# **Notice Regarding Public Participation**

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency.

In an effort to reduce the spread of the virus, for the March 24, 2020 Planning & Zoning Commission Meeting, *individuals will not be allowed to physically attend the meeting* but may attend and participate in the meeting via a telephone conference call. To participate in the telephone conference call, Dial 1 (888) 210-1560, PIN: 8841538 to speak on public comments or an agenda item.

If you wish to watch the meeting but not participate in the meeting, the Planning & Zoning Commission Meeting will be live streamed on Waxahachie's website at <a href="http://www.waxahachie.com/government/city\_council/city\_council\_meeting\_live\_stream.php">http://www.waxahachie.com/government/city\_council/city\_council\_meeting\_live\_stream.php</a>.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Public Comments portion of the meeting or when the item is considered by the Planning & Zoning Commission.

# <u>A G E N D A</u>

The Waxahachie Planning & Zoning Commission will hold a regular meeting on *Tuesday, March* 24, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

<b>Commission Members:</b>	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 March 10, 2020
- b. Minutes of the Planning and Zoning Commission briefing of March 10, 2020
- 5. *Public Hearing* on a request by Jimmie L. Hutton for a Specific Use Permit (SUP) for a **Used Auto Sales** use within a Planned Development-35-Commercial zoning district located at 2004 Howard Road, Suite C (Property ID 175299) Owner: Waxahachie Flea Market (ZDC-000025-2020)
- 6. *Consider* recommendation of Zoning Change No. ZDC-000025-2020
- Consider request by Bobby Samuel, GRBK Edgewood LLC, for a petition to extend approval for 2 years of PP-17-0171 Dove Hollow for 653 residential lots and 17 open space lots, being 213.536 acres situated in J.W. Wright Survey, Abstract No. 1182 (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SUB-000026-2020)
- Public Hearing on a request by Juan Quiroz, J Homes Enterprise LLC, for a Replat of Lot 3, Block 63, Town Addition to create Lots 1-2, Block A, Quiroz Addition, 0.670 acres (Property ID 170916) Owner: J Homes Enterprise LLC Series F (SUB-000003-2020)

- 9. *Consider* approval of SUB-000003-2020
- 10. *Public Hearing* on a request by Herman R. Smith for a **Replat** of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200) Owner: Herman R Smith (SUB-000019-2020)
- 11. *Consider* approval of SUB-000019-2020
- 12. *Public Hearing* on a request by Reginald Coulsell for a Specific Use Permit (SUP) for a **Private Stables** use within a Planned Development-23-Single Family-1 zoning district located at 3910 Howard Road (Property ID 278236) Owner: Crystal Taylor and Reginald Coulsell II (ZDC-000027-2020)
- 13. *Consider* recommendation of Zoning Change No. ZDC-000027-2020
- Public Hearing on a request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for a Portable Storage Structure or Temporary Building use within a Single Family-2 zoning district located at 411 N Gibson (Property ID 193942) – Owner: Waxahachie ISD (ZDC-000029-2020)
- 15. *Consider* recommendation of Zoning Change No. ZDC-000029-2020
- 16. *Public Hearing* on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Two Family Residential Duplex, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) Owner: WAXAHACHIE ISD (ZDC-000017-2020)
- 17. *Consider* recommendation of Zoning Change No. ZDC-000017-2020
- 18. *Public Hearing* on a request by Michael Westfall, Westfall Engineering, to establish a Planned Development-Single Family-3 zoning district on approximately 98.695 acres situated in the JB and Ann Adams Survey, Abstract No 5 (Property ID 178972) Owner: Dirk Nowitzki (ZDC-000024-2020)
- 19. *Consider* recommendation of Zoning Change No. ZDC-000024-2020
- 20. *Public Hearing* on a request by Barbara Clark, Hope Clinic, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Commercial, with Concept Plan, located at the SE corner of Farley Street at Coleman Street (Property ID 273695) Owner: CITY OF WAXAHACHIE (ZDC-000022-2020)
- 21. Consider recommendation of Zoning Change No. ZDC-000022-2020

- 22. Public Hearing on a request by David Hargrove, Legacy Grove Development LLC, for a Replat of Lot 9X, Block A, Lot 20X, Block J, Lot 7X, Block K, Lot 12X, Block L, Lot 9, Block A, Lots 1-8, 10, 11, and 20, Block J, Lots 7 and 8, Block K, and Lots 11 and 12, Block L, Buffalo Ridge Phase IV, to eliminate the HOA open space lots and incorporate into the adjacent single family lots along Garden Valley Parkway and to establish a 5 foot Wall Maintenance Easement, being 26.033 acres (Property ID 276333, 276354, 276371, 274374, 276332, 276334, 276335, 276336, 276337, 276338, 276339, 276340, 276341, 276343,276344, 276353, 276362, 276363, 276373, and 276372) Owners: J Houston Homes, Bloomfield Homes LP, and Matthew P and Charity F Kennedy (SUB-000016-2020)
- 23. *Consider* approval of SUB-000016-2020
- 24. Adjourn

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

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

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

# (4a)

Planning and Zoning Commission March 10, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 10, 2020 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 Lori Cartwright, City Secretary Mary Lou Shipley, Council Representative
Others Absent:	Tommy Ludwig, Assistant City Manager

## 1. Call to Order

### 2. Invocation

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

### 3. Public Comments

None

## 4. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of February 25, 2020
- b. Minutes of the Planning and Zoning Commission briefing of February 25, 2020

### Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

5. Consider request by Christina Altman for a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being 29.378 acres (Property ID 199197) in the Extra Territorial Jurisdiction – Owner: Russell C and Christina A Altman (SUB-000010-2020)

Planner Chris Webb, reported the applicant request a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, being just over 29 acres located in the Extra Territorial Jurisdiction. He

Planning and Zoning Commission March 10, 2020 Page 2

stated Staff received a water utility provider letter from Rockett SUD stating that adequate domestic flow was available. Mr. Webb stated the fire flow is adequate for this area.

## Action:

Mr. Jim Phillips moved to approve a request by Christina Altman for a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being 29.378 acres (Property ID 199197) in the Extra Territorial Jurisdiction – Owner: Russell C and Christina A Altman (SUB-000010-2020). Mr. David Hudgins seconded, All Ayes.

6. Consider request by Wes Dorough, JH Development, for a Plat of Vista Way and Washington Avenue being 3.754 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property IDs 262135 and 262138) - Owner: JHH North Grove Development LLC (SUB-000014-2020)

Mr. Webb stated the applicant is requesting the city accept a plat for a street within the North Grove Development. He stated the entry area will have two (2) berms as well as a seven foot (7') monument. Landscaping meets the city's requirements and staff recommended approval.

## Action:

Mr. David Hudgins moved to approve a request by Wes Dorough, JH Development, for a Plat of Vista Way and Washington Avenue being 3.754 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property IDs 262135 and 262138) - Owner: JHH North Grove Development LLC (SUB-000014-2020). Ms. Betty Square Coleman seconded, All Ayes.

7. Public Hearing on a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reported the applicant is requesting approval to construct a 2,425 square foot accessory structure in the rear of a single family zoned property. The applicant intends to use the accessory structure as a garage, exercise room, wood workshop, and storage space.

Those who spoke for ZDC-000013-2020:

Mr. Don Merchant, 166 Horseshoe Bend, Waxahachie

There being no others to speak for or against ZDC-000013-2020, Chairman Keeler closed the Public Hearing.

8. Consider recommendation of Zoning Change No. ZDC-000013-2020

Planning and Zoning Commission March 10, 2020 Page 3

## Action:

Ms. Bonney Ramsey moved to approve a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

9. Continue 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)

Chairman Keeler announced the applicant withdrew PD-19-0175.

## 10. Consider recommendation of Zoning Change No. PD-19-0175

No Action

## 11. Adjourn

There being no further business, the meeting adjourned at 7:11 p.m.

Respectfully submitted,

Lori Cartwright City Secretary

# (4b)

Planning and Zoning Commission March 10, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 10, 2020 at 6:30 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
Members Absent:	Melissa Ballard, Vice Chairman Erik Test
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner Chris Webb, Planner Macey Martinez, Graduate Engineer Lori Cartwright, City Secretary Mary Lou Shipley, Council Representative
Others Absent:	Tommy Ludwig, Assistant City Manager

## 1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Planner Chris Webb reviewed the following cases:

- SUB-000010-2020 Applicant request a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being just over 29 acres located in the Extra Territorial Jurisdiction. One Tract will remain with a house on it and the other Tract will be used for agriculture land.
- SUB-000014-2020 Applicant request a Plat for a street with landscaping within the North Grove Development.
- ZDC-000013-2020 Applicant request to construct a + 700 sq. ft. (2,425 sq. ft.) accessory structure in the rear of a single family zone property.
- PD-19-0175 Applicant withdrew the application.

## 3. Adjourn

There being no further business, the meeting adjourned at 6:40 p.m.



Planning and Zoning Commission March 10, 2020 Page 2

Respectfully submitted,

Lori Cartwright City Secretary

$$(5+6)$$



# Memorandum

To: Honorable Mayor and City Council From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manage

Date: March 17, 2020

Re: ZDC-000025-2020 2004 Howard Rd. - Used Auto Sales

On March 17, 2020, the applicant requested to continue case no. ZDC-000025-2020 to the April 14, 2020 Planning and Zoning meeting agenda, and the April 20, 2020 City Council meeting agenda.

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# (7)



# Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planing

Thru: Michael Scott, City Manager

Date: March 19, 2020

Re: SUB-26-2020 Preliminary Plat of Dove Hollow (Extension Request)

On March 19, 2020, the applicant asked staff to withdraw case no. SUB-26-2020 from the March 24, 2020 Planning and Zoning Commission agenda.



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# **Planning & Zoning Department**

# **Plat Staff Report**

# Case: SUB-03-2020

MEETING DATE(S) Planning & Zoning Commission:

Tuesday, March 24, 2020

(8)

#### **CAPTION**

**Public Hearing** on a request by Juan Quiroz, J Homes Enterprise LLC, for a **Replat** of Lot 3, Block 63, Town Addition to create Lots 1-2, Block A, Quiroz Addition, 0.670 acres (Property ID 170916) – Owner: J Homes Enterprise LLC Series F (SUB-000003-2020)

#### APPLICANT REQUEST

The applicant is requesting a replat that would separate the existing lot into 2 separate lots for residential use per the infill overlay district regulations.

CASE INFORMATION Applicant:	Juan Quiroz, J Homes Enterprise, LLC
Property Owner(s):	J Homes Enterprise, LLC
Site Acreage:	0.670 acres
Number of Lots:	2 lots
Number of Dwelling Units:	2 units
Park Land Dedication:	Cash in lieu of park land dedication for the property is set at \$400.00. This fee must be paid before the plat is filed.
Adequate Public Facilities:	Adequate public facilities are available for this property.
SUBJECT PROPERTY General Location:	605 E Jefferson St.
Parcel ID Number(s):	170916
Current Zoning:	SF-2
Existing Use:	A single family dwelling is currently being constructed on part of the property.
Platting History:	This property is part of Town Addition

(8)

Site Aerial:



#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>28</u> 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 replat.

#### **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. 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.

#### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

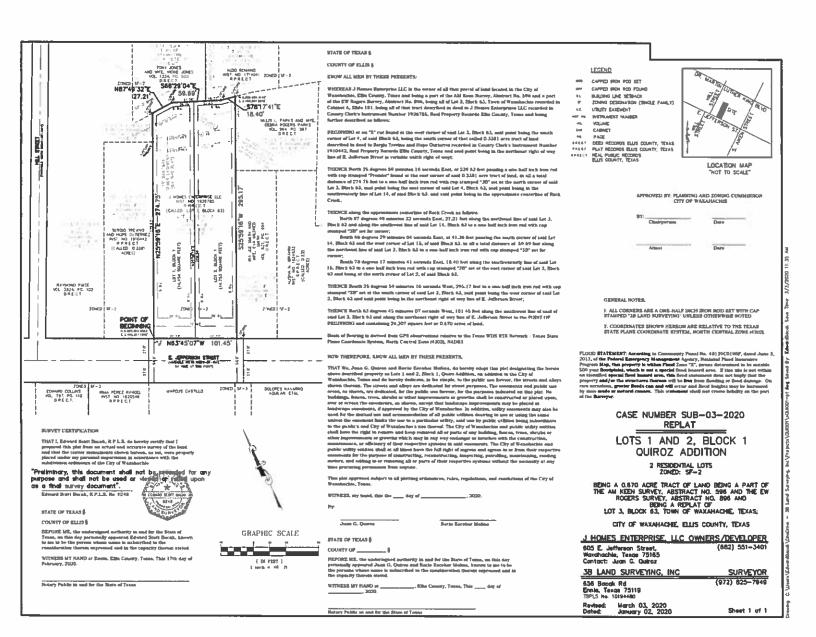
A plat shall not be filed with the Ellis County Clerk until:

- 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 <u>cwebb@waxahachie.com</u>

Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>



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#### Cana SUB-000000-2020 crises Received Inside Required 2007 Notificato Subport 1 Oppman 0

Araa

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inter (C)	Duner's Hame	Arrige	Logel Description	Owner's Address	Dunie's City	Danar's State	Owner's 20*	Physical Address
	SMITH MELVIN R		LOT 50 BLK 60 TOWN WAXAHAHCHE 0 137 AC	PO BOX 741512	DALLAS	TN	75374	106 HILL ST WAXAMACHIE TX 75185
	SMITH BERTHA MAE		LOT 5C BLK 63 TOWN WAIKAHAHCHE 181 AC	104 1/2 HILL ST	WAXAHACHE	TX.	75105	104 HILL ST WAXAHACHIE TX 75185
	TOVAR RAMON		LOT SD BLICKD TOWN / WAXAHAHCHIE : 089 AC	503 E JEFFERSON ST	WAXAHACHIE	17	75165	505 E JEFFERSON ST WAXAHACHIE TX 75185
	SMITH IRA JOE		LOT \$ 205 26 BLK #3 1DWN WAKAHAHCHE 235 AC	609 E JEFFERSON ST	WAXAHACHIE	DX .	75165	609 E JEFFERSON ST WAXAHACHE 1X 75185
	DAVIS RONNE D SR		LOT 3 BLK 63 TOWN - WAXAHAHCHE: 0 727 AC	PO BOX 2806	WAXAHACHIE	TX	75168	605 E JEFFERSON ST WAXAHACHE TX 75165
	PAIGE RAYMOND		LOT 48 BLK 63 TOWN WAJAHAHCHIE (8 181 AC	332 ROBHETTE RD	WAXAHACHIE	TX	75165	E JEFFERSON ST WAXAHACHIE TX 75165
	TRUBY ROBERT	9.275	LOT 4C BLK ID TOWN WAXAHAHCHIE II 275 AC	14677 FM 910	MAYPEARL	71	78054	112 HILL ST WAXAHACHE TX 75165
	SMITH MELVIN R		LOT SA BLK 83 TOWN WAXAHAHCHE 8 161 AC	PO BOX 741512	DALLAS	TX	/5374	HEL ST WAXAHACHE TX 75165
	PARKS WILLIS L & DEBRA R	0.454	LOT 1A & 1 B & N TP 2A & 28 BLK 69 TOWN - WALAHAHCHE, 4SI AC	100 S AIKEN ST	WAXAHACHE	TX .	75105	105 S AKEN ST WAXAHACHE TX 25HB
	HAMILTON BRIGETTA	0 129	LOT TO BUR BETOWN WARAHAHONE 120 AC	10H S AIKE N ST	WAXAHACHIE	TX	75105	108 SAMEN ST WAXAHACHE TX 75185
	VIEN LADD	0 129	LOT TO BLK 43 TOWN, WAXAHAHCHE, D 129 AC	1015 FERRIS AVE	WAXAHACHIE	TX	73165	110 S AIKEN ST WAXAHACHE TX 25185
	JOHNSON IKEA		LOT 1E BLK 03 TOWN - WAXAHAHCHKE 2525 AC	R07 JORDAN   N	WAXAHACHIE	TX	75165	613 E JEFFERSON ST WAXAHACHIE 1X 75165
	IBRAHM AISHA N	0 235	LOT \$ 205 24 BLK KD TOWN - WAXAHAHCHKE 235 AC	JUIO RED RIVERT CT	WAXAHACHIE	TX	75107	611 E JEFFERSON ST WAXAHACHE TX 75105
	VERA CONSTRUCTION LLC	0 306	LOT 16A BLK 63 TOWN - WAXAHAHCHE 308 AC	511 W 2ND ST	WARAHACHIE	TX	75185	614 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
	IERAHM AISHA N	0.27	LOT 189 BLK 83 TOWN I WAXAHAHCHE, 27 AC	3010 RED RIVERT CT	WAXAHACHIE	73.		616 DRI MARTIN LUTHER KING JR BLVD WAXAHACHE TX 75165
	RANGEL IRMA P	0 165	LOT 1 BLK #4 TOWN WAXAHACHE. 165 AC	804 E JEFFERSON ST	WAXAHACHIE	TX	75105	604 E JEFFERSON ST WAXAHACHIE TX 75165
	CASTILLO MARCUS % JESSIE C LOPEZ	0 092	LOT 2 BLK #4 TOWN - WAXAHACHE, 0 DR2 AC	215 N CASA GRANDE	DUNCANVILLE	TX	75116	<b>608 E JEFTERSON ST WAXAHACHIE 1X 75185</b>
	BONNER LILLIE B % JEAN WOODS		LOT 3 BLK #4 TOWN WAXAHACHEL 0 \$34 AC	1523 DREXEL DR	WAXAHACHIE	ŤX	75165	100 WILL ST WAXAHACHIE 1X 75165
	ORTEGA FELIX		LOT 4 BLK #4. LOT 1 BLK 108 TOWN - WAXAHACHE, 1 016 AC	703 DR MARTIN LUTHER KING BLVD	WAXAHACHIE	TX	75185	E JEFFERSON ST WAXAHACHIE TX 75185
	MAHDI NIMR A		LOT 12 BLK 63 TOWN - WARAHAHCHIE IG 249 AC	PO BOX 1	FORRESTON	13	70041	102 HILL DR WAXAHACHIE TX 75165
	CUEVAS FRANCISCO		LOT 13 BLK PT 63 TOWN - WAXAHAHCHE: 8 448 AC	309 NORTHGATE DR	WAXAHACHIE	13.	75165	607 OR MARTIN LUTHER KING JR 61 VD WAXAHACHE TX 75165
	JOHES TONY & VICKIE		LOT 14 BLK 63 TOWN WAXAHANCHE, 37 AC	102 DNE IDA ST	WAXAHACHIE	TX .	75105	604 OR MARTIN LUTHER KING JR 54 YO WAXABACHIE TX 75165
	ROMANO ALDO		LOT 15 BLK 63 TOWN - WATAHAHCHE : 377 AC	P 0 80X 365	ITALY	TX	76851	606 OR MARTIN LUTHER KING JR 61 VD WAXAHACHE TX 75165
	COLLINS EDWARD C/O DELIA MCCLARRAN	0 248	LOT 2 BLK 108 TOWN 248 AC	BOZ E JEFFERSON ST	WAXAHACHIE	TX	75185	002 E JEFFERSON ST WAXAHACHE TX 75165
	PIGGINS HALLIE EST % EUNICE TURNER	0 396	1,78 CUF1 0 308 ACRE5	12315 ROCKLAND DR	DALLAS	DI DI	75243	508 E JEFFERSON ST WAXAHACHIE TX 75185
	AGUILAR DOLORES NAVARRO ETAL		LOT 1 BLK 1 FEARS 0 386 AC	1704 N BRECKINRIDGE	ENNRS	TX	75119	606 E JEFFERSON ST WAXAHACHIE TX 75165
	MT LEBANON BAPT CHURCH		LOT 24 BLK 1 FEARS 0 362 AC	208 S ARCEN \$1	WAXAHACHIE	TX	75165	614 E JEFFERSON ST WAXAHACHE TX J5185
10:5710	TREVINO SERGIO & HOPE GUTIERREZ	0 33	LOT 4A BUK 63 TOWN - WAILAHAHCHE _3V AC	<b>BD3 E JEFFERSON ST</b>	WAXAHACHIE	1X	75165	603 E JEFFERSON ST WAXAMACHE 1X 75105

(8)





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>SUB-000003-2020</u>

PARKS WILLIS L & DEBRA R 106 S AIKEN ST WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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:

( B

 Request by Juan Quiroz, J Homes Enterprise LLC, for a Replat of Lot 3, Block 63, Town Addition to create Lots 1-2, Block A, Quiroz Addition, 0.670 acres (Property ID 170916) – Owner: J Homes Enterprise LLC Series F (SUB-000003-2020)

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: <u>Planning@Waxahachie.com</u> for additional information on this request.

Case Number: SUB-000003-2020

City Reference: 170920

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Planning@Waxabachie.com</u> or you may drop off/mail your form to City of Waxabachie, Attention: Planning, 401 South Rogers Street, Waxabachie, TX 75165.

Comments:	OPPOSE	
Signature DI Parks	Date	
Printed Name and Title	Address	

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

# (10)

# **Planning & Zoning Department**

# **Plat Staff Report**

# Case: SUB-19-2020

MEETING DATE(S) Planning & Zoning Commission:

Tuesday, March 24, 2020

#### **CAPTION**

AHACHIM AHACHIM AFXA ARBREAD

**Public Hearing** on a request by Herman R. Smith for a **Replat** of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200) – Owner: Herman R Smith (SUB-000019-2020)

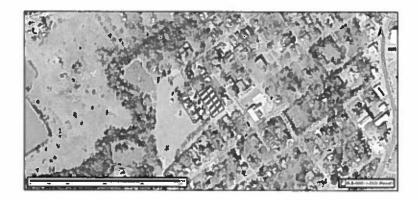
#### APPLICANT REQUEST

The applicant is combining Lots 2 and 3 of Block 7 of the Dewberry Addition to create one lot in order to construct a single family residence.

CASE INFORMATION Applicant:	Herman R. Smith
Property Owner(s):	Herman R. Smith
Site Acreage:	0.479 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A (Combining two (2) lots into one (1) lot)
Adequate Public Facilities:	Adequate public facilities are available to this property.
SUBJECT PROPERTY General Location:	904 Dunaway St.
Parcel ID Number(s):	173199, 173200
Current Zoning:	SF-3
Existing Use:	Both lots are currently vacant.
Platting History:	This portion of the Dewberry subdivision was filed Jan. 27, 1914.

(10)

Site Aerial:



#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>27</u> 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 five (5) letter of support for the replat.

#### 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. 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.

#### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

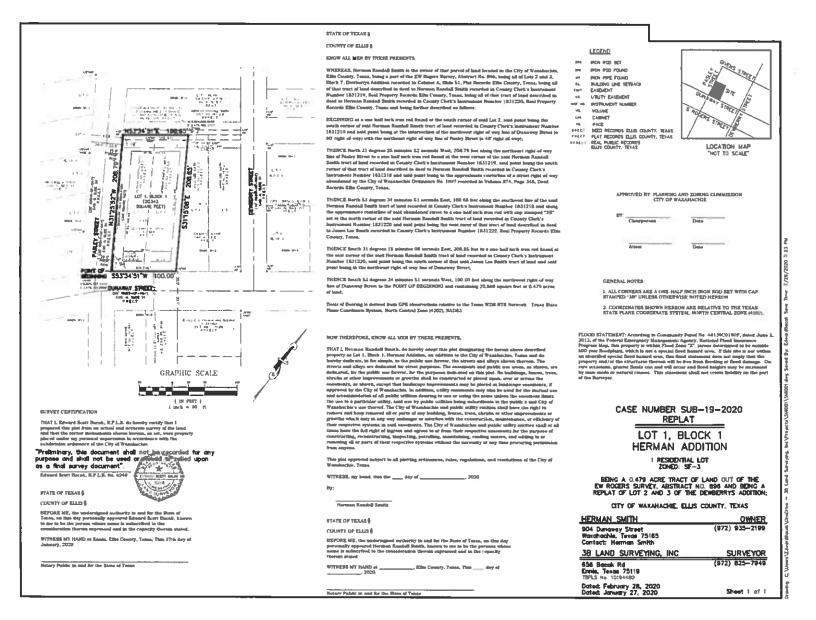
A plat shall not be filed with the Ellis County Clerk until:

- 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 <u>cwebb@waxahachie.com</u> Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com





# (10)

#### Case SUB-000019-2020 Responses Received Inside Required 200' Notification Area Support: 5 Oppose; 0

PropertyID	Owner's Address	Acreage		Owner's Address	Owner's City	Owner's State	Owner's ZIP	5-5-5	Physical Address
139633	WHITE LLOYD H & HALEY V HAWKINS	0.138	LOT 2 BLK A HIGH HILL ADDN 138 AC	303 PASLEY ST	WAXAHACHIE	TX	75165	303	PASLEY ST WAXAHACHIE TX 75165
139634	MC COLLUM CHRISTIAN D & AMY	0.138	LOT 3 BLK A HIGH HILL ADDN 0.138 AC	305 PASLEY ST	WAXAHACHIE	TX	75165	305	PASLEY ST WAXAHACHIE TX 75185
139635	HALLUM MARK D	0.135	LOT 4 BLK A HIGH HILL ADON 0,138 AC	307 PASLEY ST	WAXAHACHIE	TX	75165	307	PASLEY ST WAXAHACHIE TX 75165
139636	GILROY RODNEY JR & KAITYLYN	0.138	LOT 5 BLK A HIGH HILL ADDN 138 AC	401 PASLEY ST	WAXAHACHIE	TX	75165	401	PASLEY ST WAXAHACHIE TX 75165
140309	WEBB JOSHUA E	0,149	LOT 1 BLK A HIGH HILL ADON 149 AC	301 PASLEY ST	WAXAHACHIE	TX	75165	301	PASLEY ST WAXAHACHIE TX 75165
172306	BRUNNER DENISA	0.149	LOT 5 BLK 6 BULLARD-REV 0.149 AC	<b>BOB DUNAWAY ST</b>	WAXAHACHIE	TX	75165	805	DUNAWAY ST WAXAHACHIE TX 75165
172312	HARBIN JAMES B	0.212	LOT 1 BLK 6 BULLARD-REV 212 AC	302 DEWBERRY ST	WAXAHACHIE	TX	75165	302	<b>DEWBERRY ST WAXAHACHIE TX 7518</b>
172313	DUNBAR JEFFREY G	0.212	LOT 2 BLK 6 BULLARD-REV 212 AC	303 W AVENUE C	WAXAHACHIE	TX	75165	303 V	VAVENUE C WAXAHACHIE TX 75165
172362	LOPEZ ANTONIO & MARIA	0.201	LOT 3 BLK 25 BULLARD-REV .201 AC	PO 80X 401	MAYPEARL	TX	76064	904 5	ROGERS ST WAXAHACHIE TX 75185
172363	MOORE JERRY	0.237	LOT 4 BLK 25 BULLARD-REV .237 AC	906 S ROGERS ST	WAXAHACHIE	TX .	75165	906 5	ROGERS ST WAXAHACHIE TX 75165
172364	LOREN GRAY INVESTMENTS LLC	0.173	LOT 1A BLK 26 BULLARD-REV 0,173 AC	PO BOX 2668	WAXAHACHIE	TX	75168	207	PASLEY ST WAXAHACHIE TX 75185
172365	CUEVAS FRANCISCO	0.217	LOT 18 BLK 26 BULLARD-REV 0.217 AC	106 DEERWOOD LN	WAXAHACHIE	tx	75165	912 S	ROGERS ST WAXAHACHIE TX 75185
172366	HERNANDEZ LUIS R	0.348	2 26 BULLARD 0.348 ACRES	914 S ROGERS ST	WAXAHACHIE	TX	75165	914 5	ROGERS ST WAXAHACHIE TX 75165
172370	ZAVALA ENRIQUE R & SUSANA R	0.157	LOT 1 BLK 25 BULLARD-REV _ 157 AC	207 DEWBERRY ST	WAXAHACHIE	TX	75185	207	DEWBERRY ST WAXAHACHIE TX 7516
172371	SMITH HERMAN R	0.281	2 25 BULLARD 0.281 ACRES	900 S ROGERS ST	WAXAHACHIE	TX	75165	900 \$	ROGERS ST WAXAHACHIE TX 75165
173188	SANCHEZ CARLOS I SR	0.224	4 11 DEWBERRY 0.224 ACRES	PO BOX 2673	WAXAHACHIE	TX	75168	409 V	VAVENUE C WAXAHACHIE TX 75165
173192	SMITH JASON L	0.239	5 & PT ST 7 DEWBERRY 0.239 ACRES	900 DUNAWAY ST	WAXAHACHIE	TX	75165	900	DUNAWAY ST WAXAHACHIE TX 75165
173193	SMITH HERMAN R	0.289	LOT 1 PT ST 10 DEWBERRY REV 0.289 AC	900 S ROGERS ST	WAXAHACHIE	TX	75165	401	<b>DEWBERRY ST WAXAHACHIE TX 7516</b>
173194	SALINAS REGINO & MARIA	0.278	LOT 2R BLK 10 DEWBERRY REV 0.278 AC	917 GIVENS ST	WAXAHACHIE	TX	75165	402	PASLEY ST WAXAHACHIE TX 75165
173195	SANCHEZ CARLOS I SR	0,181	LOT NE PT 1 PT 2 8 BLK 11 DEWBERRY REV [181 AC	PO BOX 2673	WAXAHACHIE	TX	75168	403 Y	VAVENUE C WAXAHACHIE TX 75185
173196	SANCHEZ CARLOS I SR	0.155	SWPT 1 PT 28 11 DEWBERRY 0.155 ACRES	PO 80X 2673	WAXAHACHIE	TX	75168	400	DEWBERRY ST WAXAHACHIE TX 7516
173199	SMITH HERMAN R	0.239	2 & PT 25 7 DEWBERRY 0.239 ACRES	900 S ROGERS ST	WAXAHACHIE	TX	75165	904	DUNAWAY ST WAXAHACHIE TX 75185
173200	SMITH HERMAN R	0.239	3 & PT ST 7 DEWBERRY 0.239 ACRES	900 S ROGERS ST	WAXAHACHIE	TX	75165		<b>DUNAWAY ST WAXAHACHIE TX 75165</b>
173201	SMITH JASON L	0.199	4.8 PT ST 7 DEWBERRY 0, 199 ACRES	900 DUNAWAY ST	WAXAHACHIE	TX	75165	900	DUNAWAY ST WAXAHACHIE TX 75185
193799	SOUTH PARK ASSEMBLY OF GOD	0 873	ALL 24 BULLARD 0.873 ACRES	PO BOX 249	WAXAHACHIE	TX	75168	800 5	ROGERS ST WAXAHACHIE TX 75185
194026	CONTRERRAS RACHEL	0.145	SW PT 2 A& 3 11 DEWBERRY 0 145 ACRES	402 DEWBERRY ST	WAXAHACHIE	TX	75165	402	<b>DEWBERRY ST WAXAHACHIE TX 751</b>
197013	SALINAS MARIA & REGINO	0.278	3R 10 DEWBERRY REV 0.278 ACRES	917 GIVENS ST	WAXAHACHIE	TX	75165		GIVENS ST WAXAHACHIE TX 75165





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>SUB-000019-2020</u>



LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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:

 Request by Herman R. Smith for a Replat of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200)
 – Owner: Herman R Smith (SUB-000019-2020)

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: <u>Planning@Waxahachie.com</u> for additional information on this request.

Case Number: SUB-000019-2020

City Reference: 172364

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:	SUPPORT	OPPOSE
Signature Brad Printed Name a	Jates and Title	3/10/20 Date POBOD 2868 Address Wabchichie, T.D. 75/168

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



City of Waxahachie, Texas **Notice of Public Hearing** Case Number: SUB-000019-2020 000



#### SMITH HERMAN R 900 S ROGERS ST WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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 Herman R. Smith for a Replat of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200) - Owner: Herman R Smith (SUB-000019-2020)

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

Case Number: SUB-000019-2020

City Reference: 172371

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, March 18, 2020 to ensure inclusion in the Agenda Packet. Forms can be emailed to Planning@Waxahachic.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:	SUPPORT	OPPOSE OPPOSE
	0151	NA 1 11 2020

1.Citran Signature

Date 900 5. Rogers St.

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37,10)

(10)



City of Waxahachie, Texas Notice of Public Hearing Case Number: SUB-000019-2020 000



SMITH HERMAN R 900 S ROGERS ST WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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 Herman R. Smith for a Replat of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200) - Owner: Herman R Smith (SUB-000019-2020)

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

Case Number: SUB-000019-2020

City Reference: 173193

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, March 18, 2020 to ensure inclusion in the Agenda Packet. Forms can be emailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:

lina Signature

SUPPORT

Printed Name and

March 16,2020 Date 9005: Rogers St.

**OPPOSE** 

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37,10)

(10)



**City of Waxahachie, Texas Notice of Public Hearing** Case Number: SUB-000019-2020 000



#### SMITH HERMAN R 900 S ROGERS ST WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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 Herman R. Smith for a Replat of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200) - Owner: Herman R Smith (SUB-000019-2020)

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

Case Number: SUB-000019-2020

City Reference: 173199

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, March 18, 2020 to ensure inclusion in the Agenda Packet. Forms can be emailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie. Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:

**Signature** 

SUPPORT

<u>March 14,2020</u> Date <u>900 5. Rogers 5+</u>

**OPPOSE** 

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



City of Waxahachie, Texas Notice of Public Hearing Case Number: SUB-000019-2020 000



#### SMITH HERMAN R 900 S ROGERS ST WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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 Herman R. Smith for a Replat of Lots 2 and 3, Block 7, Dewberry Addition, to create Lot 1, Block A, Herman Addition, 0.479 acres (Property ID 173199 and 173200) - Owner: Herman R Smith (SUB-000019-2020)

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

Case Number: SUB-000019-2020

City Reference: 173200

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, March 18, 2020 to ensure inclusion in the Agenda Packet. Forms can be emailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:

Signature

SUPPORT

Printed Name and Title

March 14, 2020 Date 900 St Regers St

**OPPOSE** 

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

# (12)

# **Planning & Zoning Department**

# **Zoning Staff Report**

# Case: ZDC-000027-2020



### MEETING DATE(S)

Planning & Zoning Commission:

March 24, 2020

City Council:

April 6, 2020

#### <u>CAPTION</u>

**Public Hearing** on a request by Reginald Coulsell for a Specific Use Permit (SUP) for a **Private Stables use** within a Planned Development-23-Single Family-1 zoning district located at 3910 Howard Road (Property ID 278236) – Owner: Crystal Taylor and Reginald Coulsell II (ZDC-000027-2020)

#### **APPLICANT REQUEST**

The purpose of this request is to amend Ordinance 3010 (originally approved by City Council on April 2, 2018).

CASE INFORMATION Applicant:	Reginald Coulsell
Property Owner(s):	Crystal Taylor and Reginald Coulsell
Site Acreage:	17.329 acres
Current Zoning:	Planned Development-23-Single Family-1
Requested Zoning:	Planned Development-23-Single Family-1 with SUP
SUBJECT PROPERTY General Location:	3910 Howard Rd.
Parcel ID Number(s):	278236
Existing Use:	Currently Undeveloped
Development History:	N/A

#### Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF1	Undeveloped
East	FD	Undeveloped
South	PD-23-SF1	Single Family Residential
West	PD-23-SF1	Undeveloped

Future Land Use Plan:

Estate Residential

Comprehensive Plan:

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

The subject property is accessible via Howard Rd.

Thoroughfare Plan:

Site Image:



#### PLANNING ANALYSIS

#### Purpose of Request:

The applicant is requesting to amend Ordinance 3010 (originally approved by City Council on April 2, 2018).

#### Proposed Use:

On April 2, 2018, City Council approved a Specific Use Permit and Ordinance 3010 to allow Private Stables (exceeding 700 sq. ft.). The applicant is requesting to amend the original SUP Ordinance to include the language "As long as the current owner(s) of the property maintain ownership, the SUP is not transferable to a new owner if no private stable is constructed before the property is sold". Due to the proposed amendment of the Ordinance, City Council is required to approve the request.

#### PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>8</u> 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.

#### PON RESPONSES

Staff has received one (1) letter of opposition for the proposed extension request.

#### **STAFF CONCERNS**

1. Staff has no outstanding concerns for the applicant.

#### APPLICANT RESPONSE TO CONCERNS

1. The applicant has no outstanding concerns from staff.

#### 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. Ordinance 3010
- 2. Site Layout Exhibits
- 3. PON Responses

#### APPLICANT REQUIREMENTS

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

#### **STAFF CONTACT INFORMATION**

Prepared by: Colby Collins Senior Planner ccollins@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>

# (12)

#### ORDINANCE NO. 3010

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A PRIVATE STABLES USE WITHIN A PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF-1) ZONING DISTRICT, LOCATED NORTH OF HUNTER PASS ON FM 877, BEING PROPERTY ID 183557, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING AB FLUERY, ABSTRACT NO. 374, 17.329 ACRES, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as PD-23-SF-1; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-18-0023. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-23-SF-1 to PD-23-SF-1, with an SUP in order to permit a Private Stables use on the following property: AB Fluery, Abstract No. 379, which is shown on Exhibit A.

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.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 2<sup>nd</sup> day of April, 2018.

(12)

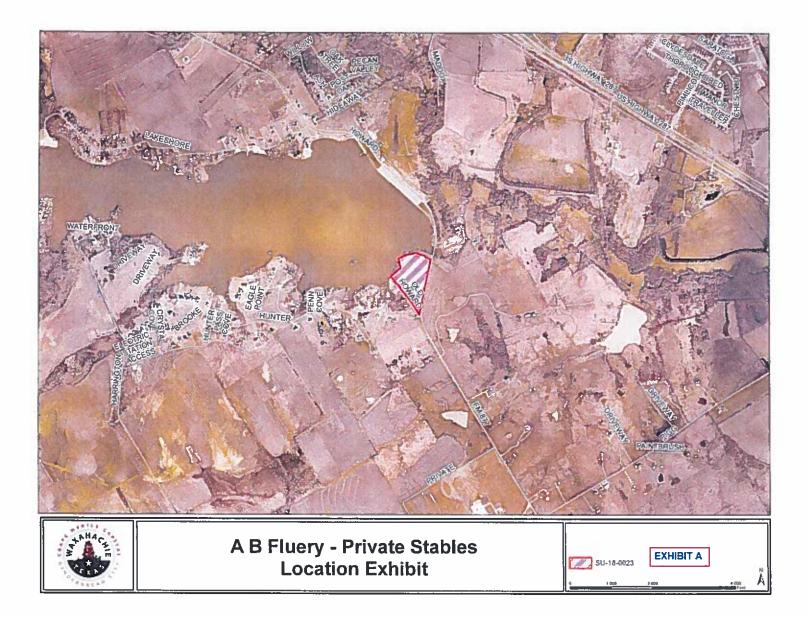
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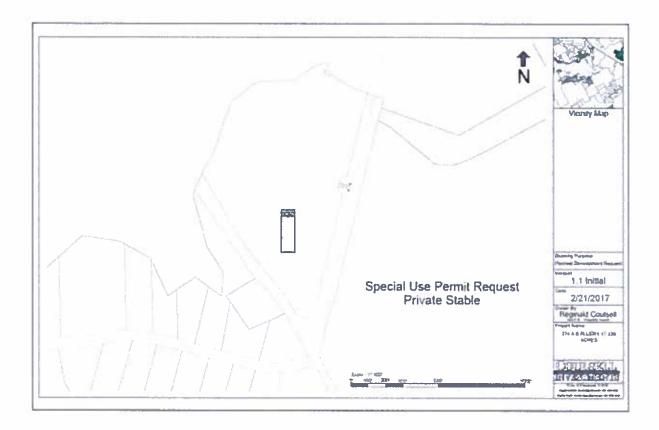
ATTEST:

Cartwright eri City Secretary

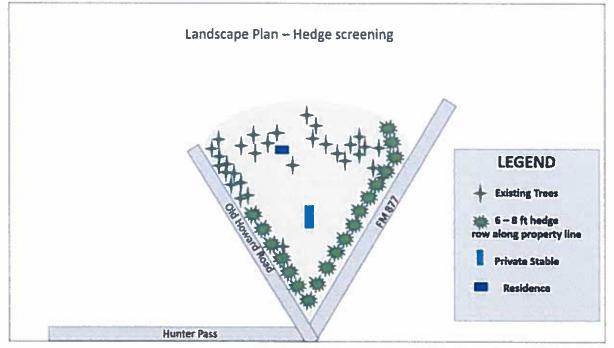


## **Site Drawing Layout**

# Approximate Dimensions: 78'W x 240'L x 34'H



## Landscape Plan

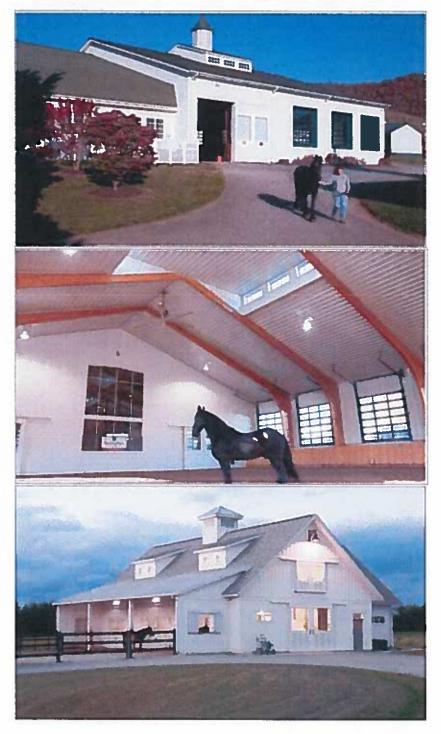


Private stable final design and dimensions are pending SUP approval.

Wall height is anticipated to be 15 to 20 feet with a 3/12 roof pitch to allow for an unobtrusive roof line offering reduced visibility above property screening hedge.

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The following picture depict similar projects done by Morton Buildings, a company being strongly considered for this project based on reputation, vast experience, and a local presence.



#### Cana 2DC-000027-2020 naus Rocurved Inside Required 200 Notilization Area Support O Opponin 1

R

Property		Acres	Legel Description	Deniel's Address	Owner's City	Owner's State	Overar's ZIP	Physical Address
	JEFF COAT TERRY M& MARGIE M	54 829	374 A B FLUERY 391 WM CRIFFIN 1 JEFF COAT RANCH BRI M RAFFER TY 54 829 ACRES	3861 HOWARD RD	WAXAHACHE	TX	75105	3881 HOWARD RD WAXAHACHE, TX 75165
	DAVIS BILLY J & MARGIE		374 A B FLUERY 1 ACRES	202 OLD HOWARD RD	WAXAHACHE	TX	75185	202 OLD HOWARD RD WAXAHACHEE TX 75165
163566	BOBBY LIDE INC	263 902	374 A B FLEURY,698 M RAFFERTY,704 WC COLEMAN 783 802 ACRES	PO BOX 56	WORTHAM	TX .	70000	4101 HOWARD RD WAXAHACHE 1X 75165
	WHITE BILLY D & RENA		LOT THEK D CRYSTAL COVE PH 2: 1 DB AC	600 IDA BESS AVE	DESCIC	EX.	75115	HUNTER PASS WAXAHACHE TX 75105
	DOKO ARENAN	1 030	LOT 6 BLK E CRYSTAL COVE PH 2:1 006 AC	200 BISCAYNE DR	LEWISVILLE	TX	75067	HUNTER PASS WAXAHACHIE 1X 75105
	SCHERE'S VICTOR MADONNAM		INTERACTORY IN THE INTERACTION OF THE INTERC	100 FRANK R PASS	MAXAMACHE	18	20100	TOR HOW TER PASS WAS ADALINE TO PHILS
219077	BOND DAVID C & JENNIFER M	2 042	3R D CRYSTAL DUM, PH 7 REV. 2 007 ACRES	194 OLD HOWARD RD	WAXAHACHE	TX	/5185	194 OLD HOWARD RD WAXAHACHIE TX 75165
278236	TAYLOR CRYSTAL & REGINALD COLLSELL II	17 330	LOT 1 BLK & CRYSTAL COVE RANCH 17 338 AC	115 CYNISCA 51	WAJIAHACHIE	TX	75185	FM 877 WAXAHACHIE TX 75105

34

(12)

Case Number: ZDC-000027-2020	City R	eference: 219071
Your response to this notification is optional. If yo 5:00 P.M. on <i>Wednesday, March 18, 2020</i> to ensure mailed to <u>Planning@Waxahachie.com</u> or you may Attention: Planning, 401 South Rogers Street, Wax	inclusion in the Agenda Packet. drop off/mail your form to City	Forms can be e-

mailed to <u>Planning@Waxahachie.com</u> or y Attention: Planning, 401 South Rogers Stre	ou may drop off/mail your form to City of W. eet, Waxahachie, TX 75165.	
SUPPORT	OPPOSE	N 313/2020
Comments: <u>A primary concern for us</u>	r is the Amells and the me closest to the proposed private	use.
ALP -	3/9/2020	<u>- Alables</u> .
Signature	Date	2000 C
Donno M. Correa Printed Name and Title	106 Hunter Pass Address	

(12)

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

## **Planning & Zoning Department**

### **Zoning Staff Report**

### Case: ZDC-000029-2020

#### **MEETING DATE(S)**

Planning & Zoning Commission:

March 24, 2020

City Council:

April 6, 2020

#### <u>CAPTION</u>

**Public Hearing** on a request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for a **Portable Storage Structure or Temporary Building** use within a Single Family-2 zoning district located at 411 N Gibson (Property ID 193942) – Owner: Waxahachie ISD (ZDC-000029-2020)

#### **APPLICANT REQUEST**

The applicant is requesting to construct a portable temporary building to serve as office space for personnel.

CASE INFORMATION Applicant:	Jacob A. Perry, Waxahachie ISD
Property Owner(s):	Waxahachie ISD
Site Acreage:	5.365 acres
Current Zoning:	Single Family-2
Requested Zoning:	SF2 with Specific Use Permit
SUBJECT PROPERTY General Location:	411 N Gibson
Parcel ID Number(s):	193942
Existing Use:	Waxahachie ISD Administration
Development History:	On May 20, 2019, City Council voted 5-0 to approve a portable structure on the property.

#### Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF2	Single Family Residential
East	SF2	Single Family Residential
South	LI2	Undeveloped Land
West	С	Undeveloped Land



Public/Semi-Public

Future Land Use Plan:

**Comprehensive Plan:** 

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

Thoroughfare Plan:

Site Image:



The site is accessible via N. Gibson St.

#### PLANNING ANALYSIS

#### Purpose of Request:

The applicant intends to construct a portable temporary building to serve as office space for personnel.

#### Proposed Use:

The applicant is requesting approval to construct a 56ft. x 23ft. 8in. x 12ft. tall (1,325 sq. ft.) portable temporary building. On May 20, 2019, City Council voted 5-0 to approve a (1,536 sq. ft.) portable structure on the subject property. The applicant is proposing to construct the structure out of metal (R-panel) to match the exterior of the previously approved portable structure. Due to continuous growing staff within WISD, the applicant intends to use the additional structure to serve as office space for personnel.

Note: Planning Department staff has informed the applicant that if the Specific Use Permit is approved, the SUP shall expire and the temporary structures shall be removed, once WISD leaves the property. Also, if the applicant is still occupying the building after two years, staff recommends that the applicant come back to City Council to renew the Specific Use Permit.

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>21</u> 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.

#### PON RESPONSES

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

#### SPECIAL EXCEPTION/VARIANCE REQUEST

Per the City of Waxahachie Zoning Ordinance:

- There must be no more than one (1) portable storage structure per property. -If approved, the portable structure will be the second portable structure on the property.
- A portable storage structure must not remain at a property in any zoning district in excess of thirty (30) consecutive days, and must not be placed at any one (1) property in a zoning district in excess of thirty (30) days in any calendar year.

-Though WISD is working on finding a new location for the Waxahachie ISD Administration building, the applicant informed staff that the new portable structure will remain at the property in excess of the 30 day requirement. It should be noted that staff has informed the applicant that if the Specific Use Permit is approved, the SUP shall expire and the temporary structures shall be removed, once WISD leaves the property. Also, if the applicant is still occupying the building after two years, staff recommends that the applicant come back to City Council to renew the Specific Use Permit.

#### STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

#### APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all staff concerns.

#### **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:
  - Note: Planning Department staff has informed the applicant that if the Specific Use Permit is approved, the SUP shall expire and the temporary structures shall be removed, once WISD leaves the property. Also, if the applicant is still occupying the building after two years, staff recommends that the applicant come back to City Council to renew the Specific Use Permit.

#### ATTACHED EXHIBITS

- 1. Site Layout 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.

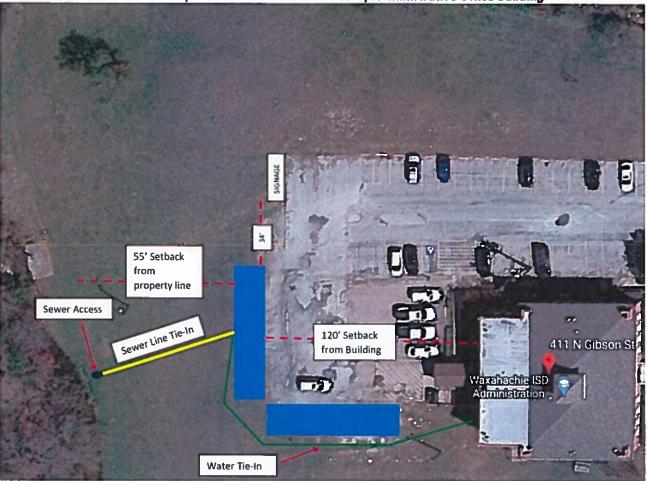
#### **STAFF CONTACT INFORMATION**

Prepared by: Colby Collins Senior Planner ccollins@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>



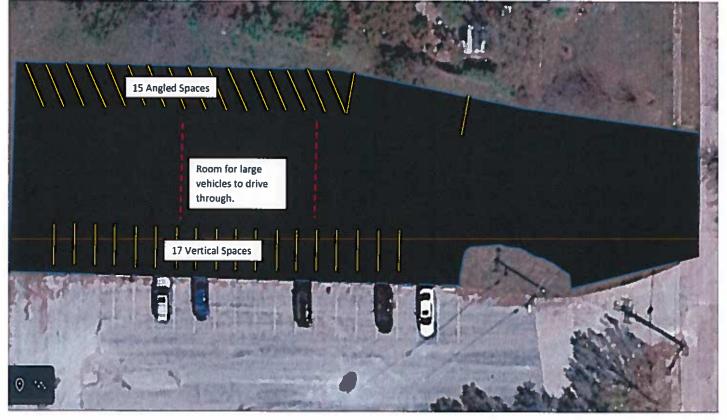






Proposed Waxahachie ISD Auxiliary Administrative Office Building

Proposed Waxahachie ISD Auxiliary Administrative Office Building



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171704	SWS PROPERTIES LLC	1 72	LOT 1 & 2 BLK 297 TOWN WAXAHACHIE & LOT 51 FERRIS REV 172 AC	213 GESON 51	WAXAHACHIE	TX	75165	824 N GIBSON ST WAXAHACHIE TX 75165
171851	SWS PROPERTIES LLC		LOT ALL 1 BLK 303 TOWN - WAXAHACHIE, 3 3995 AC	213 GESON ST	WAXAHACHIE	TX	75165	N GIBSON ST WAXAHACHIE TX 75165
171850	SWS PROPERTIES LLC	9 0638	LOT 13 BLK 302 TOWN 9 0638 AC	213 GIBSON ST	WAXAHACHIE	TX	75165	821 CIRCLE ST WAXAHACHIE 1X 75185
	ORTEGA MARIA E MD	C 684	LOT 1 BLK 354A TOWN I WAXAHACHIE 664 AC	803 W MARVIN AVE	WAXAHACHIE	TX .	15165	BOJ W MARVIN AVE WAXAHACHIE TX 75165
171941	HRE WILLIAM D & MICKIE	1 741	2 1 354A 304 TOWN WAXAHACHIE TOWN 43A FERRIS 1 741 ACRES	607 W MARVIN AVE	WAXAHACHIE	1X	75185	607 W MARVIN AVE WAXAHACHIE TX 75185
171942	FENTON ELLIOTT C & NANCY C	0.048	3A 10C 354A TOWN WAXAHACHIE COLEMAND BIB ACRES	<b>B15 W MARVIN AVE</b>	WAXAHACHIE	TX	/5185	515 W MARVIN AVE WAXAHACHIE TX 75165
171943	RYAN ADELAIDE M	D 789	LOT 3B BLK 354A TOWN WAXAHACHIE 789 AC	<b>B11 W MARVIN AVE</b>	WAXAHACHIE	TX	75105	611 W MARVIN AVE WAXAHACHIE TX 75185
172778	MCDIVIT BRANDON (, & LORI ()	0 646	LOT 10B PT TA 304 COLEMAN 0 646 AC	707 W MARVIN AVE	WAXAHACHIE	TX	75165	707 W MARVIN AVE WAXAHACHIE TX 75165
173264	BUSHNELL KATHY & JUSEPH A	0,213	LOT 12 FERRIS REV 0 230 AC	3722 HIGHWAY 16	PANGBURN	AR	72121	609 ROYAL ST WAXAHACHE TX 75165
173314	FIRST UNITED METHODIST	0 256	PT IR FUNC ADDN 0 256 ACRES	505 W MARVIN AVE	WAXAHACHIE	TX .	75185	612 W PARKS AVE WAXAHACHIE TX 75165
173315	FINCHER BOBBIE L	6 256	MID 73 OF 42 FERRIS 0 256 ACRES	<b>B10 W PARKS AVE</b>	WAXAHACHE	TX	/5165	610 W PARKS AVE WAXAHACHIE TX 75165
173318	FIRST UNITED METHODIST	0 256	PT 1R FUNC ADDN 0 250 ACRES	505 W MARVIN AVE	WAXAHACHIE	EX	75185	608 W PARKS AVE WAXAHACHEE TX 75165
173317	MORENO PETE	0.63	438 FERRIS 0 83 ACRES	501 N GIBSON 51	WAXAHACHIE	TX	75165	501 N GBSON ST WAXAHACHIE TX 75165
173324	BARKER ERNEST & SUSAN	0.362	38A 3986PT ALLEY FERRIS 0 362 ACRES	615 W PARKS AVE	WAXAHACHE	DX I	75165	615 W PARKS AVE WAXAHACHIE TX 75165
173328	AVERY TIMOTHY J & JACQUELYN	0 397	38A APT ALLEY FERRIS 0 397 ACRES	617 W PARKS AVE	WAXAHACHIE	EX.	75185	617 W PARKS AVE WAXAHACHIE TX 75165
173333	SEABOLT GLENN E	0 25	30B FERRIS 0.25 ACRES	1702 LITTLE CREEK DR	WAXAHACHIE	EX.	/5165	405 N GIBSON &F WAXAHACHIE TX 75105
173334	SEABOLT GLENN E	0.25	LOT 31A FERRIS REV 0.25 AC	1707 LITTLE CREEK OR	WAXAHACHIE	EX	75165	409 N HAWKINS ST WAXAHACHIE TX 75105
173335	MARLIN JOHN	0 263	LOT 318 & PT ALLEY FERRIS REV 263 AC	411 N HAWKINS 5T	WAXAHACHIE	TX	75185	411 N HAWKUNS ST WAXAHACHIE TX 75165
173340	HALLABOUGH RICHARD L	Q 00	LOT 29A FERRIS REV 00 AC	207 UNIVERSITY AVE	WAXAHACHIE	DX	75185	404 N GIBSON ST WAXAHACHIE TX 75165
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173342	LOREN GRAY INVESTMENTS LLC	0.25	LOT 30A & PT ALLEY FERRIS REV .25 AC	PO BOX 2668	WAXAHACHE	TX .	75168	408 N GBSON ET WAXAHACHIE TX 75165
173348	CAMACHO PHILLIP & MARIA E L/E LILLIAN CAMACHO	0 218	LOT 27A & 26B FERRIS REV 0.218 AC	604 ROYAL ST	WAXAHACHE	EX.	75185	OD4 ROYAL ST WAXAHACHIF TH 75185
193484	HORAK BEVERLY	0 671	LOT 98810A & PT T A BLK 304 COLEMAN (0.671 AC	711 W MARVIN AVE	WAXAHACHE	TX	75165	T11 W MARVIN AVE WAXAHACHIE TX 75165
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219714	FIRST UNITED METHODIST	4 226	PT 1R FUNC ADON 4 226 ACRES	505 W MARVIN AVE	WAXAHACHIE	18	75185	505 W MARVIN AVE WAXAHACHEE TX 75185
275496	POARCH PROPERTIES LLC SERIES H	0 177	LOT 13A FERRIS REV D 177 AC	1119 W MARVIN AVE	WAXAHACHE	tx	75165	607 RITYAL ST WAXAHACHIE TX 75165

(14)



City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000029-2020</u>

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#### LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

 Request by Jacob Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for a Portable Storage Structure or Temporary Building use within a Single Family-2 zoning district located at 411 N Gibson (Property ID 193942) – Owner: Waxahachie ISD (ZDC-000029-2020)

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: <u>Planning@Waxahachie.com</u> for additional information on this request.

Case Number: **ZDC-000029-2020** 

City Reference: 173342

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:	SUPPORT	OPPOSE
Signature Printed Name ar	Mates nd Title	3/10/20 Date POBOD 2868 Address Wap. T.D. 75/68

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

## **Planning & Zoning Department**

### **Zoning Staff Report**

### Case: ZDC-000017-2020



Planning & Zoning Commission:

March 24, 2020

City Council:

April 6, 2020

#### <u>CAPTION</u>

**Public Hearing** on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Two Family Residential Duplex, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (ZDC-000017-2020)

#### **APPLICANT REQUEST**

The purpose of this request is to create a residential planned development that allows for 120 townhome lots.

CASE INFORMATION Applicant:	Jeff Crannell, CCM Engineering
Property Owner(s):	Waxahachie ISD
Site Acreage:	24.76 acres
Current Zoning:	Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1
Requested Zoning:	Planned Development-Two Family Residential
SUBJECT PROPERTY General Location:	NW corner of Peters Street at Graham Street
Parcel ID Number(s):	193944
Existing Use:	Currently Undeveloped/Open Space
Development History:	N/A

#### Table 1: Adjoining Zoning & Uses

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



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

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

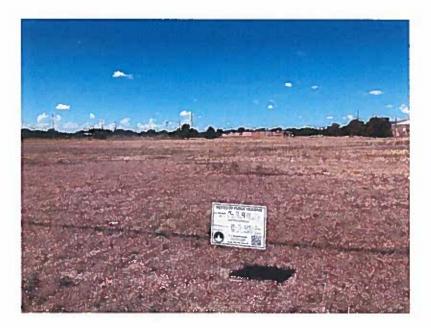
> Low Density Residential: This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan:

Comprehensive Plan:

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

#### Site Image:



#### PLANNING ANALYSIS

#### Case History

On November 12, 2019, the applicant presented a proposed Planned Development consisting of 127 (70 patio home lots and 57 single family) mixed residential uses on 24.76 acres to the Planning and Zoning Commission. Largely due to the development not meeting the lot size requirements, the Planning and Zoning Commission voted 6-0 to recommend denial for the proposed development.

On November 14, 2019, the applicant decided not to appeal to the City Council.

#### Purpose of Request:

The purpose of this request is to create a residential planned development that allows for townhome uses.

#### Proposed Use:

The developer intends to develop one hundred and twenty (120) townhomes on 15.68 acres. The project is projected to be constructed in one phase, and the applicant also intends to dedicate 9.08 acres of the 24.76 acres to the City of Waxahachie to be used for open space or possibly city park land that will abut and connect to the existing Lee Penn Park.

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

- Open Space (9.08 acres dedicated)
- Walking Trail (connecting to Lee Penn Park)
- Home Owner's Association

#### 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:

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

#### Development Standards:

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

Permitted Uses:

- Townhomes
- Open Space/Park

## Table 2: Proposed Planned Development Standards (Two Family) \*Per 5.09 Single Family Attached (Townhomes)

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

Standard	City of	Symphony Estates	Meets Y/N
	Waxahachie	Proposed	
Min. Lot Area (Sq. Ft.)	3,630	3,640	Yes
Min. Dwelling Unit (Sq. Ft.)	1,000	1,300	Yes
Min. Front Yard (Ft.)	15	20	Yes
Min. Side Yard (Ft.)	0	10	Yes
Min. Rear Yard (Ft.)	10	10	Yes
Max. Height	2 stories	2 stories	Yes
Max. Lot Coverage (%)	50	65	No
Parking	2 behind front building plane, at least 1 enclosed	2 car garage with 2 spaces in front of the garage	Yes

#### **ADDITIONAL PROJECT NOTES:**

-A 6ft. brick screening wall will be constructed along Graham Street
-Minimum masonry will be 75%
-Masonry products will offer a selection of brick and stone accents
-Outside storage is prohibited
-Carports are prohibited
-A sidewalk will be constructed along Graham Street

#### **NEIGHBORHOOD OUTREACH**

On February 20, 2020, the applicant met with surrounding neighborhood residents at Friendship Missionary Baptist Church (Waxahachie, TX) to discuss the two proposed development ideas. At the conclusion of the meeting, it was determined that the general consensus supported the original development of single family homes and townhomes that was presented to the Planning and Zoning Commission on November 12, 2019.

#### SPECIAL EXCEPTION/VARIANCE REQUEST

#### Lot Coverage

Per the City of Waxahachie Zoning Ordinance, the maximum lot coverage for townhomes is 50%. The applicant is proposing 65% lot coverage.

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>113</u> 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.

#### PON RESPONSES

Staff received five (5) letters of opposition for the proposed development.

#### STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

#### APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

#### 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 Development Agreement will be required for the development.

#### ATTACHED EXHIBITS

- 1. Written Exhibit
- 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@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>

### <u>Narrative</u>

### Symphony Estates

### Waxahachie, Texas

The purpose of this PD Concept Plan is to rezone a 24.76 acre parcel located at northwest corner of Peters Street and Graham Street. Said parcel is currently zoned Multi-Family (MF-1), PD-34- MF1/GR, and Single Family (SF-3). We are proposing to rezone to a Planned Development (PD) with the following Uses and acreage:

- 1. PD SF-Attached (Townhome of Townhouse) : 15.68 acres
- 2. Approximately 9.08 acres as open space or possibly city park land that will abut and connect to the existing Lee Penn Park.

This residential development be townhomes of two and three attached units with minimum lots sizes of 40' wide by 91' deep.

There is an existing sewer line that will be relocated internally in order to comply with city standards.

The lot sizes will be a minimum of 40' wide by 91' deep, and will have a minimum lot size of 3,630 square feet. The minimum front yards will be 20' and the minimum rear yards are 10'. The minimum side yards on a side street will be 10'.

The overall density is 120 lots out of 24.76 acres = 4.85 dwelling units per acre.

Parking will be provided with a two car garage with an additional room for two parking spaces in front of the garage within the 20' front yard setback.

Building heights will be in accordance with the SF-3 zoning district requirements. Building elevations will be varied in accordance with the City of Waxahachie Section 5.09 Single Family Attached Standards.

All landscaping will be in accordance with the SF-3 zoning district requirements.

All proposed streets will be in accordance with the City of Waxahachie design standards. Streets lights will be provided at 300' intervals and at all street intersections.

A brick screening wall will be constructed along Graham Street.

The project will be constructed in one phase.

#### Exhibit "B"

#### **Development Standards**

#### Symphony Estates

The Development depicted in Concept Plan attached as Exhibit "A" shall be in accordance with the City of Waxahachie's Zoning Ordinance, Subdivision Regulations and other applicable ordinances, as amended. There will be one zoning category within this PD, which will be PD Townhome. and shall be subject to the following requirements and conditions.

- A. Single-Family Attached PD Townhome SF-TH Base Zoning District Uses. Development of the PD Townhome (PD TH) shall be in compliance with all regulations applicable to Section 5.09 Single Family Attached (Townhome or Townhouse) uses and Planned Development (PD) Districts contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.
  - 1. AREA REGULATIONS: The minimum lot sizes permitted in areas designated on Exhibit "A" as PD TH District shall be:
    - a. Size of Lots
      - i. Minimum Lot Area three thousand six hundred forty (3,640) square feet
      - ii. Minimum Lot Width Forty (40) feet
      - iii. Minimum Lot Depth Ninety one (91) feet
    - b. Size of Yards
      - i. Minimum Front Yard Twenty (20) feet
      - ii. Minimum Side Yard zero (0) feet
      - iii. Minimum Side Yard on a Side Street Ten (10) feet
      - iv. Minimum separation between townhome buildings Ten (10) feet
  - 2. MAXIMUM LOT COVERAGE: Sixty-Five percent (65%) by main buildings.
  - 3. VARIATION IN GARAGE PLACEMENT: At least fifteen (15) percent of the dwelling units, garages shall be oriented to the side or rear of the building.
  - 4. **PERMITTED USES:** The following uses may be permitted in areas designated on Exhibit "A" as Single-Family Attached (Townhome) PD-TH.
    - a. All uses as identified and defined in the Waxahachie, Texas Code of Ordinances in the Single Family Residential 3.

#### 5. MISCELLANEOUS STANDARDS:

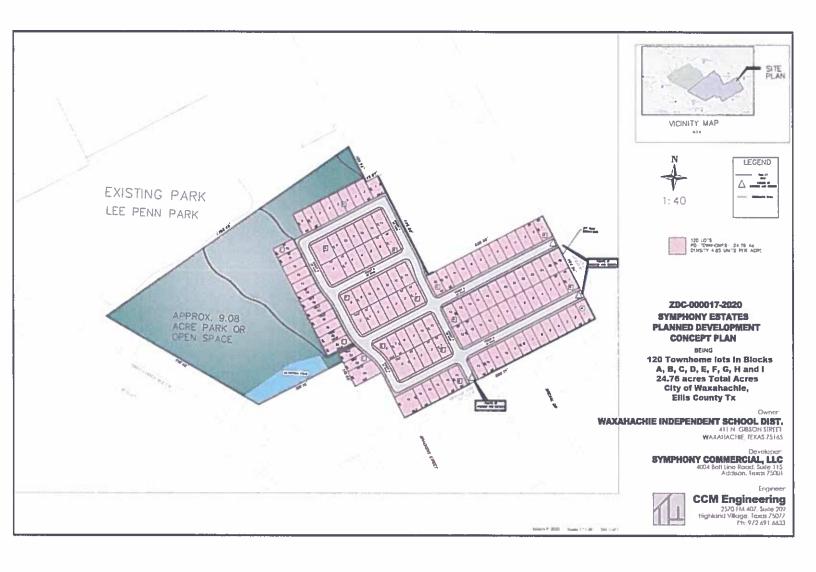
a. Developer shall create a homeowner's association for this development to which entity all open space shall be dedicated. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 3 (SF-3) District area and such membership shall be transferred from owner to owner together with the conveyance of any real property within said area. b. Minimum masonry requirements will be 75%.

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- c. No carports allowed.
- d. There will be a concrete sidewalk along Graham in compliance to city standards.
- e. Walking trails are to be constructed connecting this development to the existing walking trails Lee Penn Park.
- f. A Community Gazebo will be located within the dedicated open space.
- g. All landscaping is to be consistent with the City of Waxahachie SF-3 standards.
- h. Parking requirements will meet city standards.
- i. A brick screening wall will be constructed along Graham Street.

#### 6. ARCHITECTURAL STANDARDS

- a. Offer selection of brick, masonry products and stone accents.
- b. Multiple elevations per floor plan avoiding architectural monotony.
- c. Energy efficient exterior doors with adjustable thresholds.



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City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000017-2020</u>

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LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168



The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

 Request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Two Family Residential Duplex, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) -Owner: WAXAHACHIE ISD (ZDC-000017-2020)

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: <u>Planning@Waxahachie.com</u> for additional information on this request.

Case Number: <u>ZDC-000017-2020</u>

City Reference: 174048

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

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





City of Waxahachie, Texas Notice of Public Hearing Case Number: ZDC-000017-2020

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LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168



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Case Number: ZDC-000017-2020

City Reference: 174056

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SUPPORT	OPPOSE
Concerned with con	section from density.
AR	3/10/20
Signature	Date
Brid Titos	Box 2868
Printed Name and Title	Address 12. 75768

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



City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000017-2020</u>

LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168



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Case Number: ZDC-000017-2020

City Reference: 174042

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

OPPOSE SUPPORT Comments: of conces Signature Bup 2868 Address Printed Name and

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





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000017-2020</u>

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#### LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

 Request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Two Family Residential Duplex, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) -Owner: WAXAHACHIE ISD (ZDC-000017-2020)

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: <u>Planning@Waxahachie.com</u> for additional information on this request.

Case Number: ZDC-000017-2020

City Reference: 174060

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT OPPOSE Comments: consestion Oncent Signature Printed Name and Title

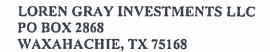
It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000017-2020</u>

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Case Number: ZDC-000017-2020

City Reference: 174121

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT OPPOSE Comments: Concerne concestione Signature Printed Name and

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37,10)

## **Planning & Zoning Department**

### **Zoning Staff Report**

### Case: ZDC-000024-2020



#### **MEETING DATE(S)**

Planning & Zoning Commission:

March 24, 2020

City Council:

April 6, 2020

#### <u>CAPTION</u>

**Public Hearing** on a request by Michael Westfall, Westfall Engineering, for a Zoning Change from Future Development to Planned Development-Single Family Residential-3, with Concept Plan, located on the West side of Broadhead Road at Youngblood Road (Property ID 178972) - Owner: Dirk Nowitzki (ZDC-000024-2020)

#### **APPLICANT REQUEST**

The applicant is requesting a zoning change from Future Development (FD) to Single Family-3 (SF3) to create a single family residential development.

\*The proposed zoning change is contingent upon City Council approving the proposed annexation case (ANX-DNX-000011) for this property. City Council is scheduled to take action on the item on April 6, 2020.

CASE INFORMATION Applicant:	Michael Westfall, Westfall Engineering
Property Owner(s):	Dirk Nowitzki
Site Acreage:	98.7
Current Zoning:	Future Development
Requested Zoning:	Planned Development-Single Family-3
SUBJECT PROPERTY General Location:	West side of Broadhead Road at Youngblood Road
Parcel ID Number(s):	178972
Existing Use:	Currently Undeveloped
Development History:	N/A

Table 1: Adjoinin	g Zoning & Uses
-------------------	-----------------

Direction	Zoning	Current Use	
North	N/A - ETJ	Undeveloped Land	
East	N/A - ETJ	Single Family Residences	
South	SF1 & PD-SF2	Single Family Residences	
West	PD-SF2	Single Family Residences	

Future Land Use Plan:

Comprehensive Plan:

Low Density Residential

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

The subject property is accessible via Broadhead Rd.

Thoroughfare Plan:

Site Image:



#### PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting a zoning change from Future Development (FD) to Planned Development-Single Family-3 (SF3) to create a single family residential development.

#### Proposed Use:

The applicant is requesting approval for a zoning change to accommodate development of a single family residential development consisting of two hundred forty-five lots (245 dwelling unit lots; 8 open space/common area lots) on 98.7 acres located at the West side of Broadhead Road at Youngblood Road.

Per the Written Exhibit, if approved, the project is intended to be completed over two phases. Also, a (H)ome (O)wner's (A)ssociation will be created for the development. The HOA will be required to maintain all common open spaces and provide other necessary functions.

<u>Staff Note:</u> The proposed zoning change is contingent upon City Council approving the proposed annexation case (ANX-DNX-000011) for this property. City Council is scheduled to take action on the item on April 6, 2020.

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

- 8 Open Space/Common Areas
- Walking Trails
- Community Playground

#### 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:

- <u>Growth Strategies Goal 1:</u> Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- <u>Growth Strategies Goal 3:</u> Ensure that land use recommendations for development and redevelopment respect critical physical features and support innovative development.
- <u>Growth Strategies Goal 12:</u> Promote growth of the community where infrastructure exists.

#### Table 2: Proposed Single Family Residential (per SF3 standards)

\*\*\*Items highlighted in bold do not meet the City of Waxahachie SF3 requirements\*\*\*

Standard	City of Waxahachie	Sunrise at Garden Valley	Meets
Min. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Yes
Min. Lot Width	80 ft.	67 ft.	No
Min. Lot Depth	100 ft.	121 ft.	Yes
Min. Front Setback	30 ft.	25 ft.	No
Min. Interior Setback	10 ft; 15 ft (ROW)	5 ft.; 15 ft. (ROW)	No
Min. Rear Setback	25 ft.	10 ft.	No
Min. Dwelling Size	1,200 sq. ft.	2,200 sq. ft.	Yes
Max. Height	2 stories (main	2 stories (main	Yes
	structure); 1 story	structure); 1 story	
	(accessory structure)	(accessory structure)	
Max. Lot Coverage	50%	50%	Yes
Parking	Min. of two (2)	Min. of two (2)	Yes
	enclosed parking spaces	enclosed parking	
	behind the front	spaces behind the	
	building line on the	front building line on	
	same lot as the main	the same lot as the	
	structure	main structure	

#### Table 3: Single Family Lot Notes (245 Total Lots)

10,000-10,500 SF Lots	157
10,500-11,000 SF Lots	38
11,000-12,000 SF Lots	21
12,000-13,000 SF Lots	17
13,000-29,000 SF Lots	12
Total	245

Additional Single Family Lot Notes: Minimum Lot Size: 10,000 sq. ft. Maximum Lot Size: 29,000 sq. ft. Average Lot Size: 11,096 sq. ft. Minimum Masonry: 80%

#### PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>81</u>\_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.

#### PON RESPONSES

Inside 200 ft. Notification Area: Staff has received three (3) letters of support and four (4) letters of opposition for the proposed development.

<u>Outside 200 ft. Notification Area</u>: Staff has received one (1) letter of opposition for the proposed development.

#### SPECIAL EXCEPTION/VARIANCE REQUEST

<u>Lot Width</u>

Per the City of Waxahachie Zoning Ordinance, SF3 zoning requires a minimum 80 ft. lot width. The applicant is proposing a minimum lot width of 67 ft.

#### <u>Setbacks</u>

Per the City of Waxahachie Zoning Ordinance, SF3 zoning requires a minimum setbacks of: Front: 30 ft. Rear: 25 ft. Side: 10 ft.; 15 ft. (ROW)

The applicant is proposing setbacks of: Front: 25 ft. Rear: 10 ft. Side: 5 ft.; 15 ft.

#### STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

#### **APPLICANT RESPONSE TO CONCERNS**

1. The applicant has addressed all staff concerns.

#### **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:

(18)

- Denial
- Approval, as presented.
- Approval, per the following comments:
  - 1. The proposed zoning change is contingent upon City Council approving the proposed annexation case (ANX-DNX-000011) for this property.
  - 2. Per the applicant's request, a Development Agreement will be required for the proposed development.
  - 3. Staff suggests that a 6ft. ornamental fence with masonry columns be constructed along Broadhead Rd.
  - 4. Staff suggests that a variation of garages, specifically J-swing and 3-car garages, be incorporated within the residential development.

#### ATTACHED EXHIBITS

- 1. Written Exhibit
- 2. Site Plan
- 3. Landscape Plan
- 4. PON Responses

#### **APPLICANT REQUIREMENTS**

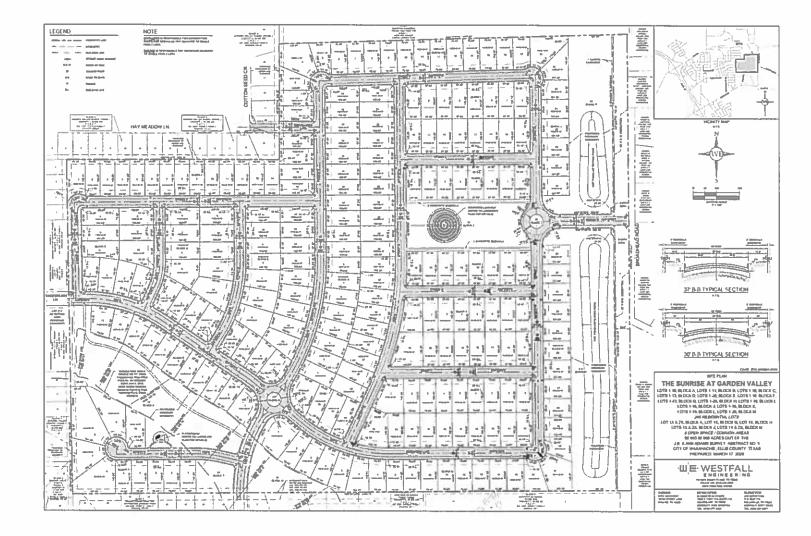
- 1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
- Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied, 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

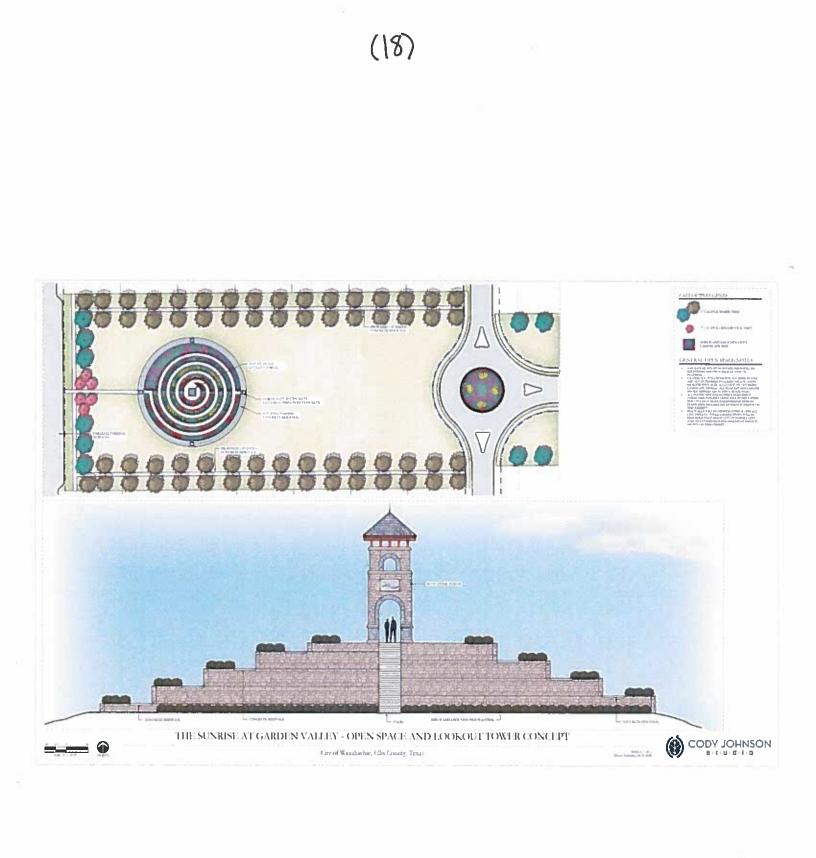
Standards:	The Sunrise At Garden Valley - Zoning Request Details		
Propoerty Use:	Single-Family Residential		
Density:	2.6 Lots/AC		
Minimum Lot Area	10,000 SF - ( >11,096 SF Avg.)		
Minimum Lot Width	67' - As measured along front building line.		
Minimum Lot Depth	121'		
Yards:	$\downarrow$		
Front	25'		
Side	5' interior; 15' adjacent to streets		
Rear	10'		
Building Height	t 2-Story Max height.		
Building Elevations	s Provided by builder at time of home construction. 80% min masonry		
Access	s Access provided per site plan submitted with this zoning request.		
	Landscape to be provided in open spaces. All other landscaping standards shall follow City of		
Landscaping & Screening	Waxahachie Zoning Ordinance Sec. 5.04 C		
	Accessory Buldings to follow City of Waxahachie Ordinance for Single Family Residential		
Accessory Buildings	Development.		
	Street name signage and traffic signage will be provioded as typical in residential subdivisions.		
	To be determined based on final construction plans. See landscape drawing for monumenbt		
Signs	ign.		
Lighting	Residential Street lighting to be provided and shown at time of construction plans.		
Project Phasing	g Proposed 2 phases. Sizes of phases are to be determined.		
· · · · · · · · · · · · · · · · · · ·	HOA to be created. HOA will maintain all common open spaces and provide other necessary		
Management Associations			

List of lot sizes: 197-67' Wide Lots 26-75' Wide Lots 22-83' Wide Lots















Gains 2215-000024-2020 main Recommit Hende Respond 2021 Hollica Heppert 3 - Opprae - 4

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	ETYERT CHRISTOPHER & LEREAMAN	# 1F	LOT 4 JUST 9 GARDEN VALLEY FARMENTY 1 TAG	1104 SUMPLOWER CIR	WALAHACHE	\$ X	75 HIS	1164 SUNFLOWER CIR WARAHACHE 12 7518
P.	RAMEY JAMES & & CARLA D	0.22	LOT & BLK IN GARDEN VALLET FARMS PHY 1 (122 AC	S30 HAY ME ADOW OR	WAEAHACHE	TX.	10163	STEHAT MEADUW DRI WARAHACHIE, FR TSHE
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10	HALL BADE & EVAN HERRON	0.17	LOT 7 IN N 9 GARDEN VALLEY FARME PH 1 LT AC	534 HAY MEADOW DR	MAXAHACHIE	12	75165	534 HAY MEADOW OR WARAHACHIE TX FS16
0	GRAY JAAR 3 B & GRETCHEN A	0.17	LOT & BLK & GARDEN VALLEY FARMS PH 1 B 17 AC	S36 HAY MEADOW DR	WALAMACHE	1.8	75165	STE HAY ME ADONE OR WAXAHACHEL FE 7516
11	FEORES ADAPTO JR & PRINCILLA E	8.17	LOT 9 IER 9 GARDEN VALLEY FARMS PH 1 - IF AC	538 HAY MEADOW RD	WARAHACHIE	TX	79168	536 HAY MEADOW OF WAXAHACHE TX 78163
2	DAINSON CORY J & CALL M	0.17	LOT 10 BULL & GARDEN VALLEY FARMS PH 1 17 AC	SAG HAY ME ADOW DR	WAXAHACHE	TX	15165	SHO HAY MEADOW DRI WARAHACHIE ER 7510
8	HERMAN MICHAEL J & TONI M	10 U	LOT 11 BLK 9 GARDEN WALLEY FARMS PH 1 17 AC	542 HAT MEADOW DR	WAXAMACHE	18	75185	542 HAY ME ADOW DRI WARAHACHEE TH PS160
н	(DAVES & MORENE, BRACK	9.17	LOT 12 BLK S GARDEN VALLEY FARMS PH 1 117 AC	SAI HAY MEADOW DR	WAXAHACHIE	TX	15184	SHI HAT MEADOW DE WARAHACHE TE 7516
4	WELFARS TED & WALTEREEN	0.17	LOT 13 BLICH GARDEN VALLEY FARME PH L ID 17 AC	SHE HAY MEADOW DR	WALAHACHIE	1.	75165	SHE MAY BE ADOW DR WARAMACHE, CE 7516
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4	FLEMMING LEWIS & & TANKINA D	6.172	LOT 15 BLK & GARDEN VALLET FARMS PH 7 ID 177 AC	BOR HAY MEADOW DR	WALAHACHE	tr i	73160	300 HAY NEADOW DR WAXAMACHE SE 7510
à	NORFITT ROBIN	9172	LEDT VE GEN & GARDEN VALLEY FARMEN PH 7 177 AC	192 HAY MEACKING LIR	WAJAHACHE	10	73163	552 HAY LE ADOW DR WAXAHACHE TE 7518
6	WEATHERBY CLEMM & CARA WEATHERBY	P 172	LOT STOLK & GARDEN VALLEY FARMS PH 2: 172 AC	544 HAY ME ADOW OR	WARAHACHIE	0	75168	254 HAY MEADUW DR MAJAHACHE TH 7516
ī	NAMMERAL FROME RECK & KARLETTA M	0 185	LOT 19 HER & GARDEN VALLEY FARME PH 2 183 AC	556 HAY MEADOW DR	WAJAMACHE	18	73185	SOS HAY ME ADOW DR WAXAHACHE TX 75183
n.	IN CIONER LD HOMES LP	0.739	LOT IS OLD S GARDEN VALLEY FARMES PH 2 9 200 AC	1050 C HWY 114 6710	BOUTHLAKE	6	75012	HAY BE ADON OR WATAHACHE 11 75165
9	BLOOMFIELD HOMES LP	0175	LOT 20 BEK & GARDEN VALLET FARMS PH 2 D 1P3 AC	1000 € 1100 114 4210	BOUTHLAKE	TE TE	Thinks	COTTON BEED OR WARAMACHE TE 75165
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ñ	DE SROUE RE GARMELLE M	10.16	LUT ZFELE & GARDEN VALLET FARME PH 2 18 AC	1114 COTTON BEED CIR	WALAHACHE			
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12				11H COTION MED CAR	WAXAMACHE	14	/3186	1116 COLTON SEED CRI WARANACHE TR 73
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14	INNER GARRETT LEICH & DEBORAH (LISI)	0 334	101 25 BLK & GARDEN VALLE FARMS PH 2 336 AC	1129 COTTON WEED CHI	WAXAHACHIE	TH	75165	1128 COTTON SEED CIR WAXAHACHIE TE 75
D.	DEMONENTION & GLADYS	0 231	LOT 26 IR N 9 GARDEN VALLEY FARMS PH 2: 291 AC	<b>556 HARVEST GROVE DR</b>	WAXAHACHIE		75165	200 HARVEST CHOVE DR WAXAHACHE TX TO
76	SANTANA MARILIANA & JURGE L	8 179	LOT 27 BLK 9 GARDEN VALLEY FARMS PH 2 179 AC	223 HARVERT GROVE DR	WAXAHACHE		73168	BOD HAARVEST GROVE IM WARAHACHIE FX 7:
15	MINTON GARY & MADALYN V	0.100	LOT 1 OLK 12 GARDEN VALLEY FARMES IN 2 138 AG	1114 APPLE GROVE LN	WAXAHACHE	TE	75165	1114 APPLE GROVE LN WAXAHACHE TE PS1
18	BILCIONATIELD HICHAE S LP	8.24	LOT 4 OLK 12 GARDE N VALLEY FAMILE PH 2: 24 AC	1050 E HWY 314 8210	BOUTHLAKE	TR	76092	THE COTTON BEED CHI WARAMACHE TE 751
	HAREAN CHRISTIPHE M & MICHAE R	0.219	LOT S BLK 12 GARDEN VALLET FARMS PH 2: 211 AC	1115 COTTON SEED CHR	WAXAMACHE	18	75165	1115 COTTON SEED CIR WANAHACHE 18 751
75	IN DOME BY D HONE BY P	8 204	LOT & BUIL 12 GARDEN VALLEY FARMER PH 2 & 254 AC	1000 E 10V/V 514 #218	BOUTHLAKE	18	75092	1113 COTTON SEED CIR IMAZAHACHE 15 751

### Case ZDC-000024-2020 Responses Received OUTSIDE Required 200' Notification Area Support: 0 Oppose: 1

(18)

PropertyID 215984

JILL WADSWORTH

Owner's Name

Owner's Address 111 MAGNOLIA







WP LEGACY LTD 101 VALLEY RIDGE DR RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

 Request by Michael Westfall, Westfall Engineering, to establish a Planned Development-Single Family-3 zoning district on approximately 98.695 acres situated in the JB and Ann Adams Survey, Abstract No 5 (Property ID 178972) - Owner: Dirk Nowitzki (ZDC-000024-2020)

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: <u>Planning/deW</u>asabachic.good for additional information on this request.

Case Number: ZDC-000024-2020

City Reference: 268879

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, Murch 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Planning'a Waxahaehie.com</u> or you may drop off/mail your form to City of Waxahaehie, Attention: Planning, 401 South Rogers Street, Waxahaehie, TX 75165.

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SUPPORT

Date

**OPPOSE** 

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CC40E L. Printed Name and Title

Address BED OAK, DY 75154

It is a crime to knowingly submit a fulse zoning reply form. (Texas Penat Code 37,10)

If you use not the addresses at the top of this form, but would like to submit a respirance phone contact the Chy for a black Jarm







WILLIAMS RONALD & JOYCE 535 HAY MEADOW DR WAXAHACHIE, TX 75165

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Case Number: <u>ZDC-000024-2020</u>

City Reference: 268962

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	X OPPOSE
Comments: City lacks proper planning and de intrastructure for increased popular	ulopment of fac, lifies and
infragtructure for in creased popula	tion growth.
toud alhan	3/10/20
Signature	Date
Printed Name and Title	535 Hay Madow Dr. Address

It is a crune to knowingly submit a fulse 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.





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## BURLESON NAN E 216 MAGNOLIA DR WAXAHACHIE, TX 75165

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Case Number: <u>ZDC-000024-2020</u>

City Reference: 224012

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:

Kurleson

Date

**OPPOSE** 

500, property owner

SUPPORT

216 Magualia

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



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City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000024-2020</u>



TOWERY TRAVIS J 532 HAY MEADOW DR WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

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Case Number: <u>ZDC-000024-2020</u>

City Reference: 268988

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Comments:	OPPOSE
Signature Travis Towery Printed Name and Title	3/14/2020 Date 532 Hay Meadow Dr. Walahachia Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37-10)

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Case Number: ZDC/000024:2020

City Reference: 201703

R.C.HT 2020

Your response to this notification is optimul. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emalled to <u>Planning alWaxhachle.com</u> or you may drop of Danil your form to City of Waxahachle, Attention: Planning, 401 South Rogers Street, Waxahachle, TX 75165.

SUPPORT 2 OPPOSE Comments: Siguature Frinted Name and Title

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





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## PATTERSON JOHN JR & PATRICIA 1112 COTTON SEED CIR WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

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Case Number: ZDC-000024-2020

City Reference: 273020

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Comments:

Signature

SUPPORT

Printed Name and

**OPPOSE** 

3/16/20

1/12 COTTON SEED CIR Address

It is a serine to knowingly submit a false sering reply form. Cleasts Levan Code 37-101

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City of Waxahachie, Texas Notice of Public Hearing Case Number: ZDC 000024-2020 000

EASLEY KEVIN R & SARAH F **162 HORSESHOE BEND** WAXAHAGHIE, TX 75165

The Waxahachie Planning & Zoning Gommission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Gouncil will hold a Public Hearing on Monday, April 6, 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.

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## City Reference: 248445

Case Number: ZDC-000024-2020

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SUPPORT	OPPOSE
Comments:	
Signature Kevin R. Easley Printed Name and Title	3/18/20 Date 162 Hocseshoe BND Address
tt is a crune to knowingly submit a fo	dse coning reply form. (Texas Penal Code 37-10)
if you are not the subryssee at the top of this form, but we	uld like to submit a response, please contact the City for a blank form.







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SUPPORT

OPPOSE

Comments:

There are already the miny peichborhoods in our area with small lots causing high density the bought our home in Spring Creek Gove last year because of the rural location. Please save some of the Country side! Signature Balandon Signature Date

me oluner Printed Name and Title

Address 15165

Outside Notification Area

## **Planning & Zoning Department**

## **Zoning Staff Report**

## Case: ZDC-000022-2020

## **MEETING DATE(S)**

Planning & Zoning Commission:

March 24, 2020

City Council:

April 6, 2020

## <u>CAPTION</u>

**Public Hearing** on a request by Barbara Clark, Hope Clinic, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Commercial, with Concept Plan, located at the SE corner of Farley Street at Coleman Street (Property ID 273695) - Owner: CITY OF WAXAHACHIE (ZDC-000022-2020)

## **APPLICANT REQUEST**

The purpose of this request is to construct a 26,000 sq. ft. clinic on 7.5 acres.

CASE INFORMATION Applicant:	Barbara Clark, Hope Clinic
Property Owner(s):	City of Waxahachie
Site Acreage:	7.5 acres
Current Zoning:	Single Family-2
Requested Zoning:	Planned Development-Commercial
SUBJECT PROPERTY General Location:	SE corner of Farley Street at Coleman Street
Parcel ID Number(s):	273695
Existing Use:	Currently Undeveloped
Development History:	The Final Plat for the City of Waxahachie Public Safety Campus was approved by City Council on May 21, 2018.

## Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF2	Texas Baptist Home
East	SF2	Currently Undeveloped
South	SF2	Lake Park Subdivision
West	SF2	Waxahachie Public Safety Campus



Future Land Use Plan:

**Comprehensive Plan:** 

Low Density Residential

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

The subject property is accessible via Coleman St.

Thoroughfare Plan:

Site Image:



## PLANNING ANALYSIS

## Case History

On May 20, 2019, City Council approved a Planned Development (PD) to provide additional administrative offices for Hope Clinic at 428 E Jefferson Street. The approved PD allowed Hope Clinic to move its Call Center, originally located at 411 E. Jefferson St., to 428 E. Jefferson St. immediately after obtaining the appropriate Certificate of Occupancy from City of Waxahachie. While searching for new property sites, Hope Clinic intended to occupy the leased property until new facilities are built or otherwise obtained in a to-be-determined location in the City of Waxahachie.

## Purpose of Request:

The purpose of this request is to create a Planned Development district to construct a health clinic on 7.5 acres.

## Proposed Use:

Due to the Hope Clinic outgrowing its current facility, the applicant is requesting approval for a zoning change to accommodate development of a 26,000 sq. ft. clinic on 7.5 acres located at the Southeast corner of Farley Street at Coleman Street. Hope Clinic's new facility will offer Adult, Women's, Pediatric, Behavioral and Dental Health services. In addition to the proposed medical services, the new facility will centralize Hope Clinic's administrative offices as well. The project is proposed to be constructed in two phases. If approved, construction of Phase I is projected to commence by the fourth quarter of 2020.

Likely, a construction schedule of twelve months will allow for opening and occupancy of Hope Clinic by the fourth quarter of 2021. Any Phase II development for the property may be several years away, and likely will be driven by the clinic within Phase I exceeding its design capacity to serve the patients.

Note: Once Hope Clinic leaves the existing property (located at Jefferson St.), the zoning shall continue to allow for Office and Single Family-3 uses.

## Development Standards:

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

Permitted Uses:

Health Clinic

Standard	City of Waxahachie	Hope Clinic	Meets Y/N
Min. Lot Area (Sq. Ft.)	5,000	329,668	Yes
Min. Lot Width (Ft.)	50	290	Yes
Min. Lot Depth (Ft.)	100	1,140 (636 Phase 1)	Yes
Min. Front Yard (Ft.)	25	340	Yes
Min. Side Yard (Ft.)	15; 20 (ROW)	60	Yes
Min. Rear Yard (Ft.)	20; 25 (adjacent to residential)	813	Yes
Max. Height	3 stories	1 story	Yes
Max. Lot Coverage (%)	40	7.8	Yes
Parking 1 space per 200 sq. ft.	130	147	Yes

## Table 2: Proposed Planned Development Standards (Commercial)

\*Additional Note: The building is proposed to be constructed of 100% masonry exterior with a mixture of brick and/or stone.

### PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>22</u> 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.

### PON RESPONSES

Inside 200 ft. Notification Area: Staff has received four (4) letters of support and seven (7) letters of opposition.

Outside 200 ft. Notification Area: Staff has received four (4) letters of opposition.

## STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

### APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all staff concerns.

## 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 Development Agreement will be required for the property.

## ATTACHED EXHIBITS

- 1. Written Exhibit
- 2. Site Plan
- 3. Elevations
- 4. PON Responses

## **APPLICANT REQUIREMENTS**

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

## **STAFF CONTACT INFORMATION**

Prepared by: Colby Collins Senior Planner ccollins@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com

## HOPE CLINIC PD APPLICATION NARRATIVE

**5. Statement of Purpose:** Hope Clinic, currently located on east Jefferson Street near downtown, has outgrown its present facility. Consequently, in order to continue to serve the needs of the growing population of Ellis County, Hope Clinic is planning to construct a new and expanded 26,000 SF facility on property that will be donated by the city and which is central component of this PD request.

**8a. Proposed Use:** Hope Clinic's new facility will offer *Adult, Women's, Pediatric, Behavioral and Dental Health* services. In addition to these medical services offered to the community, the new facility will centralize Hope Clinic's administrative offices as well.

**8b. Density** Per IBC-2018 Table 1004: Actual Building Density will be calculated at the accepted Occupant Load Factor of 100 SF/ person- which is stipulated for both outpatient and business occupancies.

**8c. Lot Area, Width, Depth and Coverage:** Total Lot area is shown as 7.568 Acres (329,668 SF) The width of the lot is 290' with a total depth from the proposed front to rear property lines is 1140.02'; with Phase I (*shown on Site Plan*) requiring 636' of this total depth. The 26,000 SF facility on this 7.568 Acre site represents approximately a 7.8% lot coverage.

**8d. Yard Depths and Widths:** For Phase I, Front Landscaping Buffer is shown as 15'. Side yard Landscape Buffers are shown as 10'. A rear setback has not presently been established since there will be a future connection to the future second Phase of this facility.

**8e. Building Height:** Current maximum building height is shown on the Exterior Elevations as 22'-6"- excluding a roof-top equipment screen, with a height still-to-be determined.

**8f. Building Elevations:** Included in this submittal packet along with a 3-D render of the principal front view of the facility. The building will be of 100% masonry exterior with a still-tobe determined mixture of brick, block and cast stone. Any openings in building envelop shall be of insulating glass in aluminum storefront systems.

**8g. Parking:** Hope Clinic is designed to be compliant with City of Waxahachie Off-Street Parking Requirements at the ratio of (1) space per (200SF) of building for this type of occupancy. Based on the building size and this required ratio, (130) spaces are required at a minimum. In total, (147) spaces are shown as provided.

**8h. Access:** Access to this facility is provided by (2) two-way entrance & drive aisles from Coleman Street. The distance between the center-lines of these two-way entrances is

approximately 230'. On the interior of the site, these two entrances are the ingress/ egress points of a continuous fire lane that encircles the facility.

**8i. Landscaping:** Phase I of the project will meet and exceed minimum Landscaping Requirements for this type of facility as stipulated in the City's Landscape Ordinance. *(See Site Plan for general intent)* 

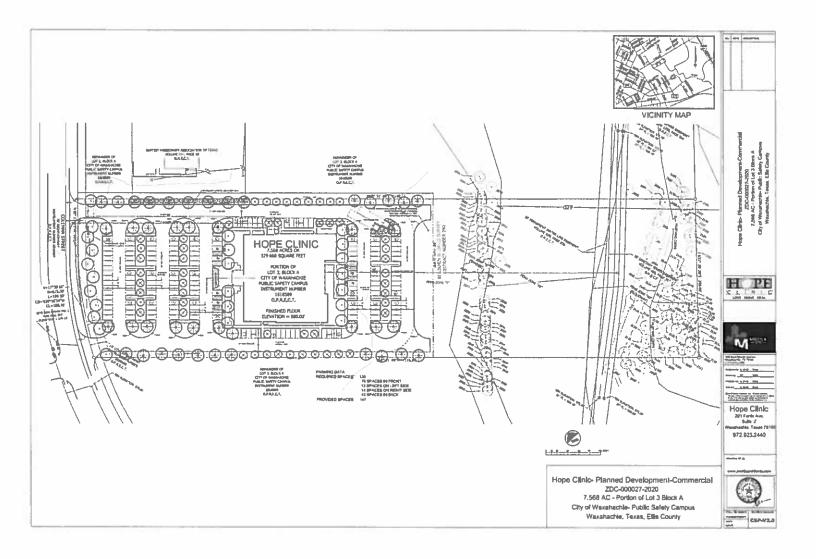
**8j. Accessory Buildings:** No accessory buildings are envisioned to be either a part of Phase I or any future phase that Hope Clinic might undertake. There will be no outside storage.

**8k. Signs:** A main monument sign, flanked by flagpoles will be located within the 15' Landscape Buffer along Coleman Street. Additionally, entrance/ exit signage along with possible wayfinding on-site signage is envisioned. All signage will be appropriately-sized and consistent in theme and materials.

**81. Lighting:** LED downlight parking lighting on approximately 15' poles will be located throughout the parking areas- along with landscape and signage accent lighting as needed.

**8m. Project Phasing:** Construction of Phase I is anticipated to begin by 4Q/2020. A likely construction schedule of twelve months will allow for opening and occupancy of Hope Clinic by 4Q/2021. Any Phase II will likely be years in the future and will be driven by the present clinic exceeding its design capacity to serve the patients of this community.

-END



## M ) Þ þ 100% MASONRY VENEER (TYP.) HOPE CLINIC WAXAHACHIE, TEXAS 04 WEST ELEVATION ) } -----← R0% MASONRY VENEER (FYP) 03 NORTH ELEVATION 4 00% MASONRY VENEER (FYP.) T 02 EAST ELEVATION 3 ġ. Ľ SONRY VENEER (TYP.) 01 SOUTH ELEVATION REVISED ELEVATIONS PER STAFF COMMENTS- 3.3.20

(20)

#### Cene ZDC-000022 2020 rsporser Received Inside Required 2007 Notificatori Area Buppert 4 Oppose 7

Property®	Owner's Name	Acresos	Legal Description	Owner's Address	Owner's City	Cunor's State	Owner's ZP	Physical Address
	FM 1446 LLC SERIES 17	11 2414	LOT 1-2 ELK 245 & 246 TOWN & 200 B DAVIS 11 2414 AC	200A N ROGERS HT	WAXAHACHIE	TX	75165	525 LARE PARK AVE WAXAHACHIE TX 75165
	BAPTIST MISSIONARY ASSN OF TEXAS	0 937	LOT 1 BLK 1 BAPTIST HOME 0 B37 AC	PC 80x 73	WAXAHACHIE	TX	75168	632 FARLEY ST WAXAHACHE TX 75185
374011	ZAVACA ADDE FOR MADDEA	11.75	3 Z LAKE PARK	317 MARYIN CLORE	<b>WAXABACHE</b>	IA	73 165	TIT MARYIN GARDENS WASAUACHE TX 25105
	STRANGE PAUL R & JACKIE A	0.74	10 Z LAKE PARK	119 MARVIN CIDNS	WAXAHACHIE		75165	119 MARVIN CARDENS WAXAHACHIE TX 75105
174513	MARTINEZ EDWARD & REBECCA L REVOCABLE LIVING TRUST	0.27	LOT 11 BLK 2 LAKE PARK 27 AC	1010 YUKON BLVD	WAXAHACHE	TX	75167	117 MARVIN GARDENS WAXAHACHIE TX 75185
174514	MARTEL JAMES GLBERT & LINDA PENA MARTEL	0 19	122LAKE PARK	110 MARVIN CONS	WAXAHACHIE	TX	75165	110 MARVIN GARDENS WAXAHACHIE TX 75185
	JACKSON CRYSTAL	0 18	LOT 13 BLK 2 LAKE PARK 0 16 AC	108 MARVIN GARDENS	WAXAHACHIE	TX .	75185	108 MARVIN GARDENS WAXAHACHIE 1X 75185
CONTRACTOR OF	AUSTRESHALL AND ANY	10.000	TUT 14 UK 7 LASE PARK O US AC	TOT BROOKSICE RD	WAXAHACHE	TX	75165	THE MARVIN CARDENS, WAXAHACHE TX 75185
174517	STEIMER DANIEL & KAREN	0 12	LOT 4 BLK 2 LAKE PARK 0 12 AC	10/ MARVIN GARDENS	WAXAHACHIE	18	25185	107 MARVIN GARGE NS WAXAHACHE TX 75185
174510	MAYFIELD BRANDY K	0 13	LOT \$ BLK 2 LAKE PARK 0 13 AC	100 MARVIN GARDENS	WAXAHACHE	TH	75105	100 MARVIN GARDENS WAXAMACHIE TX 75185
174519	SPEELMAN NANCY & & JAMES F	0 14	621AKE PARK	<b>111 MARVIN GONS</b>	WAXAHACHIE	TX	75165	111 MARVIN GARDENS WAXAHACHIE TX 75165
174520	WHITAKER ERIC & NATALIE	0110	LOT 7 BLK 2 LAKE PARK 0 119 AC	322 COVINGTON EN	OVILLA	TX	75154	113 MARVIN GARDENS WAXAHACHIE TX 75165
174521	TAMAYO DIE GO G	0 14	LOT BBLK 2 LAKE PARK 14 AC	2955 FM 876	WAXAHACHIE	TX	75165	115 MARVIN GARDENS WAXAHACHIE TX 75165
10114-004	SOME Z MICHE O A DELMA	0.15	T2 LAKE FARK	STEMATION GARDENS	WAXAHACHE	IX	75105	SUL MARYIN CARDENS WAXARACHE TX ISTES
	COSGROVE LINDA J	0 12	LOT 2 BLK J LAKE PARK 0 12 AC	200 SPRING CREEK DR	WAXAHACHIE	TX	75105	103 MARVIN GARDENS WAXAHACHIE TX 75165
	MORRIS TAMMIE A	0.14	LOT 3 BLK 2 LAKE PARK 14 AC	105 MARVIN GARDENS	WAXAHACHIE	TX	75165	105 MARVIN GARDENS WAXAHACHIE TX 75165
	SMITH RONDA R & VERNELL RAY	0 14	3 I LAKE PARK	104 MARVIN GARDENS	WAXAHACHIE	TX .	75185	104 MARVIN GARDENS WAXAHACHIE TX 75165
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174536	DOWNS NICHOLAS E	0.16	1 1 LAKE PARK	THE MARVIN GONS	WAXAHACHIE	12	75185	100 MARVIN GARDENS WAXAHACHIE TX 75165
174537	FURLOW PRESTON	0 16	2 I LAKE PARK	102 MARVIN GDNS	WAXAHACHIE	TX	75105	102 MARVIN GARDENS WAXAHACHIE 1X 75185
175756	COMPLET MICHTEL O'A BRENDA	100	TOT IS HER 7 PARK HALL REV DISTAC	TOT BALLY IN CALLER NS	WAXAHACHE	TX	75185	ADSTLYN FRANK WY WAXADRACONE TR 75105
175264	GOMEZ MIGUEL () & BRENDA	0.31	EDT 13 BLK 7 PARK HEL REV 31 AC	101 MARVIN GARDENS	WAXAHACHIE	1X	75105	429 COLEMAN ST WAXAHACHE TX 75165
375265	JOCHNEZ MINGUEL DUB BREINDA	16.9	LOT 14 MLK 7 PARK HILL BEY ODLAD	SPLMARION GARDENS	WAXANACHE	TH	75165	427 COLEMAN ST WAXAMACHIE 1X 75111
	TEXAS BAPTIST HOME	0	ALL 247 TOWN	629 FARLEY ST	WAXAHACHIE		75105	679 FARLEY ST WAXAHACHE TX 75165
103848	TEXAS BAPTIST HOME	0	ALL 248 TOWN	629 FARLEY 51	WAXAHACHE	TX	75105	BROADHE AD RD WAXAHACHE 1X 75185
275510	BLUE BONNET TRAIL & HOMEOWNERS ASSOCIATION	17 143	290 TR 1 B B DAVIS 17 H3 ACRES	101 VINTAGE DR 5 TE 100	RED OAK	12	75154	BROADHEAD RD WAXAHACHIE TX /5185

## Case ZDC-000022-2020 Responses Received Inside Required 200' Notification Area Support: 0 Oppose: 4



PropertyID	Owner's Name	Owner's Address
174537	PRESTON AND DALTON FURLOW	102 MARVIN GARDENS
174529	CHARLIE SMITH	113 JOLLY WAY
174531	KELCIE FULLER	109 JOLLY WAY
236274	ANTONIO CARRILLO	227 PALOMINO







TEXAS BAPTIST HOME 629 FARLEY ST WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 6, 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:

 Request by Barbara Clark, Hope Clinic, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Commercial, with Concept Plan, located at the SE corner of Farley Street at Coleman Street (Property ID 273695) - Owner: CITY OF WAXAHACHIE (ZDC-000022-2020)

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: <u>Planning@Waxahachie.com</u> for additional information on this request.

Case Number: ZDC-000022-2020

City Reference: 193847

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Plauning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Plauning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments:	OPPOSE
EXCELLENT ADDITION TO OUR AREA	1
Andle or	03-09-2020
Signature	Date
RANDY ODOM. EXECUTIVE VICE PRESIDENT	629 FARLET ST.
Printed Name and Title	Address WAXAHAULICO TX 75165

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





BAPTIST MISSIONARY ASSN OF TEXAS PO BOX 73 WAXAHACHIE, TX 75168

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Case Number: ZDC-000022-2020

City Reference: 172032

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SUPPORT	OPPOSE
Comments: Ve velcane the neighbou	- and are glad for the
good thought	
9 tal Gratil	3-10-20
Signature	Date
Heith Mitchell Executive D. Noter	632 Fauley St.
Printed Name and Title of Million	Address

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## GOMEZ MIGUEL O & BRENDA 101 MARVIN GARDENS WAXAHACHIE, TX 75165



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Case Number: ZDC-000022-2020

City Reference: 174524

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachic.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT	OPPOSE OPPOSE
Comments: Not a commercial area	, it's a neighborhood area!
We have enough traffi	
Miguel D. Comer   Brenda Long	<u>3/10/20</u> Date
Miguel Gomez Brenda Gomez Printed Name and Title Owners	101 Marvin Gods.
Printed Name and Title 'Owners	Address Waxuhachil, TX. 75/65

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Case Number: ZDC-000022-2020

City Reference: 175256

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_	SUPPORT	<b>1</b>	PPOSE
Comments:			
Disagree	with Commercializi	ng the land	behind our neighborhood !
Enough .	traffic comes the		· · · · · · · · · · · · · · · · · · ·
Mignel D:	Jour Brende Xons	30	3/10/20
Signature	0	I	Date
Miquel O.		omez _	101 Marvin Gardens
Printed Name a	and Title /	ł	ddress
		h	Wahachie, TX. 25/65

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

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## GOMEZ MIGUEL O & BRENDA 101 MARVIN GARDENS WAXAHACHIE, TX 75165



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Case Number: ZDC-000022-2020

City Reference: 175264

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday*, *March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT **OPPOSE** Comments: helpind NI Date (JIMOZ a Address

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

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## GOMEZ MIGUEL O & BRENDA 101 MARVIN GARDENS WAXAHACHIE, TX 75165

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Case Number: ZDC-000022-2020

City Reference: 175265

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	OPPOSE
Not a commercial area, it's a	- heldbourboard and
Too much traffing as is.	
Miguel O. Gomez Brende Song	3/10/20
Signature	Date the All All All
Miguel D. Gomez/Brenda Gomez Printed Name and Title	101 Martin Gardens
	Address Waxahachie, TX 75765

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



COSGROVE LINDA J **206 SPRING CREEK DR** WAXAHACHIE, TX 75165

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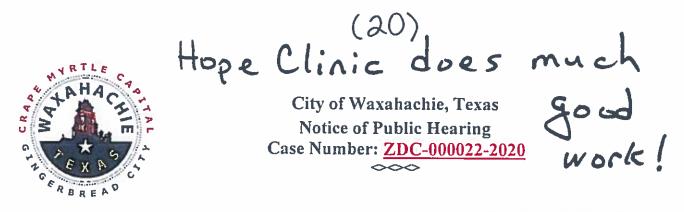
Case Number: ZDC-000022-2020

City Reference: 174525

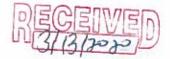
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SUPPORT	OPPOSE
I have no problem with that	Whatsoever. I Think it
I have no problem with that would be great for the com	munity.
Signature angune	<u>3-10 - 20 20</u> Date
Hude Cosarove, Owner Printed Name and Ditle 103 Marvin Gardons	103 Marvin Gardens. Address
Finited Ivanie and Vitre 105 IVAVVIA GAWABUS	Mailing Address
	Mineral Wells TX 76067

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



STRANGE PAUL R & JACKIE A 119 MARVIN GDNS WAXAHACHIE, TX 75165



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Case Number: ZDC-000022-2020

City Reference: 174512

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**OPPOSE** 

Comments:



SUPPORT

AHACHNE TX 75165

It is a crime to knowingly submit a false coning reply form, (Texas Penal Code 37,10)

Case Number: <u>ZDC-000022-2020</u>

City Reference: 275510

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

OPPOSE SUPPORT Commen Signature Date alme and Title Address

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

## Case Number: ZDC-000022-2020

City Reference: 275510

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SUPPORT **OPPOSE** Comments:  $\mathcal{T}$ a 2 nature Printed Name and Title ddress achie 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37,10)

## Case Number: <u>ZDC-000022-2020</u>

City Reference: 174511

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments;	OPPOSE DEGEIVED
No infastrusture: no	more pridacy
_ too much teoptics	0
Malt zaude	11 March 2020
Signature	Date
Martha Zavala	117 Marvin Gens.
Printed Name and Title	Address Wayahachie, TX.
	75165

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Case Number: <u>ZDC-000022-2020</u>

City Reference: 275510

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SUPPORT	OPPOSE DELLA
Comments: This is a lesidenctivil there	not commercial. There is Too
much Trendlic is it is.	
Signature	<u>3-11-2020</u> Date
Printed Name and Title	Address
	Out to the second se

ide Notification A PID

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



City of Waxahachie, Texas Notice of Public Hearing Case Number: ZDC-000022-2020

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday. April 6, 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:

 Request by Barbara Clark, Hope Clinic, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Commercial, with Concept Plan, located at the SE corner of Farley Street at Coleman Street (Property ID 273695) - Owner: CITY OF WAXAFIACHIE (ZDC-000022-2020)

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: <u>Planning@Waxahachic.com</u> for additional information on this request.

Case Number: ZDC-000022-2020

City Reference: 275510

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to ensure inclusion in the Agenda Packet. Forms can be emailed to <u>Planning@Waxahachie.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT **OPPOSE** Comments:

Outside Notification Area

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Comments:

MENT

SUPPORT

Printed Name and Title

**OPPOSE** 

3 12 2020

227 Palomino Dr. Waxahachie Texas Address 75165

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(22)

## **Planning & Zoning Department**

**Plat Staff Report** 

## Case: SUB-16-2020

MEETING DATE(S) Planning & Zoning Commission:

Tuesday, March 24, 2020

## <u>CAPTION</u>

*Public Hearing* on a request by David Hargrove, Legacy Grove Development LLC, for a **Replat** of Lot 9X, Block A, Lot 20X, Block J, Lot 7X, Block K, Lot 12X, Block L, Lot 9, Block A, Lots 1-8, 10, 11, and 20, Block J, Lots 7 and 8, Block K, and Lots 11 and 12, Block L, Buffalo Ridge Phase IV, to eliminate the HOA open space lots and incorporate into the adjacent single family lots along Garden Valley Parkway and to establish a 5 foot Wall Maintenance Easement, being 26.033 acres (Property ID 276333, 276354, 276371, 274374, 276332, 276334, 276335, 276336, 276337, 276338, 276339, 276340, 276341, 276343,276344, 276353, 276362, 276363, 276373, and 276372) – Owners: J Houston Homes, Bloomfield Homes LP, and Matthew P and Charity F Kennedy (SUB-000016-2020)

## **APPLICANT REQUEST**

The purpose of this replat is to eliminate the HOA open space lots which will be taken in by the adjacent homes, and establish a 5' wall easement along Garden Valley Parkway.

CASE INFORMATION Applicant:	David Hargrove, Legacy Grove Development, LLC
Property Owner(s):	Matthew Kennedy, Charity Kennedy, Bloomfield Properties, Inc., and J Houston Homes, LLC
Site Acreage:	0.402 acres
Number of Lots:	Parts of 17 lots
Number of Dwelling Units:	0 units (Wall easement will not add space for additional dwelling units)
Park Land Dedication:	N/A (Replat is not establishing new lots)
Adequate Public Facilities:	Adequate facilities are available for this property.
SUBJECT PROPERTY General Location:	The lots affected are located along the eastern perimeter of Buffalo Ridge Phase IV bordering Garden Valley Parkway.
Parcel ID Number(s):	276332, 276334, 276335, 276336, 276337, 276338, 276339, 276340, 276341, 276342, 276343, 276344, 276354, 276353, 276362, 276363, 276373, 276372



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Current Zoning:

Existing Use:

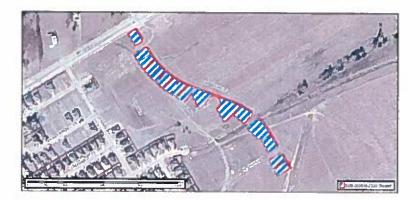
**Platting History:** 

Site Aerial:

PD-SF-2

Homes under construction

FP-19-0010 Buffalo Ridge Ph. 4 was approved by City Council on March 4, 2019.



## PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>62</u> 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 this replat.

## 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. 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.

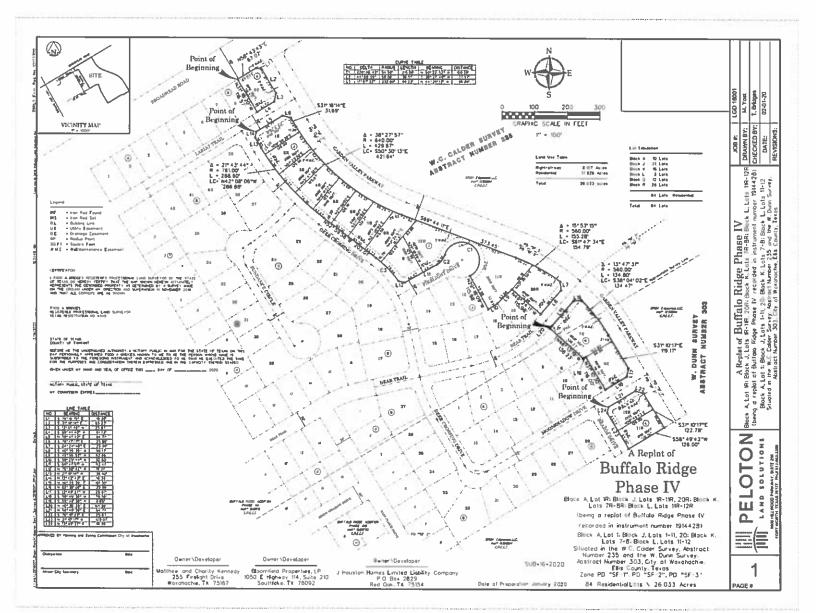
## **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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 <u>cwebb@waxahachie.com</u> Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>



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drug in an amanin in an PET works had with the set of anoth a to the Port of eligeness In contrares, the set hannes test of intra works on size on sets		SUB-15-2020 Block A. Lot 1: Block J. Lots 1-11, 20: Block K.	
one was used a balance of the properties of LOT to a stranger on the free real real to free free, reat $\gamma$ for free, reat $\gamma$ for the free real $\gamma$ and $\gamma$ and $\gamma$ and $\gamma$ and $\gamma$ and $\gamma$ and $\gamma$ are the free real $\gamma$ and $\gamma$ and $\gamma$ are the free real $\gamma$ are the free real $\gamma$ and $\gamma$ are the free real $\gamma$ are the free real $\gamma$ and $\gamma$ are the free real $\gamma$ and $\gamma$ are the free real $\gamma$ a		Lots 7-8: Block L. Lots 11-12 Situated in the W.C. Calder Survey, Abstract	
ATTAD HARE RECORDE & AREARING HARDS 104428	Gener/Daveloper Owner/Daveloper Owner	Romber 2.15 and the W. Born Survey	
schemend af the holyseeril connel of LOT UP block on the Holyth Lad CP those , or tag	Similar Sharebaa Deve	Abstract Number 203, City of Waxahachie,	
	Matthee and Charity Kennedy Elcomfield Properties, LP J Houston Homes	Limited LiobAlly Company Zone DD HSE-34 PD HSE-34	1 2
	253 Exelont Drive 1050 E Highiety, Lt4, Suite 230 p.0	Box 2629 2010 FD 3FT FD 5FT2 FD 5FT3	2
		ok, TX 75154 B4 ResidentialLats N 26.033 Acres	

#### Cave 906-000016-2029 Received Inade Required 200' Noblection Avec Support 1 Oppuse 12

<b>Upperly</b>	Denier's Hame	Arringe	Logal Description	Driner's Address	Quality City De	nor's State   Owne	ris 20° Physical Address
731109	WPLEGACY LTD		5 J B & A ADAMS 4 327 ACRES	101 VALLEY RIDGE DR	RED OAK		154 FM B13 WAXAHACHE TX 75185
42234	WPLEGACY LID	3411	5'JB & A ADAMSTI 41 ACRES	101 VALLEY REIGE DR	REDDAK		154 PARK PLACE BLVD WAXAHACHE JX 7518
04800	GREK EDGE WOOD LLC		303 W 1 DUNIV 235 W C CALDER 110 364 ACRES	2005 DALLAS PARKWAY SHELE OOD	FLANO		093 BROADHE AD RD WAXAHACHE TX 75165
703270	LEGACY GROVE DEVELOPMENT LLC			Sets I'M 1181	ENNIS		119 217 LARIAT TRL WAIAHACHE TX 75165
76379	LEGACY GROVE DEVELOPMENT LLC	0 174	LDT 6 BLK A BUFFALO RIDGE PH IV 174 AC	5805 FM 1181	ENNES		
76330	LEGACY GROVE DEVELOPMENT LLC	0 174	LDT 7 BLK A BUFFALO RIDGE PH IV 174 AC	5805 FM 1181	ENING		110 221 LARIAT TRL WAXAHACHE TX 75105
76331	J HOUSTON HOMES LLC	0 174	LOT 8 BLK A BUFFALD REDGE PHIV 0 174 AC				119 225 LARIAT TRI, WAXAHACHE TX 75165
76332	LEGACY GROVE DEVELOPMENT LLC	0 183		PD (90X 7879	RED DAK		154 251 LARIAT TRL WAXAHACHIE TX 75185
/6333			LOT 9 BLK A BUTFALO RIDGE PH IV BI HD AC	5065 FM 1181	ENINS		119 255 LARIAT TRIL WAXAHACHE TX TS105
76334	LEGACY GROVE DEVELOPMENT LLC	0 025	LOT BX BLK A (OPEN SPACE) BUFFALO RIDGE PH IV 0.025 AC	5865 FM 1181	ENNIS		119 LARIAT TRL WAXAHACHE TX 75105
	LEGACY GROVE DEVELOPMENT LLC	0 187	LOT 1 BUK J BUFFALO RIDGE PH IV 187 AC	5005 FM 1101	ENNIS		119 101 DEER CROSSING DR WAXAHACHIE TX
76335	LEGACY GROVE DEVELOPMENT LLC	0 183	LOT 2 BLK J BUFFALD RIDGE PH IV 183 AC	5885 FM 1181	ENINS		110 105 DEER CROSSING DR WAXAHACHE TX
76338	LEGACY GROVE DEVELOPMENT LLC	0 143	LOT 3 BUK J BUFFALO RIDGE PH IV 183 AC	5865 FM 1181	ENHIS		119 100 DEER CROSSING DR WAXAHACHIE TX
16337	LEGACY GROVE DEVELOPMENT LLC	0 179	LOT 4 BUK J BUFFALO RIDGE PH IV 179 AC	5005 FM 1181	ENNES		119 121 DEER CROSSING DR WAXAHACHIE TX
1.05	LEGACY GROVE DEVELOPMENT LLC	0 179	LOT 5 BUR J BUFFALO RIDGE PH IV 179 AC	5065 FM 1181	EMMIS	1X /5	119 125 DEER CROSSING DR WAXAHACHE TX
76339	LEGACY GROVE DEVELOPMENT LLC	0 177	LIDT & BUK JEUFFALO RIDGE PH IV 177 AC	5805 FM 1181	ENNES	IX 75	119 129 DEER CROSSING DR WAXAHACHE TX
8340	LEGACY GROVE DEVELOPMENT LLC	0 191	LOT 7 BLK J BUFFALO RIDGE PH IV 101 AC	5885 FM 1181	ENNIS	TX 75	119 133 DEER CROSSING OR WAXAHACHIE TX
10341	LEGACY GROVE DEVELOPMENT LLC	0 228	LOT & BUILD HUFFALO RIDGE PH IV 228 AC	5865 FM 1161	ENNIS		119 137 DEER CROSSING DR WAXAHACHE, TX
1634.2	LEGACY GROVE DEVELOPMENT LLC	0214	LOT 9 BUILD BUFFALO RIDGE PH IV: 214 AC	5805 FM 1181	ENNES		119 251 FIRELIGHT DR WAXAHACHE TX 75185
18343	J HOUSTON HOMES LLC	D 31	LOT 10 BLK J BUFFALO RIDGE PH IV 310 AC	PO BOX 2879	REDOAK		154 255 FIRELIGHT DR WAXAHACHIE TX 75185
18344	LEGACY GROVE DEVELOPMENT LLC	0.426	LOT 11 BLK J BUFFALD RIDGE PH IV 428 AC	5805 FM 1181	ENNIS		119 282 FIRELIGHT DR WAXAHACHE TX 75185
78345	J HOUSTON HOMES LIMITED LIABILITY COMPANY	0 182	LOT 12 BLK J BLF FALO RIDGE PH IV 182 AC	GTI CENTURY WAY STE 100	REDDAK		154 258 FIRELIGHT DR WAXAHACHE TX 75165
15.140	LEGACY GROVE DEVELOPMENT LLC	0 198	LOT 13 BLK J BUFFALO RIDGE PH IV 108 AC	5805 FM 1161	ENNES		119 254 FIRELIGHT DR WAJAHACHE TX 75185
16347	LEGACY GROVE DEVELOPMENT LLC	0 194	LOT 14 BLK J BUFFALD RIDGE PH IV 104 AC	5805 FM 1161	ENNIS		
78348	LEGACY GROVE DEVELOPMENT LLC	0 185	LOT 15 BLK J BUFFALO RIDGE PH IV 185 AC	5805 FM 1161	ENNIS		119 250 FIRELIGHT DR WAXAHACHE TX 75105
16349	LEGACY GROVE DEVELOPMENT LLC	0 173	LOT 16 BLK J BUFFALO RIDGE PH IV 173 AC				119 251 BEAR TRL WAJAHACHIE TX 75165
16350		0 203		5865 FM 1181	ENINES		119 255 BEAR TRE WAXAHACHE TX 75165
76351	LEGACY GROVE DEVELOPMENT LLC		LOT 17 BLK J BUFFALO RIDGE PH IV 203 AC	5855 FM 1181	ENNIS		119 250 BEAR TRE WAJAHACHIE TX 75185
	LEGACY GROVE DEVELOPMENT LLC	0 199	LOT 18 BUK J BUTFALO RIDGE PH IV 109 AC	5805 FM 1161	EXHIS		119 263 BEAR TRL WAXAHACHIE TX 75165
6352	LEGACY GROVE DEVELOPMENT LLC	02	LOT 19 BLK J BUFFALD RIDGE PH IV 200 AC	5885 FM 1181	ENNIS		119 271 BEAR TRE WARAHACHE TX 75185
6363	LEGACY GROVE DEVELOPMENT LLC	0 707	LDT ZO BLK J BUFFALO RIDGE PH/IV 262 AC	5805 EM 1101	ENING		119 275 BEAR TRE WAXAHACHIE TX 75105
6354	LEGACY GROVE DEVELOPMENT LLC	023	LOT 20X BLK J (OPEN SPACE) BUFFALO RIDGE PH IV: 0 23 AC	5865 FM 1181	ENNIS		119 BEAR THE WAXAHACHEE TX 75165
76357	LEGACY GROVE DEVELOPMENT LLC	0 221	LOT 2 BLK K BUFFALO RIDGE PH IV 221 AC	2005 FM 1101	ENMS	TX 25	119 254 BEAR TRE WAXAHACHIE TX 75185
16358	LEGACY GROVE DEVELOPMENT LLC	11 198	LOT 3 BUK K BUFFALO RIDGE PH IV 108 AC	5885 FM 1191	ENNIS	1X 75	119 258 BEAR TRI: WAKAHACHIE TX 75185
16350	LEGACY GROVE DEVELOPMENT LLC	0 16	LOT 4 BLK K BUFFALD RIDGE PH IV 180 AC	5005 FM 1101	EMMIS	TX 25	119 262 BEAR TRE WAXAHACHE TX 75165
10000	LEGACY GROVE DEVELOPMENT LLC	0 184	LOT 5 BLK K BUFFALO RIDGE PH IV 184 AC	5885 FM 1181	ENNES	TX 25	119 205 DEAR TRL WAXAHACHIE TX 75165
16161	LEGACY GROVE DEVELOPMENT LLC	0 207	LOT & BLK K BUFFALO RIDGE PH IV 707 AC	5865 FM 1161	ENNIS		119 27D BEAR TRL WAXAHACHIE TX 75105
1636.7	LEGACY GROVE DEVELOPMENT LLC	69C C	LOT 7 BLK K BUFFALO RIDGE PH IV 389 AC	5865 FM 1161	ENNIS		119 274 BEAR TRL WAXAHACHE TX 75105
6363	LEGACY GROVE DEVELOPMENT LLC	0 225	LOT LEBLIK K BUFFALO RIDGE PH IV 225 AC	5665 FM 1161	ENNIS		119 280 MOONSHADOW DR WAXAHACHIE TX 7
6364	LEGACY GROVE DEVELOPMENT LLC	0 173	LOT 9 BLK K BUFFALO RIDGE PH IV 173 AC	5005 FM 1161	ENNIS		119 779 MOONSHADOW DR WAXAHACHE TX 7
6365	LEGACY GROVE DEVELOPMENT LLC	D 173	LOT 19 BUK K DUFFALO RIDGE PH IV 173 AC	5865 FM 1181	ENNRS		119 271 MOONSHADOW DR WAXAHACHE TX 7
<b>D</b> ncb	LEGACY GROVE DEVELOPMENT LLC	0 173	LOT 11 BLK K BUFFALD RIDGE PH N 173 AC	5605 FM 1161	ENNIS		119 267 MOONSHADOW DR WAXAHACHE TX 7
10057	LEGACY GROVE DEVELOPMENT LLC	0 173	LOT 17 BLK K BUFFALD RIDGE PH IV 173 AC	5885 FM 1161	ENNS		
8371	LEGACY GROVE DEVELOPMENT LLC	0.05	LOT 7X BUX K (OPEN SPACE) BUFFALO RIDGE PH IV 10 DEAC	5805 FM 1181	ENNIS		
10372	LEGACY GROVE DEVELOPMENT LLC	9 173	LOT 11 BLK L BUFFALD RIDGE PH IV 173 AC	5805 FM 1161	ENNIS		119 MOONSHADOW DR WAXAHACHE TX 7518
102/3	LEGACY GROVE DEVELOPMENT LLC	02	LOT 12 BLK L BUFFALO RIDGE PH IV 20 AC				119 208 BRAZOS DR WAXAHACHE TX 75165
10374	LEGACY GROVE DEVELOPMENT LLC	0 029		5805 FW 1181	ENNIS		119 201 BRAZOS DR WAXAHACHIE TX 25165
16375			ABSTRACT 902782112 BUFFALD RIDGE HIV BLOCK L, TRACT 13, ACRES 26 8330	5805 FM 1181	ENNIS		119 MOONSHADOW DR WAXAHACHIE TX 7516
	LEGACY GROVE DEVELOPMENT LLE	D 274	LOT 76 BLK Q BUFFALD RIDGE PH W # 274 AC	5865 FM 1181	ENNES		119 270 MOONSHADOW DR WAXAHACHIE 1X 7
6376	LEGACY GROVE DEVELOPMENT LLC	0 173	LOT 27 BLK Q BUFTALO RIDGE PH IV 173 AC	5805 EM 1181	E NNIS		119 200 MOONSHADOW DR WAXAHACHIE TX 7
1000	J HOUSTON HOMES LLC	0 223	LOT 18 BLK R BUFFALO RIDGE PH IV 223 AC	PO BOX 7879	RED OAK		154 148 DEER CROSSING DR WAXAMACHIE TX
6369	J HOUSTON HOMES LLC	0,224	LOT TRELK R BUFFALD RIDGE PH IV 224 AC	PO BOX 2829	RED OAK	1X 75	154 140 DEER CROSSING DR WAXAHACHE TX
6398	LEGACY GROVE DEVELOPMENT LLC	0 194	LOT 20 BLK R BUFFALD RIDGE PH IV 194 AC	5805 FM 1181	[ NNIS	TI 75	119 104 DEER CROSSING DR WAXAHACHE 1X
<b>619</b> 1	LEGACY GROVE DEVELOPMENT LLC	0 173	LOT 21 BLK R BUFFALD RIDGE PH 1V 173 AC	5885 FM 1101	ENNIS	1X 75	11P 132 DEER CROSSING DR WAXAHACHIE TX
342	LEGACY GROVE DEVELOPMENT LLC	0 167	LOT 22 BLK FLOUTTALD RIDGE PH IV 187 AC	5885 FM 1101	ENNS	TX 75	110 128 DEER CROSSING DR WAXAHACHE TX
6363	LEGACY GROVE DEVELOPMENT LLC	0 256	LOT 23 BLK R BUFFALO RIDGE PH 3/ 258 AC	5865 FM 1181	ENNIS		110 101 DEER CROSSING DR WAXAHACHIE TX
1394	LEGACY GROVE DEVELOPMENT LLC	0 793	LOT 24 BLK R BUFFALO RIDGE PH IV 0 293 AC	5005 FM 1101	ENNIS		110 105 SUNDANCE CIR WAXAHACHIE TX 7518
1395	LEGACY GROVE DEVELOPMENT LLC	0 189	LOT 25 BLK R BUFFALO ROGE PH W 188 AC	5865 FM 1101	ENNIS		110 129 SUNDANCE CIR WARAHACHIE TX 7518
Sid.	LEGACY GROVE DEVELOPMENT LLC	D 724	LOT 25 BLK R BUFFALD RIDGE PH IV 224 AC	5805 FM 1101	ENNIS		110 133 SUNDANCE CIR WAXAHACHE TX 7510
6397	LEGACY GROVE DEVELOPMENT LLC	0 203	LOT 27 PLK R BUFFALO RIDGE PH IV 201 AC	5h65 FM 1101	ENNES		
6106	LEGACY GROVE DEVELOPMENT LLC	0 233	LOT 25 BLK R BUFFALO RIDGE PH IV 203 AC				11P 137 SUNDANCE CIR WAXAHACHIE TX 7518
6406				5885 FM 1181	ENNIS		119 141 SUNDANCE CIR WAXAHACHIE TX 7518
	LEGACY GROVE DEVELOPMENT LLC	02	LOT 36 BLK R BUFFALO RIDGE PH IV _20 AC	5885 FM 1181	ENNIS		119 108 SUNDANCE CIR WAKAHACHIE TX 7510
6407	LEGACY GROVE DEVELOPMENT LLC	0 271	LOT 37 BLK R BUFFALO RECE PH IV 271 AC	5805 FM 1101	EMMIS		11P 10E DEER CROSSING DR WAJAHACHE TX
		0.705	LOT 39 PLK R BUFFALD RIDGE PH IV 205 AC	5N05 FM 1181	ENNIS	1X 75	
76409	LEGACY GROVE DEVELOPMENT LLC LEGACY GROVE DEVELOPMENT LLC			5865 FM 1181	ENNIS	18 75	110 DEER CROSSING DR WAJAHACHE TX 119 218 LARAT TRL WAXAHACHE TX 75165

(22)





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>SUB-000016-2020</u>

WP LEGACY LTD 101 VALLEY RIDGE DR RED OAK, TN 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 24, 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:

 Request by David Hargrove, Legacy Grove Development LLC, for a Replat of Lot 9X, Block A, Lut 20X, Block J, Lot 7X, Block K, Lot 12N, Block L, Lot 9, Block A, Luts 1-8, 10, 11, and 20, Block J, Lots 7 and 8, Bloch K, and Lots H and 12, Block L, Buffalo Ridge Phase IV, to eliminate the HOA open space lots and incorporate into the adjacent single family lots along Garden Valley Parkway and to establish a 5 foot Wall Maintenance Easement, being 20.033 acres (Property ID 276333, 276354, 276371, 274374, 276332, 276334, 276335, 276336, 276337, 276338, 276339, 276340, 276341, 276343,276344, 276353, 276362, 276363, 276373, and 276372) – Owners: J Houston Homes, Bloomfield Homes EP, and Matthew P and Charity F Kennedy (SUB-000016-2020)

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 entitic Planning@aWaxahaphie.com for additional information on this request.

Case Number: SUB-00016-2020

City Reference: 242234

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, March 18, 2020* to easure inclusion in the Agenda Packet. Forms can be e-mailed to <u>Planning/Wysynhachic.com</u> or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments: 

If its a come on binary ingly submit a false paring regdy from. (Taxia broad Code 27,10)

If you are not the addression at the top of this farm, not would like to subtain a conjunity, planse connect the City for a blank form