

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 14, 2023 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

4. ***Consent Agenda***

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

- a. Minutes of the regular Planning & Zoning Commission meeting of January 24, 2023
- b. Minutes of the Planning and Zoning Commission briefing of January 24, 2023

5. ***Consider*** a request by Shawne Walker, Walker Land Surveying Company, for a Plat of the Montes Addition, Lot 1, Block A, being 3.186 acres, located approximately 250 feet North of 1744 Butcher Road, situated in the Ashton Slayback Survey, Abstract 1005, an addition to the City of Waxahachie (Property ID: 289912) – Owner: JORGE MONTES & Yael MONTES (SUB-182-2022) Staff: Zack King
6. ***Public Hearing*** on a request by Henry Quigg, Richmond Group, for a Replat of a portion of Lot 3A, Block 30 of the Bullard's Revision, to create Lot 3A-R, being 0.324 acres, located at 100 S US Highway 77 (Property ID: 172431) Owner: PEARMAN OIL & LP GAS, INC. (SUB-146-2022) Staff: Zack King
7. ***Consider*** recommendation of SUB-146-2022

8. **Public Hearing** on a request by Erica Duncan for a Replat of Lots 6, 7, 8, & 9, Block 2 of the Cotton Mill Addition, to create Lots 7R & 9R, Block 2 of the Cotton Mill Addition, two (2) residential lots, being 0.8796 acres, located at 232 Patrick Street, (Property ID: 172979 & 172988) Owner: ERICA DUNCAN & DONALD DUNCAN (SUB-176-2022) Staff: Zack King
9. **Consider** approval of SUB-176-2022
10. **Public Hearing** on a request by Chris Snow for a Specific Use Permit (SUP) for an accessory structure +700 sf use within a Single Family Residential-2 zoning district located at 107 University Avenue (Property ID 176369) - Owner: CHRISTOPHER & KAREN SNOW (ZDC-160-2022) Staff: Eleana Tuley
11. **Consider** recommendation of Zoning Change No. ZDC-160-2022
12. **Public Hearing** on a request by Steve Homeyer, Homeyer Engineering Inc., for a Specific Use Permit (SUP) for a Drive-Through Car Wash use within a General Retail (GR) zoning district located directly North 500 N US Highway 77 (Property ID: 289738) – Owner: RS WAXAHACHIE LLC (ZDC-173-2022) Staff: Zack King
13. **Consider** recommendation of Zoning Change No. ZDC-173-2022
14. **Public Hearing** on a request by Iris Showalter, Owner of Studio Iris, for a Zoning Change from a General Retail (GR) zoning district to Planned Development – General Retail (PD-GR) zoning district, located at 120 North Highway 77 (Property ID 173425) - Owner: 120 NORTH, LLC (ZDC-177-2022) Staff: Eleana Tuley
15. **Consider** recommendation of Zoning Change No. ZDC-177-2022
16. Adjourn

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

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4006 or (TDD) 1-800-RELAY TX.

<p style="text-align: center;"><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 24, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Eleana Tuley, Senior Planner
Amber Villarreal, City Secretary
Chris Wright, Council Representative

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

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

3. **Public Comments**

None.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of January 10, 2023
- b. Minutes of the Planning and Zoning Commission briefing of January 10, 2023

Action:

Vice Chairman Melissa Ballard moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

5. **Consider request by Cody Crannell, CCM Engineering for a Plat of Camden Park, Phase 4, being 52.02 acres, located at 641 Camden Drive, situated in the Silas M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182052) – Owner: Camden Estate Waxahachie, LLC (SUB-145-2022) Staff: Eleana Tuley**

Eleana Tuley, Senior Planner, presented the case noting the applicant is requesting to subdivide approximately 52 acres into 139 residential lots and 3 open space lots for phase four of the Camden Park subdivision. The subject property complies with the minimum lot standards in the governing zoning (PD Ord. No. 3000) and the previously approved preliminary plat for the overall development. Furthermore, the plat satisfies the City's subdivision regulations and staff recommends approval of the proposed plat.

(4a)

Action:

Vice Chairman Melissa Ballard moved to approve SUB-145-2022 a Plat for Camden Park, Phase 4, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Ms. Bonney Ramsey seconded, All Ayes.

6. Adjourn

Mayor Pro Tem Chris Wright announced the City Council Work Session will be held January 25, 2023 at the Waxahachie Civic Center.

There being no further business, the meeting adjourned at 7:04 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 24, 2023 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
David Hudgins
Erik Test
Ron Ansell

Member Absent: Betty Square Coleman

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Eleana Tuley, Senior Planner
Amber Villarreal, City Secretary
Chris Wright, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Eleana Tuley, Senior Planner, reviewed the following cases:

- SUB-145-2022, the applicant is requesting to subdivide approximately 52 acres into 139 residential lots and 3 open space lots for phase four of the Camden Park subdivision. The subject property complies with the minimum lot standards in the governing zoning (PD Ord. No. 3000) and the previously approved preliminary plat for the overall development. Furthermore, the plat satisfies the City's subdivision regulations, and staff recommends approval of the proposed plat.

3. Work Session: Infill

Zack King, Senior Planner, reviewed Infill Development. He explained Infill Development is a new complimentary development in an existing neighborhood. The four forms of Infill Development are single-family homes, small-plex, duplex, and replats and Waxahachie typically has residential infill development. Section 3.25 of the Waxahachie Zoning Ordinance allows Infill Development in the overlay district and there are development guidelines that directly regulate but does not dictate the use of the property. Common challenges include irregular shaped lots, new regulations, and aging infrastructure. Mr. King explained the goals of infill development is to promote fiscally sustainable neighborhoods without extending service obligations, and collaborate with small scale and local development to create a variety of housing projects. Mr. King reported roadway impact fees are currently not collected for Infill Development lots.

4. Adjourn

Planning and Zoning Commission
January 10, 2023
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(4b)

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-182-2022



MEETING DATE(S)

Planning & Zoning Commission: February 14, 2022

CAPTION

Consider request by Shawne Walker, Walker Land Surveying Company, for a **Plat** of the Montes Addition, Lot 1, Block A, being 3.186 acres, located approximately 250 feet North of 1744 Butcher Road, situated in the Ashton Slayback Survey, Abstract 1005, an addition to the City of Waxahachie (Property ID: 289912) – Owner: Jorge Montes & Yael Montes (SUB-182-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-182-2022, a plat of the Montes Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into one (1) lot for single-family residential use.

CASE INFORMATION

Applicant: Shawne Walker, Walker Land Surveying Company

Property Owner(s): Jorge Montes & Yael Montes

Site Acreage: 3.186 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: The cash in lieu of parkland dedication fee is \$400.00 (One residential dwelling unit at \$400.00 per dwelling.

Adequate Public Facilities: Adequate public facilities are available to the subject property via Rockett SUD water services and an on-site septic system.

SUBJECT PROPERTY

General Location: Approximately 250 feet North of 1744 Butcher Road

Parcel ID Number(s): 289912

Current Zoning: Future Development (FD)

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is a portion of the Ashton Slayback Survey, Abstract 1005.

Site Aerial:**PLANNING ANALYSIS**

The applicant is proposing to plat the subject property into one (1) lot for single family residential use. The proposed lot meets all lot size and dimension requirements of the Future Development zoning district. In compliance with the City of Waxahachie Thoroughfare Plan, the applicant is proposing a roughly 10' right-of-way (ROW) dedication along FM 387. The applicant has provided a Water Utility Endorsement Letter from Rockett SUD stating that adequate water flow and pressure is available to provide domestic service and service for firefighting purposes to the site.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request as presented.

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, 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 the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

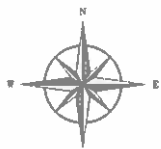
Senior Director of Planning

jennifer.pruitt@waxahachie.com

(5)

WLSC

Walker Land Surveying Company
P.O. Box 29111, Mesquite, Texas 75158
TSPS Form No. 10112400



Residual of 80.015 Acres
Tren Land, LLC
Inst. No. 2121222
CORRECT

3.125 Acres
Lot 1
Block A

$R=3224.04'$
 $L=266.46'$
 $\Delta=4^{\circ}44'07''$
 $C=S\ 51^{\circ}12'03''\ E$
 $266.38'$

Notes

1. 1500' Easement along right of way and others as shown.
2. The property to be served by on-site sewage disposal system shall still meet or exceed the minimum requirements established by REC.
3. No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Elba County, Texas, dated 01/05/2009, June 4, dated June 1, 2011.
4. Status of Boundary GPS Observation, Texas Coordinate System, North Central Zone 4302, Ellipsoidal Coordinates - Northing=485529.91 Easting=243750.66

OWNER'S CERTIFICATION
State of Texas
County of Elba

WHEREAS, Jorge and Paul Montez, are the owners of that certain parcel of land being subdivided in the 430202N ZONING SURVEY, INSTRUMENT NO. 1005, Elba County, Texas, and being all of the 3.186 acre tract of land contained in Jorge and Paul Montez by George Fleming Deed recorded in Instrument Number 2234109 in the Official Public Records of Elba County, Texas (CORRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with cap marked "WLS RPLS 5331" in the northeast line of said Montez tract and in the southwest line of Farm to Market Highway 387 for the east corner of said Montez Tract.

THENCE S 58°54'43" along the southwest line of said Montez Tract, a distance of 555.51 feet to a 1/2" iron rod found with cap marked "WLS RPLS 5331" for the south corner of said Montez Tract.

THENCE S 58°54'43" along the southwest line of said Montez Tract, a distance of 264.80 feet to a 1/2" iron rod found with cap marked "WLS RPLS 5331" in the southwest line of F.M. 387 for the north corner of said Montez Tract, and from red iron in a non-tangent curve to the right having a radius of 3224.04 feet and a central angle of 04°44'07".

THENCE in a southeasterly direction along the arc of said curve and along the northeast line of said Montez Tract and the northeast line of F.M. 387, a distance of 268.46 feet (Curve Length = 511.278') E 268.38' feet to the PLAT OF 02/20/2009, and containing 3.176 acres of land as surveyed and the ground by Walker Land Surveying Company. Being a portion of a GPS observation, Texas Coordinate System, North Central Zone Beginning coordinate = Northing=485530.78, Easting=243750.66.

NOW, THEREFORE, each and every one of THESE PRESENTS

Paul Jorge and Paul Montez acting jointly by and through their duly authorized officers, does hereby submit this plat designating the herein above described property as Montes Addition, an addition to the City of Mesquite, Texas, and does hereby dedicate, as far as to the public use thereof, 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 growth shall be constructed or placed upon, over or across the easements or shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Mesquite. In addition, 1500' Easements may also be used for the stated use and purpose of all public utilities showing to use in using the same unless the easement limits the use to particular utilities, and use by public utilities being subservient to the Public's and City of Mesquite's use thereof. The City of Mesquite and public utility owners shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other improvements or growth which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems, as used by the City of Mesquite and public utility owners shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, installing, altering and adding to or removing all or parts of their respective systems without the necessity of any time preserving permission from anyone.

This plat is approved subject to all planning ordinances, rules, regulations and resolutions of the City of Mesquite, Texas.

Witness my hand this _____ day of _____, 2013.

By

Jorge Montez _____ Paul Montez _____

State of Texas

Before me, the undersigned authority, a notary public in and for the state of Texas, personally appeared Jorge Montez, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public

State of Texas

Before me, the undersigned authority, a notary public in and for the state of Texas, personally appeared Paul Montez, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public

Plat
Lot 1, Block A
Montes Addition

Being a 3.186 Acre Addition
to Residential Lot 3.125 Acres
Right of Way Easements (1500') as per
Being all of a 3.186 acre tract and
Ashton Slaybar Survey, Abstract No. 10815
An Addition in the City of Mesquite
Elba County, Texas
Zoned: Future Development
Case No. 5078 LR 2013. Prepared August, 2012

APPROVED BY Planning and Zoning Commission City of Mesquite

Chairman _____ Date _____

Attest _____ Date _____

Surveyor's Declaration

NOW ALL MEN BY THESE PRESENTS

That I, J. Shawn Baker, do hereby certify that I have prepared this Plat from an actual and accurate survey made on the ground and that the corner monuments shown herein were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Mesquite, Texas.

THIS PROPERTY IS IN THE 430202N ZONING SURVEY, INSTRUMENT NO. 1005, ELBA COUNTY, TEXAS, BEING A PORTION OF A GPS OBSERVATION, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE BEGINNING COORDINATE = NORTHING=485530.78, EASTING=243750.66.

J. Shawn Baker, R.P.L.S.
Texas Registration No. 5331

LEGEND	
1	Ashton Slaybar
2	Ashton Slaybar
3	Ashton Slaybar
4	Ashton Slaybar
5	Ashton Slaybar
6	Ashton Slaybar
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11	Ashton Slaybar
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13	Ashton Slaybar
14	Ashton Slaybar
15	Ashton Slaybar
16	Ashton Slaybar
17	Ashton Slaybar
18	Ashton Slaybar
19	Ashton Slaybar
20	Ashton Slaybar



Owner/Developer: Jorge Montez
135 Robin Ridge Drive
Mesquite, Texas 75155
Contact: Jorge Montez (469) 274-0188
Surveyor: Walker Land Surveying Company
P.O. Box 29111
Mesquite, Texas 75158
Contact: Shawn Baker, RPLS (214) 217-0379



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Jorge Montes Parcel ID #: 294343
Subdivision Name: Lot 1, Block A Montes Addition

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>24</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Jacob Morales (New Development Coordinator)

Print Name of General Manager of water provider or Designee

Rockett SUD

Name of water provider company

Jacob Morales

Signature of General Manager of water provider or Designee

12/29/22

Date

(u+7)

Planning & Zoning Department Plat Staff Report

Case: SUB-146-2022



MEETING DATE(S)

Planning & Zoning Commission: February 14, 2023

City Council: February 20, 2023

CAPTION

Public Hearing on a request by Henry Quigg, Richmond Group, for a Replat of a portion of Lot 3A, Block 30 of the Bullard's Revision, to create Lot 3A-R, being 0.324 acres, located at 100 S US Highway 77 (Property ID: 172431) Owner: Pearman Oil & LP Gas, Inc. (SUB-146-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-146-2022, a replat of the Bullard's Revision, with the associated Petition for Relief Waiver.

APPLICANT REQUEST

The applicant is requesting to replat the subject property into one (1) lot for commercial use. The applicant also requests a Petition for Relief Waiver for right-of-way (ROW) dedication along S. Rogers Street and S US Highway 77.

CASE INFORMATION

Applicant: Henry Quigg, Richmond Group

Property Owner(s): Pearman Oil & LP Gas, Inc.

Site Acreage: 0.324 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

Adequate Public Facilities: Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location: 100 S US Highway 77

Parcel ID Number(s): 172431

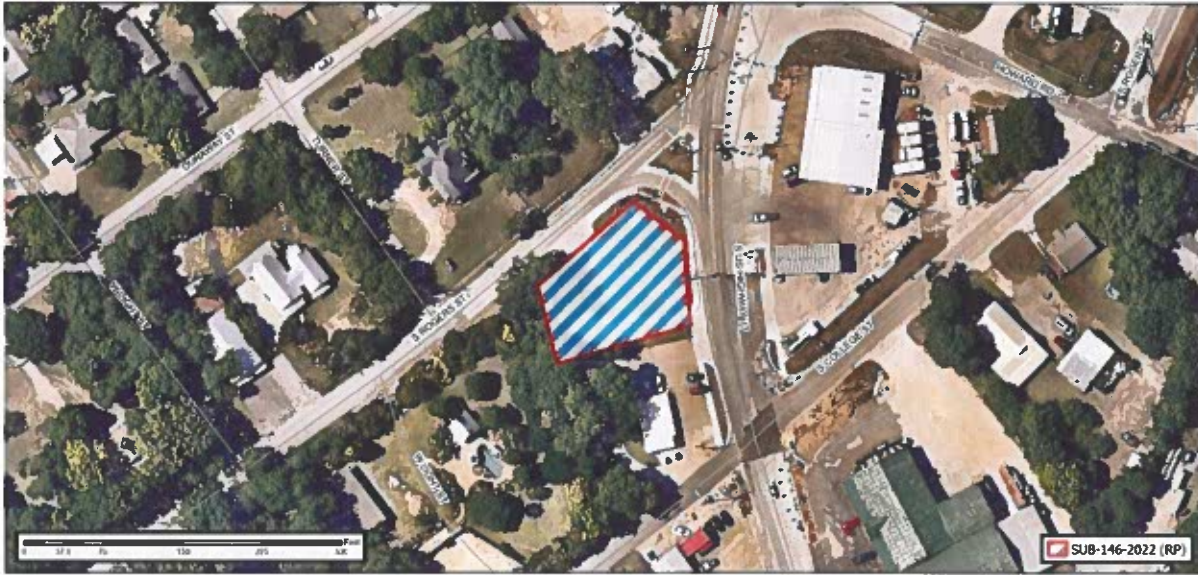
Current Zoning: Commercial (C)

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is a portion of Block 30 of the Bullard's Addition.

(u+7)

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to replat the subject property into one (1) lot for commercial use. The proposed lot meets the minimum required size and dimension standards of the Commercial zoning district. The applicant has filed a mutual access easement on the southeastern corner of the property to allow for access to the site via a shared driveway on S US Highway 77.

PETITION FOR RELIEF WAIVER

Variance for Right-of-Way Dedication

The applicant has requested a Petition of Relief Waiver for the right-of-way (ROW) dedication requirement along S Rogers Street and S US Highway 77. The City of Waxahachie Thoroughfare Plan identifies S Rogers Street as a future 80' thoroughfare and S US Highway 77 as a future 110' thoroughfare. Due to this, the applicant is required to provide an additional 10' of ROW dedication along S Rogers Street and an additional 15' of ROW dedication along S US Highway 77. The applicant is requesting to provide no additional ROW dedication to due adverse effects on the subject property.

The applicant has noted that a previously existing building on the property had to be demolished when TxDOT acquired ROW for the recent expansion of Highway 77. At that time TxDOT did not opt to acquire additional ROW from the subject property. The applicant is pursuing a replat of the property in order to prepare it for future development. Due to the recent acquisition of ROW from the subject property and the TxDOT control of Highway 77 and S Rogers Street, staff is supportive of the variance request for ROW dedication.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 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, staff recommends approval of the replat request as presented.

ATTACHED EXHIBITS

1. Replat

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 the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

zking@waxahachie.com

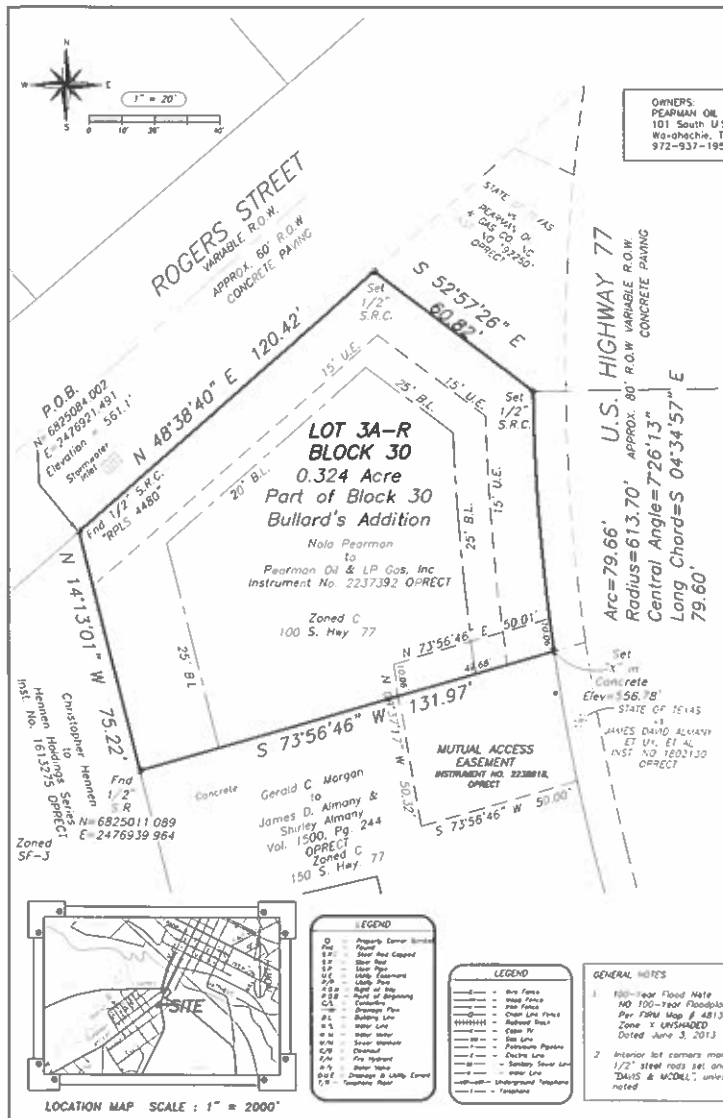
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(6+7)



(6+7)

OWNER'S CERTIFICATE

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That WE, PEARMAN OIL & LP GAS, INC., Petri Jurin, President, being herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as REPLAT - BULLARD'S ADDITION, LOT 3A-R, BLOCK 30, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. 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 Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie 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 Waxahachie 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 of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this the _____ day of _____, 20_____.

By _____

Preliminary, this document shall not be recorded for any purpose.

Petri Jurin, President
Pearman Oil & LP Gas, Inc.

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 Petri Jurin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20_____.

Preliminary, this document shall not be recorded for any purpose.

Notary _____ My Commission Expires On _____

WITNESS, my hand, this the _____ day of _____, 20_____.

STATE OF TEXAS
COUNTY OF ELLIS

APPROVED BY: Planning and Zoning Commission City of Waxahachie

Preliminary, this document shall not be recorded for any purpose.

By _____ Date _____
Chairperson

STATE OF TEXAS
COUNTY OF ELLIS

APPROVED BY: City Council City of Waxahachie

Preliminary, this document shall not be recorded for any purpose.

By _____ Date _____
Mayor

ATTEST _____ Date _____

DRAINAGE NOTES

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

OWNERS:
Pearman Oil & LP Gas Inc.
Petri Jurin, President
972-917-1951

Revisions	By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 426, WAXAHACHIE, TEXAS 75160
PHONE: 972-936-1183
A Texas Licensed Surveying Firm # 10164861



Date: 12/12/2022
Scale: N/A
Drawn: D. Hocutt
Job: 222-0185
Sheet: 2
of 2 sheets

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose.

Stuart G. Hamilton _____ Date _____
Registered Professional Land Surveyor
Number 4480

THIS SURVEY IS VALID
ONLY WITH ORIGINAL
SIGNATURE IN RED INK

REPLAT

**BULLARD'S ADDITION
Lot 3A-R, Block 30**

Being a 0.324 Acre replat of
Bullard's Addition to the City of Waxahachie
according to the plat thereof
recorded in Cabinet A, Slide 163,
Plat Records, Ellis County, Texas
1 Commercial Lot
Zoning: C (Commercial)
Case Number: SUB-146-2022

(8+9)

Planning & Zoning Department

Plat Staff Report

Case: SUB-176-2022



MEETING DATE(S)

Planning & Zoning Commission: February 14, 2023

CAPTION

Public Hearing on a request by Erica Duncan, for a **Replat** of Lots 6, 7, 8, & 9, Block 2 of the Cotton Mill Addition, to create Lots 7R & 9R, Block 2 of the Cotton Mill Addition, two (2) residential lots, being 0.8796 acres, located at 232 Patrick Street, (Property ID: 172979 & 172988) Owner: Erica Duncan & Donald Duncan (SUB-176-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-176-2022, a replat of the Cotton Mill Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two (2) lots for residential use.

CASE INFORMATION

Applicant:	Erica Duncan
Property Owner(s):	Erica Duncan & Donald Duncan
Site Acreage:	0.8797 acres
Number of Lots:	2 lots
Number of Dwelling Units:	4 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location:	232 Patrick Street
Parcel ID Number(s):	172979 & 172988
Current Zoning:	Two-family Residential-Duplex (2F)
Existing Use:	A single-family home currently occupies one of the proposed lots. The second proposed lot is currently vacant.
Platting History:	The subject property was originally platted as Lots 6, 7, 8, & 9, Block 2 of the Cotton Mill Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to replat four (4) lots comprising the subject property into two (2) lots for residential use. The proposed lots meet or exceed all lot size and dimension requirements of the Two-family Residential-Duplex zoning district.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 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 NOTIFICATION RESPONSES

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

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the replat request as presented.

ATTACHED EXHIBITS

1. Replat
2. Letter of Support

APPLICANT REQUIREMENTS

1. If approved by Planning & Zoning Commission, 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 the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

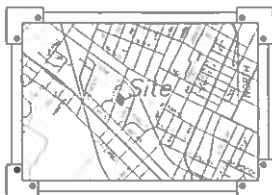
zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com



LOCATION MAP SCALE : 1" = 2000'

LEGEND

- = Angry Corner
- Flag = Foul
- 1/2 = Steer And Capped
- = Steer And
- = Steer And
- = Lucky Charmant
- P/P = Chilly Puts
- = Agent of the
- = Part of Bashing
- = Conductor
- = Drumsong Floor
- = Shilling Line
- = Water Line
- = Water Water
- = Taper Warlike
- = Conductor
- = Fly Highland
- = Water Wake
- = Drumsong & Chilly Charm
- = Tongsong Meter

LEGEND

----	Hard Fence
----	Wood Fence
----	Van Fence
----	Chain Link Fence
	Asphalt Road
----	Cable TV
----	Gas Line
----	Watermain/Pipeline
----	Electric Line
----	Sanitary Sewer Line
----	Water Line
-----	Underground Irrigation
----	Telephone

NOTE
THE SETBACK LINES OF THIS SUBDIVISION ARE
DETERMINED BY THE ACTIVE ZONING OF THIS
PROPERTY. THE CURRENT ZONING IS 2F (2 FAMILY

OWNERS:
Erica A. Duncan & Donald M. Duncan
232 Patrick Street
Wahatchie, TN 37165
972-937-0040

GENERAL NOTES

- 1 100-year Flood Note
NO 100-Year Floodplain
Per FEMA Map # 48159C0190 F
Zone = UNSHADED
Dated June 3, 2013
- 2 Interior lot corners monumented with
1/2" steel rods set and marked with
"DAVIS & MCDILL", unless otherwise
noted.

STATE OF TEXAS,
COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS,

ANNEKE, Enca Anne Duncan and Donald Michael Duncan are the Owners of all of that certain lot, tract or parcel of land situated in the Atlanta Police Survey Abstract number 827, in the City of Jacksonville, Clay County, Texas, consisting of Lots 5, 7, 8, 9, Block 2, Cotton Hill Addition, on addition to the City of Jacksonville, Elko County, Texas, and being the tract described in deed from Mary Elizabeth Harris to Enca Anne Duncan and Husband, Donald Michael Duncan, recorded in volume 2789 Page 0727, Official Public Records, Enca County, Texas (OPRECT), and being the tract described in deed from Mary Elizabeth Harris to Enca Anne Duncan and Husband, Donald Michael Duncan, recorded in volume 2789 Page 0728, Official Public Records, Enca County, Texas (OPRECT), said tracts being contiguous and herein described as one tract and being more particularly described as follows:

BEHAGNAP at a point on the southeast right of way line of Patrice Street, a 60 foot wide public street, and at the northeast corner of Lot C, Block 2 of the southeast corner of L of 54th Avenue, and Lot 5 being described in deed recorded in the County Recorder's Office under the name of the Texas Coastal Conservation System, Houston, Texas, 2120098, 0.016 ± 1/4 acre steel top with plastic cap stopworn "DAVID & MCDILL" net, having precise coordinate values of $N = 68.90497^{\circ}036$ feet and East = 2476232.050 feet, based on the Texas Coastal Conservation System, North Central Zone (Zone 4202) American Datum of 1983 and are obtained from observations of Global Positioning System satellites.

THENCE S 44°59'28" E, with the common line of said Lots 5 and 6 of said Addition, passing at 200 feet the common east corner of said Lots 5 and 6 of said Addition, the southeast corner of said Abston and Wilson tract and the northeast right of way line of a 20 foot wide alley according to said Certain Map Addition plat, closed by City of Washoe County Ordinance Number 0406, recorded in Volume 796, Page 75, OPRACET, in at 211.17 feet to the northeast corner of said Duncan tract recorded in Volume 2789, Page 0272, OPRACET, a 1/2 inch steel rod with plastic cap Stamped "DAVID A McDILL" M.

THENCE S 20°20'22" E, with the southeast line of said Duncan tracts and with the center of said closed alley, 199.00 feet to southeast corner of said Duncan tract recorded in Volume 2789, Page 8719. CORRECT to the southern northeast line of the tract described in deed from R.L. Murchman, et al. to Housing Authority of the City of Monrovia, recorded as Volume 413, Page 20 Deed Records, Elbert County, Texas (CORRECT), a 4 inch steel rod with plastic cap stamped "TALS 4486" found.

THENCE N 45°24'10" W. with the southwest line of said Duncan tract recorded in Volume 2789, Page 6719, OPRECI and the southern northeast line of said Mooring Authority of the City of Waukegan tract, 210.18 feet to said Patrick Street right of way and the northeast corner of said Mooring Authority of the City of Waukegan tract and Lot 10, Block 2 of said Addition and the southwest corner of said Lot 9, Block 2 of said Addition and of said Duncan tract recorded in Volume 2789, Page 6719, OPRECI a 5/8 inch steel rod found.

THENCE N 20°15'31" E, with said Patrick Street right of way line and the northwest line of Lots 6, 7, 8, & 9, Block 2 of said Addition, 200.80 feet (Plot N 23'E, 200') to the point of beginning and containing approximately 0.9727 acres of land

Bearings are based on the Texas Coordinate System of 1983, Texas North Central Zone per GPS observations

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have plotted the subdivision herein from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary. This document shall not be recorded for any purpose.

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

THIS SURVEY IS VALID ONLY WITH
ORIGINAL SIGNATURE IN RED INK

REPLAT
COTTON MILL ADDITION
BLOCK 2, LOTS 7R & 9R
Being a 0.8797 acre replat
in the
Alfred Polk Survey, Abstract Number 827
and being all of
Lots 6, 7, 8, & 9, Block 2,
COTTON MILL ADDITION
an addition to the
City of Waxahachie, Texas
according to the plat thereof recorded
in Cabinet A, Slide 36, Plat Records,
Ellis County, Texas
Zoning: 2 Family Residential (Duplex)
Case Number: SUB-176-2022

Revisions	By

Davis & McDill, LLC



Date 1/20/202

Scale 1" = 30'

Drawn D. Mocut

Job: 222-0224

Sheet 1

of 2 sheets.

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(8+9)

OWNER'S CERTIFICATE

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE, Erica A. Duncan and Donald M. Duncan, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as REPLAT - COTTON MILL ADDITION, BLOCK 2, LOTS 7R & 9R, on addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated in 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 Waxahachie. In addition, utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and have 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 Waxahachie 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, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this the _____ day of _____, 20____.

By

Erica A. Duncan, Owner

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 Erica A. Duncan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary My Commission Expires On _____

WITNESS, my hand, this the _____ day of _____, 20____.

By

Donald M. Duncan, Owner

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 Donald M. Duncan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public My Commission Expires On _____

Witness my hand on this _____ day of _____, 20____.

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Stuart G. Hamilton Date _____
Registered Professional Land Surveyor
Number 4460

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

STATE OF TEXAS
COUNTY OF ELLIS

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By _____ Date _____
Chairperson

DRAINAGE NOTES

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR CONSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

OWNERS:
Erica A. Duncan & Donald M. Duncan
232 Patrick Street
Waxahachie, TX 75165
972-937-0040

Revisions By

Davis & McDill, LLC



Date: 1/20/2023
Scale: N/A
Drawn: D. Hocutt
Job: 222-0224
Sheet: 2
of 2 sheets

REPLAT
COTTON MILL ADDITION
BLOCK 2, LOTS 7R & 9R
Being a 0.8797 acre replat
in the
Alfred Polk Survey, Abstract Number 827
and being all of
Lots 6, 7, 8, & 9, Block 2,
COTTON MILL ADDITION
an addition to the
City of Waxahachie, Texas
according to the plat thereof recorded
in Cabinet A, Slide 36, Plat Records,
Ellis County, Texas
Zoning: 2 Family Residential (Duplex)
Case Number: SUB-176-2022

(849)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-176-2022

MOSELEY BOBBIE J L/E
236 PATRICK STREET
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 14, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 20, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Erica Duncan, for a **Replat** of Lots 6, 7, 8, & 9, Block 2 of the Cotton Mill Addition, to create Lots 7R & 9R, Block 2 of the Cotton Mill Addition, two (2) residential lots, being 0.8796 acres, located at 232 Patrick Street, (Property ID: 172979 & 172988)
Owner: ERICA DUNCAN & DONALD DUNCAN (SUB-176-2022) Staff: Zack King

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

Case Number: SUB-176-2022

City Reference: 172987

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on February 8, 2023 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:

Stephanie Holloway
Signature

02/07/2023
Date

Stephanie Holloway
Printed Name and Title

236 Patrick Street
Address Waxahachie, TX 75165

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

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

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-160-2022



MEETING DATE(S)

Planning & Zoning Commission: February 14, 2022

City Council: February 20, 2022

CAPTION

Public Hearing on a request by Chris Snow for a **Specific Use Permit (SUP)** for an accessory structure +700 sf use within a Single Family Residential-2 zoning district located at 107 University Avenue (Property ID 176369) - Owner: Christopher & Karen Snow (ZDC-160-2022)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-160-2022, a Specific Use Permit (SUP) for an accessory structure +700 sf use, subject to the conditions the staff report, authorizing the City Manager and or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting a specific use permit to construct an accessory structure greater than 700 square feet on the rear portion of the single-family residential lot at 107 University Drive.

CASE INFORMATION

Applicant: Christopher & Karen Snow

Property Owner(s): Christopher & Karen Snow

Site Acreage: 0.32 acres

Current Zoning: Single Family-2 Residential District (SF-2)

Requested Zoning: SF-2 with a specific use permit (SUP) for an accessory structure greater than 700 square feet

SUBJECT PROPERTY

General Location: 107 University Drive

Parcel ID Number(s): 176369

Existing Use: Existing Single-Family Residence

Development History: N/A

Adjoining Zoning & Uses:

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

Future Land Use Plan:

Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is fronting onto University Drive, a collector street (60' right-of-way width). No additional right-of-way improvements are required.

Site Image:**PLANNING ANALYSIS**

The Applicant is requesting a specific use permit to construct an accessory structure greater than 700 square feet in the rear portion of the single-family residential lot at 107 University Drive. Per the City of Waxahachie Zoning Ordinance, an accessory structure equal to or greater than 700 square feet requires a Specific Use Permit (SUP) to be approved by City Council.

Proposed Use

The primary structure is approximately 2,047 square feet, and the proposed accessory structure is 864 square feet. The accessory structure consists of an enclosed building (288 square feet), with an attached carport (576 square feet). The Applicant has confirmed to staff that the structure will not be used as a dwelling of any kind and will not be metered, sold, or leased separately from the existing home.

Conditions

The accessory structure satisfies the City's minimum requirements regarding size and placement. However, per the City's requirements, the accessory structure must also be accessible through a concrete driveway. Currently, the property owner is not proposing to improve the driveway with concrete surface material but instead utilize the existing gravel driveway. Given the circumstances, Staff recommends approval of the SUP request with the condition the Applicant improve the driveway with a concrete surface material as required per the City's standards.

The City's standards are in place to ensure the safety and aesthetic quality of the community, and granting a variance would set a precedent for future deviations. It is essential to maintain the integrity of the City's standards to ensure all property owners comply with the same regulations. Therefore, variances should be granted sparingly, and only in exceptional circumstances, where the approval of a variance does not undermine the purpose of the code.

NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 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. At time of publishing this report, Staff received 5 letters of support, which included a letter support from the property owner.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request with the conditions listed below.

Conditions:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The Applicant shall improve the driveway with a concrete surface material.
5. The Applicant shall submit a revised survey with the location and limits of the concrete driveway following the approval of the SUP. The revised survey will be subject to review and approval by the Planning Director.
6. The Applicant shall obtain a permit from the City of Waxahachie Building Department prior to the construction of the driveway.

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Survey (Exhibit B)
3. Architectural Elevation (Exhibit C)
4. Letters of Support

STAFF CONTACT INFORMATION*Prepared by:*

Eleana Tuley, AICP

Senior Planner

eleana.tuley@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

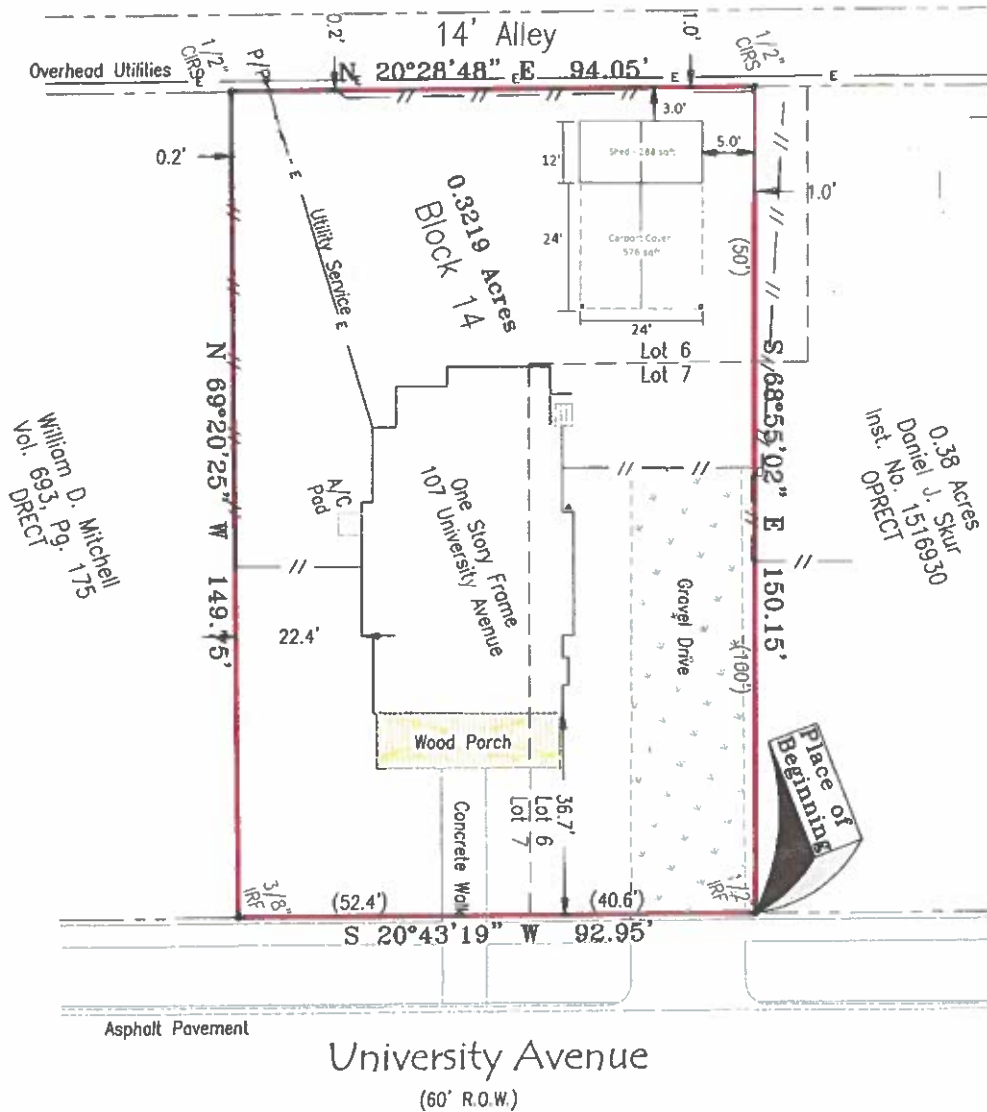
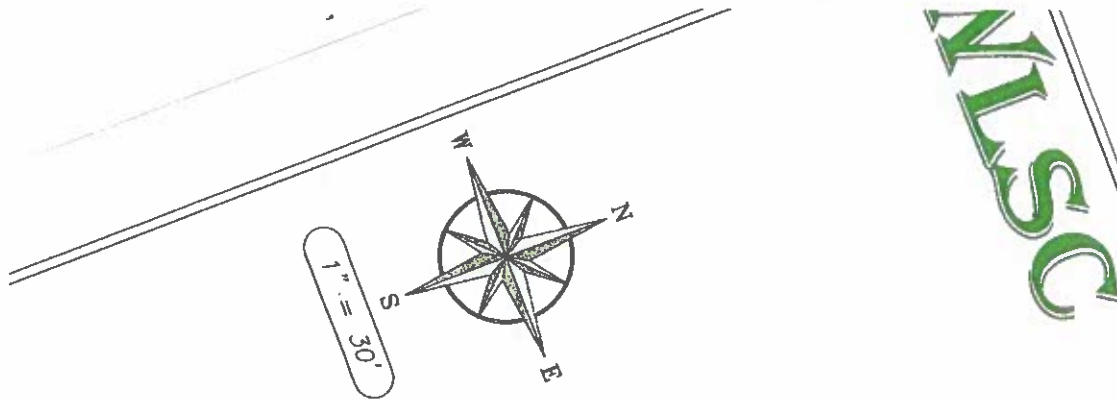
Senior Director of Planning

jennifer.pruitt@waxahachie.com

(10+11)



EXHIBIT B - PROPERTY SURVEY



See Prop-

0.38 Acres
Skur
Daniel J. 1516630
Inst. No. 1516630
OPRECT

William D. Mitchell
Vol. 693, Pg. 175
DIRECT

Place of Beginning

✓

represent local utility

(10+11)

EXHIBIT C - ARCHITECTURAL ELEVATIONS



2325 South Hwy 287 Bypass Waxahachie TX 75165 Phone: (800) 272-9920

CUSTOMER: Chris Snow

ADDRESS: 107 University Ave

Waxahachie, TX 75165

DATE 11/8/2022

QUOTE # 89256105

SALES Taylor Jones

BUILDING TYPE

24' - 0" wide x 36' - 0" long x 12' - 0" high building
with roof pitch of 2:12

BUILDING OPTIONS

(1) Personnel door opening

(3) Window openings

Frame Finish: Galvanized

Roof Finish: 26G painted

Wall Finish: 26G painted

STAMPED ENGINEERING PLANS

Building Layout Plans

5 psf ground snow load

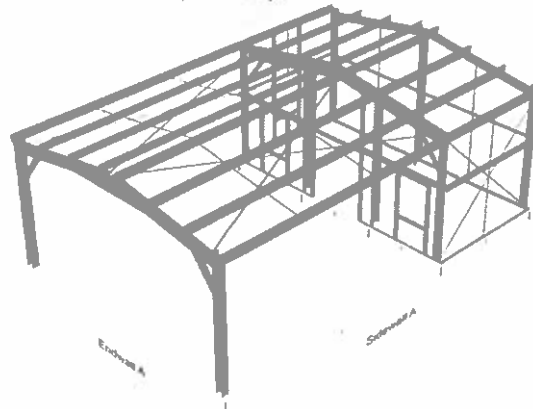
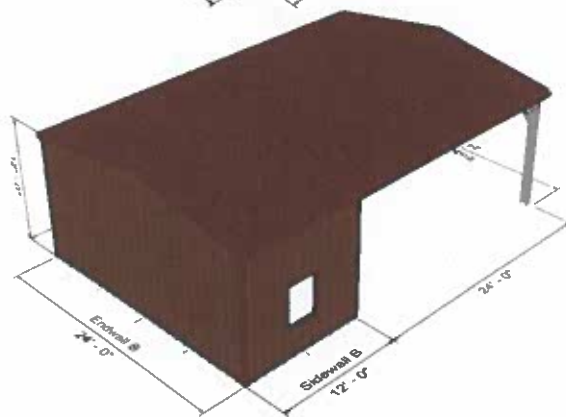
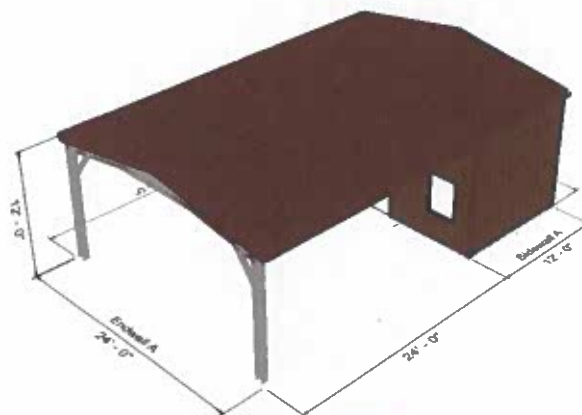
115 mph wind speed, exposure 'C'

2018 IBC

TOTAL PRICE

\$14,505.97

- Quoted prices are valid for 14 days.
- Order pricing will be held for 16 weeks from the date listed on page 1 of this Purchase Agreement.
- Pricing will be subject to price of steel increases if payment is not received at time of delivery or offer to deliver.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Changes (change orders) applied to this Purchase Agreement will incur monetary changes, including but not limited to changes in scope of work and price of steel increases, and may delay Mueller's performance.



(10+11)

Case Number: ZDC-160-2022

City Reference: 176367

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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

Printed Name and Title

Date

Address

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

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

(10411)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-160-2022**



MILLS JAMES B & MEGAN E
516 N COLLEGE
WAXAHACHIE, TX 75165-3362

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 14, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 20, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Chris Snow for a **Specific Use Permit (SUP)** for an accessory structure +700 sf use within a Single Family Residential-2 zoning district located at 107 University Avenue (Property ID 176369) - Owner: CHRISTOPHER & KAREN SNOW (ZDC-160-2022) Staff: Eleana Tuley

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-160-2022**

City Reference: 176376

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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:

James B Mills
Signature

JAN 29, 2023
Date

JAMES B MILLS Home owner
Printed Name and Title

1120 W. MARVIN
Address

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

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

(10 + 11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-160-2022



DAVIS LINDA
107 INDIAN HILLS DR
WAXAHACHIE, TX 75165-1545

PAID FEB 03 2023

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 14, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 20, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: ZDC-160-2022

City Reference: 176370

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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:

Linda Davis

Signature

1-30-23

Date

Linda Davis

Printed Name and Title

103 University (Rental)

Address

107 Indian Hills Dr (Home)

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

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

(10 + 11)

Case Number: **ZDC-160-2022**

City Reference: 176286

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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:

PAID FEB 0 3 2023

Melvin B. Allen
Signature

Melvin B. Allen
Printed Name and Title

1/28/2023
Date
106 University Ave.
Address

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

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

(10 + 11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-160-2022**



SNOW CHRISTOPHER & KAREN SNOW
107 UNIVERSITY AVENUE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 14, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 20, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Chris Snow for a **Specific Use Permit (SUP)** for an accessory structure +700 sf use within a Single Family Residential-2 zoning district located at 107 University Avenue (Property ID 176369) - Owner: CHRISTOPHER & KAREN SNOW (ZDC-160-2022) Staff: Eleana Tuley

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-160-2022**

City Reference: 176369

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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:

*Majority of driveways on University
are gravel drives.*

Signature

Chris Snow

Printed Name and Title

Date

2/10/2023

Address

107 University

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 + 13)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-173-2022



MEETING DATE(S)

Planning & Zoning Commission: February 14, 2023

City Council: February 20, 2023

CAPTION

Public Hearing on a request by Steve Homeyer, Homeyer Engineering Inc., for a **Specific Use Permit (SUP)** for a Drive-Through Car Wash use within a General Retail (GR) zoning district located directly North 500 N US Highway 77 (Property ID: 289738) – Owner: RS Waxahachie LLC (ZDC-173-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend denial of ZDC-173-2022, a Specific Use Permit (SUP) request for a Drive-Through Carwash use at Property ID: 289738."

APPLICANT REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) to allow for a Drive-Through Carwash use on the subject property.

CASE INFORMATION

Applicant: Steve Homeyer, Homeyer Engineering Inc.

Property Owner(s): RS Waxahachie LLC

Site Acreage: 0.747 acres

Current Zoning: Planned Development-24-General Retail (PD-24-GR)

Requested Zoning: PD-GR with SUP for a Drive-Through Carwash

SUBJECT PROPERTY

General Location: Directly North 500 N US Highway 77

Parcel ID Number(s): 289738

Existing Use: The subject property is currently undeveloped.

Development History: The subject property was replatted as Lot 2R of the Chapman Place Business addition in 2021.

Table 1: Adjoining Zoning and Uses

Direction	Zoning	Current Use
North	PD-19-GR	Braum's
East	SF-2	Single Family Residences
South	PD-24-GR	Furniture By Sleep Quarters
West	PD-18-GR	Hibachio

Future Land Use Plan:

Retail

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property fronts onto US Highway 77; but an additional driveway on this thoroughfare is unfeasible. The applicant would need to acquire and utilize mutual access easements to provide access to the subject property.

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

The applicant is proposing a Specific Use Permit (SUP) to allow for Drive-Through Carwash use (Clear Water Express Carwash) in a General Retail (GR) zoning district. Per the City of Waxahachie Zoning Ordinance, both the use of a Carwash and Drive-Through Establishment within a GR zoning district requires a SUP to be approved by City Council.

Proposed Use

The applicant proposes constructing a 4,456 square foot express tunnel car wash. The development is proposed to include a 273-square-foot office and 13 self-service vacuum bays. An 8' masonry thinwall is proposed along the eastern boundary of the property, as required by the existing zoning for the property (PD-24-GR). The applicant is proposing to access the site via mutual access easements connecting to existing private drives to the north and south. These access easements do not currently exist. The proposed carwash is expected to operate from 7:30am to 8:00pm Monday-Saturday and 8:00am to 7:00pm on Sundays. The applicant expects the facility to serve 450 guests per day with an average of 4 employees on site at any one time. No detail services are proposed as part of the car wash.

Table 2: Proposed Development Standards (General Retail)

Standard	City of Waxahachie	ClearWater Express	Meets Y/N
Min. Lot Area (Sq. Feet)	7,000	32,541	Yes
Min. Lot Width (Feet)	60	130.82	Yes
Min. Lot Depth (Feet)	100	173.08	Yes
Min. Front Yard (Feet)	40	40	Yes
Min. Side Yard (Feet)	20, 0 (Retail)	20	No
Min. Rear Yard (Feet)	20; 25(Residential)	15	No
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40%	13.7%	Yes
Parking: Car Wash 1 per bay, 1 per 150 sq. ft.	15 spaces	16 spaces	Yes

Elevation/Façade

The applicant has proposed one elevation/façade plan for consideration with this SUP. The primary façade material proposed for the car wash is a painted concrete masonry unit. The façade plan also utilizes tile, glass and metal panels to a lesser degree. It is important to note that roof-mounted equipment for development is proposed to be screened by louvered metal panels. An overall percentage breakdown of the proposed façade materials can be referenced in Table 3 below. Further reference to the design of the building can be seen in the "Elevation/Façade Plan" and "Renderings" exhibits below. *It is important to note the "Renderings" exhibit showcases a woven canopy for the proposed vacuum bays. However, the applicant is proposing a metal canopy for all vacuum bays.

Table 3: Proposed Façade Materials

Masonry	5509	68%
Tile	280	3%
Glass	1446	18%
Doors	429	5%
Louvers	48	1%
Metal (Canopies and Coping)	339	4%
Total	8051	100%

Landscaping

This property is subject to the landscaping requirements of Section 5.04 of the Waxahachie Zoning Ordinance. The applicant is proposing to meet all landscaping requirements for the site. The "Landscape Plan" exhibit below can be referenced for a full view of the landscaping proposed with the development.

VARIANCE REQUEST**Setbacks**

The applicant has requested a variance to deviate from the minimum rear setback requirement of the General Retail (GR) zoning district. The GR zoning district requires a minimum rear setback of 25' when adjacent to residential uses. The applicant is proposing to proceed with a minimum rear setback of 15'. The applicant is also seeking a variance to deviate from the minimum side setback requirement of 20' along the northern property line.

STAFF CONCERNS**Access**

At the time of this request, the applicant has not provided staff with filed copies of the mutual access easements necessary to facilitate access to the development as shown on the site plan. The applicant has also provided no confirmation that the adjacent property owners are amenable to granting said mutual access easements. Staff has concern that the proposed access for the development may be unfeasible due to the absence of these mutual access easements.

Proximity to Residential Uses

The applicant has requested a variance to deviate from the minimum rear setback requirement of the General Retail (GR) zoning district. The GR zoning district requires a minimum rear setback of 25' when adjacent to residential uses. The applicant is proposing to proceed with a minimum rear setback of 15'. Given the adjacency of existing single-family residences at the rear of the subject property, and the intensity of the proposed use, staff is not supportive of this variance request.

Saturation

It is important to note that the proposed development is located less than half a mile from the existing Waxahachie Express Wash. Staff is concerned that the construction of an additional car wash at this location would lead to an oversaturation of car wash uses in the area.

Compatibility with the Site

Staff has concern that the scale and intensity of the proposed use is not compatible with the unique conditions of the subject property or the surrounding area. The Clear Water Express Carwash design is proposed to feature interior lighting displays. Staff has concern that this lighting will result in a nuisance for the residences immediately adjacent to the site. The applicant has provided a Photometric Plan to address this concern; but this plan does not account for the internal lighting of the carwash. Further reference to typical Clear Water Express Carwash lighting can be referenced in "Existing Location" exhibit below.

The subject property's small size paired with a lack of direct access to Highway 77 also raises a specific concern with traffic and vehicular flow on site, given that the applicant expects an average of 450 customers per day. Staff is concerned that the level of noise and light associated with the development will constitute a nuisance for the existing residences immediately adjacent to the site. With these concerns in mind, staff does not believe the proposed development is the highest and best use for the subject property.

APPLICANT RESPONSE TO STAFF CONCERNS

The applicant is aware of staff concerns and intends to advocate for the SUP request before the Planning & Zoning Commission and City Council.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 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 & concerns provided in this Staff Report and the present status of the documents subject to the request, staff recommends denial of the SUP request.

Note: If the proposed use is denied by the Planning and Zoning Commission:

- A favorable vote of three-fourths ($\frac{3}{4}$) of all members, which equates to four (4) of the five (5) members, of the City Council is also required for any zoning request that was recommended for denial by the Planning and Zoning Commission. (Sec. 2.04, City of Waxahachie Zoning Ordinance)

ATTACHED EXHIBITS

1. Operational Plan
2. Site Plan
3. Screening Wall Detail
4. Landscape Plan
5. Elevation/Façade Plan
6. Renderings
7. Sign Plan
8. Photometric Plan
9. Existing Location Exhibits

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 the applicant will be notified to make corrections.

STAFF CONTACT INFORMATION

Prepared by:

Zack King

Senior Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(12+13)



Operating Hours

Monday – Saturday

7:30 am to 8:00 pm

Sunday

8:00 to 7:00 pm

(We reduce hours for Daylight Savings Time. Closed Easter, Thanksgiving, and Christmas)

Our team services our guests by providing a clean, state of the art facility. Taking pride with keeping our facility clean and safe for our guests and team. To control sound and lighting, all our equipment is located inside our building to minimize noise and we will not put lighting in the direction of the homes. Our landscape model is on the higher level and we add to the landscape requirements of the city/county. We make sure our sites are well maintained and create a visually pleasant experience to our guests. Our services and amenities are what sets us apart from other car wash operators. ClearWater Express Wash offers free vacuums along with a towel exchange program, high pressure air and window cleaner. Additionally, we provide windshield washer fluid to top off your car. All these amenities are included in your car wash purchase. ClearWater Express provides single wash options, as well as membership packages. Single washes range from \$10.00 to \$25.00 and our memberships begin at \$19.99 to \$39.99. Guest membership is good at all our current and future locations. The average location will serve 450 guests per day. The average site employs roughly 8-10 team members, with an average of 4 team members on site during the day. They are supported by an Operations Team that works alongside our Marketing, Integrations, Sales and Maintenance departments. Our business model is an express wash focus, so we do not provide full service or detail services.

We invest in our communities by supporting the first responders and schools in the areas, with special pricing and scholarships.

Opening Staff – 2 teammates

Clean lot, blow parking lot. Test car wash and vacuum equipment. Open for Business

Mid-Day Staff –

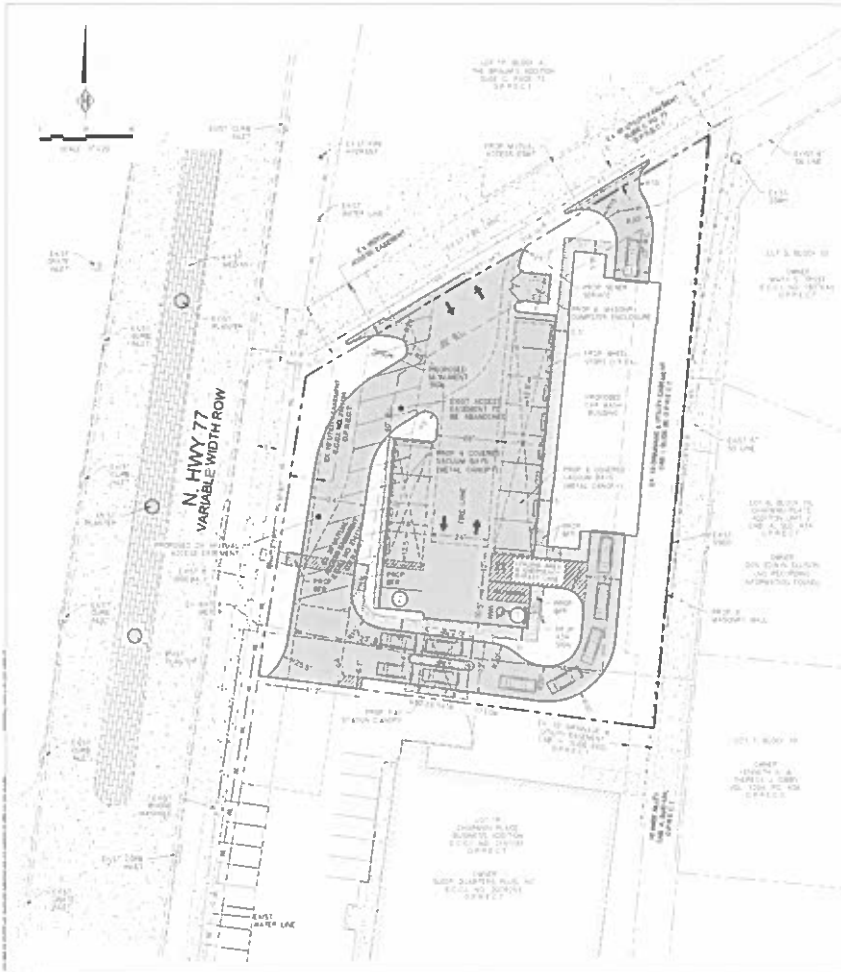
10:00 Additional teammates arrive

Closing Staff

3:00 Additional teammates arrive

After business is closed, the car wash tunnel, offices, parking lot are cleaned and prepared for the next day.

ClearWater Express Wash currently has 7 open locations in Texas, with 2 more by the end of 2022. We are on track to open 25 additional locations by the end of 2023. The founder of the company has many years of experience in the automotive industry and retail, and takes pride in offering a world class guest experience.



LEGEND	
AP	APRIL 100 PLANS
AS	APRIL 100 SET
VS	OUTLINE CONTOUR
FP	FENCE CORNER POST
AP	APRIL
TE	TELEPHONE MANHOLE
PO	POWER POLE
CP	CONCRETE POLE
WV	WATER VALVE
SW	SEWER MANHOLE
FE	FIRE HYDRANT
WA	WATER METER



SITE INFORMATION

LOT AREA: 25.341 AC (24,747 SQ FT)
 EXISTING ZONING: PD-24-G
 PROPOSED ZONING: PD-24-G
 PROPOSED BUILDING AREA: 4,434 SQ FT
 OFFICE AREA: 2,000 SQ FT
 EQUIPMENT AREA: 2,434 SQ FT
 TOTAL AREA: 4,434 SQ FT
 PROPOSED BUILDING HEIGHT: 22 FT (2.5 STORIES)
 PROPOSED FLOOR AREA: 4,434 SQ FT
 PROPOSED AREA: 2,000 SQ FT
 PROPOSED AREA: 2,434 SQ FT
 COVERED PARKING SPACES PROVIDED: 10 SPACES
 UNCOVERED PARKING SPACES PROVIDED: 3 SPACES
 TOTAL PARKING PROVIDED: 13 SPACES
 TOTAL PARKING PROVIDED: 13 SPACES
 PROPOSED PARKING PROVIDED: 13 SPACES
 PROPOSED PARKING PROVIDED: 13 SPACES

NOTES:
 1. A VARIANCE IS BEING REQUESTED TO REDUCE THE MINIMUM SETBACK FROM 25 FEET TO 10 FEET.
 2. THE PROPOSED BUILDING SHALL BE FINISHED WITH COLORED METAL SIDING.

CLEAR WATER EXPRESS CARWASH
 EXISTING ZONING PD-24-G
 ZONING REQUESTED SUP FOR CARWASH
 0.747 ACRES
 502 N US HWY 77
 LOT 2R, CHAPMAN PLACE BUSINESS ADDITION
 CITY OF WAXAHACHIE
 EL PASO COUNTY, TEXAS
 JANUARY 17, 2023
 CASE # ZDC-173-2022

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR A NEW PROJECT AND IS NOT INTENDED FOR CONSTRUCTION, ZONING OR ANY OTHER PURPOSES
 STUDY BY: HOMER, INC. # 10242
 DATE: 01/17/2023

HOMER ENGINEERING, INC.
 800 WEST 10TH STREET, SUITE 100
 EL PASO, TEXAS 79901
 PHONE: 915.771.1000
 WWW.HOMER-INC.COM

CLEAR WATER EXPRESS CARWASH - WAXAHACHIE
 LOT 2R
 CHAPMAN PLACE BUSINESS ADDITION
 CITY OF WAXAHACHIE
 EL PASO COUNTY, TEXAS

SITE PLAN

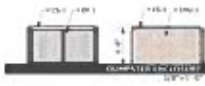
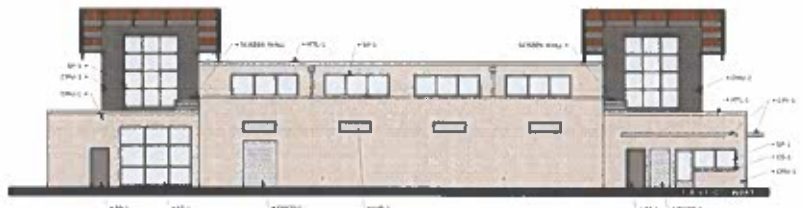
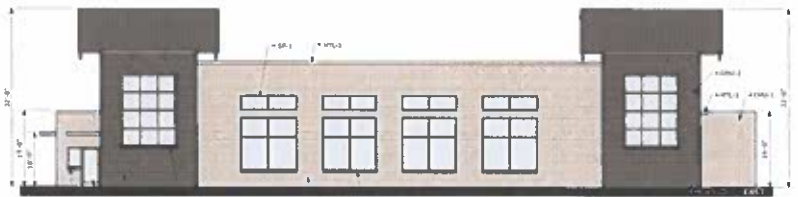
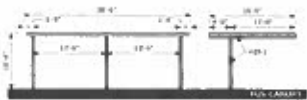
DRAWN: SPH
 DATE: 01/17/2023
 SET: 10-0003
 SHEET NO: C2

CLEAR WATER EXPRESS CARWASH
EXISTING ZONING PD-24-GR
ZONING REQUESTED SUP FOR CARWASH
0.747 ACRES
502 N US HWY 77
LOT 2R, CHAPMAN PLACE BUSINESS ADDITION
CITY OF WAXAHACHIE
ELLIS COUNTY TEXAS
JANUARY 17 2023
CASE # ZDC-173-2022

C2.1

NORTH				EAST			
PRIMARY MATERIAL	Quantity	Unit	Percent of Total	PRIMARY MATERIAL	Quantity	Unit	Percent of Total
Concrete	100	sq ft	40%	Concrete	100	sq ft	40%
Steel	100	sq ft	40%	Steel	100	sq ft	40%
Brick	100	sq ft	40%	Brick	100	sq ft	40%
Paint	100	sq ft	40%	Paint	100	sq ft	40%
Other	100	sq ft	40%	Other	100	sq ft	40%
Subtotal	400	sq ft	100%	Subtotal	400	sq ft	100%
SOUTH				WEST			
PRIMARY MATERIAL	Quantity	Unit	Percent of Total	PRIMARY MATERIAL	Quantity	Unit	Percent of Total
Concrete	100	sq ft	40%	Concrete	100	sq ft	40%
Steel	100	sq ft	40%	Steel	100	sq ft	40%
Brick	100	sq ft	40%	Brick	100	sq ft	40%
Paint	100	sq ft	40%	Paint	100	sq ft	40%
Other	100	sq ft	40%	Other	100	sq ft	40%
Subtotal	400	sq ft	100%	Subtotal	400	sq ft	100%
TOTAL				TOTAL			
Concrete	400	sq ft	40%	Concrete	400	sq ft	40%
Steel	400	sq ft	40%	Steel	400	sq ft	40%
Brick	400	sq ft	40%	Brick	400	sq ft	40%
Paint	400	sq ft	40%	Paint	400	sq ft	40%
Other	400	sq ft	40%	Other	400	sq ft	40%
Subtotal	1600	sq ft	100%	Subtotal	1600	sq ft	100%

MATERIAL SELECTIONS	
SP-1	INTERIOR WALLS 75% GROUTED GREY
SP-2	INTERIOR WALLS 25% GREY
SP-3	INTERIOR WALLS 25% GREY
SP-4	INTERIOR WALLS 25% GREY
SP-5	INTERIOR WALLS 25% GREY
SP-6	INTERIOR WALLS 25% GREY
SP-7	INTERIOR WALLS 25% GREY
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SP-94	INTERIOR WALLS 25% GREY
SP-95	INTERIOR WALLS 25% GREY
SP-96	INTERIOR WALLS 25% GREY
SP-97	INTERIOR WALLS 25% GREY
SP-98	INTERIOR WALLS 25% GREY
SP-99	INTERIOR WALLS 25% GREY
SP-100	INTERIOR WALLS 25% GREY



A PLAIN DESIGN
ARCHITECTS
1000 10TH AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000
WWW.APDGARCHITECTS.COM

Final vs. Open Building
10 September 2010

PRELIMINARY
NOT FOR
CONSTRUCTION

These drawings are
preliminary and may not be
used for regulatory approval
without the architect's
written consent.

A NEW FACILITY
FOR:
CLEARWATER EXPRESS
502 N Hwy 77
Waxahatche, TX 75165

09/23/2010

REVISIONS



CLEAR WATER CAR WASH
502 N Hwy 77
Waxahachie, TX

Disclaimer:
 This plan is only conceptual in nature
 and used to estimate uses requested.
 This is not to be used for construction,
 permitting or purchasing purposes.



OCTOBER 20th, 2022
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CLEAR WATER CAR WASH
502 N Hwy 77
Waxahachie, TX

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 permitting or purchasing purposes.



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CLEAR WATER CAR WASH
502 N Hwy 77
Waxahachie, TX

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CLEAR WATER CAR WASH
502 N Hwy 77
Waxahachie, TX

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CLEAR WATER CAR WASH
502 N Hwy 77
Waxahachie, TX

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CLEAR WATER CAR WASH
502 N Hwy 77
Waxahachie, TX

Disclaimer:
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 permitting or purchasing purposes.



OCTOBER 20th, 2022
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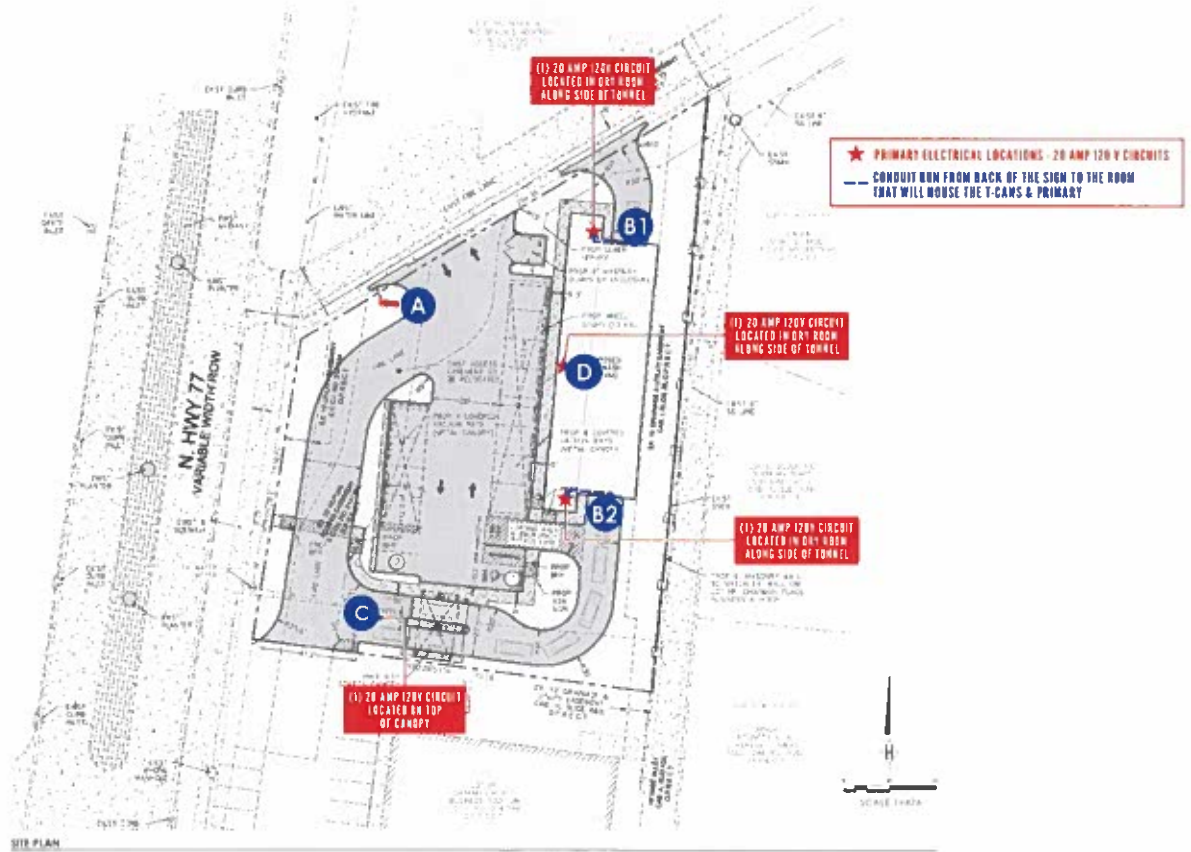
CLEAR WATER CAR WASH

502 N HWY 77, WAXAHACHIE, TX 75165

EXTERIOR SIGN PACKAGE



SITE PLAN



CLIENT: CLEAR WATER CAR WASH
ADDRESS: 502 N HWY 77
CITY/STATE: WAXAHACHIE, TX 75145
DATE: 01-18-2023

DRAWING: Q1 #35150
CONTACT: PAM SELMAN
DESIGNER: MARIO VARGAS
SALES REP: COLIN CANTRELL

REVISIONS
R1 12-14-22 UPDATED SIGN A & C - MV
R2 12-28-22 UPDATED SITE PLAN & SIGN B-MV
R3 12-28-22 UPDATED SIGNS B & SUMMARY-MV
R4 01-18-2023 SIGN B2, REMOVE COPY-MV

PRIMARY ELECTRICAL

120 VOLT ELECTRICAL
ELECTRICAL LOAD: 100A
20 AMP CIRCUIT: 100A
ELECTRICAL LOAD: 100A
20 AMP CIRCUIT: 100A

SPECIFICATIONS

120 VOLT ELECTRICAL
ELECTRICAL LOAD: 100A
20 AMP CIRCUIT: 100A
ELECTRICAL LOAD: 100A
20 AMP CIRCUIT: 100A

SIGNATURE

CLIENT: _____
DATE: _____

PAGE 2 OF 14



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SIGN A

QTY: 1

FABRICATE & INSTALL A DOUBLE FACED ILLUMINATED MONUMENT SIGN WITH STONE BASE

ID CABINET

- ALUMINUM CONSTRUCTION PAINTED P1
- FACES: WHITE FLEX WITH DIGITAL PRINTED GRAPHICS V1
- RETAINERS: 1 1/2" ALUMINUM PAINTED P1
- ILLUMINATED: USING WHITE LED'S & POWER SUPPLIES

REVEAL

- ALUMINUM CONSTRUCTION PAINTED P2

BASE

- ALL ALUMINUM FRAMING WITH DUROCK, STONE PROVIDED AND INSTALLED BY HSC
- STONE TO MATCH STONE USED ON BUILDING

PAD

- CONCRETE PAD: 3" ABOVE & 3" BELOW GRADE

PIPE SUPPORT

- 5" OD x .258 WALL STEEL PIPE TO BE PRIMED WHITE

FOUNDATION

- (1) 2'-0" DEEP x 6'-0" CONCRETE PIER

COLORS

PAINT COLORS - SATIN FINISH

- P1: MP P1M PMS 2748C
- P2: MP SILVER

DIGITAL PRINT - WITH UV LAMINATE

- V1: DIGITAL PRINT ON TRANS VINYL



CLIENT: CLEAR WATER CAR WASH

ADDRESS: 502 N HWY 77

CITY/STATE: WAXAHACHIE, TX 75165

DATE: 01.18.2023

DRAWING: QT #35150

CONTACT: PAM SELMAN

DESIGNER: MARIO VARGAS

SALES REP: COLIN CANTRELL

REVISIONS

#1	12.14.22 UPDATED SIGN A & C - MV
#2	12.28.22 UPDATED SITE PLAN & SIGNS B-MV
#3	12.28.22 UPDATED SIGNS B & SUMMARY MV
#4	01.18.2023 SIGN B2, REMOVE COPY MV

PRIMARY ELECTRICAL

• HSCS electrical drawings shall be used for all electrical work. All electrical work shall be done in accordance with the latest edition of the National Electrical Code (NEC) and all applicable local codes. The drawings shall be used for all electrical work.

• SPECIFICATIONS

• All electrical work shall be done in accordance with the latest edition of the National Electrical Code (NEC) and all applicable local codes. The drawings shall be used for all electrical work.

120 VOLT ELECTRICAL

ELECTRICAL LOAD	SIGN
15 AMP CIRCUIT	7.0 AMP
ELECTRICAL LOAD	END
15 AMP CIRCUIT	7.0 AMP

SIGNATURE

CLIENT:

DATE:

PAGE 3 OF 14



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NEGATIVE VIEW



CLIENT: CLEAR WATER CAR WASH

ADDRESS: 502 N HWY 77

CITY/STATE: WAXAHACHIE, TX 75165

DATE: 01.18.2023

DRAWING: QI #35150

CONTACT: PAM SELMAN

DESIGNER: MARIO VARGAS

SALES REP: COLLIN CANIRELL

REVISIONS

- | | |
|----|---|
| #1 | 12 14 22 UPDATED SIGN A & C - MV |
| #2 | 12 28 22 UPDATED SITE PLAN & SIGNS B-MV |
| #3 | 12 28 22 UPDATED SIGNS B & SUMMARY-MV |
| #4 | 01 18 2023 SIGN B2. REMOVE COPY-MV |

PRIMARY ELECTRICAL

[illegible]

● SPECIFICATIONS

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402

120 VOLT ELECTRICAL

ELECTRIC AL LOAD: 20 AMP CIRCUIT

75 X MP CIRCUIT

20 AMP CIRCUIT:

SIGNATURE

CLIENT:

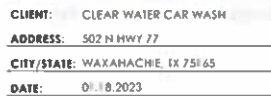
DATE : _____

PAGE 4 OF 14

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SIGN A



REVISIONS	
R1	12/14/22 UPDATED SIGN A & C - MV
R2	12/28/22 UPDATED SITE PLAN & SIGNS B-MV
R3	12/28/22 UPDATED SIGNS B & SUMMARY-MV
R4	01/18/2023 SIGN B2, REMOVE COPY-MV

SPECIFICATIONS

ELECTRICAL LOAD:
20 AMP CIRCUIT

ELECTRICAL LOAD:
20 AMP CIRCUIT

CURT: _____
DATE: _____

PAGE 5 OF 14

5 YEAR WARRANTY

SIGN #1 QTY: 1

FABRICATE AND INSTALL A SET OF ILLUMINATED FACE LIT CHANNEL LETTERS MOUNTED INDIVIDUALLY.

CHANNEL LETTERS

- FACES: 3/16" 7328 WHITE ACRYLIC W/ V1, V2 & V3 VINYL APPLIED.
- RETURNS LOGO: 5" DEEP .040" ALUMINUM PAINTED P1
- RETURNS CLEAR: 5" DEEP .040" ALUMINUM PREFINISHED WHITE
- RETURNS WATER: 5" DEEP .040" ALUMINUM PAINTED P2
- RETURNS EXPRESS WASH: 5" DEEP .040" ALUMINUM PAINTED P1
- TRIM: 1" PREFINISHED WHITE, PREFINISHED DARK BLUE
- BACKS: .063" ALUMINUM, STOCK WHITE
- ILLUMINATION: INTERNAL WHITE LEDS
- MOUNTING: FLUSH WITH MINIMUM 1/2" X 5" FASTENERS
- WALL TYPE:

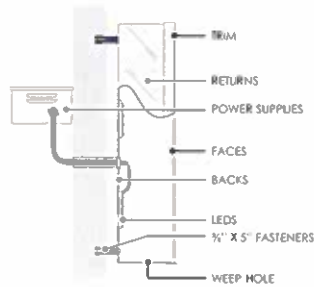
COLORS

PAINT COLORS - SATIN FINISH

- P1: PAINT TO MATCH PMS 2748C
- P2: PAINT TO MATCH PMS 2728C

DIGITAL PRIME VINYL COLORS

- V1: PIM GRADIENT PMS 658 WITH UV LAMINATE
- V2: 3M 3630-137 EUROPEAN BLUE
- V3: 3M 360-167 BRIGHT BLUE



TYPICAL CHANNEL LETTER
SCALE: NTS



CLIENT: CLEAR WATER CAR WASH
ADDRESS: 502 N HWY 77
CITY/STATE: WAXAHACHE, TX 75165
DATE: 01.18.2023

DRAWING: QT #35150
CONTACT: PAM SELMAN
DESIGNER: MARIO VARGAS
SALES REP: COLLIN CANTRELL

REVISIONS

- #1 12.14.22 UPDATED SIGN A & C - MV
- #2 12.28.22 UPDATED SITE PLAN & SIGNS B-MV
- #3 12.28.22 UPDATED SIGNS B & SUMMARY-MV
- #4 01.18.2023 SIGN B2, REMOVE COPY-MV

PRIMARY ELECTRICAL

120 VOLT ELECTRICAL

SPECIFICATIONS

ALL SIGNAGE SHALL BE FABRICATED BY HUMBLE SIGN CO. INC. AND SHALL BE INSTALLED BY HUMBLE SIGN CO. INC. OR ITS SUBS. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 INTERNATIONAL SIGNAGE CODE (ISC). ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 INTERNATIONAL SIGNAGE CODE (ISC).

120 VOLT ELECTRICAL

ELECTRICAL LOAD: 30.4 AMP CIRCUIT

RACH CAL LOAD: 30.4 AMP CIRCUIT

SIGNATURE

CLIENT:

DATE:

PAGE 6 OF 14

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SIGN B1



NIGHT VIEW



CLIENT: CLEAR WATER CAR WASH
ADDRESS: 502 N HWY 77
CITY/STATE: WAXAHACHIE, TX 75165
DATE: 01.18.2023

DRAWING: QT #35150
CONTACT: PAM SELMAN
DESIGNER: MARIO VARGAS
SALES REP: COLLIN CANIRELL

REVISIONS	
#1	12.14.22 UPDATED SIGN A & C - MV
#2	12.28.22 UPDATED SHE PLANT & SIGNS B-MV
#3	12.28.22 UPDATED SIGNS B & SUMMARY-MV
#4	01.18.2023 SIGN B2, REMOVE COPY MV

PRIMARY ELECTRICAL
HUMBLE SIGNING COMPANY, 28922 IDWILSON LANE, SUITE 100, WAXAHACHIE, TEXAS 75165, 940.751.1000
ELECTRICAL LOAD: 20 AMP CIRCUIT
SPECIFICATIONS
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120 VOLT ELECTRICAL
ELECTRICAL LOAD: 20 AMP CIRCUIT
ELECTRICAL LOAD: 20 AMP CIRCUIT

SIGNATURE
CLIENT: _____
DATE: _____
PAGE 7 OF 14



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CHANNEL LETTERS

- FACES: 3/16" 7328 WHITE ACRYLIC W/ V1, V2 & V3 VINYL APPLIED.
- RETURNS LOGO: 5" DEEP .040" ALUMINUM PAINTED P1
- RETURNS CLEAR 5" DEEP .040" ALUMINUM PREFINISHED WHITE
- RETURNS WATER 5" DEEP .040" ALUMINUM PAINTED P2
- TRIM: 1" PREFINISHED WHITE, PREFINISHED DARK BLUE
- BACKS: .063" ALUMINUM, STOCK WHITE
- ILLUMINATION: INTERNAL WHITE LEDS
- MOUNTING: FLUSH WITH MINIMUM 1/8" X 5" FASTENERS
- WALL TYPE: _____

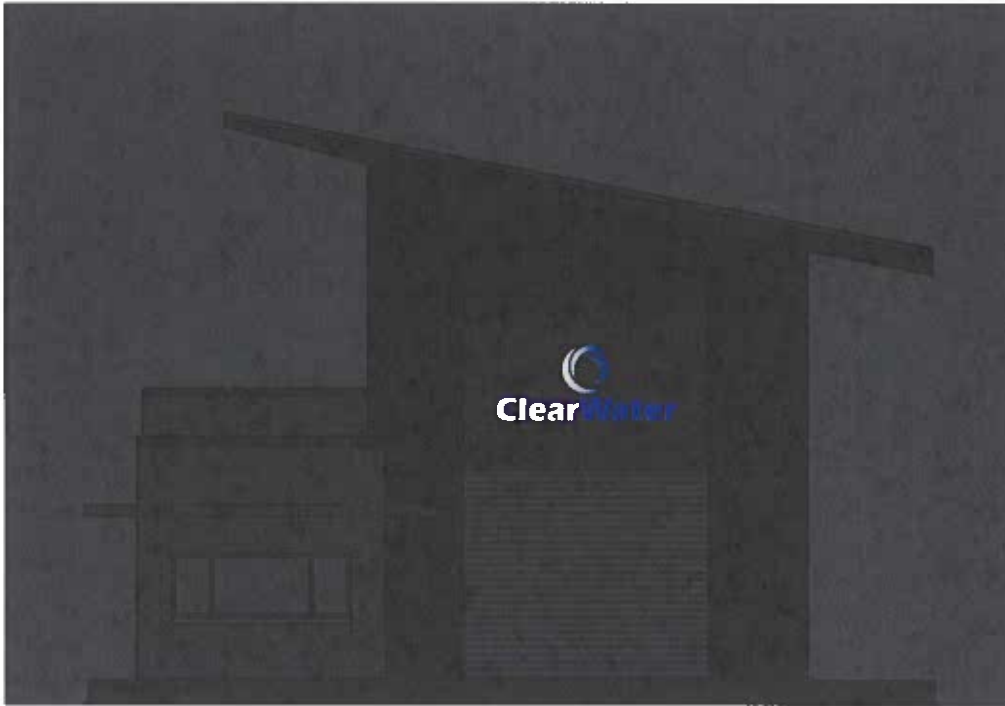
PAINT COLORS - SATIN FINISH

- P1: PAINT TO MATCH PMS 2748C
 P2: PAINT TO MATCH PMS 2728C
 DIGITAL PRINT/VINYL COLORS
 V1 PTM GRADIENT PMS 658 WITH
 UV LAMINATE
 V2 3M 3630-137 EUROPEAN BLUE
 V3 3M 360-167 BRIGHT BLUE



45.9 SQ. FT.





NIGHT VIEW



CLIENT: CLEAR WATER CAR WASH

ADDRESS: 502 N HWY 77

CITY/STATE: WAXAHACHIE, TX 75165

DATE: 01.18.2023

DRAWING: Q1 #35150

CONTACT: PAM SELMAN

DESIGNER: MARIO VARGAS

SALES REP: COLLIN CANTRELL

REVISIONS

#1	12.14.22 UPDATED SIGN A & C - MV
#2	12.28.22 UPDATED SITE PLAN & SIGNS B-MV
#3	12.28.22 UPDATED SIGNS B & SUMMARY-MV
#6	01.18.2023 SIGN 82, REMOVE COPY-MV

PRIMARY ELECTRICAL

CLIENTS RESPONSIBILITY: PROVIDE ALL NECESSARY ELECTRICAL INFORMATION TO THE DESIGNER. THE DESIGNER WILL PROVIDE THE ELECTRICAL LOADS AND SPECIFICATIONS FOR THE SIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE DESIGNER WILL PROVIDE THE ELECTRICAL LOADS AND SPECIFICATIONS FOR THE SIGN.

SPECIFICATIONS

THE SIGN SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA. THE SIGN SHALL BE DESIGNED TO WITHSTAND ALL WEATHER CONDITIONS AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

120 VOLT ELECTRICAL

ELECTRICAL LOAD	SIGN
20 AMP CIRCUIT	
ELECTRICAL LOAD	ENC
20 AMP CIRCUIT	

SIGNATURE

CLIENT:

DATE:

PAGE 9 OF 14

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SIGN C QTY: 1

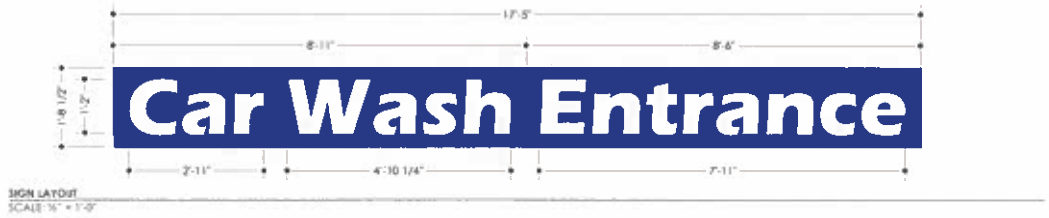
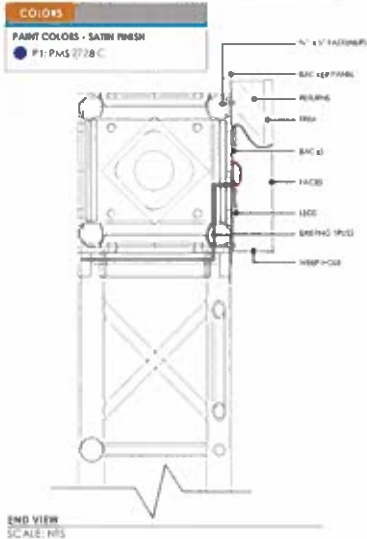
FABRICATE AND INSTALL A SET OF ILLUMINATED FACE LIT CHANNEL LETTERS WITH BACKER PANEL TO BE INSTALLED ON EXISTING TRUSS

CHANNEL LETTERS

- FACES: 3/16" 7330 WHITE ACrylic
- RETURN: 3" DEEP 0407 ALUMINUM PREFINISHED WHITE
- TRIM: 1" PREFINISHED WHITE
- BACKS: 063" ALUMINUM STOCK WHITE
- ILLUMINATION: INTERNAL WHITE LEDS
- POWER SUPPLIES BEHIND CANOPY
- MOUNTED TO ALUMINUM PANELS (USING MINIMUM 1/4" X 5" FASTENERS)

PANELS

- FACES: 125 ALUMINUM PAINTED P1
- MOUNTED TO ALUMINUM TRUSS (USING MINIMUM 1/4" X 5" FASTENERS)



CLIENT: CLEAR WATER CAR WASH
ADDRESS: 302 N HWY 77
CITY/STATE: WAKAHACHE, TX 75165
DATE: 01.18.2023

DRAWING: QT #35150
CONTACT: PAM SELMAN
DESIGNER: MARIO VARGAS
SALES REP: COLLIN CANTRELL

REVISIONS	
#1	12.14.22 UPDATED SIGN A & C - MV
#2	12.28.22 UPDATED SITE PLAN & SIGNS B-MV
#3	12.28.22 UPDATED SIGNS B & SUMMARY-MV
#4	01.18.2023 SIGN B2, REMOVE COPY-MV

PRIMARY ELECTRICAL
120 VOLT ELECTRICAL
RATICAL LOSS: 1.3 A-MV
28 AMP CIRCUIT
ELECTRICAL LOSS: 1.3 A-MV
28 AMP CIRCUIT

120 VOLT ELECTRICAL
RATICAL LOSS: 1.3 A-MV
28 AMP CIRCUIT
ELECTRICAL LOSS: 1.3 A-MV
28 AMP CIRCUIT

SIGNATURE
CUSTOMER:
DATE:
PAGE 10 OF 14



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SIGN C

Car Wash Entrance

NIGHT VIEW



CLIENT: CLEAR WATER CAR WASH
ADDRESS: 502 N HWY 77
CITY/STATE: WAXAHACHIE, TX 75165
DATE: 01.18.2023

DRAWING: QF #35150
CONTACT: PAM SELMAN
DESIGNER: MARIO VARGAS
SALES REP: COLLIN CANTRELL

REVISIONS	
#1	12.14.22 UPDATED SIGN A & C - MV
#2	12.28.22 UPDATED SITE PLAN & SIGNS B-MV
#3	12.28.22 UPDATED SIGNS B & SUMMARY-MV
#4	01.18.2023 SIGN B2, REMOVE COPY-MV

PRIMARY ELECTRICAL
ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC). ALL WIRING SHALL BE DONE BY A LICENSED ELECTRICIAN. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
SPECIFICATIONS
ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
1. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE TEXAS ELECTRICAL CODE (TEC).
2. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
4. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

120 VOLT ELECTRICAL	
ELECTRICAL LOAD	SIGN
30 AMP CIRCUIT	
ELECTRICAL LOAD	IMC
30 AMP CIRCUIT	

SIGNATURE
CLIENT:
DATE:
PAGE 11 OF 14



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SIGN 0



NIGHT VIEW



CLIENT: CLEAR WATER CAR WASH
ADDRESS: 502 N HWY 77
CITY/STATE: WAKAHACHE, TX 75165
DATE: 01.18.2023

DRAWING: QT #351.50
CONTACT: PAM SELMAN
DESIGNER: MARIO VARGAS
SALES REP: COLLIN CANIRELL

REVISIONS	
R1	12.14.22 UPDATED SIGN A & C - MV
R2	12.28.22 UPDATED SITE PLAN & SIGNS B-MV
R3	12.28.22 UPDATED SIGNS B & SUMMARY-MV
R4	01.18.2023 SIGN B2, REMOVE COPY-MV

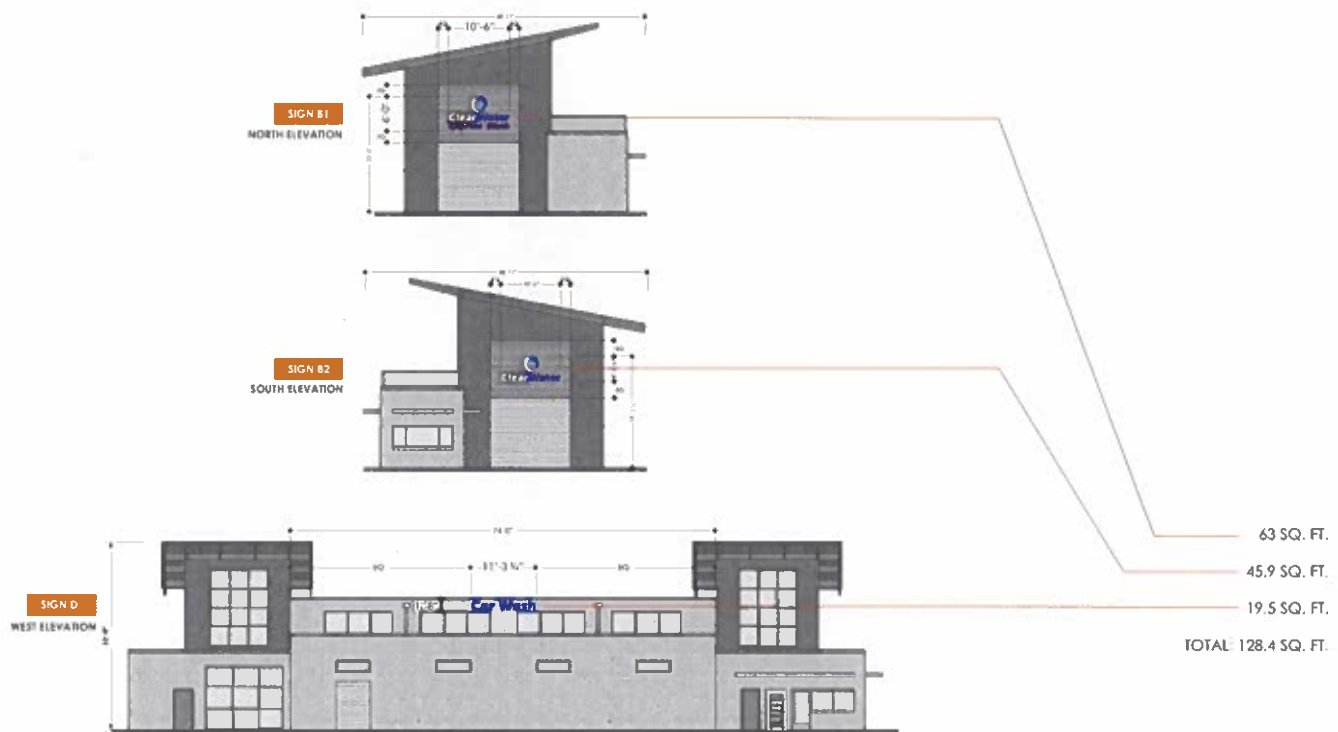
PRIMARY ELECTRICAL
120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN
28 AMP CIRCUIT
ELECTRICAL LOAD: FMC
38 AMP CIRCUIT

SIGNATURE
CLIENT:
DATE:
PAGE 13 OF 14



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SUMMARY



CLIENT: CLEAR WATER CAR WASH

ADDRESS: 502 N HWY 77

CITY/STATE: WAXAHACHIE, TX 75165

DATE: 01.18.2023

DRAWING: QI #35150

CONTACT: PAM SELMAN

DESIGNER: MARIO VARGAS

SALES REP: COLLIN CANTRELL

REVIEWS

- | | |
|----|---|
| #1 | 12.14.22 UPDATED SIGN A & C - MV |
| #2 | 12.28.22 UPDATED SITE PLAN & SIGNS B-MV |
| #3 | 12.28.22 UPDATED SIGNS B & SUMMARY-MV |
| #4 | 01.18.2023 SIGN B2. REMOVE COPY-MV |

PRIMARY ELECTRICAL

● SPECIFICATIONS

120 VOLT ELECTRICAL

ELECTRICAL LOAD: 20 AMP CIRCUIT

SIGNATURE

CLIENT:

DATE: _____

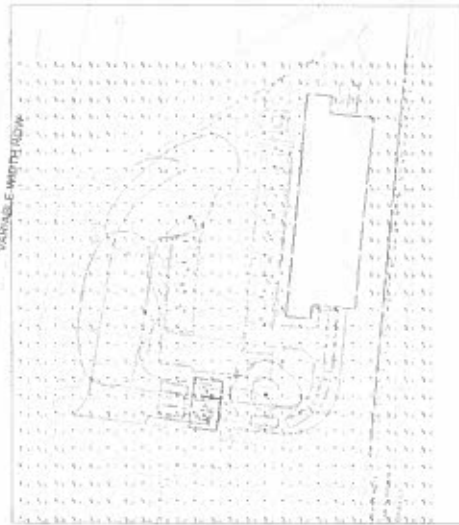
PAGE 14 OF 14

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N HWY 77

VARIABLE WIDTH ROW



NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	DESIGN	10/10/10	APD	APD	APD
2	REVISION	10/10/10	APD	APD	APD
3	REVISION	10/10/10	APD	APD	APD
4	REVISION	10/10/10	APD	APD	APD
5	REVISION	10/10/10	APD	APD	APD
6	REVISION	10/10/10	APD	APD	APD
7	REVISION	10/10/10	APD	APD	APD
8	REVISION	10/10/10	APD	APD	APD
9	REVISION	10/10/10	APD	APD	APD
10	REVISION	10/10/10	APD	APD	APD

Notes:
 1. Owner: Clearwater Express, LLC
 2. Project: 502 N HWY 77, Waco, TX 76708
 3. Project: 502 N HWY 77, Waco, TX 76708
 4. Project: 502 N HWY 77, Waco, TX 76708
 5. Project: 502 N HWY 77, Waco, TX 76708
 6. Project: 502 N HWY 77, Waco, TX 76708
 7. Project: 502 N HWY 77, Waco, TX 76708
 8. Project: 502 N HWY 77, Waco, TX 76708
 9. Project: 502 N HWY 77, Waco, TX 76708
 10. Project: 502 N HWY 77, Waco, TX 76708



APDG
 A P L L S DESIGN
 ARCHITECTURE
 INTERIORS
 CONSTRUCTION
 800-733-0000
 10000 N HWY 77, WACO, TX 76708

These drawings are prepared for the purpose of securing a permit for construction only. They are not to be used for any other purpose without the written consent of APDG.

PRELIMINARY
 NOT FOR
 CONSTRUCTION

These drawings are prepared for the purpose of securing a permit for construction only. They are not to be used for any other purpose without the written consent of APDG.

A NEW FACILITY
 FOR:
CLEARWATER EXPRESS
 502 N HWY 77
 Waco, TX 76708

10/10/10

APDG

Existing ClearWater Express Wash
279 NW John Jones Dr, Burleson, TX 76028



Existing ClearWater Express Wash
279 NW John Jones Dr, Burleson, TX 76028



(14+15)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-177-2022



MEETING DATE(S)

Planning & Zoning Commission: February 14, 2022

City Council: February 20, 2022

CAPTION

Public Hearing on a request by Iris Showalter, Owner of Studio Iris for a **Zoning Change** from a General Retail (GR) zoning district to Planned Development – General Retail (PD-GR) zoning district, located at 120 North Highway 77 (Property ID 173425) - Owner: 120 North, LLC (ZDC-177-2022)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-177-2022, a Zoning Change from a General Retail (GR) zoning district to Planned Development – General Retail (PD-GR) zoning district, located at 120 North Highway 77, subject to the conditions in the staff report, authorizing the City Manager and or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting approval of a Planned Development District (PD) with a base zoning of General Retail District (GR) to allow a tattoo shop in Suite A in the building located at 120 North Highway 77. Currently, the tattoo shop use is prohibited in the GR District.

CASE INFORMATION

<i>Applicant:</i>	Iris Showalter
<i>Property Owner(s):</i>	120 North, LLC
<i>Site Acreage:</i>	0.65 acres
<i>Current Zoning:</i>	General Retail District (GR)
<i>Requested Zoning:</i>	Planned Development District (PD) – General Retail District (GR)

SUBJECT PROPERTY

<i>General Location:</i>	120 North Highway 77
<i>Parcel ID Number(s):</i>	173425
<i>Existing Use:</i>	Multi-tenant Retail Building
<i>Development History:</i>	N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR	Texas Farm Bureau
East	SF-2	Single Family Residences
South	GR	Everly Rose Event Center
West	GR	Professional Office (Pinkerton Law Firm & Associates)

Future Land Use Plan:

Retail

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is fronting onto North Highway 77, which is classified as a Major Thoroughfare in the Thoroughfare Plan. Roadway improvements are not required for this request.

Site Image:

PLANNING ANALYSIS

The Applicant is requesting a zoning change from General Retail District (GR) to a Planned Development District (PD) with a base zoning of General Retail District (GR) to allow for a tattoo shop. The Applicant is not proposing to modify the zoning district regulations, but to simply allow the use since it is currently prohibited in the GR District.

Proposed Use

The Applicant is the owner of Studio Iris, which is a tattoo shop focused on cosmetic and restorative tattooing. Cosmetic services may include beauty enhancements, such as tattooing eyebrows, lip liner, and other beauty marks. Restorative services are tattooing services that cover scars from an accident or a medical procedure. The operational plan discloses more details on the services provided by this business.

The Applicant is proposing to operate the tattoo shop in Suite A (approximately 550 square feet) in the multi-tenant building at 120 N. Highway 77. The tattoo shop will only have one employee, the Applicant, and will generally operate Monday through Friday, 10 am to 6 pm, Saturday, 11 am to 5 pm, and closed on Sunday. Services will be performed on a by-appointment-only basis and will not be open for general walk-ins.

Staff Recommendation

In light of the numerous zoning requests the City has received for tattoo shops, Staff recommends denial for consistency with past recommendations. Currently, tattoo shops are permitted within the Commercial (C) District, and Staff recommends the Applicant choose another location where the zoning allows the use. Should the Planning and Zoning Commission and City Council consider allowing the use in other zoning districts, Staff can facilitate the process to discuss the amendment in a workshop or future meeting.

Proposed Development Standards

Should the Planning and Zoning Commission choose to recommend approval of this zoning change, the subject property shall comply with the following development standards. The development standards listed below are included in Exhibit B.

A tattoo shop use is limited to Suite A in the building located at 120 North Highway 77, and shall comply with the following provisions:

- Permission to operate a tattoo shop on the subject property is only granted to Iris Showalter as the owner of Studio Iris. Approval to operate a tattoo shop within the limits of the subject property will not transfer to another tattoo establishment or another tattoo shop owner for Studio Iris.
- The tattoo shop can only operate in Suite A in the building located at 120 North Highway 77 and cannot expand beyond the existing footprint (550 square feet) unless requested through a zoning amendment approved by City Council.
- The hours of operation are limited to Monday through Friday from 10 am to 6 pm, Saturday 11 am to 5pm, and closed on Sunday. Modifications to the hours of operation shall require a zoning amendment approved by City Council.
- A tattoo shop shall require a license from the Texas Department of State Health Services (DSHS) at all times.
- All exterior signage shall require a sign permit from the Building Department.

NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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. At time of publishing this report, Staff received one letter of support and one letter of opposition. The letter of support was from the property owner.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends denial of the zoning request, however, if the zoning request is approved, the Applicant will need to comply with the development standards (Exhibit B) listed below.

Development Standards

A tattoo shop use is limited to Suite A in the building located at 120 North Highway 77, and shall comply with the following provisions:

1. Permission to operate a tattoo shop on the subject property is only granted to Iris Showalter as the owner of Studio Iris. Approval to operate a tattoo shop within the limits of the subject property will not transfer to another tattoo establishment or another tattoo shop owner for Studio Iris.
2. The tattoo shop can only operate in Suite A in the building located at 120 North Highway 77 and cannot expand beyond the existing footprint (550 square feet) unless requested through a zoning amendment approved by City Council.
3. The hours of operation are limited to Monday through Friday from 10 am to 6 pm, Saturday 11 am to 5pm and closed on Sunday. Modifications to the hours of operation shall require a zoning amendment approved by City Council.
4. A tattoo shop shall require a license from the Texas Department of State Health Services (DSHS) at all times.
5. All exterior signage shall require a sign permit from the Building Department.

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Development Standards (Exhibit B)
3. Operational Plan
4. Tattoo Shops in Waxahachie Exhibit
5. Letters of Support and Opposition

STAFF CONTACT INFORMATION*Prepared by:*

Eleana Tuley, AICP

Senior Planner

eleana.tuley@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(14 +15)



EXHIBIT B – DEVELOPMENT STANDARDS

STUDIO IRIS

PURPOSE AND INTENT

The purpose of this Planned Development District is to allow for a tattoo shop in the General Retail (GR) zoning district. The subject property will comply with the City of Waxahachie Code of Ordinances, except as provided herein.

DEVELOPMENT STANDARDS

A tattoo shop use is limited to Suite A in the building located at 120 North Highway 77, and shall comply with the following provisions:

- Permission to operate a tattoo shop on the subject property is only granted to Iris Showalter as the owner of Studio Iris. Approval to operate a tattoo shop within the limits of the subject property will not transfer to another tattoo establishment or another tattoo shop owner for Studio Iris.
- The tattoo shop can only operate in Suite A in the building located at 120 North Highway 77 and cannot expand beyond the existing footprint (550 square feet) unless requested through a zoning amendment approved by City Council.
- The hours of operation are limited to Monday through Friday from 10 am to 6 pm, Saturday 11 am to 5pm, and closed on Sunday. Modifications to the hours of operation shall require a zoning amendment approved by City Council.
- A tattoo shop shall require a license from the Texas Department of State Health Services (DSHS) at all times.
- All exterior signage shall require a sign permit from the Building Department.



(14+15)

STUDIO IRIS

DEFINING NATURAL IN COSMETIC TATTOOING

Iris Showalter
120 N Hwy 77 Ste A
Waxahachie, TX 75165

Re: ZDC-177-2022 Zoning Request for Studio Iris

- What is the scope of your work? Providing realistic and natural cosmetic and restorative tattooing for those seeking natural subtle results in beauty enhancements (brows, lips, freckles and beauty marks, and lash enhancement eyeliner) as well as reconstruction services (Areola for cancer survivors, after surgery, auto-immune diseases or disorders, and other special circumstances).
- What are your hours of operation? By Appointment only through website. Hours Available for bookings are Monday through Friday 10am - 6pm, Saturday 11am to 5pm, Sundays Closed
- What is the total floor area for your business? Less than 500 SF
- How many employees will you have? At the moment, just myself. Future plan is to hire on an apprentice with future Artist position.
- Where do you currently operate your business? Studio room rental out of Wild Sage Salon & Spa, 406 W Franklin Street, Waxahachie, TX 75165 (By Appointment Only), and Koneko Studio in Dallas, TX.
- Why did you choose to establish your business in Waxahachie? This is my home and where my family resides. We chose to live in Waxahachie because of the strong community foundations, the family friendly town, and the charm of the downtown.

Thank you,

Iris DeSoto Showalter
Studio Iris

(14+15)



(14+15)

Case Number: ZDC-177-2022

City Reference: 239568

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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:

No music that can be heard @ residences
No nighttime lighting that will shine in my yard disturbing
the wildlife or my Bedroom

Signature

Pauze Gordon

Printed Name and Title

Date

1-27-2023

Address

1411 Ferris Ave

RECEIVED JAN 27 2023

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+15)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-177-2022**



PINKERTON LLC
610 Uptown Blvd Ste 3000
Cedar Hill, TX 75104-3535

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 14, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 20, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Iris Showalter, Owner of Studio Iris for a **Zoning Change** from a General Retail (GR) zoning district to Planned Development – General Retail (PD-GR) zoning district, located at 120 North Highway 77 (Property ID 173425) - Owner: 120 North, LLC (ZDC-177-2022) Staff: Eleana Tuley

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-177-2022**

City Reference: 175551

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 8, 2023** 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

Jody Pinkerton
Printed Name and Title

2-20-2023
Date
117 N. Highway 77
WAXAHACHIE, TX 75165
Address

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

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