

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, July 28, 2020 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.
 - a. Minutes of the regular Planning & Zoning Commission meeting of July 14, 2020
 - b. Minutes of the Planning and Zoning Commission briefing of July 14, 2020
5. ***Continue Public Hearing*** on a request by Ryan Combs, Gardner Capital, for a **Zoning Change** from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-000077-2020)
6. ***Consider*** recommendation of Zoning Change No. ZDC-77-2020
7. 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.***

Planning and Zoning Commission
July 14, 2020

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

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

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of June 23, 2020

Action:

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Mr. Erik Test seconded, All Ayes.

5. **Consider request by Darren Renfro for a Plat of Renfro Subdivision for 2 residential lots being 5.33 acres situated in the J. Sterrett Survey, Abstract 1026 (Property ID 191268) in the Extra Territorial Jurisdiction – Owner: Darren and Jana Renfro (SUB-74-2020)**

Planner Chris Webb reported the applicant is requesting to plat two separate lots for residential use. Staff received a water utility endorsement from Rockett SUD stating that adequate domestic service could be provided. Mr. Webb explained per the Subdivision Ordinance adequate fire flow does not have to meet the water flow requirements. Staff recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Darren Renfro for a Plat of Renfro Subdivision for 2 residential lots being 5.33 acres situated in the J. Sterrett Survey, Abstract 1026 (Property ID 191268) in the Extra Territorial Jurisdiction – Owner: Darren and Jana Renfro (SUB-74-2020). Mrs. Bonney Ramsey seconded, All Ayes.

6. **Consider request by Justice Voorheis for a Plat of Voorheis Addition for 4 residential lots being 16.721 acres situated in the the John C. Paxton Survey, Abstract 854 (Property ID 189417) in the Extra Territorial Jurisdiction – Owner: Carla Voorheis (SUB-76-2020)**

Mr. Webb reported the applicant request to plat 16.721 acres into four separate lots for residential use. He stated the request meets the Subdivision Ordinance requirements and staff recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Justice Voorheis for a Plat of Voorheis Addition for 4 residential lots being 16.721 acres situated in the the John C. Paxton Survey, Abstract 854 (Property ID 189417) in the Extra Territorial Jurisdiction – Owner: Carla Voorheis (SUB-76-2020). Mr. Erik Test seconded, All Ayes.

7. **Continue Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020)**

Chairman Keeler continued the Public Hearing.

Mr. Webb reported the applicant is proposing to develop a new subdivision with 621 single-family homes on 213.46 acres largely located adjacent to and south of Grove Creek Road. The subdivision will have an Amenity Center complete with a pool and playground, a Community park with a playground, green space, and natural trails to allow for hiking within the subdivision. Mr. Webb stated the subdivision will be accessible from Grove Creek Road, Lacy Oak Lane, and North Grove Boulevard.

Those who spoke against SP-75-2020:

Mr. Marty Hiles, 105 Holly Street, Waxahachie
 Mr. Kenneth Andrews, 224 Abela Drive, Waxahachie
 Ms. Jennifer Chelwick, 2222 Abela Drive, Waxahachie
 Ms. Beth Terminella, 259 Brookbend Court, Waxahachie
 Mr. Greg Pickett, 329 Brookbend Drive, Waxahachie
 Mr. John Terminella, 259 Brookbend Court, Waxahachie
 Ms. Sally Queen, 670 Brookbend Court, Waxahachie
 Mr. Kris Helms, 122 Sumac, Waxahachie
 Mr. Joshua Corrigan, 148 Brookstone Drive, Waxahachie
 Ms. Joy Headley, 671 Brookbend Court, Waxahachie

(4a)

Planning and Zoning Commission
July 14, 2020
Page 3

Mr. Joshua Corrigan, 148 Brookstone Drive, Waxahachie
Ms. Joy Headley, 671 Brookbend Court, Waxahachie
Mr. Donald Breckenridge, 197 Brookstone Court, Waxahachie

There being no others to speak for or against SP-75-2020, Chairman Keeler closed the Public Hearing.

Chairman Keeler stated this area of North Grove was zoned in 2014 and explained established guidelines and perimeters of what can be built. He explained zoning cases are denied if they do not comply with the Comprehensive Plan. He explained dozens of cases are studied from the Thoroughfare Plan to drainage to traffic. He stated staff spends hundreds of hours and the City Council spends hundreds of hours planning for the future of the city.

8. Consider recommendation of Zoning Change No. SP-75-2020

Action:

Mr. Erik Test moved to approve a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020). Mr. David Hudgins seconded, All Ayes.

9. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3, and Multiple Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) – Owner: Waxahachie ISD (ZDC-83-2020)

Senior Planner Colby Collins reported the applicant request to create a planned development that allows for 129 single-family lots. He stated in the past the Planning and Zoning Commission denied a submittal largely due to the development not meeting the lot size requirements. City Council also denied a submittal on a request for 120 townhome lots and dedicated 9 acres to the city. Mr. Collins reviewed the concept plan noting it depicts a residential development that includes applicant dedicating 0.5 acres of land adjacent to Friendship Missionary Baptist Church and a walking trail connecting to Lee Penn Park.

Per the applicant's request:

1. Development Agreement will be required for the development.
2. A walking trail shall be provided to connect to Lee Penn Park.
3. The Symphony Estates development shall consist of a Home Owner's Association.
4. A six-foot brick screening wall will be constructed along Peters Street. Ornamental fencing with masonry columns shall surround the remainder of the property.
5. Street Lights will be installed at each intersection and at 300' intervals along each block. Streetlights shall be ornamental lights with downward facing lamps.
6. A six foot (minimum) sidewalk will be constructed along Graham Street.
7. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.

Mr. Jeff Crannell, CCM Engineering, was available for questions. He thanked the Commission for their due diligence on the project and asked them to support the amended project as presented.

After further discussion, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-83-2020

Action:

Ms. Betty Square Coleman moved to approve a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3, and Multiple Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) – Owner: Waxahachie ISD (ZDC-83-2020) to include a Developers Agreement as presented. Mr. Erik Test seconded, All Ayes.

11. Public Hearing on a request by Amanda Mata, Peloton Land Solutions, for a Planned Development Amendment (PD-MF2), with Concept Plan, located at Conquest Boulevard and US Highway 287 (Property ID 191628) - Owner: DWBI INVESTMENTS, LLC (ZDC-84-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported in June of 2018, City Council approved a multi-family residential development within a Planned Development zoning district. He explained the applicant is now requesting approval for a Planned Development Amendment to accommodate a development of a 188 unit multi-family residential complex on 10.407 acres located at the intersection of Conquest Boulevard and US Highway 287. The development will consist of eight (8) apartment buildings, the maximum height will be three (3) stories, and a common area will be provided within the development. If approved, the applicant intends to break ground in the fourth quarter of 2020 and an expected completion date of summer 2020.

Staff concerns:

1. Staff suggests that the applicant meet the minimum requirement for one bedroom units (600 square feet). The applicant is proposing a minimum size one bedroom dwelling unit of 568 square feet. The applicant intends to have an average size of 650 square feet bedroom units.
2. The applicant is required to provide 50% attached enclosed garages of the required parking for the site. The applicant is proposing 40 detached enclosed garages of the 147 required attached enclosed garages.

Based on the details provided in the staff report and the present status of the documents subject to the request, the Planning and Zoning Department recommends denial.

Mr. Preston Nuns, 5447 Victory Blvd., Dallas, asked for the deviation in order to conform to the surrounding area along Highway 287 frontage Road. He stated they feel they have already given a lot. Discussion was held on the garages being detached versus attached.

(4a)

Planning and Zoning Commission
July 14, 2020
Page 5

There being no others to speak for or against ZDC-84-2020, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. ZDC-84-2020

Action:

Mr. Erik Test moved to approve a request by Amanda Mata, Peloton Land Solutions, for a Planned Development Amendment (PD-MF2), with Concept Plan, located at Conquest Boulevard and US Highway 287 (Property ID 191628) - Owner: DWBI INVESTMENTS, LLC (ZDC-84-2020) as presented by applicant. Mr. David Hudgins seconded. The vote was as follows:

*Ayes: Rick Keeler
Betty Square Coleman
Bonney Ramsey
David Hudgins
Erik Test*

Noes: Jim Phillips

13. Adjourn

There being no further business, the meeting adjourned at 9:18 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning and Zoning Commission
July 14, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 14, 2020 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Betty Square Coleman Bonney Ramsey Jim Phillips David Hudgins Erik Test
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner Chris Webb, Planner Macey Martinez, Graduate Engineer Tommy Ludwig, Assistant City Manager Lori Cartwright, City Secretary Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Planner Chris Webb reviewed the following cases.

- SUB-74-2020 – Applicant request to plat two separate lots for residential use. Staff received a water utility endorsement from Rocket SUD stating that adequate domestic service can be provided. Staff recommended approval.
- SUB-76-2020 – Applicant requests to plat 16.721 acres into four separate lots for residential use. The request meets the Subdivision Ordinance. Staff recommended approval.
- SP-75-2020 – Applicant is proposing to develop a new subdivision with 621 single-family homes on 213.46 acres largely located adjacent to and south of Grove Creek Road. Staff recommended approval.
- SUB-67-2020 – Applicant is requesting a Final Plat of The Estates of North Grove Phase 2 for 72 residential lots. Staff recommended approval.
- ZDC-83-2020 - Applicant requests to create a planned development that allows for 129 single-family lots. Staff recommended approval.

Senior Planner Colby Collins reviewed the following case:

(4b)

Planning and Zoning Commission

July 14, 2020

Page 2

- ZDC-84-2020 - Applicant requests approval for a Planned Development to accommodate a development of a 188 unit multi –family residential complex on 10.407 acres located at the intersection of Conquest Boulevard and US Highway 287. Staff will recommend to deny based on the applicant request for deviations and nothing in return.

3. Adjourn

There being no further business, the meeting adjourned at 6:53p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-77-2020



MEETING DATE(S)

Planning & Zoning Commission: July 28, 2020

City Council: August 3 2020

CAPTION

Public Hearing on a request by Ryan Combs, Gardner Capital, for a **Zoning Change** from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-000077-2020)

APPLICANT REQUEST

The applicant is requesting to rezone the subject property from Single Family-3 (SF3) to Planned Development-Multi Family-2 (PD-MF2), to construct an Independent Senior Living Development on nine acres.

CASE INFORMATION

Applicant: Ryan Combs, Gardner Capital

Property Owner(s): Starpeach Texas LP

Site Acreage: 9 acres

Current Zoning: Single Family-3

Requested Zoning: Planned Development-MF2

SUBJECT PROPERTY

General Location: Southeast corner of Parks School House Rd. and East Main St.

Parcel ID Number(s): 138271

Existing Use: Undeveloped Land

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF3 & PD-SF3	Lexington Arms Housing/Camden Park Ph. 1 & 2
East	SF3	Clift Estates Phase 1
South	FD	Undeveloped Land
West	C	Undeveloped Land

Future Land Use Plan:**Mixed Use Residential*****Comprehensive Plan:***

Areas with a mixture of residential and nonresidential uses, with a larger percentage of residential. Approximately 80 percent of the acreage or square footage of any proposed development should be residential, with the remaining 20 percent of the acreage or square footage nonresidential. Acreage would apply in a horizontal mixed use development, while square footage would apply in a vertical development. Both vertical and horizontal mixed use could be provided together.

Thoroughfare Plan:

The subject property is accessible via Parks School House Rd.

Site Image:**PLANNING ANALYSIS****Purpose of Request:**

The applicant is requesting to rezone the subject property from Single Family-3 (SF3) to Planned Development-Multi Family-2 (PD-MF2), to construct a 185 unit Independent Senior Living Development.

Proposed Use:

The zoning change is proposed at the Southeast corner of Parks School House Rd. and East Main St. Per the proposed Planned Development Regulations, the apartments are proposed to be Independent Senior Living consisting of twenty-one (21) dwelling units per acre.

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

- Exercise Facility
- Walking/Jogging Trail
- Salon
- Arts and Crafts Room
- Garden
- CARES Team (Social Event Coordinators)
- Common Area
- Business Center

Conformance with the Comprehensive Plan:

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

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

Development Standards:

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

Permitted Uses:

- Independent Senior Living Apartments

Table 2: Proposed Multi-Family Residential (per MF2 standards)

**The second column depicts the requirements for the current zoning (SF3) of the property. It is not presented in the "Meets" column*

****Items highlighted in bold do not meet the City of Waxahachie MF2 requirements****

Standard	*Current Zoning – SF3	City of Waxahachie	Gala at Waxahachie	Meets
Max. Density	----	18 DU per acre	21 DU per acre	No
Min. Dwelling Unit (SF)	1,200	1 Bedroom – 600 2 Bedroom – 700	1 Bedroom – 700 2 Bedroom – 900	Yes
Max. Unit Count	-----	162	185	No
Min. Lot Width (Ft.)	80 ft.	60 ft.	60 ft.	Yes
Min. Lot Depth (Ft.)	100 ft.	120 ft.	120 ft.	Yes
Min. Front Setback (Ft.)	30	75	75	Yes
Min. Interior Setback (Ft.)	10; 15 (ROW)	75	100	Yes

Min. Rear Setback (Ft.)	25	75	75	Yes
Max. Height	2 stories (main structure); 1 story (accessory structure)	3 stories (main structure); 1 story (accessory structure)	3 stories (main structure); 1 story (accessory structure)	Yes
Max. Lot Coverage (%)	50%	40%	40%	Yes
Parking	Min. of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure	(1 space per unit) 185 total 92 attached enclosed garages	(1.5 space per unit) 290 total 134 surface area 156 carports 0 attached garages	No

Note: The exterior of the façade of each primary structure will be constructed of eighty percent (80%) masonry including brick, stone, and stucco. Cement siding is proposed, but will not exceed twenty percent (20%).

Table 3: Apartment Unit Breakdown

Unit Description	Unit Count	Percentage Breakdown
1 Bedroom/1 Bath	96	52%
2 Bedroom/1 Bath	89	48%
Total	185	100%

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 44 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

Inside 200 ft. Notification Area: Staff has received one (1) letter of support and two (2) letters of opposition for the proposed development.

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

Special Exception/Variance Request:

Density

The maximum density allowed per MF2 zoning is 18 dwelling units per acre.

- The applicant is proposing 21 dwelling units per acre.

Building Length

The maximum building length requirement for multi-family residential buildings is 200 ft.

- The applicant is requesting no maximum building length requirement.

Unit Count

The maximum unit count allowed for the subject site is 162 units.

- The applicant is proposing to construct 185 units.

Parking (Garages)

The applicant is required to provide 50% attached enclosed garages of the required parking for the site.

- The applicant is proposing 0 attached garages of the 92 required attached enclosed garages.
The applicant is proposing to provide 156 carports.

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. Planned Development Regulations
2. Site Plan
3. Landscape Plan
4. Property Owner Notifications

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

(5)

GALA AT WAXAHACHIE
PLANNED DEVELOPMENT DISTRICT REGULATIONS
City of Waxahachie, Texas
May __, 2020

GALA AT WAXAHACHIE
Development Regulations

Table of Contents

PART 1. PURPOSE AND INTENT....._

PART 2. EXHIBITS....._

PART 3. DEFINITIONS....._

**PART 4. RELATIONSHIP TO CITY OF WAXAHACHIE’S COMPREHENSIVE
ZONING ORDINANCE....._**

PART 5. PERMITTED USES....._

PART 6. GENERAL DESIGN STANDARDS....._

PART 1. PURPOSE AND INTENT:**1.01 General**

The Gala at Waxahachie Planned Development district is a 9 Acre development located in the City of Waxahachie purposefully designed for high quality independent living rental housing for seniors that is appointed with luxury amenities and situated behind corner retail on the east side of downtown Waxahachie at the corner of Parks School House Road and E Main Street.

The Independent Senior Living community, to be known as Gala at Waxahachie, has been designed as a luxury rental community with high end amenities such as a resort style swimming pool, fully appointed fitness center and business center inside a fully appointed clubhouse that will also contain an event room, exercise room and a business center. Purposeful design will have class A finishes and well landscaped courtyards throughout the property that will feel parklike in its setting.

1.02 Planned Development District

Gala at Waxahachie is a Planned Development District, as defined under the City of Waxahachie's Zoning Ordinance and is intended to accommodate multiple family dwellings with a base zoning of MF-2. Except as set forth in these Regulations, the Planned Development District will be planned and developed in accordance with City of Waxahachie's Zoning Ordinance.

PART 2. EXHIBITS:

The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Legal Description of Property
Exhibit B:	Concept Site Plan
Exhibit C:	Concept Rendering of Exterior of the Multifamily Development

PART 3. DEFINITIONS:

- A. The term "Independent Senior Living Development" as described in this PD shall refer to an age restricted multi-family dwelling for seniors, or a complex of dwellings, consisting of 21 units per acre.

PART 4. RELATIONSHIP TO CITY OF WAXAHACHIE'S COMPREHENSIVE ZONING ORDINANCE:

In the event of a conflict or inconsistency between the written the provisions of the enabling Ordinance of these Regulations and the provisions of the City of Waxahachie's Zoning Ordinance, the provisions and intent of the enabling Ordinance _____ and amendments shall control. In the event of a conflict or inconsistency between the written requirements of this ordinance and any information contained on the attached Concept Plan, the written requirements of the enabling Ordinance _____ and amendments and these Regulations shall control. These Regulations, together with the applicable provisions of the enabling Ordinance _____ and amendments shall constitute all the development standards that are applicable to the Subdivision. Any approved Preliminary or Final Subdivision Plat must substantially conform to the applicable approved Concept Plan.

PART 5. PERMITTED USES

5.01 District 1 – Independent Senior Living Development Tract. The permitted uses in the District 1 – Independent Senior Living Development Tract of the PD shall be consistent with the Exhibits B and C as well as the General Design Standards herein described for this district.

PART 6. GENERAL DESIGN STANDARDS:

6.01 City Building Permits. All development in Gala at Waxahachie PD will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits. Where this ordinance is silent, the MF-2 zoning standards should apply.

6.02 District 1 – Independent Senior Living Development Tract Standards.

- (a) District Size – 9 Acres as described in Exhibit A
- (b) Density – Multiple-family units; twenty-one (21) units an acre
- (c) Unit Floor Area - A Multifamily Development dwelling unit shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:
 - a. One-bedroom units will be a minimum of 700 square feet; and
 - b. Two-bedroom units will be a minimum of 900 square feet.
 - c. No efficiency units or units with 3 or more bedrooms.
- (d) Minumum Lot Coverage – 40%
- (e) Minimum Lot Width – 60'
- (f) Minimum Lot Depth – 120'
- (g) Minimum Front Yard – Adjacent to SF – 25'. 75' if over two stories. Adjacent to MF or Nonresidential – 25'.

- (h) Minimum Side Yard – Adjacent to SF – 50'. 75' if over two stories. Adjacent to MF or Nonresidential – 100'.
- (i) Minimum Rear Yard – Adjacent to residential – 50'. Over two story is 75'.
- (j) Building Separation – There shall not be a minimum building separation as long as the Site Plan materially adheres to Exhibit B.
- (k) Building Length – There shall not be a minimum building length as long as the Site Plan materially adheres to Exhibit B.
- (l) Parking - Parking regulations as provided shall apply to Independent Senior Living Development as follows:
 - a. A minimum parking ratio of 1.5 spaces per unit; and
 - b. 50% covered spaces are required and may be carports. No garages are required; and
 - c. No screening of parking shall be required as long as the site plan materially adheres to Exhibit B.
 - d. Each standard off-street surface parking space shall be in accordance with the design standards for space size and design as set forth below.
 - i. Standard: Nine feet by eighteen feet (9' x 18'), exclusive of access drives and aisles.
- (m) Site Amenities – The Independent Senior Living Development shall include, at a minimum, the following site amenities as part of the site plan instead:
 - a. Swimming pool with fountains;
 - b. Furnished fitness center including stationary bicycle, elliptical trainer, treadmill and other equipment;
 - c. Business center;
 - d. Fully appointed clubhouse with community room, free common area Wi-Fi, and coffee bar;
 - e. Gazebo and pergolas with sitting areas, a minimum of 3 grills and a minimum of 3 picnic tables; and
 - f. Putting Green
 - g. Bocce Ball Court
 - h. Salon
 - i. Arts & Crafts Room
 - j. Raised Planter Beds
 - k. Onsite Social Coordination Team
- (n) Maximum Height – the Independent Senior Living Development shall not exceed 3 stories in height for multifamily residential buildings
- (o) Accessory Buildings – the accessory buildings, including any item attached to its roof, shall not exceed a maximum height of thirty (30) feet at its tallest point

- (p) Sidewalks - The minimum width of any sidewalk parallel and adjacent to head-in parking spaces shall be five feet (5').
- (q) Minimum Exterior Construction Standards – All exterior wall elevations of each primary structure shall be constructed of eighty percent (80%) masonry construction to include brick, stone, granite or marble, stucco; excluding doors and windows and balconies. Cement siding may consist of no more than twenty percent (20%) of all exterior wall elevations.
- (r) HVAC Screening –
 - a. Mechanical equipment on the ground shall be screened with landscaping or hard screening with any approved material preferably of consistent color, material and design as the main structure. Plant material will screen upon construction completion.
- (s) Fencing & Screening –
 - a. Multifamily shall have wrought iron fence on the west and south sides of the property and have a security gate at each point of ingress/egress. A masonry wall that complies with City ordinance will be required adjacent to residential on the north side of the property.
- (t) Refuse Facilities –
 - a. Independent Senior Living buildings shall be located within two hundred feet (200') to refuse facilities as defined in Exhibit B; and
 - b. Independent Senior Living development shall have refuse containers as shown on Exhibit B located generally around the site for easy access from each residential building. Any trash/recycling receptacles or any garbage, refuse and trash/recycling collection and storage areas visible from public right-of-way shall be screening by minimum six feet (6') tall solid, masonry wall on all three sides with an opaque metal gate on the fourth side that to be used for garbage pickup services and secure the trash storage area.
- (u) Landscape Area Requirements –
 - a. Landscape plan will be provided for review and approval by City staff. Native and drought tolerant plants will be utilized per approved Waxahachie plant List and approved alternates, and will provide well thought out coverage; and
 - b. An irrigation system must be provided with all landscape plans. Irrigation plans will be submitted after permitting. Irrigation plans shall comply with the design standards set forth by the Texas Commission on Environmental Quality, in 30 Tex. Admin. Code Ch. 344, landscape irrigation
- (v) Special considerations –
 - a. Outside storage is prohibited.
 - b. A site plan with façade elevations is required for all multi-family developments in this district.

- c. The front door of each apartment unit shall be no more than one hundred fifty (150) feet from a fire lane (measured by an unobstructed straight line).
- d. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- e. Each Independent Senior Living Development shall provide recreational facilities designed for use by the tenants of the complex.
- f. All multi-family dwelling units shall have roof slopes with a minimum of 7:12 pitch.
- g. Buildings with façades that are longer than fifty (50) feet shall have their façades broken up into smaller areas through the use of varying façade setbacks, arcades, architectural features such as recessed vestibules, columns, canopies, or other acceptable means.
- h. Boats, campers, trailers and other recreational vehicles shall be prohibited.
- i. All buildings containing residential units shall provide a sign, visible from the entrances and/or the street or drive aisle, identifying the unit numbers within the building.
- j. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be screened with architectural features to avoid a direct view of a stairwell from public streets and open space. All stairwells shall be internal to the building and not external stairs.
- k. Except for decorative windows, bay windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows shall be a minimum of fifteen (15) square feet in size.
- l. All buildings must use four (4) or more of the following architectural features:
 - 1) Awnings/Canopies.
 - 2) Balconies.
 - 3) Dormers.
 - 4) Offsets within each building (minimum of twenty (20) feet to receive credit).
 - 5) Patio.
 - 6) Porches.
 - 7) Stoop.
 - 8) Mixture of Stone and Brick Construction.
 - 9) Varied roof height (minimum ten (10) foot difference).
 - 10) Others approved by City staff.
- q. The following amenities will be incorporated into the Independent Senior Living Development
 - 1) Exercise Facility.
 - 2) Community Room.

(5)

3) Gazebo and pergolas with sitting areas, a minimum of 3 grills and a minimum of 3 picnic tables.

4) Jogging trail.

5) Swimming pool.

6) Business Center

7) Putting Green

8) Bocce Ball Court

9) Arts & Crafts Room

10) Raised Planter Beds

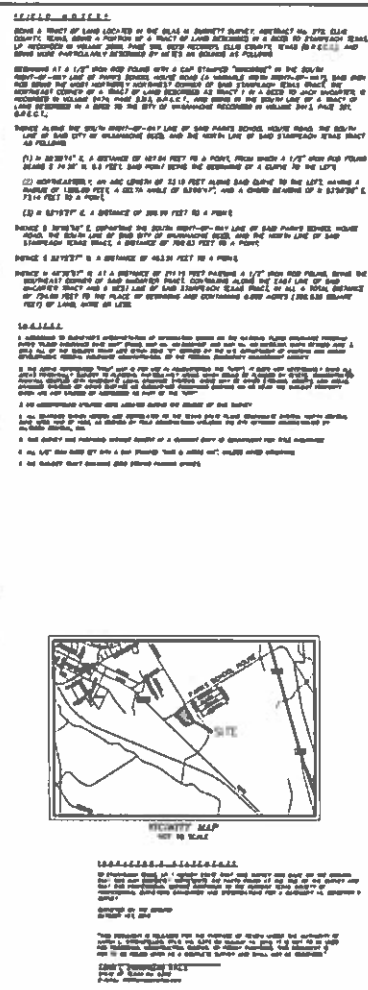
11) Have a social coordination team for senior events

12) Salon

(5)

EXHIBIT A

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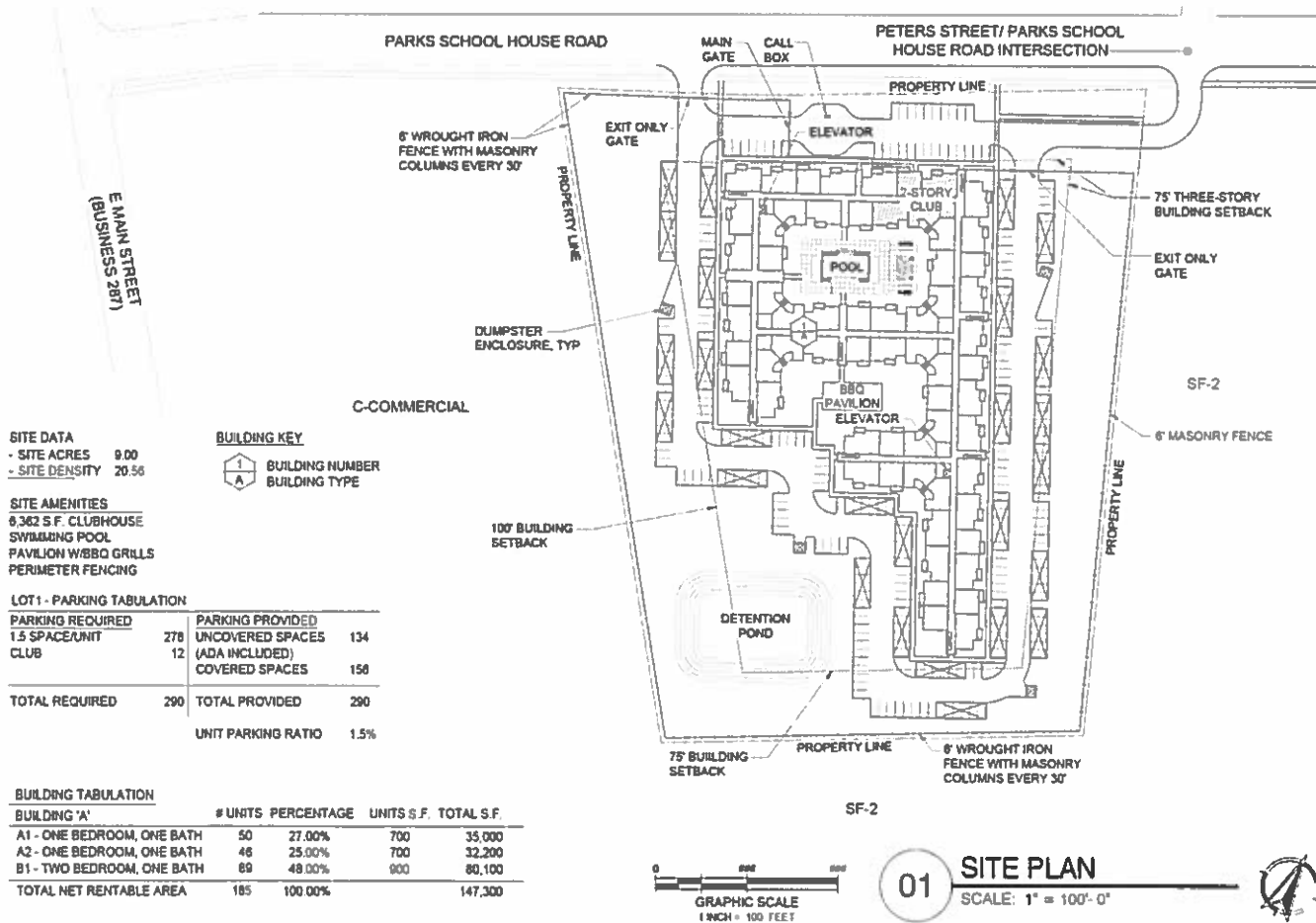


WILSON WARR & ASSOCIATES, INC.
 250 E. 1st Street, Suite 200, St. Paul, MN 55101
 Phone: (612) 222-1111
 Fax: (612) 222-1112
 Telex: 250101 WARR
 Cable: WARR INC
 E-mail: warr@warr.com
 Web: www.warr.com

(5)

EXHIBIT B

(5)



WAXAHACHIE SENIOR LIVING WAXAHACHIE, TEXAS

A1.0
SCHEMATIC
SITE PLAN
Copyright © 2018

(5)

EXHIBIT C

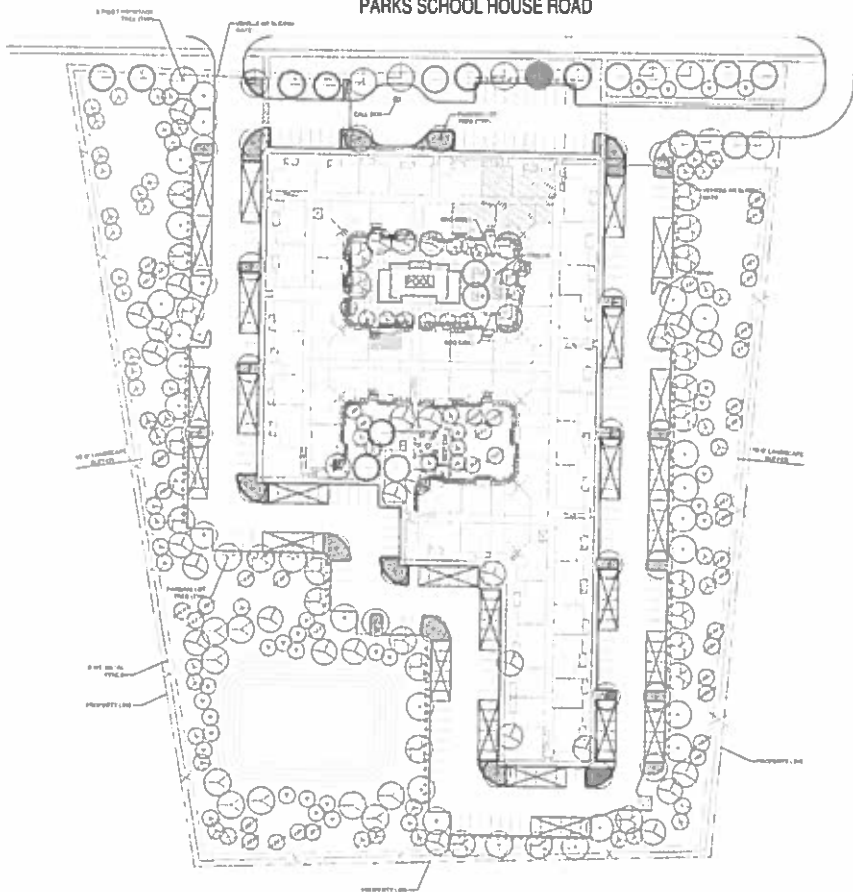
(5)



(5)



PARKS SCHOOL HOUSE ROAD



TRACT & METAFAMILY

```

817 def is_prime(n):
818     if n <= 2: return n == 2
819     if n % 2 == 0: return false
820     for p in primes(n // 2 + 1):
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```

PLANT LEGEND

[illegible]

LANDSCAPE LEGEND



LANDSCAPE PLAN

— **WALF P. 250**



GARDNER WAXAHACHIE

WAXAHACHIE, TEXAS



landscape
architects

landscape architecture • interior design
2145 W. 15th Street, Suite 200 • Austin, TX 78703
512.476.7777 • www.mrg-austin.com



ISSUE FOR
PERMIT

DATE OF RECEIPT _____

Table 1

附 2: 截止 2012 年 12 月 31 日

LANDSCAPE PLAN

LP0.01

(5)

Case Number ZDC 77-2020
 Lile at Waxahatche
 Support 1 Opposition 2

Property	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's Zip	Physical Description
138264	STANFACCH TEXAS LP	212.618	272 S M DURRETT 1 212.618 ACRES	3710 HE VLAHTY LN	ARLINGTON	TX	76015	HIGHWAY 287 WAXAHACHE TX 75185
138271	STANFACCH TEXAS LP	75.375	272 S M DURRETT 75.375 ACRES	2710 BEVERLY LN	ARLINGTON	TX	76015	HIGHWAY 287 WAXAHACHE TX 75185
138279	TEXAS BUILDING & PROCUREMENT COMM	8	272 S M DURRETT 8 ACRES	1711 SAN JACINTO BLVD	AUSTIN	TX	78701	1720 HIGHWAY 287 WAXAHACHE TX 75185
192385	CHURCH OF GOD OF THE FIRST	1	272 S M DURRETT 1 ACRES	831 DUNN ST	WAXAHACHE	TX	75185	1811 E MAIN ST WAXAHACHE TX 75185
198982	LARSON PRODUCTS INC	12.704	LOT 284 LARSON PRODUCTS 12.704 AC	PO BOX 380	TULSA	OK	74401	9255 E HIGHWAY 287 WAXAHACHE TX 75185
228572	MC CARTER JACK III	5.288	272 S M DURRETT 5.288 ACRES	1185 CHESWICK HIGH DR	WOODWAY	TX	76783	HIGHWAY 287 WAXAHACHE TX 75185
224339	EVANS HEATHCOTE ALIT	0.195	LOT 1 BLK A CLFT ESTS PH 1 0.195 AC	8830 BOBBYBOYAR AVE	WEST HILLS	CA	91307	100 OWEN WAY WAXAHACHE TX 75185
224475	HAUFFE JASON M & KIMBERLY A	0.126	2 A CLFT ESTS PH 1 0.126 ACRES	182 OWEN WAY	WAXAHACHE	TX	75185	102 OWEN WAY WAXAHACHE TX 75185
224880	KELLY ZOE L	0.126	LOT 3 BLK A CLFT ESTS PH 1 0.126 AC	104 OWEN WAY	WAXAHACHE	TX	75185	104 OWEN WAY WAXAHACHE TX 75185
224881	TAYLOR FAMILY LIVING TRUST TAYLOR DARRYL J & MARBAH A TRUSTEES	0.126	LOT 4 BLK A CLFT ESTS PH 1 0.126 AC	3091 JOHN T LN	MIDLOTHIAN	TX	76066	106 OWEN WAY WAXAHACHE TX 75185
224882	AAH 2015-2 BORROWER LLC	0.126	LOT 5 BLK A CLFT ESTS PH 1 0.126 AC	30801 ACOLURA RD STE 200	ACOLURA HILLS	CA	91301	108 OWEN WAY WAXAHACHE TX 75185
224883	STONE J JESUS & ANA L	0.186	LOT 1 BLK B CLFT ESTS PH 1 0.186 AC	601 BRENNA RD	WAXAHACHE	TX	75185	601 BRENNA RD WAXAHACHE TX 75185
224768	HILLER ROBERT	0.185	LOT 1 BLK C CLFT ESTS PH 1 0.185 AC	227 CATAMBA RD	WAXAHACHE	TX	75185	603 BRENNA RD WAXAHACHE TX 75185
228119	HACHE PROPERTIES LLC	2.882	272 S M DURRETT 2.882 ACRES	227 BLUE RIBBON RD	WAXAHACHE	TX	75185	PARKS SCHOOL HOUSE RD WAXAHACHE TX
228223	OLIVER REZ NORIA C	0.142	LOT 6 BLK A CLFT ESTS PH 6 0.142 AC	110 OWEN WY	WAXAHACHE	TX	75185	110 OWEN WAY WAXAHACHE TX 75185
228269	MC RALPHETT N WAXAHACHE	0.173	LOT 7 BLK D CLFT ESTS PH 8 0.173 AC	8120 POST OAK CT	ARLINGTON	TX	76010	603 OLIVER LN WAXAHACHE TX 75185
238816	WAXAHACHE	0.142	LOT 7 BLK A CLFT ESTS PH 8 0.142 AC	112 OWEN WAY	WAXAHACHE	TX	75185	112 OWEN WAY WAXAHACHE TX 75185
238817	AAH 2015-2 BORROWER LLC	0.142	LOT 8 BLK A CLFT ESTS PH 8 0.142 AC	30801 ACOLURA RD STE 200	ACOLURA HILLS	CA	91301	114 OWEN WAY WAXAHACHE TX 75185
238831	CANCAHO JOSE C & CLAUDIA CAMPOS	0.14	LOT 9 BLK A CLFT ESTS PH 9 0.14 AC	118 OWEN WY	WAXAHACHE	TX	75185	118 OWEN WAY WAXAHACHE TX 75185
238832	GARCIA LOUIS	0.14	LOT 10 BLK A CLFT ESTS PH 10 0.14 AC	118 OWEN WY	WAXAHACHE	TX	75185	118 OWEN WAY WAXAHACHE TX 75185
238833	EDWARDS DANIEL I	0.14	LOT 11 BLK A CLFT ESTS PH 11 0.14 AC	120 OWEN WY	WAXAHACHE	TX	75185	120 OWEN WAY WAXAHACHE TX 75185
238839	JRP PARKS PROPERTIES LLC	0.14	LOT 12 BLK A CLFT ESTS PH 12 0.14 AC	30801 ACOLURA RD STE 200	ACOLURA HILLS	CA	91301	124 OWEN WAY WAXAHACHE TX 75185
238838	KUHN JOAN & CYNTHIA DESS	0.15	LOT 20 BLK D CLFT ESTS PH 18 0.15 AC	801 JORDAN LN	WAXAHACHE	TX	75185	801 JORDAN LN WAXAHACHE TX 75185
238858	AMERICAN HOMES 4 RENT (PROF) EIGHT LLC	0.15	LOT 1 BLK E CLFT ESTS PH 18 0.15 AC	30801 ACOLURA RD STE 200	ACOLURA HILLS	CA	91301	803 JORDAN LN WAXAHACHE TX 75185
238908	FLORES HOMES INC	1.723	272 S M DURRETT 1.723 ACRES	811 WALLEY RD	CHILLA	TX	75154	100 HIGHWAY 287 WAXAHACHE TX 75185
241834	WAXAHACHE IND	18.177	LOT 1 BLK F WOOD 6TH GRADE CENTER ADDN 18.177 AC	411 N CRENSHAW ST	WAXAHACHE	TX	75185	603 PARKS SCHOOL HOUSE RD WAXAHACHE TX 75185
242862	JACKSON STREET WAREHOUSE INC	6.486	PT 1RA LARSON PRODUCTS INDUSTRIAL TRACTS- REV 8 485 ACRES	402 CAN TRELL ST	WAXAHACHE	TX	75185	1618 E MAIN ST WAXAHACHE TX 75185
243095	MATTHEWS MICHELLE	0.1378	LOT 14 BLK A CLFT ESTATES PH IV A 1378 AC	128 OWEN WAY	WAXAHACHE	TX	75185	128 OWEN WAY WAXAHACHE TX 75185
243098	ETCPHOS PAULA J	0.1377	LOT 15 BLK A CLFT ESTATES PH IV A 1377 AC	128 OWEN WAY	WAXAHACHE	TX	75185	128 OWEN WAY WAXAHACHE TX 75185
243097	TOR ELIZABETH R	0.1377	LOT 16 BLK A CLFT ESTATES PH IV A 1377 AC	PO BOX 138	THORNDALE	TX	75577	130 OWEN WAY WAXAHACHE TX 75185
243098	JEFFERSON HERBERT J JR	0.1377	LOT 17 BLK A CLFT ESTATES PH IV A 1377 AC	626 ANTONIO LN	WAXAHACHE	TX	75185	639 ANTONIO LN WAXAHACHE TX 75185
243097	FORTUNA ADJUSTIN MACILLY	0.1387	LOT 18 BLK A CLFT ESTATES PH IV A 1387 AC	601 ANTONIO LN	WAXAHACHE	TX	75185	601 ANTONIO LN WAXAHACHE TX 75185
243098	JONES DONALD B & CATHY M	0.1325	LOT 17 BLK F CLFT ESTATES PH IV A 1325 AC	171 OWEN WAY	WAXAHACHE	TX	75185	131 OWEN WAY WAXAHACHE TX 75185
243831	MCRENO ADOLFO B & CASSANDRA A	0.180	LOT 10 BLK F CLFT ESTATES PH IV A 180 AC	606 ANTONIO LN	WAXAHACHE	TX	75185	609 ANTONIO LN WAXAHACHE TX 75185
243832	DEMBER LISA	0.1808	LOT 11 BLK F CLFT ESTATES PH IV A 1808 AC	810 ANTONIO LN	WAXAHACHE	TX	75185	810 ANTONIO LN WAXAHACHE TX 75185
243833	CORONADO JABIE M	0.2148	LOT 12 BLK F CLFT ESTATES PH IV A 2148 AC	612 ANTONIO LN	WAXAHACHE	TX	75185	612 ANTONIO LN WAXAHACHE TX 75185
243834	MEDONZA JOSE L & MARILEY	0.2244	LOT 13 BLK F CLFT ESTATES PH IV A 2244 AC	614 ANTONIO LN	WAXAHACHE	TX	75185	614 ANTONIO LN WAXAHACHE TX 75185
243835	AMG BT NOTE ONE LLC	0.2048	LOT 14 BLK F CLFT ESTATES PH IV A 2048 AC	12801 N CENTRAL EXPY, STE 1675	DALLAS	TX	75243	130 ANTONIO LN WAXAHACHE TX 75185
243836	AMG BT NOTE ONE LLC	0.2022	LOT 15 BLK F CLFT ESTATES PH IV A 2022 AC	12801 N CENTRAL EXPY, STE 1675	DALLAS	TX	75243	618 ANTONIO LN WAXAHACHE TX 75185
243837	ABT BT NOTE ONE LLC	0.1874	LOT 16 BLK F CLFT ESTATES PH IV A 0.1874 AC	12801 N CENTRAL EXPY, STE 1675	DALLAS	TX	75243	630 ANTONIO LN WAXAHACHE TX 75185
243843	SMITH DEBRE M	0.2974	LOT 22R BLK F CLFT ESTATES PH IV A 2974 AC	626 ANTONIO LN	WAXAHACHE	TX	75185	632 & 634 ANTONIO LN WAXAHACHE TX 75185
248126	SALADINO BARRY P & SHANE P SALADINO	41	272 S M DURRETT 41 ACRES	PO BOX 380	MATTHEW	TX	76084	PARKS SCHOOL HOUSE RD WAXAHACHE TX 75185
257288	GANN JACOB I & ANGELA R	0.208	LOT 22R BLK F CLFT ESTATES PH IV A 208 AC	626 ANTONIO LN	WAXAHACHE	TX	75185	638 ANTONIO LN WAXAHACHE TX 75185
270241	SAUNDSON AUBAH & ALDUS M MATTHEW	0.2	LOT 1 BLK A CAMDEN PARK PH 1 ADDN 2 AC	918 CLEARLAKE DR	WAXAHACHE	TX	75185	918 CLEARLAKE DR WAXAHACHE TX 75185
270157	CLUCK BRANDON	0.4	LOT 1 BLK G CAMDEN PARK PH 1 ADDN 4 AC	1506 OWEN WY	WAXAHACHE	TX	75185	1506 OWEN WAY WAXAHACHE TX 75185
274809	DFW 75-36 LLC	0.38	LOT 10 BLK G CAMDEN PARK PH 1 ADDN 0.38 AC	12801 N CENTRAL EXPY, STE 1675	DALLAS	TX	75243	WOODLAKE DR WAXAHACHE TX 75185
274818	DFW 75-36 LLC	0.2	LOT 1 BLK H CAMDEN PARK PH 2 ADDN 0.2 AC	12801 N CENTRAL EXPY, STE 1675	DALLAS	TX	75243	WOODLAKE DR WAXAHACHE TX 75185
274819	CAMDEN HOMES LLC	0.18	LOT 1 BLK H CAMDEN PARK PH 2 ADDN 0.18 AC	12801 N CENTRAL EXPY, STE 1675	DALLAS	TX	75243	1504 WOODLAKE DR WAXAHACHE TX 75185

(5)

Case Number: **SUB-000077-2020**

City Reference: 220572

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, June 17, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Signature

Date

Jack McCarren
Printed Name and Title

6/12/2020
Date
1105 Church High Dr
Address
Waco, TX 76712

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

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

(5)

Case Number: **SUB-000077-2020**

City Reference: 236534

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, June 17, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

there are already too many
apartment complexes in Waxahachie

Signature

Ricky Fain
Carrie Fain

Printed Name and Title

Ricky Fain / homeowner
Carrie Fain / homeowner

Date

6/6/2020

Address

122 Owen Way
Waxahachie, TX
75165

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

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



(5)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000077-2020

FUENTES JULIA E
601 OLIVER LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 23, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 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:

1. **Public Hearing** on a request by Ryan Combs, Gardner Capital, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-000077-2020)

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-000077-2020

City Reference: 230600

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, June 17, 2020 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Julia Fuentes
Signature

Julia Fuentes - Homeowner
Printed Name and Title

6-17-20
Date

601 Oliver Ln.
Address
Waxahachie, TX 75165

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

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

(5)

Case Number: ZDC-77-2020

Gala at Waxahachie

Outside 200 ft. Support: 0 Opposition: 1

PropertyID		Owner's Name	Owner's City	Owner's State	Owner's ZIP
240361	BRETT HESS		WAXAHACHIE	TX	75165

Notify PON

(5)

I received a notice regarding this as an adjacent property owner and hope I am not too late to comment.

I am not for this as its giant and wraps the school. Also you should know that the applicant owns the 300 acres to the south. Alan Lauhoff along with the owner at the time put together a master plan commercial / Lt Industrial park in place as I believe a PD and there was multi-family wrapped around the blue hole that was a component of that and I think the more appropriate location for multi family as the blue hole can be a beautiful asset to that development. I am pretty confident that they already have multi family zoning in the PD.

One last comment is that turning left from Park School house onto Hwy 287 is not allowed as it is dangerous and it is done often.

Thank you!

Brett Hess