

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on ***Monday, August 5, 2019 at 7:00 p.m.***

Council Members: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Consent Agenda***

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

- a. Minutes of the City Council meeting of July 15, 2019
 - b. Minutes of the City Council briefing of July 15, 2019
 - c. Minutes of the City Council work session of July 15, 2019
 - d. Minutes of the City Council work session of July 24, 2019
 - e. Approval of Supplemental Appropriation and loan to Roadway Impact Fee Service Area 2 associated with the Vista Way Development Agreement
 - f. Walk to End Alzheimer's event to be held October 19, 2019
 - g. Waxahachie Chautauqua Reception to be held September 27, 2019
 - h. 2019 Waxahachie Labor Day Triathlon to be held September 2, 2019
 - i. Approve street closure for Farm to Table Dinner on the Square
5. ***Introduce*** Honorary Councilmember
6. ***Proclamation*** proclaiming August 4-10, 2019 as "*National Health Center Week*"
7. ***Consider*** request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080)
8. ***Consider*** request by Dennis Little for a Final Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081)
9. ***Public Hearing*** on a request by Logan Garrett for a Replat of Lot 1, Block A, Hidden Falls Addition, to create Lots 1A, 1B, and 1C, Block A, Hidden Falls Addition, 6.023 acres (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: LOGAN GARRETT (RP-19-0082)

10. **Consider approval** of RP-19-0082
11. **Public Hearing** on a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)
12. **Consider** proposed Ordinance approving SU-19-0085
13. **Public Hearing** on a request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for Outdoor Display use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084)
14. **Consider** proposed Ordinance approving SU-19-0084
15. **Continue Public Hearing** on a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) – Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022)
16. **Consider** proposed ordinance approving Zoning Change No. PD-19-0022
17. **Discuss** proposed Tax Rate for fiscal year 2019 – 2020 and schedule first Public Hearing for the Tax Rate
18. **Consider** authorization of an emergency ratification for the replacement of air handling units at Waxahachie City Hall
19. **Public Comments:** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code
20. **Convene** into Executive Session for consultation with City Attorney regarding potential Charter Amendment Election as permitted under Section 551.071, Texas Government Code
21. **Reconvene** and take any necessary action
22. Comments by Mayor, City Council, City Attorney and City Manager
23. Adjourn

The City Council reserves the right to go into Executive Session on any posted item.

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

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, July 15, 2019 at 7:00 p.m.

Council Members Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Mayor Pro Tem Mary Lou Shipley gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Consent Agenda

- a. Minutes of the City Council meeting of July 1, 2019
- b. Minutes of the City Council briefing of July 1, 2019
- c. Renewal of Sodium Chlorite purchase and Chlorine Dioxide Generator Rental Agreements
- d. Approval of Supplemental Appropriation for Economic Development – Land
- e. Stop the Violence Festival to be held July 27, 2019

Action:

Councilmember Kevin Strength moved to approve items a. through e. on the Consent Agenda. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

5. Introduce Honorary Councilmember

Councilmember Kevin Strength introduced Anna Rodgers as the Honorary Councilmember for the month of July and presented her with a Certificate of Appreciation for her participation in the Honorary Councilmember program.

6. Consider Resolution directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation, Series 2019

(4a)

City Manager Michael Scott stated the Resolution is the first step of issuing the 2019 Certificates of Obligation noting the intention is to issue approximately \$31,525,000 totaling between Parks, Streets, and the Water and Wastewater fund. Staff recommended to approve.

Councilmember Melissa Olson asked what the City's current debt is. Finance Director Charles Harris referenced the audited financial statements as of September 30, 2018 noting the total outstanding principal for the General Fund is approximately \$59,000,000 and the Utility Fund is approximately \$37,000,000. He stated the total is approximately \$96,000,000.

Councilmember Olson asked if the City has done any G.O. Bonds versus C.O. Bonds in the past twenty years. Mr. Harris stated he doesn't know about 20 years but G.O. Bonds have not been issued in the past ten years. Councilmember Olson asked the advantage of a C.O. Bond versus a G.O. Bond. Mr. Harris explained the pledge of a G.O. Bond is the same pledge as a C.O. Bond noting the cost or interest is the same.

Councilmember Olson stated with the previously approved Resolutions to proceed with projects with the intent to issue debt, she asked if the city is able to change the timeline of projects and issue G.O. Bonds so people would have the ability to vote. Mr. Harris stated he doesn't know each department's timeline for funding.

RESOLUTION NO. 1274

DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT

Action:

Councilmember Kevin Strength moved to approve Resolution No. 1274 as presented. Mayor Pro Tem Mary Lou Shipley seconded. The vote was as follows:

*Ayes: David Hill
Mary Lou Shipley
Chuck Beatty
Kevin Strength*

Noes: Melissa Olson

The motion carried.

- 7. Continue Public Hearing on a request by Matt Moore, ClayMoore Engineering, Inc., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (SU-19-0071)**

Mayor Hill continued the Public Hearing and announced the applicant requested to continue SU-19-0071 to the City Council meeting of August 5, 2019.

(40)

8. Consider proposed Ordinance approving SU-19-0071

Action:

Mayor Pro Tem Mary Lou Shipley moved to continue a request by Matt Moore, ClayMoore Engineering, Inc., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (SU-19-0071) to the City Council meeting of August 5, 2019. Councilmember Chuck Beatty seconded, All Ayes.

9. Public Hearing on a request by George Susat for a Replat of a portion of Block 125, Town Addition, to create Lots 1 and 2, Block A, Susat Addition, 0.493 acres (Property ID 171228 and 171231) – Owner: GEORGE K G JR & PAULA C SUSAT (RP-19-0077)

Mayor Hill opened the Public Hearing.

Planning Director Shon Brooks reported the applicant proposes to divide one lot into two lots. He stated staff is currently working with the property owner and abutting property as well as the surveyor pertaining to the actual location of the property pins. He explained staff is working through the deed records with the surveyor. Mr. Brooks recommended approval adding the additional comment that the location of the property pins will be resolved through deed records.

Ms. Amber Hill, 413 Brown Street, Waxahachie, stated her property borders the proposed Replat and stated the current survey depicts her storage building on the neighbor's property. She noted the storage building was on the property when she purchased the property.

Mr. Brooks stated the City will establish the lot lines per the found property pins in the ground and the potential is Ms. Hill will have to move the fence or the storage building. Mr. Brooks stated he reviewed the survey Ms. Hill provided and reviewed the survey with the proposed plat and found the surveys were within inches of one another.

After further discussion and there being no others to speak for or against RP-19-0077, Mayor Hill closed the Public Hearing.

10. Consider approval of RP-19-0077

Action:

Councilmember Chuck Beatty moved to approve a request by George Susat for a Replat of a portion of Block 125, Town Addition, to create Lots 1 and 2, Block A, Susat Addition, 0.493 acres (Property ID 171228 and 171231) – Owner: GEORGE K G JR & PAULA C SUSAT (RP-19-0077) subject to staff comments. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

11. Continue Public Hearing on request by Araceli Aguirre for a Replat of Tract 1, Whispering Meadows, Unit 1, to create Lots 1A, 1B, 1C, and 1D, Whispering Meadows, Unit 1, 30.562 acres (Property ID 199206) in the Extra Territorial Jurisdiction – Owner: ROSA L AGUIRRE (RP-19-0069)

(4a)

Mayor Hill continued the Public Hearing.

Mr. Brooks reported the applicant proposes to divide one lot into four lots. He stated the applicant is requesting a waiver of fire flow and several clerical issues will need to be corrected prior to filing the plat. Mr. Brooks recommended approval per staff comments.

There being no others to speak for or against RP-19-0069, Mayor Hill closed the Public Hearing.

12. Consider approval of RP-19-0069

Action:

Councilmember Melissa Olson moved to approve a request by Araceli Aguirre for a Replat of Tract 1, Whispering Meadows, Unit 1, to create Lots 1A, 1B, 1C, and 1D, Whispering Meadows, Unit 1, 30.562 acres (Property ID 199206) in the Extra Territorial Jurisdiction – Owner: ROSA L AGUIRRE (RP-19-0069) subject to staff comments. Councilmember Kevin Strength seconded, All Ayes.

13. Consider request by Chris Acker, Acker Construction, for a Site Plan Review located at 2100 Brown Street (Property ID 204843) – Owner: HAYOUNG & LEE SANG HUH (SP-19-0070)

Mr. Brooks reported the Planned Development for this property depicts Site Plans have to be approved by City Council. He stated the applicant is proposing to construct an office building replacing the recently demolished carwash. Mr. Brooks stated all requirements have been met and recommended approval.

Action:

Councilmember Mary Lou Shipley moved to approve a request by Chris Acker, Acker Construction, for a Site Plan Review located at 2100 Brown Street (Property ID 204843) – Owner: HAYOUNG & LEE SANG HUH (SP-19-0070). Councilmember Melissa Olson seconded, All Ayes.

14. Public Hearing on a request by Jake Torpey, Kimley-Horn., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1740 N Highway 77 (Property ID 263971) – Owner: WAX 77 INVESTORS LP (SU-19-0078)

Mayor Hill opened the Public Hearing.

Mr. Brooks reported the proposed location is located within the Waxahachie Towne Crossing development. He stated the applicant has met the requirements for the building materials and required landscaping on site. Mr. Brooks stated staff is not opposed to the proposed use, but has concerns with the proposed location and explained based on the projected growth of the surrounding area, staff believes there is a higher and better use for the property.

(4a)

Mr. Dallas Cothrum, Master Plan, 900 Jackson Street, Dallas, Texas, representing the applicant, stated the applicant meets the city requirements. He stated a sit down restaurant will not fit on the proposed site. He stated the applicant meets the building code.

Discussion was held. City Attorney Robert Brown stated Council can consider a Developer's Agreement depicting stipulations to the Specific Use Permit.

Those who spoke for SU-19-0078:

Mr. Kevin Ivy, 1980 East Highland Road, Waxahachie

There being no others to speak for or against SU-19-0078, Mayor Hill closed the Public Hearing.

15. Consider proposed Ordinance approving SU-19-0078

PROPOSED ORDINANCE

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A DRIVE THROUGH ESTABLISHMENT (RESTAURANT) USE WITHIN A PLANNED DEVELOPMENT-42-COMMERCIAL (PD-42-C) ZONING DISTRICT, LOCATED AT 1740 N HIGHWAY 77, BEING LOT 3, BLOCK A OF THE WAXAHACHIE TOWNE CROSSING ADDITION, PROPERTY ID 263971, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Melissa Olson moved to approve proposed Ordinance pending a Developer's Agreement to include required building materials and landscaping. The motion died due to lack of second.

Councilmember Chuck Beatty moved to deny a request by Jake Torpey, Kimley-Horn., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1740 N Highway 77 (Property ID 263971) – Owner: WAX 77 INVESTORS LP (SU-19-0078). Mayor Pro Tem Mary Lou Shipley seconded. The vote as was follows:

*Ayes: David Hill
Mary Lou Shipley
Chuck Beatty
Kevin Strength*

Noes: Melissa Olson

The motion carried.

(4a)

16. Public Comments

None

17. Convene into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code

Mayor Hill announced at 8:02 p.m. the City Council would convene into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code.

18. Reconvene and take any necessary action

The meeting reconvened at 8:37 p.m.

Action:

None

19. Comments by Mayor, City Council, City Attorney and City Manager

City Attorney Robert Brown stated his office is looking into the recent Legislative changes and will keep the Council informed.

Director of Communications and Marketing Amy Borders announced the City has a new GIS map with all the Happy Hearts locations. She encouraged everyone to go onto social media for the map and stated the map is also on the Convention and Visitors Bureau's website.

20. Adjourn

There being no further business, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

City Council
July 15, 2019

(4b)

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, July 15, 2019 at 6:15 p.m.

Council Members Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

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

City Manager Michael Scott reviewed the following Consent Agenda items:

- 4c – one year renewal contract for sodium chlorite purchase and chlorine dioxide generator rental agreements
- 4d – increasing the Economic Development land budget to purchase downtown properties
- 4e – application for “Stop the Violence” festival at Lee Penn Park

City Manager Scott reviewed item 6 on the agenda noting it is the first step in issuing debt noting this has been in the works since last year when Council approved Resolutions to proceed with projects with the intent to issue debt. He stated later this summer the City will go to market for that issuance.

Councilmember Melissa Olson asked if we have looked at other options to fund the projects. City Manager Scott stated Council has already issued Resolutions of intent and this will reimburse those projects.

Councilmember Olson asked why the city doesn't issue G.O.'s and have an election. City Manager Scott stated they are maintenance issues that keep the city going and are projects we are doing in our existing tax rate. He reviewed the projects that will be listed in the Certificate of Obligations.

Councilmember Olson questioned the rate of G.O.'s verses C.O.'s. Finance Director Charles Harris stated they are negligible. Councilmember Olson asked if we have any other debt rolling off right now. Mr. Scott stated debt is always rolling off.

Director of Planning Shon Brooks reviewed the following:

(4b)

- SU-19-0071, request for continuance to August 5th City Council meeting.
- RP-19-0077, staff will recommend approval per staff comments.
- RP-19-0069, Replat in the ETJ. Applicant request fire flow waiver from the city then will receive a waiver from Ellis County.
- SP-19-0070, the Planned Development requires a site plan review and approval. Staff recommended approval.
- SU-19-0078, applicant proposes a drive-thru establishment. Requirements have been met for the building and landscaping. Staff will recommend to deny due to it is not the highest and best use for the location.

City Manager Scott stated the agenda reflects an Executive Session. He announced the Council Budget Workshop is slated for Wednesday, July 24, 2019.

3. Adjourn

There being no further business, the meeting adjourned at 6:44 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

City Council
July 15, 2019

(4c)

A work session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, July 15, 2019 at 6:00 p.m.

Council Members Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Hear Presentation on MS4 5 Year Permit Renewal

City Engineer James Gaertner reported the City has a permit issued by Texas Commission on Environmental Quality (TCEQ) with requirements related to water quality for storm water runoff from construction sites, industrial facilities, and publicly owned and operated storm sewers. He explained the purpose of the permit is for the City to establish a 5-year plan to reduce pollution to the storm water which will go into our drinking water. Mr. Gaertner stated as part of the plan, a draft 2019 storm water management plan (SWMP) will be located on the City website under Engineering. He reviewed the permit strategy over the 5-year period and requirements.

Mr. Gaertner stated the next steps for the permit include:

- Submit the SWMP to TCEQ prior to July 23, 2019
- TCEQ review/approval
- TCEQ provides newspaper advertisement language to the City to start public comment period
- City advertises in newspaper and opens public comments for 30 days
- Make revisions as necessary
- City has a public hearing and adopts the new 5-year SWMP after the 30 day public comments period

3. Adjourn

There being no further business, the meeting adjourned at 6:22 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

A work session of the Mayor and City Council of the City of Waxahachie, Texas was held at the Waxahachie Civic Center, 2000 Civic Center Lane, on Wednesday, July 24, 2019 at 8:30 a.m.

Council Members Present: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Melissa Olson, Councilmember

Council Member Absent: Kevin Strength, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Discussion of City of Waxahachie 2019-2020 fiscal-year Budget

City Manager Michael Scott stated the proposed budget reflects the Council's desires and noted the Directors are available for questions. He stated the current financial model contemplates an additional \$153,000 for the City Council to make adjustments. Mr. Scott announced the second budget work session is slated for August 6, 2019.

Finance Director Charles Harris reviewed the proposed 2019-2020 fiscal-year budget noting currently there will be 5.25% more revenue that is premised on the preliminary data from the Ellis County Appraisal District and Staff will have an updated sales tax and administrative adjustments when service enhancements are incorporated per the Council's desire.

Mr. Harris reviewed the summary of revenue and expenditures noting the recommended budget is approximately \$43,485,000. He recommended the rainy day fund be 125 days totaling approximately \$13,025,000. The property tax rate will remain unchanged at \$0.68 per \$100 valuation.

Mr. Harris stated Waste Connections requested an increase and explained the city can't eat the cost; therefore, will pass the increase to the citizens. He suggested to offset the cost to residents 65 and older.

Mr. Scott reviewed the Service Enhancements and Capital Replacement request summary. After discussion and requested amendments by Council, Mr. Scott noted staff will revise the changes and bring back to Council for consideration.

3. Comments by Mayor, City Council, City Attorney and City Manager

Mayor and City Council thanked Mr. Scott, Mr. Harris and all of City Staff for the work they put into their budgets.

(4d)

4. Adjourn

There being no further business, the meeting adjourned at 12:23 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary



Memorandum

To: Honorable Mayor and City Council

From: Michael Scott, City Manager

Thru:

Date: August 2, 2019

Re: Vista Way Supplemental Appropriation and Impact Fee Loan

On Monday August 5, 2019 a supplemental appropriation will appear before City Council for consideration associated with the funding of the City's portion of the construction of Vista Way. On October 8, 2018 City Council approved a cost sharing development agreement with John Houston Homes which authorized the City to contribute \$750,000 toward the construction of Vista Way. At the time the City Council approved this development agreement, staff anticipated being able to fully fund the City's share of the construction cost through the use of Roadway Impact Fees. However since this time, final pricing for the project has come in and only \$571,267 of the costs are eligible for payment by Roadway Impact Fees. As a result, staff is requesting a supplemental appropriation from the General Fund in the amount of \$178,733 to fully fund the development agreement with John Houston.

As of July 2019 there is \$464,282.15 of funding available in Roadway Impact Fee Service Area 2. Of the current balance, \$407,304.43 is new revenue generated during the FY18-19 Fiscal Year. John Houston Homes has communicated to City staff that they expect to complete the construction of Vista Way by June 2020. Staff anticipates that there will be more than sufficient funding in Roadway Impact Fee Service Area 2 to fully fund the total impact fee eligible cost by this date. However, since there are currently insufficient funds to cover the full cost of construction, staff is requesting the City Council authorize a loan to the Roadway Impact Fees Service Area 2, if needed, not to exceed \$106,985. This amount is the difference between the current Service Area 2 fund balance and the total impact fee eligible construction costs. If the loan was needed, the General Fund would be fully reimbursed once funding became available within Service Area 2.

(42)

As a reminder, Vista Way will be serve the new Max Simpson Elementary School and serve as the primary north-south collector road needed to serve this area and the surrounding subdivisions.

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

(4f)

Application for a Festival or Event Permit

Event Name and Description: WALK to End Alzheimer's
Raise awareness + money for those
suffering from Dementia

Applicant Information

Name:

Brittany Thomas

Address:

3009 Knox St. #200

City, State, Zip:

Dallas, TX 75205

Phone:

214 540 2401

E-mail Address:

brithomas@alz.org

Organization Information

Organization Name:

Alzheimer's Association (501c3)

Address:

Same as above

Authorized Head of Organization:

Mark Denzin

Phone:

214 540 2420

E-mail Address:

mdenzin@alz.org

Event Chairperson/Contact

Name:

Sandra Townley

Address:

City, State, Zip:

Phone:

E-mail Address:

sandra.townley@bristolhospice.com

Event Information

Event Location/Address:

Waxahachie Old Courthouse

(College + Franklin)

Purpose:

a 5K for Alzheimer's

Event Start Date and Time:

Oct. 19th 2019 5:00am set up

12:00 all down

Received in
City Secretary's Office
10/16/19 OR
City of Waxahachie, Texas

(4F)

Event End Date and Time: take down: Oct. 19 12pm

Approximate Number of Persons Attending Event Per Day: 700

Site Preparation and Set-Up Date and Time: Oct. 19 5:00 am

Clean-Up Completion Date and Time: Oct. 19 12:00 pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc.

Franklin + college for exhibitors
D.S., ceremony, walk
following 5k, food trucks on college

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

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

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

Will dumpsters be needed? yes

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

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

[Signature]
Signature of Applicant

10/16/19
Date

(4f)

Registration tables:



Volunteer Check in:



Start/finish Archway:



Exhibitors (10x10 space) – Tents are optional, no tents for inclement weather:



Stage:



Garden of Hope:



Champions Club (VIP) (20x20):



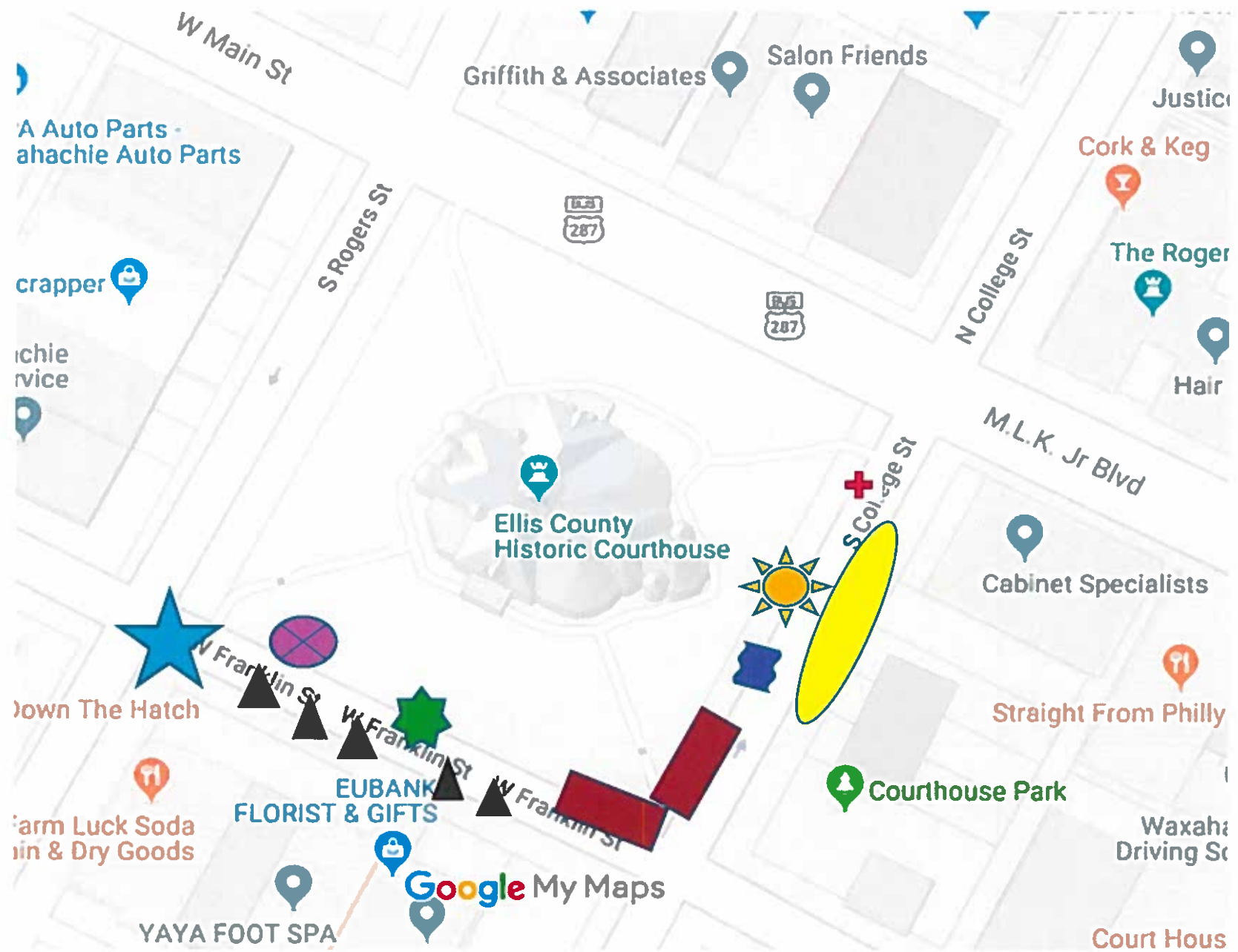
Top 5 Fundraising Teams (10x10) – weather dependent:



Restrooms will be used at the courthouse. Portlets will be dropped off at Jefferson & Grand Ave.

First Aid:





Waxahachie Walk Route

2019 Waxahachie Route Option #1
9 views

All changes saved in Drive

Add layer Share Preview

☒ Walk to End Alzheimer's Full Route

Individual styles

Full 5k Route

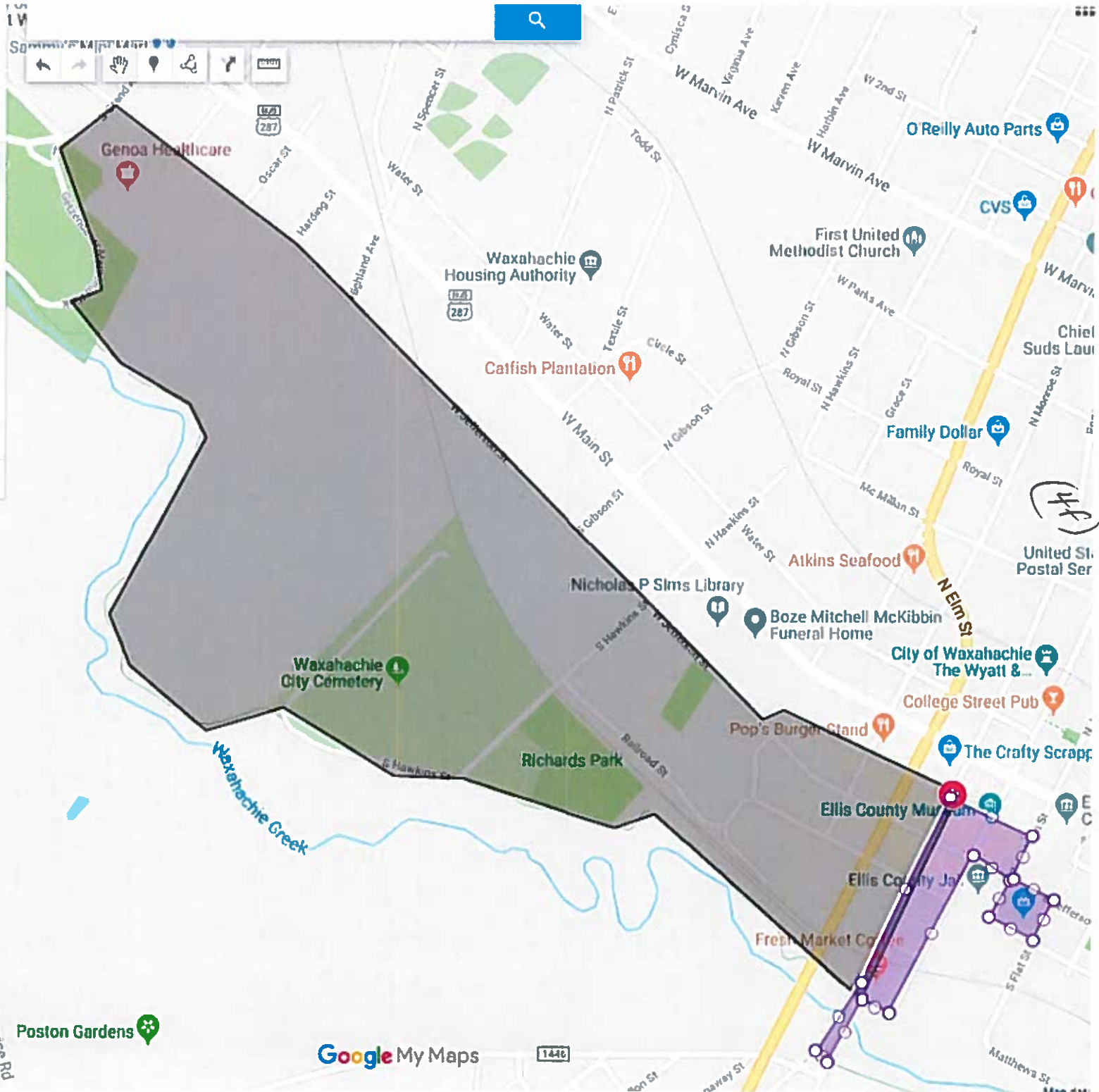
☒ Walk to End Alzheimer's Short Ro...

Individual styles

1 Mile

START

Base map



(4f)
Villarreal, Amber

From: Mosley, Laurie
Sent: Thursday, June 06, 2019 4:28 PM
To: Villarreal, Amber; Wade Goolsbey; Ricky Boyd; Hill, Krystyne; Martinez, Jose; Brown, Anita
Cc: Scott, Michael; Cartwright, Lori; Ludwig, Tommy; Lawrence, Albert
Subject: RE: Event Application-Walk to end Alzheimers

I will defer to Anita, but I'm pretty sure that we would not block that section of Franklin for this event. We will already be blocking everything the following week for the TCR Festival.

Maybe we could meet with them and give them a few other ideas for the event location so that we aren't blocking several restaurants on one of their best days to make a living.

Thanks!

Laurie Mosley, CTE
Director
Waxahachie Convention & Visitors Bureau
2000 Civic Center Lane
Waxahachie, TX 75165

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Thursday, June 6, 2019 3:57 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-Walk to end Alzheimers

Please review the attached event application and send me your comments/concerns.

Thank you!

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

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(4f)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Thursday, June 06, 2019 4:47 PM
To: Villarreal, Amber
Subject: RE: Event Application-Walk to end Alzheimers

For the typical 5K, the officer isn't needed long enough to justify making them hire one. We just use an on-duty officer for 15-20 mins to get them across at the beginning of the race.

From: Villarreal, Amber [<mailto:avillarreal@waxahachie.com>]
Sent: Thursday, June 06, 2019 4:36 PM
To: Wade Goolsby <wgoolsby@waxahachiepd.org>
Subject: RE: Event Application-Walk to end Alzheimers

Ok, thank you. Will they need to coordinate with you to hire an officer?

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
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From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Thursday, June 06, 2019 4:34 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: RE: Event Application-Walk to end Alzheimers

I don't have any objections. We will need an officer at the start of the run to cross Elm St.

From: Villarreal, Amber [<mailto:avillarreal@waxahachie.com>]
Sent: Thursday, June 06, 2019 3:57 PM
To: Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>
Cc: Michael Scott <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>
Subject: Event Application-Walk to end Alzheimers

Please review the attached event application and send me your comments/concerns.

Thank you!

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

(4f)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Thursday, June 06, 2019 6:24 PM
To: Villarreal, Amber
Subject: Re: Event Application-Walk to end Alzheimers

I have no concerns with this request.

Sent from my iPhone

On Jun 6, 2019, at 15:57, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Please review the attached event application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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<Event Application-Walk to end Alzheimers.pdf>

(4f)

Villarreal, Amber

From: Hill, Krystyne
Sent: Tuesday, June 11, 2019 5:08 PM
To: Villarreal, Amber
Subject: RE: Event Application-Walk to end Alzheimers

I am so sorry I believe I responded to the wrong email... for this event, the food trucks will need permit and inspection.

Krystyne Hill
Health Inspector
City of Waxahachie
469-309-4138



From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Thursday, June 6, 2019 3:57 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <Imosley@waxahachiecvb.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-Walk to end Alzheimers

Please review the attached event application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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(4f)

Villarreal, Amber

From: Simpson, Anita
Sent: Monday, July 29, 2019 3:10 PM
To: Villarreal, Amber
Subject: RE: FINAL- Walk to End Alzheimer's Event Application

Thanks, Amber! Since all the businesses affected by this event have given their support I have no concerns about this event.



From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, July 29, 2019 3:05 PM
To: Simpson, Anita <asimpson@waxahachie.com>
Subject: FW: FINAL- Walk to End Alzheimer's Event Application

We received the attached approvals today.

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: Brittany Thomas <brithomas@alz.org>
Sent: Monday, July 29, 2019 1:02 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Cc: Jennifer Taylor <jennifer.taylor@bristolhospice.com>; Saundra Townley <saundra.townley@bristolhospice.com>
Subject: Re: FINAL- Walk to End Alzheimer's Event Application

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Hi Amber,

(40)



Application for a Festival or Event Permit

Event Name and Description: WAXAHACHIE CHAUTAUQUA
RECEPTION

Applicant Information

Name: KIRK HUNTER
Address: 1112 WEST JEFFERSON ST
City, State, Zip: WAXAHACHIE, TX 75165 Phone: 214-693-8179
E-mail Address: KIRK.P.HUNTER@GMAIL.COM

Organization Information

Organization Name: Chautauqua Presentation Society
Address: P.O. Box 126, Waxahachie, TX 75168
Authorized Head of Organization: KIRK HUNTER, President
Phone: 214-693-8179 E-mail Address: KIRK.P.HUNTER@GMAIL.COM

Event Chairperson/Contact

Name: MAJLEEN MOORE
Address: 1112 WEST JEFFERSON ST.
City, State, Zip: WAXAHACHIE, TX 75165 Phone: 972-937-8887
E-mail Address: KHMM@SBCGLOBAL.NET

Event Information

Event Location/Address: Getzenbener Park / Tent
Purpose: Reception for event donors, presenters & members
Event Start Date and Time: Fri. Sept 27 6-8:30pm

Received in
City Secretary's Office
7-16-19
City of Waxahachie, Texas

(49)

Event End Date and Time: Fri Sept 27 8:30 pm

Approximate Number of Persons Attending Event Per Day: 60

Site Preparation and Set-Up Date and Time: Fri Sept 27 9-3 pm

Clean-Up Completion Date and Time: Sat Sept 28 6 pm

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

This Friday evening event is a reception and prelude to the Waxahachie Chautauque on Sat. Sept 28. The Friday eve event is an opportunity for donors, volunteers and members to meet some of the presenters and performers.

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

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

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

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

Will dumpsters be needed? NO

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

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

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

Kirk Hester

Signature of Applicant

15 July 2019

Date

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

(49)

Villarreal, Amber

From: Kirk Hunter <kirk.p.hunter@gmail.com>
Sent: Tuesday, July 16, 2019 5:34 PM
To: Villarreal, Amber
Subject: RE: Event Application-Chautauqua Reception

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Hello Amber,

Right now we are planning to have food catered in. The menu has not been determined. We intend to comply with any health department guidelines.

Kirk

Kirk Hunter
Chautauqua Preservation Society

Sent from [Mail](#) for Windows 10

From: [Villarreal, Amber](#)
Sent: Tuesday, July 16, 2019 5:00 PM
To: kirk.p.hunter@gmail.com
Subject: FW: Event Application-Chautauqua Reception

Hello Mr. Hunter,

Our Health Inspector was inquiring about the type of food that will be served? Will it be catered in? We are just wanting to verify the food will be prepared in an approved licensed kitchen.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: Hill, Krystyne <khill@waxahachie.com>
Sent: Tuesday, July 16, 2019 4:47 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: RE: Event Application-Chautauqua Reception

(49)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Wednesday, July 17, 2019 7:37 AM
To: Villarreal, Amber
Subject: RE: Event Application-Chautauqua Reception

I have no concerns with this request.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, July 16, 2019 4:16 PM
To: Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-Chautauqua Reception

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Please review the attached application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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(49)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Wednesday, July 17, 2019 9:17 AM
To: Villarreal, Amber
Subject: RE: Event Application-Chautauqua Reception

Amber,
I have no issues with this request.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4411



From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Tuesday, July 16, 2019 4:16 PM
To: John Smith <jsmith@waxahachie.com>; Gumaro Martinez <gmartinez@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>
Cc: Michael Scott <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>
Subject: Event Application-Chautauqua Reception

Please review the attached application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(49)

Villarreal, Amber

From: Smith, John
Sent: Monday, July 29, 2019 11:44 AM
To: Villarreal, Amber; Martinez, Gumaro
Subject: RE: Event Application-Chautauqua Reception

Approved, Thanks!

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, July 29, 2019 11:21 AM
To: Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Subject: FW: Event Application-Chautauqua Reception

Just a reminder to send me your comments/concerns for the attached event application.

Thanks!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: Villarreal, Amber
Sent: Tuesday, July 16, 2019 4:16 PM
To: Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <RBoyd@waxahachiefire.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-Chautauqua Reception

Please review the attached application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
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(4h)

Application for a Festival or Event Permit

Event Name and Description: 2019 Waxahachie Labor Day Triathlon
Sept 2, 2019 - Fundraiser + 1st Annual Triathlon
to help fund Texas family adoptions (.93 mile swim
25 mile bike
6.2 mile run)

Applicant Information Andrea Carter
Name: Gift of Adoption - Texas Chapter
Address: PO Box 801235
City, State, Zip: Dallas TX 75380 Phone: 214-636-8779
E-mail Address: andrea.carter1@ey.com

Organization Information

Organization Name: Gift of Adoption - Texas Chapter
Address: PO Box 567, 2001 Waukegan Rd
Techny, IL 60082
Authorized Head of Organization: Brian Murphy
Phone: 847-205-2784 x 503 E-mail Address: bmurphy@giftofadoption.org

Event Chairperson/Contact

Name: Adam Pfeil (President)
Address: n/a
City, State, Zip: I Phone: 817-287-1196
E-mail Address: herr-pfeil@msn.com

Event Information

Event Location/Address: *Waxahachie Lake + City Park; includes
Old Italy Rd, Lakeshore Dr. + Howard Rd
Purpose: Triathlon competition to raise money for
family adoptions
Event Start Date and Time: 6:00 am 9/2/19

* Road closures will be needed for certain intersections during the run and bike ride (see page 2)

Received in
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7-10-19
City of Waxahachie, Texas

(41)

Event End Date and Time: Sept 1, 2019 from 5-9pm

Approximate Number of Persons Attending Event Per Day: 100

Site Preparation and Set-Up Date and Time: 6 am 9/2/19

Clean-Up Completion Date and Time: 4 pm 9/2/19

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc.

Start 1-2 tents for start to finish lines along with registration table. Music Playlist w/ speaker Vendors possible sale of add'l t-shirts. All participants have shirts provided; guests may purchase on-site Food: Fruit, nuts, water, gatorade and other race food to be provided; no made to order food Street closures: Howard Rd to Lakeshore Dr. intersection Traffic Control: 3 Police needed ^{1) Old Italy Rd/Lakeshore} ^{2) Old Italy Rd/Howard} ^{3) Howard Rd/Lakeshore Dr.}

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

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

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

Will dumpsters be needed? Yes (2) + trashcans along route (10). ^{Along route} 4 Portable potties will also be needed along w/ 3 Police officers. Please submit a site plan showing the layout of the event including equipment, stages, and street locations ^{public restrooms at the park then, 3 add'l potties needed} If no

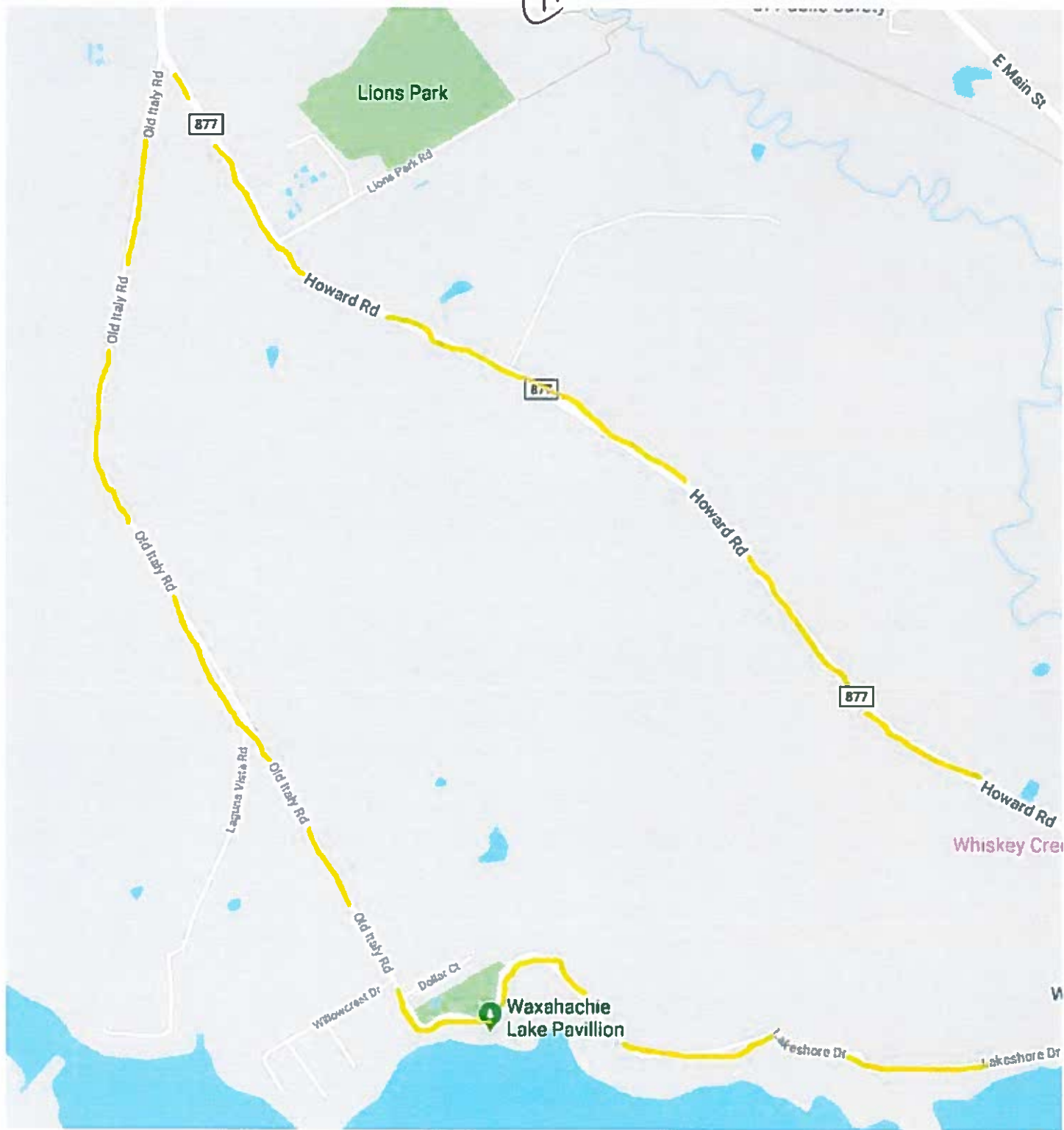
I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

[Signature]

Signature of Applicant

7/6/19

Date



From: Smith, John <jsmith@waxahachie.com>
Date: June 11, 2019 at 11:54:29 AM CDT
To: Andrea Y Carter <andrea.carter1@ey.com>
Subject: Event Application

(4h)

Villarreal, Amber

From: Andrea Y Carter <andrea.carter1@ey.com>
Sent: Tuesday, July 16, 2019 3:10 PM
To: Villarreal, Amber
Subject: Additional items
Attachments: FedEx Scan 2019-07-15_12-43-23.pdf

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Forgot to include the following items in my application. Can you amend or is it easier to send over an updated application? Thanks!

- Cones for the race
- Barriers for the race (tposts included?)
- Race signs (something like race in progress)
- Leave current barriers at the park (orange fence)

Andrea Carter | Principal | Advisory

Ernst & Young LLP
Office: +1 214 969 8603 | andrea.carter1@ey.com

From: Andrea Y Carter
Sent: Tuesday, July 16, 2019 2:57 PM
To: avillarreal@waxahachie.com
Cc: gmartinez@waxahachie.com
Subject: Event Application - Gift of Adoption Labor Day Triathlon

Amber, thanks so much for your help! See attached application and the route map. In speaking with Gomero, I learned the actual pavilion name is Spring Park pavilion that we'd like to request. Let me know if any questions or I can clarify any of the notes. Gift of Adoption looks forward to working with you! I can be reached on my cell 214-636-8779.

Andrea Carter | Principal | Advisory

Ernst & Young LLP
Office: +1 214 969 8603 | andrea.carter1@ey.com

From: Andrea Y Carter
Sent: Monday, July 15, 2019 2:21 PM
To: Smith, John <jsmith@waxahachie.com>
Subject: Re: Event Application

(41)

Villarreal, Amber

From: Smith, John
Sent: Wednesday, July 17, 2019 7:29 AM
To: Villarreal, Amber
Cc: Martinez, Gumaro; Ricky Boyd; Wade Goolsbey; Hill, Krystyne; Martinez, Jose; Griffith, Thomas; Chambers, Jeff; Massey, Matt; Campos, Yadira; Scott, Michael; Cartwright, Lori; Ludwig, Tommy; Lawrence, Albert
Subject: Re: Event Application-2019 Labor Day Triathlon

Approved, thanks. John

On Jul 16, 2019, at 4:51 PM, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Please review the attached event application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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<Event Application-2019 Labor Day Triathlon.pdf>

(42)

Villarreal, Amber

From: Hill, Krystyne
Sent: Tuesday, July 16, 2019 5:01 PM
To: Villarreal, Amber
Subject: RE: Event Application-2019 Labor Day Triathlon

I'm good with the food selections, however, would need confirmation on how fruit will be held in the heat!

Krystyne Hill
Health Inspector
City of Waxahachie
469-309-4138

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, July 16, 2019 4:51 PM
To: Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-2019 Labor Day Triathlon

Please review the attached event application and send me your comments/concerns.

Thank you!

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(4h)

Villarreal, Amber

From: Griffith, Thomas
Sent: Wednesday, July 17, 2019 10:16 AM
To: Ricky Boyd; Villarreal, Amber; Smith, John; Martinez, Gumaro; Wade Goolsbey; Hill, Krystyne; Martinez, Jose; Chambers, Jeff; Massey, Matt; Campos, Yadira
Cc: Scott, Michael; Cartwright, Lori; Ludwig, Tommy; Lawrence, Albert; Randall Potter
Subject: RE: Event Application-2019 Labor Day Triathlon

Thanks Chief!

Thomas Griffith
City of Waxahachie
Emergency Management Coordinator

630 Farley Street
Waxahachie, Texas 75165
O: (469) 309-4417
M: (469) 550 - 3231

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Wednesday, July 17, 2019 10:01 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Randall Potter <rpotter@waxahachiefire.org>
Subject: RE: Event Application-2019 Labor Day Triathlon

Chief Potter is contacting them to ensure of the start time. The application states 0600 but normally in the past they have entered the water at 0730. He'll ask about a safety plan as well.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Wednesday, July 17, 2019 9:52 AM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Potter, Randall

(42)

<RPotter@waxahachiefire.org>

Subject: RE: Event Application-2019 Labor Day Triathlon

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

Thomas, I will ask them to contact you about preparing a safety plan.

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

This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material.

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Wednesday, July 17, 2019 9:47 AM
To: Griffith, Thomas <john.griffith@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Randall Potter <rpotter@waxahachiefire.org>
Subject: RE: Event Application-2019 Labor Day Triathlon

We will have our Dive Team there and the Captain will act as the Safety Officer. We won't let them have the event in a storm. I believe the swim portion starts and ends at the main park and I think it is only 300 yards (I say only but I can't swim that far). I don't think that they have submitted a safety plan in the past but that is a good idea.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue

214-463-9335

From: Griffith, Thomas <john.griffith@waxahachie.com>
Sent: Wednesday, July 17, 2019 9:40 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: RE: Event Application-2019 Labor Day Triathlon

HN

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

Sorry if this has already been covered but I will admit I am the new guy and I might be overly cautious, just let me know.

Will there be a designated safety officer?

What is their plan for severe weather and lightning?

Can they provide a list of safety precautions they will have in place? Or even better could they submit a safety plan if possible. I would be happy to help if they need.

What part of the lake will the swim be?

Studies have shown that the swim portion is the most dangerous part of the event. Will they have something in place to help and/or rescue someone in the water?

Thomas Griffith
City of Waxahachie
Emergency Management Coordinator

630 Farley Street
Waxahachie, Texas 75165
O: (469) 309-4417
M: (469) 550 - 3231

From: Villarreal, Amber <avillarreal@waxahachie.com>

Sent: Tuesday, July 16, 2019 4:51 PM

To: Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>

Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>

Subject: Event Application-2019 Labor Day Triathlon

Please review the attached event application and send me your comments/concerns.

Thank you!

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

This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material.

(4i)

Application for a Festival or Event Permit

Event Name and Description: Farm 2 Table on the Square
A community dinner set up on the east side of the
courthouse to promote the HS culinary department + raise
money for scholarships.

Applicant Information

Name: Anita Simpson / Arlene Hamilton
Address: 401 S. Rogers / 910 W. Marvin
City, State, Zip: Waxahachie, TX 75165 Phone: 469-309-4111 / 972-937-5882
E-mail Address: asimpson@waxahachie.com / a.p.hamilton@att.net

Organization Information

Organization Name: Farm 2 Table
Address: 40 S. Rogers
Authorized Head of Organization: Arlene Hamilton
Phone: 972-937-5882 E-mail Address: a.p.hamilton@att.net

Event Chairperson/Contact

Name: Arlene Hamilton
Address: 910 W. Marvin
City, State, Zip: Waxahachie, TX 75165 Phone: 972-937-5882
E-mail Address: a.p.hamilton@att.net

Event Information

Event Location/Address: 100 block of S. College St.
Purpose: To promote HS culinary arts dept + raise money for scholarships
Event Start Date and Time: 5:30 pm, Nov. 2, 2019

(4i)

Event End Date and Time: 9 pm, Nov. 2, 2019

Approximate Number of Persons Attending Event Per Day: 120

Site Preparation and Set-Up Date and Time: Nov. 2, 2019 8 am

Clean-Up Completion Date and Time: Nov. 2, 2019 10 pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc.

Request closure of 100 block of S. College Street
for annual community dinner which will be served
on tables down the center of the street. Food is prepared
+ served by Waxahachie HS culinary arts students
using local ingredients. Funds raised are used for
scholarships to culinary arts + fine arts programs
at HS.

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

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

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

Will dumpsters be needed? NO

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

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

Walter Simpson

7/25/2019

Signature of Applicant

Date

(4)

PROCLAMATION

WHEREAS, for over 50 years, Community Health Centers have provided high-quality, affordable, comprehensive primary and preventive health care in our nation's underserved communities, delivering value to, and having a significant impact on America's health care system; and

WHEREAS, Health Centers are governed by patient-majority boards, ensuring that the patients of each Health Center are engaged in their own health care decisions; and

WHEREAS, every day, Health Centers develop new approaches to integrating a wide range of services beyond primary care, including oral health, vision, behavioral health, and pharmacy services, to meet the needs and challenges of their communities; and

WHEREAS, Hope Clinic was established in 1999 to serve the underserved and uninsured in Ellis County, and continues to do so as they strive to provide a patient-centered medical home; and

WHEREAS, the Health Center model continues to prove an effective means of overcoming barriers to healthcare access, including geography, income and insurance status – improving health care outcomes and reducing health care system costs; and

NOW THEREFORE, I, David Hill, Mayor of the City of Waxahachie, along with the entire City Council do hereby proclaim August 4-10, 2019 as

“NATIONAL HEALTH CENTER WEEK”

and encourage all residents of Waxahachie to celebrate by continuing their support of Hope Clinic as they continue their hard work to love, serve, and heal in our community.

DATED on this 5th day of August, 2019.

MAYOR

ATTEST:

CITY SECRETARY

(7)

Planning & Zoning Department

Plat Staff Report

Case: PP-19-0080



MEETING DATE(S)

Planning & Zoning Commission: July 23, 2019

City Council: August 5, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held July 23, 2019, the Commission voted 6-0 to recommend approval of plat no. PP-19-0080, as presented.

CAPTION

Consider request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080)

CASE INFORMATION

Applicant: Dennis Little

Property Owner(s): Dennis Little

Site Acreage: 11.892 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A water letter was received from Buena Vista-Bethel SUD stating adequate public services were available. Adequate fire flow is available for this property.

SUBJECT PROPERTY

General Location: South of 294 Arrowhead Road

Parcel ID Number(s): 231890

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: 536 W G HARMONING Survey

(1)

Site Aerial:



STAFF CONCERNS

Staff does not have any concerns regarding this plat submittal.

APPLICANT RESPONSE TO CONCERNS

1. An updated plat was submitted to staff that addressed all staff concerns.

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat drawing.
2. Water letter.

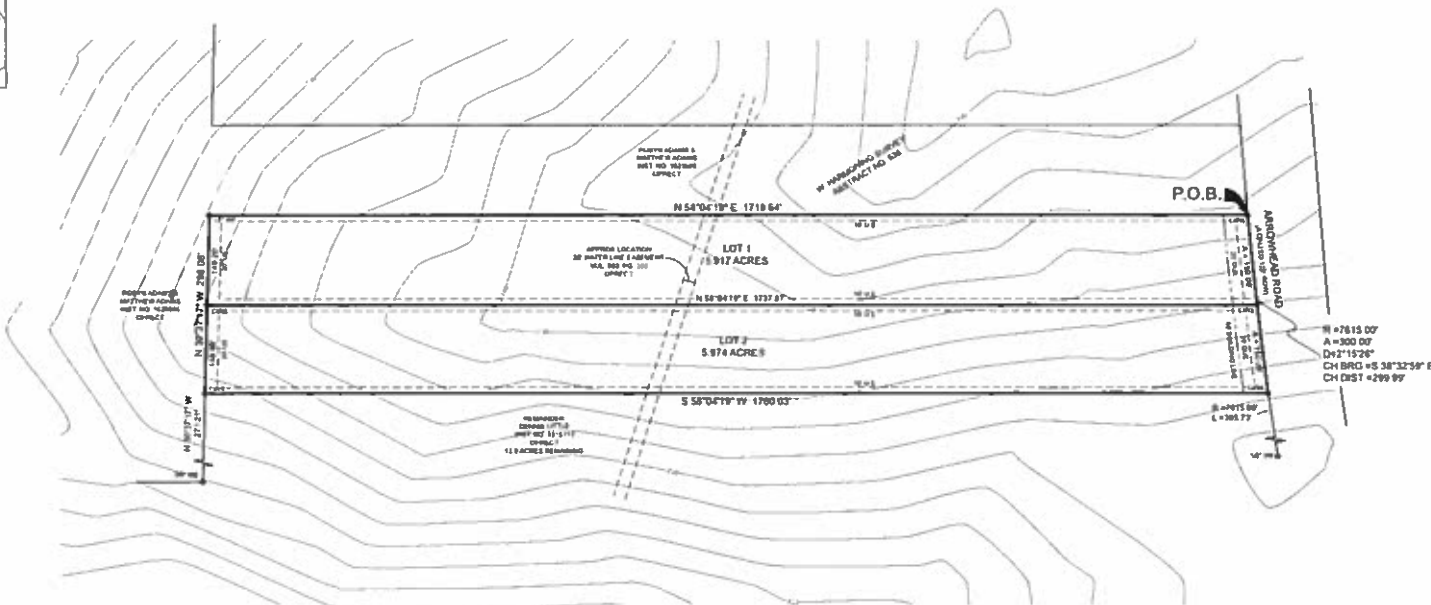
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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



DOI: 10.1002/for

109 South Jackson Street
Waxahachie, TX 75165
Main Phone:
972-825-5200



Department Website:
www.co.ellis.tx.us/dod
Department Email:
dod@co.ellis.tx.us

WATER UTILITY PROVIDER S ENDORSEMENT

Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers 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 plat application packet. If this letter is not submitted, it will be considered an incomplete application.

PROPERTY INFORMATION

Site Address/General Location: 294 Arrowhead Road City/State: Waxahachie, Tx ZIP: 75167
Legal Description: 11.82 AC situated in the W Harmoning Survey Abs # 536
Proposed Use of plat or development: Residential Acres: 11.82 Lots: 2

APPLICANT/OWNER INFORMATION

Applicant/Agent Name: Dennis Little Company Name: _____
Mailing Address: 145 Denali Way City/State: Waxahachie, Tx ZIP: 75167
Main Phone: 214-906-4992 Email: denniscslittle@gmail.com

TO BE COMPLETED BY THE WATER UTILITY PROVIDER

	YES	NO
1. I have reviewed a copy of the proposed plat/development.	<input checked="" type="radio"/>	<input type="radio"/>
2. The proposed plat/development falls within our CCN area.	<input checked="" type="radio"/>	<input type="radio"/>
3. Our water system can provide water flow and pressure for domestic service, per the latest adopted TCEQ regulations and requirements.	<input checked="" type="radio"/>	<input type="radio"/>
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and ISO guidelines.	<input checked="" type="radio"/>	<input type="radio"/>
5. The waterline size service the proposed plat/development is currently listed as <u>12</u> inches and located along <u>Through the Middle of Property</u> Rd/Dr/Ln/St/Blvd, etc.	<input type="radio"/>	<input type="radio"/>
6. Are there plans to upsize or increase the existing water line mention in Question No. 5?	<input type="radio"/>	<input checked="" type="radio"/>

Wayne Pratt
Print Name of General Manager of Water Provider or Designee

Signature of General Manager of Water Provider or Designee

BUENA VISTA-BETHEL
SPECIAL UTILITY DISTRICT
Name of Water Provider Company

7-11-19
Date

CONTACT INFORMATION

Buena Vista-Bethel SUD 972-937-1212
Carroll Water Company 972-617-0817
Files Valley 254-689-2331
Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765
Nash Forrester WSC 972-483-3039
Rockett SUD 972-617-3524
Sardis Lone Elm WSC 972-775-8566
South Ellis County WSC 972-483-6885
South Garrett Water 972-875-5893

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0081



MEETING DATE(S)

Planning & Zoning Commission: July 23, 2019

City Council: August 5, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held July 23, 2019, the Commission voted 6-0 to recommend approval of plat no. FP-19-0081, as presented.

CAPTION

Consider request by Dennis Little for a **Final Plat** of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081)

CASE INFORMATION

Applicant: Dennis Little

Property Owner(s): Dennis Little

Site Acreage: 11.892 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A water letter was received from Buena Vista-Bethel SUD stating that adequate public facilities were available. Adequate fire flow is available for this property.

SUBJECT PROPERTY

General Location: South of 294 Arrowhead Road

Parcel ID Number(s): 231890

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: 536 W G HARMONING Survey

Site Aerial:**STAFF CONCERNS**

Staff does not have any concerns regarding this plat submittal.

APPLICANT RESPONSE TO CONCERNS

1. An updated plat was submitted to staff that addressed all staff concerns.

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat drawing
2. Water letter

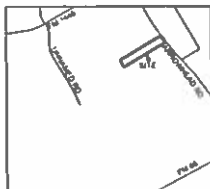
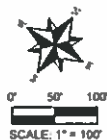
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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



ROBYN ADAMS &
MATTHEW ADAMS
INST NO 1829588
OPRECT

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N 30°37'17" W
271.21'
5/8" IR

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS DENNIS LITTLE IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W. HARMONING SURVEY, ABSTRACT NO. 536, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENNIS LITTLE, RECORDED IN INSTRUMENT NO. 1915113, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LITTLE TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBYN ADAMS AND MATTHEW ADAMS, RECORDED IN INSTRUMENT NO. 1829588, OPRECT, IN THE WEST RIGHT-OF-WAY (ROW) LINE OF ARROWHEAD ROAD (A CALLED 120 FOOT ROW), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 7615.00 FEET, A CHORD BEARING OF S 38°32'59" E, A CHORD LENGTH OF 299.99 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND THE WEST ROW LINE OF SAID ARROWHEAD ROAD, AN ARC LENGTH OF 300.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 69°04'18" W OVER AND ACROSS SAID LITTLE TRACT A DISTANCE OF 1780.03 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE WEST LINE OF SAID LITTLE TRACT AND THE COMMON EAST LINE OF SAID ADAMS TRACT;

THENCE N 30°37'17" W ALONG THE WEST LINE OF SAID LITTLE TRACT AND THE COMMON EAST LINE OF SAID ADAMS TRACT A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LITTLE TRACT AND AN INTERIOR ELL CORNER OF SAID ADAMS TRACT;

THENCE N 58°04'19" E ALONG THE NORTH LINE OF SAID LITTLE TRACT AND THE COMMON SOUTH LINE OF SAID ADAMS TRACT A DISTANCE OF 1718.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.892 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DENNIS LITTLE DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ARROWHEAD MEADOWS, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. DENNIS LITTLE DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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 ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ingress AND egress TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2019.

BY _____

DENNIS LITTLE

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 DENNIS LITTLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2019.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

"PRELIMINARY: THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR SHOWN OR REFERRED TO AS
A FINAL SURVEY DOCUMENT."

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY
TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2019.

ATTEST

TODD LITTLE
COUNTY JUDGE

CRYSTAL VALDEZ
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS.

THE SUBJECT PROPERTY LIES WITHIN ZONE "I", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48130C0225F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

LEGEND

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
IRF = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U/E = UTILITY EASEMENT
B.L. = BUILDING LINE

FINAL PLAT - CITY OF WAXAHACHE
SIMPLIFIED PLAT - COUNTY OF ELLIS

ARROWHEAD MEADOWS

11.892 ACRES

BLAND IN THE
W. HARMONING SURVEY,
ABSTRACT NO. 536
ETJ, CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS
FP-19-0081

OWNER:
DENNIS LITTLE
145 DE HALL WAY
WAXAHACHE, TX 75167
214-808-4392

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 752
WAXAHACHE, TEXAS 75160
409-518-0230
T81915 F804 NO 10104350

JOB NO 1352

JUNE 2019

PAGE 1 OF 1

109 South Jackson Street
Waxahachie, TX 75165
Main Phone:
972-825-5200



Department Website:
www.co.ellis.tx.us/dod
Department Email:
dod@co.ellis.tx.us

WATER UTILITY PROVIDER S ENDORSEMENT

Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers 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 plat application packet. If this letter is not submitted, it will be considered an incomplete application.

PROPERTY INFORMATION

Site Address/General Location: 294 Arrowhead Road City/State: Waxahachie, Tx ZIP: 75167
Legal Description: 11.82 AC situated in the W Harmoning Survey Abs # 536
Proposed Use of plat or development: Residential Acres: 11.82 Lots: 2

APPLICANT/OWNER INFORMATION

Applicant/Agent Name: Dennis Little Company Name: _____
Mailing Address: 145 Denali Way City/State: Waxahachie, Tx ZIP: 75167
Main Phone: 214-906-4992 Email: denniscittle@gmail.com

TO BE COMPLETED BY THE WATER UTILITY PROVIDER

	YES	NO
1. I have reviewed a copy of the proposed plat/development.	<input checked="" type="radio"/>	<input type="radio"/>
2. The proposed plat/development falls within our CCN area.	<input checked="" type="radio"/>	<input type="radio"/>
3. Our water system can provide water flow and pressure for domestic service, per the latest adopted TCEQ regulations and requirements.	<input checked="" type="radio"/>	<input type="radio"/>
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and ISO guidelines.	<input checked="" type="radio"/>	<input type="radio"/>
5. The waterline size service the proposed plat/development is currently listed as <u>12</u> inches and located along <u>Through the Middle of Property</u> Rd/Dr/Ln/St/Blvd, etc.	<input type="radio"/>	<input type="radio"/>
6. Are there plans to upsize or increase the existing water line mention in Question No. 5?	<input type="radio"/>	<input checked="" type="radio"/>

Wayne Pratt
Print Name of General Manager of Water Provider or Designee

[Signature]
Signature of General Manager of Water Provider or Designee

BUENA VISTA-BETHEL
SPECIAL UTILITY DISTRICT
Name of Water Provider Company

7-11-19
Date

CONTACT INFORMATION

Buena Vista-Bethel SUD 972-937-1212
Carroll Water Company 972-617-0817
Files Valley 254-689-2331
Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765
Nash Forrester WSC 972-483-3039
Rockett SUD 972-617-3524
Sardis Lone Elm WSC 972-775-8566
South Ellis County WSC 972-483-6885
South Garrett Water 972-875-5893

(9)

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0082



MEETING DATE(S)

Planning & Zoning Commission: July 23, 2019

City Council: August 5, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held July 23, 2019, the Commission voted 6-0 to recommend approval of plat no. RP-19-0082, subject to staff comments.

CAPTION

Consider request by Logan Garrett for a Replat of Lot 1, Block A, Hidden Falls Addition, to create Lots 1A, 1B, and 1C, Block A, Hidden Falls Addition, 6.023 acres (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: LOGAN GARRETT (RP-19-0082)

CASE INFORMATION

Applicant: Logan Garrett

Property Owner(s): Logan Garrett

Site Acreage: 6.023 acres

Number of Lots: 3 lots

Number of Dwelling Units: 0 units

Park Land Dedication: ETJ (N/A)

Adequate Public Facilities: A water letter was provided to us from Rockett SUD stating that adequate service could be provided to this property. Adequate fire flow is available for this property.

SUBJECT PROPERTY

General Location: East of 537 Youngblood Road

Parcel ID Number(s): 180909

Current Zoning: N/A (ETJ)

Existing Use: The site is currently undeveloped.

Platting History: This property was both preliminary and final platted in the spring of 2019 under case numbers PP-19-0020 and FP-19-0021 Hidden Falls Addition.

Site Aerial:**STAFF CONCERNS**

Staff has several concerns with this plat, most of which are clerical in nature.

1. A drainage study needs to be conducted for the site to ensure that the existing culverts are able to handle runoff.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted an updated plat to staff that addressed the minor clerical concerns that staff had. However, a drainage study will need to be conducted for the property before the plat can be filed.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. A drainage study needs to be conducted before the plat can be filed.

ATTACHED EXHIBITS

1. Plat drawing
2. Water letter

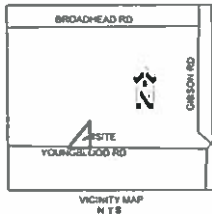
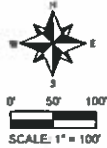
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

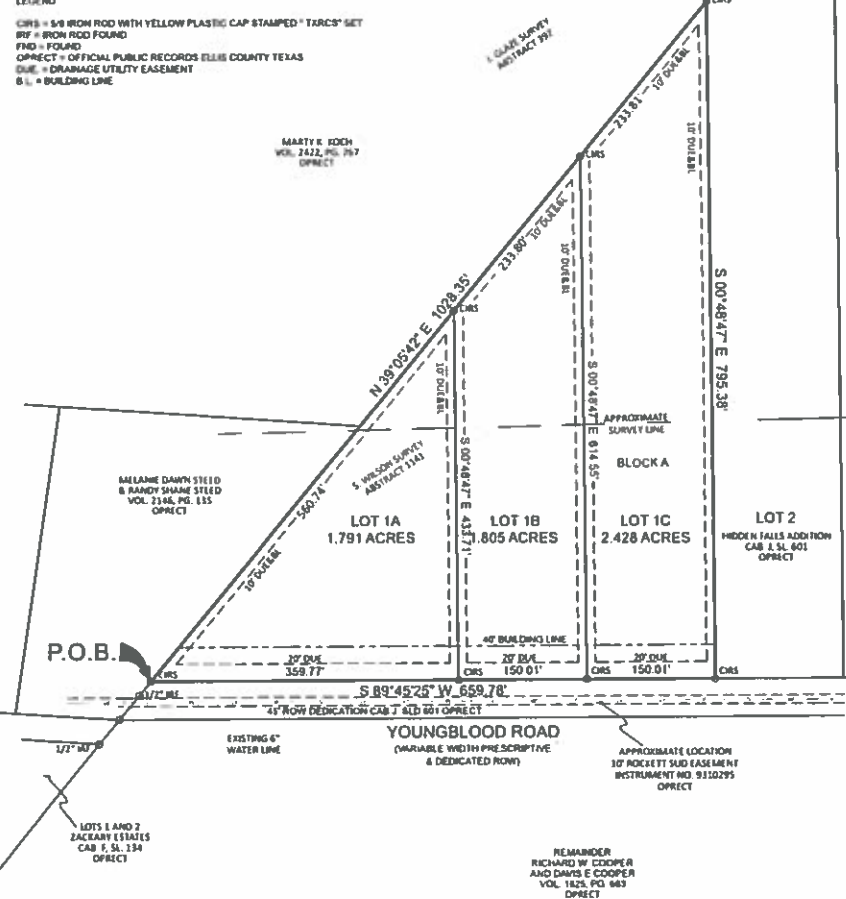


NOTES
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4282, NAD 83 PER GPS OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "2" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE 1116 FLOOD INSURANCE RATE MAP NO. 48190200P, DATED JUNE 3, 2015 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ALL LOTS SHALL BE SERVED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

LEGEND
CRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
IRF = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
DUE = DRAINAGE UTILITY EASEMENT
B.L. = BUILDING LINE



STATE OF TEXAS
COUNTY OF ELLIS

OWNER'S CERTIFICATE

WHEREAS, LOGAN GARRETT IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE 1 GLAZE SURVEY ABSTRACT NO. 397 AND IN THE 8 WILSON SURVEY ABSTRACT NO. 1141 ELLIS COUNTY TEXAS AND BEING ALL OF LOT 1, BLOCK A, HIDDEN FALLS ADDITION, RECORDED IN CABINET 2, SLIDE 401 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO LOGAN GARRETT, RECORDED IN INSTRUMENT NUMBER 1914872, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BE BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MELANIE DAWN STEED AND RANDY SHAHE STEED, RECORDED IN VOLUME 2146, PAGE 135, OPRECT, IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF YOUNGBLOOD ROAD (CAB 2, SLIDE 801, OPRECT)

THENCE N 39°05'42" E, ALONG THE WEST LINE OF SAID LOT 1 AND THE COMMON EAST LINE OF SAID STEED TRACT, PASSING AT A DISTANCE OF 387.19 FEET TO THE NORTHEAST CORNER OF SAID STEED TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTY K. KOCH, RECORDED IN VOLUME 2422, PAGE 787, OPRECT, PASSING AT A DISTANCE OF 1085.84 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID KOCH TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DEED TO KAMAL V. KAGUD, RECORDED IN VOLUME 2018, PAGE 1982, OPRECT, A TOTAL DISTANCE OF 1820.35 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE COMMON NORTHWEST CORNER OF LOT 2, OF SAID HIDDEN FALLS ADDITION.

THENCE S 02°46'47" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE COMMON WEST LINE OF SAID LOT 2, A DISTANCE OF 795.38 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 2, IN THE NORTH ROW LINE OF SAID YOUNGBLOOD ROAD.

THENCE S 89°45'25" W, ALONG THE SOUTH LINE OF SAID LOT 1 AND THE COMMON NORTH ROW LINE OF SAID YOUNGBLOOD ROAD, A DISTANCE OF 659.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.023 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LOGAN GARRETT, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT LOT 1, HIDDEN FALLS ADDITION, LOTS 1A-1C, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. LOGAN GARRETT DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. 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 ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES 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 THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS, MY HAND, THIS _____ DAY OF _____, 2019

BY

LOGAN GARRETT

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 LOGAN GARRETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED:

GIVEN UNDER MY HAND AND SEAL THIS, _____ DAY OF _____, 2019

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

"PRELIMINARY THIS DOCUMENT
SHALL NOT BE RETURNED FOR ANY
PERSON AND SHALL NOT BE USED
OR VIEWED OR REPLIED UPON AS A
FINAL SURVEY DOCUMENT"

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

CITY APPROVAL OF REPLAT

APPROVED BY THE PLANNING
AND ZONING COMMISSION

DATE

APPROVED BY CITY COUNCIL
CITY OF WAXAHACHE

DATE

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, _____ DAY OF _____, 2019

ATTEST

TODD LITTLE
COUNTY JUDGE

KRYSTAL VALDEZ
COUNTY CLERK

RANDY STEINSON
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

KYLE BUTLER
COMMISSIONER PRECINCT 4

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PERFORMING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

REPLAT
HIDDEN FALLS ADDITION
LOTS 1A-1C

BEING A REPLAT OF LOT 1
BLOCK A
6.023 ACRES

RECORDED IN THE
1 GLAZE SURVEY,
ABSTRACT NO. 397

&
8 WILSON SURVEY,
ABSTRACT NO. 1141
ET J OF THE CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS
RP-19-0082

OWNER
LOGAN GARRETT
1007 FERRIS AVE
WAXAHACHE, TX 75105
469 517 8012

SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75108
469 518 0538
TBLP L FIRM NO 10194359



19)

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: Logan Garrett Parcel ID #: 180909
Subdivision Name: Hicklen Falls Lots 1A-1C

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>10"</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kay Phillips
Print Name of General Manager of water provider or Designee

[Signature]
Signature of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

6/24/19
Date

(11)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0085



MEETING DATE(S)

Planning & Zoning Commission: July 23, 2019

City Council: August 5, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held July 23, 2019, the Commission voted 6-0 to recommend approval of case number SU-19-0085 as presented by staff.

CAPTION

Public Hearing on a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)

CASE INFORMATION

Applicant: Erica Ford, Tital Solar Power TX

Property Owner(s): Brian & Brenda S Butler

Site Acreage: 0.252 acres

Current Zoning: Planned Development-43-Single Family-3

Requested Zoning: PD-43-SF-3 with Specific Use Permit

SUBJECT PROPERTY

General Location: 3033 Coventry Lane

Parcel ID Number(s): 228671

Existing Use: Existing Single Family Residence

Development History: The Final Plat for Windchase Addition Phase V was approved by City Council on August 16, 2004.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-43-SF-3	Single Family Residential
East	PD-43-SF-3	Single Family Residential
South	PD-43-SF-3	Single Family Residential
West	C	Rockett Special Utility District

(11)

Future Land Use Plan:

Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Coventry Ln.

Site Image:



PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current site plan submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 07/03/2019.

PROPERTY OWNER NOTIFICATIONS

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

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

(11)

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.

ATTACHED EXHIBITS

1. Site Plan
2. Property Owner Notification Responses
3. Ordinance

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

(12)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-43-SINGLE FAMILY-3 (PD-43-SF-3) ZONING DISTRICT, LOCATED AT 3033 COVENTRY LANE, BEING PROPERTY ID 228671, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 17, BLOCK A IN THE WINDCHASE ADDITION PHASE V, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as PD-43-SF-3; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-19-0085. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

NOW, THEREFORE, this property is rezoned from PD-43-SF-3 to PD-43-SF-3, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 17, Block A of the Windchase Addition Phase V, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

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

PASSED, APPROVED AND ADOPTED on this 5th day of August, 2019.

(12)

MAYOR

ATTEST:

City Secretary



Exhibit A - Location Exhibit

TAG	DESCRIPTION
	ROOF ACCESS POINT: ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS
	PV SOLAR MODULES
	PROPERTY LINES
	Fence Line
	Back Wall
	Proposed PV Conduit Run Above Roof
	Proposed PV Conduit Run Through Attic (if Used)
	Proposed PV Conduit Run Through Trench (if Used)
PV-1	(1) (21) Mission_Solar_Energy MSE310SQ3T
OP-1	(1) (21) SolarEdge P320 (HD) Optimizers
JB	(1) Junction Box
INV-1	(1) SolarEdge_Technologies SE600CH-US (240V)
AC-1	(1) 80A AC Disconnect #1 (VLLD)
MSP1	(E) 200A MSP w/(E) 200A Main Breaker
OM-1	(E) ONCOR Meter

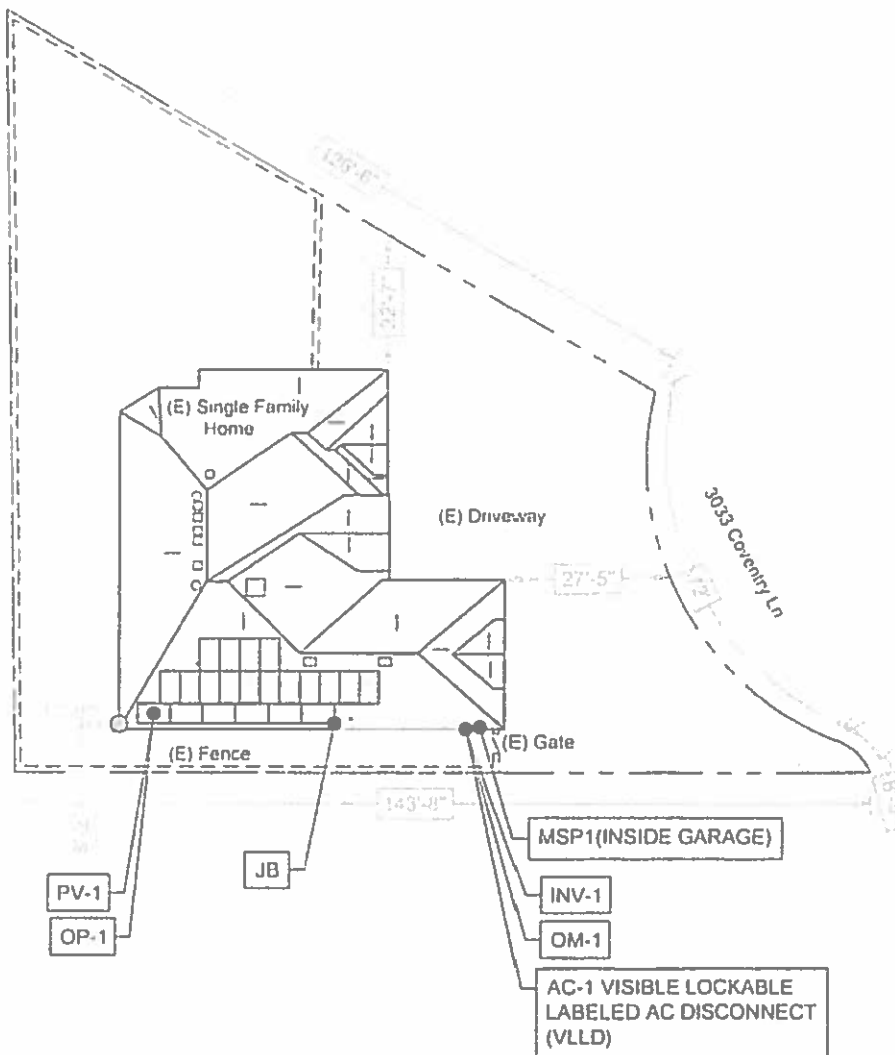
4Change Energy

NOTES The visible, lockable, labeled AC disconnect is located within 10 ft of Oncor Meter

(1) SolarEdge_Technologies SE600CH-US (240V)
(21) SolarEdge P320 (HD) OPTIMIZERS
(21) Mission_Solar_Energy MSE310SQ3T

NOTE AC DISCONNECT LOCATED ON ACCESSIBLE EXTERIOR WALL WITHIN 10 FEET OF ONCOR METER

Address 3033 Coventry Ln
City Zip Waxahatche, TX 75165
ESID # 10443720007657656
Meter number 105 652 627



TSP25298

CUSTOMER INFORMATION

Butler, Brenda & Brian
3033 Coventry Ln
Waxahatche, TX 75165
(440) 477-6256
APN #228671

SYSTEM OVERVIEW

6.51 kW DC System (STC)
6.0 kW AC System
(21) Mission_Solar_Energy MSE310SQ3T
(21) SolarEdge P320 (HD) Optimizers
SolarEdge_Technologies SE600CH-US (240V)

CONTRACTOR INFORMATION

Titan Solar Power
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290

CR11 #284331



2244 S. Baseline Rd. #200
Mesa, Arizona 85210
520.830.9290

DESCRIPTION	DATE
Initial Draft of Plans	6/17/19

DATE: 6/17/19	PLOT PLAN
DRAFTER: HD/	PV-1



Plot Plan
Scale: 1" = 20'

Exhibit B - Site Layout Plan

(12)

CASE SU-19-0085

Request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 1 Support
- 0 Oppose

SUPPORT

1. Robert Williams, 702 Adams Street, Waxahachie, TX 75165

OPPOSE

(12)

RECEIVED
7/10/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SU-19-0085**



WILLIAMS ROBERT R
702 ADAMS ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 23, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 5, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)

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: planningandzoning@waxahachie.com for additional information on this request.

Case Number: **SU-19-0085**
City Reference: 240085

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, July 17, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

Comments: _____



Signature

ROBERT WILLIAMS

Printed Name and Title

7/7/19

Date

702 ADAMS ST 75165

Address

(17)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0084



MEETING DATE(S)

Planning & Zoning Commission: July 23, 2019

City Council: August 5, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held July 23, 2019, the Commission voted 6-0 to recommend approval of case number SU-19-0084, subject to staff comments.

CAPTION

Public Hearing on a request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for **Outdoor Display** use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084)

CASE INFORMATION

Applicant: Gaye Mitschke, Furniture by Sleep Quarters

Property Owner(s): Steven F and Richard A Chapman

Site Acreage: 2.152 acres

Current Zoning: Planned Development-24-General Retail

Requested Zoning: PD-24-GR with Specific Use Permit

SUBJECT PROPERTY

General Location: 500 N Highway 77

Parcel ID Number(s): 180847, 247596, 247595

Existing Use: Existing Furniture by Sleep Quarters

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-24-GR	Undeveloped Land
East	SF-2	Chapman Place Subdivision
South	PD-24-GR	Existing Car Wash and Detail Center; (Recently Approved 7-Eleven)
West	PD-24-GR	General Retail Development

(17)

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 is accessible via N. Highway 77.

Site Image:



PLANNING ANALYSIS

Furniture by Sleep Quarters is proposing an outdoor furniture display within the Planned Development-General Retail zoning district at the existing site. The proposed outdoor display will allow customers to envision how the furniture will look in an outside setting before purchasing the furniture item(s). The applicant also intends to update the façade of the existing structure to stucco to help make the site more aesthetically pleasing.

Once the sale is completed, the applicant/buyer *Furniture by Sleep Quarters*, intends to install an 8 ft. masonry fence along the rear of the property.

REQUESTED APPEALS

- **Landscaping:**

Per the landscape plan, the applicant is not meeting the City of Waxahachie landscape requirements for the following information.

	Applicant Providing	City of Waxahachie Req.	Meets
Interior Landscape Areas (18,000x50%)	5,414 sf	9,000 sf	No

1 understory tree per 250 sf	15 trees	21 trees	No
1 shrub per 40 sf	97 shrubs	135 shrubs	No
Ground Color Cover 15% of req. area	810 sf	812 sf	No

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 07/03/2019.

PROPERTY OWNER NOTIFICATIONS

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

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. If approved, the outdoor display shall only be used for product presentation. Outside storage will be prohibited.
 2. An 8 ft. masonry screening wall shall be constructed along the rear of the property.

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan
3. Elevation/Façade Plan
4. Property Owner Notification Responses
5. Ordinance

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

(13)

CASE SU-19-0084

Request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for **Outdoor Display** use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 0 Support
- 1 Oppose

SUPPORT

OPPOSE

1. Joyce Niederhaus, 1610 Alexander Drive, Waxahachie, TX 75165

(13)

RECEIVED
7/19/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0084

NIEDERHAUS DONALD L & JOYCE R
1610 ALEXANDER DR,
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 23, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 5, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for Outdoor Display use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084)

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: planningandzoning@waxahachie.com for additional information on this request.

Case Number: SU-19-0084
City Reference: 172723

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, July 17, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments:

Do not want furniture or stuff
out front of business.

Only trees, bushes, flowers etc.

Signature

Joyce Niederhaus

Printed Name and Title

Date

Monday July 15, 2019

Address

1610 Alexander Dr

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN OUTDOOR DISPLAY USE WITHIN A PLANNED DEVELOPMENT-24-GENERAL RETAIL (PD-24-GR) ZONING DISTRICT, LOCATED AT 500 N HIGHWAY 77, BEING PROPERTY ID 180847, 247596, AND 247595, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING ABSTRACT 148 WM BASKINS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as PD-24-GR; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-19-0084. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

NOW, THEREFORE, this property is rezoned from PD-24-GR to PD-24-GR, with an SUP in order to permit an Outdoor Display use on the following property: Abstract 148 WM Baskins, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, Landscape Plan shown in Exhibit C, and the Elevation/Façade Plan as shown in Exhibit D.

SPECIFIC USE PERMIT

Purpose and Intent

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

(14)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN OUTDOOR DISPLAY USE IN THE PLANNED DEVELOPMENT-24-GENERAL RETAIL (PD-24-GR) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number SU-19-0084.
2. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
3. The outdoor display shall only be used for product presentation. Outside storage for the property is prohibited.
4. An 8ft. masonry screening wall shall be constructed along the rear of the property.
5. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B-Site Layout Plan, Exhibit C-Landscape Plan, and Exhibit D – Elevations/Façade Plan.
6. Signage shall comply with the City of Waxahachie Zoning Ordinance.

Compliance

All development must conform to the approved site plan and all exhibits incorporated as exhibits to this ordinance, as well as those incorporated herein by reference.

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

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

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

PASSED, APPROVED AND ADOPTED on this 5th day of August, 2019.

(14)

MAYOR

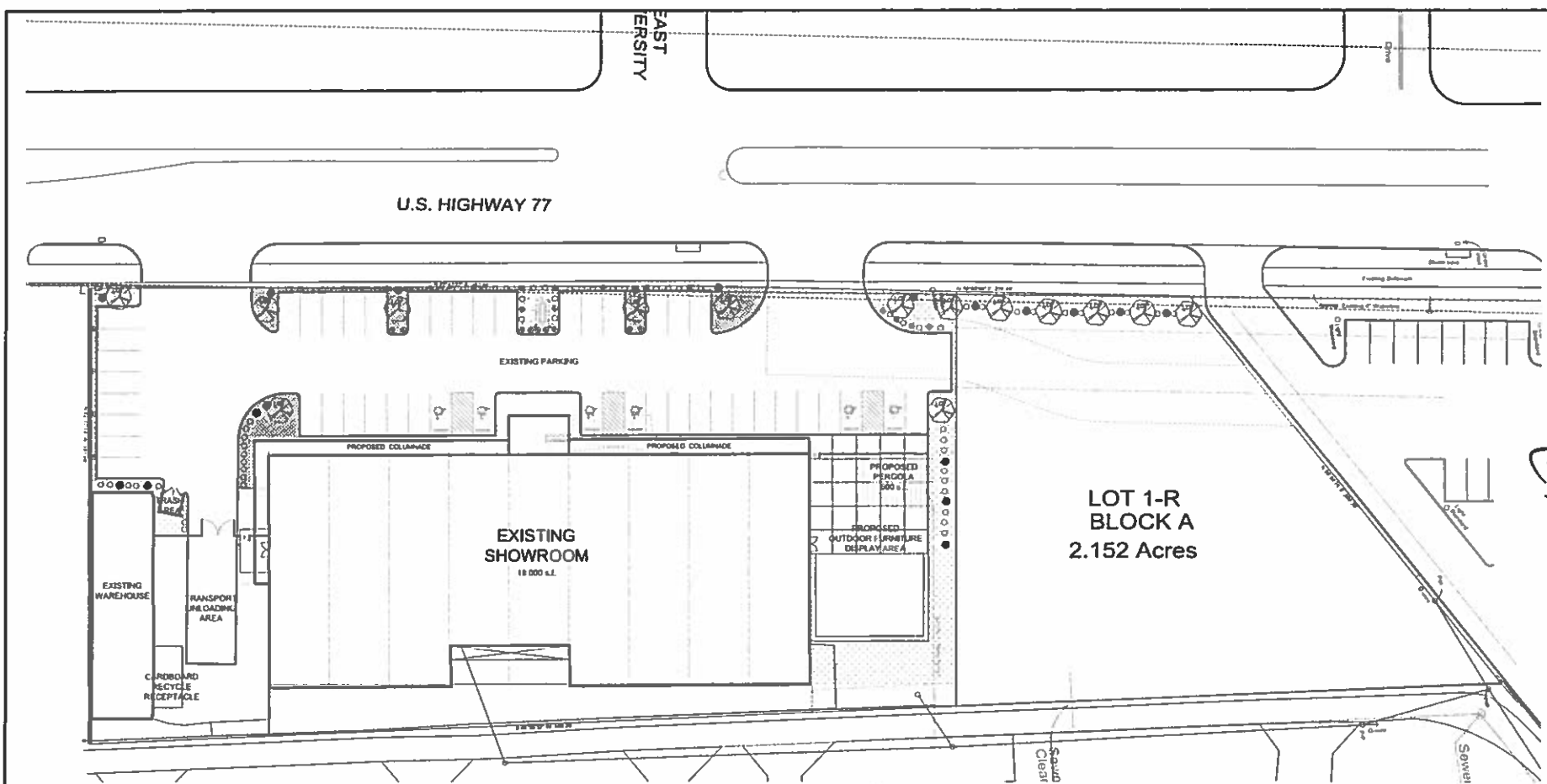
ATTEST:

City Secretary



Exhibit A - Location Exhibit

 SU-19-0084



**LOT 1-R
BLOCK A
2.152 Acres**

1 LANDSCAPE PLAN
1"=20'-0"

LANDSCAPING REQUIRED:

FLOOR AREA: 18,000 SF
PLANTING REQUIREMENTS INTERIOR LANDSCAPE AREAS (18,000 x 50%):
1 CANOPY TREE PER 500 SF;
1 UNDERSTORY TREE PER 250 SF;
1 SHRUB PER 40 SF;
GROUND COVER: 5% OF REQUIRED AREA;
SEASONAL COLOR: 2% OF REQUIRED AREA;

PARKING LOT LANDSCAPING:
15 SF LANDSCAPING/ PARKING SPACE (18'x13' x 18'x14 SF)
2 - 4" CALIPER TREE/ EA 500 SF. OF REQ. LANDSCAPING
10 - SHRUBS/ EA 500 SF. OF REQ. LANDSCAPING

STREET TREES
1 - 4" CALIPER AT 40' ON CENTER x 450/ 40' x 11

REQUIRED
9,000 SF
11 TREES
21 TREES
155 SHRUBS
80 SF
100 SF

1,044 SF
2 TREES
20 SHRUBS

11 TREES 12 TREES

PROVIDED
5,848 SF
10 TREES
5 TREES
91 SHRUBS
1510 SF
120 SF

3,548 SF
7 TREES
16 SHRUBS

LANDSCAPE TO BE PROVIDED				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS	QUANTITY
	Live Oak	Quercus virginiana	7' CAL PER BRONZE LEAF	5
	Orange Thicket	Lambertia nolina	5' CAL PER 1' DIA	5
	Texas Sage	Leucophyllum frutescens	2' CAL PER 1' DIA	5
	Texas Lantana	Lantana texensis	2' CAL PER 1' DIA	5
	Shrub	Chorizanthe laetifolia	4' CAL PER 1' DIA	5
	Ground cover	Veronica		500

Exhibit C - Landscape Plan

OWNER:	SU-19-0084
Steven F. Chapman & Richard A. Chapman	500 N HIGHWAY 77
1602 Alexander Drive	2.152 ACRES
Waxahachie, Texas 75165	LOT 1-R BLOCK A
	Chapman Place Business Addition
	WAXAHACHIE, ELLIS COUNTY

DESIGNER SHALL VERIFY ALL
CONSTRUCTION AND PROVISIONS
AT THE JOB SITE AND NOTIFY
THE ARCHITECT OF ANY
CONFLICTS OR DISCREPANCIES
BEFORE PROCEEDING WITH WORK.
DO NOT SCALE DRAWINGS.

A MASTER PLAN FOR:
FURNITURE BY SLEEP QUARTERS
500 Dallas Hwy, Waxahachie, TX 75165



hugobon santiago
landscape architect
300 South Highway 77, Suite 100, Waxahachie, Texas 75165 • phone: 940.939.7800
cell: 940.939.7800 fax: 940.939.7800

JOB NUMBER
F000400116

SHEET NUMBER
L1

DATE OF ORIGINAL ISSUE
05/25/16

	WEST ELEVATION		NORTH ELEVATION		SOUTH ELEVATION	
	SF	%	SF	%	SF	%
WOOD STRUCTURE	102 sqft	1.9	117 sqft.	4.4	0 sqft	0
3 PART CEMENT STUCCO (COLOR A)	2,327 sqft	44.2	1,187 sqft.	45.1	1,080 sqft.	46.5
3 PART CEMENT STUCCO (COLOR B)	1,337 sqft.	25.4	622 sqft.	23.7	622 sqft.	26.8
CULTURED STONE	1,093 sqft.	20.8	523 sqft.	19.9	439 sqft.	18.9
EIFS TRIM	403 sqft.	7.7	182 sqft.	6.9	182 sqft.	7.8
TOTAL	5,262 sqft	100	2,631 sqft.	100	2,323 sqft	100



FURNITURE by SLEEP QUARTERS
 500 DALLAS HWY
 WAXAHACHIE TEXAS

h u g o m o n s a n t o
 a r c h i t e c t

233 south regers street #102 • waxahachie texas 75165 • mon@hombonsanto.com • 972 838 2500

OWNER	SU-19-0084
Steven F. Chapman & Richard A. Chapman	500 N HIGHWAY 77
1602 Alexander Drive	2.152 ACRES
Waxahachie, Texas 75165	LOT 1-R BLOCK A
	Chapman Place Business Addition
	WAXAHACHIE, ELLIS COUNTY

Exhibit D - Elevation/Facade Plan

(15414)



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Tommy Ludwig, Assistant City Manager 

Date: July 31, 2019

Re: PD-19-0022 Palladium Waxahachie Senior Living

On July 29, 2019, the applicant requested to continue case no. PD-19-0022 to the August 19, 2019 City Council meeting agenda.



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Assistant City Manager
Thru: Michael Scott, City Manager *for Tommy Ludwig*
Date: August 2, 2019
Re: Emergency Ratification – City Hall Air Handling Units

On Monday August 5, 2019 an emergency ratification associated with the replacement of three (3) air handling units at the Waxahachie City Hall facility will appear before City Council for consideration in the amount of \$25,664.80. On Tuesday July 30, 2019, air handling unit number(s) 4, 5, and 6 failed. As a result the Finance Department, the Building and Community Services Department, the City's Server Room, and the Break Room were without air conditioning. All three units are approximately 20 years old, have reached their end of useful life, and are cost prohibitive to repair. Accordingly staff authorized the replacement of three (3) air handling units on July 31, 2019.

However as there are insufficient funds to pay for the air handling unit replacements in the Facilities FY18-19 Budget, staff is requesting an emergency ratification by the City Council to increase the Facilities Department's budget (line item 100-145-54310). An emergency ratification is required when staff authorizes the approval of work prior to funding approval by City Council, and is only used when absolutely necessary. Please note staff has initiated a plan for the replacement of the existing air handling units at City Hall. In the FY19-20 Recommended Budget, there is \$30,000 included for the replacement of additional air handling units. Staff's intention is to replace all existing air handling units over the next three fiscal years.

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

Tommy Ludwig