

AGENDA

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on **Monday, April 5, 2021 at 7:00 p.m.**

Council Members: David Hill, Mayor, Council Member Place 1
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Council Member
Melissa Olson, Council Member Place 3
Doug Barnes, Council Member Place 2

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

5. **Consent Agenda**

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager 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 City Council.

- a. Minutes of the City Council meeting of March 15, 2021
 - b. Minutes of the City Council briefing of March 15, 2021
 - c. Minutes of the City Council and WISD Joint Work Session of March 22, 2021
 - d. Event application for mini COVID-19 Vaccine Hub at Lee Penn Park on April 17, 2021
 - e. Event application for Lions Club Hachie 50 Run on May 1, 2021
 - f. Event application for Gift of Adoption Triathlon on September 6, 2021
 - g. Event application for Big Al's Outdoor Concert on May 8, 2021
 - h. Event application for C10s in the Park Party on the Square on September 18, 2021
6. **Consider** City of Waxahachie Annual Financial Report for year ended September 30, 2020
 7. **Public Hearing** for a Resolution of the City of Waxahachie, Texas, Authorizing and Creating the Emory Lakes Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code
 8. **Discussion and Action** to approve a Resolution of the City of Waxahachie, Texas, Authorizing and Creating the Emory Lakes Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code
 9. **Continue Public Hearing** on a request by Ed Fleming, Walton Global Holdings, LTD, for a Zoning Change from a Future Development and Planned Development (Ordinance #2330) zoning district to a Planned Development-Mixed Use Residential (MUR) with Concept Plan, located South of FM 875, West of I-35, North of FM 1446, and East of Lone Elm Road (Property IDs 182520, 264568, 263786, 192306, 234203, 179534, 187960, 179468) - Owner: WALTON TEXAS LP (ZDC-7-2021)
 10. **Consider** proposed Ordinance approving ZDC-7-2021
 11. **Consider** request by Blain Vinson, Aspen Community Development, for a Plat of the Cottages on Cantrell for 81 lots, being 17.348 acres situated in the J. Armstrong Survey, Abstract 6 (Property ID 244651) – Owner: Scott Pendery, SAP Properties, LLC (SUB-13-2021)

12. **Public Hearing** on a request by Brian Dodds for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 SF, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)
13. **Consider** proposed Ordinance approving ZDC-12-2021
14. **Public Hearing** on a request by David Harrison for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 SF, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 200 Lake Shore Dr (Property ID 182138) - Owner: DAVID HARRISON (ZDC-16-2021)
15. **Consider** proposed Ordinance approving ZDC-16-2021
16. **Public Hearing** on a request by Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed-use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)
17. **Consider** proposed Ordinance approving ZDC-14-2021
18. **Consider** Development Agreement for ZDC-14-2021
19. **Consider** proposed Ordinance updating Park Pavilion Fees
20. **Consider** award of a bid to Circle H Contractors, L.P. for construction of the BNSF Phase 1 and Phase 2 water line capital improvement projects
21. **Discuss** appointment of Comprehensive Plan Committee and take any necessary action
22. **Convene** into Executive Session for consultation with attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code
23. **Reconvene** and take any necessary action
24. Comments by Mayor, City Council, City Attorney and City Manager
25. Adjourn

The City Council 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

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, March 15, 2021 at 7:00 p.m.

- Council Members Present: Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Council Member
Melissa Olson, Council Member Place 3
Doug Barnes, Council Member Place 2
- Council Member Absent: David Hill, Mayor, Council Member Place 1
- Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Robert Brown, City Attorney
Amber Villarreal, Assistant City Secretary

1. Call to Order

Mayor Pro Tem Mary Lou Shipley called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

City Manager Michael Scott gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Mr. Chris Wright, 808 W. Marvin, Waxahachie, Texas, thanked Assistant City Manager Tommy Ludwig for returning his call and taking care of citizens even while out of the office on vacation. Mr. Wright encouraged all City Council candidates to attend and participate in council meetings.

5. Consent Agenda

- a. Minutes of the City Council meeting of March 1, 2021
- b. Minutes of the City Council briefing of March 1, 2021
- c. Renewal of parking and loading zone lease spaces
- d. Event application for mini COVID-19 Vaccine Hub at Lee Penn Park on March 20, 2021

Action:

Council Member Doug Barnes moved to approve items a. through d. on the Consent Agenda. Council Member Chuck Beatty seconded, All Ayes.

6. Public Hearing on a request by Christopher Morris, for a Replat of Part of Lot 9, Block 106 and a Part of Lot 7, Block 158, Town Addition, to create Lot 1 and Lot 2, Block 1, Morris Addition, 0.581 acres (Property ID 171111) – Owner: CHRISTOPHER & AMY K. MORRIS (SUB-9-2021)

(50)

Mayor Pro Tem Shipley announced SUB-9-2021 was inadvertently noticed for a City Council Public Hearing and no action is required by council.

- 7. Consider request by Sterling Reid, Reid Construction, LLC, for a Replat of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021)**

Planning Director Shon Brooks presented the case noting the applicant is requesting to replat the subject property into two (2) lots for residential use and requesting a petition of relief waiver for right-of-way (ROW) dedication. Mr. Brooks explained staff believes a 10' ROW dedication for this property is sufficient.

Action:

Council Member Chuck Beatty moved to approve a request by Sterling Reid, Reid Construction, LLC, for a Replat of Lot 14, Block 63, Town Addition, to create Lot 1 and Lot 2, Block 1, Sterling Addition, 0.371 acres (Property ID 170997) – Owner: REID CONSTRUCTION, LLC (SUB-183-2021) and approve petition for relief waiver. Council Member Doug Barnes seconded, All Ayes.

- 8. Public Hearing on a request by Regina Sias, Nina's House Child Care, for a Specific Use Permit (SUP) for Family Home use within a Planned Development – Single Family – 3 zoning district located at 205 Nottingham Drive (Property ID 220880) - Owner: CHRIS, SHERRIE, & DIANE CARLINO (ZDC-8-2021)**

Mayor Pro Tem Shipley opened the Public Hearing.

Mr. Brooks presented the case noting the applicant is requesting to change the zoning of this property from Planned Development-43-Single-Family-3 (PD-43-SF-3) to Planned Development-43-Single-Family-3 with a Specific Use Permit for family home use for an in-home day care.

Mayor Pro Tem Shipley confirmed with the applicant that they lived in the home.

There being no others to speak for or against ZDC-8-2021, Mayor Pro Tem Shipley closed the Public Hearing.

- 9. Consider proposed Ordinance approving ZDC-8-2021**

ORDINANCE NO. 3257

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A FAMILY HOME USE WITHIN A PLANNED DEVELOPMENT-43-SINGLE FAMILY-3 (PD-43-SF-3) ZONING DISTRICT, LOCATED AT 205 NOTTINGHAM DRIVE, BEING PROPERTY ID 220880, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 20, BLOCK 5 IN THE WINDCHASE EAST PHASE 1 SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

(50)

Action:

Council Member Melissa Olson moved to approve Ordinance No. 3257. Council Member Chuck Beatty seconded, All Ayes.

10. **Continue Public Hearing on a request by Islam Diab, ADTM Engineering & Construction Corp., for a Zoning Change from a General Retail and Planned Development-Single Family Residential-3 zoning district to Planned Development-General Retail, located at the SW corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-186-2021)**

Mayor Pro Tem Shipley continued the Public Hearing.

Mr. Brooks presented the case noting the applicant is requesting to construct three buildings consisting of an office, convenience store with gasolines sales, and a multi-tenant retail building with a drive-thru restaurant on two lots totaling 3.52 acres. He explained staff had concerns with the building façade/elevations presented at the February 23rd meeting and the applicant has proposed two options to meet staff concerns.

Option 1:

The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 75% brick and 25% stone. The applicant has removed stucco from this option.

Option 2:

The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 50% brick and 50% stone. In comparison to the Elevation/Façade Plan presented on February 23rd the stone replaces where the stucco material was originally presented. The applicant has removed stucco from this option.

Mr. Brooks noted the applicant is asking for the following variances from the City of Waxahachie Zoning Ordinance and staff recommended approval:

- Location of the dumpster enclosure to be in the setback of Lot 1
- The rear setback of Lot 1 to be 20' instead of 25'

There being no others to speak for or against ZDC-186-2021, Mayor Pro Tem Shipley closed the Public Hearing.

11. **Consider proposed Ordinance approving ZDC-186-2021**

ORDINANCE NO. 3258

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM GENERAL RETAIL (GR) AND PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3) TO PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR) TO ALLOW A MULTI-TENANT OFFICE BUILDING, CONVENIENCE STORE WITH GASOLINE SALES, AND A MULTI-TENANT RETAIL BUILDING, LOCATED AT THE SOUTHEAST CORNER OF FARLEY STREET AT HIGHWAY 287, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 3.52 ACRES KNOWN AS A PORTION OF PROPERTY ID 181802 OF ABSTRACT 235 OF

THE WC CALDER SURVEY, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Council Member Melissa Olson moved to approve Ordinance No. 3258 as presented with Option 1. Council Member Doug Barnes seconded, All Ayes.

12. Consider Development Agreement for ZDC-186-2021

Action:

Council Member Chuck Beatty moved to approve the Development Agreement for ZDC-186-2021. Council Member Doug Barnes seconded, All Ayes.

13. Consider authorizing professional engineering services with Criado & Associates for the Katy Trunk Sewer and Southwest Interceptor Capital Improvement Projects

Utilities Director David Bailey requested approval to authorize a professional engineering services agreement with Criado & Associates for the Katy Trunk Sewer and Southwest Interceptor Capital Improvements Project in the amount of \$291,630.00. He explained the scope of the work will provide for engineering design, bid specification preparation, and construction support services for these projects.

Action:

Council Member Chuck Beatty moved to approve authorizing a professional engineering services agreement with Criado & Associates for the Katy Trunk Sewer and Southwest Interceptor Capital Improvement Project in the amount of \$291,630.00. Council Member Doug Barnes seconded, All Ayes.

14. Discuss, consider and act on approving Resolution of the City of Waxahachie, Texas determining the costs of certain authorized improvement to be financed by the North Grove Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment roll for Improvement Area #2; calling a meeting and noticing a public hearing for April 19, 2021 to consider an ordinance levying assessments on property located within Improvement Area #2 of the North Grove Public Improvement District; directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing City staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto

RESOLUTION NO. 1306

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS DETERMINING THE COSTS OF IMPROVEMENT AREA #2 IMPROVEMENTS TO BE FINANCED BY THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT; APPROVING AN UPDATED PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; CALLING AND NOTICING A PUBLIC HEARING FOR APRIL 19, 2021 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE NORTH GROVE PUBLIC

(50)

IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

Action:

Council Member Melissa Olson moved to approve Resolution No. 1306. Council Member Doug Barnes seconded, All Ayes.

- 15. Consider proposed Resolution accepting a petition to create the Emory Lakes Public Improvement District, calling for a public hearing to consider the feasibility and advisability of establishing the district and authorizing and directing the publication and mailing of notices of the public hearing**

Mr. Scott explained the proposed Resolution will only accept the petition and set a Public Hearing date and will accompany the zoning case at the April 5, 2021 council meeting.

RESOLUTION NO. 1307

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, CALLING A PUBLIC HEARING FOR APRIL 5, 2021, TO CONSIDER THE FEASIBILITY AND ADVISABILITY OF ESTABLISHING THE EMORY LAKES PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES OF THE PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

Action:

Council Member Melissa Olson moved to approve Resolution No. 1307. Council Member Chuck Beatty seconded, All Ayes.

- 16. Discuss appointment of Comprehensive Plan Committee and take any necessary action**

Mayor Pro Tem Shipley announced the item will move to the April 5, 2021 City Council meeting.

- 17. Comments by Mayor, City Council, City Attorney and City Manager**

City Manager Michael Scott thanked Mr. Chris Wright for acknowledging the dedication of city staff and noted he is always amazed and impressed by staff

- 18. Adjourn**

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

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

City Council
March 15, 2021

(5b)

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, March 15, 2021 at 6:00 p.m.

Council Members Present: Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Council Member
Melissa Olson, Council Member Place 3
Doug Barnes, Council Member Place 2

Council Member Absent: David Hill, Mayor, Council Member Place 1

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Robert Brown, City Attorney
Amber Villarreal, Assistant City Secretary

1. Call to Order

Mayor Pro Tem Mary Lou Shipley called the meeting to order.

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

City Manager Michael Scott reviewed the following:

- 5c. He explained the Parking and Loading Zone request is for renewals only and the city ordinance does not allow new parking and loading zone requests.
- 5d. Staff reviewed the event application and recommended approval noting the event will be a mini vaccine hub organized by Hope Clinic and Baylor Scott and White Health.

Planning Director Shon Brooks reviewed the following:

- Item 6. SUB-9-2021, the case was inadvertently advertised as a City Council public hearing but Section 1.4 of the Zoning Ordinance allows for Planning & Zoning Commission approval only as long as there isn't a petition of relief waiver. No action is needed.
- Item 7. SUB-183-2021, staff recommended approval of plat as presented and approval of petition of waiver as presented.
- Items 8 and 9. ZDC-8-2021, staff recommended approval as presented.
- Items 10, 11, and 12. ZDC-186-2021, staff recommended approval per staff comments, approval of variance requests, and requested elevation/façade recommendation from the Council. The Planning & Zoning Commission recommended approval of Option 1: The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 75% brick and 25% stone. The applicant has removed stucco from this option. He noted the accompanying Development Agreement secures masonry standards.
- Item 14. He explained the proposed Resolution will determine costs, approve an updated preliminary service plan and assessment plan including proposed improvement area #2 assessment roll, and calling and noticing a Public Hearing to consider an ordinance levying assessments for the second phase of the North Grove Public Improvement District.

(5b)

- Item 15. He explained the proposed Resolution is only accepting the petition and establishing Public Hearing dates for the proposed Public Improvement District. He noted approval of the Resolution does not approve the zoning or approve the development.

Utilities Director David Bailey reviewed Item 13, the proposed professional engineering services agreement with Criado & Associates associated with the rehabilitation of Katy Trunk and Southwest Interceptor sewer line capital improvement project in the amount of \$291,630.00.

Mr. Brooks reviewed Item 16 noting Council is tasked with making recommendations for members of the community to serve on the Comprehensive Plan Advisory Committee. He explained the committee will assist with the Comprehensive Plan and Thorough Fare Plan and present recommendations to the Planning and Zoning Commission and City Council. He reported the project is estimated at a 12 to 15 month process. Staff recommended the committee be made up of individuals who represent the varied interest and makeup of the community as a whole such as representatives from Historic Waxahachie, Waxahachie Downtown Merchants Association, Waxahachie Chamber of Commerce, Waxahachie ISD, community activists and local business owners.

Councilmember Melissa Olson expressed her desire to serve on the committee. It was the consensus to take action at the April 5th meeting to allow City Council to review.

3. Adjourn

There being no further business, the meeting adjourned at 6:39 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

A joint work session of the Mayor and City Council of the City of Waxahachie, Texas and Board of Trustees of the Waxahachie Independent School District (WISD) was held at the Waxahachie Police Department, Community Room, 630 Farley Street, Waxahachie, TX 75165 on Monday, March 22, 2021 at 5:00 p.m. beginning with dinner.

Council Members Present: David Hill, Mayor, Council Member Place 1
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Council Member
Melissa Olson, Council Member Place 3
Doug Barnes, Council Member Place 2

Board of Trustees of Waxahachie ISD Present: Dr. Bonny Cain, Superintendent
Dusty Autrey, President
Clay Schoolfield, Vice-President
Judd McCutchen, Secretary
Kim Kriegel, Member
John Rodgers, Member
Melissa Starnater, Member
Debbie Timmerman, Member

Others Present: Michael Scott, City Manager
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant City Secretary
Members of the City of Waxahachie Staff
Members of the WISD Staff

1. Call to Order

Mayor David Hill called the meeting to order.

President Dusty Autrey called the Board of Trustees of the Waxahachie Independent School District meeting to order.

2. Invocation

City Manager Michael Scott gave the invocation.

3. Public Comments

Ms. Amy Hedtke, 106 Vanderbilt, Waxahachie, Texas, urged the public and those present at the meeting, to vote against the current WISD bond measure.

4. WISD informational presentation related to bond proposition, demographer figures and projections, and future land/facility planning

Superintendent Dr. Bonny Cain provided an overview of the 2021 Bond Proposal. She noted WISD is a fast-growing district that is projected to nearly double in size over the next ten years. The Waxahachie ISD Board of Trustees called for a \$127 million bond after a series of meetings with the community to provide input on needed projects.

(5C)

Director of Public Relations Jenny Bridges noted upcoming Community Forums will be on Thursday, April 8th from 5-6 p.m. and Tuesday, April 13th from 6-7 p.m. It was noted over 25 Bond Presentations have been reviewed with different community and organizational groups.

WISD Chief Financial Officer Ryan Kahlden reviewed the 2.2% district growth this fall and the projected enrollment forecast for 2022 school year will be above 10,000 students for the district.

Mr. Kahlden reviewed the following 2021 Bond Proposal:

- Two new elementary schools
- Renovations to Coleman building for new high school
- Renovations to Hancock building for Coleman JH
- Expansion at WHS to provide facilities that will be lost to HS#2
- Renovations at the four oldest elementary schools (Northside, Shackelford, Dunaway, and Wilemon)
- Purchase of land for future school sites
- Purchase of land for and expansion of district transportation facility
- Large maintenance projects throughout district

Mr. Kahlden explained while the ballot is required to say “This is a property tax increase.”, if the bond is approved by the voters, it will produce No Tax Rate Increase for Waxahachie ISD taxpayers.

Mr. Scott thanked WISD for their update noting it is important to communicate between the city and school district on growth in the city.

5. City presentation of current growth figures, trends, and active subdivisions; areas of anticipated future growth; and future infrastructure plans for roads, water, and sewer

Planning Director Shon Brooks explained the city is currently in the process of updating the Comprehensive Plan. He explained the plan outlines goals, policies, and action for the future development of the City and is updated at least once every five years. He noted there will be an advisory committee to assist with the plan update and city staff recommends a representative from WISD participate on the committee. Mr. Brooks reviewed current and projected population growth based on single-family building permits. He reviewed high growth sectors for single-family and multi-family based on current platting. Mr. Brooks also reviewed proposed developments that will greatly impact WISD.

Public Works & Engineering Director James Gaertner reviewed the Transportation and Thoroughfare Plan for the city noting the Thoroughfare Plan will also be updated in conjunction with the Comprehensive Plan.

Director of Utilities David Bailey reviewed water and sanitary sewer infrastructure in the 5 year Capital Improvements Plan. He reviewed maps showing the following: Northwest water lines, Ovilla Road water line, Grove and Cole Creek Sewer, and FM 878/879 water and sewer lines.

6. Discuss concerns and opportunities to assist in managing growth and realizing future goals

President Autrey inquired about seeking out large industries and Mr. Scott noted the city has a very

active Economic Development Department.

President Autrey inquired about how the school district can be involved in the development process and Mr. Scott noted city staff can direct developers to contact the school district.

Council Member Melissa Olson asked about requiring school land dedication similar to that of park land dedication. Staff noted requirements for developments must be proportionate to the size of the development. Council Member Olson also inquired about the use of Public Improvement District (PID) funds to allocate for schools and Mr. Scott noted that is a decision by the developer on whether the PID rate is able to fund school infrastructure.

7. Adjourn

Mr. Scott thanked WISD for their time, attendance, and participation.

There being no further business, the meeting adjourned at 6:36 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(5A)



Application for a Festival or Event Permit

Event Name and Description: COVID-19 Vaccination Follow-up Event. At this follow-up event we will be providing
2nd dose vaccinations to the same 200 clients who received their 1st dose on 3/20/21. We hope this event can be held
again at Lee Penn Park

Applicant Information

Name: Tyson Bain
Address: 301 N. Washington Ave.
City, State, Zip: Dallas, TX 75246 Phone: 214-865-3541
E-mail Address: tyson.bain@bswhealth.org

Organization Information

Organization Name: Baylor Scott & White Health
Address: 301 N. Washington Ave., Dallas, TX 75246
Authorized Head of Organization: Niki Mehta
Phone: _____ E-mail Address: Niki.Mehta@BSWHealth.org

Event Chairperson/Contact

Name: Tyson Bain
Address: 301 N. Washington Ave
City, State, Zip: Dallas, TX 75246 Phone: 214-865-3541
E-mail Address: tyson.bain@bswhealth.org

Event Information

Event Location/Address: Lee Penn Park @ 402 Getzendaner St., 75165
Purpose: 2nd dose COVID-19 Vaccination event - by appointment only
Event Start Date and Time: 4/17/2021 @ 12:00pm

(5d)

Event End Date and Time: 4/17/2021 @ 4:00pm

Approximate Number of Persons Attending Event Per Day: 250 (200 clients & 50 staff/volunteers)

Site Preparation and Set-Up Date and Time: 4/17/21 & 9.30am

Clean-Up Completion Date and Time: 4/17/21 @ 5.00pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

We are looking to provide 2nd doses vaccinations against COVID-19 in a smaller version of our main vaccination hub at Lee Penn Park. We will be primarily using the parking lot and basketball court pavillion to provide the 2nd dose to the 200 clients previously seen on 3/20/21. From the city, we would like to request use of power outlets in the bathroom building, environmental services to ensure the bathrooms and grounds are clean, and 60 cones to block off areas we are using.

Will food and/or beverages be available and/or sold? YES NO

*Will alcohol be available and/or sold? YES NO

If yes, will the event be in the Historic Overlay District? YES/NO

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? No

Will an Unmanned Aircraft Systems Unit (drone) be used? YES NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.

Signature of Applicant  Date 3/22/2021

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

(52)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Monday, March 22, 2021 3:42 PM
To: citysecretary
Subject: RE: Gathering over 10 Application for 3/20

I have no concerns with this request.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: citysecretary [mailto:citysecretary@waxahachie.com]
Sent: Monday, March 22, 2021 3:39 PM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: FW: Gathering over 10 Application for 3/20

[EXTERNAL SENDER] – This email may be from an untrusted source. Links and attachments within this email may be at greater risk of being malicious or threatening in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

For your review/comments.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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Attention Public Officials: A "Reply to All" of this email message could lead to violations of the Texas Open Meetings Act. If replying, please reply only to the sender.

From: Bain, Tyson <Tyson.Bain@BSWHealth.org>
Sent: Monday, March 22, 2021 3:02 PM
To: citysecretary <citysecretary@waxahachie.com>
Subject: RE: Gathering over 10 Application for 3/20

Hi Amber,

(5d)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Tuesday, March 23, 2021 10:34 AM
To: Villarreal, Amber
Subject: RE: Festival/Event Application-Mini Vaccine Hub

I have no issues.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, March 22, 2021 3:41 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Gumaro Martinez <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; James Gaertner <jgaertner@waxahachie.com>; Matt Massey <mmassey@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Festival/Event Application-Mini Vaccine Hub

FYI This event is requested for April 17, 2021.

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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From: citysecretary
Sent: Monday, March 22, 2021 3:39 PM
To: Ricky Boyd <RBoyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Martinez, Jose

(SA)

Villarreal, Amber

From: Martinez, Gumaro
Sent: Tuesday, March 23, 2021 5:03 PM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Griffith, Thomas; Drewry, Michaela; Gaertner, James; Massey, Matt; Me'Lony Jordan; Martinez, Jose
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Festival/Event Application-Mini Vaccine Hub

I do not have any issues or concerns with this event application.

Gumaro Martinez
City of Waxahachie
Director of Parks & Recreation
 401 S. Elm
 Waxahachie, TX 75165
 469.309.4271 direct
 214.903.3676 work cell
gmartinez@waxahachie.com

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Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Festival/Event Application-Mini Vaccine Hub

FYI This event is requested for April 17, 2021.

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
 Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: citysecretary
Sent: Monday, March 22, 2021 3:39 PM
To: Ricky Boyd <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Griffith, Thomas

(5d)

Villarreal, Amber

From: Gaertner, James
Sent: Tuesday, March 23, 2021 5:10 PM
To: Martinez, Gumaro; Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Griffith, Thomas; Drewry, Michaela; Massey, Matt; Me'Lony Jordan; Martinez, Jose
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Festival/Event Application-Mini Vaccine Hub

I don't have issues as well.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Martinez, Gumaro <gmartinez@waxahachie.com>
Sent: Tuesday, March 23, 2021 5:03 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoalsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>
Cc: Scott, Michael <mScott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Festival/Event Application-Mini Vaccine Hub

I do not have any issues or concerns with this event application.

Gumaro Martinez
City of Waxahachie
Director of Parks & Recreation
401 S. Elm
Waxahachie, TX 75165
469.309.4271 direct
214.903.3676 work cell
gmartinez@waxahachie.com

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Cc: Scott, Michael <mScott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy

(5d)

Villarreal, Amber

From: Lawrence, Albert
Sent: Wednesday, March 24, 2021 3:44 PM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Griffith, Thomas; Martinez, Gumaro; Drewry, Michaela; Gaertner, James; Massey, Matt; Me'Lony Jordan; Martinez, Jose
Cc: Scott, Michael; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Festival/Event Application-Mini Vaccine Hub

I don't have any issues.

Albert Lawrence
Assistant City Manager

City of Waxahachie
401 S. Rogers
PO Box 757
Waxahachie, TX 75165
Direct Line: 469-309-4001

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, March 22, 2021 3:41 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoalsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Festival/Event Application-Mini Vaccine Hub

FYI This event is requested for April 17, 2021.

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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Sent: Monday, March 22, 2021 3:39 PM
To: Ricky Boyd <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoalsby@waxahachiepd.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela



(5e)

Sent AT twice
3-4-21
Also Jan 11TH
I

Application for a Festival or Event Permit

Event Name and Description: Lions Club Hachie 50 Running
Event - 50 mile, 50K, Marathon & Children's
Fun run 1 mile

Applicant Information

Name: Paul Box
Address: 133 Spring Grove Dr.
City, State, Zip: Wax, Tx 75165 Phone: 903.857.1271
E-mail Address: paul box 80 @ yahoo.com

Organization Information

Organization Name: Waxahachie Lions Club
Address: 418 Victorian Dr. Wax Tx 75165
Authorized Head of Organization: Ken Box
Phone: 469.337.8044 E-mail Address: Kenpaulbox@gmail.com

Event Chairperson/Contact

Name: Paul Box, race director
Address: 133 Spring Grove Dr.
City, State, Zip: Wax TX 75165 Phone: 903.857.1271
E-mail Address: paul box 80 @ yahoo.com

Event Information

Event Location/Address: Getzander Park + Trail
Purpose: Fund raiser for Lions Club
Event Start Date and Time: May 1, 2021 5:00 am

(6)

Event End Date and Time: May 1, 2021 6:30 pm

Approximate Number of Persons Attending Event Per Day: 500

Site Preparation and Set-Up Date and Time: April 30, 2021 10:00am all day

Clean-Up Completion Date and Time: May 1, 2021 6:30pm - 8:30pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

No street closings
We will use street cones down Jefferson St. from old hospital to railroad plus other places along Getz. trail. We will handle traffic control at Grand + Jefferson, downtown 1/2 on Matthew's St.

Will food and/or beverages be available and/or sold? YES/NO NO downtown 1/2 on Matthew's St.

*Will alcohol be available and/or sold? YES/NO not sold

If yes, will the event be in the Historic Overlay District? YES/NO NO

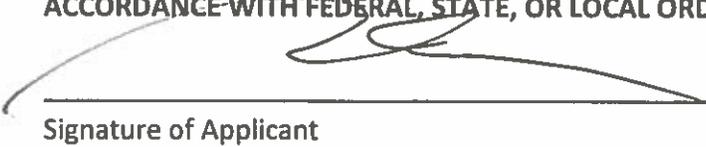
If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? No

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/NO NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.



Signature of Applicant

January 19, 2021
Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

Revised 11-4-2020

We will need 250 street cones & we will need metal street signs to mark trail.

(5)

Villarreal, Amber

From: Massey, Matt
Sent: Wednesday, March 24, 2021 4:11 PM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Martinez, Gumaro; Drewry, Michaela; Gaertner, James; Griffith, Thomas
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Event Application-Lions Club Hachie 50

Not a problem.

Matt Massey
City of Waxahachie
Street Dept.
Office 469-309-4312
mmassey@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Wednesday, March 24, 2021 3:27 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application-Lions Club Hachie 50

See Mr. Box's additional requests below:

Here is the list of items the city typically provides for our race.

All delivered on Friday, April 30th to Loon's park.

Generator with lights
250 traffic cones
All metal signs for road
1 or 2 gators to drive trail for first aid.

The generator can be picked up anytime Saturday after 8:00 AM. We typically return everything else to the city yard at Getzendaner Park after the race finishes around 6:00-7:00 PM

Regular trash pickup throughout the day. You had also told me there would be no city promotion for hauling trash or limbs to the city dump.

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(52)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Wednesday, March 24, 2021 4:12 PM
To: Villarreal, Amber
Subject: RE: Event Application-Lions Club Hachie 50

I have no concerns other than Covid related.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue

214-463-9335

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Wednesday, March 24, 2021 3:25 PM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-Lions Club Hachie 50

[EXTERNAL SENDER] – This email may be from an untrusted source. Links and attachments within this email may be at greater risk of being malicious or threatening in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

For your review/comments.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(52)

Villarreal, Amber

From: Gaertner, James
Sent: Thursday, March 25, 2021 9:15 AM
To: Ludwig, Tommy; Lockart, Jim; Dernovich, Kip; Martinez, Jose; Carrillo, Michael; Me'Lony Jordan
Cc: Massey, Matt; Villarreal, Amber
Subject: RE: Event Application-Lions Club Hachie 50

I have no issues with this.

I am including Matt to this email since he deals with this running group every year. I believe the biggest question is do we have enough cones, since we have a lot of them at the Senior Center and other events.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Ludwig, Tommy <tludwig@waxahachie.com>
Sent: Wednesday, March 24, 2021 4:57 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Lockart, Jim <jim.lockart@waxahachie.com>; Dernovich, Kip <kdernovich@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Carrillo, Michael <mcarrillo@waxahachie.com>; Me'Lony Jordan <mjordan@waxahachie.com>
Subject: FW: Event Application-Lions Club Hachie 50

FYI



Tommy Ludwig
Assistant City Manager
City of Waxahachie
O: 469-309-4021
C: 214-949-0529
TLudwig@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Wednesday, March 24, 2021 3:25 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <mScott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-Lions Club Hachie 50

For your review/comments.

(5)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Friday, March 26, 2021 4:10 PM
To: Villarreal, Amber
Subject: RE: Event Application-Lions Club Hachie 50

I don't have any issues with the race. But, I'm not sure who supplies the cones. I don't think we do.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Wednesday, March 24, 2021 3:25 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Gumaro Martinez <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; James Gaertner <jgaertner@waxahachie.com>; Matt Massey <mmassey@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-Lions Club Hachie 50

For your review/comments.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(5c)

Crocker, Clarice

From: Martinez, Gumaro
Sent: Wednesday, March 31, 2021 3:55 PM
To: Villarreal, Amber; Drewry, Michaela
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Event Application-Lions Club Hachie 50

Parks Department does not have any issues or concerns with this event.

Gumaro Martinez
City of Waxahachie
Director of Parks & Recreation
401 S. Elm
Waxahachie, TX 75165
469.309.4271 direct
214.903.3676 work cell
gmartinez@waxahachie.com

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From: Villarreal, Amber
Sent: Wednesday, March 31, 2021 3:54 PM
To: Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application-Lions Club Hachie 50

Can you send me your comments for the Hachie 50 event?

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(50)

Villarreal, Amber

From: Lawrence, Albert
Sent: Wednesday, March 31, 2021 3:58 PM
To: Villarreal, Amber
Subject: RE: Event Application-Lions Club Hachie 50

I don't have any comments.

Albert Lawrence
Assistant City Manager

City of Waxahachie
401 S. Rogers
PO Box 757
Waxahachie, TX 75165
Direct Line: 469-309-4001

From: Villarreal, Amber <avillarreal@waxahachie.com>
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To: Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application-Lions Club Hachie 50

Can you send me your comments for the Hachie 50 event?

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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Sent: Wednesday, March 24, 2021 3:25 PM
To: Ricky Boyd <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy

(5F)

3/22/2021



Application for a Festival or Event Permit

Event Name and Description: GIFT OF ADOPTION Waxahachie
Triathlon - bike, run, + swim triathlon

Applicant Information

Name: Adam Pfeil
Address: 121 Monticello Dr
City, State, Zip: Mansfield, TX 76063 Phone: 817-287-1196
E-mail Address: _____

Organization Information

Organization Name: GIFT OF ADOPTION - Texas chapter
Address: 121 Monticello Dr Mansfield, TX 76063
Authorized Head of Organization: Adam Pfeil - President
Phone: 817-287-1196 E-mail Address: _____

Event Chairperson/Contact

Name: Adam Pfeil
Address: 121 Monticello Dr
City, State, Zip: Mansfield, TX 76063 Phone: 817-287-1196
E-mail Address: _____

Event Information

Event Location/Address: Spring Park Lakeshore Dr. Waxahachie
Purpose: Charity triathlon
Event Start Date and Time: 5:30am - Sept 6, 2021
Event End Date and Time: NOON - Sept 6, 2021

(5f)

Approximate Number of Persons Attending Event Per Day: 200 people (150-200 people)

Site Preparation and Set-Up Date and Time: NOON - Sept 5, 2021

Clean-Up Completion Date and Time: Sept 6, 2021 - NOON

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

traffic control on corner of Old Italy / HOWARD Rd + HOWARD rd / lakeshore drive, vendor booths @ Spring Park

Requested City Services: traffic control, fire boat (search + rescue boat), city cones/barrels on roads

Will food and/or beverages be available and/or sold? YES YES NO

If yes, contact the City Health Inspector, (469) 309-4134, for permitting requirements and compliance.

*Will alcohol be available and/or sold? NO YES NO

If yes, will the event be in the Historic Overlay District? NO YES NO

Will dumpsters be needed? yes, 1 by the park

Will an Unmanned Aircraft Systems Unit (drone) be used? NO YES/NO If so, provide a copy of the current FAA License.

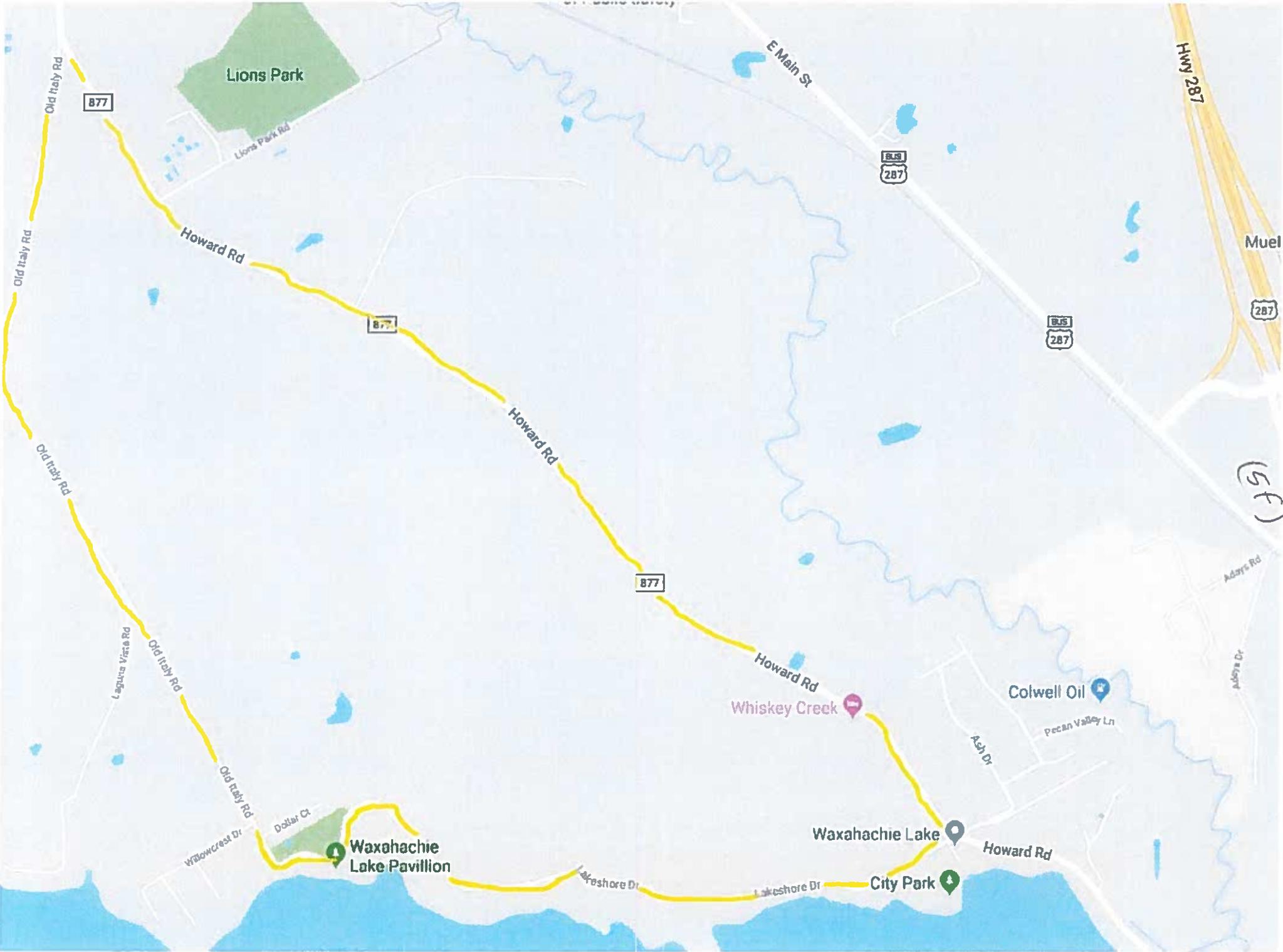
Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.

[Signature]
Signature of Applicant

3/22/2021
Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).



Lions Park

Lions Park Rd

Howard Rd

877

Howard Rd

877

Howard Rd

Whiskey Creek

Colwell Oil

Pecan Valley Ln

Ash Dr

Waxahachie Lake Pavillion

Dollar Ct

Willowcrest Dr

Old Italy Rd

Old Italy Rd

Laguna Vista Rd

Waxahachie Lake

Howard Rd

City Park

Lakeshore Dr

Lakeshore Dr

Muel

287

Adays Rd

Adays Dr

Hwy 287

BUS 287

BUS 287

(5f)

(5f)

Villarreal, Amber

From: Mosley, Laurie
Sent: Tuesday, March 23, 2021 9:04 AM
To: Villarreal, Amber
Subject: RE: Application for 2021 Waxahachie Triathlon

I see no conflict with the event from my department's perspective. Thank you!

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, March 22, 2021 1:26 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoalsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Gaertner, James <jgaertner@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: FW: Application for 2021 Waxahachie Triathlon
Importance: High

For your review/comments. Note: The applicant is needing approval by 4/15/21 to start planning the event.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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From: Adam Pfeil <[redacted]>
Sent: Monday, March 22, 2021 1:19 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Jeremy Morton <jeremy.morton@aon.com>
Subject: Application for 2021 Waxahachie Triathlon
Importance: High

Amber,

Here is our application. If more detail is needed, please let me know and I can answer those questions. Ideally, we need to know if this is a GO by 4/15/2021 so we can start planning the event. We have a very successful event in 2019 at Spring Park and raised over \$7,500 for our adoption charity in 1 day.

Thanks,
Adam Pfeil

(5f)

Villarreal, Amber

From: Gaertner, James
Sent: Tuesday, March 23, 2021 5:12 PM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Martinez, Gumaro; Drewry, Michaela; Griffith, Thomas; Mosley, Laurie
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Application for 2021 Waxahachie Triathlon

Amber,

They are requesting traffic control on TxDOT ROW. They will need to coordinate with TxDOT to be able to install traffic control in their ROW.

Matt is aware of the needs along Lakeshore and Spring Park.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, March 22, 2021 1:26 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Mosley, Laurie <Imosley@waxahachiecvb.com>; Gaertner, James <jgaertner@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: FW: Application for 2021 Waxahachie Triathlon
Importance: High

For your review/comments. Note: The applicant is needing approval by 4/15/21 to start planning the event.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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From: Adam Pfeil < >
Sent: Monday, March 22, 2021 1:19 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Jeremy Mortc~

(5f)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Wednesday, March 24, 2021 8:16 AM
To: Villarreal, Amber
Subject: RE: Application for 2021 Waxahachie Triathlon

Amber,
I'm going to need to see the actual route of the run and the overall event in order to evaluate the traffic control needs, etc.

Thanks,

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, March 22, 2021 1:26 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Gumaro Martinez <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; James Gaertner <jgaertner@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: FW: Application for 2021 Waxahachie Triathlon
Importance: High

For your review/comments. Note: The applicant is needing approval by 4/15/21 to start planning the event.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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www.waxahachie.com

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(sf)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Tuesday, March 30, 2021 12:54 PM
To: Villarreal, Amber
Subject: RE: Application for 2021 Waxahachie Triathlon

I don't have any concerns except for those concerning Covid.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Tuesday, March 30, 2021 12:49 PM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>
Subject: RE: Application for 2021 Waxahachie Triathlon

[EXTERNAL SENDER] – This email may be from an untrusted source. Links and attachments within this email may be at greater risk of being malicious or threatening in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

Have you had a chance to review the attached event application?

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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From: Villarreal, Amber
Sent: Monday, March 22, 2021 1:26 PM
To: Ricky Boyd <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Gaertner, James <jgaertner@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: FW: Application for 2021 Waxahachie Triathlon
Importance: High

For your review/comments. Note: The applicant is needing approval by 4/15/21 to start planning the event.

Thank you,

(5F)

Villarreal, Amber

From: Martinez, Gumaro
Sent: Tuesday, March 30, 2021 2:09 PM
To: Villarreal, Amber; Ricky Boyd; Drewry, Michaela
Subject: RE: Application for 2021 Waxahachie Triathlon

As far as the Parks Dept, we do not have any issues or concerns with this event.

Gumaro Martinez
City of Waxahachie
Director of Parks & Recreation
401 S. Elm
Waxahachie, TX 75165
469.309.4271 direct
214.903.3676 work cell
gmartinez@waxahachie.com

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From: Villarreal, Amber
Sent: Tuesday, March 30, 2021 12:49 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>
Subject: RE: Application for 2021 Waxahachie Triathlon

Have you had a chance to review the attached event application?

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: Villarreal, Amber
Sent: Monday, March 22, 2021 1:26 PM
To: Ricky Boyd <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Drewry, Michaela <michaela.drewry@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Mosley, Laurie <imosley@waxahachiecvb.com>; Gaertner, James <jgaertner@waxahachie.com>
Cc: Scott, Michael <miscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: FW: Application for 2021 Waxahachie Triathlon
Importance: High

(5F)

Villarreal, Amber

From: ^
Sent: Tuesday, March 30, 2021 3:12 PM
To: Villarreal, Amber
Subject: Re: Application for 2021 Waxahachie Triathlon

I did pay the policemen "off duty" hours pay.

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, March 30, 2021 3:11 PM
To: Adam Pfeil <herr_pfeil@msn.com>
Subject: RE: Application for 2021 Waxahachie Triathlon

ROW is Right-of-Way. Do you know if you paid for police officer's for traffic control? The reason I'm asking is because the city is still not "sponsoring" events and I know some events have to pay for off-duty police officers for security and traffic control.

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: Adam Pfeil <herr_pfeil@msn.com>
Sent: Tuesday, March 30, 2021 3:07 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Re: Application for 2021 Waxahachie Triathlon

2 years ago, we used the Wax PD for traffic control and that was it and it worked. What exactly is ROW?

Adam

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, March 30, 2021 2:56 PM
To: Adam Pfeil <herr_pfeil@msn.com>
Subject: RE: Application for 2021 Waxahachie Triathlon

Below is the response from our Public Works/Engineering Director:

They are requesting traffic control on TxDOT ROW. They will need to coordinate with TxDOT to be able to install traffic control in their ROW.



(54)

Application for a Festival or Event Permit

Event Name and Description: LE FREAK - AHACHIE
OUT DOOR CONCERT / PARTY

Applicant Information

Name: AL MACK
Address: 200 S. Rogers St. #3
City, State, Zip: WAXAHACHIE Phone: 214-980-1120
E-mail Address: BIGALMACK19@GMAIL.COM

Organization Information

Organization Name: BIG AL'S DOWN THE HATCH
Address: 200 S. ROGERS ST #3
Authorized Head of Organization: AL MACK
Phone: 214-770-4772 E-mail Address: BIGALMACK19@GMAIL.COM

Event Chairperson/Contact

Name: AL MACK
Address: SAME AS ABOVE
City, State, Zip: _____ Phone: _____
E-mail Address: _____

Event Information

Event Location/Address: 200 Block of Rogers
Purpose: Directly in front of Big Al's
Event Start Date and Time: MAY 8 8:30-11:30

Event End Date and Time: May 8 11:30p (50)

Approximate Number of Persons Attending Event Per Day: 300

Site Preparation and Set-Up Date and Time: MAY 8 2pm Set UP

Clean-Up Completion Date and Time: CLEAN UP AS SOON AS EVENT IS OVER

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

CLOSE ROGERS IN FRONT OF MARCHMAN'S
BLK A1's will provide fence and
port-o-pottys AND security

Will food and/or beverages be available and/or sold? YES/NO YES

*Will alcohol be available and/or sold? YES/NO YES

If yes, will the event be in the Historic Overlay District? YES/NO

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? WE HAVE DUMPSTER

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/NO NO If so, provide a copy of the current FAA License.

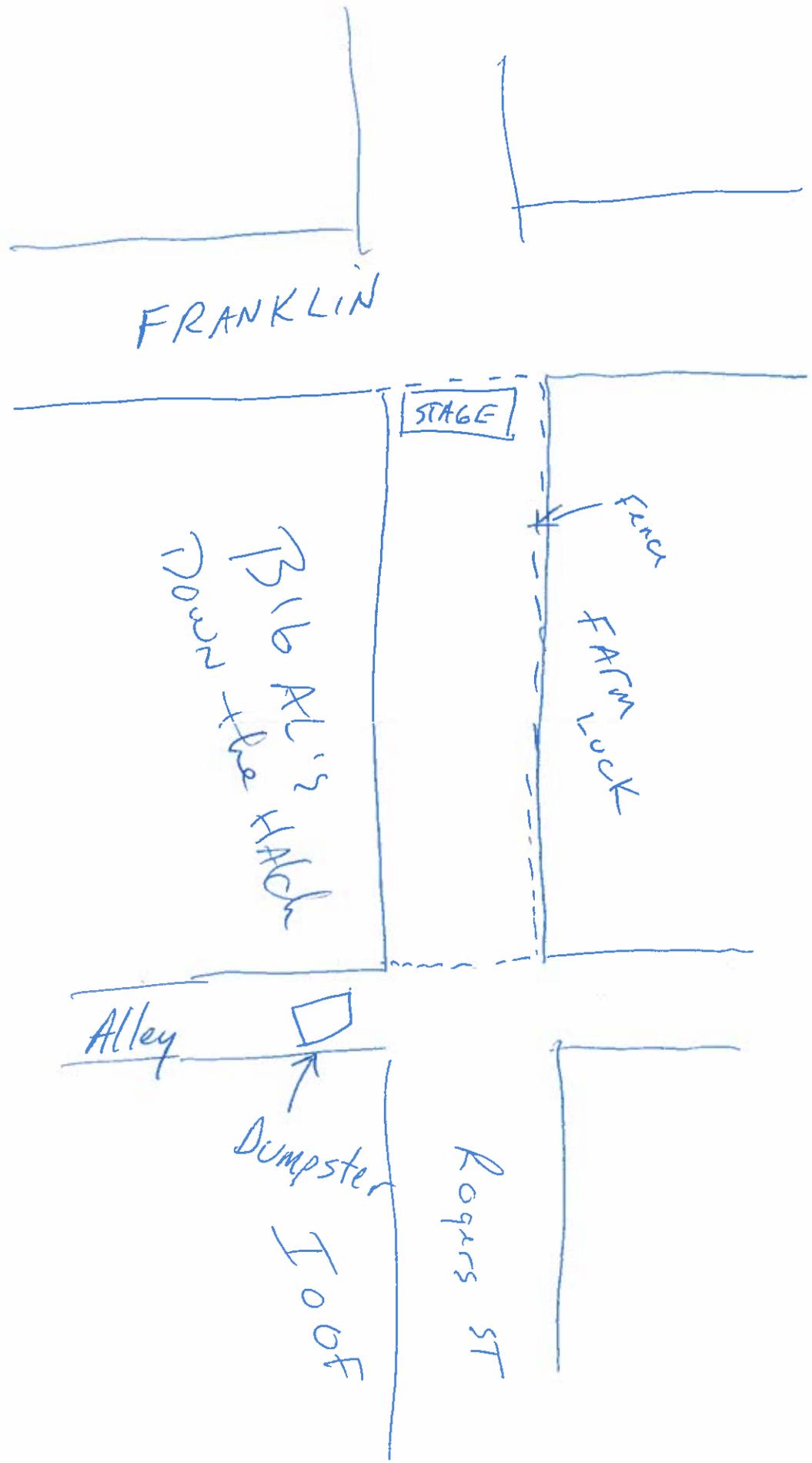
Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.

Signature of Applicant [Signature]

Date 3-29-21

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).



FRANKLIN

STAGE

Fence

FARM LOCK

BIB AL'S
DOWN THE HATCH

Alley



Dumpster

Tractor

ROGERS ST

Street permission

al mack <bigalmack19@gmail.com>

Mon, Mar 29, 1:58 PM

To: al mack <bigalmack19@gmail.com>

Big Al's Down the Hatch is seeking an approval from the city of Waxahachie to hold an event on Saturday May 8th from 8p-11:30 ~~p.m.~~

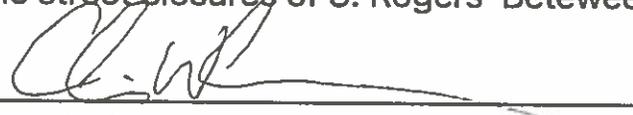
To do this, we will need to get your permission to block of the Northern half of 200 S. Rogers between Farm Luck and Big Al's Down the Hatch.

Thank You for your support.

Name of Your Business: Farm Luck, LLC

Your Title OWNER

I agree to the street closures of S. Rogers Between Farm Luck and Big Als Down the Hatch.

Signature: 

[Quoted text hidden]

From: al mack bigalmack19@gmail.com
Subject: Street permission
Date: Mar 29, 2021 at 1:58:32 PM
To: al mack bigalmack19@gmail.com

Big Al's Down the Hatch is seeking an approval from the city of Waxahachie to hold an event on Saturday May 8th from 8p-11:30p.

To do this, we will need to get your permission to block of the Northern half of 200 S. Rogers between Farm Luck and Big Al's Down the Hatch.

Thank You for your support.

Name of Your Business: Heart in Hand
Your Title Manager IOOF Trustee

I agree to the street closures of S. Rogers Between Farm Luck and Big Als Down the Hatch.

Signature: Tom Wright

--
Big Al Mack

Co-host: The Kidd Kraddick Morning Show

Owner: Big Al's Down the Hatch

Owner: Big Al's Party Trailers

Come sing Karaoke with me!

From: al mack bigalmack19@gmail.com
Subject: Street permission
Date: Mar 29, 2021 at 1:58:32 PM
To: al mack bigalmack19@gmail.com

Big Al's Down the Hatch is seeking an approval from the city of Waxahachie to hold an event on Saturday May 8th from 8p-11:30a.

To do this, we will need to get your permission to block of the Northern half of 200 S. Rogers between Farm Luck and Big Al's Down the Hatch.

Thank You for your support.

Name of Your Business: Gran's Antiques
Your Title manager

I agree to the street closures of S. Rogers Between Farm Luck and Big Als Down the Hatch.

Signature: Jessie Pearson

--
Big Al Mack
Co-host: The Kidd Kraddick Morning Show
Owner: Big Al's Down the Hatch
Owner: Big Al's Party Trailers
Come sing Karaoke with me!

(59)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Tuesday, March 30, 2021 6:27 AM
To: Villarreal, Amber
Subject: RE: Event Application-Big Al's Outdoor Concert

I have no concerns with this request other than those related to Covid.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Monday, March 29, 2021 4:03 PM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; John Thomas. Griffith <tgriffith@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Wade Goolsbey <>wgoolsby@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-Big Al's Outdoor Concert

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For your review/comments. Mr. Mack has spoken with Chris from Farm Luck and he is going to sign off that he doesn't object to closing that portion of the street between Farm Luck and Big Al's.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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(59)

Villarreal, Amber

From: Simpson, Anita
Sent: Wednesday, March 31, 2021 10:35 AM
To: Villarreal, Amber
Subject: RE: Event Application-Big Al's Outdoor Concert

Amber,

Wally will work with the street department to set up an alternate route for the residents who live in the loft apartments for this event. I would just make sure you have something in writing from Chris and if he is closing the street at 2 pm that Saturday Gran's and Heart in Hand.

Anita

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, March 29, 2021 4:03 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; John Thomas. Griffith <tgriffith@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Wade Goolsbey <>wgoolsby@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-Big Al's Outdoor Concert

For your review/comments. Mr. Mack has spoken with Chris from Farm Luck and he is going to sign off that he doesn't object to closing that portion of the street between Farm Luck and Big Al's.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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(5h)



Application for a Festival or Event Permit

Event Name and Description: CIOs in the PARK Party on the Square

Applicant Information

Name: Terry Hill
Address: 207 Nocona Dr.
City, State, Zip: Waxahachie Phone: 972-921-5187
E-mail Address: CIOsinthePark@yahoo.com

Organization Information

Organization Name: CIOs in the PARK
Address: 207 Nocona Dr.
Authorized Head of Organization: Terry Hill
Phone: 972-921-5187 E-mail Address: CIOsinthePark@yahoo.com

Event Chairperson/Contact

Name: Same as Above
Address: " "
City, State, Zip: " " Phone: _____
E-mail Address: " "

Event Information

Event Location/Address: Jackson / Franklin St.
Purpose: Concert / Truck show
Event Start Date and Time: September 18th 6 PM - 10 PM

(5h)

Event End Date and Time: September 18th 10pm

Approximate Number of Persons Attending Event Per Day: 3k

Site Preparation and Set-Up Date and Time: September 17th 10pm??

Clean-Up Completion Date and Time: September 19th 10am

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

concert and truck show

Will food and/or beverages be available and/or sold? YES/NO

*Will alcohol be available and/or sold? YES/NO

If yes, will the event be in the Historic Overlay District? YES/NO
Chamber will be applying to serve alcohol.
If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? NO

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/NO If so, provide a copy of the current FAA License.

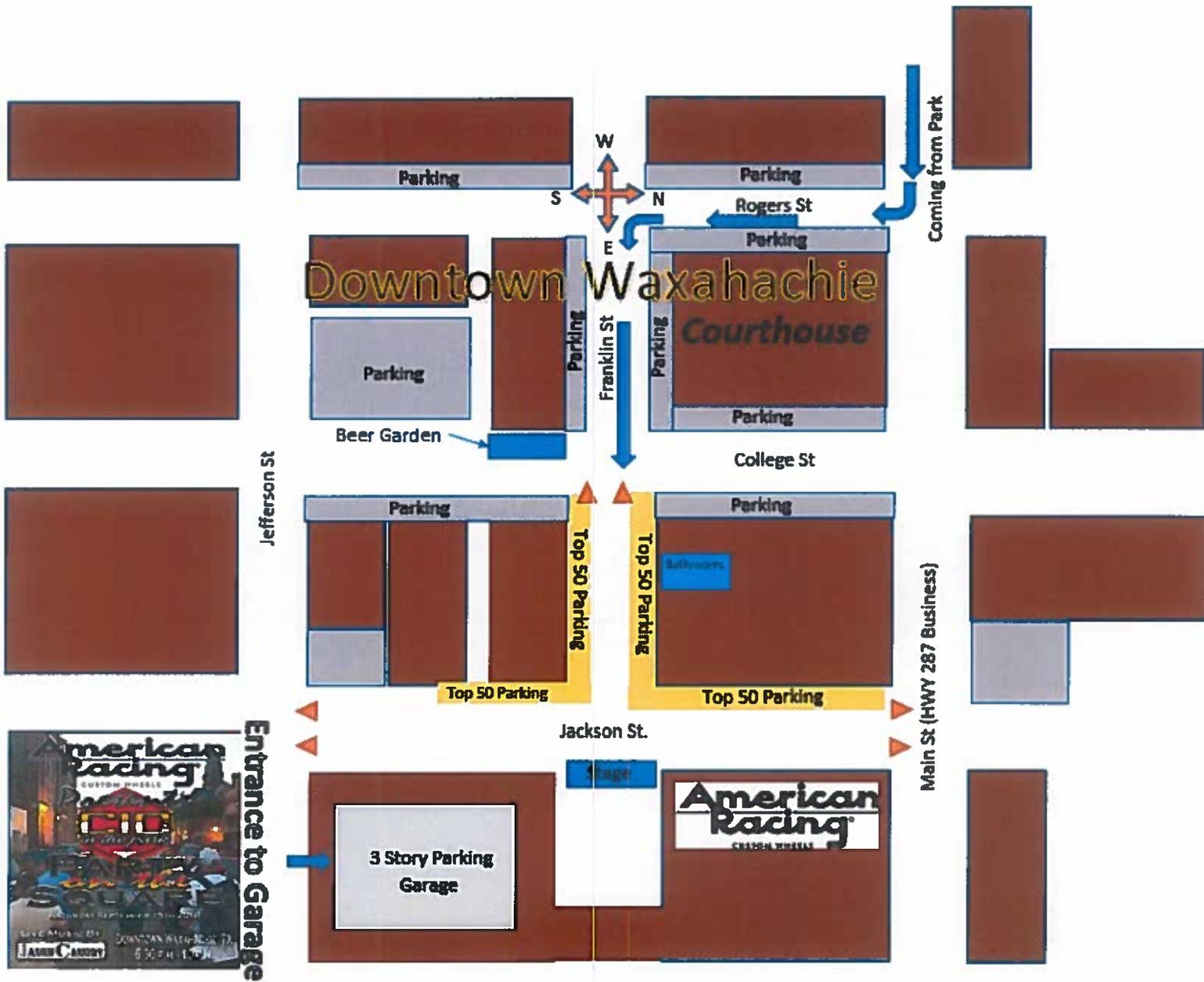
Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.

[Signature]
Signature of Applicant

3/30/21
Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).



(5/2)

(5h)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Tuesday, March 30, 2021 3:55 PM
To: Villarreal, Amber
Subject: RE: Event Application-C10s Downtown

I have no concerns other than those related to Covid.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Tuesday, March 30, 2021 3:39 PM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-C10s Downtown

[EXTERNAL SENDER] – This email may be from an untrusted source. Links and attachments within this email may be at greater risk of being malicious or threatening in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

For your review/comments.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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(5/4)

Villarreal, Amber

From: Gaertner, James
Sent: Tuesday, March 30, 2021 4:53 PM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Simpson, Anita; Mosley, Laurie; Griffith, Thomas; Massey, Matt
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Event Application-C10s Downtown

It appears that Franklin from College to Jackson will be closed and Jackson from Main Street to Jefferson will be closed as well. Please confirm.

Will the Beer Garden be located in the parking lot at the corner of Franklin and College? And not within the ROW. I am assuming that College Street will remain open.

If College is proposed to be closed as well, then provide a detour plan. They need to take into consideration that there will be construction activities along Clift St on the detour plan.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, March 30, 2021 3:39 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-C10s Downtown

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(Sh)

Villarreal, Amber

From: Simpson, Anita
Sent: Wednesday, March 31, 2021 8:37 AM
To: Gaertner, James; Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Mosley, Laurie; Griffith, Thomas; Massey, Matt
Cc: Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Crocker, Clarice
Subject: RE: Event Application-C10s Downtown

Yes, the area to be closed is the "T"—Jackson from Main to Jefferson and Franklin from College to Jackson. The beer garden will be in the parking lot of the building at 105 W. Franklin. College Street will remain open.

From: Gaertner, James <jgaertner@waxahachie.com>
Sent: Tuesday, March 30, 2021 4:53 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application-C10s Downtown

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Will the Beer Garden be located in the parking lot at the corner of Franklin and College? And not within the ROW. I am assuming that College Street will remain open.

If College is proposed to be closed as well, then provide a detour plan. They need to take into consideration that there will be construction activities along Clift St on the detour plan.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, March 30, 2021 3:39 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-C10s Downtown

For your review/comments.

Thank you,

(51)

Villarreal, Amber

From: Simpson, Anita
Sent: Wednesday, March 31, 2021 10:12 AM
To: Villarreal, Amber
Subject: RE: Event Application-C10s Downtown

I'm good with this, Amber.

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, March 30, 2021 3:39 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-C10s Downtown

For your review/comments.

Thank you,

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(Sh)

Villarreal, Amber

From: Mosley, Laurie
Sent: Wednesday, March 31, 2021 7:58 PM
To: Villarreal, Amber
Subject: RE: Event Application-C10s Downtown

I see no problems with the event as it relates to my department. Thank you so much!!

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, March 30, 2021 3:39 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Simpson, Anita <asimpson@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application-C10s Downtown

For your review/comments.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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(7+8)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: March 18, 2021
Re: Emory Lakes PID

On March 17, 2021, the applicant requested to continue their Planned Development application (Case # ZDC-07-2021) to the April 13, 2021 Planning and Zoning meeting agenda and the April 19, 2021 City Council meeting agenda. As a result, the Emory Lakes PID will be continued to the April 19, 2021 City Council meeting agenda.

(A+10)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: March 18, 2021
Re: ZDC-07-2021 – Emory Lakes

On March 17, 2021, the applicant requested to continue case number ZDC-07-2021 to the April 13, 2021 Planning and Zoning meeting agenda and the April 19, 2021 City Council meeting agenda.

(11)

Planning & Zoning Department Plat Staff Report

Case: SUB-13-2021



MEETING DATE(S)

Planning & Zoning Commission: March 23, 2021

City Council: April 5, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 23, 2021, the Commission voted 6-0 to recommend approval of plat no. SUB-13-2021, as presented. As part of this approval, the Commission also voted 6-0 to recommend approval of the applicant’s Petition of Relief Waiver Request to allow for 10’ Utility Easements instead of the required 15’ Utility Easements.

CAPTION

Consider request by Blain Vinson, Aspen Community Development, for a Plat of the Cottages on Cantrell for 81 lots, being 17.348 acres situated in the J. Armstrong Survey, Abstract 6 (Property ID 244651) – Owner: Scott Pendery, SAP Properties, LLC (SUB-13-2021)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into 81 lots for residential use. The applicant is also requesting a petition of relief waiver to allow for 10’ utility easements as opposed to 15’ utility easements as required by Section 3.3 of the City of Waxahachie subdivision ordinance.

CASE INFORMATION

Applicant: Blain Vinson, Aspen Community Development

Property Owner(s): Scott Pendery, SAP Properties, LLC

Site Acreage: 17.348 acres

Number of Lots: 81 lots

Number of Dwelling Units: 73 units

Park Land Dedication: At the June 17, 2019 City Council meeting, City Council voted to dismiss the Park Dedication fee as long as a bridge connecting this community to Bullard Heights Park was constructed.

Adequate Public Facilities: Adequate public facilities are available to this site.

SUBJECT PROPERTY

General Location: This property is located adjacent to Cantrell St. and surrounds the property located at 855 Cantrell St.

(11)

Parcel ID Number(s): 244351

Current Zoning: PD-SF-3

Existing Use: Infrastructure is being installed at the subject property.

Platting History: The preliminary plat (PP-19-0053) was approved by City Council at the May 20, 2019 City Council meeting.

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to plat the subject property into 81 lots for residential use.

Each pod of cottages will contain 8 cottages along with a carriage house for entertaining purposes. No one will be permitted to live in the carriage house. There will be nine (9) pods in total. All streets, cottage pods, and individual lot layouts shown on the plat align with what was depicted on the preliminary plat drawing.

The preliminary plat was brought before P&Z and City Council in May of 2019, which did receive approval. A subsequent Site Plan was brought before P&Z and City Council in June of 2019 which was also approved. As part of the site plan approval, City Council voted to waive the Park Land Dedication fee as long as a bridge connecting the Cottages on Cantrell and Bullard Heights Park was constructed. This bridge is in the process of being constructed, and therefore the Park Land Dedication fees have been waived.

PETITION OF RELIEF WAIVER REQUEST

Waiver Request

The applicant is requesting a petition of relief waiver to allow for a 10' utility easement as opposed to the 15' utility easement that is required per Section 3.3 of the City of Waxahachie subdivision ordinance. The Civil Construction plans for this development have been approved by staff, and most of the infrastructure has been installed for the proposed development. Per the Civil Construction plans, a 10' utility easement was shown, and subsequently approved by City staff. Therefore, staff is supportive of the petition of relief request to allow for a 10' utility easement.

Required City Council Action

Due to this case having a petition for relief waiver associated with it, the City Council will need to take action on two separate items:

- 1. Either a vote for approval or disapproval of the plat.
- 2. Either a vote of approval or disapproval of the petition of relief waiver.

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.

PETITION OF RELIEF WAIVER 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.

ATTACHED EXHIBITS

- 1. Plat Drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

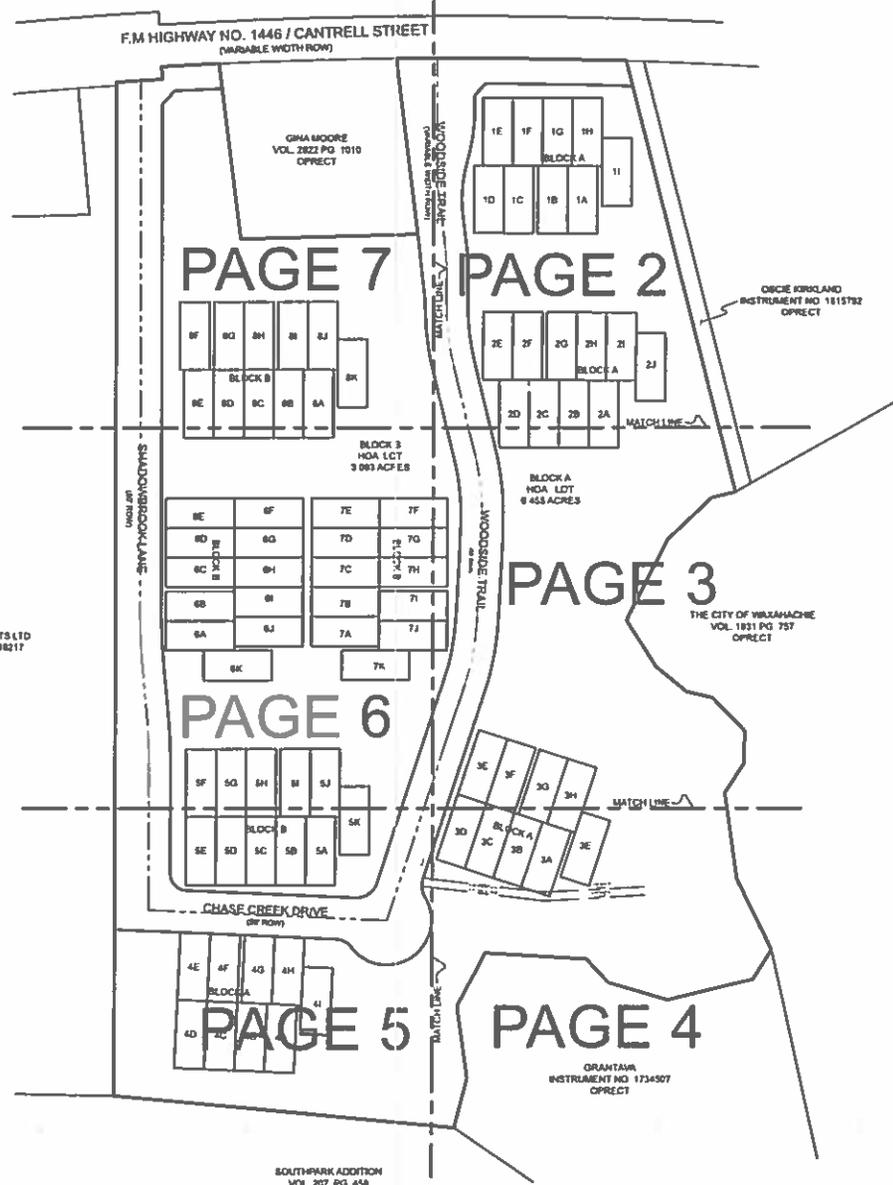
Reviewed by:
 Shon Brooks, AICP
 Director of Planning
sbrooks@waxahachie.com



0' 50' 100'
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE



LANTANA INVESTMENTS LTD
INSTRUMENT NO. 1718211
OPRECT

SOUTH PARK ADDITION
VOL. 207, PG. 458
OPRECT

ENGINEER:
DAVIS & MCDILL, INC.
P.O. BOX 429
WAXAHACHE, TX 75168
972.936.1185
TBP&S FIRM NO. 6436

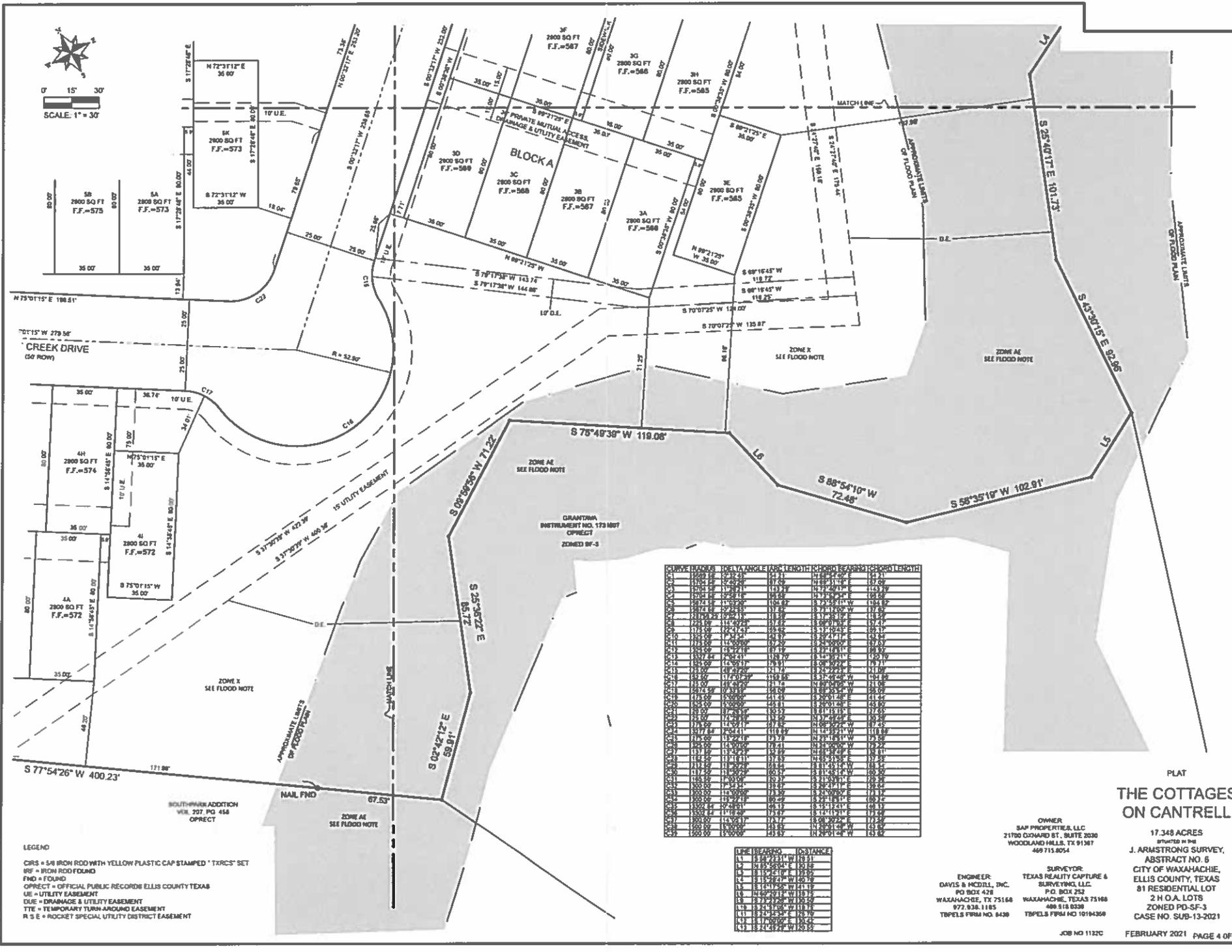
SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 253
WAXAHACHE, TEXAS 75168
409.818.0338
TBP&S FIRM NO. 10194350

PLAT
**THE COTTAGES
ON CANTRELL**

17.348 ACRES
owned by the
J. ARMSTRONG SURVEY,
ABSTRACT NO. 6
CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
81 RESIDENTIAL LOT
2 H.O.A. LOTS
ZONED PD-SF-3
CASE NO. SUB-13-2021



0 15' 30'
SCALE: 1" = 30'



LEGEND
CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
RIS = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT
DUE = DRAINAGE & UTILITY EASEMENT
TTE = TEMPORARY TURN-AROUND EASEMENT
RSE = ROCKET SPECIAL UTILITY DISTRICT EASEMENT

LINE	BEARING	DISTANCE
L1	S 11° 28' 47" E	36.00'
L2	S 11° 28' 47" E	36.00'
L3	S 11° 28' 47" E	36.00'
L4	S 11° 28' 47" E	36.00'
L5	S 11° 28' 47" E	36.00'
L6	S 11° 28' 47" E	36.00'
L7	S 11° 28' 47" E	36.00'
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L88	S 11° 28' 47" E	36.00'
L89	S 11° 28' 47" E	36.00'
L90	S 11° 28' 47" E	36.00'
L91	S 11° 28' 47" E	36.00'
L92	S 11° 28' 47" E	36.00'
L93	S 11° 28' 47" E	36.00'
L94	S 11° 28' 47" E	36.00'
L95	S 11° 28' 47" E	36.00'
L96	S 11° 28' 47" E	36.00'
L97	S 11° 28' 47" E	36.00'
L98	S 11° 28' 47" E	36.00'
L99	S 11° 28' 47" E	36.00'
L100	S 11° 28' 47" E	36.00'

PLAT THE COTTAGES ON CANTRELL

OWNER
SAP PROPERTIES, LLC
21700 OLMARK ST., SUITE 2030
WOODLAND HILLS, TX 91367
469 715 8054

ENGINEER
DAVIS & MEDZIL, INC.
PO BOX 428
WAXAHACHE, TX 75164
972.938.1185
TBPELS FRM NO. 6430

SURVEYOR
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 263
WAXAHACHE, TEXAS 75168
408.618.0338
TBPELS FRM NO 10194350

17.348 ACRES
BPT#52 IN THE
J. ARMSTRONG SURVEY,
ABSTRACT NO. 8
CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
2 H.O.A. LOTS
ZONED PD-SF-3
CASE NO. SUB-13-2021



0' 15' 30"
SCALE: 1" = 30'

LANTANA INVESTMENTS LTD
INSTRUMENT NO. 1718217
OPRECT
ZONED MF-1



LEGEND
 CRS = 3/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TORCS" SET
 RP = IRON ROD FOUND
 FND = FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 UE = UTILITY EASEMENT
 DUE = DRAINAGE & UTILITY EASEMENT
 TTE = TEMPORARY TURN-AROUND EASEMENT
 R.S.E. = ROCKET SPECIAL UTILITY DISTRICT EASEMENT

SOUTH PARK ADDITION
VOL. 207 PG. 456
OPRECT
ZONED SF-3

OWNER
SAP PROPERTIES, LLC
21700 OXFORD ST. SUITE 2030
WOODLAND HILLS, TX 91387
469.715.8054

ENGINEER: WAXAHACHE, TX 75168
DAVIS & MCDRILL, INC. 972.938.1185
PO BOX 428 WAXAHACHE, TEXAS 75168
727.938.1185 TBPELS FIRM NO. 6430

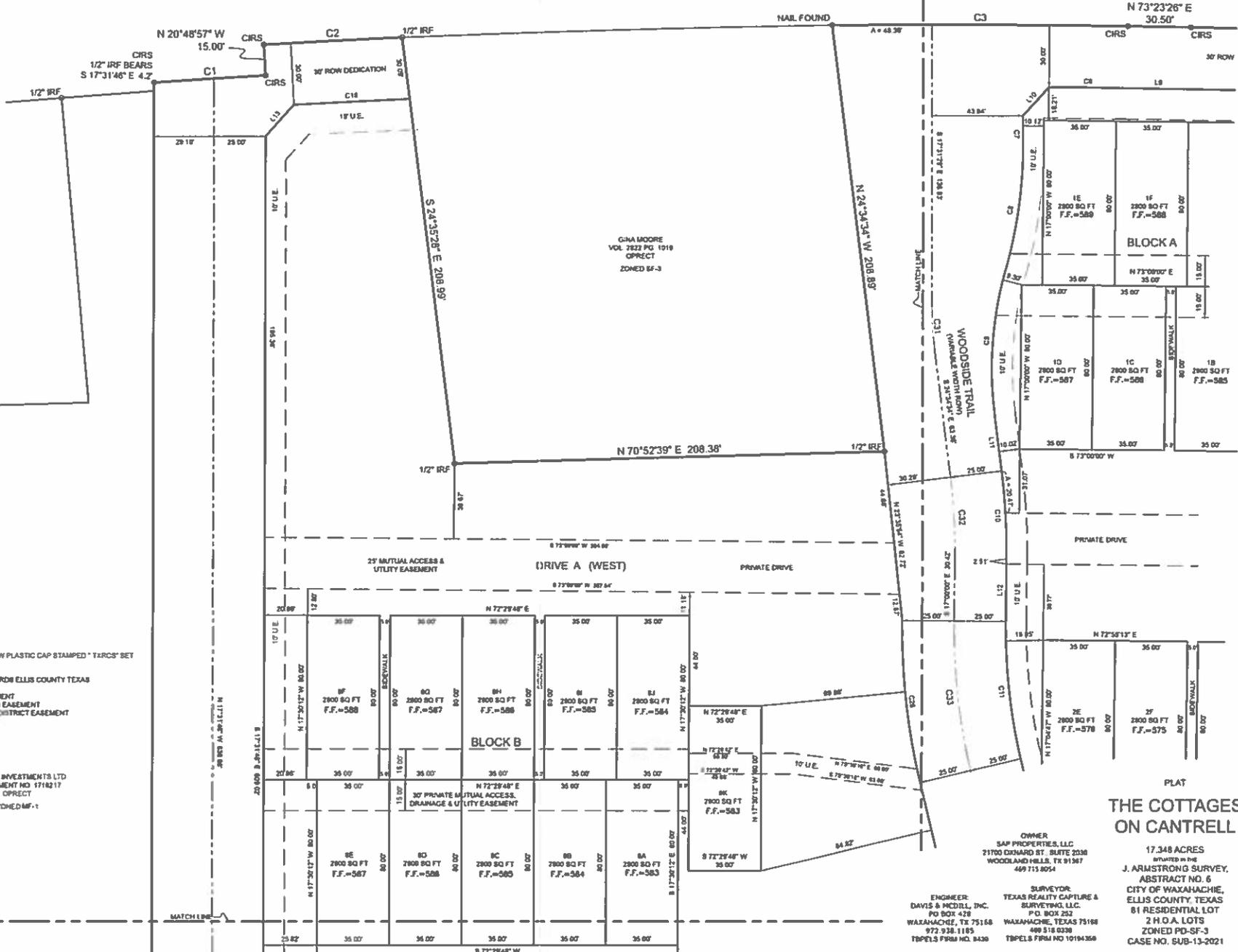
SURVEYOR: WAXAHACHE, TEXAS 75168
TEXAS REALTY CAPTURE & SURVEYING, LLC. P.O. BOX 252 WAXAHACHE, TEXAS 75168
469.516.0538 TBPELS FIRM NO. 10104358

PLAT
THE COTTAGES ON CANTRELL
17.348 ACRES
DIVIDED IN THE
J. ARMSTRONG SURVEY,
ABSTRACT NO. 6
CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
81 RESIDENTIAL LOT
2 H.O.A. LOTS
ZONED PD-SF-3
CASE NO. SUB-13-2021



0 15 30
SCALE: 1" = 30'

F.M HIGHWAY NO. 1446 / CANTRELL STREET
(VARIABLE WIDTH ROW)



LEGEND
 CRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CRCS" SET
 IRF = IRON ROD FOUND
 FND = FOUND
 OPRCT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 UE = UTILITY EASEMENT
 DUE = DRAINAGE & UTILITY EASEMENT
 TTE = TEMPORARY TURN-AROUND EASEMENT
 R.U.E. = ROCKET SPECIAL UTILITY DISTRICT EASEMENT

LANYANA INVESTMENTS LTD
 INSTRUMENT NO. 1718217
 OPRCT
 ZONED MF-1

OWNER
 SAP PROPERTIES, LLC
 21700 DIXON ST. SUITE 2030
 WOODLAND HILLS, TX 91387
 469 715 8054

SURVEYOR
 TEXAS REALTY CAPTURE &
 SURVEYING, LLC
 P.O. BOX 263
 WAXAHACHIE, TEXAS 75166
 469 518 0338
 TPELS FIRM NO 10194356

ENGINEER
 DAVIS & MCDILL, INC.
 P.O. BOX 428
 WAXAHACHIE, TX 75168
 972 938 1185
 TPELS FIRM NO. 8430

PLAT
THE COTTAGES ON CANTRELL
 17.348 ACRES
 SITUATED IN THE
 J. ARMSTRONG SURVEY,
 ABSTRACT NO. 6
 CITY OF WAXAHACHIE,
 ELLIS COUNTY, TEXAS
 81 RESIDENTIAL LOT
 2 H.O.A. LOTS
 ZONED PD-SF-3
 CASE NO. SUB-13-2021

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, SAP PROPERTIES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J ARMSTRONG SURVEY, ABSTRACT NO. 8, IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS FIRST TRACT AND THIRD TRACT, IN DEED TO G. D. WALKER AND MABEL P. WALKER, RECORDED IN VOLUME 348, PAGE 878 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREIN REFERRED TO AS "DEED") AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GEORGE KIRKLAND, RECORDED IN INSTRUMENT NO. 191976, OPRECT, IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY NO. 1448 (S/R O/W AT THIS POINT) ALSO KNOWN AS CANTRELL STREET;

THENCE S 31°40'00" E, ALONG THE WEST LINE OF SAID KIRKLAND TRACT, PASSING AT A DISTANCE OF 444.88 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITHNESS, A TOTAL DISTANCE OF 524.68 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHE, RECORDED IN VOLUME 1831, PAGE 757, OPRECT;

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, THE EAST LINE OF SAID WALKER AND THE WEST LINE OF SAID CITY OF WAXAHACHE TRACT, THE FOLLOWING:

- S 5°22'31" W A DISTANCE OF 28.51 FEET
S 28°37'18" W A DISTANCE OF 71.88 FEET
S 0°18'28" W A DISTANCE OF 108.77 FEET
S 80°07'08" E A DISTANCE OF 85.42 FEET
S 80°18'13" E A DISTANCE OF 48.08 FEET
N 85°58'04" E A DISTANCE OF 30.88 FEET
S 81°58'58" E A DISTANCE OF 55.18 FEET
S 15°24'18" E A DISTANCE OF 30.00 FEET
S 15°28'47" W A DISTANCE OF 40.78 FEET
S 25°40'17" E A DISTANCE OF 101.73 FEET
S 43°30'15" E A DISTANCE OF 82.98 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GRANTAMA INC., RECORDED IN INSTRUMENT NO. 1734507, OPRECT.

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID GRANTAMA TRACT, THE FOLLOWING:

- S 14°17'35" W A DISTANCE OF 41.19 FEET
S 58°25'13" W A DISTANCE OF 102.91 FEET
S 88°54'17" W A DISTANCE OF 72.48 FEET
N 80°20'12" W A DISTANCE OF 36.79 FEET
S 73°48'38" W A DISTANCE OF 119.08 FEET
S 88°58'38" W A DISTANCE OF 71.22 FEET
S 25°38'27" E A DISTANCE OF 85.72 FEET
S 02°42'12" E A DISTANCE OF 88.11 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID GRANTAMA TRACT IN THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID SOUTHLAND ADDITION, RECORDED IN VOLUME 207, PAGE 456, OPRECT.

THENCE, S 77°42'28" W ALONG THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID SOUTHLAND ADDITION, PASSING AT A DISTANCE OF 87.53 FEET A NAIL FOUND FOR WITHNESS, A TOTAL DISTANCE OF 409.23 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LANTANA INVESTMENT LTD., RECORDED IN INSTRUMENT NO. 1718217, OPRECT.

THENCE N 17°11'48" W ALONG THE EAST LINE OF SAID LANTANA TRACT, PASSING AT A DISTANCE OF 1192.48 FEET A 1/2" IRON ROD FOUND FOR THE CALLED NORTHEAST CORNER OF SAID LANTANA TRACT, A TOTAL DISTANCE OF 1198.98 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 1448 (S/R O/W AT THIS POINT), SAID POINT BEING IN NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5089.54 FEET, A CHORD BEARING N 88°54'42" E, A CHORD LENGTH OF 54.31 FEET.

THENCE, ALONG THE SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 1448 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 54.21 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT IN THE SOUTH R/O W LINE OF SAID F.M. HIGHWAY NO. 1448 (S/R O/W AT THIS POINT).

THENCE, N 20°45'37" W, ALONG SAID R/O W LINE, A DISTANCE OF 15.09 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT IN SAID R/O W LINE (S/R O/W AT THIS POINT), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5704.34 FEET, WITH A CHORD BEARING N 68°31'18" E, A CHORD LENGTH OF 87.08 FEET.

THENCE, ALONG THE SOUTH R/O W LINE OF SAID F.M. HIGHWAY NO. 1448 AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 87.08 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GINA MOORE, RECORDED IN VOLUME 2823, PAGE 1410, OPRECT.

THENCE S 24°35'28" E, ALONG THE WEST LINE OF SAID MOORE TRACT, A DISTANCE OF 208.88 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MOORE TRACT.

THENCE N 70°52'38" E, ALONG THE SOUTH LINE OF SAID MOORE TRACT, A DISTANCE OF 208.34 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MOORE TRACT.

THENCE N 24°34'34" W ALONG THE EAST LINE OF SAID MOORE TRACT, A DISTANCE OF 208.88 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID MOORE TRACT IN THE SOUTH R/O W LINE OF SAID F.M. HIGHWAY NO. 1448, IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5704.58 FEET, A CHORD BEARING N 72°40'17" E, A CHORD LENGTH OF 143.29 FEET.

THENCE, ALONG THE SOUTH R/O W LINE OF SAID F.M. HIGHWAY NO. 1448, THE FOLLOWING:

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 143.29 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER
N 73°23'29" E A DISTANCE OF 30.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5704.58 FEET, A CHORD BEARING N 73°52'24" E, A CHORD LENGTH OF 88.88 FEET.

ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 98.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.348 ACRES OF LAND, MORE OR LESS.

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER OPS OBSERVATIONS

THE FOLLOWING ITEMS SHOWN IN SCHEDULE A OF TITLE COMMITMENT ISSUED ON JANUARY 29, 2018, BY STEWART TITLE GUARANTY COMPANY OF NO. 1801063W, APPEAR TO NOT HAVE AN EFFECT THE SUBJECT PROPERTY:

- TEXAS POWER & LIGHT COMPANY EASEMENT, VOL. 417, PG. 495
ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1 EASEMENT VOL. 582, PG. 676
INGRESS EGRESS EASEMENT VOL. 719, PG. 537
INGRESS EGRESS EASEMENT VOL. 719, PG. 533
INGRESS EGRESS EASEMENT VOL. 1786, PG. 301
INGRESS EGRESS EASEMENT VOL. 1928, PG. 1395
CITY OF WAXAHACHE EASEMENT VOL. 2217, PG. 1413

THE FOLLOWING ITEMS SHOWN IN SCHEDULE A OF TITLE COMMITMENT ISSUED ON JANUARY 29, 2018, BY STEWART TITLE GUARANTY COMPANY OF NO. 1801063W, APPEAR TO HAVE AN EFFECT THE SUBJECT PROPERTY, BUT THE DESCRIPTION CONTAINED IN THE DECLARATION IS AMBIGUOUS AND THE SURVEYOR IS UNABLE TO LOCATE THE EASEMENT.

ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1 EASEMENT VOL. 759, PG. 888

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SAP PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT THE COTTAGES ON CANTRELL, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY INDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESCRIBED TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE USE THEREOF. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHE, TEXAS.

WITNESS MY HAND, THIS THE DAY OF 2021

BY:

BLAIR VINSON
AUTHORIZED SIGNER
SAP PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF ELLIS:

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BLAIR VINSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL, THIS, THE DAY OF 2021

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

FLOOD NOTE:

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "C", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "AE" - DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4819C0109, DATED JUNE 3, 2018, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES.

LEGEND

- C/S = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
R/F = IRON ROD FOUND
F/ND = FOUND
OPRECT = OFFICIAL PUBLIC RECORD; ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT
DUE = DRAINAGE & UTILITY EASEMENT
T/E = TEMPORARY TURN-AROUND EASEMENT
R/S/E = ROCKET SPECIAL UTILITY DISTRICT EASEMENT

ENGINEER:
DAVIS & MCDILL, INC.
P.O. BOX 428
WAXAHACHE, TX 75168
972.918.1185
TPELS FIRM NO. 6439

OWNER:
SAP PROPERTIES, LLC
21700 CHARD ST. SUITE 2038
WOODLAND HILLS, TX 81987
469.715.8054

SURVEYOR:
TEXAS REALTY CAPTURE & SURVEYING, L.L.C.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
469.514.8038
TPELS FIRM NO. 18184356

PLAT
THE COTTAGES ON CANTRELL

17.348 ACRES
SITUATED IN THE
J. ARMSTRONG SURVEY,
ABSTRACT NO. 6
CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
81 RESIDENTIAL LOT
2 H.O.A. LOTS
ZONED PD-SF-3
CASE NO. SUB-13-2021

(18)

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-12-2021



MEETING DATE(S)

Planning & Zoning Commission: March 23, 2021

City Council: April 5, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 23, 2021, the Commission voted 6-0 to recommend approval of case number ZDC-12-2021, subject to staff comments.

CAPTION

Public Hearing on a request by Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)

APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (2,400 sq. ft.) accessory structure in the rear of a single family property.

CASE INFORMATION

<i>Applicant:</i>	Brian Dodds
<i>Property Owner(s):</i>	Brian Dodds
<i>Site Acreage:</i>	1.842 acres
<i>Current Zoning:</i>	Planned Development-23-Single-Family-1
<i>Requested Zoning:</i>	Planned Development-23-Single Family-1 with SUP

SUBJECT PROPERTY

<i>General Location:</i>	156 Homestead Ln.
<i>Parcel ID Number(s):</i>	269672
<i>Existing Use:</i>	Single Family Residence
<i>Development History:</i>	N/A

(12)

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-23-SF1	Homestead Estates
East	PD-23-SF1	Homestead Estates
South	PD-23-SF1	Homestead Estates
West	PD-23-SF1	Homestead Estates

Future Land Use Plan: Estate Residential

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

Thoroughfare Plan: The subject property is accessible via Homestead Ln.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to construct a +700 sq. ft. (2,400 sq. ft.) accessory structure in the rear of a single family property located at 156 Homestead Ln. Ellis County Appraisal District states that the primary structure on the property is 4,076 sq. ft. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting approval to construct a 60ft. x 40ft. x 14ft. tall accessory structure. The applicant is proposing to construct the structure out of metal, and intends to use the accessory structure for storage and workshop space. During site visits, staff noticed there are other accessory structures within the surrounding neighborhood area. It should also be noted that the City Council has approved two accessory structures of similar size within the surrounding neighborhood area.

(18)

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received three (3) letters of support for the proposed development.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
 2. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.
 3. The structure shall not be used as a dwelling.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Ordinance
3. Location Exhibit
4. Site Plan
5. Elevation Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

Support: 3 Oppose: 0

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
174718	LEWALLEN DANIEL D & HANH H	6.694	LOT PT 2 LAZY E ESTATE 6.694 AC	140 WILLOWCREST	WAXAHACHE	TX	75165	140 WILLOWCREST WAXAHACHE TX 75165
174724	HILL CHAD W & CASI L	1.23	LOT 11A LAKEVIEW-REV 1.23 AC	141 WILLOWCREST	WAXAHACHE	TX	75165	141 WILLOWCREST WAXAHACHE TX 75165
174725	DISMAN DELWYN D & MARLA F	1.972	119A1/2 LAKEVIEW 1.972 ACRES	143 WILLOWCREST	WAXAHACHE	TX	75165	143 WILLOWCREST WAXAHACHE TX 75165
174726	HIDDGINS RANDALL & CATHERINE	2.06	13 LAKEVIEW 2.06 ACRES	149 WILLOWCREST	WAXAHACHE	TX	75165	149 WILLOWCREST WAXAHACHE TX 75165
174731	SINGLETON MARVIN E III	4.583	LOT 6A LAKEVIEW-REV 4.583 AC	PO BOX 717	WAXAHACHE	TX	75165	125 WILLOWCREST WAXAHACHE TX 75165
174733	SINGLETON GEORGE H & SHIRLEY K IRREVOCABLE TRUST MARVIN E SINGLETON III TRUSTEE	3.11	LOT 8 LAKEVIEW-REV LOW RED GATE 3.11 ACRES	PO BOX 717	WAXAHACHE	TX	75165	133 WILLOWCREST WAXAHACHE TX 75165
174734	HUMPHREY ELMER H & BARBARA D	1.49	10 LAKEVIEW 1.49 ACRES	137 WILLOWCREST	WAXAHACHE	TX	75165	137 WILLOWCREST WAXAHACHE TX 75165
216713	ESSELMAN BILL D & WYLIE JAMIE N	1.475	LOT 1 ESSELMAN PLACE & PT 2 LAZY E EST 1.475 ACRES	1209 S ROGERS ST	WAXAHACHE	TX	75165	152 WILLOWCREST WAXAHACHE TX 75165
259868	ALMAND THOMAS L & KAYE F	1	956 WM STEWART 1 ACRE3	120 WILLOWCREST	WAXAHACHE	TX	75165	120 WILLOWCREST WAXAHACHE TX 75165
269670	THE YOUNGESTONE LLC	1	LOT 11 BLK A HOMESTEAD ESTATES 1 AC	24 HARTLANDER ST	EAST BRUNSWICK	NJ	08816	148 HOMESTEAD LN WAXAHACHE TX 75165
269671	SCHIRAN ALISON & BRIAN	1	LOT 12 BLK A HOMESTEAD ESTATES 1.00 AC	152 HOMESTEAD LN	WAXAHACHE	TX	75165	152 HOMESTEAD LN WAXAHACHE TX 75165
269672	DOODS ERICA L & BRIAN D	1.842	LOT 13 BLK A HOMESTEAD ESTATES 1.842 AC	156 HOMESTEAD LN	WAXAHACHE	TX	75165	156 HOMESTEAD LN WAXAHACHE TX 75165
269673	PROPERTY OWNER	0		157 HOMESTEAD LN	WAXAHACHE	TX	75165	157 HOMESTEAD LN WAXAHACHE TX 75165
269674	PROPERTY OWNER	0		153 HOMESTEAD LN	WAXAHACHE	TX	75165	153 HOMESTEAD LN WAXAHACHE TX 75165

(e1)

(12)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-12-2021**



SINGLETON GEORGE H & SHIRLEY K IRREVOCABLE TRUST MARVIN E SINGLETON III TRUSTEE
PO BOX 717
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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 Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)

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

Case Number: **ZDC-12-2021**

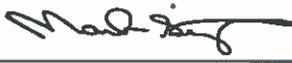
City Reference: 174733

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, March 16, 2021** 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

3/5/21

Date

Mark Singleton, Trustee
Printed Name and Title

P.O. Box 717, Waxahachie
Address 75108

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.

(12)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-12-2021

SINGLETON MARVIN E III
PO BOX 717
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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 Brian Dodds for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 156 Homestead Lane (Property ID 269672) - Owner: ERICA L & BRIAN D DODDS (ZDC-12-2021)

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

Case Number: ZDC-12-2021

City Reference: 174731

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, March 16, 2021** 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:

Mark Singleton
Signature

3/5/21
Date

Mark Singleton
Printed Name and Title

P.O. Box 717, Waxahachie
Address
75168

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

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

(18)

Colby,

We live at 145 Willowcrest Dr. and we do not oppose Brian Dodds request for an Accessory Building at 156 Homestead Ln.

Thank You,

Delwyn Ddishman.

(13)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A +700 SQUARE FOOT ACCESSORY STRUCTURE USE WITHIN A PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF1) ZONING DISTRICT, LOCATED AT 156 HOMESTEAD LANE, PROPERTY ID 269672, BEING LOT 13, BLOCK A, HOMESTEAD ESTATES, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, 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 PD-23-SF1; 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 ZDC-12-2021. 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-SF1 to PD-23-SF1, with an SUP in order to permit an accessory structure exceeding 700 square feet on the following property: Lot 13, Block A, Homestead Estates, which is shown on Exhibit A, Site Layout Plan attached as Exhibit B, and the Elevation/Façade Rendering attached as Exhibit C.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City’s Comprehensive Plan and Zoning Ordinance.

(13)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A +700 SQUARE FOOT ACCESSORY STRUCTURE USE IN THE PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF1) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-12-2021.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Elevation/Façade Rendering.
3. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
4. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.
5. The accessory structure shall not be used as a dwelling.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. City Council reserves the right to review the Specific Use Permit at any point in the future, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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 5th day of April, 2021.

(13)

MAYOR

ATTEST:

City Secretary

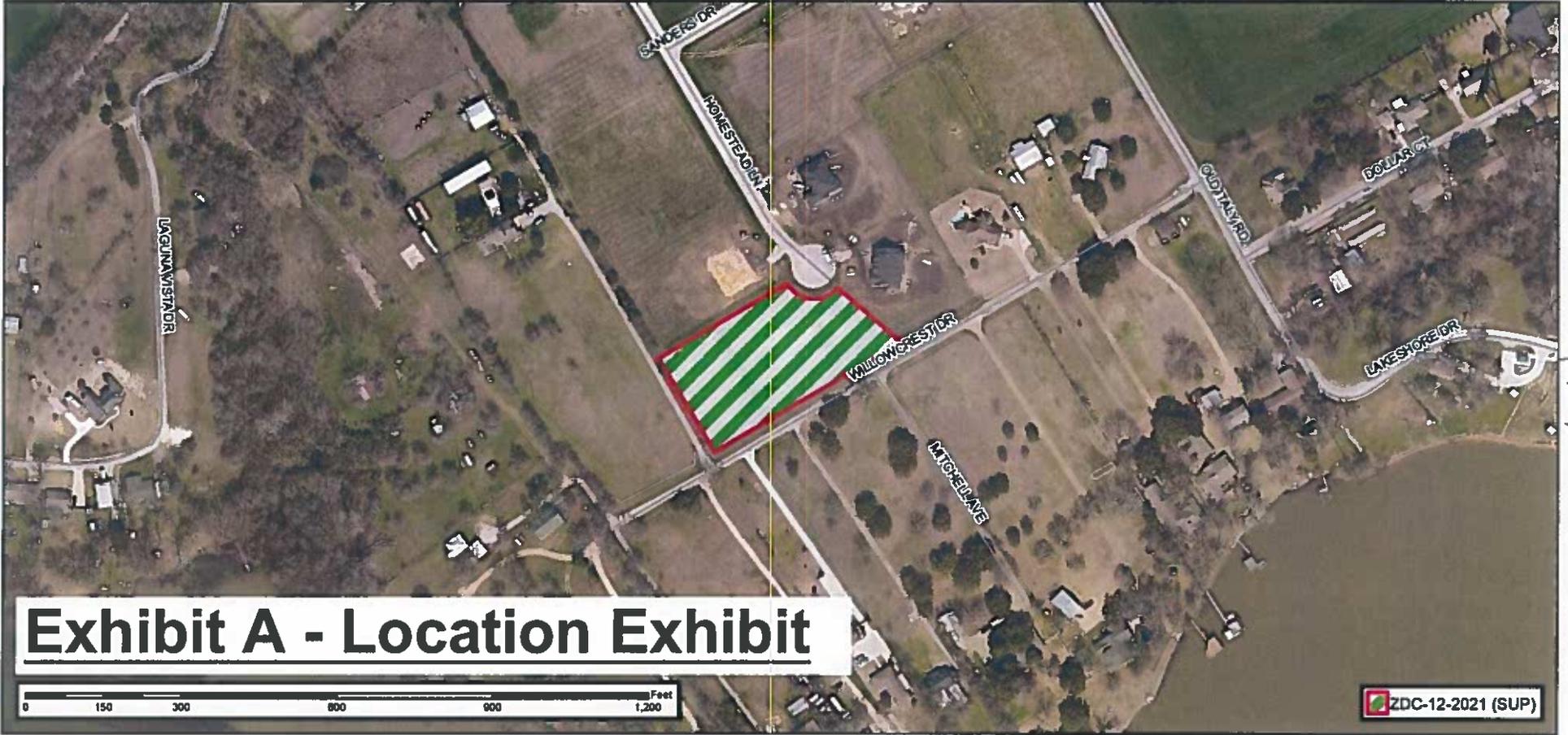


Exhibit A - Location Exhibit

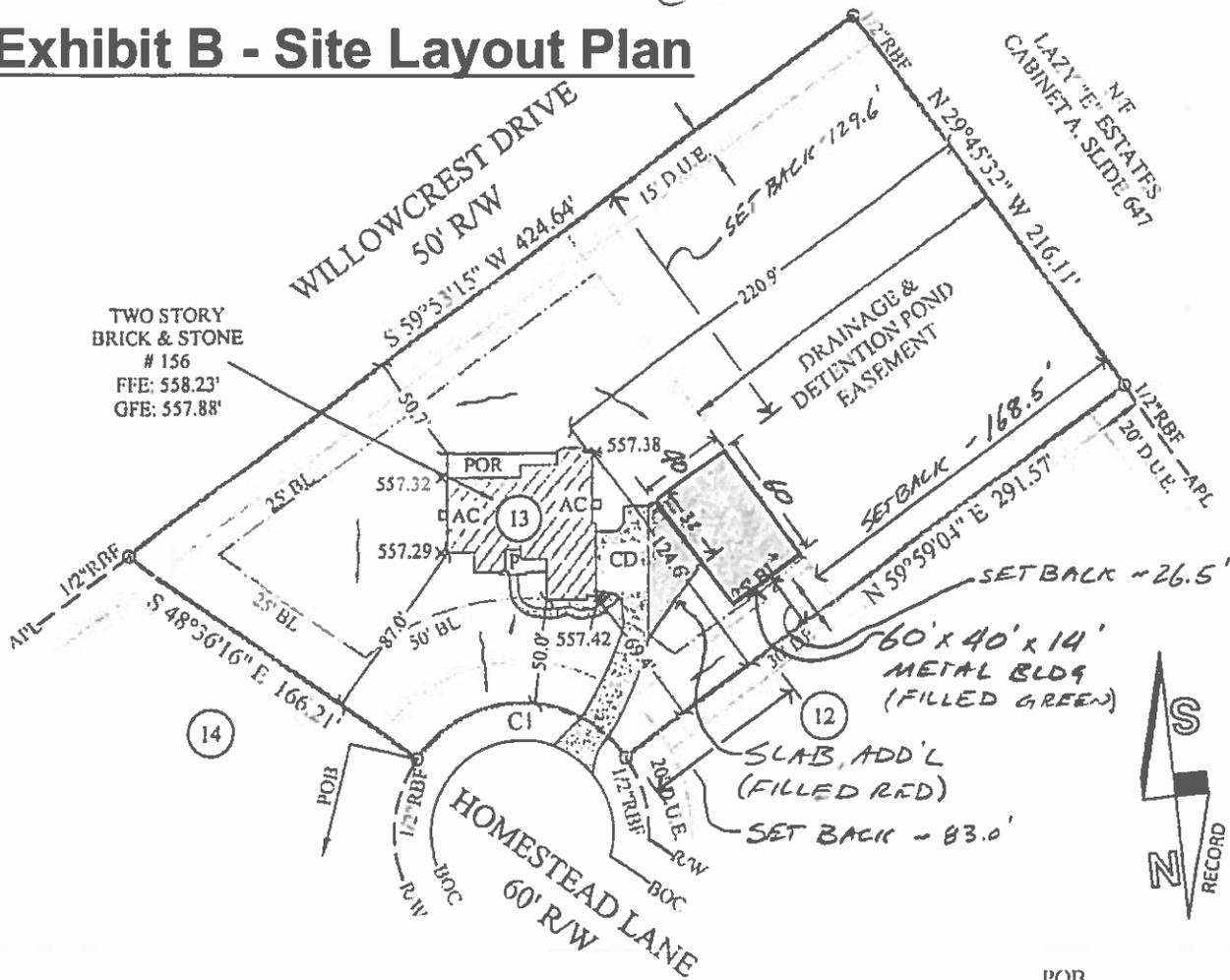
0 150 300 600 900 1,200 Feet

ZDC-12-2021 (SUP)

(19)

(13)

Exhibit B - Site Layout Plan



TWO STORY
BRICK & STONE
156
FFE: 558.23'
GFE: 557.88'

60' x 40' x 14'
METAL BLDG
(FILLED GREEN)

SLABS, ADD'L
(FILLED RED)
SET BACK ~ 83.0'



LEGEND:

- RBF- Rebar Found
- BL- Building Line
- DUE- Drainage & Utility Easement
- POB- Point of Beginning
- UE- Utility Easement
- WME- Wall Maintenance Easement
- VDE- Visibility and Drainage Easement
- R/W- Right of Way
- FFE- First Floor Elevation
- GFE- Garage Floor Elevation
- APL- Approximate Property Line
- BOC- Back of Curb

POB
585.12' ALONG THE R/W
TO THE 50' R/W OF
SANDERS DRIVE

Curve	Radius	Length	Chord	Chord Bearing
C1	60.00'	114.69'	98.01'	S 81°50'36" E

I, David J. Baggett, Texas Registered Professional Land Surveyor No. 6226, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY *[Signature]* ACCEPTED BY *[Signature]* DATE 8/24/2020

SURVEY FOR:
JOHN HOUSTON HOMES

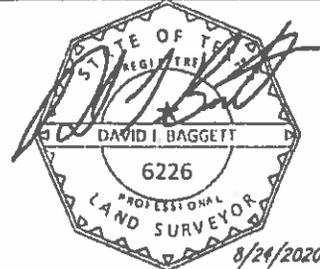
SUBDIVISION: HOMESTEAD ESTATES
LOT: 13 BLOCK: A
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

FIELD WORK DATE: 08/22/2020
20200802393 JHHOMES FC: ES

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

3090 Premiere Parkway, Suite 600
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048
www.carterandclark.com

FIRM LICENSE: 10193759



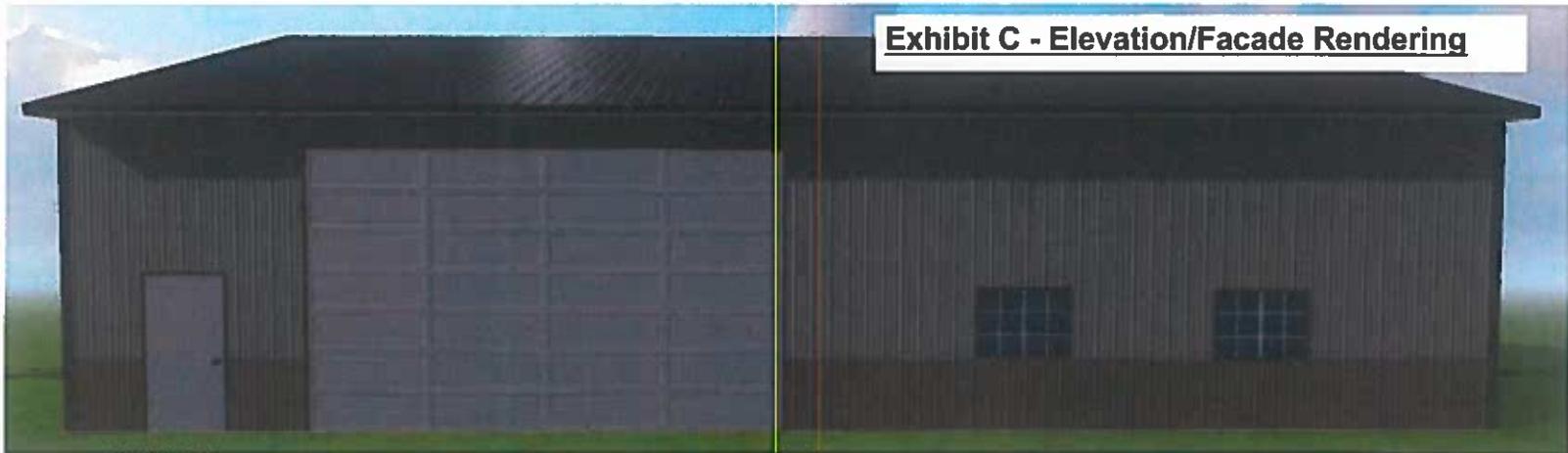


Exhibit C - Elevation/Facade Rendering

(12)



Exhibit C - Elevation/Facade Rendering

(19)

(14)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-16-2021



MEETING DATE(S)

Planning & Zoning Commission: March 23, 2021

City Council: April 5, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 23, 2021, the Commission voted 5-1 to recommend approval of case number ZDC-16-2021, subject to staff comments.

Note: The 5-1 vote to recommend approval of case number ZDC-16-2021 is described below:

- 5 votes to approve: Approval of structure as presented, and requires a concrete path that leads to the structure.
- 1 vote to deny: Approval of structure as presented, and suggests that a gravel path leads to the accessory structure.

CAPTION

Public Hearing on a request by David Harrison for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF**, use within a Planned Development-23-Single-Family Residential-1 zoning district located at 200 Lake Shore Dr. (Property ID 182138) - Owner: DAVID HARRISON (ZDC-16-2021)

APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (1,200 sq. ft.) accessory structure in the rear of a single family property.

CASE INFORMATION

Applicant: David Harrison

Property Owner(s): David Harrison

Site Acreage: 1.98 acres

Current Zoning: Planned Development-23-Single-Family-1

Requested Zoning: Planned Development-23-Single Family-1 with SUP

(14)

SUBJECT PROPERTY

General Location: 200 Lakeshore Dr.

Parcel ID Number(s): 182138

Existing Use: Single Family Residence

Development History: N/A

Table 1: Adjoining Zoning & Uses

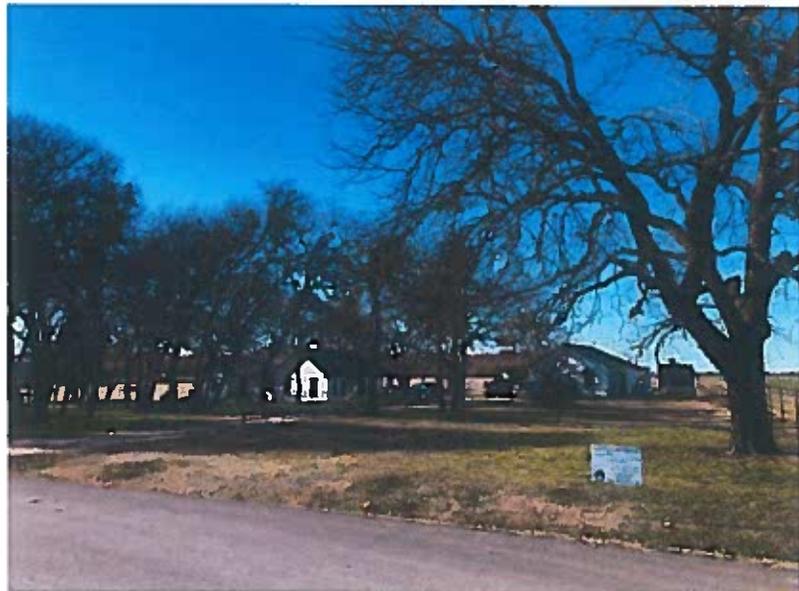
Direction	Zoning	Current Use
North	FD	Undeveloped Land
East	FD	Undeveloped Land
South	FD	Undeveloped Land
West	PD-23-SF1	Single Family Residences

Future Land Use Plan: Estate Residential

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

Thoroughfare Plan: The subject property is accessible via Lakeshore Dr.

Site Image:



(14)

PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to construct a +700 sq. ft. (1,200 sq. ft.) accessory structure in the rear of a single family property located at 200 Lakeshore Dr. Ellis County Appraisal District states that the primary structure on the property is 1,738 sq. ft. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting approval to construct a 40ft. x 30ft. x 19ft. tall accessory structure. The applicant is proposing to construct the structure out of metal, and intends to use the accessory structure for storage of home equipment, vehicles, and workshop space. During site visits, staff noticed there are other accessory structures within the surrounding neighborhood area.

The applicant is also requesting that staff allow a gravel pathway that leads to the proposed accessory structure opposed to a concrete drive. During site visits, staff noticed there are a minimum of four surrounding properties with gravel driveways. At the time of this report (3/30/2021), staff has yet to receive any correspondence from the surrounding neighbors.

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

STAFF CONCERNS

Gravel

Staff suggests that the applicant provide a concrete path from the front of the property that leads to the accessory structure, opposed to the requested gravel.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
 2. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.
 3. The structure shall not be used as a dwelling.

ATTACHED EXHIBITS

1. Ordinance
2. Location Exhibit
3. Site Plan
4. Elevation Plan

(14)

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

(15)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A +700 SQUARE FOOT ACCESSORY STRUCTURE USE WITHIN A PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF1) ZONING DISTRICT, LOCATED AT 200 LAKESHORE DRIVE, PROPERTY ID 182138, BEING ABSTRACT 272 OF THE S M DURRETT SURVEY, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, 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 PD-23-SF1; 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 ZDC-16-2021. 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-SF1 to PD-23-SF1, with an SUP in order to permit an accessory structure exceeding 700 square feet on the following property: Abstract 272 of the S M Durrett Survey, which is shown on Exhibit A, Site Layout Plan attached as Exhibit B, and the Elevation/Façade Rendering attached as Exhibit C.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

(15)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A +700 SQUARE FOOT ACCESSORY STRUCTURE USE IN THE PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF1) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-16-2021.
2. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Elevation/Façade Rendering.
3. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
4. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.
5. The accessory structure shall not be used as a dwelling.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. City Council reserves the right to review the Specific Use Permit at any point in the future, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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 5th day of April, 2021.

(15)

MAYOR

ATTEST:

City Secretary

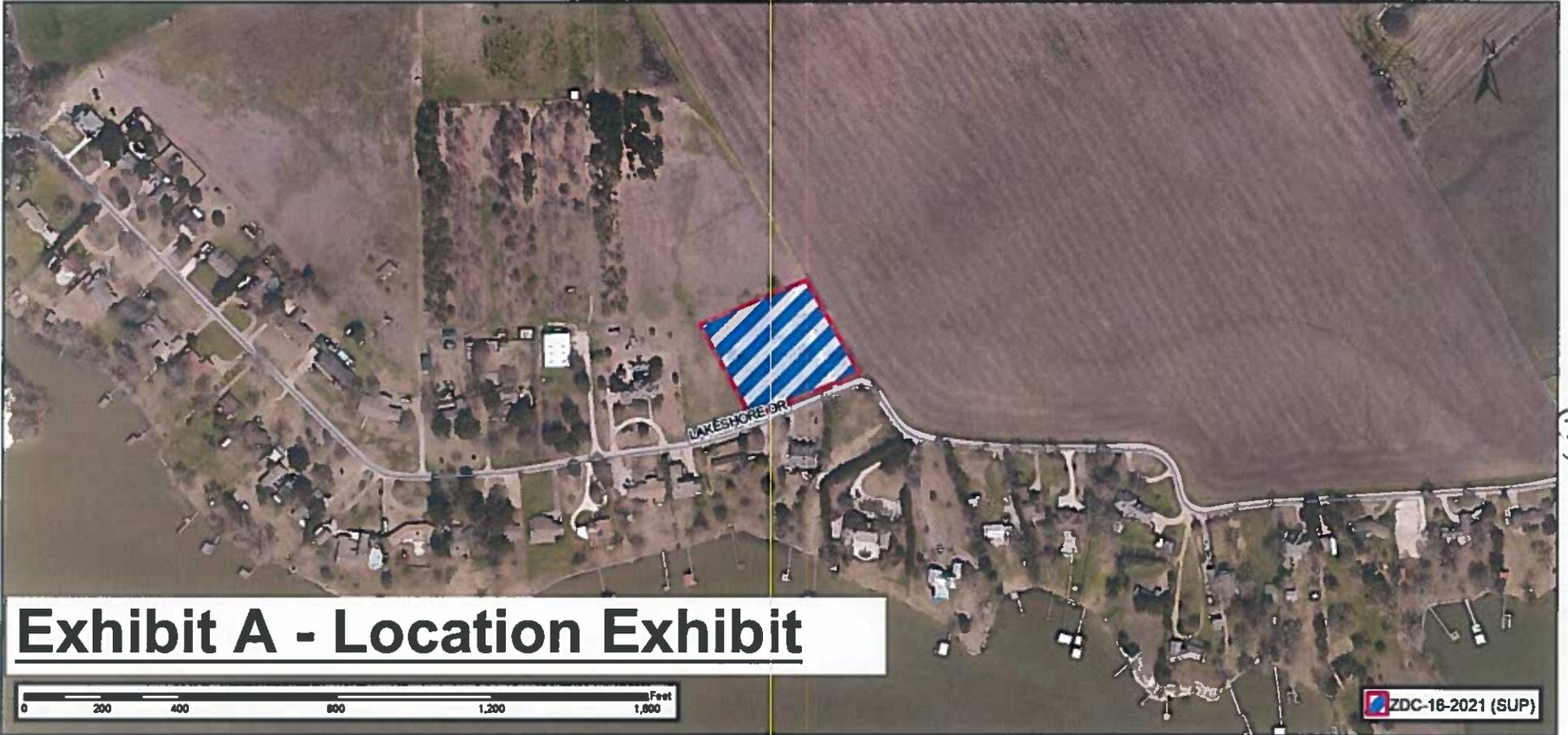


Exhibit A - Location Exhibit

0 200 400 800 1,200 1,600 Feet

ZDC-18-2021 (SUP)

(15)

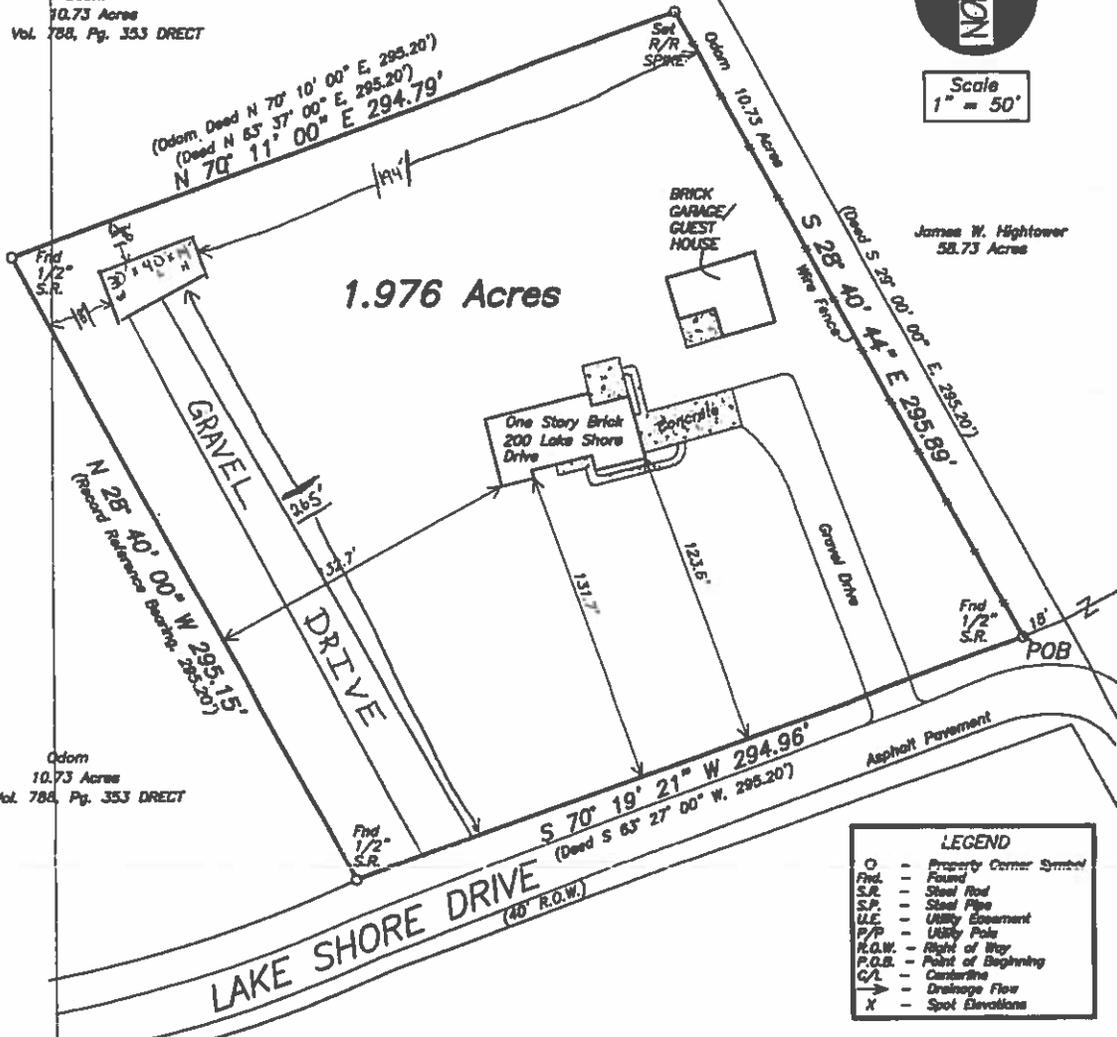
(15)

Exhibit B - Site Layout Plan

Odorn
10.73 Acres
Vol. 788, Pg. 353 DRECT



Scale
1" = 50'



SEE ATTACHED FIELD NOTES

(also known as 200 Lake Shore Drive)

The plot hereon reflects a survey made on the ground and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions. I further declare that no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map # 48139C0185 D, Zone X. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey. This survey was prepared for title purposes in conjunction with Trinity Abstract & Title Co. Commitment for Title Insurance, G.F. No. 67830, dated November 3, 2003. The easements, right of ways, or other exceptions noted hereon are according to the Schedule B provided. The surveyor has not abstracted the property.

Walter Keven Davis

Walter Keven Davis
Registered Professional Land Surveyor
#4486



ENGINEERS
D & M
SURVEYORS

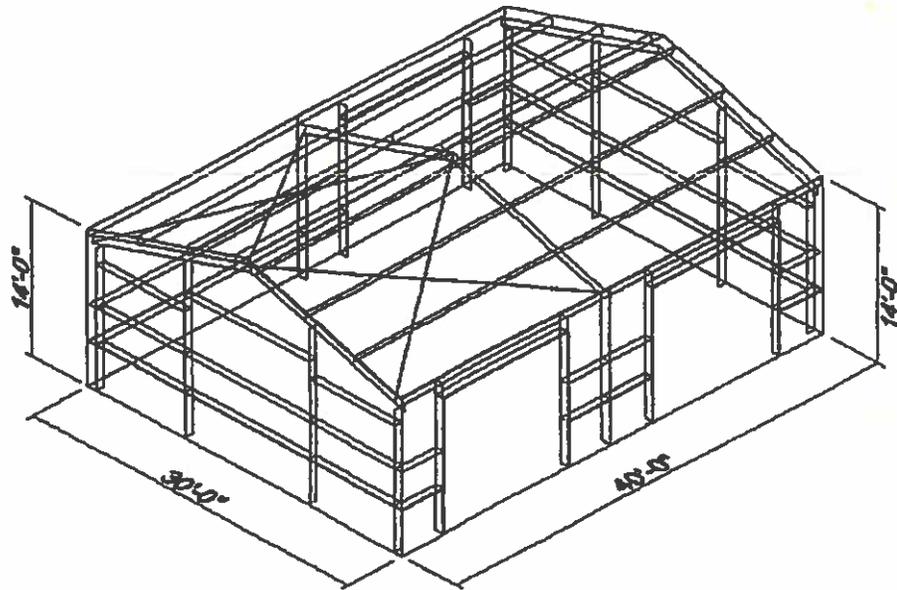
DAVIS & McDILL

P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: METRO (972) 938-1185

Description: Survey Plat Client: Trinity Abstract & Title Co. G.F.# 67830
Drawn by: Kevin Huber Scale: 1" = 50' Date: December 10, 2003 Job# 203-1107

(15)

Exhibit C - Elevation/Facade Rendering



(14)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-14-2021

MEETING DATE(S)

Planning & Zoning Commission: March 23, 2021

City Council: April 5, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 23, 2021, the Commission voted 5-1 to recommend approval of case number ZDC-14-2021, subject to staff comments.

CAPTION

Public Hearing on a request by Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

APPLICANT REQUEST

The applicant intends to amend an existing Ordinance (No. 2733) to create a Planned Development to allow for retail, commercial, office, multi-family apartments and townhome uses on 12.4 acres.

Note: With the exception of the townhomes, the proposed development is allowed by right and consistent with the intent of the North Grove Planned Development.

CASE INFORMATION

Applicant: Mark Singleton, North Grove 12.5 LLC Series 1

Property Owner(s): Mark Singleton, North Grove 12.5 LLC Series 1

Site Acreage: 12.435 acres

Current Zoning: North Grove Planned Development District (Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, General Retail)

Requested Zoning: North Grove Planned Development District (Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, General Retail) with amended Ordinance

(14)

SUBJECT PROPERTY

General Location:

NW corner of Washington Ave at North Grove Blvd

Parcel ID Number(s):

283993

Existing Use:

Currently Undeveloped

Development History:

The North Grove Planned Development District was approved by City Council on March 3, 2014.

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	North Grove Planned Development District Ord. 2733	Undeveloped Land
East	North Grove Planned Development District Ord. 2733	Estates of North Grove Ph. 1
South	North Grove Planned Development District Ord. 2733	Estates of North Grove Ph. 1
West	North Grove Planned Development District Ord. 2733	Single Family Residences

Future Land Use Plan:

Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via North Grove Blvd., Washington Ave., and Granite Way.

Site Image:



(14)

PLANNING ANALYSIS

Purpose of Request:

Due to townhomes not being allowed within the existing Ordinance (No. 2733), the applicant intends to amend the Ordinance to create a Planned Development to allow for retail, commercial, office, multi-family apartments and townhome uses on 12.4 acres.

Proposed Use:

The applicant is proposing a mixed-use development (The Place at North Grove) within the North Grove Planned Development District. The Planned Development is proposed to consist of seven 4-story buildings with retail and/or office use on the ground floor, and nine townhome lots. The development will also include a sit-down restaurant on the corner of North Grove Boulevard and Washington Avenue, as well as local specialty cafes and shops in the ground floor retail/office areas of the four story buildings. One of the ground floor lease areas will support a third party owned gym/workout area available for The Place residents as well as the public. The office use for the ground floor lease areas can be utilized by residents of The Place to help further create a live/work atmosphere. Based on the proposed build out population of North Grove, the applicant intends to see future demand for other neighborhood service tenants such as dry cleaner pickup location, tailor shop, shoe repair, hair care, and many different professional office tenants.

The mixed-use buildings within the development are proposed to be constructed in three phases. Buildings 1, 6, and 7 will be constructed in Phase 1. Buildings 4 and 5 will be constructed in phase 2. The third phase will consist of Buildings 2 and 3. The nine proposed townhomes will be on nine separate lots and an open space lot, platted at a future date. The townhomes will be individually owned, fee simple lots, and will have its own townhome association while also being a part of the existing North Grove Home Owner Association. The drainage channel lot will be platted with lot 1 of the development, and will be dedicated to the city with a mutually agreed upon maintenance agreement between the City of Waxahachie and the owner of lot 1. The owner of lot 1 will be responsible for providing maintenance for the drainage channel.

Staff Analysis:

Though staff is supportive of the proposed mixed-use development, staff recommends that the applicant revise the proposed elevation/façade plan(s) for the townhome structures within the proposed development. Staff does not believe that the current design of the structures will age well with the surrounding development.

The Concept Plan depicts a development that includes amenities such as:

- Walking Trail (will connect to North Grove Boulevard hike/bike trail)

Conformance with the Comprehensive Plan:

The proposed development is consistent with the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- **Growth Strategies – Goal 1:** Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- **Growth Strategies – Goal 2:** Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base
- **Growth Strategies – Goal 9:** Establish gateways and entryways into the City and into various areas or neighborhoods to promote community-wide and neighborhood identity.
- **Growth Strategies – Goal 12:** Promote growth of the community where infrastructure exists.

Development Standards:

Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance with additional changes listed below.

Permitted Uses:

- Townhomes
- Multi-Family Apartments
- Office
- Retail
- Commercial

SPECIAL EXCEPTION/VARIANCE REQUEST:

Townhome Area

Front loading, front facing garages shall not project out from the front façade of the building.

- The proposed townhome garages currently project out from the front façade of the building.

Front loading, front facing garages shall not constitute more than sixty (60) percent of the total width of the dwelling.

- The proposed garages currently exceed more that 60% of the total width of the dwelling.

All front-loading, front facing garages shall incorporate at least two (2) different architectural elements.

- The proposed townhomes currently incorporate only one (1) architectural element.

Two-car garages shall have a separate door for each bay. Doors shall be separated by a masonry column.

- The proposed garage currently depicts one door.

Additional Variance Note:

Due to proposing retail on the first floor, the applicant is not providing any attached garages. As a substitute, the applicant is proposing 125 covered (carport) spaces throughout the development.

Staff Concerns:

Though staff is supportive of the proposed mixed-use development, staff recommends that the applicant revise the proposed elevation/façade plan(s) for the townhome structures within the proposed development. Staff does not believe that the current design of the structures will age well with the surrounding development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 49 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.

PUBLIC NOTIFICATIONS

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

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

(14)

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. A mutually agreed upon Development Agreement will be required for the development.
 2. Staff suggest that the applicant revise the existing townhome elevation/façade plan(s) to be more conducive to the surrounding area.
 3. Staff suggests that a Traffic Exhibit is reviewed administratively to ensure that the site entrance is compatible to the adjacent properties.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Development Agreement/Ordinance
3. Location Exhibit
4. Planned Development Provisions
5. Site Plan
6. Preliminary Utility Plan
7. Preliminary Storm Plan
8. Preliminary Grading Plan
9. Landscape Plan
10. Elevation/Façade Plan
11. Screening/Dumpster Enclosure Exhibit
12. Signage Exhibit
13. Staff Report

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

(16)

Tract No	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
17894	MORGAN HARLAN L & GARY W MORGAN & MICHAEL D MORGAN	1.2	S J B & A ADAMS 1.2 ACRES	3100 BROWN ST	WAXAHACHE	TX	75185	3100 FM 813 WAXAHACHE TX 75185
262128	LIMPONIS STUART B JR ETAL	7.272	S J B & A ADAMS & 35 J BILLINGSLEY 7.272 ACRES	8121 BUNDABLE CT	FT WORTH	TX	76123	E NORTH GROVE BLVD WAXAHACHE TX 75185
262130	LIMPONIS STUART B JR ETAL	4.875	S J B & A ADAMS 4.875 ACRES	8121 BUNDABLE CT	FT WORTH	TX	76123	FM 813 WAXAHACHE TX 75185
262135	J-N NORTH GROVE DEVELOPMENT LLC	6.45	1008 H BARGE & 43.295 ACRES	P O BOX 2629	RED OAK	TX	75154	E NORTH GROVE BLVD WAXAHACHE TX 75185
262436	J-N PROPERTY ACQUISITION SERVICES LLC	6.162	S J B & A ADAMS 6.162 ACRES	200 H 325 SERVICE RD SUITE C	RED OAK	TX	75154	E NORTH GROVE BLVD WAXAHACHE TX 75185
272256	BAKER ADRIENNE L & BRANDON D	0.327	LOT 22 BLK 6 ESTATES OF NORTH GROVE PH 1 0.327 AC	1578 HARRISON CIR	WAXAHACHE	TX	75185	1578 HARRISON CIR WAXAHACHE TX 75185
272380	BEHRENDER DEKER & HEATHER	0.283	LOT 24 BLK 6 ESTATES OF NORTH GROVE PH 1 0.283 AC	1588 HARRISON CIR	WAXAHACHE	TX	75185	1588 HARRISON CIR WAXAHACHE TX 75185
272382	CALDWELL PATRICK R	0.405	LOT 26 BLK 6 ESTATES OF NORTH GROVE PH 1 0.405 AC	1616 GRANITE WAY	WAXAHACHE	TX	75185	1616 GRANITE WAY WAXAHACHE TX 75185
272383	DELOURIS DWIGHT L	0.207	LOT 27 BLK 6 ESTATES OF NORTH GROVE PH 1 0.207 AC	600 WASHINGTON AVE	WAXAHACHE	TX	75185	600 WASHINGTON AVE WAXAHACHE TX 75185
272384	RUDO JEFFREY A & MARITHA J	0.144	LOT 28 BLK 6 ESTATES OF NORTH GROVE PH 1 0.144 AC	604 WASHINGTON AVE	WAXAHACHE	TX	75185	604 WASHINGTON AVE WAXAHACHE TX 75185
272385	BROWN KOLEBA R & DEBRA W	0.138	LOT 29 BLK 6 ESTATES OF NORTH GROVE PH 1 0.138 AC	608 WASHINGTON AVE	WAXAHACHE	TX	75185	608 WASHINGTON AVE WAXAHACHE TX 75185
272386	SCHIEBEL LYDIA M & TIMOTHY J	0.159	LOT 30 BLK 6 ESTATES OF NORTH GROVE PH 1 0.159 AC	612 WASHINGTON AVE	WAXAHACHE	TX	75185	612 WASHINGTON AVE WAXAHACHE TX 75185
272387	LYTENS MICHAEL J	0.153	LOT 31 BLK 6 ESTATES OF NORTH GROVE PH 1 0.153 AC	618 WASHINGTON AVE	WAXAHACHE	TX	75185	618 WASHINGTON AVE WAXAHACHE TX 75185
272388	PROPERTY OWNER	0	LOT 32 BLK 6 ESTATES OF NORTH GROVE PH 1 0.153 AC	624 WASHINGTON AVE	WAXAHACHE	TX	75185	624 WASHINGTON AVE WAXAHACHE TX 75185
272389	HAMPTON TC & LUCIA L	0.188	LOT 33 BLK 6 ESTATES OF NORTH GROVE PH 1 0.188 AC	624 WASHINGTON AVE	WAXAHACHE	TX	75185	624 WASHINGTON AVE WAXAHACHE TX 75185
272370	NORTH GROVE RESIDENTIAL ASSOCIATION INC	3.082	LOT 34 BLK 6 (OPEN SPACE) ESTATES OF NORTH GROVE PH 1 3.082 AC	P O BOX 181185	DALLAS	TX	75219	670 NORTH GROVE BLVD WAXAHACHE TX 75185
272480	LESTER DEBRA H	0.201	LOT 1 BLK 10 ESTATES OF NORTH GROVE PH 1 0.201 AC	538 WASHINGTON AVE	WAXAHACHE	TX	75185	538 WASHINGTON AVE WAXAHACHE TX 75185
272481	MURPHY JORDAN H	0.136	LOT 2 BLK 10 ESTATES OF NORTH GROVE PH 1 0.136 AC	540 WASHINGTON AVE	WAXAHACHE	TX	75185	540 WASHINGTON AVE WAXAHACHE TX 75185
272482	BAILEY PAUL W & PATRICIA L	0.138	LOT 3 BLK 10 ESTATES OF NORTH GROVE PH 1 0.138 AC	544 WASHINGTON AVE	WAXAHACHE	TX	75185	544 WASHINGTON AVE WAXAHACHE TX 75185
272483	DUESING ANN	0.138	LOT 4 BLK 10 ESTATES OF NORTH GROVE PH 1 0.138 AC	548 WASHINGTON AVE	WAXAHACHE	TX	75185	548 WASHINGTON AVE WAXAHACHE TX 75185
272484	YOUNGER TATAYANDA S	0.168	LOT 5 BLK 10 ESTATES OF NORTH GROVE PH 1 0.168 AC	552 WASHINGTON AVE	WAXAHACHE	TX	75185	552 WASHINGTON AVE WAXAHACHE TX 75185
272485	LESTER DEBRA H	0.227	LOT 6 BLK 10 ESTATES OF NORTH GROVE PH 1 0.227 AC	553 PIERCE ST	WAXAHACHE	TX	75185	553 PIERCE ST WAXAHACHE TX 75185
272486	ROBERTSON ROBERTA L & GLEN R	0.212	LOT 7 BLK 10 ESTATES OF NORTH GROVE PH 1 0.212 AC	549 PIERCE ST	WAXAHACHE	TX	75185	549 PIERCE ST WAXAHACHE TX 75185
272487	KELLY JOHN A & ERIN	0.208	LOT 8 BLK 10 ESTATES OF NORTH GROVE PH 1 0.208 AC	537 PIERCE ST	WAXAHACHE	TX	75185	537 PIERCE ST WAXAHACHE TX 75185
272488	BELL ERIC D	0.197	LOT 1 BLK 11 ESTATES OF NORTH GROVE PH 1 0.197 AC	532 WASHINGTON AVE	WAXAHACHE	TX	75185	532 WASHINGTON AVE WAXAHACHE TX 75185
272470	MCCARTHER LEGIA L	0.136	LOT 3 BLK 11 ESTATES OF NORTH GROVE PH 1 0.136 AC	524 WASHINGTON AVE	WAXAHACHE	TX	75185	524 WASHINGTON AVE WAXAHACHE TX 75185
272471	CURRIN VANITA	0.138	LOT 4 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	520 WASHINGTON AVE	WAXAHACHE	TX	75185	520 WASHINGTON AVE WAXAHACHE TX 75185
272472	WELLS YOLANDA K	0.138	LOT 5 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	518 WASHINGTON AVE	WAXAHACHE	TX	75185	518 WASHINGTON AVE WAXAHACHE TX 75185
272473	MOURTGOUE PAULA & SIDNEY	0.138	LOT 6 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	512 WASHINGTON AVE	WAXAHACHE	TX	75185	512 WASHINGTON AVE WAXAHACHE TX 75185
272474	BURTON KEVIN W & ASHLEY BURTON	0.138	LOT 7 BLK 11 ESTATES OF NORTH GROVE PH 1 0.138 AC	508 WASHINGTON AVE	WAXAHACHE	TX	75185	508 WASHINGTON AVE WAXAHACHE TX 75185
272483	DA SILVA REYLA R & PATRICK W KENNEDY	0.265	LOT 15 BLK 11 ESTATES OF NORTH GROVE PH 1 0.265 AC	533 GRANT CT	WAXAHACHE	TX	75185	533 GRANT CT WAXAHACHE TX 75185
272480	NORTH GROVE RESIDENTIAL ASSOCIATION INC	1.814	LOT 13 BLK 11 (OPEN SPACE) ESTATES OF NORTH GROVE PH 1 1.814 AC	P O BOX 181185	DALLAS	TX	75219	WASHINGTON AVE WAXAHACHE TX 75185
262083	J-N NORTH GROVE DEVELOPMENT LLC	0.234	LOT 20 BLK 12 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75154	1708 STONEGATE ST WAXAHACHE TX 75185
262084	J-N NORTH GROVE DEVELOPMENT LLC	0.234	LOT 21 BLK 12 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75154	1704 STONEGATE ST WAXAHACHE TX 75185
262085	NORTH GROVE RESIDENTIAL ASSOCIATION	0.163	LOT 21X BLK 12 (HQA) THE ENCLAVE PH 1 0.163 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78739	1712 STONEGATE ST WAXAHACHE TX 75185
262086	J-N NORTH GROVE DEVELOPMENT LLC	0.234	LOT 1 BLK 15 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75154	1700 STONEGATE ST WAXAHACHE TX 75185
262087	HIGHLAND HOMES-DALLAS LLC	0.234	LOT 2 BLK 15 THE ENCLAVE PH 1 0.234 AC	5801 DEMOCRACY DR STE 300	PLANO	TX	75024	1886 STONEGATE ST WAXAHACHE TX 75185
262088	J-N NORTH GROVE DEVELOPMENT LLC	0.234	LOT 3 BLK 15 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75154	1882 STONEGATE ST WAXAHACHE TX 75185
262089	J-N NORTH GROVE DEVELOPMENT LLC	0.234	LOT 4 BLK 15 THE ENCLAVE PH 1 0.234 AC	P O BOX 2629	RED OAK	TX	75154	1880 STONEGATE ST WAXAHACHE TX 75185
262100	HIGHLAND HOMES-DALLAS LLC	0.234	LOT 5 BLK 15 THE ENCLAVE PH 1 0.234 AC	5801 DEMOCRACY DR STE 300	PLANO	TX	75024	1884 STONEGATE ST WAXAHACHE TX 75185
262105	NORTH GROVE RESIDENTIAL ASSOCIATION	0.088	LOT 1X BLK 15 (HQA) THE ENCLAVE PH 1 0.088 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78739	STONEGATE ST WAXAHACHE TX 75185
262224	BLOOMFIELD HOMES LP	0.215	LOT 6 BLK 15 ESTATES OF NORTH GROVE PH 2 0.215 AC	1030 E HWY 114 #210	SOUTH LAKE	TX	76082	1880 STONEGATE WAY RED OAK TX 75154
262225	BLOOMFIELD HOMES LP	0.26	LOT 7 BLK 15 ESTATES OF NORTH GROVE PH 2 0.26 AC	1050 E HWY 114 #210	SOUTH LAKE	TX	76082	528 LOWLAND LN WAXAHACHE TX 75185
262226	BLOOMFIELD HOMES LP	0.187	LOT 8 BLK 15 ESTATES OF NORTH GROVE PH 2 0.187 AC	1030 E HWY 114 #210	SOUTH LAKE	TX	76082	524 LOWLAND LN WAXAHACHE TX 75185
262282	J HOUSTON HOMES LLC	0.157	LOT 38 BLK 12 ESTATES OF NORTH GROVE PH 2 0.157 AC	421 CENTURY WAY STE 100	RED OAK	TX	75154	505 WASHINGTON AVE WAXAHACHE TX 75185
262283	J HOUSTON HOMES LLC	0.18	LOT 39 BLK 12 ESTATES OF NORTH GROVE PH 2 0.18 AC	421 CENTURY WAY STE 100	RED OAK	TX	75154	508 WASHINGTON AVE WAXAHACHE TX 75185
262284	NORTH GROVE RESIDENTIAL ASSOCIATION	2.134	LOT OPEN SPACE ESTATES OF NORTH GROVE PH 2 2.134 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78739	WASHINGTON AVE WAXAHACHE TX 75185
272489	PROPERTY OWNER	0		526 WASHINGTON AVE	WAXAHACHE	TX	75185	526 WASHINGTON AVE WAXAHACHE TX 75185
272336	PROPERTY OWNER	0		1582 HARRISON CIR	WAXAHACHE	TX	75185	1582 HARRISON CIR WAXAHACHE TX 75185

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-14-2021

CHANCE OMARR J
639 WASHINGTON AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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 Claudio Segovia, J Volk Consulting, Inc. for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

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

Case Number: ZDC-14-2021

City Reference: 272368

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 16, 2021 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

3/5/21
Date

Omarr Chance/owner
Printed Name and Title

1030 Washington Ave.
Address

It is a crime to knowingly submit a false sworn reply form. (Texas Penal Code §7.16)

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

(16)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-14-2021

LUMPKINS STUART B JR ETAL
8121 SUNDALE CT
FT WORTH, TX 76123

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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 Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

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

Case Number: ZDC-14-2021

City Reference: 262129

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 16, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

WE OWN THE PROPERTY LOCATED ACROSS E. NORTH GROVE
BLVD. FROM THE SUBJECT PROPERTY (APPROX- 15 ACRES)

Stuart Lumpkins
Signature

3/20/21
Date

STUART LUMPKINS
Printed Name and Title

2337 W. MAGNOLIA AVE.
Address
FORT WORTH, TX 76110

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

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

(14)

Outside 200 ft. Notification Area

Project ID	Owner's Name	Address	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
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(116)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-14-2021

Property Owner
Outside 200' Notification Buffer

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 23, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 5, 2021 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 Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

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

Case Number: ZDC-14-2021

City Reference: N/A

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, March 16, 2021 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:
Due to the increase traffic flow and the original plan called for single family housing only in this commun

Teddy Anderson
Signature

3/15/2021
Date

Teddy Anderson
Printed Name and Title

1559 Harrison Circle
Address Waxahachie Tx

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

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

(17)

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE 2733 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-SINGLE FAMILY-1 (PD-SF1), PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF2), PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), MULTI-FAMILY (MF), AND GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT-SINGLE FAMILY-1 (PD-SF1), PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF2), PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), MULTI-FAMILY (MF), AND GENERAL RETAIL (GR) WITH AMENDED ORDINANCE, TO ALLOW RETAIL, COMMERCIAL, OFFICE, MULTI-FAMILY APARTMENTS AND TOWNHOMES, LOCATED AT THE NORTHWEST CORNER OF WASHINGTON AVE AND NORTH GROVE BLVD, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 12.435 ACRES KNOWN AS A PORTION OF PROPERTY ID 283993, 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, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-14-2021. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-SF1, PD-SF2, PD-SF3, MF, and GR to PD-SF1, PD-SF2, PD-SF3, MF, GR (with amended Ordinance) with Concept Plan; 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 zoning amendment;

NOW, THEREFORE, this property is rezoned from PD-SF1, PD-SF2, PD-SF3, MF, and GR to PD-SF1, PD-SF2, PD-SF3, MF, and GR, with Concept Plan in order to facilitate development of the subject property in a manner that allows retail, commercial, office, multi-family apartments and townhome uses on the following property: a portion of Property ID 283993, which is shown on Exhibit A, Site Plan shown as Exhibit B, Preliminary Utility Plan shown as Exhibit C, Preliminary Storm Plan shown as Exhibit D, Preliminary Grading Plan shown as Exhibit E, Landscape Plan shown as Exhibit F, Elevation/Façade Plan shown as Exhibit G, Signage Exhibit shown as Exhibit H, and Staff Report shown as Exhibit I.

(17)

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to create a mixed-use residential development, and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan packet (Exhibits B-I).

Development Regulations

1. A mutually agreed upon Development Agreement will be required for the property.
2. The Site Plan shall conform as approved by the City Council under case number ZDC-14-2021.
3. A Traffic Exhibit shall be reviewed administratively to ensure that the site entrance is compatible to the adjacent properties.
4. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.
5. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
6. Any zoning, land use requirement, or restriction not contained within this Development Agreement, zoning ordinance, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Preliminary Utility Plan, Exhibit D – Preliminary Storm Plan, Exhibit E – Preliminary Grading Plan, Exhibit F – Landscape Plan, Exhibit G – Elevation/Façade Plan, Exhibit H – Signage Exhibit, and Exhibit I - Staff Report of the approved Ordinance. Where regulations are not specified in Exhibits B, C, D, E, F, G, H, I, zoning ordinance, or in this Development Agreement, the regulations of Ord. 2733 – North Grove Planned Development District shall apply to this development.

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 5th day of April, 2021.

(17)

MAYOR

ATTEST:

City Secretary

(18)

STATE OF TEXAS § DEVELOPMENT AGREEMENT
 § FOR THE PLACE AT NORTH GROVE
COUNTY OF ELLIS §

This Development Agreement for The Place at North Grove ("**Agreement**") is entered into between North Grove 12.5 LLC Series 1 ("NG12.5") and the City of Waxahachie, Texas ("**City**"). NG12.5 and the City are sometimes referred herein together as the "**Parties**" and individually as a "**Party**."

Recitals:

1. NG12.5 is the owner of approximately 12.435 acres of real property generally located at the Northwest corner of Washington Ave and North Grove Blvd, parcel number 283993, in the City of Waxahachie, Texas (the "**Property**"), for which he has requested a change in the Property's Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, and General Retail (North Grove Planned Development) zoning to a Planned Development ("**PD**") Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, and General Retail (North Grove Planned Development - Ord. 2733 text amendment) zoning, revising specific development standards. The Property is currently zoned Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, and General Retail and is anticipated to have the zoning changed to a new PD zoning on April 5, 2021.

2. The planned use of the Property is to create a Planned Development to allow for the development of retail, commercial, office, multi-family apartments and townhome uses. The PD zoning process is utilized to ensure that the Property would develop in a manner that meets the City's desired development standards, as well as providing NG12.5 with agreed-upon and negotiated standards consistent with their business objectives.

3. As is reflected by the public records of the City, significant discussions and negotiations between representatives of NG12.5 and the City of Waxahachie staff have occurred during various meetings, in an effort to obtain an agreed-upon and negotiated set of zoning and development standards to be reflected in the PD zoning amendment **Ordinance No. (TBD)** (the "**The Place at North Grove PD Ordinance**"), a copy of which is attached hereto as *Exhibit A* and which contains the negotiated zoning and development standards for The Place at North Grove.

4. This Agreement seeks to incorporate the negotiated and agreed upon zoning and development standards contained in The Place at North Grove PD Ordinance as contractually-binding obligations between the City of Waxahachie and NG12.5, and to recognize NG12.5's reasonable investment-backed expectations in The Place at North Grove PD Ordinance and the planned development of The Place at North Grove.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Term. This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("Effective Date"). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing ("Term").

Section 3. Agreements. The Parties agree as follows:

Incorporation of Zoning and Recognition of Investment-Backed Expectations: The negotiated and agreed upon zoning and development standards contained in The Place at North Grove PD Ordinance, which incorporate by reference the general zoning regulations of the City of Waxahachie zoning ordinance, are hereby adopted and incorporated into this Agreement as contractually-binding obligations of the developer.

The Developer agrees to:

1. A mutually agreed upon Development Agreement will be required for the property.
2. The Site Plan shall conform as approved by the City Council under case number ZDC-14-2021.
3. A Traffic Exhibit shall be reviewed administratively to ensure that the site entrance is compatible to the adjacent properties.
4. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.
5. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
6. Any zoning, land use requirement, or restriction not contained within this Development Agreement, zoning ordinance, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Preliminary Utility Plan, Exhibit D – Preliminary Storm Plan, Exhibit E – Preliminary Grading Plan, Exhibit F – Landscape Plan, Exhibit G – Elevation/Façade Plan, Exhibit H – Signage Exhibit, and Exhibit I - Staff Report of the approved Ordinance. Where regulations are not specified in Exhibits B, C, D, E, F, G, H, I, zoning ordinance, or in this Development Agreement, the regulations of Ord. 2733 – North Grove Planned Development District shall apply to this development.

(18)

In consideration of NG12.5's agreement in this regard, the City of Waxahachie agrees that NG12.5 has reasonable investment-backed expectations in The Place at North Grove PD Ordinance, and that the City of Waxahachie may not unilaterally change the zoning and development standards contained in The Place at North Grove PD Ordinance without impacting NG12.5's reasonable investment-backed expectations.

Section 4. Miscellaneous

A. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Ellis County, Texas.

B. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

C. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

D. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

E. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

F. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

G. This Agreement is made subject to the existing provisions of the City of Waxahachie, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

H. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

I. This Agreement may be only amended or altered by written instrument signed by the Parties.

J. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

K. This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

L. This Agreement shall be recorded in the real property records of Ellis County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon NG12.5 and all heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any platted residential lot upon which a completed structure has been constructed.

(18)

{Signature Pages Follow}

(18)

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

CITY OF WAXAHACHIE, TEXAS

By: _____
Michael Scott, City Manager

Date: _____

ATTEST:

By: _____
City Secretary

**: North Grove 12.5, LLC Series 1
(Applicant)**

By: _____

Date: _____

: North Grove 12.5, LLC Series 1 (Owner)

By: _____

Date: _____

(18)

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, 2021, personally appeared MICHAEL SCOTT, City Manager of the City of Waxahachie, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, 2021, personally appeared _____, representative of North Grove 12.5, LLC Series 1, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

(18)

EXHIBIT A

The Place at North Grove PD Ordinance

ORDINANCE NO. _____

AN AMENDMENT TO ORDINANCE 2733 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-SINGLE FAMILY-1 (PD-SF1), PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF2), PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), MULTI-FAMILY (MF), AND GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT-SINGLE FAMILY-1 (PD-SF1), PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF2), PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), MULTI-FAMILY (MF), AND GENERAL RETAIL (GR) WITH AMENDED ORDINANCE, TO ALLOW RETAIL, COMMERCIAL, OFFICE, MULTI-FAMILY APARTMENTS AND TOWNHOMES, LOCATED AT THE NORTHWEST CORNER OF WASHINGTON AVE AND NORTH GROVE BLVD, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 12.435 ACRES KNOWN AS A PORTION OF PROPERTY ID 283993, 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, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-14-2021. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-SF1, PD-SF2, PD-SF3, MF, and GR to PD-SF1, PD-SF2, PD-SF3, MF, GR (with amended Ordinance) with Concept Plan; 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 zoning amendment;

NOW, THEREFORE, this property is rezoned from PD-SF1, PD-SF2, PD-SF3, MF, and GR to PD-SF1, PD-SF2, PD-SF3, MF, and GR, with Concept Plan in order to facilitate development of the subject property in a manner that allows retail, commercial, office, multi-family apartments and townhome uses on the following property: a portion of Property ID 283993, which is shown on Exhibit A, Site Plan shown as Exhibit B, Preliminary Utility Plan shown as Exhibit C, Preliminary Storm Plan shown as Exhibit D, Preliminary Grading Plan shown as Exhibit E, Landscape Plan shown as Exhibit F, Elevation/Façade Plan shown as Exhibit G, Signage Exhibit shown as Exhibit H, and Staff Report shown as Exhibit I.

(18)

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development to create a mixed-use residential development, and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan packet (Exhibits B-I).

Development Regulations

1. A mutually agreed upon Development Agreement will be required for the property.
2. The Site Plan shall conform as approved by the City Council under case number ZDC-14-2021.
3. A Traffic Exhibit shall be reviewed administratively to ensure that the site entrance is compatible to the adjacent properties.
4. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.
5. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
6. Any zoning, land use requirement, or restriction not contained within this Development Agreement, zoning ordinance, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Preliminary Utility Plan, Exhibit D – Preliminary Storm Plan, Exhibit E – Preliminary Grading Plan, Exhibit F – Landscape Plan, Exhibit G – Elevation/Façade Plan, Exhibit H – Signage Exhibit, and Exhibit I - Staff Report of the approved Ordinance. Where regulations are not specified in Exhibits B, C, D, E, F, G, H, I, zoning ordinance, or in this Development Agreement, the regulations of Ord. 2733 – North Grove Planned Development District shall apply to this development.

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.

(18)

PASSED, APPROVED, AND ADOPTED on this 5th day of April, 2021.

MAYOR

ATTEST:

City Secretary



Exhibit A - Location Exhibit

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ZDC-14-2021 (PD)
City Limits

(18)

ZDC-14-2021

The Place at North Grove Planned Development Provisions

Project Description: The Place at North Grove is a mixed-use new urbanism style density development. Our vision for the development is to create a sense of place for the North Grove community. There are seven 4 story mixed-use buildings oriented along an urban-style streetscape with retail or office use on the ground floor. The Place will not only be the hub of mixed-uses for its residents but will become a destination for the residents of all of the North Grove neighborhoods. We anticipate a casual sit-down restaurant being developed on the corner of North Grove Boulevard and Washington Street as well as local specialty cafes and shops in the ground floor retail/office areas of the four story buildings. One of the ground floor lease areas will support a third party owned gym/workout area available for The Place residents as well as the public. The office use for the ground floor lease areas can be utilized by residents of The Place creating a live work atmosphere. Based on the build out population of North Grove we see future demand for other neighborhood service tenants such as dry cleaner pickup location, tailor shop, shoe repair, hair care, and many different professional office tenants.

The layout of The Place will create a very pedestrian friendly atmosphere with landscaped medians between the parking lot streets and enhanced designated crosswalks. Also, an internal walking trail will access the North Grove Blvd hike/bike trail as well as the sidewalk on Washington Avenue. A large grassed and landscaped open area next the pool will have many outside activities available to our residents. The combination of the drainage channel, that we plan to landscape and keep as a manicured grass setting, and the protected open space to the west of our property will create a natural setting for our residents as well as the other neighborhood residents.

The residents of The Place will have easy access to the community pool as well as pocket parks to be provided. The plan includes a large open space area on the south side of the property that will have benches and shade trees for a comfortable sitting area. All the medians and entries will be landscaped with trees, shrubs and color beds to help create a natural setting for the area. Our goal is to create a density development area within a natural setting lifestyle. We want our residents, who we feel will be of all ages, to feel a sense of place when they are at home and a pedestrian friendly area to easily walk to amenities and services.

Uses: The development will have residential apartments for lease with one and two bedroom floor plans. In addition, at least 25% of the ground floor of the residential buildings will be commercial lease space. Along Washington Avenue there will be 9 Townhome Units with 4 attached units in one building and 5 in a second building. Each Townhome will be on its lot that is shown on the attached site plan.

Density: The Density and uses are shown on the attached site plan. Open space including drainage channel is over 2 acres in area.

(18)

Building Heights: The mixed-use buildings are 57'-6", The retail is 16'-0" and the Townhomes are 23'-6".

Parking: Required parking for the various uses is as follows:

- Multi-Family 252 units require 378 parking spaces
- Commercial 29,796sf require 119 parking spaces
- Retail 7000sf require 47 parking spaces
- Commercial 77 parking spaces
- Retail 30 parking spaces

We applied a 10% reduction based on Ordinance Section 5.02(f) and a 25% reduction per Ordinance 2733, S Off-Street Parking on Non-Residential Parking. The resulting total parking requirement is 486 spaces. Our site plan includes 494 parking spaces.

A table to the parking requirement is also contained on the attached Site Plan.

Access: The Place will have a total of three access points from public streets. One access driveway is to North Grove Blvd. We will construct a left turn lane in the median of the north side of the boulevard to improve this access to the development. In addition, there is two driveway access points from Washington Ave. The first is a new drive located towards North Grove Blvd and the other is lined up with Granite Street. Two of these access points will have lighted and landscaped entry columns as shown on the exhibit attached.

Landscaping and Screening: See attached Landscape Plan which illustrates our tree and plant location and type. Also, it shows illustrations how we will provide screening with landscape and not walls.

Project Phasing: The mixed-use buildings will be constructed in three phases. Three buildings in the first construction phase (1,6 & 7). Two buildings in the second phase (4 & 5). Two buildings in the third phase (2 & 3). The area where the mixed-use buildings are located outside the Townhome area, drainage channel, and the corner restaurant site will be platted as a single lot.

The 9 Townhomes will be on 9 separate lots and an open space lot platted at a future date. The Drainage Channel lot will be platted with lot 1 and will be dedicated to the city with a mutually agreed upon maintenance agreement between the city and the owner of lot 1 with the lot 1 owner providing maintenance for the drainage channel. Lot 2 will be platted separately and sold in the future to a third party for construction with CCRs and ARC rights being held by the owner of lot 1.

Management Association: The management association for the Townhomes and the drainage channel lots will be the existing North Grove Association. That Association will maintain the Townhome area and the Drainage Channel lot. There will be established a Townhome Association to provide maintenance to the Townhome structures layered on top of the North Grove Covenants. Lot 2 will have its own set of CCRs.

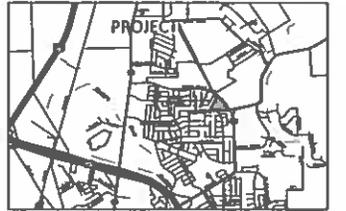
- NOTES
- REFER TO PRELIMINARY UTILITY AND STORM PLANS FOR WATER, SANITARY SEWER AND STORM LAYOUTS.
- REFER TO PRELIMINARY UTILITY LAYOUT FOR APPROXIMATE FDC LOCATIONS. RADIO COVERAGE TEST SHALL BE SUBMITTED TO FIRE MARSHALL OFFICE DURING CONSTRUCTION.
- ENGINEER SHALL WORK WITH THE CITY OF WAXAHACHIE ENGINEERING DEPARTMENT TO VERIFY WATER PRESSURE WILL BE AS REQUIRED ON UPPER FLOORS.
- ALL PAVEMENT SECTIONS TO BE VERIFIED WITH DETECTION REPORT.

PROPOSED PAVEMENT	QTY	UNIT	BIODEN. AMOUNT	REDUCTION PERCENTAGE	PER 1000 SQ FT	TOTAL
ASPH. (BASE) 1 1/2" PER LB	28,700	EA	110	-2	-22	28,480
ASPH. (TOP) 1 1/2" PER LB	28,700	EA	110	-2	-22	28,480
TOTAL						56,960

PROPOSED PAVEMENT	QTY	UNIT
CONCRETE	130	EA
REINFORCING BARS	17	EA
TOTAL	147	

CONCRETE	QTY	UNIT	BIODEN. AMOUNT	REDUCTION PERCENTAGE	PER 1000 SQ FT	TOTAL
CONCRETE	130	EA	110	-2	-22	108
REINFORCING BARS	17	EA	110	-2	-22	15
TOTAL						123

PROPOSED USE	PER 1000 SQ FT	TOTAL
RESIDENTIAL (R)	28.700	28.700
COMMERCIAL (C)	7.000	7.000
INDUSTRIAL (I)	0.000	0.000
OFFICE (O)	0.000	0.000
RETAIL (R)	0.000	0.000
RESTAURANT (R)	0.000	0.000
RECREATION (R)	0.000	0.000
UNDEVELOPED (U)	0.000	0.000
TOTAL	35.700	35.700



LEGEND

- PROPOSED FIRE LINE
- PROPOSED SIDEWALK
- PROPOSED COMMERCIAL DEVELOPMENT
- COVERED PARKING
- PROPOSED FIRELANE
- PROPOSED CURED PAVING
- PROP. SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED STREET LIGHT
- PROPOSED SANITARY FREE RAMP
- PROPOSED STAMPED CONCRETE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE

Scale: 1" = 50'

PAVING SECTION (STANDARD)
K.T.S.

PAVING SECTION (FIRELANE)
K.T.S.

8" REINFORCED CONCRETE (MIN. 3,000 P.S.I.)

8" REINFORCED BARS @ 18" O.C. (BOTH DIRECTIONS)

8" COMPACTED SUBGRADE

Line Table

Line	Length	Station
L1	25.00	0+00 TO 0+25
L2	30.00	0+25 TO 0+55
L3	15.00	0+55 TO 0+70
L4	15.00	0+70 TO 0+85
L5	15.00	0+85 TO 1+00
L6	15.00	1+00 TO 1+15
L7	15.00	1+15 TO 1+30
L8	15.00	1+30 TO 1+45
L9	15.00	1+45 TO 1+60
L10	15.00	1+60 TO 1+75
L11	15.00	1+75 TO 1+90
L12	15.00	1+90 TO 2+05
L13	15.00	2+05 TO 2+20
L14	15.00	2+20 TO 2+35
L15	15.00	2+35 TO 2+50
L16	15.00	2+50 TO 2+65
L17	15.00	2+65 TO 2+80
L18	15.00	2+80 TO 2+95
L19	15.00	2+95 TO 3+10
L20	15.00	3+10 TO 3+25
L21	15.00	3+25 TO 3+40
L22	15.00	3+40 TO 3+55
L23	15.00	3+55 TO 3+70

Curve Table

Curve	Length	Station	Radius	Chord	Chord Bearing
C1	100.00	0+00 TO 0+100	100.00	100.00	0° 0' 0"
C2	100.00	0+100 TO 0+200	100.00	100.00	0° 0' 0"
C3	100.00	0+200 TO 0+300	100.00	100.00	0° 0' 0"
C4	100.00	0+300 TO 0+400	100.00	100.00	0° 0' 0"
C5	100.00	0+400 TO 0+500	100.00	100.00	0° 0' 0"
C6	100.00	0+500 TO 0+600	100.00	100.00	0° 0' 0"
C7	100.00	0+600 TO 0+700	100.00	100.00	0° 0' 0"
C8	100.00	0+700 TO 0+800	100.00	100.00	0° 0' 0"
C9	100.00	0+800 TO 0+900	100.00	100.00	0° 0' 0"
C10	100.00	0+900 TO 1+000	100.00	100.00	0° 0' 0"
C11	100.00	1+000 TO 1+100	100.00	100.00	0° 0' 0"
C12	100.00	1+100 TO 1+200	100.00	100.00	0° 0' 0"
C13	100.00	1+200 TO 1+300	100.00	100.00	0° 0' 0"
C14	100.00	1+300 TO 1+400	100.00	100.00	0° 0' 0"
C15	100.00	1+400 TO 1+500	100.00	100.00	0° 0' 0"
C16	100.00	1+500 TO 1+600	100.00	100.00	0° 0' 0"
C17	100.00	1+600 TO 1+700	100.00	100.00	0° 0' 0"
C18	100.00	1+700 TO 1+800	100.00	100.00	0° 0' 0"
C19	100.00	1+800 TO 1+900	100.00	100.00	0° 0' 0"
C20	100.00	1+900 TO 2+000	100.00	100.00	0° 0' 0"

Exhibit B - Site Plan

Engineer/Designer:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75076
Phone: 972-201-3100
Contact: Claudio Sagorva, PE

Owner/Applicant:
North Grove 12.5, LLC Series 1
P.O. Box 717
Waxahachie, TX 75168
Phone: 214-505-5501
Contact: Terry Weaver



SITE PLAN
ZDC-14-2021
THE PLACE AT NORTH GROVE
12.435 ACRES
LOTS 1 TO BLOCK 1
PROPOSED MAILED LOTS SITE
OUT OF THE
JOHN & ADAMS & ANN ADAMS SURVEY, ABSTRACT NO. 5
ROBEY RUSSELL SURVEY, ABSTRACT NO. 911
HENRY SAUGE SURVEY, ABSTRACT NO. 1009
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
12 March 2021
SHEET 1 OF 1

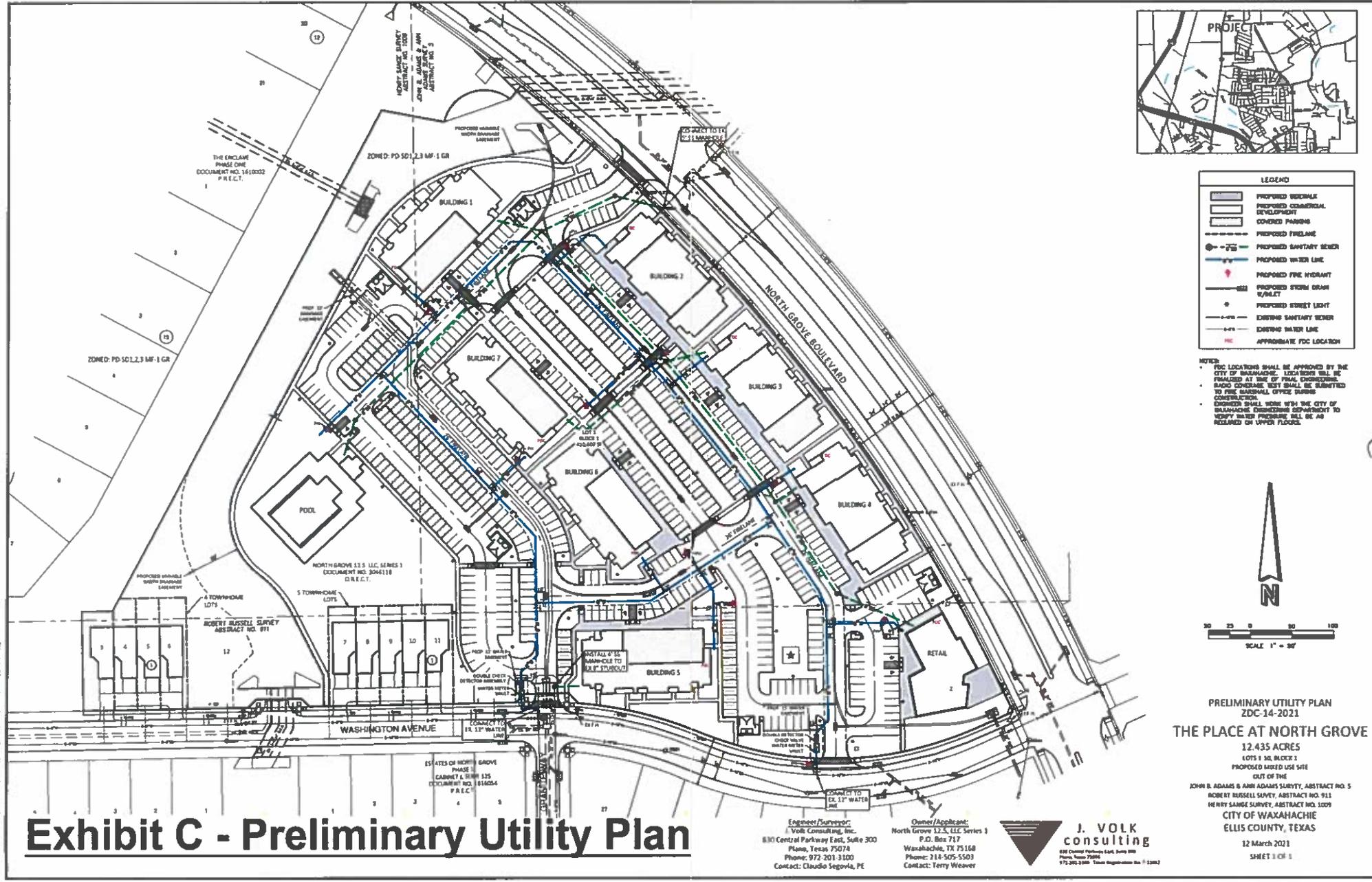
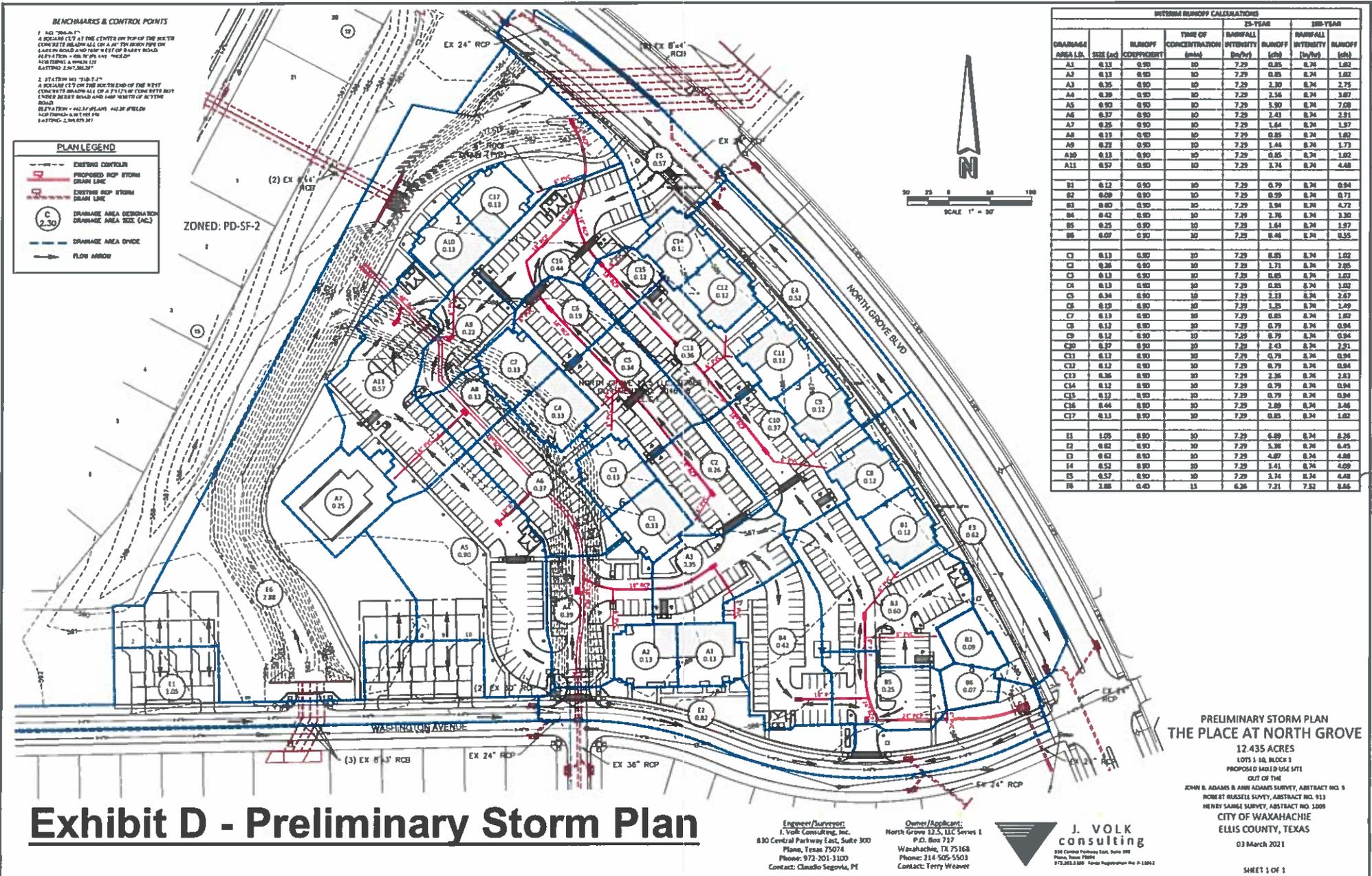


Exhibit C - Preliminary Utility Plan

(18)



DRAINAGE AREA I.D.	SIZE (Ac)	RUNOFF COEFFICIENT	TIME OF CONCENTRATION (min)	25-YEAR		100-YEAR	
				RUNOFF (In/Day)	INTENSITY (In/Hr)	RUNOFF (In/Day)	INTENSITY (In/Hr)
A1	0.11	0.90	10	7.29	0.85	8.24	1.02
A2	0.13	0.90	10	7.29	0.85	8.24	1.02
A3	0.35	0.90	10	7.29	2.30	8.24	2.75
A4	0.39	0.90	10	7.29	2.56	8.24	3.07
A5	0.90	0.90	10	7.29	5.90	8.24	7.08
A6	0.37	0.90	10	7.29	2.43	8.24	2.91
A7	0.25	0.90	10	7.29	1.64	8.24	1.97
A8	0.13	0.90	10	7.29	0.85	8.24	1.02
A9	0.22	0.90	10	7.29	1.48	8.24	1.73
A10	0.13	0.90	10	7.29	0.85	8.24	1.02
A11	0.57	0.90	10	7.29	3.74	8.24	4.48
B1	0.12	0.90	10	7.29	0.79	8.24	0.94
B2	0.09	0.90	10	7.29	0.59	8.24	0.71
B3	0.60	0.90	10	7.29	3.94	8.24	4.72
B4	0.42	0.90	10	7.29	2.76	8.24	3.30
B5	0.25	0.90	10	7.29	1.64	8.24	1.97
B6	0.07	0.90	10	7.29	0.46	8.24	0.55
C1	0.13	0.90	10	7.29	0.85	8.24	1.02
C2	0.26	0.90	10	7.29	1.71	8.24	2.05
C3	0.13	0.90	10	7.29	0.85	8.24	1.02
C4	0.13	0.90	10	7.29	0.85	8.24	1.02
C5	0.34	0.90	10	7.29	2.19	8.24	2.67
C6	0.19	0.90	10	7.29	1.25	8.24	1.49
C7	0.13	0.90	10	7.29	0.85	8.24	1.02
C8	0.17	0.90	10	7.29	0.79	8.24	0.94
C9	0.17	0.90	10	7.29	0.79	8.24	0.94
C10	0.27	0.90	10	7.29	2.40	8.24	2.91
C11	0.17	0.90	10	7.29	0.79	8.24	0.94
C12	0.17	0.90	10	7.29	0.79	8.24	0.94
C13	0.36	0.90	10	7.29	2.35	8.24	2.83
C14	0.17	0.90	10	7.29	0.79	8.24	0.94
C15	0.17	0.90	10	7.29	0.79	8.24	0.94
C16	0.44	0.90	10	7.29	2.89	8.24	3.46
C17	0.13	0.90	10	7.29	0.85	8.24	1.02
E1	1.05	0.90	10	7.29	6.89	8.24	8.26
E2	0.82	0.90	10	7.29	5.36	8.24	6.45
E3	0.62	0.90	10	7.29	4.67	8.24	4.88
E4	0.57	0.90	10	7.29	3.41	8.24	3.69
E5	0.57	0.90	10	7.29	3.34	8.24	4.48
E6	1.88	0.40	15	6.36	7.31	7.53	8.66

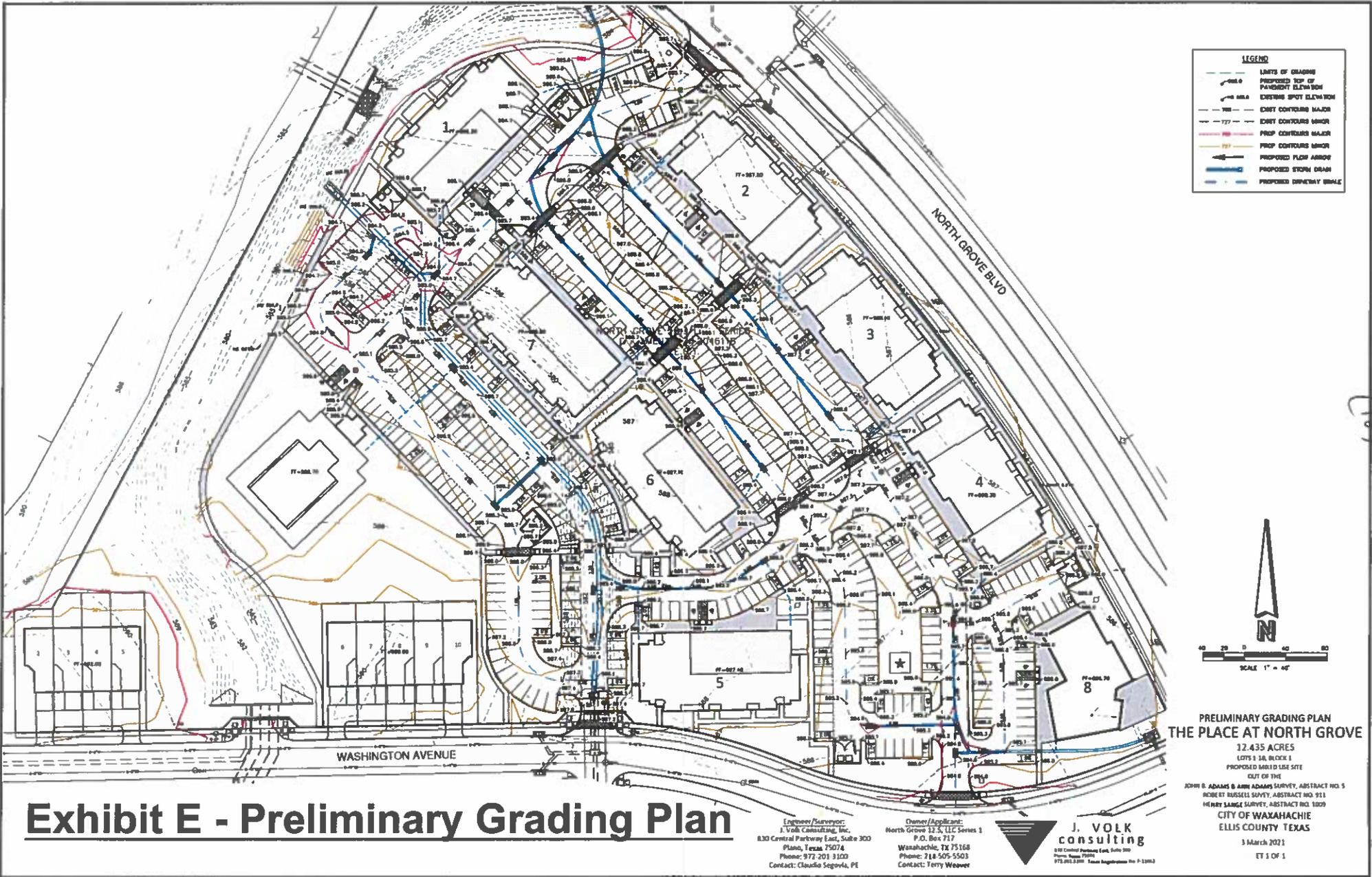
Exhibit D - Preliminary Storm Plan

Engineer/Surveyor:
J. Volk Consulting, Inc.
 830 Central Parkway East, Suite 300
 Plano, Texas 75078
 Phone: 972.201.3100
 Contact: Claudio Segovia, PE

Owner/Applicant:
North Grove 12.5, LLC Series 1
 P.O. Box 717
 Waxahachie, TX 75168
 Phone: 214.505.5503
 Contact: Terry Weaver

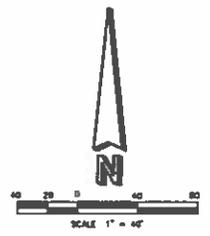
J. VOLK consulting
 800 Central Parkway East, Suite 300
 Plano, Texas 75078
 972.201.3100 Fax: 972.201.3101

PRELIMINARY STORM PLAN
THE PLACE AT NORTH GROVE
 12.435 ACRES
 LOTS 1-10, BLOCK 1
 PROPOSED MIXED USE SITE
 OUT OF THE
 JOHN B. ADAMS & JOHN ADAMS SURVEY, ABSTRACT NO. 9
 ROBERT RUSSELL SURVEY, ABSTRACT NO. 913
 HEINRY SARGEL SURVEY, ABSTRACT NO. 1009
CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS
 03 March 2021
 SHEET 1 OF 1



LEGEND

- LOTTS OF GRADING
- PROPOSED TOP OF PAVEMENT ELEVATION
- EXISTING SPOT ELEVATION
- 10' CONTOUR MAJOR
- 5' CONTOUR MAJOR
- PROP CONTOUR MAJOR
- PROP CONTOUR MAJOR
- PROP CONTOUR MAJOR
- PROPOSED FLOW ARROWS
- PROPOSED STORM DRAIN
- PROPOSED DRIVEWAY GRADE



PRELIMINARY GRADING PLAN
THE PLACE AT NORTH GROVE
 12.435 ACRES
 LOTS 1 TO 10, BLOCK 1
 PROPOSED MOBILE HOME SITE
 CUT OF THE
 JOHN B. ADAMS & ANN ADAMS SURVEY, ABSTRACT NO. 5
 ROBERT RUSSELL SARGEY, ABSTRACT NO. 911
 HEINRY SAUGE SURVEY, ABSTRACT NO. 1009
 CITY OF WAXAHACHIE
 ELLIS COUNTY TEXAS

Exhibit E - Preliminary Grading Plan

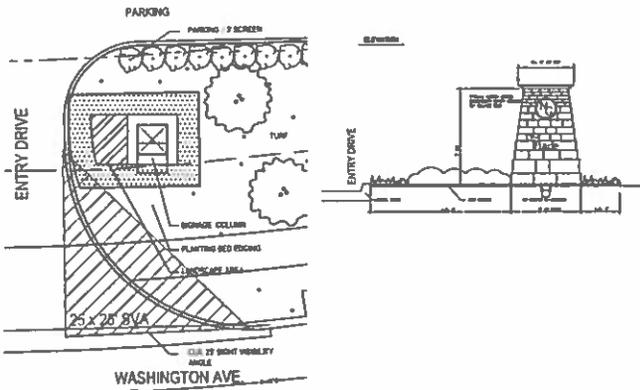
Engineer/Surveyor:
 J. Volk Consulting, Inc.
 830 Central Parkway East, Suite 300
 Plano, TX 75074
 Phone: 972 201 3100
 Contact: Claudia Segovia, PE

Owner/Applicant:
 North Grove LLC, LLC Series 1
 P.O. Box 717
 Waxahachie, TX 75168
 Phone: 214-505-5503
 Contact: Terry Weaver

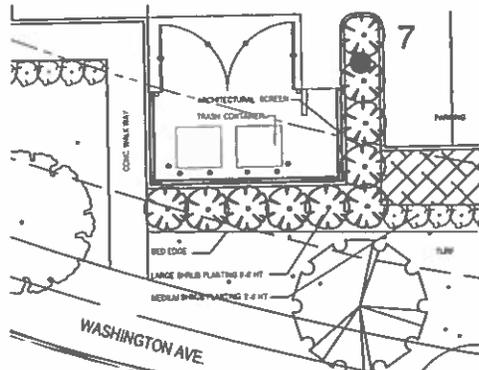
J. VOLK consulting
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 P.O. Box 717
 Waxahachie, TX 75168

3 March 2021
 ET 1 OF 1

(18)



ENTRY COLUMN SIGNAGE



TYPICAL LANDSCAPE SCREENING



DOG WASTE STATION



BENCHES (BACKLESS)

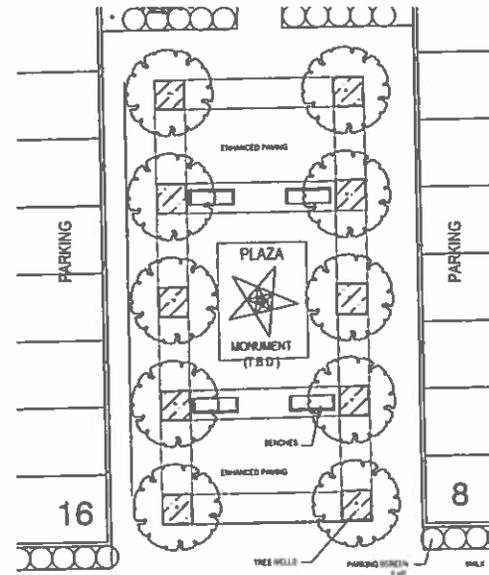


5' x 5' TREE WELLS - PLANTED

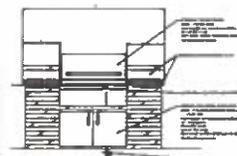


PLANTED 5' x 5' TREE WELLS - W/ HIGH GRADE

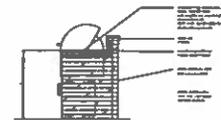
PLAZA CONCEPT & AMENITIES



ENHANCED PAVING



BBQ (POOL AREA)



CONCEPT PLAN

The PLACE
Mixed Use Development
Waxahachie, Texas

CONCEPT DETAILS

L2.00

DATE: 10/17/2020

(18)

Exhibit F - Landscape Plan



BUILDING TYPE 1 (5,6,7 SIM.)	
INTERIOR FINISH (1 FLOOR MATERIAL)	
BRICK (SAVING)	5
SPICES	44
STONE	26
STUCCO	79

REAR ELEVATION - BUILDINGS: 1, 5, 6, 7
1/8" = 1'-0"



CONDOMINIUMS - STREET ELEVATION
1/8" = 1'-0"



CONDOMINIUMS - REAR ELEVATION
1/8" = 1'-0"

(18)

THE PLACE AT NORTH GROVE
MIXED USE DEVELOPMENT
WAXAHACHIE, TX

Exhibit G - Elevation/Facade Plan

ELEVATIONS

1/8" = 1'-0"

CASE #
ZDC-14-2021



FOR REVIEW
2021.02.10
REV 2021.03.05



NORTH GROVE BLVD. ELEVATION - BUILDINGS 2,3,4

1/8" = 1'-0"

BUILDING TYPE 2, 3, 4	
NORTH GROVE FACADE MATERIALS	
WALL BRICK	5
BRICK	42
STONE	38
FINISH	15

BUILDING TYPE 2,3,4	
INTERIOR FACADE MATERIALS	
WALL BRICK	5
BRICK	20
STONE	38
FINISH	37

BUILDING TYPE 2 (3,4 SIM.)	
END WALL FACADE MATERIALS	
WALL BRICK	5
BRICK	22
STONE	14
FINISH	14



INTERIOR STREET ELEVATION - BUILDINGS 2,3,4

1/8" = 1'-0"



END ELEVATION - BUILDINGS 2,3,4

1/8" = 1'-0"

CASE #
ZDC-14-2021

THE PLACE AT NORTH GROVE
MIXED USE DEVELOPMENT
WAXAHACHIE, TX

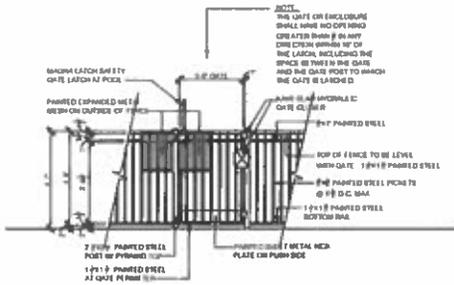
Exhibit G - Elevation/Facade Plan

ELEVATIONS

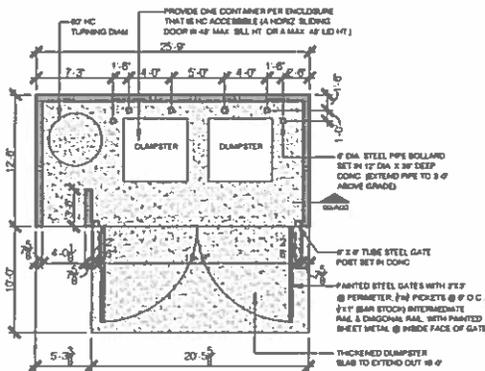
1/8" = 1'-0"



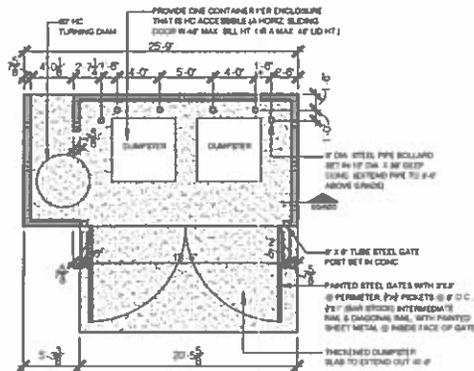
FOR REVIEW
2021.02.10
REV.2021.03.05



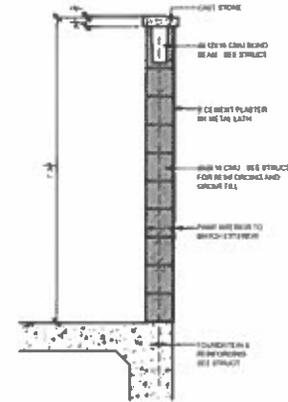
1 POOL GATE
 3/8" = 1'-0"



2 DUMPSTER TYPE 1 PLAN
 3/8" = 1'-0"



3 DUMPSTER TYPE 2 PLAN
 3/8" = 1'-0"



4 DUMPSTER WALL SECTION
 3/8" = 1'-0"

(18)

CASE #
 ZDC-14-2021

THE PLACE AT NORTH GROVE
 MIXED USE DEVELOPMENT
 WAXAHACHIE, TX

FENCE & DUMPSTER DETAILS



Exhibit G - Elevation/Facade Plan (Dumpster)



(18)

FRONT ELEVATION - BUILDING 1 (BLDG_5,6,7 SIM)

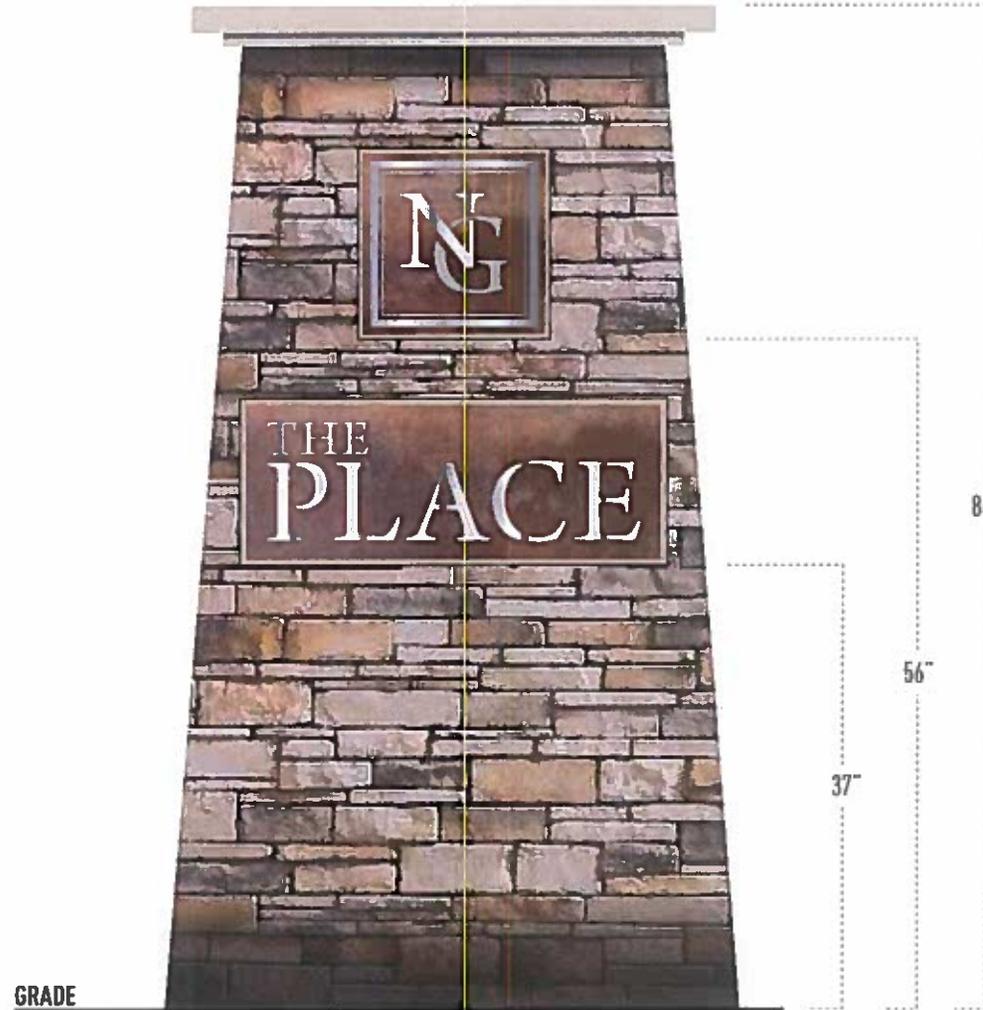
THE PLACE AT NORTH GROVE

MIXED USE DEVELOPMENT
WAXAHACHIE, TX

RENDERED ELEVATION

Exhibit G - Elevation/Facade Plan





(18)

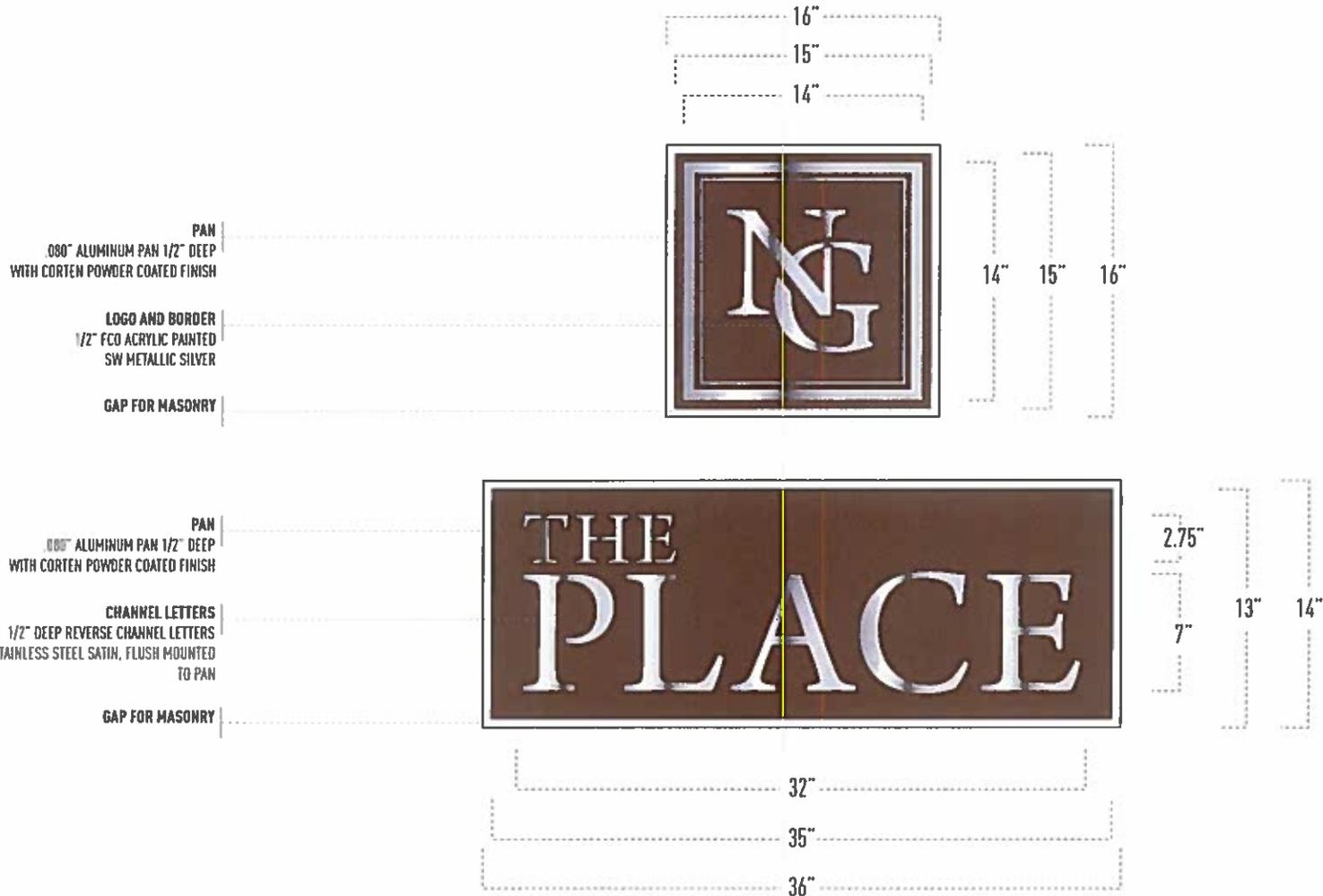
Exhibit H - Signage Exhibit

COLOR KEY

-  SW METALLIC SILVER
-  POWDER COATED CORTEN

INSTALLATION

CLIP MOUNT PAN SIGN TO RECESS



(18)

Exhibit H - Signage Exhibit

COLOR KEY
 SW METALLIC SILVER
 POWDER COATED CORTEN

INSTALLATION
CLIP MOUNT PAN SIGN TO RECESS

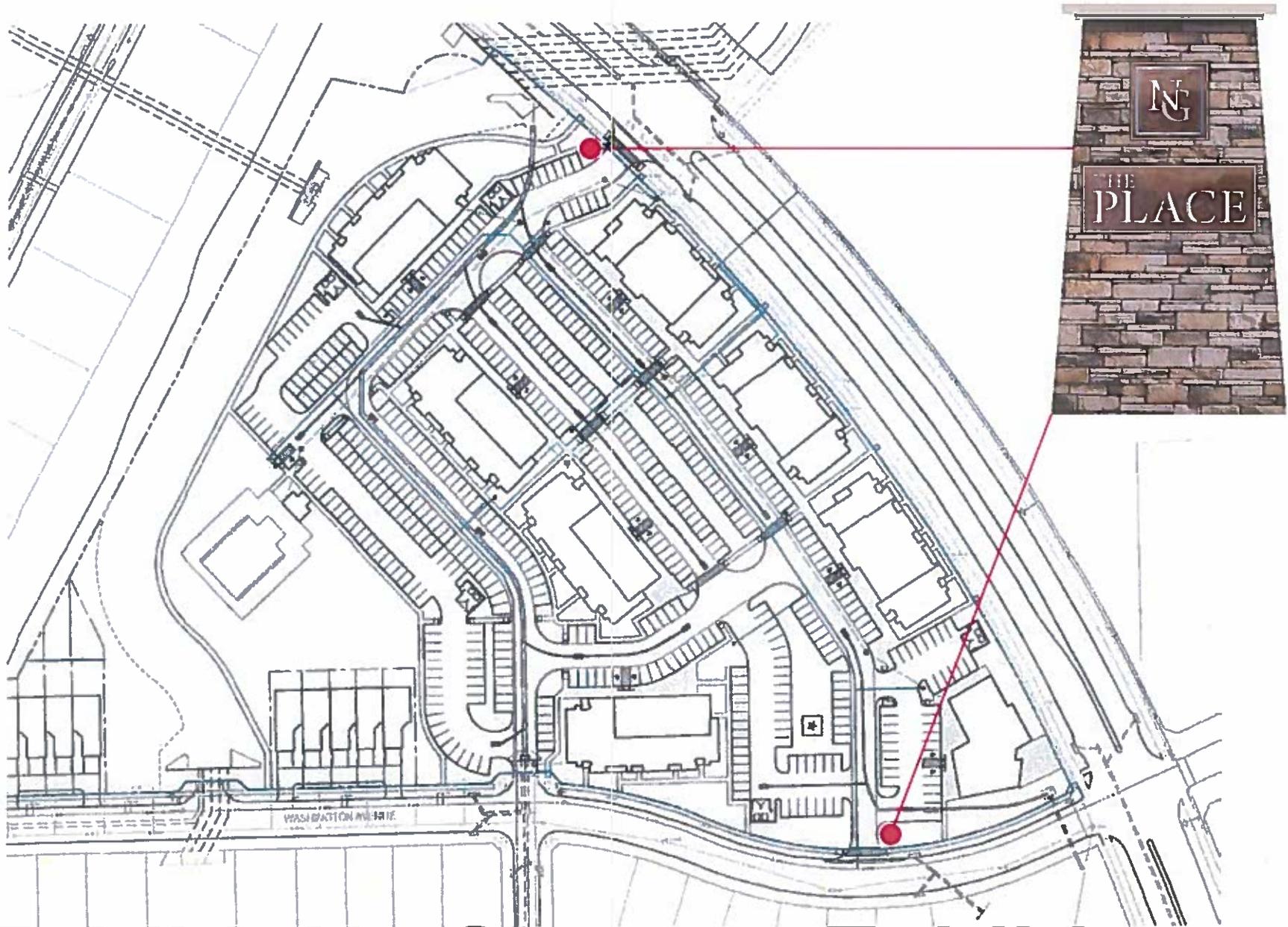


Exhibit H - Signage Exhibit

(18)
Exhibit I - Staff Report

**Planning & Zoning Department
Zoning Staff Report**

Case: ZDC-14-2021



MEETING DATE(S)

Planning & Zoning Commission: March 23, 2021

City Council: April 5, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 23, 2021, the Commission voted 5-1 to recommend approval of case number ZDC-14-2021, subject to staff comments.

CAPTION

Public Hearing on a request by Claudio Segovia, J Volk Consulting, Inc, for an Amendment to Ordinance No. 2733 for North Grove Planned Development to allow for a mixed use residential development located at the NW corner of Washington Ave at North Grove Blvd (Property ID 283993) - Owner: NORTH GROVE 12.5 LLC SERIES 1 (ZDC-14-2021)

APPLICANT REQUEST

The applicant intends to amend an existing Ordinance (No. 2733) to create a Planned Development to allow for retail, commercial, office, multi-family apartments and townhome uses on 12.4 acres.

Note: With the exception of the townhomes, the proposed development is allowed by right and consistent with the intent of the North Grove Planned Development.

CASE INFORMATION

Applicant: Mark Singleton, North Grove 12.5 LLC Series 1

Property Owner(s): Mark Singleton, North Grove 12.5 LLC Series 1

Site Acreage: 12.435 acres

Current Zoning: North Grove Planned Development District (Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, General Retail)

Requested Zoning: North Grove Planned Development District (Planned Development-Single Family-1, Planned Development-Single Family-2, Planned Development-Single Family-3, Multi-Family, General Retail) with amended Ordinance

Exhibit I ⁽¹⁸⁾ - Staff Report

SUBJECT PROPERTY

General Location: NW corner of Washington Ave at North Grove Blvd

Parcel ID Number(s): 283993

Existing Use: Currently Undeveloped

Development History: The North Grove Planned Development District was approved by City Council on March 3, 2014.

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	North Grove Planned Development District Ord. 2733	Undeveloped Land
East	North Grove Planned Development District Ord. 2733	Estates of North Grove Ph. 1
South	North Grove Planned Development District Ord. 2733	Estates of North Grove Ph. 1
West	North Grove Planned Development District Ord. 2733	Single Family Residences

Future Land Use Plan: Low Density Residential

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

Thoroughfare Plan: The subject property is accessible via North Grove Blvd., Washington Ave., and Granite Way.

Site Image:



(18) Exhibit I - Staff Report

PLANNING ANALYSIS

Purpose of Request:

Due to townhomes not being allowed within the existing Ordinance (No. 2733), the applicant intends to amend the Ordinance to create a Planned Development to allow for retail, commercial, office, multi-family apartments and townhome uses on 12.4 acres.

Proposed Use:

The applicant is proposing a mixed-use development (The Place at North Grove) within the North Grove Planned Development District. The Planned Development is proposed to consist of seven 4-story buildings with retail and/or office use on the ground floor, and nine townhome lots. The development will also include a sit-down restaurant on the corner of North Grove Boulevard and Washington Avenue, as well as local specialty cafes and shops in the ground floor retail/office areas of the four story buildings. One of the ground floor lease areas will support a third party owned gym/workout area available for The Place residents as well as the public. The office use for the ground floor lease areas can be utilized by residents of The Place to help further create a live/work atmosphere. Based on the proposed build out population of North Grove, the applicant intends to see future demand for other neighborhood service tenants such as dry cleaner pickup location, tailor shop, shoe repair, hair care, and many different professional office tenants.

The mixed-use buildings within the development are proposed to be constructed in three phases. Buildings 1, 6, and 7 will be constructed in Phase 1. Buildings 4 and 5 will be constructed in phase 2. The third phase will consist of Buildings 2 and 3. The nine proposed townhomes will be on nine separate lots and an open space lot, platted at a future date. The townhomes will be individually owned, fee simple lots, and will have its own townhome association while also being a part of the existing North Grove Home Owner Association. The drainage channel lot will be platted with lot 1 of the development, and will be dedicated to the city with a mutually agreed upon maintenance agreement between the City of Waxahachie and the owner of lot 1. The owner of lot 1 will be responsible for providing maintenance for the drainage channel.

Staff Analysis:

Though staff is supportive of the proposed mixed-use development, staff recommends that the applicant revise the proposed elevation/façade plan(s) for the townhome structures within the proposed development. Staff does not believe that the current design of the structures will age well with the surrounding development.

The Concept Plan depicts a development that includes amenities such as:

- Walking Trail (will connect to North Grove Boulevard hike/bike trail)

Conformance with the Comprehensive Plan:

The proposed development is consistent with the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 1: Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- Growth Strategies – Goal 2: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base
- Growth Strategies – Goal 9: Establish gateways and entryways into the City and into various areas or neighborhoods to promote community-wide and neighborhood identity.
- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

(18) Exhibit I - Staff Report

Development Standards:

Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance with additional changes listed below.

Permitted Uses:

- Townhomes
- Multi-Family Apartments
- Office
- Retail
- Commercial

SPECIAL EXCEPTION/VARIANCE REQUEST:

Townhome Area

Front loading, front facing garages shall not project out from the front façade of the building.

- The proposed townhome garages currently project out from the front façade of the building.

Front loading, front facing garages shall not constitute more than sixty (60) percent of the total width of the dwelling.

- The proposed garages currently exceed more than 60% of the total width of the dwelling.

All front-loading, front facing garages shall incorporate at least two (2) different architectural elements.

- The proposed townhomes currently incorporate only one (1) architectural element.

Two-car garages shall have a separate door for each bay. Doors shall be separated by a masonry column.

- The proposed garage currently depicts one door.

Additional Variance Note:

Due to proposing retail on the first floor, the applicant is not providing any attached garages. As a substitute, the applicant is proposing 125 covered (carport) spaces throughout the development.

Staff Concerns:

Though staff is supportive of the proposed mixed-use development, staff recommends that the applicant revise the proposed elevation/façade plan(s) for the townhome structures within the proposed development. Staff does not believe that the current design of the structures will age well with the surrounding development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 49 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.

PUBLIC NOTIFICATIONS

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

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

(18)

Exhibit I - Staff Report

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. A mutually agreed upon Development Agreement will be required for the development.
 2. Staff suggest that the applicant revise the existing townhome elevation/façade plan(s) to be more conducive to the surrounding area.
 3. Staff suggests that a Traffic Exhibit is reviewed administratively to ensure that the site entrance is compatible to the adjacent properties.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Development Agreement/Ordinance
3. Location Exhibit
4. Planned Development Provisions
5. Site Plan
6. Preliminary Utility Plan
7. Preliminary Storm Plan
8. Preliminary Grading Plan
9. Landscape Plan
10. Elevation/Façade Plan
11. Screening/Dumpster Enclosure Exhibit
12. Signage Exhibit
13. Staff Report

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



Memorandum

To: Honorable Mayor and City Council
 From: Brad Barnes, Assistant Director of Parks & Recreation
 Thru: Michael Scott, City Manager
 Date: March 31, 2021
 Re: Consider Amending Chapter 22, Article III, Section 22-36 updating the Rental Fee Rates for Pavilions and Chautauqua in the City Parks

Item Description: Consider amending the Waxahachie Code of Ordinances, Chapter 22 – Parks and Recreation, Article III – Fees, Section 22-36 – Pavilions in public parks.

Currently reads:

The pavilion in Getzender Park and all other public parks pavilions may be reserved for use at the following rates:

Fifty dollars (\$50.00) for all day, or twenty-five dollars (\$25.00) for 8:00 a.m. to 2:00 p.m. rental, or twenty-five dollars (\$25.00) for rental from 3:00 p.m. to 10:00 p.m. Reservations are to be made with the parks department, Monday through Friday from 8:00 a.m. to 5:00 p.m.

Recommended:

The pavilions and Chautauqua in the City of Waxahachie parks may be reserved for use based on fee schedule below. The Chautauqua Auditorium is only available for events open to the general public, either free of charge or by charging a fee for admission.

	RESIDENT		NON-RESIDENT	
	Half Day	Full Day	Half Day	Full Day
Small Pavilion	\$30	\$60	\$60	\$120
Medium Pavilion	\$40	\$80	\$80	\$160
Large Pavilion	\$50	\$100	\$100	\$200
Chautauqua Auditorium		\$200 / event		\$400 / event

Half-Day: 8am-2pm or 3pm-9pm (19)
Full-Day: 8am-9pm
Small Pavilion - <500 square feet
Medium Pavilion - >500 square feet, but <1000 square feet
Large Pavilion - >1000 square feet

Recommendation: On January 7, 2021 the Park Board reviewed and approved the changes to pavilion fees, including the schedule of fees. Both the Park Board and City Staff recommend that City Council approve the proposed ordinance changes and schedule of fees.

Item Summary: Rental fees for the pavilions in the City parks have not been reviewed or revised since November 2007. Since that time, we have made improvements to our existing facilities and added new pavilions and shelters. Staff was directed to review the current fees and make recommendations that better reflect the value of the facilities and current market prices.

Staff gathered data on comparable rental fees with other municipalities and the recommended changes are in line with what other municipalities charge. Fees were developed based on the size of each pavilion and were broken into half-day and full-day rates. Additionally, fees were structured to provide a discount to residents taking into consideration they already subsidize the operation and maintenance of Parks and Recreation facilities through their property taxes.

Fiscal Impact: The fiscal impact of the revenues collected is anticipated to be minimal, but will help to supplement Park Dedication Fee Fund and General Fund revenues by approximately \$2,500 per year.

(19)

AN ORDINANCE OF THE CITY OF WAXAHACHIE

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING CHAPTER 22, "PARKS AND RECREATION", BY UPDATING SECTION 22-36., "PAVILIONS IN PUBLIC PARKS" APPLICABLE TO THE USE OF PAVILIONS IN PARKS AND FEES; ESTABLISHING A SCHEDULE OF FEES FOR THE PARK PAVILIONS AND CHAUTAUQUA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Waxahachie, Texas is a Home-Rule Municipality located in Ellis County created in accordance with provisions of the Texas Local Government Code and operating pursuant to the legislation of the State of Texas ("City"); and

WHEREAS, the of the City of Waxahachie City Council ("City Council") has determined the availability of parks and open space is crucial to maintaining the City's high quality of life; and

WHEREAS, the City Council has determined the regulations concerning the use of pavilions and Chautauqua in City parks and fees assessed throughout Waxahachie; and

WHEREAS, the City Council has considered the provisions contained herein, and determined that the fees and regulations set forth will serve the public purpose and fit public needs in making reasonable requirements for use of pavilions and Chautauqua in City parks; and

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

SECTION 1. That Chapter 22 "Parks and Recreation", be amended by updating Section 22-36., "Pavilions in Public Parks" which reads as follows:

"CHAPTER 22 – PARKS AND RECREATION

.....

III. FEES

.....

Section 22-36: Pavilions in Public Parks

.....

(19)

- (a) The pavilions and Chautauqua in the City of Waxahachie parks may be reserved for use based on the fee schedule below. The Chautauqua Auditorium is only available for events open to the general public, either free of charge or by charging a fee for admission.

	RESIDENT		NON-RESIDENT	
	Half Day	Full Day	Half Day	Full Day
Small Pavilion	\$30	\$60	\$60	\$120
Medium Pavilion	\$40	\$80	\$80	\$160
Large Pavilion	\$50	\$100	\$100	\$200
Chautauqua Auditorium		\$200 / event		\$400 / event

(b) Definitions:

- (1) Half-Day: 8am - 2pm or 3pm - 9pm
Full-Day: 8am - 9pm
- (2) Small Pavilion - <500 square feet
Medium Pavilion - >500 square feet, but <1,000 square feet
Large Pavilion - >1,000 square feet

.....

SECTION 2. That all provisions of the Ordinances of the City of Waxahachie, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Waxahachie, Texas, this the 5th day of April 2021.

CITY OF WAXAHACHIE, TEXAS

DAVID HILL, MAYOR

(19)

ATTEST:

LORI CARTWRIGHT, CITY SECRETARY

APPROVED AS TO FORM

ROBERT F. BROWN, CITY ATTORNEY

(20)



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Assistant City Manager
Thru: Michael Scott, City Manager
Date: April 1, 2021
Re: BNSF Railroad 18" Water Line Phase I and Phase II

On Monday, April 5, 2021 a bid award to Circle H Contractors, L.P. associated with construction of the BNSF Railroad 18" Water Line Project Phase 1 and Phase 2 will appear before the City Council for consideration in an amount of \$1,723,847.75. The City received six bids for this project, and Circle H was the lowest responsive bidder. Circle H's base bid was in the amount of \$1,716,222.75, the added alternate bid was in the amount of \$7,625.00, for a total bid amount of \$1,723,847.75. The two phases of the projects were combined and bid together for construction continuity and economy purposes.

The base bid will replace approximately 6,600 linear feet of an existing 10-inch AC water line with 18" water transmission line and approximately 700 linear feet of 24" water transmission line. This new transmission line will be constructed parallel to, and on the east side of BNSF railroad from Butcher Road south to Mustang Creek. The added alternate associated with this project will provide for the installation of a fiber optic cable conduit to be installed with the water line in the two railroad crossings and Butcher Road crossing. As a reminder this new pipeline will help facilitate the transfer of water through the 791 Service Area, supporting development growth north of downtown. The pipeline will also enhance the operations of the Sokoll Water

(20)

Treatment Plant by allowing additional water to pumped into the 791 Service Area.

Circle H's bid amount came is approximately \$255,000 below the project budget. This project is a planned expense and was included in the FY 2019-20 Bond Sale. Staff is requesting a 5% construction contingency to be approved for this project in the amount of \$86,200. Staff is making a recommendation to Council to award both the base bid and the added alternate, to Circle H Contractors, L.P. for this project.

I am available at your convenience should you need any additional information.

Tommy Ludwig

(20)

Kimley»Horn

March 29, 2021

Mr. David Bailey
Senior Director of Utilities
City of Waxahachie
401 S. Rogers Street
Waxahachie, Texas 75165

Re: Bid Results
BNSF Railroad 18" Water Line Phase 1 and Phase 2
KHA No. 0612697045/48

Dear Mr. Bailey:

On March 25, 2021, the City of Waxahachie received bids for the BNSF Railroad 18" Water Line Phase 1 and Phase 2 project. The project consists of the reconstructing approximately 6,600 LF of 18" PVC water line and 700 LF of 24" PVC water line, and appurtenances, along the east side of the existing BNSF railroad from Butcher Road south to Mustang Creek.

The project was divided into two phases. The bid had a Base Bid, Additive Alternate Bid A, and Additive Alternate Bid B, which are described below:

- **Base Bid:** This bid includes performing all aspects of the project for each phase using PVC Pipe.
- **Additive Alternate Bid A:** This bid includes Fiber Optic Conduit installation within the permitted crossings.
- **Additive Alternate Bid B:** This bid includes substitution of Ductile Iron Pipe for PVC

The low bid received for the base bid was \$1,716,222.75, Additive Alternate Bid A for \$7,625.00, and Additive Alternate Bid B for \$38,947.50. It is recommended the Base Bid and Additive Alternate Bid A be selected (\$1,716,222.75 + \$7,625.00) for a total of **\$1,723,847.75**.

Kimley-Horn's Opinion of Probable Construction Cost (OPCC) of the base bid is \$2,411,150.00, Additive Alternate Bid A was \$13,700.00, and Additive Alternate Bid B was \$4,000.00.

Kimley-Horn has reviewed the lowest bidder's qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. Based on these reviews it appears that Circle H Contractors, L.P. is the lowest qualified responsive bidder. Enclosed is a copy of the Bid Summary report and itemized Bid Tabulation for your reference. The contract for the project is 180 calendar days.

(20)



Thank you for the opportunity to be of service to the City of Waxahachie. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Misty Christian".

Misty D. Christian, P.E., CFM

**City of Waxahachie , Texas
BNSF Railroad 18" Water Line Phase 1 & Phase 2**

BID SUMMARY

Bids Received at 10:00 am on Thursday, March 25, 2021

Bidder	Base Bid	Additive Alternate A	Additive Alternate B
1. Circle H Contractors, L.P. P.O. Box 220 Midlothian, TX 76065	\$1,716,222.75 (Phase 1 – 798,914.00 Phase 2 – 917,308.75)	\$7,625.00 (Phase 1 – 5,075.00 Phase 2 – 2,550.00)	\$38,947.50 (Phase 1 – 22,357.00 Phase 2 – 16,590.00)
2. WillCo Underground P.O. Box 1807 Mansfield, TX 76063	\$1,825,180.00 (Phase 1 – 836,440.00 Phase 2 – 988,740.00)	\$4,250.00 (Phase 1 – 2,830.00 Phase 2 – 1,420.00)	-\$65,250.00 (Phase 1 – -21,250.00 Phase 2 – -44,000.00)
3. Mountain Cascade of Texas, LLC 11729 E. FM 917 Alvarado, TX 76009	\$2,177,865.00 (Phase 1 – 1,027,025.00 Phase 2 – 1,201,340.00)	\$6,975.00 (Phase 1 – 4,645.00 Phase 2 – 2,330.00)	-\$71,750.00 (Phase 1 – -21,250.00 Phase 2 – -50,500.00)
4. Excel Trenching 2228 SE Loop 59 Carthage, TX 75633	\$2,291,678.80 (Phase 1 – 1,061,619.00 Phase 2 – 1,209,959.00)	\$9,131.25 (Phase 1 – 6,083.75 Phase 2 – 3,047.50)	\$41,350.80 (Phase 1 – 21,250.00 Phase 2 – 20,100.80)
5. Dowager Utility Construction, Ltd. 2464 Manana Drive Dallas, TX 75220	\$2,546,230.00 (Phase 1 – 1,151,940.00 Phase 2 – 1,370,490.00)	\$6,850.00 (Phase 1 – 4,550.00 Phase 2 – 2,300.00)	\$49,300.00 (Phase 1 – 25,500.00 Phase 2 – 23,800.00)
6. Resicom, Inc. 5909 West Loop South, Ste. 560 Bellaire, TX 77401	\$2,506,200.00 (Phase 1 – 1,165,850.00 Phase 2 – 1,218,150.00)	\$10,900.00 (Phase 1 – 7,240.00 Phase 2 – 3,660.00)	\$287,950.00 (Phase 1 – 165,750.00 Phase 2 – 122,200.00)
7. Atkins Bros. Equip. Co., Inc. 3516 Old Ft. Worth Rd. Midlothian, TX 76065	\$4,281,060.00 (Phase 1 – 1,928,880.00 Phase 2 – 2,045,080.00)	\$36,650.00 (Phase 1 – 17,550.00 Phase 2 – 19,100.00)	\$787,350.00 (Phase 1 – 480,250.00 Phase 2 – 307,100.00)

City of Waxahachie CIP Exhibit



CIP Water Lines

Project Name

— BNSF Railroad Water Line Replacement Phase 1

— BNSF Railroad Water Line Replacement Phase 2

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Feet

