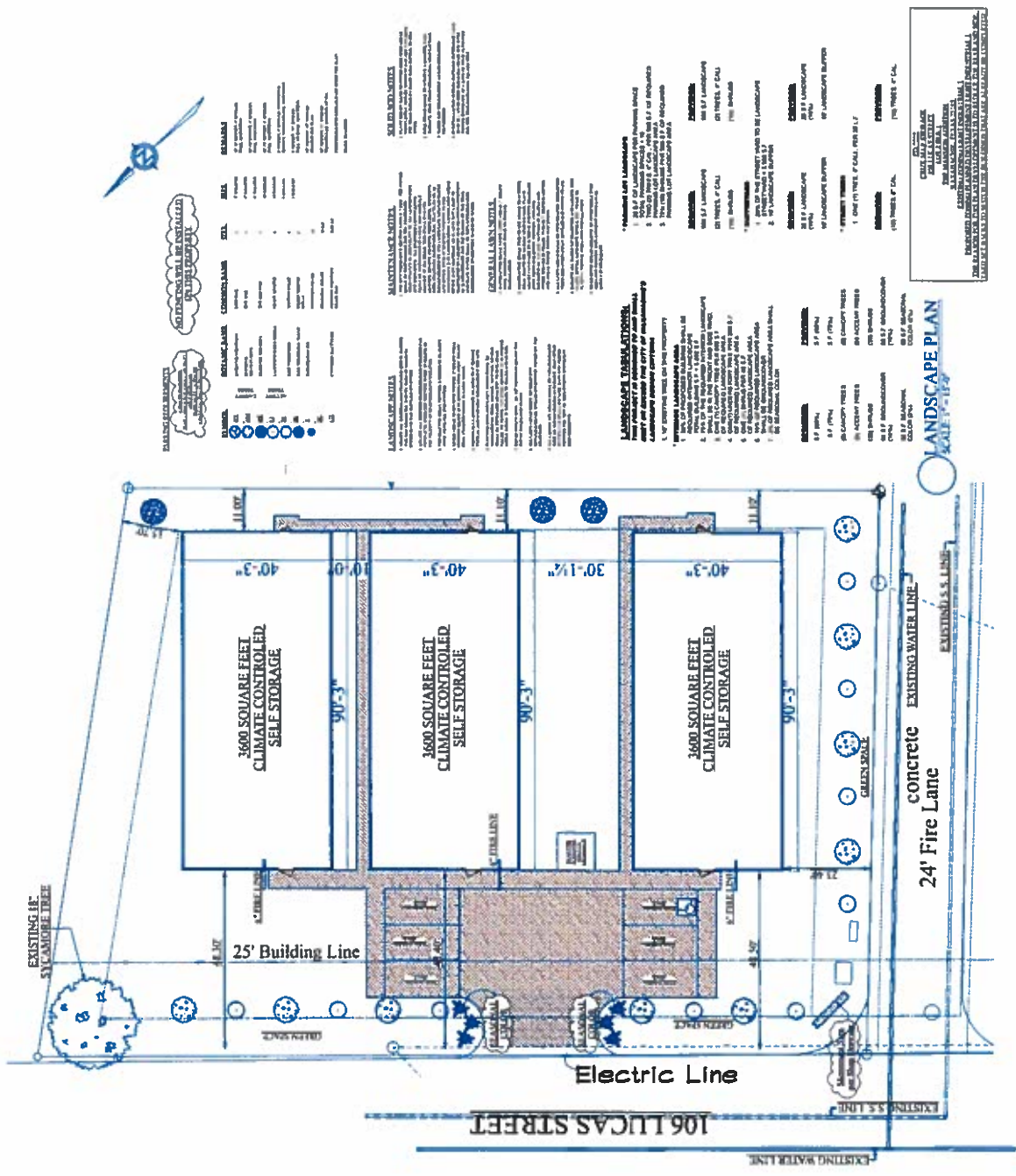
Current Zoning Ordinance

The current zoning Ordinance Number 3020, which was approved on May 21st, 2018 and restrictions with respect to LI-1 districts remain in effect and will not change other than as specified within this Amendment.

PD-LI-1 Development Standards

- The following dimensions shall control development:
- Front Building Setback 48'-0"
- Street Side Setback 23'-3"
- Rear Yard Setback 11'-0"
- Side Yard Setback 15'-6"

(15)



PLANTING SCHEDULE

SYMBOLS FOR PLANTING SCHEDULE

SYMBOLS FOR PLANTING SCHEDULE

SYMBOL	PLANTING SCHEDULE	COMMENTS
○	1" DB	1" DB
○	2" DB	2" DB
○	3" DB	3" DB
○	4" DB	4" DB
○	5" DB	5" DB
○	6" DB	6" DB
○	8" DB	8" DB
○	10" DB	10" DB
○	12" DB	12" DB
○	14" DB	14" DB
○	16" DB	16" DB
○	18" DB	18" DB
○	20" DB	20" DB
○	24" DB	24" DB
○	30" DB	30" DB
○	36" DB	36" DB
○	42" DB	42" DB
○	48" DB	48" DB
○	60" DB	60" DB
○	72" DB	72" DB
○	84" DB	84" DB
○	96" DB	96" DB
○	108" DB	108" DB
○	120" DB	120" DB



GENERAL NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

MAINTENANCE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

GENERAL LANDSCAPE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

LANDSCAPE TABULATIONS

- PLANTING SCHEDULE**
- 1" DB
 - 2" DB
 - 3" DB
 - 4" DB
 - 5" DB
 - 6" DB
 - 8" DB
 - 10" DB
 - 12" DB
 - 14" DB
 - 16" DB
 - 18" DB
 - 20" DB
 - 24" DB
 - 30" DB
 - 36" DB
 - 42" DB
 - 48" DB
 - 60" DB
 - 72" DB
 - 84" DB
 - 96" DB
 - 108" DB
 - 120" DB

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

DATE: 01/15/2024

PROJECT: 106 LUCAS STREET

DESIGNER: [Firm Name]

106 LUCAS STREET, CHICAGO, IL 60607

(17)

Planning & Zoning Department

Zoning Staff Report



Case: PD-19-0174

MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020

City Council: January 21, 2020

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-19-0174)

APPLICANT REQUEST

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

CASE HISTORY

The initial request for a Planned Development for multi-family residential was heard at the Planning & Zoning Commission meeting, held November 12, 2019, the Commission voted 5-1 to recommend approval for the proposed development, pending staff comments were met by the applicant.

At the City Council meeting, held November 18, 2019, the Council voted 4-0 to deny the proposed development.

CASE INFORMATION

<i>Applicant:</i>	Stuart Shaw, Cypress Creek Waxahachie LP
<i>Property Owner(s):</i>	Ameritai Partnership
<i>Site Acreage:</i>	68.49 acres
<i>Current Zoning:</i>	Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family
<i>Requested Zoning:</i>	Planned Development-Multiple Family-2

SUBJECT PROPERTY

<i>General Location:</i>	NW of Post Oak Drive at Highway 287
<i>Parcel ID Number(s):</i>	184249
<i>Existing Use:</i>	Currently Undeveloped
<i>Development History:</i>	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.

Office: 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 10.3 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
- Connection to adjacent hike/bike trail (Brown Singleton Trail)

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	16.23 DU per acre	Yes
Min. Lot Area (Sq. Ft.)	7,260/Lot	10.35 acres	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	745	Yes
Min. Lot Depth (Ft.)	120	660	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.	Yes
Min. Rear Yard (Ft.)	50 (75>2) SF	75 (north side of property; 100 ft. req.)	No
Max. Height	3 stories	3 stories	Yes
Max. Lot Coverage (%)	40	22.7	Yes

(17)

Table 3: Apartment Unit Breakdown

Unit Description	Unit Count	Unit Sq. Ft. W/Out Patio	Patio Sq. Ft.
1 BD/1BATH	68	708	58
2 BD/2 BATH	24	1,044	89
2 BD/2 BATH	40	1,044	81
3 BD/2 BATH	28	1,210	81
3 BD/2 BATH	4	1,210	93
4 BD/2 BATH	4	1,361	93

Table 4: Unit Percentage Breakdown

Unit Description	Unit Count	Percentage Breakdown
1 Bedroom	68	40%
2 Bedroom	64	38%
3 Bedroom	32	19%
4 Bedroom	4	2%

Changes Made Since November 18, 2019 City Council Meeting:

- A minimum of 90% masonry will be provided for the development.
- 168 detached garages will be provided for the development.
- An 8ft. masonry fence is required adjacent to the single family River Oaks subdivision. A 6ft. decorative ornamental fence is required along the remainder of the property (front, sides, and rear).
- Connectivity shall be provided to the adjacent hike/bike trail (Brown Singleton Trail).

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 5:12 roof pitch along the sides of the building (7:12 roof pitch is required). *A 7:12 roof pitch will be visible facing the ROW*

PON RESPONSES

Staff has received eight (8) 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. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed staff's concerns.

(17)

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:
 1. Per the applicant's request, a Developer's Agreement to set the masonry required for each building to a minimum of ninety percent (90%) will be required for the property.
 2. 168 detached garages are required for the development.
 3. An 8ft. masonry fence is required adjacent to the single family River Oaks subdivision. A 6ft. decorative ornamental fence is required along the remainder of the property (front, sides, and rear).
 4. Connectivity shall be provided by a five foot concrete trail to the adjacent hike/bike trail (Brown Singleton Trail).
 5. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

ATTACHED EXHIBITS

1. Planned Development Provisions
2. Site Plan
3. 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@waxahahachie.com

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

(17)

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 16.23 units/acre.

Lot Area, Width, Depth, and Coverage:

- Lot Area: 10.35 Acres .
- Lot Width: 745 Ft. Average .
- Lot Depth: 660 Ft. Average.
- Lot Coverage: Less than 40% percent by main and accessory buildings.

Yard Depths and Widths:

- Minimum Front Yard: 100 Ft.
- Minimum Side Yard: 75 Ft.
- Minimum Rear Yard: 75 Ft.
- Structures taller than two (2) stories are requested to be less than the 100 Ft. setback.

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

Building Elevations:

- The interior/side portions of the buildings will possess a 5:12 roof pitch. The portion of the roof line that will be visible from the street will still have a 7:12 roof pitch.

(17)

Maximum Building Length:

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

Additional Items:

- Approval contingent upon a Developer's Agreement.

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

- 168 Detached Garage Spaces .
- 150 Standard Parking Spaces.
- Parking spaces will comply with the City of Waxahachie Code of Ordinances and is still being calculated.

Landscape and Screening:

- 8 Ft. masonry fence is required adjacent to Single Family (River Oaks Subdivision). A 6 Ft. wrought iron fence is required along the remainder of the property (front and sides).

Exterior Building Materials:

- 90% Masonry.

Accessory Buildings: Accessory buildings will include: Maintenance Building, Mail Building, Two Pavilion Buildings. Accessory Structures will include all carports and garages.

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

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. In addition, the development will Provide connectivity to the adjacent hike/bike trail (Brown Singleton Trail).

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: Bonner Carrington Property Management (BCPM) will be the management association for the project.



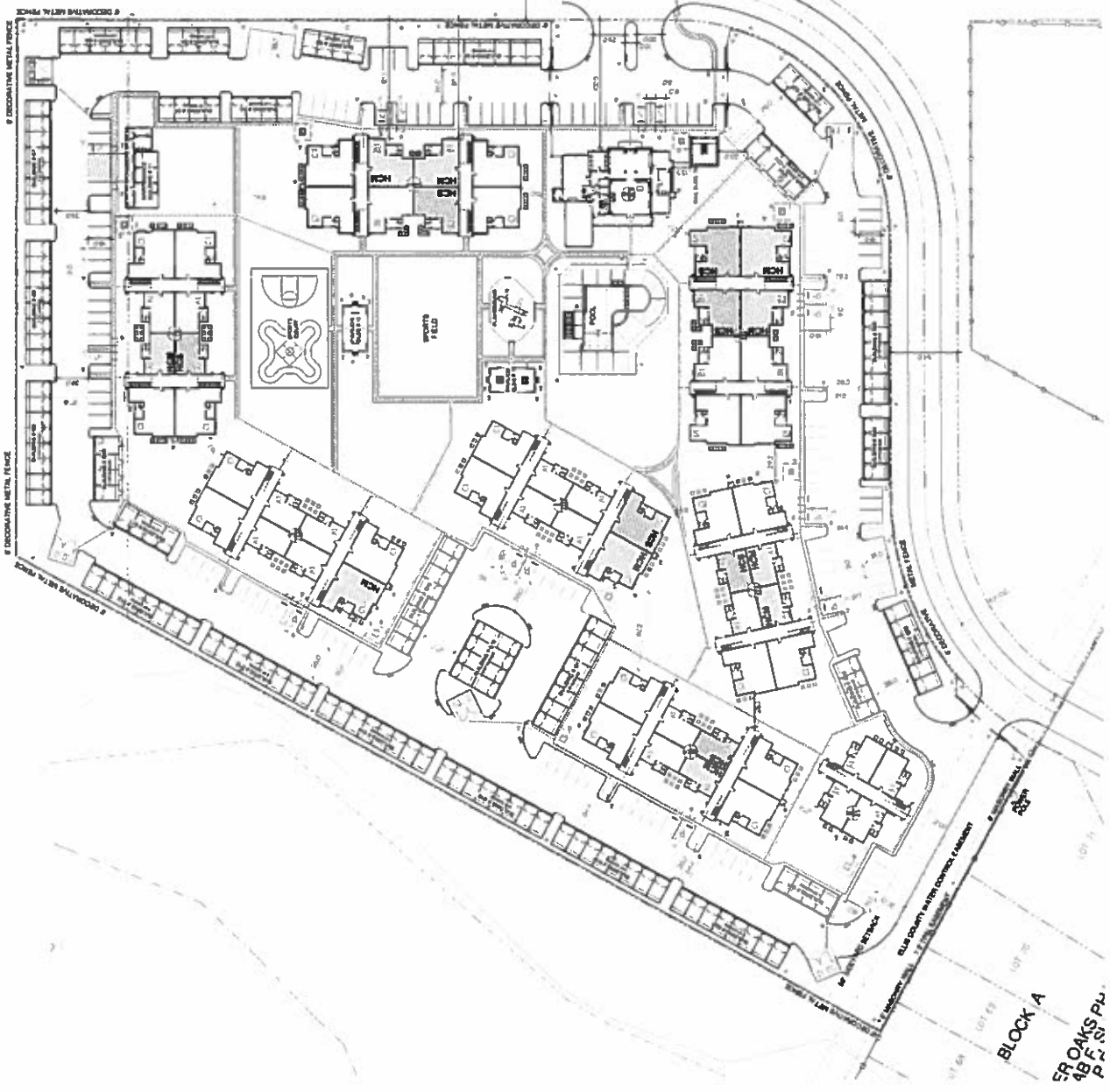
UNIT TABULATIONS
 (A1 = 1 BEDROOM / B1, B2 = 2 BEDROOM / C1, C2 = THREE BEDROOM / D1 = FOUR BEDROOM)

UNIT TYPE	UNIT COUNT	UNIT AREA (SQ FT)	UNIT AREA (SQ FT)	UNIT AREA (SQ FT)	UNIT AREA (SQ FT)
A1	10	1,000	10,000		
B1	10	1,500	15,000		
B2	10	1,500	15,000		
C1	10	2,000	20,000		
C2	10	2,000	20,000		
D1	10	2,500	25,000		
TOTAL	60	10,500	105,000		

BLK TYPE	BLK QTY	A1	B1	B2	C1	C2	D1	TOTAL UNITS
A	1	10	10	10	10	10	10	60
TOTAL	1	10	10	10	10	10	10	60

UNIT TYPE	RECY	TOTAL	TYPE	STANDARD	NC	VAR NC	TOTAL
100 (CONCRETE JACKET A1)	10	10	10	10	10	10	10
100 (CONCRETE JACKET B1)	10	10	10	10	10	10	10
100 (CONCRETE JACKET B2)	10	10	10	10	10	10	10
100 (CONCRETE JACKET C1)	10	10	10	10	10	10	10
100 (CONCRETE JACKET C2)	10	10	10	10	10	10	10
100 (CONCRETE JACKET D1)	10	10	10	10	10	10	10
TOTAL	60	60	60	60	60	60	60

LOT 10 - 1.000 SF
 MAINTENANCE, 1,800 SF
 PAVILION, 700 SF
 TOTAL MAINTENANCE, 2,500 SF
 SITE DENSITY: 10 UNITS PER ACRE
 TOTAL MAINTENANCE: 10.35 ACRES = 16.21 UNITS PER ACRE
 SITE AREA: 10.35 ACRES
 LOT WIDTH: 74.8 AVERAGE
 LOT DEPTH: 86.7 AVERAGE



THIS DEVELOPMENT IS TO COMPLY WITH THE CITY OF WAXAHACHIE LANDSCAPE REQUIREMENTS PER CODE OF ORDINANCES APPENDIX A, ARTICLE V, SECTION 5.6B

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

CYPRESS CREEK AT WAXAHACHIE
 PLANNED DEVELOPMENT
 1 LOT

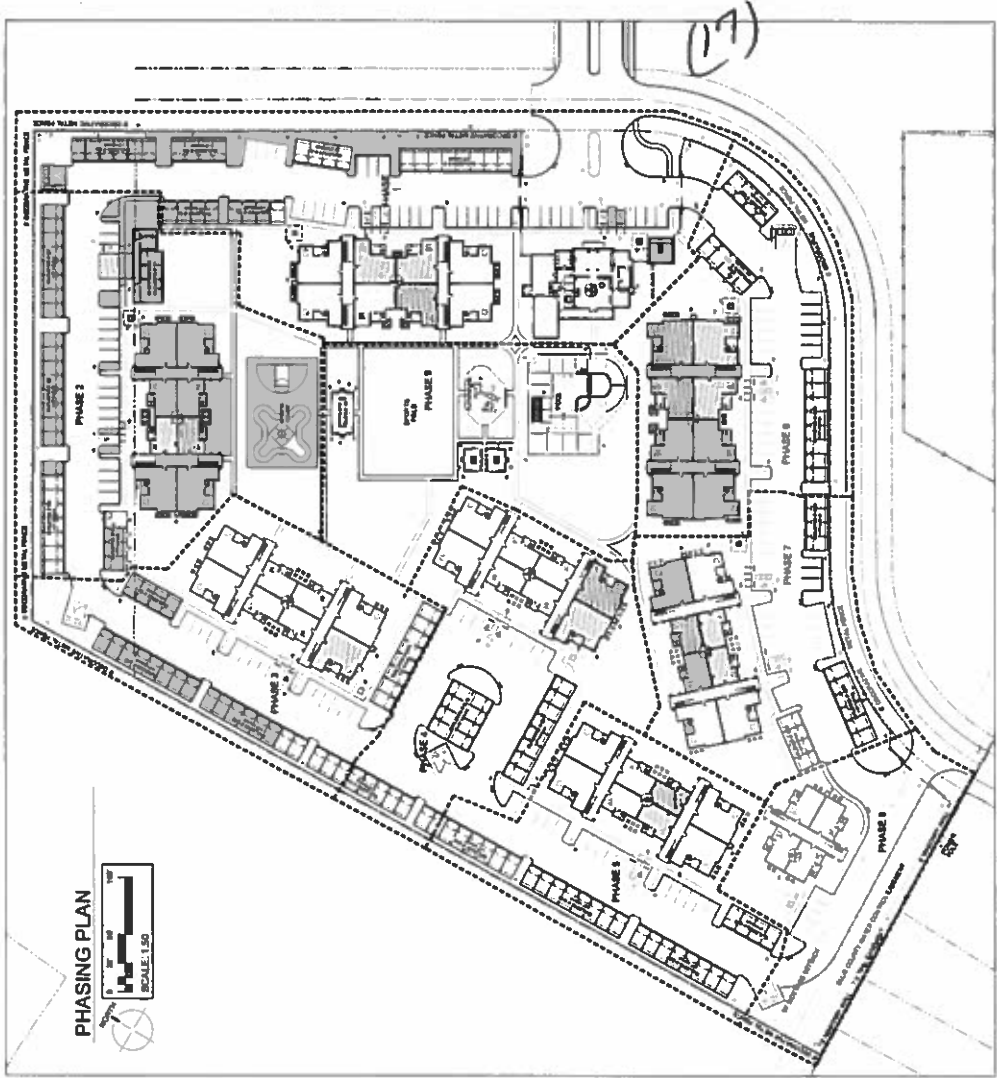
CASE #: PD19-0113
 WAXAHACHIE, ELLIS COUNTY, TEXAS
 10.35 ACRES

LEGAL DESCRIPTION
 Being a 10.35 acre tract of land situated in the 18. & ANN ADAMS SURVEY ABSTRACT NO. 5, and the JOHN GOODCH SURVEY ABSTRACT NO. 203, of Ellis County, Texas, and being a part of the certain 10.35 acre tract of land conveyed by deed to ALBERTA PARTINERSON, as recorded in Public Record Book 107, Page 107, of the Public Records of Ellis County, Texas, and being more particularly described by means and bounds as follows:

SITE PLAN
 10.35 ACRES
 SCALE: 1" = 40'

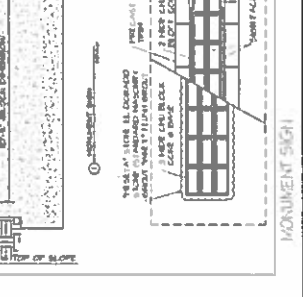
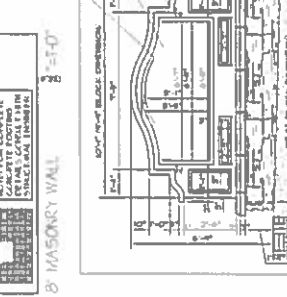
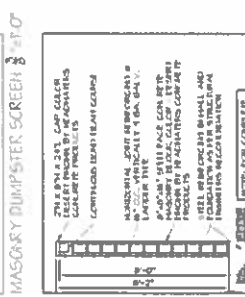
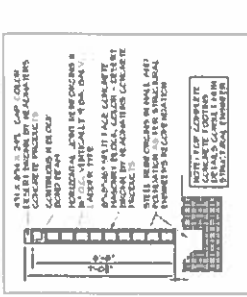
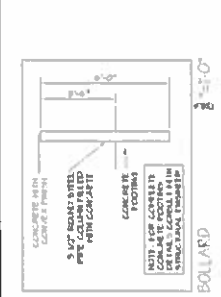
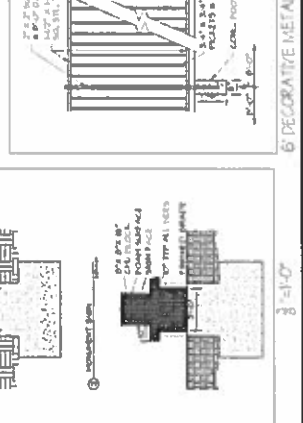
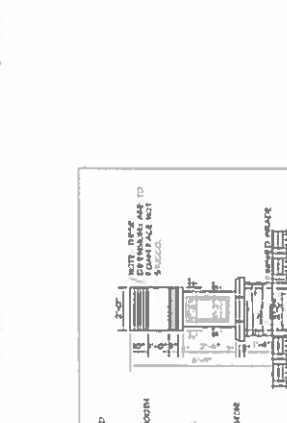
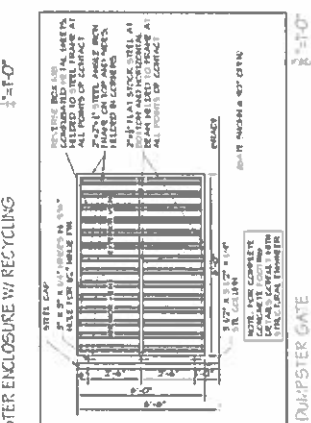
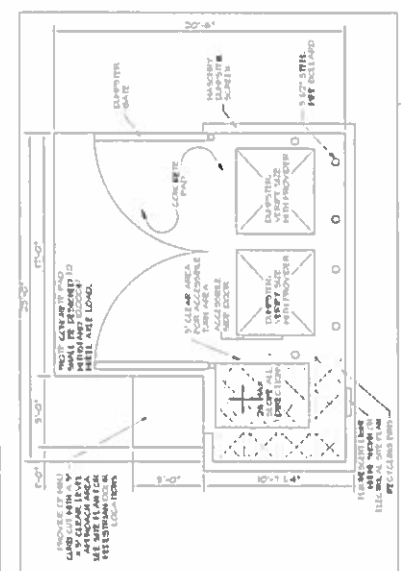
KELLY GROSSMAN
 ARCHITECT

SR OAKS PL.
 48 F. S. 10



CYPRESS CREEK AT WAXAHACHIE
 PLANNED DEVELOPMENT
 1 LOT
 CASE #: PD19-0132
 WAXAHACHIE, ELLIS COUNTY, TEXAS
 10.35 ACRES

KELLY GROSSMAN



6 DECORATIVE METAL FENCING

7 MONUMENT SIGN

(17)

Property ID	Donor's Name	Acres	Legal Description	Donor's Address	Donor's City	Donor's State	Donor's ZIP	Physical Address
172625	LINSCHED LEXIE E TEL CONTINENT TRUST SANDRA J HARTNESS TR	0.1721	LOT 61 GINGERBREAD VILLAGE PH 1 0.1721 AC	500 ALLVIEW TERRACE	LAGUNA BEACH	CA	92651	313 ETTA AVE WAXAHACHE TX 75106
173509	MYERS TIMOTHY W & THELMA SUE	0.2037	LOT 529 GINGERBREAD VILLAGE PH 1 0.2037 AC	315 ETTA AVE	WAXAHACHE	TX	75105	315 ETTA AVE WAXAHACHE TX 75105
173507	SMITH PAUL R	0.2213	LOT 58R GINGERBREAD VILLAGE PH 1 0.2213 AC	318 ETTA AVE	WAXAHACHE	TX	75105	318 ETTA AVE WAXAHACHE TX 75105
173508	OCHOA JAVIER	0.1721	LOT 56 GINGERBREAD VILLAGE PH 1 0.1721 AC	314 ETTA AVE	WAXAHACHE	TX	75105	314 ETTA AVE WAXAHACHE TX 75105
173541	GONZALEZ CHRISTOPHER & JENNIFER	0.228	LOT 179 GINGERBREAD VILLAGE PH 1 0.228 AC	214 AURORA AVE	WAXAHACHE	TX	75105	214 AURORA AVE WAXAHACHE TX 75105
173547	THE TRUST OF WALTER	0.1719	LOT 178 GINGERBREAD VILLAGE PH 1 0.1719 AC	211 RICHMOND	WAXAHACHE	TX	75105	211 RICHMOND WAXAHACHE TX 75105
173550	CRAWFORD WILLIAM A & DOROTHY R	0.171	105RR GINGERBREAD VILLAGE PH 1 REV 171 ACRES	225 MYRTLE LN	WAXAHACHE	TX	75105	318 MYRTLE AVE WAXAHACHE TX 75105
173761	METZELL JAMES H	0	LOT 157 GINGERBREAD VILLAGE PH 1 & 2	316 MYRTLE AVE	WAXAHACHE	TX	75105	316 MYRTLE AVE WAXAHACHE TX 75105
173762	THE TRUST OF DONALD & LINDA	0	102 GINGERBREAD VILLAGE PH 1 REV	316 MYRTLE AVE	WAXAHACHE	TX	75105	316 MYRTLE AVE WAXAHACHE TX 75105
173888	REGAS DEMYSSOS & MARGARA SPINHO	0	183 GINGERBREAD VILLAGE PH 1 REV	317 MOORE AVE	WAXAHACHE	TX	75105	317 MOORE AVE WAXAHACHE TX 75105
173887	DAVIS KEHT & BARBARA A	0	164R GINGERBREAD VILLAGE PH 1 REV	PO BOX 521	WAXAHACHE	TX	75105	319 MOORE AVE WAXAHACHE TX 75105
173888	DAVIS DANNE C	0	LOT 167R GINGERBREAD VILLAGE PH 1 & 2	318 MOORE AVE	WAXAHACHE	TX	75105	318 MOORE AVE WAXAHACHE TX 75105
173889	CRANDALL LOUIS & ROSE MARIE	0	188 GINGERBREAD VILLAGE PH 1 REV	318 MOORE AVE	WAXAHACHE	TX	75105	318 MOORE AVE WAXAHACHE TX 75105
173890	RADEBACHER ERIC	0	LOT 162 GINGERBREAD VILLAGE PH 1 & 2	315 MOORE AVE	WAXAHACHE	TX	75105	315 MOORE AVE WAXAHACHE TX 75105
173724	ORFELLI ROBIN R	0	227 GINGERBREAD VILLAGE PH 1 REV	317 MOORE AVE	WAXAHACHE	TX	75105	317 MOORE AVE WAXAHACHE TX 75105
173725	RODGERS MICHAEL L & LORIT L	0	228R GINGERBREAD VILLAGE PH 1 REV	319 MOORE AVE	WAXAHACHE	TX	75105	319 MOORE AVE WAXAHACHE TX 75105
170000	BUFFALO CREEK PLAZA LLC	30.479	E J B & A ADAMS 383 J GOOCH 30.479 ACRES	440 GINGERBREAD LN	WAXAHACHE	TX	75105	8 FM 813 WAXAHACHE TX 75105
184231	WOODARD LEGERBON	7.48	383 J GOOCH 7.48 ACRES	304 PENSACOLA AVE	WAXAHACHE	TX	75105	HIGHWAY 287 WAXAHACHE TX 75105
184238	VEN LADD	0.54	383 J GOOCH 0.54 ACRES	1015 FERRIS AVE	WAXAHACHE	TX	75105	1110 BROWN ST WAXAHACHE TX 75105
184247	ALLEN MARTHA JEAN	4.96	383 J GOOCH 4.96 ACRES	411 ROYAL ST	WAXAHACHE	TX	75105	FM 813 WAXAHACHE TX 75105
184248	AMERTAN PARTNERSHIP	88.48	383 J GOOCH 8 & J B & A ADAMS 88.48 ACRES	1015 FERRIS AVE	WAXAHACHE	TX	75105	HIGHWAY 287 WAXAHACHE TX 75105
189401	ELLIS COUNTY WATER CONTROL & IMP DIST	2.05	E J B & A ADAMS 2.05 ACRES	P O BOX 757	WAXAHACHE	TX	75105	HIGHWAY 287 WAXAHACHE TX 75105
202976	FARLEY STREET BAPTIST CHURCH	14.080	LOT 3 & 48 LITTLETON ESTATE 14.080 AC	1118 BROWN ST	WAXAHACHE	TX	75105	1118 & 1318 BROWN ST WAXAHACHE TX 75105
202978	CHURCH OF GOD WAXAHACHE	5.334	LOT 4A LITTLETON ESTATE REV 5.334 AC	PO BOX 802	WAXAHACHE	TX	75105	1320 BROWN ST WAXAHACHE TX 75105
205028	VEN LADD	2.14	LOT 2 LITTLETON EST 2.14 AC	1015 FERRIS AVE	WAXAHACHE	TX	75105	BROWN ST WAXAHACHE TX 75105
207721	ROYE FAMILY ENTERPRISE L P	0	1 ROYE ADDN 0 ACRES	1324 BROWN ST BA	WAXAHACHE	TX	75105	1324 BROWN ST WAXAHACHE TX 75105
218305	MOBEE LARRY W & DIANA L	0.158	105RR GINGERBREAD VILLAGE PH 1 REV 105 ACRES	725 LOCUST DR	RED OAK	TX	75154	318 MYRTLE AVE WAXAHACHE TX 75105
222880	WAXAHACHE DEVELOPMENT CO	2.519	E J B & A ADAMS 2.519 ACRES	PO BOX 717	WAXAHACHE	TX	75105	HIGHWAY 287 WAXAHACHE TX 75105
222881	BRINGLETON MARVIN R JR	2.9	383 J GOOCH 2.9 ACRES	PO BOX 717	WAXAHACHE	TX	75105	BROADHEAD RD WAXAHACHE TX 75105
222155	ANDERSON ANDREW R & MEGAN H	0.128	LOT 73 BLK A RIVER DAKS 4 128 AC	508 TIMBER DR	WAXAHACHE	TX	75105	508 TIMBER DR WAXAHACHE TX 75105
222156	VACA CHRISTOPHER	0.181	LOT 67 BLK A RIVER DAKS 4 0.181 AC	91 ELMWOOD TRL	WAXAHACHE	TX	75105	91 ELMWOOD TRL WAXAHACHE TX 75105
222153	KING JEROME D & JAMIE H	0.152	LOT 68 BLK A RIVER DAKS 4 0.152 AC	83 ELMWOOD TRL	WAXAHACHE	TX	75105	83 ELMWOOD TRL WAXAHACHE TX 75105
222154	ELPHINSTON TYR V E	0.154	LOT 69 BLK A RIVER DAKS 4 0.154 AC	81 ELMWOOD TRL	WAXAHACHE	TX	75105	81 ELMWOOD TRL WAXAHACHE TX 75105
222155	GIBBS JONATHAN D & HEATHER L	0.194	LOT 70 BLK A RIVER DAKS 4 0.194 AC	87 ELMWOOD TRL	WAXAHACHE	TX	75105	87 ELMWOOD TRL WAXAHACHE TX 75105
222156	AMP 3814-2 BOPPEWIER LLC	0.295	LOT 71 BLK A RIVER DAKS 4 0.295 AC	3088P AGOURA RD, BITE 200	AGOURA HILLS	CA	91301	512 TIMBER DR WAXAHACHE TX 75105
222157	HOOD CREDOBARY & HEIDI BORDEN	0.153	LOT 62 BLK A RIVER DAKS 4 0.153 AC	80 ELMWOOD TRL	WAXAHACHE	TX	75105	80 ELMWOOD TRL WAXAHACHE TX 75105
222158	SMITH ERICA	0.134	LOT 63 BLK A RIVER DAKS 4 0.134 AC	88 ELMWOOD TRL	WAXAHACHE	TX	75105	88 ELMWOOD TRL WAXAHACHE TX 75105
222159	MC GHEE JESSICA & BUDDY D	0.229	LOT 64 BLK A RIVER DAKS 4 0.229 AC	86 ELMWOOD TRL	WAXAHACHE	TX	75105	86 ELMWOOD TRL WAXAHACHE TX 75105
222160	AMERICAN RESIDENTIAL LEASING COMPANY LLC	0.158	LOT 65 BLK A RIVER DAKS 4 0.158 AC	PO BOX 95887	LAS VEGAS	NV	89183	87 ELMWOOD TRL WAXAHACHE TX 75105
222781	WRITTEN COURTNEY M & ASHLEY N	0.149	LOT 66 BLK A RIVER DAKS 4 0.149 AC	88 ELMWOOD TRL	WAXAHACHE	TX	75105	88 ELMWOOD TRL WAXAHACHE TX 75105
222785	COOPER RHAM ROY L	0.184	LOT 69 BLK A RIVER DAKS 4 0.184 AC	85 ELMWOOD TRL	WAXAHACHE	TX	75105	85 ELMWOOD TRL WAXAHACHE TX 75105
230711	SMITH TRIMOTHY L & KATH S CARPENTER	0.153	LOT 69 BLK A RIVER DAKS 4 0.153 AC	82 ELMWOOD TRL	WAXAHACHE	TX	75105	82 ELMWOOD TRL WAXAHACHE TX 75105
205803	BRINGLETON MARVIN R JR	4.9	E J B & A ADAMS 4.900 ACRES	PO BOX 717	WAXAHACHE	TX	75105	HIGHWAY 287 WAXAHACHE TX 75105

(17)

RECEIVED
12/30/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **PD-19-0174**

TYNER ROY & JENNIFER
212 AUDRA AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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-19-0174)

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-19-0174**

City Reference: 173542

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

We have lived in our home for 20 years, and we believe that this property will encroach on the peace and quiet of our neighborhood and our quality of life as we approach retirement. The city is already
Jennifer Tyner
Signature _____ Date 12/27/2019

Jennifer Tyner - Homeowner
Printed Name and Title _____

212 Audra Avenue, Waxahachie, TX
Address _____ *75165*

inviting and encouraging more foot traffic near our home with the new walking trail, and we believe this will only exacerbate the issue.

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.

(17)

RECEIVED
1/16/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0174

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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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-19-0174)

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Case Number: PD-19-0174

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, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

AREA TOO CLOSE TO SCHOOLS, VERY CONGESTED AREA ALREADY
for entrance to 287 and exit 287 as well as Brown St,

Signature

01-03-2020
Date

WILLIAM A. CRAWFORD & DOROTHY R.
Printed Name and Title

125 VANDERBILT
Address 316 MYRTLE ST.
WAXAHACHIE, TX 75165

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

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

(17)

RECEIVED
12/30/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0174

MITCHELL JAMES M
314 MYRTLE AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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-19-0174)

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Case Number: PD-19-0174

City Reference: 173551

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 8, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

Dec. 26, 2019
Date

JAMES M. Mitchell
Printed Name and Title

314 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 Number: PD-19-0174

City Reference: 173559

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

RECEIVED
1/10/2020

SUPPORT

OPPOSE

Comments:

*Do Not want ~~apartments~~ apartments that chose to single family dwelling.
Will increase crime in area and de-value property. Displace
what little area white has.
Ronald A. Theoford*

Signature

12-31-19
Date

(-7)

RONALD A. THEOFORD
Printed Name and Title

317 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.

(17)

RECEIVED
12/30/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0174



PALAFXO FREDERICO & EMMA Y SIGALA
510 TIMBER DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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-19-0174)

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-19-0174

City Reference: 222745

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Rather have retail stores or
single family residence.

Signature

Frederico Palafot Owner

Printed Name and Title

Date

12-30-19
510 Timber Dr
Waxahachie TX 75165

Address

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

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

(17)

RECEIVED
1/17/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0174
◇◇◇◇

FERRIE GENEVIVE Y J &
517 HARVEST TRL
MIDLOTHIAN, TX 76065

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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 18-4249) - Owner: Ameritai Partnership (PD-19-0174)

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-19-0174

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, January 8, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT OPPOSE

Comments:



Signature
Chris Ferrie
Printed Name and Title

1.7.20
Date
95 Elmwood Trl
Address WAXAHACHIE TX 75165

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

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

(17)

RECEIVED
1/8/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0174

OWENS JONATHAN D & REBECCA L
97 ELMWOOD TRL
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, January 21, 2020 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-19-0174)

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-19-0174 City Reference: 222755

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, January 8, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT OPPOSE

Comments: Lack of infrastructure, Major increase to congestion to a already congested area, we bought this property to be away from apartments concerned with increase of crime

Jonathan Owens 1-8-2020
Signature Date

Jonathan Owens 97 Elmwood Tr
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.*

Case Number: **PD-19-0174**

City Reference: 222766

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, January 8, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

RECEIVED
01/08/2020

SUPPORT

OPPOSE

Comments:

I know it's not any good but Thank God for the park or we'd be sitting for REVENUE Waxahachie you'd be anything 12-30-19 (13)

Signature

Date

Judy Huff

94 Elmwood

Printed Name and Title

Address

If I had a title, would that matter?

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.

How much is Cyprus Creek Paying you!



This product is for informational purposes and may not have been prepared with the same accuracy or completeness as a professional survey. This product has been prepared for informational purposes and may not have been prepared with the same accuracy or completeness as a professional survey.

0 400 800 1,600 2,400

Planny is Crazy to have a Brand New (E)
addition + Apartments without fixing
Koski Street

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.

(19)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0133



MEETING DATE(S)

Planning & Zoning Commission: January 14, 2020 (continued from December 17, 2019)

City Council: January 21, 2020 (continued from January 6, 2020)

CAPTION

Continue 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)

APPLICANT REQUEST

The applicant is requesting to construct a Caliber Collision (Auto Body Repair & Paint Shop) within the North Grove Business Park development.

CASE INFORMATION

Applicant: James Pool, Cross Development

Property Owner(s): Ledbetter Real Estate LTD

Site Acreage: 5.087 acres

Current Zoning: Commercial

Requested Zoning: Specific Use Permit for Major Auto Repair

SUBJECT PROPERTY

General Location: 2001 Corporate Parkway

Parcel ID Number(s): 273977

Existing Use: Currently Undeveloped

Development History: The Amended (Final) Plat for North Grove Business Park Phases Two and Four was approved by City Council on September 17, 2018.

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-C	Cancun's Amerimex Restaurant
East	GR	Currently Undeveloped
South	LI1	Industrial Warehouses
West	C	Currently Undeveloped

(19)

Future Land Use Plan:

Retail/Industrial

Comprehensive Plan:

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

Industrial applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to major roadways and air transportation are becoming increasingly difficult to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base. Examples of desirable uses within these areas include company headquarters, computer technology businesses, and other types of large businesses.

Thoroughfare Plan:

The subject property is accessible via Corporate Pkwy.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to construct a Caliber Collision (Auto Body Repair & Paint Shop) within the North Grove Business Park development. Per the City of Waxahachie Zoning Ordinance, an Auto Repair (Major) use requires a Specific Use Permit.

Proposed Use:

The proposed development intends to operate as an Auto Body Repair and Paint Shop. Per the Operational Plan, the proposed business will consist of:

- 12-15 employees
- 2-3 drop-offs/pick-ups per day (average)
- 8-12 customers per day (average)
- 7:00am-6:00pm (proposed hours of operation; Monday-Friday)

Staff Analysis:

The envisioned character of the North Grove Business Park development consists of retail and commercial developments (retail stores and restaurants). Currently, existing uses surrounding the subject property consists of beauty salons and Atwoods (retail stores), and Branded Burger, Three Rivers Coffee, and Cancun’s Amerimex Resaurant (restaurants).

If the proposed development is approved, the facility will be the first of its type within North Grove Business Park. Furthermore, staff believes the facility has the potential to create a considerable change to the character of the surrounding area. Due to these reasons, staff does not believe the proposed use conforms to the surrounding uses within the development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 2 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. Staff does not believe the proposed use conforms to the surrounding uses within the development.
2. The applicant is requesting to construct a metal fence to surround the property opposed to a masonry fence.

APPLICANT RESPONSE TO CONCERNS

1. The applicant understands staff’s concern and intends to state their reasoning at the January 14, 2020 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. Site Plan
2. Landscape Plan
3. Elevation/Façade Plan

(19)

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:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

DATE	
REVISIONS	

PROJECT
 CONSTRUCTION
 DRAWING NO. 2010-07
 SHEET NO. 11

Caliber Collision

Waxahachie Texas



Landscape Plan

Sheet Title
 11
 11

INTERNAL LANDSCAPE TABULATIONS

INTERIOR LANDSCAPE REQUIREMENTS:

NUMBER OF TREES OF REQUIRED INTERIOR LANDSCAPE AREA: 10 TREES
 NUMBER OF TREES OF REQUIRED EXTERIOR LANDSCAPE AREA: 10 TREES
 ALL LANDSCAPE TREES AND TREE WELLS SHALL RECEIVE A TOP ENGINEER OF JUDICIOUS DISCRETION. THE NUMBER AND SPECIES OF TREES SHALL BE PLANTED ACCORDING TO THE BUILDING'S DESIGN AND THE ARCHITECT'S REQUIREMENTS.

REQUIREMENT	REQUIREMENTS	REQUIREMENTS
REQUIRED INTERIOR LANDSCAPE AREA	10 TREES	10 TREES
REQUIRED EXTERIOR LANDSCAPE AREA	10 TREES	10 TREES
REQUIRED CANOPY	10 TREES	10 TREES
REQUIRED INTERIOR LANDSCAPE AREA	10 TREES	10 TREES
REQUIRED EXTERIOR LANDSCAPE AREA	10 TREES	10 TREES
REQUIRED CANOPY	10 TREES	10 TREES
REQUIRED INTERIOR LANDSCAPE AREA	10 TREES	10 TREES
REQUIRED EXTERIOR LANDSCAPE AREA	10 TREES	10 TREES
REQUIRED CANOPY	10 TREES	10 TREES

PARKING LOT LANDSCAPE REQUIREMENTS:

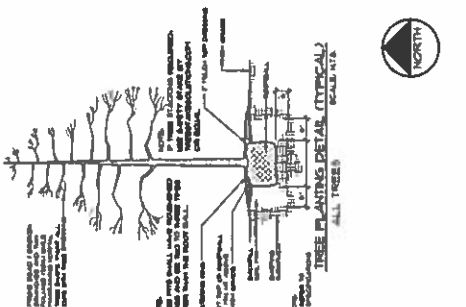
NUMBER OF TREES OF REQUIRED PARKING LOT LANDSCAPE AREA: 10 TREES
 NUMBER OF TREES OF REQUIRED EXTERIOR LANDSCAPE AREA: 10 TREES
 ALL LANDSCAPE TREES AND TREE WELLS SHALL RECEIVE A TOP ENGINEER OF JUDICIOUS DISCRETION. THE NUMBER AND SPECIES OF TREES SHALL BE PLANTED ACCORDING TO THE BUILDING'S DESIGN AND THE ARCHITECT'S REQUIREMENTS.

DECK, TERRACE AND LANDSCAPE BUFFER:

NUMBER OF TREES OF REQUIRED DECK, TERRACE AND LANDSCAPE BUFFER AREA: 10 TREES
 NUMBER OF TREES OF REQUIRED EXTERIOR LANDSCAPE AREA: 10 TREES
 ALL LANDSCAPE TREES AND TREE WELLS SHALL RECEIVE A TOP ENGINEER OF JUDICIOUS DISCRETION. THE NUMBER AND SPECIES OF TREES SHALL BE PLANTED ACCORDING TO THE BUILDING'S DESIGN AND THE ARCHITECT'S REQUIREMENTS.

SNOW NOTE:

ALL LANDSCAPE AREAS TO RECEIVE UNDERGROUND IRRIGATION REQUIREMENT.

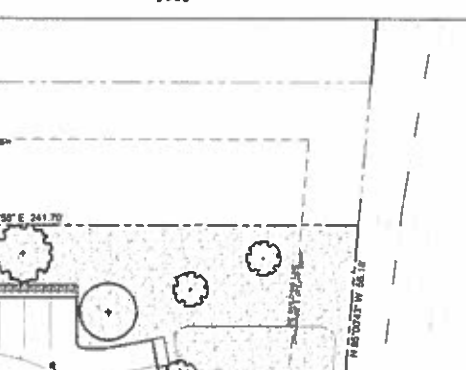


ORIENTAL TREES

COUNTRY	SYMBOL	COMMON NAME	REQUIREMENTS	USE AND COMMENTS
1	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
2	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
3	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
4	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas

SHRUBS

COUNTRY	SYMBOL	COMMON NAME	REQUIREMENTS	USE AND COMMENTS
1	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
2	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
3	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
4	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas

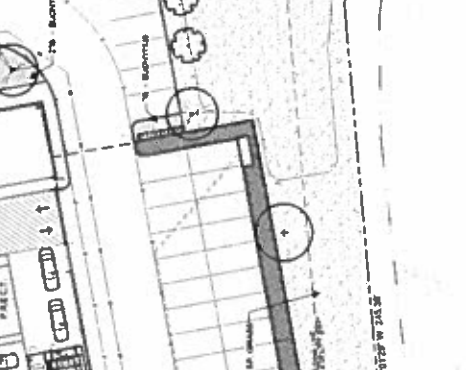


TREE GRASS

COUNTRY	SYMBOL	COMMON NAME	REQUIREMENTS	USE AND COMMENTS
1	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
2	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
3	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
4	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas

GRASSES

COUNTRY	SYMBOL	COMMON NAME	REQUIREMENTS	USE AND COMMENTS
1	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
2	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
3	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
4	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas

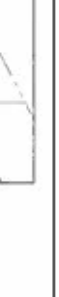
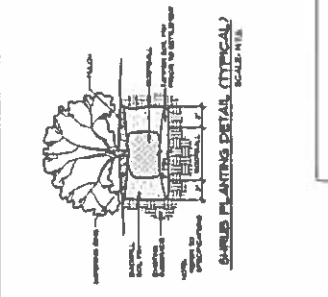
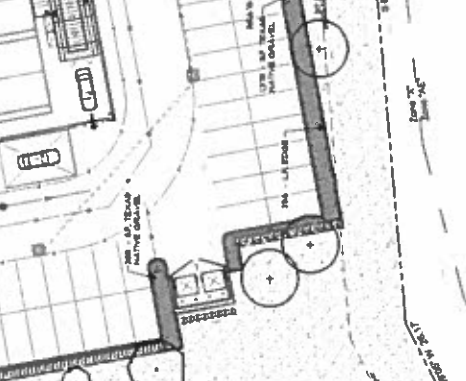


GREENCOVER / MISCELLANEOUS

COUNTRY	SYMBOL	COMMON NAME	REQUIREMENTS	USE AND COMMENTS
1	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
2	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
3	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
4	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas

GRASSES

COUNTRY	SYMBOL	COMMON NAME	REQUIREMENTS	USE AND COMMENTS
1	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
2	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
3	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas
4	(Symbol)	Japanese Maple	Minimum 10' height	Use in courtyard areas



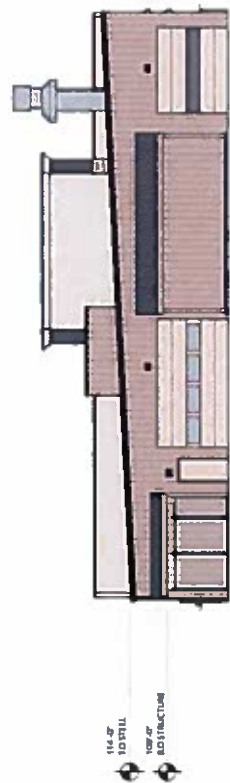
Finish Materials

M-1 Natural Stone	CS-1 Cast Stone	AL-3 Trim/Stonefront	TP-1 Stucco	MTL-1 MTL Roofing
Bracos Blend TBD Natural Stone Slues (4.8.8, 10.8.12) Contact Bart Brownstein 214-794-9198	Buff Cast Stone TBD Sample to be provided by OLC	Dark Ann. Bronze Hardware or approved equal	Amarillo White Dryvit Sand Pebble wall/ Base	Solar White Merit-Span Prem. Weather/LL E-0.85 SRI:78 Contact Merit-Span 877-485-9968
MTL-2 Rake, Outer	MTL-3 MTL Sliding	CP-2 Custom Canopy	PF-3 Paint	CP-1 Custom Canopy
Burnished Slate Merit-Span Prem. Weather/LL E-0.86 SRI:75 Contact Merit-Span 877-485-9968	Saddle Tan Merit-Span Prem. Weather/LL E-0.86 SRI:45 Contact Merit-Span 877-485-9968	Elephant Structure Roof 28'x28' & 30'x28' Contact Elephant Struc. 855-327-7678	Nomadic Desert Sherman Williams SW-6107 Contact Brett C. Huckle- berry 214-728-8636	Architectural Fabricators Yellow Canopy Dark Bronze_399x446 Contact 1-800-983-0827
MTL-3 Stucco	TP-2 Stucco	Dryvit Tritcorn Black Sand Pebble wall/2 Base		

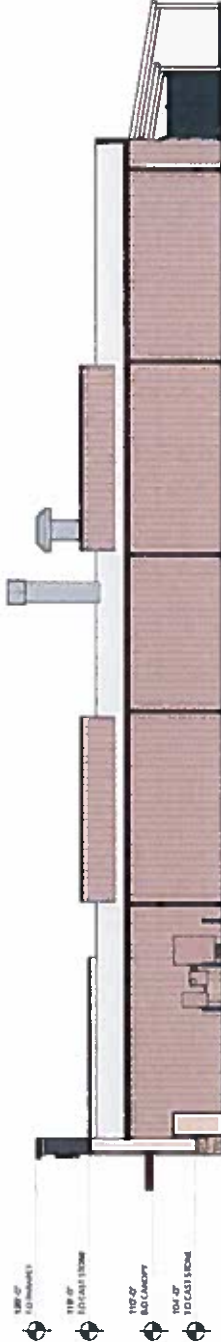
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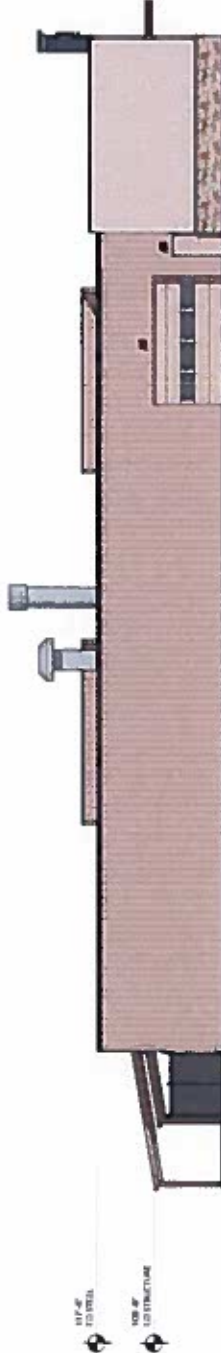
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



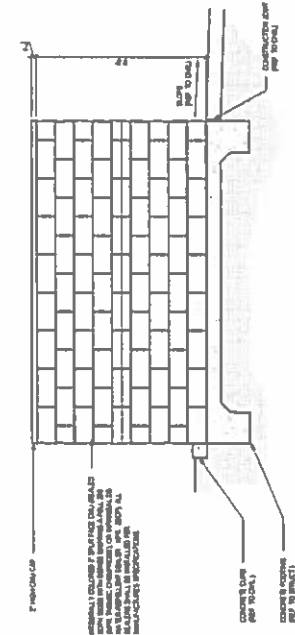
- KEY NOTES**
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 - 01-95: FINISH TO MATCH ADJACENT EXTERIOR WALL
 - 01-96: FINISH TO MATCH ADJACENT EXTERIOR WALL
 - 01-97: FINISH TO MATCH ADJACENT EXTERIOR WALL
 - 01-98: FINISH TO MATCH ADJACENT EXTERIOR WALL
 - 01-99: FINISH TO MATCH ADJACENT EXTERIOR WALL
 - 01-100: FINISH TO MATCH ADJACENT EXTERIOR WALL

MATERIAL CALCULATIONS

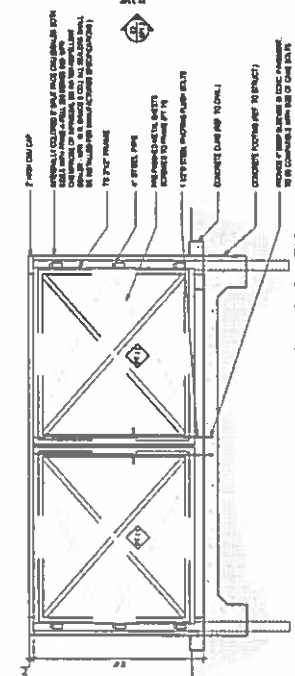
NORTH ELEVATION		WEST ELEVATION		SOUTH ELEVATION		EAST ELEVATION	
ITEM	AMOUNT	ITEM	AMOUNT	ITEM	AMOUNT	ITEM	AMOUNT
BRICK	1000 SF	BRICK	1000 SF	BRICK	1000 SF	BRICK	1000 SF
CONCRETE	1000 SF	CONCRETE	1000 SF	CONCRETE	1000 SF	CONCRETE	1000 SF
GLASS	1000 SF	GLASS	1000 SF	GLASS	1000 SF	GLASS	1000 SF
STEEL	1000 SF	STEEL	1000 SF	STEEL	1000 SF	STEEL	1000 SF
TOTALS	1000 SF	TOTALS	1000 SF	TOTALS	1000 SF	TOTALS	1000 SF



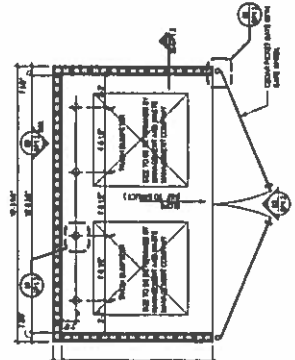
01 EAST ELEVATION
02 NORTH ELEVATION
03 SOUTH ELEVATION
04 WEST ELEVATION



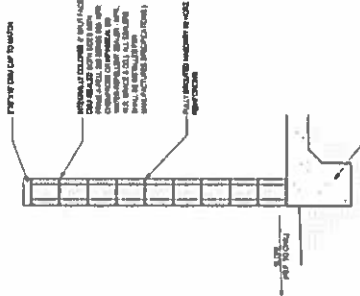
03 DUMPSTER ENCLOSURE SIDE ELEVATION



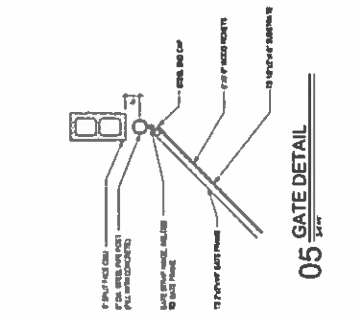
02 DUMPSTER ENCLOSURE FRONT ELEVATION



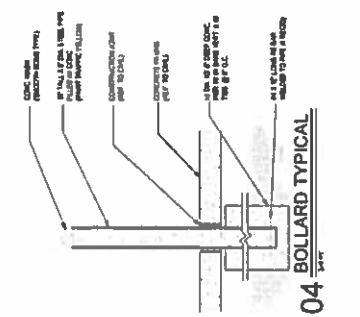
01 DUMPSTER ENCLOSURE PLAN



06 WALL SECTION



05 GATE DETAIL



04 BOLLARD TYPICAL

NCA Partners ARCHITECTS

14000 WEST 11TH AVENUE SUITE 100 DENVER, CO 80202-2244 TEL: 303.733.1100 FAX: 303.733.1101

WAXAHACHIE, TX CC-PROTOTYPE 115 SU-18-0133

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
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9		
10		



TRASH ENCLOSURE DETAILS SP1.2

(19)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager for *Michael Scott*
Date: January 9, 2020
Re: TA-19-0177 Zoning Ordinance

On January 14, 2020 and January 21, 2020, the City of Waxahachie Planning and Zoning Commission and City Council will review the proposed text amendments for Article IV and Article V of the City of Waxahachie Zoning Ordinance.

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ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A TEXTUAL AMENDMENT TO THE CITY ZONING ORDINANCE, ORDINANCE NO. 3020, TO ARTICLE IV DEFINITIONS AND USE REGULATIONS, SECTION 4.01 DEFINITIONS, TO ARTICLE IV DEFINITIONS AND USE REGULATIONS, SECTION 4.03 USE CHARTS, TO ARTICLE V DEVELOPMENT STANDARDS, SECTION 5.01 EXTERIOR CONSTRUCTION REQUIREMENTS, AND TO ARTICLE V DEVELOPMENT STANDARDS, SECTION 5.07 ACCESSORY STRUCTURES AND ACCESSORY USES, PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Waxahachie ("**City Council**") has adopted a comprehensive zoning ordinance ("**Zoning Ordinance**"), which Zoning Ordinance is codified as Appendix A to the Waxahachie City Code; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City on _____, and a public hearing was held by the City Council on _____, with respect to the proposed textual changes to the Zoning Ordinance; and

WHEREAS, all requirements of law for publication and all procedural requirements have been complied with, in accordance with Chapter 211 of the Local Government Code.

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

Section 1. The City Council finds that the recitals set forth above are true and correct, and said recitals are incorporated into this ordinance as if set forth in full.

Section 2. Article IV Definitions and Use Regulations, Section 4.01 Definitions, (f) Definitions, of the Zoning Ordinance, is hereby amended to read as follows:

(4) Accessory Building Used as a Dwelling Unit - A detached structure that is clearly incidental and subordinate to the main building or use, is lesser in height than the main building, and is used for human habitation. If the structure exceeds 500 square feet in floor area, then the accessory building shall conform to the minimum exterior construction standards for the main building. If the structure exceeds 700 square feet in floor area, then a Specific Use Permit (SUP) is required for approval. **This shall include the floor area of all accessory dwelling unit and attached garage equaling 700 square feet or larger.**

(97) Floor Area - The total gross square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways. **This definition is for primary structures. Accessory building floor area shall be calculated as an accumulation of all outside wall area whether conditioned space or otherwise.**

Section 3. Article IV Definitions and Use Regulations, Section 4.03 Use Charts, of the Zoning

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Ordinance, is hereby amended to read as follows:

• - Permitted Use S - Use may be approved via SUP □ - Prohibited Use	FD	RR	SF1	SF2	SF3	2F	MF1	MF2	MH	MUR	DN	MUNR	O	NS	GR	CA	C	L11	L12	HI	AP
Solar Panel System, Rooftop	•	•	•	•	•	•	•	•	•	S		S	S	S	S	S	S	S	S	S	S
Solar Panel System, Small In-Ground	•	•	•	•	•	•	•	•	•				S	S	S	S	S	S	S	•	

Section 4. Article V Development Standards, Section 5.01, Exterior Construction Requirements, (b) Minimum Masonry Exterior Construction Standards, (ii) Single-Family and Duplex Residential, 7) of the Zoning Ordinance, is hereby amended to read as follows:

- e) Rooftop Solar Panel Systems:
 - i) Must be installed to leave no greater than six (6) inches between rooftops.
 - ii) Must match the roof pitch on a pitched roof.
 - iii) Screening is required on flat roofs.
 - iv) Panels shall not be installed on elevations facing a right-of-way. This shall include rear or side street right-of-way. Rear or side alleys shall not be deemed as right-of-way for the installation of solar panels.
 - v) If solar panel request is denied by staff, applicant may appeal decision by applying for SUP approval when the request is in a zoning district permitting the placement of solar panels by right.
- f) Ground mounted Solar Panel Systems must be located behind the primary residence and not visible from the Right of Way.
 - i) If solar panel request is denied by staff, applicant may appeal decision by apply for a SUP for approval when the request is in a zoning district permitting the placement of solar panels by right.

Section 5. Article V Development Standards, Section 5.01, Exterior Construction Requirements, (b) Minimum Masonry Exterior Construction Standards, (iii) Multi-Family and Single-Family Attached Residential, 1) of the Zoning Ordinance, is hereby amended to read as follows:

- (iii) Multi-Family and Single-Family Attached Residential:
 - 1) All principal buildings and structures located in an MF Zoning District or

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located within another Zoning District and constructed for Multi-Family use, shall be constructed in such manner to include Masonry Construction covering at least ~~seventy five ninety~~(7590) percent of the total exterior walls, excluding doors and windows. All construction shall also be performed in accordance with the city's building code and fire prevention code.

Section 6. Article V Development Standards, Section 5.01 Exterior Construction Requirements, (c) Minimum non-masonry exterior construction standards for Single-Family Dwellings and Duplexes, (iv) Design Standards, 5) of the Zoning Ordinance, is hereby amended to read as follows:

f.) Metal shipping containers may not function as the structure of a residence.

Section 7. Article V Development Standards, Section 5.07 Accessory Structures and Accessory Uses, (f) Regulations for accessory structures in FD, RR, SF1, SF2, SF3, 2F and MH Zoning District, of the Zoning Ordinance, is hereby amended to read as follows:

- (v) Accessory structures shall not exceed one story in height.
- (vi) Metal shipping containers may not be used as an accessory structure.
- (vii) Accessory structures are limited to two (2) per single family residential structures.
- (viii) Combined floor area for two accessory structures in excess of 1,000 square feet per platted lot requires a SUP.
- (ix) On property greater than one acre in size, a third or more accessory structures may be permitted, regardless the size of the structures, through approval of a SUP.
- (g) Regulations for Boat Dock Accessory Structures:
 - (i) A boat dock is not permitted on a property without the presence of a single family primary residence.
 - (ii) A boat dock cannot exceed 1500 square feet.
 - (iii) A dock must not remove or limit lake access to or from other properties.
 - (iv) A dock may not extend greater than 100 feet in length into the lake. This distance is measured from the lake elevation 531.5 to the furthest point of the dock.
 - (v) A dock must maintain a minimum of 25 feet from the front facing façade of the boat dock to any neighboring dock or structure.
 - (vi) In the event one or more of the criteria from 5.07 g. cannot be met, an approval must be received in the form of an approved SUP.

Section 8. Article V Development Standards, Section 5.07 Accessory Structures and Accessory Uses, (i) Metal Accessory Structures, of the Zoning Ordinance, is hereby amended to

read as follows:

- (i) Metal accessory structures (not to include metal shipping containers), other than those covered in this Section, that are less than five hundred (500) square feet in floor area are permitted; however, said building shall not be used as an enclosed parking area or garage.

Section 9. Article V Development Standards, Section 5.08 Sign Regulations, of the Zoning Ordinance, is hereby amended to read as follows:

- 16). Political Sign: Political signs are allowed on private property with the permission of the property owner in any Zoning District. ~~Political signs are prohibited within rights of way and may not be posted on trees, fences, public property, public utility structures, telephone poles, street light standards, street sign poles, or public buildings. Political signs may be placed no more than 120 days prior to the election for which the sign is applicable and must be removed no later than fifteen (15) days after the applicable election has taken place. Political signs placed on property which is zoned residential may be no greater than thirty two (32) square feet in area. Political signs placed within or on any prohibited area may be removed and disposed of by City of Waxahachie (or applicable utility company) personnel, and removal costs, fines, or both may be assessed for removal of the signs and/or noncompliance with this Section of the Zoning Ordinance.~~

This sign type will require a permit for the temporary signs. Signs are permitted to be placed 90 days prior to an election, and are required to be removed 7 days following the completion of the election. A run off or additional election may be considered with a request for extension of the permit received in writing.

- Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City of Waxahachie hereby incorporates applicable provisions of such state law into this Sign Ordinance. Section 216.903 of the Texas Local Government Code, as amended, authorizes, among others, the placement of signs that contain primarily a political message on private real property with the consent of the property owner; subject to the following:
 - shall not have an area greater than thirty-six square feet (36 sq. ft.);
 - shall not be more than eight feet (8') in height;
 - shall not be illuminated; or
 - shall not have any moving elements.
- Signs are not permitted on City property or within any right-of-way, except as required by Code Sections 61.003 or 85.036 of the Texas Election Code, both as amended.

- Polling Place: The City of Waxahachie recognizes that on occasion, City buildings may be utilized as polling places. Sections 61.003 and 85.036 of the Texas Election Code, both as amended, authorize, among others, the City to enact reasonable regulations concerning the time, place, and manner of electioneering, which includes the posting, use or distribution of political signs on election days and during the early voting period. No political signs at polling places shall:
 - be located, affixed, or placed on any utility pole or structure, light structure, traffic signal, or sign pole;
 - be located in or on any public right-of-way;
 - be placed in a location so as to impede pedestrian or vehicular access; or
 - otherwise create a traffic or safety hazard.
- A political sign at a polling place shall not exceed four feet (4') in height or have a total sign area in excess of six square feet (6 sq. ft.), and shall not be illuminated or have any moving elements.
- Timeframe- Polling Place: Sign shall be allowed to be placed any time during the first day of early voting or election day, whichever is applicable. The sign may remain during the entire period of early voting. Should the polling location also be the site of the election day voting, the sign may remain on the site between the dates of early voting and election day voting.
- Shall be removed within seven (7) days after the election day.
- Polling Place: Shall be removed within twenty-four (24) hours of the closing of the early voting or election day polling location as provided above.

Section 10. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect. All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 11. That a public emergency is found to exist which affects health, safety, property or the general welfare, in that standards and regulations for the use and development of property must be brought up to date and made effective so that suitable rules for use and development of property maybe known and in place. An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage. This ordinance shall become effective from and after the date of its passage

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PASSED, APPROVED, AND ADOPTED on this _____ day of _____, 2020.

MAYOR

ATTEST:

City Secretary