

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, December 12, 2023 at 7:00 p.m.*** at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Commission Members: Rick Keeler, Chairman
 Erik Test, Vice Chairman
 Bonney Ramsey
 David Hudgins
 Ron Ansell
 Adrian Cooper
 Marlene Norcross

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. ***Consider*** minutes of the regular Planning & Zoning Commission Meeting of November 29, 2023
5. ***Public Hearing*** on a request by Stephen Lin, P.E., CDS Muery, for a Specific Use Permit (SUP) for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage (Holt Cat) use within a Light Industrial-1 (LI-1) zoning district located at 550 Austin Road (Property ID: 254632) – Owner: PC5 Properties LLC (ZDC-82-2023) Staff: Zack King
6. ***Consider*** recommendation of Zoning Change No. ZDC-82-2023
7. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. 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>

Planning and Zoning Commission
November 29, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, November 29, 2023 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
Ron Ansell
Adrian Cooper
Marlene Norcross

Member Absent: David Hudgins

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, 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. **Consider minutes of the regular Planning & Zoning Commission Meeting of November 14, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of November 14, 2023 as presented. Motion was seconded by Ron Ansell and carried unanimously (6-0).

5. **Continue Public Hearing on a request by Maxwell Fisher, ZoneDev, for an Amendment to Ordinance 2281 to allow for revised development standards and a detailed site plan within an approved Planned Development located southwest of the intersection of FM 878 and FM 879 (Property ID: 290675) – Owner: ASD Waxi Fee Owner LLC (ZDC-69-2023) Staff: Zack King**

Chairman Keeler announced the applicant requested to continue the Public Hearing indefinitely.

Action:

Ron Ansell moved to continue the Public Hearing for ZDC-69-2023 indefinitely. Motion was seconded by Erik Test and carried unanimously (6-0).

6. **Consider recommendation of Zoning Change No. ZDC-69-2023**

(4)

No action taken.

7. **Consider a request by Patrick Heibel, for a Replat of Lot 1, Irwin Branch Addition, to create Lot 1R-A and 1R-B, Irwin Branch Addition, 2 residential lots, being 4.019 acres, located at 1111 Ovilla Road, in the Extra Territorial Jurisdiction and the City of Waxahachie (Property ID: 290745) – Owner: Rhendi J. Heibel and Patrick D. Heibel (SUB-181-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

Action:

Erik Test moved to approve SUB-181-2023, a Replat for Lot 1R-A and Lot 1R-B of the Irwin Branch Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (6-0).

8. **Public Hearing on a request by Jared Ruffin, Ruffin Holdings LLC for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR) zoning district, located at 115 Dean Box Drive (Property ID 291054) - Owner: Ruffin Holdings LLC (ZDC-31-2023) Staff: Zack King**

The Item was presented by Mr. King.

Chairman Keller opened the Public Hearing at approximately 7:17 p.m.

There being no others to speak for or against ZDC-31-2023, Chairman Keeler closed the Public Hearing at approximately 7:17 p.m.

9. **Consider recommendation of Zoning Change No. ZDC-31-2023**

Action:

Bonney Ramsey moved to approve ZDC-31-2023, with elevation option 1, a Zoning Change from a General Retail zoning district to a Planned Development-General Retail zoning district, Lot 1, Block A, subject to the conditions of the staff report. Motion was seconded by Erik Test and carried unanimously (6-0).

10. **Adjourn**

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-82-2023



MEETING DATE(S)

Planning & Zoning Commission: December 12, 2023

City Council: December 18, 2023

CAPTION

Public Hearing on a request by Stephen Lin, P.E., CDS Muery, for a **Specific Use Permit (SUP)** for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage use (Holt CAT) within a Light Industrial-1 (LI-1) zoning district located at 550 Austin Road (Property ID: 254632) – Owner: PC5 Properties LLC (ZDC-82-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-82-2023, a Specific Use Permit for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage use, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests a Specific Use Permit (SUP) to allow for a dedicated Outside Storage use and a Heavy Machinery and Equipment, Rental, Sales, or Storage use.

CASE INFORMATION

Applicant: Stephen Lin, P.E., CDS Muery

Property Owner(s): PC5 Properties LLC

Site Acreage: 22.585 acres

Current Zoning: Light Industrial-1 with SUP for Outside Storage (LI-1 w/SUP)

Requested Zoning: Light Industrial-1 with SUP for Outside Storage and Heavy Machinery and Equipment, Rental, Sales or Storage (LI-1 w/SUP)

SUBJECT PROPERTY

General Location: 550 Austin Road

Parcel ID Number(s): 254632

Existing Use: The property is currently occupied by Austin Bridge & Road

Development History: The SUP for Outside Storage on the subject property was approved in 2009 with Ordinance 2536. The subject property was platted in 2011.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Future Development (FD)	Undeveloped
East	Light Industrial-1 (LI-1)	Undeveloped
South	Light Industrial-1 (LI-1)	J&G Concrete Products – Batch Plant
West	Planned Development - Light Industrial-1 (PD-LI-1)	Undeveloped

Future Land Use Plan: Industrial

Comprehensive Plan: Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

Thoroughfare Plan: The subject property is accessible via Austin Road and a future connection to Solon Road.

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

The applicant, Holt CAT, proposes a Specific Use Permit (SUP) for a dedicated Outside Storage use and a Heavy Machinery and Equipment, Rental, Sales or Storage use at 550 Austin Road. Austin Bridge and Road currently occupy an existing 5,000-square-foot office and a 16,600-square-foot maintenance building on the site. There is an existing SUP for Outside Storage on the subject property that was approved in 2009, however, the current occupant is storing construction materials outside of the area approved for use with the existing SUP. The applicant proposes to return the area used for outside storage to its original location with this SUP.

Proposed Use:

The applicant is proposing to occupy and utilize the subject property in two phases as part of this SUP request. The applicant is proposing to construct an additional 8,700 square-foot building on the subject property in Phase 1, which will be utilized for parts sales. Adequate parking is proposed to support the new building. Additionally, the applicant is proposing to expand the existing concrete area on the subject property to cover an additional 5.03 acres. This additional concrete area will be used for outside storage of heavy equipment for Holt CAT and interim storage of construction materials for Austin Bridge and Road. Phase 1 will also include minor improvements such as the installation of a monument sign, a new driveway, and equipment displays.

Phase 2 is proposed to take place in March of 2025, when Austin Bridge and Road vacates the property. At this time Holt CAT will renovate and repurpose the existing buildings on site for use as a Sales Office and Maintenance Service Building. Additionally, the applicant is proposing to improve the rear of the site with cement-stabilized gravel for use as an outside storage area during Phase 2. Typically, a concrete surface is required for all outside storage areas that will house heavy equipment. However, the applicant has demonstrated that the proposed cement-stabilized gravel is more suitable for vehicles with steel tracks than a solid concrete surface. This is due to the tendency for tracked vehicles to "chew" solid concrete during operation. Due to the intent to house steel-tracked vehicles in the rear storage area, the staff is accepting the proposed cement-stabilized gravel. Notably, the entire outside storage area used by the current occupant is located on a dirt surface.

Landscaping

The applicant is proposing to meet all landscaping requirements for the site triggered by the addition of the Parts Sales Building. The applicant is also proposing to install evergreen Eastern Red Cedar trees along the eastern and northern property lines to serve as a living screen for outside storage areas and the maintenance building. The applicant is also proposing to install evergreen shrubs on top of an existing 6' earthen berm that extends along the western property line.

Screening

The Waxahachie Zoning Ordinance requires all outside storage areas to be screened with a screening wall at least 6' in height. Additionally, the screening wall is required to be flanked by evergreen shrubs at least 3' in height. The applicant is proposing to deviate from this requirement and make use of the existing fencing on-site and new landscaping for screening purposes.

A 6' chain-link fence with 3 strands of barbed wire currently extends around the front, rear, and eastern side of the property. An earthen berm topped with a 6' ornamental metal fence extends along the western side of the property. The earthen berm, and its associated landscaping, will provide adequate screening of the outside storage area from the future Solon Road extension along the western property line of the site. With Phase 1 of the development, the applicant is proposing to replace the chain-link fence along the front of the site with a 6' ornamental metal fence. However, the applicant is proposing to keep the existing 6' chain-link fence with barb wire strands along the eastern and rear property lines.

Building Design/Facade

The applicant proposes to utilize a combination of brick, stucco, and metal R-Panel for the new Parts Sales Building. Table 1 can be referenced for a summary of the materials proposed for each facade.

Table 1: Elevation/Facade Material Breakdown

<u>EAST ELEVATION - MATERIAL CALCULATIONS:</u>			<u>WEST ELEVATION - MATERIAL CALCULATIONS:</u>		
A.	MASONRY - BRICK (590 S.F.):	20.7%	A.	MASONRY - BRICK (202 S.F.):	6.7%
B.	METAL PANEL (981 S.F.):	44.9%	B.	STUCCO - TOWER / WALL (779 S.F.):	25.9%
C.	STUCCO - TOWER / WALL (1,280 S.F.):	34.4%	C.	METAL PANEL (2,030 S.F.):	67.4%
		100%			100%
<u>SOUTH ELEVATION - MATERIAL CALCULATIONS:</u>			<u>NORTH ELEVATION - MATERIAL CALCULATIONS:</u>		
A.	MASONRY - BRICK (1,078 S.F.):	30.6%	A.	METAL PANEL (1,991 S.F.):	67.7%
B.	STUCCO - TOWERS / WALL (2,445 S.F.):	69.4%	B.	STUCCO - TOWERS / WALL (803 S.F.):	32.3%
		100%			100%

Storage Area – Equipment Height

The applicant has not proposed specific standards regarding the allowable height of the equipment stored or displayed on site. Staff suggests that all equipment stay in a stowed position while stored or displayed on-site.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 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 RESPONSES

Staff has received one (1) letter of support for the SUP request.

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 SUP request subject to the conditions noted below.

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development.
2. The equipment stored on site shall remain in a stowed position and shall not be extended while stored on site.
3. The property owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit C - Landscape Plan and maintain the required landscaping at all times.
4. The property owner shall obtain all necessary permits from the City of Waxahachie Building Department prior to construction on the subject property.

ATTACHED EXHIBITS

1. Letter of Support
2. Exhibit A – Location Map
3. Exhibit B – Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Elevation/Façade Plan
6. Exhibit E – Floor Plan
7. Exhibit F – Sign Plan
8. Exhibit G – Operational Plan
9. Concept Photos & Site Photos

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION**Prepared by:**

Zack King, AICP

Senior Planner

zking@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

LETTER OF SUPPORT

(5)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-82-2023



AUSTIN INTERNATIONAL VENTURES INC
3535 TRAVIS ST STE 300
Dallas, TX 75204

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, December 12, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, December 18, 2023 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Stephen Lin, P.E., CDS Muery, for a **Specific Use Permit (SUP)** for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage use within a Light Industrial-1 (LI-1) zoning district located at 550 Austin Road (Property ID: 254632) – Owner: PC5 Properties LLC (ZDC-82-2023) 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: ZDC-82-2023

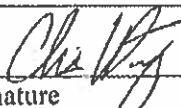
City Reference: 188455

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on December 6, 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

Chris Wany, Director
Printed Name and Title

11-29-2023
Date

3535 TRAVIS ST, STE 300
Address DALLAS, TX 75204

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.

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EXHIBIT C - LANDSCAPE PLAN

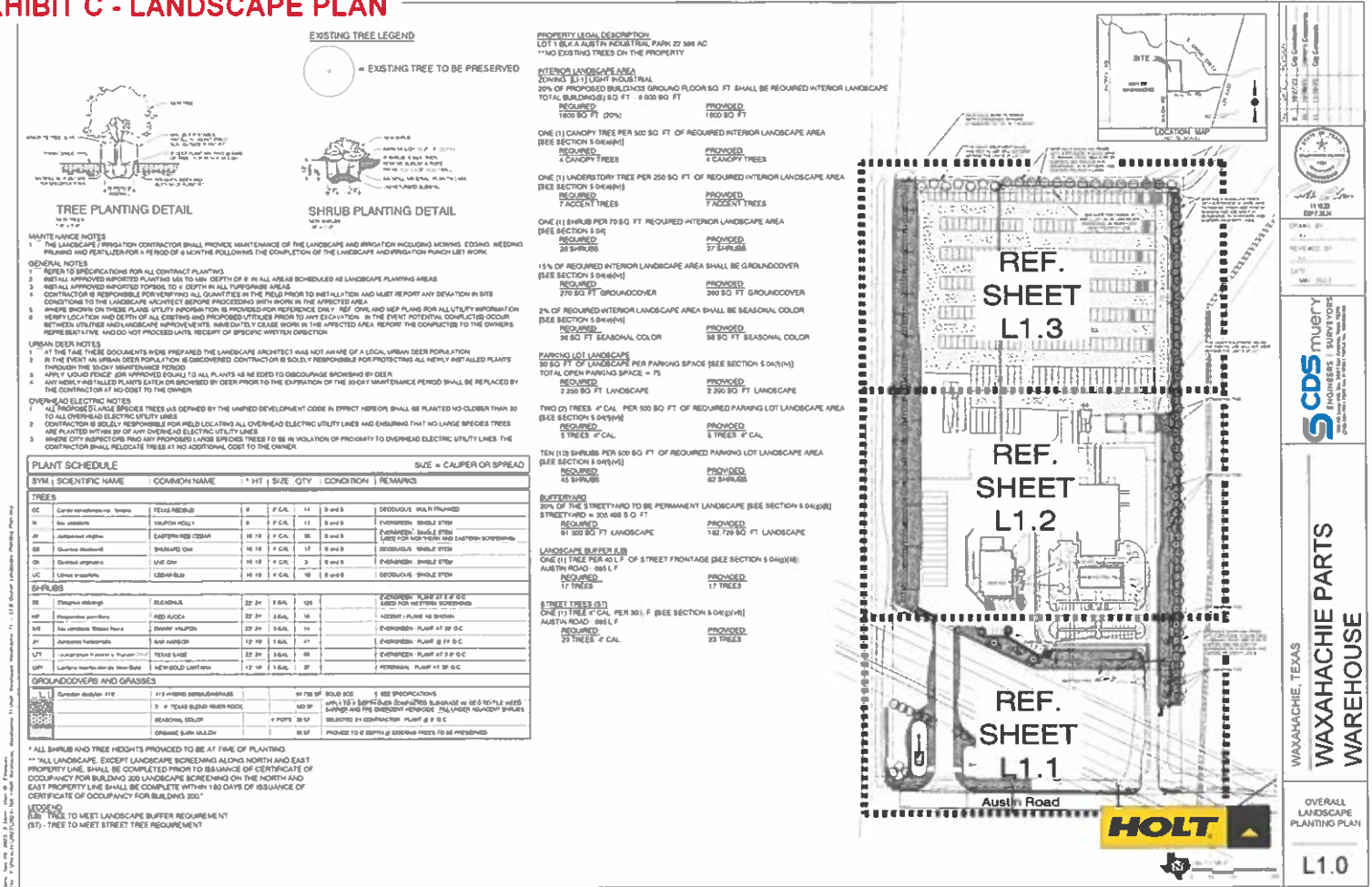
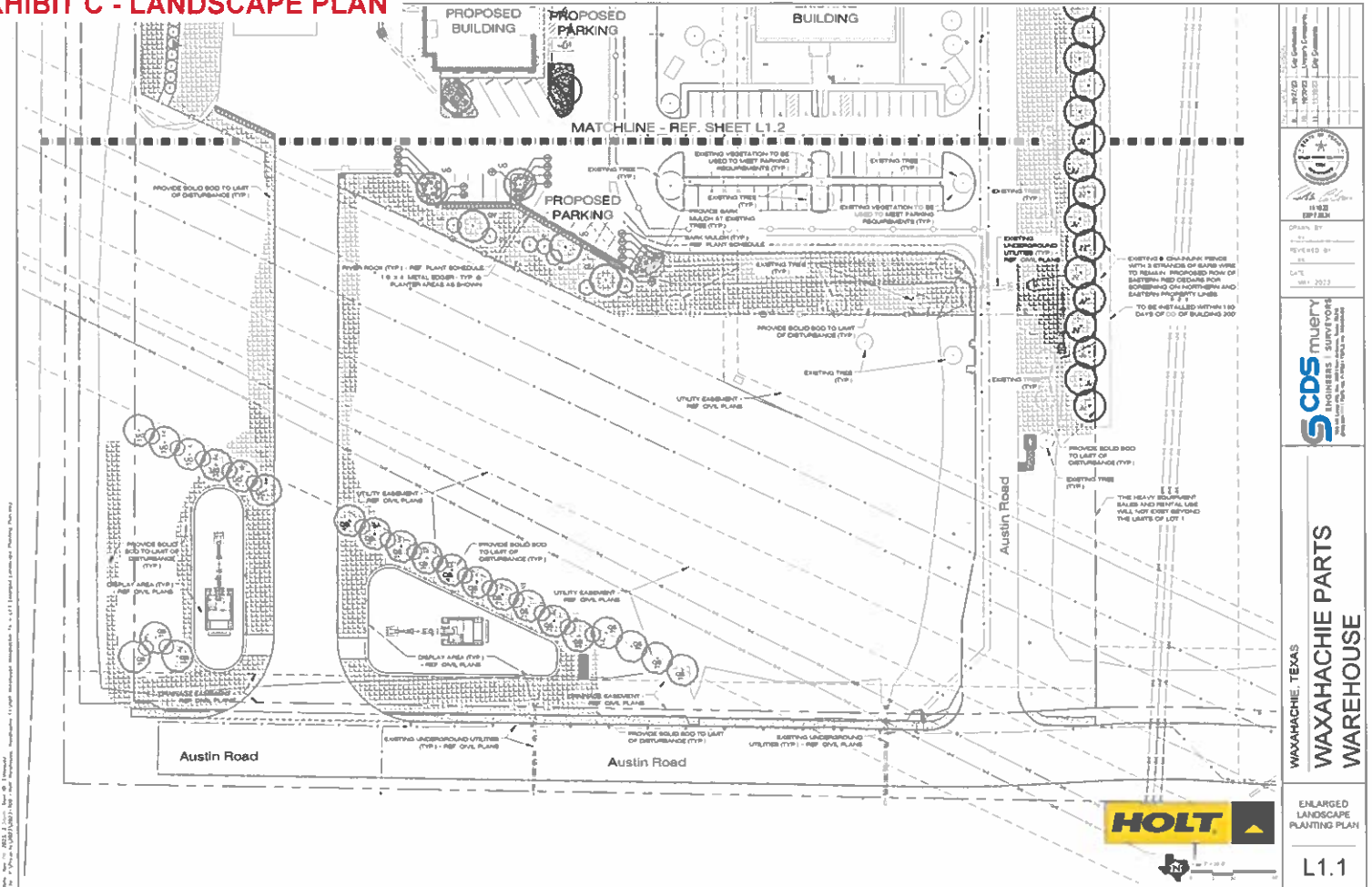
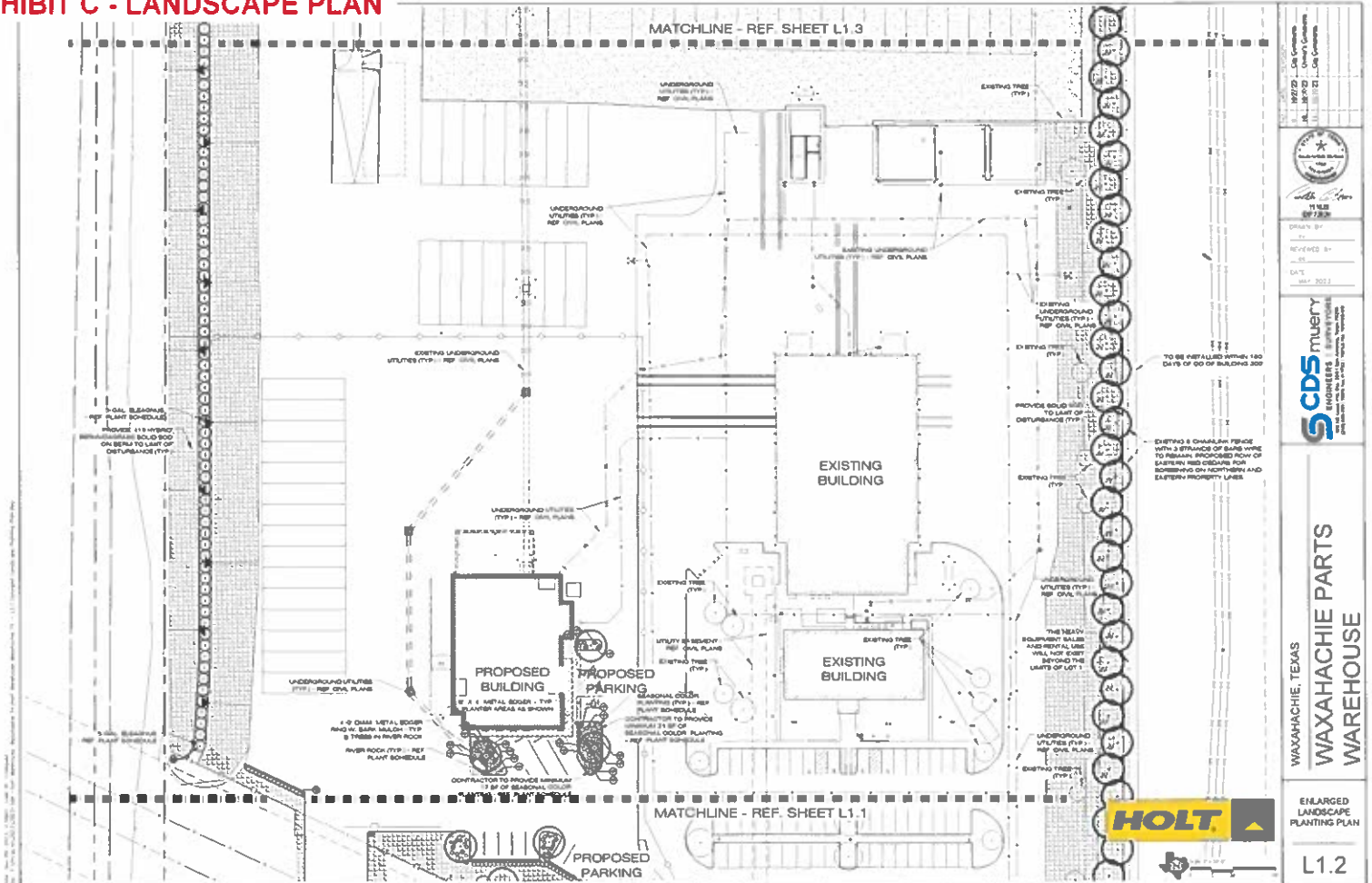


EXHIBIT C - LANDSCAPE PLAN



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EXHIBIT C - LANDSCAPE PLAN



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EXHIBIT C - LANDSCAPE PLAN

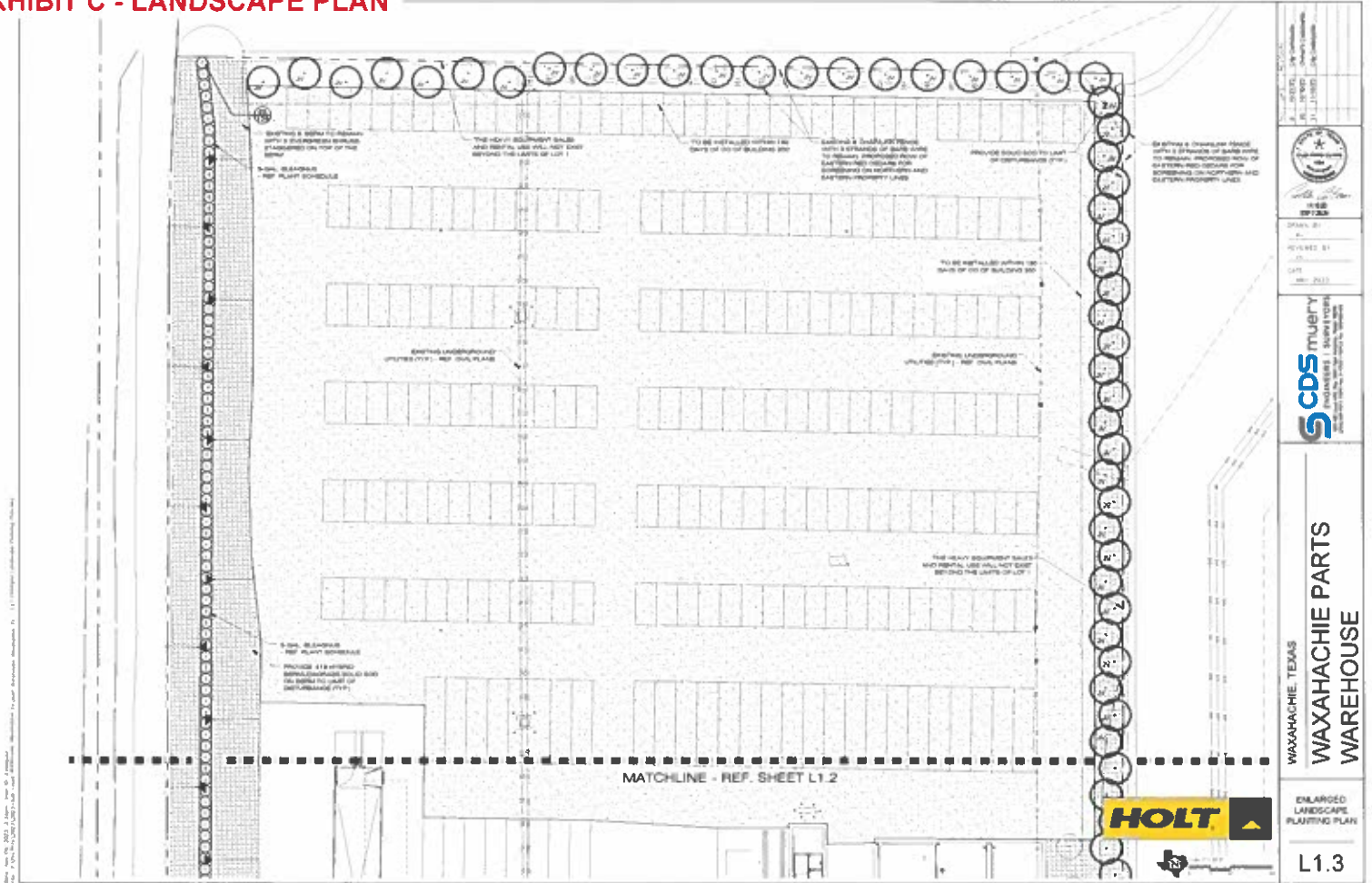


EXHIBIT C - LANDSCAPE PLAN

- [illegible]

- 3) **Cultivating the garden**
 - **Measure the area** of the planting site, and **calculate** how much seed will be required and distributed at a maximum rate of 100 g/m². **Calculate** the amount of seed required for the entire area.
 - **Divide** the known total seed quantity by the number of seeds per gram to obtain the number of seeds required for the entire area.
 - **Divide** the known total seed quantity by the number of seeds per gram to obtain the number of seeds required for the entire area.
 - 4) **Preparing the seed bed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - 5) **Planting the seed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - 6) **Watering the seed bed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - 7) **Harvesting the seed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - 8) **Storing the seed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - 9) **Using the seed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - 10) **Disposing of the seed**
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
 - **Remove** the topsoil from the seed bed to a depth of 10 cm.
- END OF SECTION 1

	
REPUBLIC OF SERBIA MINISTRY OF THE INTERIOR DEPARTMENT FOR THE PROTECTION OF CITIZENSHIP	
Belgrade, 15.10.2023 EXP. 1.000.000	
COUNTRY BY:	_____
RECEIVED BY:	_____
DATE:	15.10.2023
muery SEES SURVIVOR In Other People's Hands, We Stay FREE	

**WAXAHACHIE PARTS
WAREHOUSE**

LANDSCAPE
SPECIFICATIONS

L2.0

L2.0

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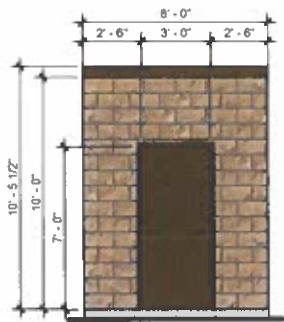
EXHIBIT D - ELEVATION/FACADE PLAN



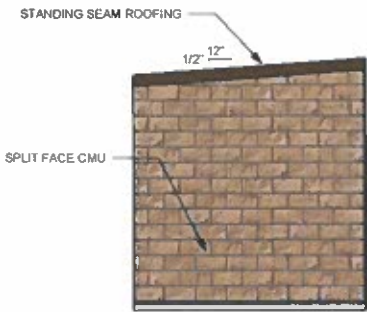
SP3 DIGITAL MATERIAL BOARD BLDG 200
PHASE 2 HOLT CAT AND SERVICES DEALERSHIP BLDG.
SCALE:
10/25/23 PROJECT NO. 23016

 LUNA
ARCHITECTURE
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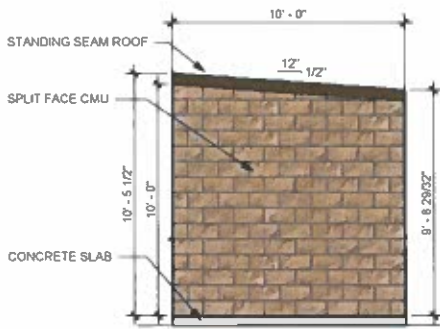
EXHIBIT D - ELEVATION/FACADE PLAN



1 PART DROP BOX
SP6 SCALE: 1/4" = 1'-0"



3 PART DROP BOX
SP6 SCALE: 1/4" = 1'-0"



2 PART DROP BOX
SP6 SCALE: 1/4" = 1'-0"



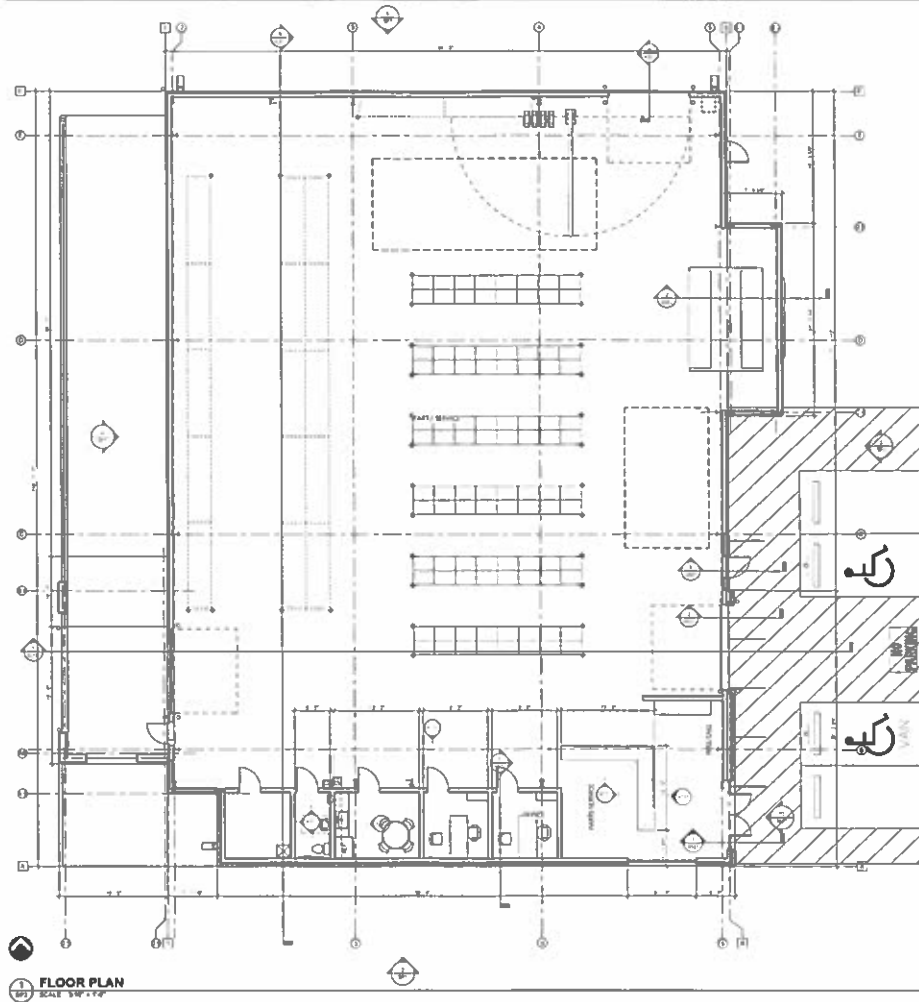
4 PART DROP BOX
SP6 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH	SURFACE AREA SF	PERCENTAGE
1/SP6 - CMU	59SF	25%
2/SP6 - CMU	98.33SF	25%
3/SP6 - CMU	98.33SF	25%
4/SP6 - CMU	77.33SF	25%
TOTAL SURFACE AREA		100%

* CALCULATIONS EXCLUDE WINDOWS, DOORS & TRIM

(5)

EXHIBIT E - FLOOR PLAN



SP2 **CITY FLOOR PLAN ARTICULATION BLDG 200**
PHASE 2 HOLT CAT AND SERVICES DEALERSHIP BLDG.

LUNA
ARCHITECTURE
5000 Highway 101, Suite 100, San Jose, CA 95138
Tel: (408) 253-2000 Fax: (408) 253-2001
www.lunaarch.com

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EXHIBIT F - SIGN PLAN



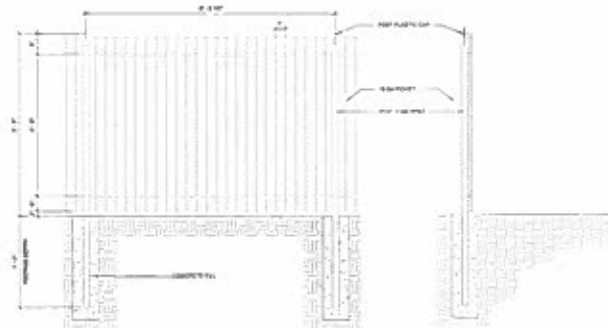
AUSTIN RD. MONUMENT SIGN
78.25 SF



ELEVATION VIEW



PLAN VIEW



AMERISTAR ORNAMENTAL
FENCE ELEVATION AND SECTION



NEW FENCING TO BE LOCATED TOWARDS THE SOUTH PROPERTY LINE,
FRONTING AUSTIN RD. (REF. TO OVERALL SITE PLAN)

SP4 MOUNMENT SIGNAGE & FENCE EXHIBIT
PHASE 2 HOLT CAT AND SERVICES DEALERSHIP BLDG.
SCALE
08/17/23 PROJECT NO: 23016

LUNA
ARCHITECTURE
LUNA ARCHITECTURE, LLC 1000 N. 10th St., Suite 100, Fort Worth, TX 76102
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(5)

EXHIBIT F - SIGN PLAN



NOTE:
SIGNAGE ON THESE TWO FACADES ONLY, INDICATED ON VIEW SHOWN

BUILDING SIGNAGE & DIMENSION



SP5

CONCEPTUAL SIGNAGE BLDG. 100

PHASE 2 HOLT CAT AND SERVICES DEALERSHIP BLDG.

SCALE As indicated
PROJECT NO 23016

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September 26, 2023
(Revised October 30, 2023)

City of Waxahachie
Planning Department
408 S. Rogers Street
Waxahachie, Texas 75168

**RE: OPERATIONAL PLAN
Holt CAT Waxahachie – Phase 1 and 2
550 Austin Road Waxahachie, Texas 75165**

Dear Mr. King:

The purpose of this letter is to provide the City of Waxahachie a summary of who Holt Cat is, the project location, its suitability for an equipment dealership, land use compatibility, and economic impact. Holt Cat recently purchased the Austin Industrial property at 550 Austin Road, located north of Austin Road and west of I-35E. The property owned by Holt includes approximately 92.8 acres of which 22.566 acres is platted as Lot 1, Block A, Austin Industrial Park.

PROJECT INTRODUCTION

Lot 1 was previously owned by Austin Industries and currently operates as their contractor's yard with an office, service shop, and storage yard (through a lease back to Austin Industries effective through March 2025). The Holt team believes the location is ideal for a 'construction equipment dealership' and requests the City's support in obtaining a Specific Use Permit for a "Heavy Equipment Sales, Rental, and Storage." The proposed development will occur in two phases:

- Phase 1, beginning upon city approvals, will be for the construction of a Parts Warehouse Building and a small Parts Dropoff Building. The existing concrete pavement will be expanded an additional 5.03-acres size as part of the development of the Parts Warehouse building. A portion of this work may occur while the existing buildings are still being occupied by Austin Industries. Improvements include expanding the concrete storage area, a concrete loading dock, equipment display, new driveway to Austin Road and monument sign.
- Phase 2, is estimated to occur in March 2025, will take place when Austin Industries moves out and Holt re-occupies the facilities on Lot 1. Interior renovations to repurpose the building will occur and cement stabilized gravel will be installed for equipment storage.
- Once occupied by Holt, the hours of Operations will be Monday to Friday from 7AM to 6 PM with approximately 65 employees assigned to this location.
- Holt Cat intends to utilize Lot 1, the former Austin Industries facility, as a Holt Cat Caterpillar Equipment Dealership. Holt has no near-term plans for the remainder of undeveloped property.

HOLT CAT IN WAXAHACHIE, TEXAS

HOLT CAT is the authorized Caterpillar heavy equipment and engine dealer for 118 counties in South, Central, North and East Texas. Established in 1933, HOLT sells, services and rents Cat equipment, engines, generators and trucks for construction, mining, industrial, petroleum and agricultural applications. HOLT sells Caterpillar used equipment worldwide and fabricates its own line of custom engineered products including land management products and water tankers. Holt Cat is the largest Caterpillar dealer in the United States. In addition to the Caterpillar heavy equipment business, Holt has the following additional business lines:

- Texas First Rentals
- Holt Industrial Rentals
- Holt Manufacturing
- Holt Renewables
- Holt Crane & Equipment
- Holt Truck Centers

Holt Cat has an existing Texas First Rentals Facility at 6820 N. Interstate 35 E., (near Sterrett Road) in Waxahachie, TX. Texas First Rentals only provides rental equipment such as, but not limited to, small dozers, skid streets, mini excavators, scissor lifts, and telescoping lifts. This business will remain in operation. In late 2022, Texas First Rentals received SUP approval for new rental store location on I-35, south of Austin Road (Lot 2, Block A). This latest location was to replace the location near Sterrett Road. This project is currently cost prohibitive and is on hold.

A Holt Cat Caterpillar equipment dealership is the flagship business line of Holt Cat. It is significantly larger than a Texas First Rentals store. A Holt Cat dealership includes parts, sales, service, and storage of large construction equipment such as, large dozers, excavators, motor graders, wheel loaders and belly scrapers. A Holt Cat dealership also has greater economic impact. The Waxahachie location is estimated to employ 65 people. This location is similar in size to a Holt Cat dealership in Little Elm. The Little Elm dealership generated over \$4.7 million in state and local tax revenue in 2022 and over the last two years, over \$7.5 million.

DEVELOPMENT OVERVIEW

The development of the Holt Cat dealership on Lot 1 within the former Austin Industries facility will be executed through a two-phase approach. This approach is necessitated by the fact that Austin Industries has leased the current facility back for approximately 18 months.

Phase 1 entails the construction of a new parts warehouse spanning 8,700 square feet, along with corresponding site enhancements. The parts warehouse is intended to facilitate parts sales and customer pickups for Holt, thereby supporting the dealership's operations. Other enhancements planned for Phase 1 encompass the display of equipment, establishment of a concrete storage area, creation of a new driveway accessing Austin Road, installation of a black metal fencing along the Austin Road frontage, landscaping and natural screening, monument sign, and the incorporation of a parts drop box shed. For landscaping, all landscaping (except landscape screening along the north and east property line) shall be completed prior to issuance of the Certificate of Occupancy for the Parts Warehouse Building. Landscape screening on the north and east property line shall be completed within 180 days of the issuance of Certificate of Occupancy for the Parts Warehouse Building.

In Phase 2, the focus will shift towards reoccupying the pre-existing structures and storage yards to establish the Holt Cat dealership. This phase will come into play upon the expiration of Austin Industries' lease. Additional enhancements anticipated in Phase 2 involve conducting interior renovations of buildings and improving the storage areas with cement stabilized gravel pavement.

The City of Waxahachie's regulations classify a Holt Cat dealership as a heavy machinery and equipment rental, sales, or storage use. This classification necessitates the acquisition of a Specific Use Permit (SUP).

Existing Zoning and Land Use

The entire 92 acres is zoned Light Industrial 1 (LI-1) and per the City's comprehensive plan, the future land use map designation for the property is Industrial. Lot 1 has an existing SUP that was approved in 2009 for office and outside storage for the existing Austin Industries facility. Heavy machinery and equipment rental, sales, or storage use is permitted in the LI-1 zoning district subject to SUP approval. The proposed land use of Lot 1 as a construction equipment dealership is consistent with the existing zoning on the property and the future land use map. The following are additional items in support of a construction equipment dealership land use at this location:

- Dealership located approximately 1,900 feet back from I-35E.
- Electric Transmission Lines on the south side and east side of the dealership location.
- Dealership located approximately 300 feet back from Austin Road due to existing water and electric transmission lines.
- Heavily wooded floodplain on the north side of the property.
- LI-1 Zoning to the south with existing concrete batch plant land use.
- LI-2 Zoning to the west with planned industrial warehouse and manufacturing.
- FD (future development zoning) and LI-2 to the north with existing trailer sales facility and undeveloped property.
- HI (heavy industrial) to the east with existing railroad car and truck yard, tank wash facility (Coal City Cob).
- All adjacent property identified as Industrial on Future Land Use Map.
- Note, Lot 2, Block A, is part of the SUP for Texas First Rentals. There are no current plans for the remaining 70-acres of unplatted portion owned by HOLT CAT.



Figure 1: Site Location, Adjacent Zoning and Land Use



Figure 2: View of Existing Austin Industries Facility from Austin Road/I-35 (+/- 1900 feet back from I-35)

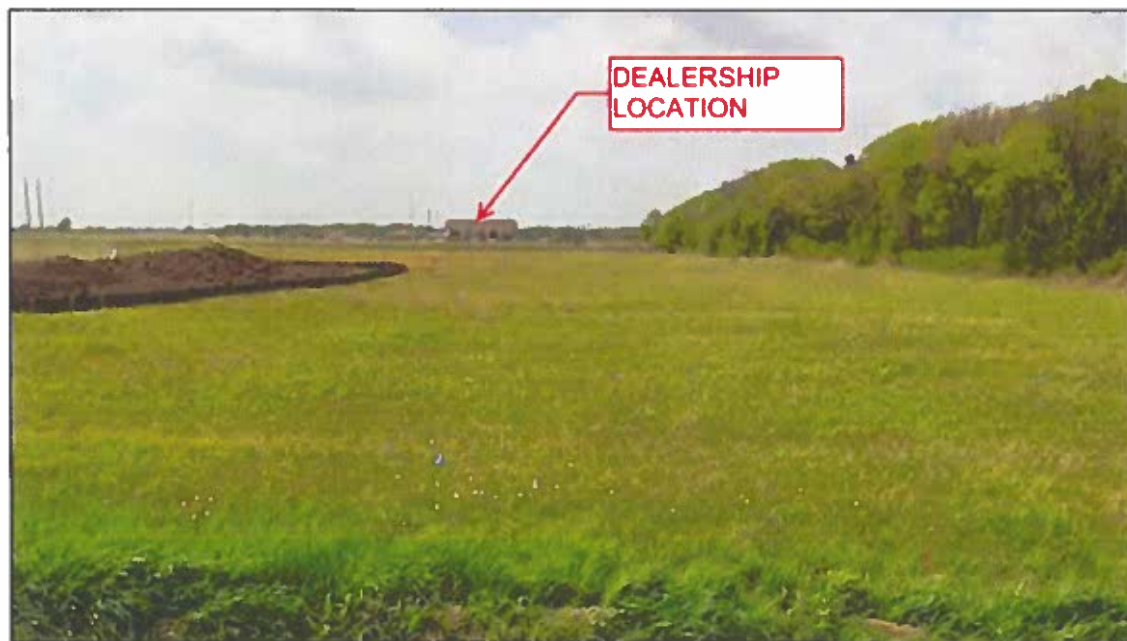


Figure 3: View of Existing Austin Industries Facility from I-35 north of Austin Road (+/- 1900 feet back from I-35)

Outside Storage and Display

To ensure the effectiveness of the dealership, Holt Cat requires the capacity to prominently exhibit specific construction equipment pieces. To achieve this objective, the project aims to establish two distinct construction equipment display zones at the front of Lot 1, facing Austin Road. These display areas will feature crushed decomposed granite surfaces, encircled by perimeter pipe rail fencing, and enhanced with carefully curated landscaping. The subsequent illustrations depict potential arrangements for these construction equipment displays.

The display area will be similar to displays found at automotive dealerships, where the sales equipment will be parked in front of the dealership. The heavy equipment will not be permanently affixed to the display area and can be moved or replaced accordingly by the dealership:



Figure 4: Example Equipment Display Area



Figure 5: Adjacent to the dealership building it is possible that an antique tractor will be showcased on a display pad as shown in the picture below.

EXHIBIT G - OPERATIONAL PLAN (5)



Figure 6: Example Antique Tractor on display.

The Holt Cat dealership will require an outside storage area for construction equipment and associated appurtenances. The existing Austin Industries facility has approximately ten (10) acres of outside gravel storage on Lot 1.



Figure 7: Existing Austin Industries Gravel Storage Yard.

EXHIBIT G - OPERATIONAL PLAN (15)

Based on the Phase 1 and 2 improvements for the Holt Cat dealership, the site will result in an additional 4.4-acres of outside storage on concrete pavement and 5.4-acres will be regraded and repaved with cement stabilized gravel pavement (See below).



Figure 8: Proposed Concrete and Cement Stabilized Gravel Pavement Storage Areas for Holt Cat Dealership.

The gravel base material will be cement stabilized to form a harder surface. The construction equipment at a Holt Cat dealership is much larger than a rental store. Many of the large pieces of equipment are on steel tracks which "chew" concrete. It is best for these pieces of equipment to travel on gravel pavement as much as possible. The cement stabilized gravel pavement will consist of a minimum of 12 inches of compacted engineered subbase material equivalent to crushed limestone or crushed reclaimed concrete per TXDOT Item 247, Type A or D, Gr 1-2. The upper 8 inches of the pavement will be a cement slurry over gravel with the slurry consisting of 6% cement by weight of gravel. Cement will be mixed in place with a pulverizing mixer or mixed with the gravel in a pug mill prior to placement. After mixing is complete, cement stabilized pavement will be compacted and rolled to a smooth uniform finish.



Figure 9: Photograph of Cement Stabilized Gravel Pavement.

To address and minimize outdoor storage concerns, the Specific Use Permit (SUP) suggests implementing the following strategies:

1. **Maintaining Existing Buffer and Landscape Screening:** To shield storage from public view along Austin Road, the existing buffer will be preserved, aligning with current utilities. Additional landscape screening will be introduced on the front west side, immediately north of the easements. It's important to note that both the planned equipment displays and constructed buildings, will further contribute to screening the storage area.
2. **Sustaining Berm on Solon Road:** The approximately 6-foot-tall berm along future Solon Road will be retained as a means of maintaining effective visual separation. Note, in terms of the Finished Floor Elevation (FFE) of the new Parts Warehouse building, the top of the berm, at an elevation of ± 646.50 , will be approximately 10.8-feet higher than the currently proposed FFE at ± 635.70 . Furthermore, additional shrubbery will be planted on the top of the berm.
3. **Natural Screening on North Side:** The property's northern boundary benefits from natural screening provided by a densely wooded floodplain. Notably, the land adjacent to Lot 1, spanning between the lot and the creek, is owned by Holt Cat. Additional screening will be provided with trees planted at 30-feet on center on the northern lot line, specifically Eastern Red Cedar species.
4. **Landscape Screening on East Side:** A proposal is set forth to introduce additional landscape screening along the eastern edge of Lot 1. This includes staggered Eastern Red Cedars at 20-feet on center along the eastern lot line.
5. **Fencing Adjustments:** Lot 1 is currently encircled by an existing black metal ornamental fence on the west perimeter, and a chain link fence with three strands of wire on the south, north and east sides. The existing fencing will remain intact, except chain link fence along the south property line fronting Austin Road will be replaced with a 6-foot black decorative metal fence.
6. **Enhanced Storage Yard Surface:** The enhancement plan encompasses the use of cement stabilization for sections of the storage yard that are currently covered with gravel pavement. This aims to improve the durability and functionality of these areas.

EXHIBIT G - OPERATIONAL PLAN (5)

These proposed measures collectively aim to effectively manage and mitigate the visual impact of outdoor storage within the Holt Cat dealership premises.

The following images are examples of outside storage of existing Holt Cat dealerships. The storage yards are cement stabilized gravel pavement and consist mostly of construction equipment which are neatly organized.



Figure 10: Example of outside storage of existing Holt Cat dealerships

EXHIBIT G - OPERATIONAL PLAN (5)



Figure 11: Example of outside storage of existing Holt Cat dealerships.

The following picture provided is the view of a storage yard of a Holt Cat dealership in Georgetown from street level. This storage yard is approximately 300 feet back from the street and the only landscape provided are the existing trees you see in the picture. The equipment is not very visible.



Figure 12: Holt Cat dealership in Georgetown, Texas.

EXHIBIT G - OPERATIONAL PLAN (5)

Comparing this condition to the Waxahachie dealership location, storage areas will be even less visible for the following reasons:

- Over 1900 feet away from I-35
- Over 300 feet back from Austin Road
- Berm on west side
- Wooded floodplain on north side
- Landscape screening added to the east side and portions of the south side.
- Decorative equipment displays on south side screen storage areas from Austin Road
- Existing and proposed buildings screen storage areas from Austin Road

Signage

Exterior building wall signs for both the parts warehouse and existing buildings will be provided as shown on the architectural elevations. Along Austin Road, Holt is proposing a 7-foot tall (80 SF Max Area) monument sign for Lot 1. The sign will be located outside of the existing easements and adjacent to Austin Road as shown on the site plan and architectural rendering.

Traffic

A Holt Cat dealership does not generate significant traffic. The traffic in the AM and PM peak hours consists of employees arriving and departing from the facility similar to an office development. There will be periodic traffic from customers buying and renting equipment or picking up parts. Although there is not a specific ITE Code for a "Heavy Equipment Sales / Dealership," using the "best fitting" land uses from the ITE code results in the following:

Existing					
Building	Land Use	ITE Code	Square Feet	Rate	PHTs
Office	General Office Building	710	5,000	1.16 Per 1000 SF GFA	5.80
Maintenance Shop	General Light Industrial	110	16,600	0.70 Per 1000 SF GFA	11.62
				TOTAL	17.42

Figure 13: Existing Traffic Generation (i.e., Peak Hourly Trips) Estimate

Proposed					
Building	Land Use	ITE Code	Square Feet	Rate	PHTs
Office	Construction Equipment Rental Store	811	5,000	0.99 Per 1000 SF GFA	4.95
Maintenance Shop	General Light Industrial	110	16,600	0.70 Per 1000 SF GFA	11.62
Parts Warehouse	Warehousing	150	8,700	0.17 Per 1000 SF GFA	1.48
Parts Dropoff	Warehousing	150	100	0.17 Per 1000 SF GFA	0.02
Yard Building	General Office Building	710	200	1.16 Per 1000 SF GFA	0.23
				TOTAL	18.30

Figure 14: Proposed Traffic Generation (i.e., Peak Hourly Trips) Estimate

Based on ITE code and the tables above, the additional traffic generated from the construction of the Parts Warehouse, proposed small ancillary buildings, and the conversion of the office space to a dealership, will see an estimated peak hourly trip increase of less than one (1) trip. Additionally, there will be truck traffic on average of 10 to 15 heavy haul low boy trailers per day and two to three cargo trailers per day. I-35 and Austin Road provide an excellent means to serve the anticipated truck and normal vehicular traffic.

Development of the Remaining Property

Holt Cat has no near-term plans for the remainder of the property (areas beyond the platted Lot 1). It is unknown at this time how it will be developed. In the event the Holt Cat dealership expanded, it would not take up the remaining undeveloped property.

CONCLUSION

In closing, based on the project location and its suitability for an equipment dealership, land use compatibility and economic impact, the Holt team believes the location is ideal for a construction equipment dealership and requests the City's support to obtain a Specific Use Permit for heavy machinery and equipment rental, sales, and storage. We look forward to working with City staff on this specific use permit application request. As always, please do not hesitate to call me at (210) 581-1111 if you need any further information or have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steve Lin', with a stylized flourish at the end.

Steve Lin, PE, Senior Project Manager
CDS Muery

(5)

CONCEPT PHOTOS & SITE PHOTOS



Example of Entrance Heavy Equipment Display

(5)

CONCEPT PHOTOS & SITE PHOTOS



Example of Entrance Heavy Equipment Display

(5)

CONCEPT PHOTOS & SITE PHOTOS



Example of Static Equipment Display

(5)

CONCEPT PHOTOS & SITE PHOTOS



Photo of existing berm along western property line in relation to existing onsite buildings. This picture taken from the west side of the existing office building looking westerly. Berm fully screens the equipment from the roadway (Note, Solon Road is on the other side of the berm).

(5)

CONCEPT PHOTOS & SITE PHOTOS



Photo of existing berm along western property line in relation to existing onsite buildings. This picture taken from the west side of the existing office building looking westerly. Berm fully screens the equipment from the roadway (Note, Solon Road is on the other side of the berm).

(5)

CONCEPT PHOTOS & SITE PHOTOS



Photo of existing berm along western property line in relation to existing rear storage area. This picture taken from more or less where the new Parts Warehouse will sit. The storage yard west of the proposed Parts Warehouse will be filled in with concrete up to the existing berm. Notice only the tops of trees on the other side of the berm can be seen from this view. Per SUP, additional plantings will be completed on the top of the berm.