

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, August 13, 2019 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

1. Call to Order
2. Invocation
3. ***Consent Agenda***

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of July 23, 2019
 - b. Minutes of the Planning and Zoning Commission briefing of July 23, 2019
4. ***Consider*** request by William Jilbert for a **Preliminary Plat** of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (PP-19-0092)
5. ***Consider*** request by William Jilbert for a **Final Plat** of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (FP-19-0093)
6. ***Public Hearing*** on a request by Chris Cooper, Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-3 zoning district, located at 636 Oliver Lane (Property ID 230582) – Owner: JAIME MUNOZ (SU-19-0086)
7. ***Consider*** recommendation of Zoning Change No. SU-19-0086
8. ***Public Hearing*** on a request by Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

9. **Consider** recommendation of Zoning Change No. SU-19-0094
10. **Public Hearing** on a request by Tracy Leonard, Razor Signs, for a Specific Use Permit (SUP) for **Electronic Message Center** use within a General Retail zoning district, located at 2471 Brown Street (Property ID 230757) – Owner: COLLEGE STREET CHURCH OF CHRIST (SU-19-0087)
11. **Consider** recommendation of Zoning Change No. SU-19-0087
12. **Public Hearing** on a request by Megan Silva, PE, Wantman Group, Inc., for a Specific Use Permit (SUP) for **Outdoor Storage** use within a Light Industrial-1 zoning district, located at 103 E. Sterrett (Property ID 209624) – Owner: MAGNABLEND INC. (SU-19-0091)
13. **Consider** recommendation of Zoning Change No. SU-19-0091
14. **Public Hearing** on a request by Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)
15. **Consider** recommendation of Zoning Change No. ZC-19-0089
16. **Consider** request by Mark Thedford, Akamai Designs, for a **Preliminary Plat** of Fountain Court Addition for 5 lots, being a 1.74 acre addition in the JB & A Adams Survey, Abstract 5 (Property ID 221873) – Owner: AKAMAI DESIGNS INC (PP-19-0090)
17. **Public Comments:** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
18. Adjourn

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

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

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

(301)

Planning and Zoning Commission
July 23, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 23, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Consent Agenda**

- a. **Minutes of the regular Planning & Zoning Commission meeting of July 9, 2019**
- b. **Minutes of the Planning and Zoning Commission briefing of July 9, 2019**

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

4. **Continue Public Hearing on a request by Joy Ranton, Daniel's Den, for a Zoning Change from a Planned Development-28-General Retail zoning district to Planned Development-General Retail, with Concept Plan, to allow a Household Care Facility located at 512 N College Street (Property ID 170716) - Owner: ALFRED A & RHONNIE D TOMPKINS (PD-19-0066)**

Chairman Keeler announced the applicant withdrew their case and therefore no action to be taken.

5. **Consider recommendation of Zoning Change No. PD-19-0066**

Action:

None

(7a)

Planning and Zoning Commission

July 23, 2019

Page 2

6. **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)**

Chairman Keeler announced the applicant withdrew their case and therefore no action to be taken.

7. **Consider recommendation of Zoning Change No. SU-19-0071**

Action:

None

8. **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)**

Senior Planner Colby Collins reported the applicant is proposing a preliminary plat to divide one lot into two lots. He stated staff received a letter from Buena Vista-Bethel SUD depicting adequate services and adequate fire flow is available. Staff recommended approval.

Action:

Mr. Jim Phillips moved to approve a 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). Mr. David Hudgins seconded, All Ayes.

9. **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)**

Mr. Collins reported the Final Plat is a companion case to the above Preliminary Plat (PP-19-0080) and recommended approval.

Action:

Mr. Jim Phillips moved to approve a 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). Mr. David Hudgins seconded, All Ayes.

10. **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)**

Mr. Collins reported the applicant is proposing to replat one lot into three for residential use. He stated staff received a letter from Rockett SUD depicting adequate services and adequate fire flow is available. Staff recommended to approve subject to the drainage study needs to be conducted, the case number and signature block need to be added to the plat, and the clerical issues need to be addressed.

Action:

Mrs. Bonney Ramsey moved to approve 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) subject to staff comments. Mr. Erik Test seconded, All Ayes.

- 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)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is proposing solar panels and according to the current site plan submitted by the applicant, there will be no solar panel systems facing the public right-of-way. Staff recommended approval. Mr. Collins reported staff received one letter of support.

There being no others to speak for or against SU-19-0085, Chairman Keeler closed the Public Hearing.

- 12. Consider recommendation of Zoning Change No. SU-19-0085**

Action:

Mr. David Hudgins moved to approve 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) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

- 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)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is proposing an outdoor display to allow customers to envision how the furniture will look in an outside setting. He showed a rendering of the existing structure noting the applicant intends to update the facade of the existing structure to stucco to make the site more aesthetically pleasing. As part of the upgrade, the stand alone ice machine will be removed. Staff recommended approval subject to no stacking of furniture at outdoor storage area.

(3a)

Mr. Steve Mitschke, applicant, 500 N. Highway 77, Waxahachie, stated the presentation of the rendering is what will be built. The new look of the store will represent the quality of furniture they have inside the store.

Mr. Steve Chapman, 1602 Alexander Drive, Waxahachie, noted he and his brother own the property and the applicant has leased it for 30 years. He stated the applicant has the opportunity to purchase the property.

Mrs. Don Nelson, 1611 Alexander Drive, Waxahachie, expressed concern with the fence between her home and the store. Mr. Chapman stated the new fence will be an eight foot brick fence.

Planning Director Shon Brooks stated the Ordinance will reflect an eight foot brick fence.

There being no others to speak for or against SU-19-0084, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. SU-19-0084

Action:

Vice Chairman Melissa Ballard moved to approve 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) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

15. Public Comments

None

16. Adjourn

The Commissioners thanked Planning Director Shon Brooks for the recent tour and helping them to understand what is happening in the metroplex.

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(3b)

Planning and Zoning Commission
July 23, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 23, 2019 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins reviewed the following cases:

- PD-19-0066, applicant withdrew their case.
- SU-19-0071, applicant withdrew their case.
- PP-19-0080, applicant proposing Preliminary Plat dividing one lot into two lots. Staff received letter noting adequate water facilities were available. Staff recommended approval.
- FP-19-0081, Final Plat to PP-19-0080. Staff recommended approval upon approval of PP-19-0080.
- RP-19-0082, applicant proposing to divide one lot into three lots. Staff received letter noting adequate water facilities were available. Staff recommended approval subject to a drainage study needs to be conducted, case number and signature block need to be added to the plat, and clerical issues need to be addressed.
- SU-19-0085, applicant proposes a roof top solar panel system. Staff recommended approval noting staff received one letter of support and no opposition.
- SU-19-0084, applicant proposes an outdoor display at the location of Furniture by Sleep Quarters. Applicant proposes to upgrade the location by removing the ice machine, updating the existing structure to stucco, paint, and adding landscape to make the site more aesthetically pleasing. Staff recommended approval per product presentation. Staff received one letter of opposition of the outdoor storage.

3. Adjourn

(3b)

Planning and Zoning Commission

July 23, 2019

Page 2

There being no further business, the meeting adjourned at 6:40 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(4)

Planning & Zoning Department Plat Staff Report

Case: PP-19-0092



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Consider request by William Jilbert for a Preliminary Plat of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (PP-19-0092)

CASE INFORMATION

Applicant: William R. Jilbert

Property Owner(s): William R. and Virginia L. Jilbert

Site Acreage: 10.011 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: ETJ (N/A)

Adequate Public Facilities: A water letter was provided to staff 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: 1410 Broadhead

Parcel ID Number(s): 201198

Current Zoning: N/A (ETJ)

Existing Use: Undeveloped.

Platting History: 89 E R BALCH Survey

Site Aerial:**STAFF CONCERNS**

At the time of this report (7/30/19), the applicant has addressed all staff concerns.

APPLICANT RESPONSE TO CONCERNS

On 7/30/19, the applicant provided staff with an updated plat drawing 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

Identify the exhibits that will be included as agenda backup material.

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.

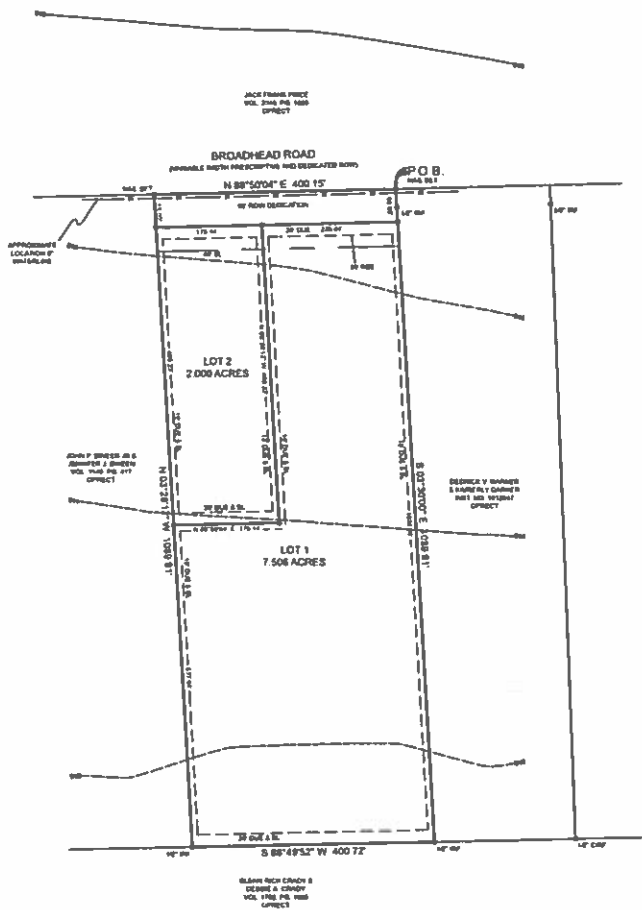
STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

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



**VICINITY MAP
NOT TO SCALE**



STATE OF TEXAS COMMISSIONER OF PUBLIC SAFETY
COUNTY OF DALLAS

WHEREAS WILLIAM J. JEFFY and VIRGINIA J. JEFFY ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATE IN THE 6. SALIN SURVEY ABSTRACT NO. 10 IN THE CITY OF SPRINGDALE, ELLIS COUNTY, TEXAS, AND BEING ALL OF SAID TRACT OF LAND DESCRIBED IN ORDER TO RELEASE R. JEFFY and WIFE, VIRGINIA J. JEFFY, RECORD IN INSTRUMENT NO. 109868 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (COPY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ONE (1) Acre, SET FOR THE NORTH-EAST CORNER OF SAID ALBERT TRACT AND THE CORNER NORTH-WEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSEPH V. GARDNER AND WIFE, HERETOFOR EMBODIED WITHIN THE VESTED ESTATE IN THE SOUTH (1/4) OF SAID TRACT OF LAND DESCRIBED IN SAID TO JACK HARRIS TRACT, RECORDED IN VOLUME 1046 PAGE 1046, OF SAID COUNTY AND IN THE APPROPRIATE EDITIONS OF GROUND-BLANK BOOKS IN WHOLE VOLUME AND OF CERTAIN MAPS OF SAID

FRIENDS OF BROWN'S, ALONG THE EAST LINE OF SAID ALBERT TRACT AND THE COMMON WEST LINE OF SAID BROWNE TRACT MEASURE A 64' DEED ROAD WITH CAP STRIPPED THIRTY SET FOR VERTICAL DISTANCE OF 30.9 FEET IN A 100' DEED DISTANCE OF 1000.0 FEET TO A 14" OAK SIGN THE SOUTHWEST CORNER OF SAID ALBERT TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BROWNE TRACT AND IN THE NORTH LINE OF SAID TRACT A LINE DESCRIBED IN DEED TO A FIVE LINE CHAIN AND NINE BEARS & CHAIN RECORDED IN VOLUME 1 PEE PAGE 1906.

THENCE S 89° 04' 14" W ALONG THE SOUTH LINE OF SAID JERRY TRACT AND THE COMMON NORTH LINE OF SAID JERRY TRACT A DISTANCE OF 400.71 + 15.10 = 415.81 M OR FOR THE FULL NEAREST CORNER OF SAID JERRY TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN P. DUNN JR AND WIFE JENNIFER J. DUNN, RECORDED IN PLAT 10, VOL. 308, P. 2, EXACT.

THIRTY-SEVEN (37) FEET ALONG THE WEST LINE OF SAID 3RD TRACT AND THE COMMON EAST LINE OF SAID 3RD TRACT (BEING) A 16' BROADBAND WITH CAP STAMPED "TRAC" SET FOR SURVEY AT A DISTANCE OF 100 FEET IN ALL A TOTAL DISTANCE OF 100 FEET TO A 3RD SET FOR THE NORTHWEST CORNER OF SAID 3RD TRACT AND THE COMMON NORTHWEST CORNER OF SAID 3RD TRACT IS THE SOUTH LINE OF SAID 3RD TRACT. SAID 3RD TRACT IS THE APPROXIMATE CENTERLINE OF SAID BROADBAND ROAD.

THENCE N 09° 09' E ALONG THE NORTH LINE OF SAID ADJUT TRACT AND THE COMMON BOUNDARY OF SAID ADJUT TRACT AND ALONG THE APPROXIMATE WEST BOUND OF SAID BROADLAND ABOUT A DISTANCE OF ONE HUNDRED AND FORTY-FOUR (144) FEET TO THE POINT OF BEGINNING AND CONTINUE IN AN ALIAS OF LAND MORE OR LESS.

WE FOLLOW R. ALBERT AND VIKTOR ALBERT HERBERT SCHNEIDER FROM THE
DOLBY OF AN THE OFFICIAL APPROACH FROM BINARY PLAT

Volume & Date	Page
Volume 1, 1941	100

 Signature of Agent

 Date

DATE APPROVED BY PARLIAMENT: 1992

APPROVED FOR PRESENTATION ON THE FIVE PLAT

APPROVED BY THE PLANNING AND ZONING COMMISSION: _____ DATE: _____

introduced by CITY COUNCIL,
CITY OF BIRMINGHAM

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 111–117

THAT I, JEREMY B. SACKMAN, OF LA SALLE COUNTY, ILLINOIS, PREPARED THE
 PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE
 CORNER MONUMENTS SHOWING THEREON AS SET WERE PROPERLY PLACED UNDER
 MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE CITY OF CHICAGO.

THIS DOCUMENT IS UNCLASSIFIED. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REFERRED TO AS A FINAL SURVEY RESULT.

በጥንቃቄ ሲገኝ ይታወቃል።

1000 PINE OAKS LOOP
 WILLOW R. IL 60512
 714 688-1100

[illegible]

PRELIMINARY PLAT

BREEZY MEADOWS

12.911 ACRES
 (Sitting on the)
 E. BALCH SURVEY,
 ABSTRACT NO. 88
 ET AL, CITY OF WAXAHACHIE,
 ELLIS COUNTY, TEXAS



(4)

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: William R. Jilbert Parcel ID #: 201198
Subdivision Name: Breezy Meadows

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. <u>1,000 gpm</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Morgan Massey, Development Coordinator Rockett SUD
Print Name of General Manager of water provider or Designee Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

08-01-19
Date

(5)

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0093



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Consider request by William Jilbert for a Final Plat of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (FP-19-0093)

CASE INFORMATION

Applicant: William R. Jilbert

Property Owner(s): William R. and Virginia L. Jilbert

Site Acreage: 10.011 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: ETJ (N/A)

Adequate Public Facilities: A water letter was provided to staff 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: 1410 Broadhead

Parcel ID Number(s): 201198

Current Zoning: N/A (ETJ)

Existing Use: Undeveloped

Platting History: 89 E R BALCH Survey

(5)

Site Aerial:



STAFF CONCERNS

At the time of this report (7/30/19), the applicant has addressed all staff concerns.

APPLICANT RESPONSE TO CONCERNS

The applicant provided an updated plat drawing to staff on 7/30/19 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

Identify the exhibits that will be included as agenda backup material.

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:

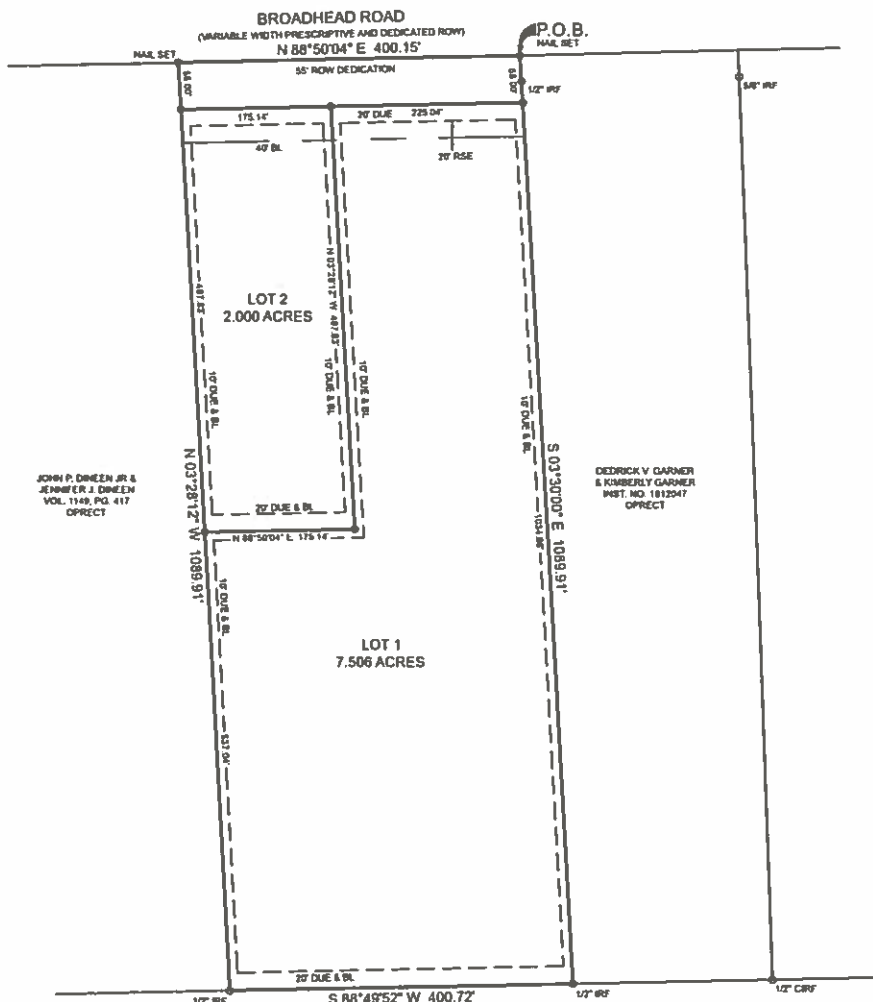
BEARING BASE FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4302, NAD 83, PER GPS OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 97% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48138C0200F, DATED JUNE 1, 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 ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

ALL PROPERTY CORNERS ARE MONUMENTED WITH A 5/8\"/>

JACK FRANK PRICE
VOL. 2048 PG. 1835
OPRECT



CRPS = 5/8\"/>

IRF = IRON ROD FOUND

OPRECT = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

DLUE = DRAINAGE AND UTILITY EASEMENT

BL = BUILDING LINE

RSE = ROCKEY SPECIAL UTILITY DISTRICT EASEMENT

GLENN RICK CRADY &
DEBBIE A. CRADY
VOL. 1702 PG. 1085
OPRECT

DEDRICK V. GARNER
& KIMBERLY GARNER
INST. NO. 1812047
OPRECT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS WILLIAM R. ALBERT AND VIRGINIA L. ALBERT ARE THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE E. BALCH SURVEY, ABSTRACT NO. 89, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM R. ALBERT AND VIRGINIA L. ALBERT, RECORDED IN INSTRUMENT NO. 1801648, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE NORTHEAST CORNER OF SAID ALBERT TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DEDRICK V. GARNER AND WIFE, KIMBERLY GARNER, INSTRUMENT NO. 1812047, OPRECT, IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JACK FRANK PRICE, RECORDED IN VOLUME 2048, PAGE 1835, OPRECT, AND IN THE APPROXIMATE CENTERLINE OF BROADHEAD ROAD (A VARIABLE WIDTH AND DEDICATED RIGHT-OF-WAY);

THENCE S 83°30'00\"/>

THENCE N 86°49'52\"/>

THENCE N 83°28'12\"/>

THENCE N 84°56'04\"/>

WORK THEREOF, KNOW ALL MEN BY THESE PRESENTS,

THAT WILLIAM R. ALBERT AND VIRGINIA L. ALBERT, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BREEZY MEADOWS, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEED TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. WILLIAM R. ALBERT AND VIRGINIA L. ALBERT DO HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FULL SHAPES FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEED LINES, ANY/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, OWN OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS BE UNDER, OR OVER ANY EASEMENTS CAUSED BY NATURE OR FORCE OF NATURE.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR LENDING 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 ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METER, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PRODUCING PE REPARATION 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:

WILLIAM R. ALBERT

VIRGINIA L. ALBERT

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 WILLIAM R. ALBERT, 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

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 VIRGINIA L. ALBERT, 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, JEREMY D. RUCKMAN, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

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

JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707

APPROVED FOR PREPARATION OF THE FINAL PLAT

APPROVED BY THE PLANNING
AND ZONING COMMISSION

DATE

APPROVED BY CITY COUNCIL
CITY OF WAXAHACHIE

DATE

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS

APPROVED THIS, _____ DAY OF _____, 2019.

TODD LITTLE
COUNTY JUDGE

ATTEST

CRYSTAL WALDEZ
COUNTY CLERK

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

ELLIS COUNTY DEPARTMENT
OF DEVELOPMENT DIRECTOR

DATED:

FINAL PLAT - CITY OF WAXAHACHIE
SIMPLIFIED PLAT - ELLIS COUNTY

BREEZY MEADOWS

10.011 ACRES

SITUATED IN THE

E. BALCH SURVEY,
ABSTRACT NO. 89
ETJ, CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS

OWNER:
WILLIAM R. ALBERT &
VIRGINIA L. ALBERT
1903 PANORAMA LOOP
WAXAHACHIE, TX 75165
214.869.6709

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75165
409.818.0338
TBPLS FIRM NO 10194359

CASE NO. FP-18-0083

JOB NO. 1368

JULY 2019

PAGE 1 OF 1



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: William R. Jilbert Parcel ID #: 201198
Subdivision Name: Breezy Meadows

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. <u>1,000 gpm</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Morgan Massey, Development Coordinator Rockett SUD
Print Name of General Manager of water provider or Designee Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

08-01-19
Date

(U)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0086



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Public Hearing on a request by Chris Cooper, Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-3 zoning district, located at 636 Oliver Lane (Property ID 230582) – Owner: JAIME MUNOZ (SU-19-0086)

CASE INFORMATION

Applicant: Chris Cooper, Sunpro Solar

Property Owner(s): Jaime Munoz

Site Acreage: .0147 acres

Current Zoning: Single Family-3

Requested Zoning: SF3 with Specific Use Permit

SUBJECT PROPERTY

General Location: 636 Oliver Lane

Parcel ID Number(s): 230582

Existing Use: Single Family Residence

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Single Family Residential
East	SF-3	Single Family Residential
South	SF-3	Single Family Residential
West	SF-3	Single Family Residential

Future Land Use Plan: Mixed Use Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Oliver 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, 29 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 7/24/19.

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

(10)

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

APPLICANT REQUIREMENTS

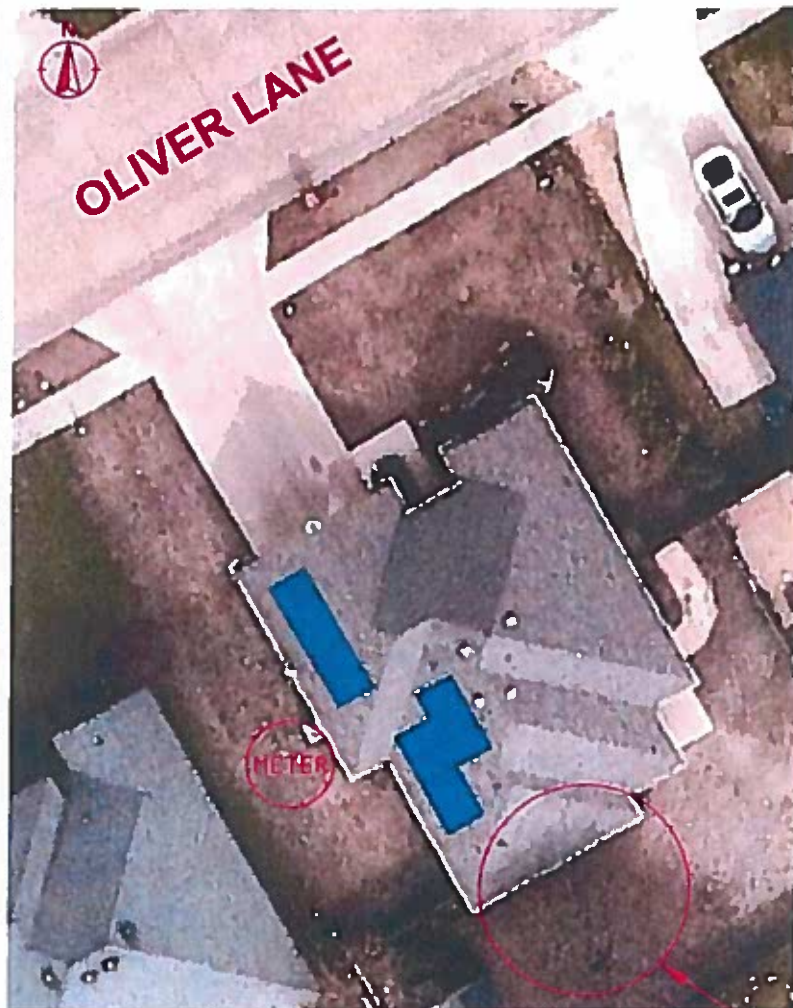
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

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

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

Install Map - Jaime Munoz-



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MODIFICATION BASED ON SITE REVISIONS DUE TO UNFORESEEN OBSTACLES FOR SAFETY. ALL STRUCTURES TO BE APPROVED BY THE HOA/OWNER.



Quantity: 12
Panel: LG 335
Inverter: Enphase iQ7

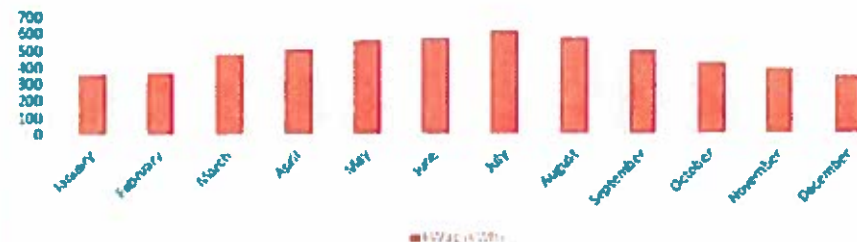
Estimated Energy Savings

Annual Results	5,758 kWh per Year*	
	Low	High
Estimated Solar Energy Production (kWh/yr)	5,458	6,058
Estimated Energypro Efficiency Savings (kWh/yr)	2,000	6,000
Solar + Energypro Estimated Annual Benefit (kWh/yr)	7,458	12,058
Monthly Estimates (kWh/mo)	354	617

*The solar energy production provided here is only an estimate and does not take into account any pre-existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

**Results from the energy efficiency work conducted by Energypro are estimates only and cannot be guaranteed as every home utilizes different construction methods.

Estimated Monthly Production



TREE AFFECTING PRODUCTION...REMOVING/TRIMMING TREE CAN INCREASE PRODUCTION

I, _____, APPROVE THE PROPOSED DESIGN AND ESTIMATED* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

X _____

MARCJONES
CONSTRUCTION
residential-commercial-solar

SUNPRO
SOLAR HOME SPECIALISTS

636 Oliver Lane, Waxahachie, TX 75165

Install:	4.02 kW Solar Panel System
Jurisdiction:	City Of Waxahachie
Utility:	Oncor ESI ID : 10443720007844100
Designer:	D Greenaway
Date:	5.29.19 REV: 1 Sheet: 1 of 1

(8)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0094



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Public Hearing on a request by Jeremiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

CASE INFORMATION

Applicant: Jeremiah Read, Kosmos Solar

Property Owner(s): Gerald Cornwell

Site Acreage: .2292 acres

Current Zoning: Planned Development-Single Family-2

Requested Zoning: PD-SF2 with Specific Use Permit

SUBJECT PROPERTY

General Location: 210 Goodnight Lane

Parcel ID Number(s): 232289

Existing Use: Single Family Residence

Development History: The Final Plat for Garden Valley Ranch Phase I, was approved by City Council on March 7, 2005.

Adjoining Zoning & Uses:

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

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 Goodnight 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, 34 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 7/24/19.

PROPERTY OWNER NOTIFICATIONS

Staff has received one (1) letter of opposition, two (2) letters of support, and one (1) incomplete response 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:

ATTACHED EXHIBITS

1. Site Plan
2. Property Owner Notification Responses

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

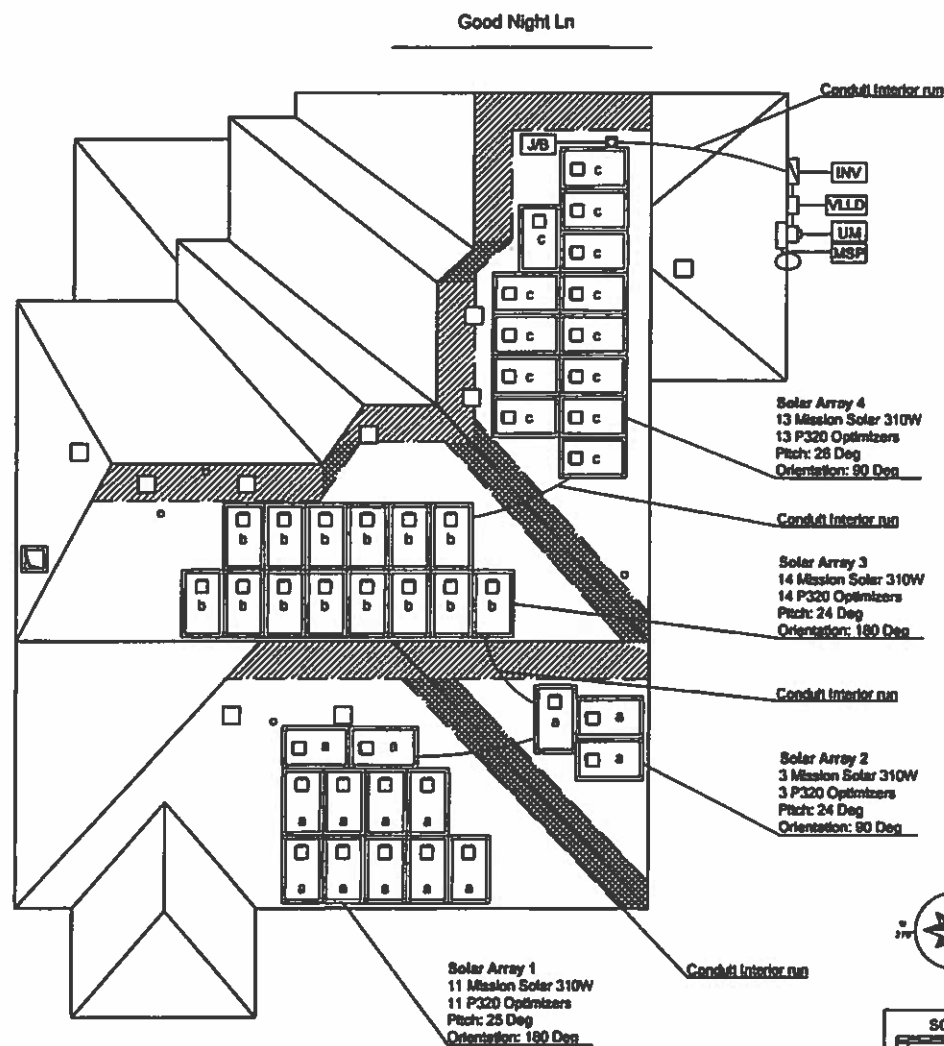
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

PHOTOVOLTAIC ARRAY

- (41) Mission Solar Energy 310W Solar Modules (MSE310SQ8T)
- (1) Solar Edge 10.0 KW Inverter (SE10000H-US)
- (41) Solar Edge P320 Power Optimizers

UNIT INDEX

MSP	(E) 200A Main Service Panel
UM	(E) Utility Meter
INV	(N) Solar Edge 10.0 Kw Inverter
VLLD	(N) 60A Visible Lockable Labeled Fused Disconnect (within 10 feet of the Utility Meter)
J/B	(N) Junction Box
	Power Optimizer
	Solar Module
	EMT Type Conduit (Between PV Equipment)
	FMT Type Conduit (Between PV Arrays)
	36" Setback
	18" Setback



Sheet 1000

ROOF PLAN

Drawn By: Mark A.

CONTRACTOR

For Name & Address

Koemoe Solar

Address:
1320 Post & Paddock Rd.
#500, Grand Prairie,
TX 76050
Phone Number:
(817) 200 8111
support@koemoesolar.com
TECL# 32242

X



Project Name & Address

Gerald Cornwell
210 Good Night Ln
Weslaco, TX 78685

Date: MAY 05, 2019

Scale: AS INDICATED

System: PV SYSTEM

1

(8)

CASE SU-19-0094

Request by Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 2 Support
- 1 Oppose
- 1 Incomplete Response

SUPPORT

1. Gerald E. Cornwell, 210 Goodnight Lane, Waxahachie, TX 75165
2. Melissa Allcock, 214 Goodnight Lane, Waxahachie, TX 75165

OPPOSE

1. Gary Giles, 211 Goodnight Lane, Waxahachie, TX 75165

INCOMPLETE RESPONSE

1. Bernard Ryan, 1426 W Hawkins Street, Kankakee, IL 60901

Case Number: SU-19-0094
City Reference: 232289

(8)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

RECEIVED
8/2/19

Comments: see attached

Gerald E. Cornwell
Signature

8/2/19
Date

Gerald E. Cornwell
Printed Name and Title

210 Goodnight Lane
Address Waxahachie, TX 75165

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

(8)

I will not be able to attend the scheduled meeting. My needs related to the request will be represented and addressed through the attendance of Kosmos Solar. The specific use permit for the installation of a rooftop solar panel system is for my home that I currently reside in and have done so for the last thirteen years.

It is my belief, now is time for all of us to consider making our city as "green" and environmentally friendly as feasibly possible. My concern is the continued use of fossil fuels and nuclear power plants in the generation of electricity and their impact upon the environment. I certainly don't have all of the answers in terms of what the current state of electrical production will be for the future. However, there are some supplemental systems such as wind and solar which currently bring the benefit of minimizing individual consumption. The direct advantage in this is to reduce further strain upon the existing electrical grid at times of peak consumption.

This rooftop solar system is my personal effort towards this goal. As a Marine Corps Vietnam veteran, I am thankful for the freedom which allows me to participate in this decision making process. I am sure that we can agree that our legacy to our children, grandchildren, and future generations should be at the least a healthy planet. I also want to thank the commission members for their willingness to step up and serve our city. Finally, I would ask that my request for this installation of this rooftop solar system be approved.

Sincerely,



Gerald E. Cornwell
210 Goodnight Lane
Waxahachie, TX 75165

Case Number: **SU-19-0094**

City Reference: 232291

RECEIVED
8/1/19

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, August 7, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

Comments: That is a wonderful idea !!!

Melissa Allcock
Signature

7/26/19
Date

Melissa Allcock - Homeowner
Printed Name and Title

214 Goodnight Lane
Address

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

(8)

Wright, Destiny

From: Gary Giles <outlook_289CBE4F220C4AC5@outlook.com>
Sent: Friday, July 26, 2019 4:04 PM
To: Wright, Destiny
Subject: SU-19-0094

[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.

I am opposed. Unsightly.

Gary Giles
211 Goodnight LN
Sent from [Mail](#) for Windows 10



(8)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0094

RYAN BERNARD E JR & NANCY D
1426 W HAWKINS
KANKAOKEE, IL 60901

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

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-19-0094
City Reference: 232301

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, August 7, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☐

OPPOSE

Comments: I DO OWN THIS PROPERTY (204 LONGHORN DR) BUT I LIVE IN ILLINOIS. UNFORTUNATELY, I THINK THIS TECHNOLOGY WILL END UP BEING WIDE SPREAD. SENSIBLE REGULATION IS WHAT I RECOMMEND. THANK YOU!

Bernard E. Ryan, DOX
Signature

BERNARD RYAN
1426 W. HAWKINS ST.
KANKAKEE, IL 60901

Printed Name and Title

July 27, 2019
Date

KANKAKEE, (NOT KANKAOKEE)
Address

WWW.CESA.ORG/ASSETS/2017-FILES/... ALSO WWW.SUNRUN.COM

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

RECENT VISIT TO HONOLULU TO VISIT A SON IN THE NAVY, MANY HOMES HAD ROOFTOP SOLAR SYSTEMS.

(10)

Planning & Zoning Department Zoning Staff Report

Case: SU-19-0087



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Public Hearing on a request by Tracy Leonard, Razor Signs, for a Specific Use Permit (SUP) for **Electronic Message Center** use within a General Retail zoning district, located at 2471 Brown Street (Property ID 230757) – Owner: COLLEGE STREET CHURCH OF CHRIST (SU-19-0087)

CASE INFORMATION

Applicant: Tracy Leonard, Razor Signs

Property Owner(s): College Street Church of Christ

Site Acreage: 16.831 acres

Current Zoning: General Retail

Requested Zoning: GR with Specific Use Permit

SUBJECT PROPERTY

General Location: 2471 Brown Street

Parcel ID Number(s): 230757

Existing Use: Church of Christ

Development History: The Final Plat for Church of Christ was approved by City Council on October 5, 2019.

Adjoining Zoning & Uses:

Directio	Zoning	Current Use
North	SF-1	Single Family Residential (Sandstone Ranch Phase 2)
East	SF-1	Single Family Residential (Sandstone Ranch Phase 2)
South	PD-27-SF-2	Single Family Residential (Indian Hill Phase 5)
West	GR	Eddie Finley Jr High School

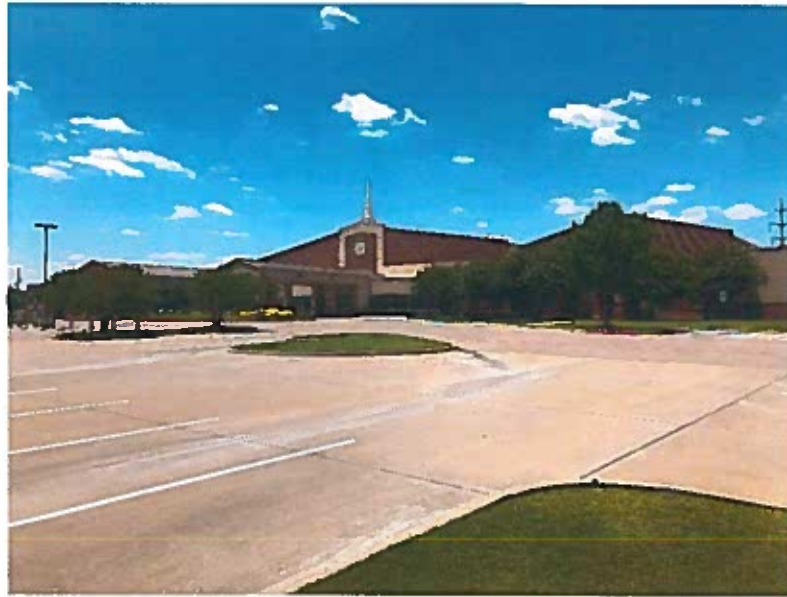
Future Land Use Plan: Low Density Residential

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 Brown St.

Site Image:**PLANNING ANALYSIS**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a new electronic message ground monument sign for Church of Christ. The proposed monument sign will be 7'-5" tall, and will be constructed with brick and stone to match the existing building. Per the City of Waxahachie Zoning Ordinance, all new electronic messaging signs shall have an approved SUP from City Council, and meet the following stipulations:

Electronic Messaging Sign (City of Waxahachie)	Church of Christ
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign will only provide information regarding the church.
Due to being within 400 ft. of single family residences, the sign shall not be lighted between the hours of 10 pm and 6 am.	The electronic messaging sign will not be lit
Max. Size= 80 sq. ft.	Proposed Size= 78.6 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7 ½ ft. tall
Setback= 15 ft. from public ROW	Proposed sign will be setback 15 ft. from public ROW

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 34 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 7/24/19.

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:

ATTACHED EXHIBITS

1. Site Plan
2. Sign Exhibit

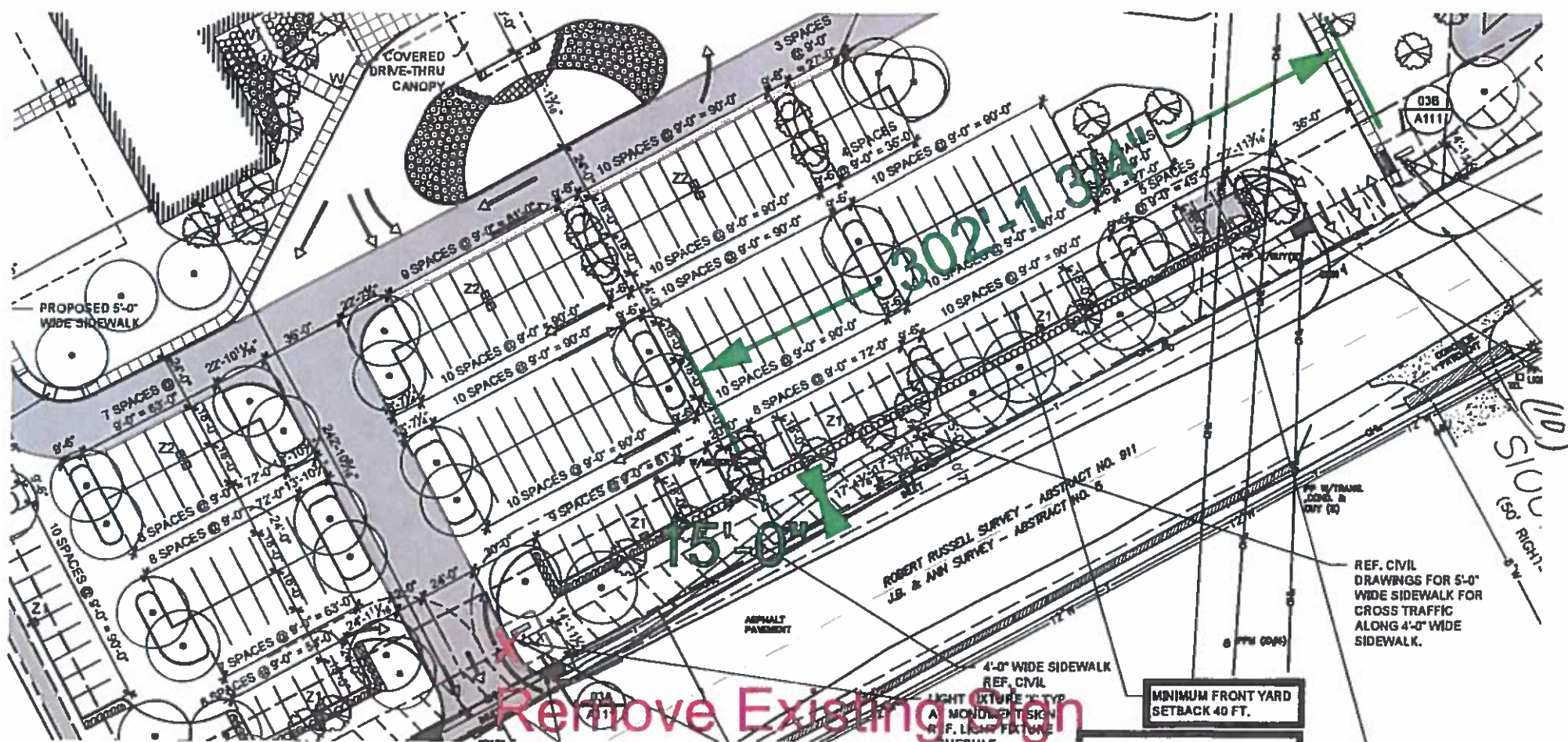
APPLICANT REQUIREMENTS

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



(10)



- (10)

(10)



(10)

(10)

(10)

(18)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0091



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Public Hearing on a request by Megan Silva, PE, Wantman Group, Inc., for a Specific Use Permit (SUP) for **Outdoor Storage** use within a Light Industrial-1 zoning district, located at 103 E. Sterrett (Property ID 209624) – Owner: MAGNABLEND INC. (SU-19-0091)

CASE INFORMATION

Applicant: Megan Silva, PE, Wantman Group, Inc.

Property Owner(s): Magnablend, Inc.

Site Acreage: 5.077 acres

Current Zoning: Light Industrial-1

Requested Zoning: LI1 with Specific Use Permit

SUBJECT PROPERTY

General Location: 103 E. Sterrett

Parcel ID Number(s): 209624

Existing Use: Vacant Land

Development History: On May 18, 1998, City Council approved the Final Plat for Sterrett Industrial Complex.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped Land
East	FD	Single Family Residential
South	HI	Industrial Uses
West	-	Interstate 35

Future Land Use Plan: Industrial

(12)

Comprehensive Plan:

Industrial applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to major roadways and air transportation are becoming increasingly difficult to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base. Examples of desirable uses within these areas include company headquarters, computer technology businesses, and other types of large businesses.

Thoroughfare Plan:

The subject property is accessible via Sterrett Rd. and Interstate 35 Service Rd.



Site Image:

PLANNING ANALYSIS

The applicant (SRS Distribution) is requesting a Specific Use Permit approval for Outside Storage. The applicant intends to use the existing warehouse as a distribution building to operate and store roofing and building materials on 5.077 acres. Per the operational plan, the warehouse building will consist of a showroom and office for sales and customer ordering. Materials will be stored in the warehouse, and outside in the new yard area in the rear of the property. Operational hours for the business will be 7:00 am – 5:00 pm (Monday – Friday).

Additional anticipated operations include 3 delivery vehicles and could be receiving 5-10 deliveries per day. The location would employ 7-9 full time employees.

Table 1: Development Standards (Light Industrial-1)

Standard	SRS Distribution	City of Waxahachie	Meets Y/N
Min. Lot Width	325 ft.	70 ft.	Yes
Min. Lot Depth	502 ft.	100 ft.	Yes
Min. Front Setback	30 ft.	40 ft.	No
Min. Rear Setback	30 ft.	30 ft.	Yes
Min. Side Setback	30 ft.	30 ft.	Yes
Max. Building Height	1 story	6 stories	Yes

(18)

AREAS OF CONCERN

-Water Tower:

Per the Site Plan, the applicant is proposing a water tower in front of the existing building. Due to the water tower being visible from Interstate 35, additional screening will need to be added surrounding the water tower to help make the site more aesthetically pleasing.

-Additional Landscaping:

Due to the use of Outside Storage being near Interstate 35, staff suggests additional landscaping be added by the applicant. Currently, the existing landscaping for the site does not sufficiently screen the property from public view. Additionally, adjacent to the subject property (100 W. Sterrett Rd.), staff is requiring an applicant to screen their property along Interstate 35 Service Rd. for a proposed Outside Storage use. Therefore, to remain consistent with the surrounding area, staff believes that additional landscaping will be beneficial to the site.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 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 7/24/19.

STAFF CONCERNS

1. The applicant is aware of staff's concerns, and will state their reasoning at the August 13, 2019 Planning and Zoning meeting.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is aware of staff's concerns, and will state their reasoning at the August 13, 2019 Planning and Zoning meeting.

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. Site Plan
2. Landscape Plan
3. Operational Plan

APPLICANT REQUIREMENTS

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

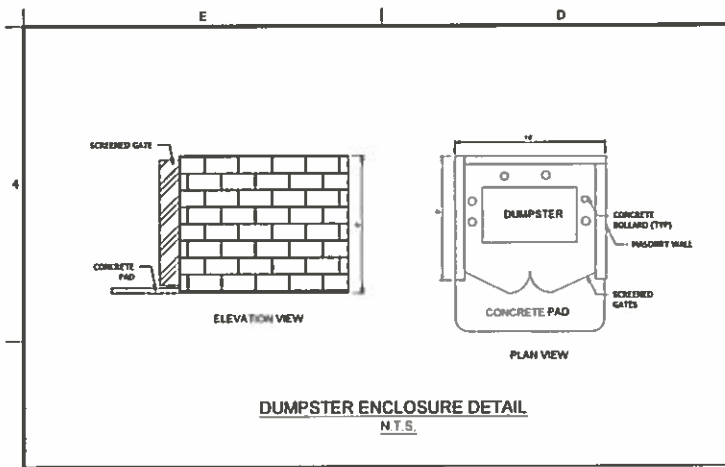
(18)

STAFF CONTACT INFORMATION

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

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

ALL DIMENSIONS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
DATE: 10/1/01

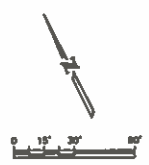
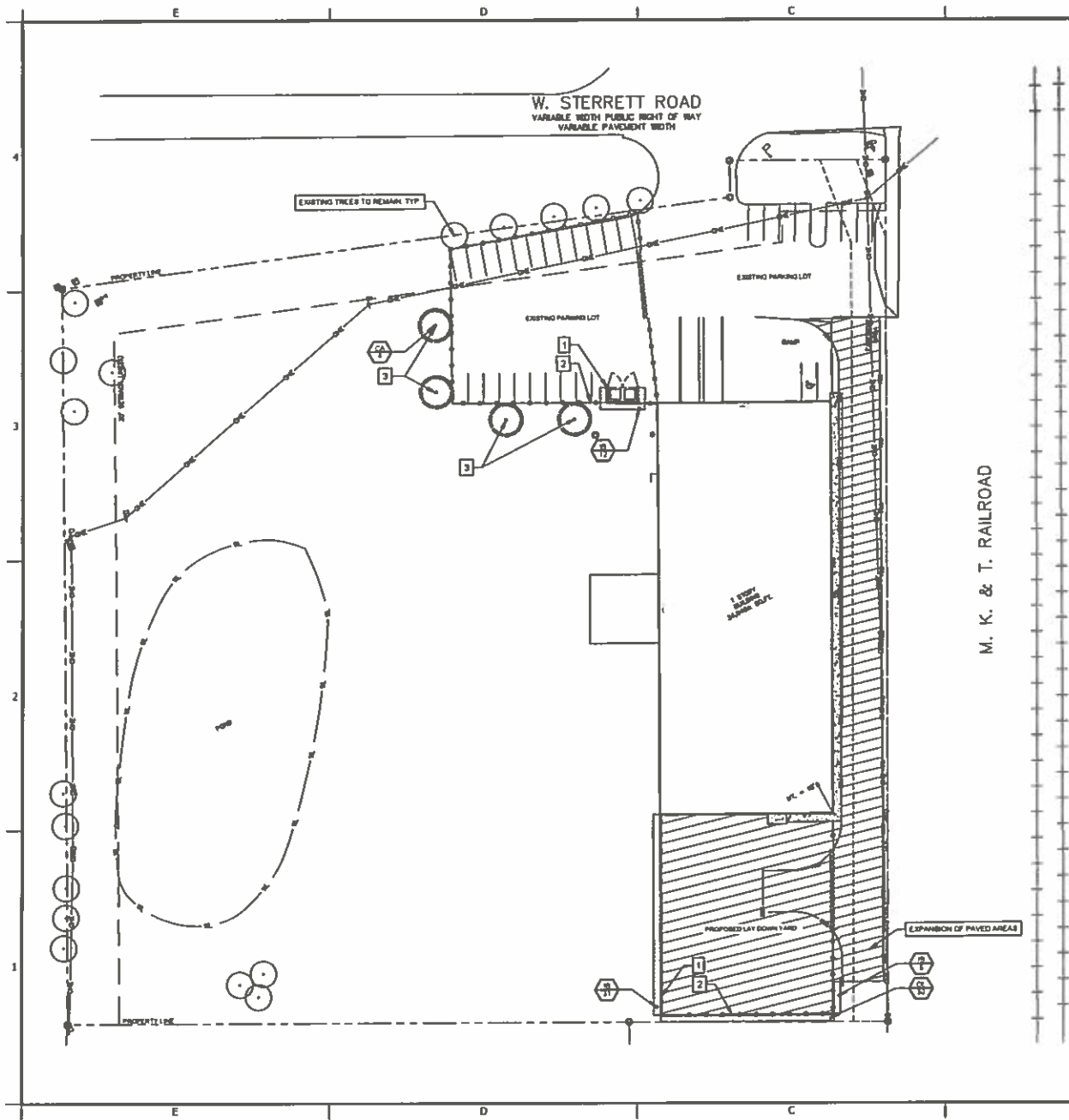


NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



STERRETT INDUSTRIAL
103 W STERRETT ROAD
WAXAHACHIE, ELLIS COUNTY TEXAS 75165
SITE AREA=3.087 AC
DUMPSTER DETAILS

SHEET
C2.0
2 OF 4
PLAT NO



LANDSCAPE KEY		
1	MAINTENANCE SCREENING WALL, 6' HIGH (BY OTHERS)	
2	CHAIN LINK FENCE, 6' HIGH (BY OTHERS)	
3	ADDITIONAL MAINTENANCE LANDSCAPE FENCE SCREENING, PER 600 LBS PER SQUARE	

PLANT SCHEDULE			
TREE	QTY	COMMON NAME	NOTES
1	4	Artemisia Arbuscula	6' CAL. 8' HIG. CENTRALIS GROUND, STRONG CENTRAL LEADER
SHRUB	QTY	COMMON NAME	NOTES
2	1	Artemisia Arbuscula	6' CAL. 8' HIG. CENTRALIS GROUND, STRONG CENTRAL LEADER
3	1	Artemisia Arbuscula	6' CAL. 8' HIG. CENTRALIS GROUND, STRONG CENTRAL LEADER

- Notes:
- All required landscape areas shall be irrigated by an automatic irrigation system designed by a Licensed Irrigator, Landscape Architect, or other professional authorized by the State to design such systems.
 - The property owner, tenant, or agent shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly, and free-growing condition at all times. This shall include watering, edging, pruning, fertilizing, weeding, and other such activities necessary to the maintenance of landscaping. Landscaping areas shall be kept free of trash, litter, weeds, and other such materials not a part of the landscaping. Plant materials that are dead or damaged shall be removed at the earliest opportunity and replaced with similar materials of similar variety and size.
 - Existing trees to remain and receive protective fencing during construction.

Landscape Requirements Summary		
Reference	Required	Provided
Fences, Walls and Screening Requirements Sec. 5.03	(b)(2)(iv) Open storage of materials, commodities or equipment shall be screened with a masonry wall (B) not less than 6' high. This wall shall be screened by evergreen shrubs at least three (3) feet in height. (b)(2)(v) Fence sections greater than fifty (50) feet in length shall incorporate at least one of the following design features that are proportionate to the fence length: -Any other feature, approved by the Director of Planning that provides adequate relief from the monotony of a continuous fence.	Perpetual masonry screening wall, 6' tall, equally finished on both sides. Barford Chinese Holly along perimeter of wall. Mature height 2'.
Interior Landscape Area Requirements Sec. 5.04 (a)	N/A. No proposed buildings.	N/A. No proposed buildings.
Parking Lot Requirements Sec. 5.04 (b)	N/A. No proposed parking lots.	N/A. No proposed parking lots.
Refuse Storage Areas Sec. 5.03 (7)(c)	Refuse storage areas, not within a screened rear service area, which are visible from a public right-of-way for all conventional, multifamily and manufactured home park sites shall be visually screened by a six (6) foot masonry wall or an equivalent solid wall except the side used for garbage pickup service, which side shall provide a gate, see Article IX for gate design. This wall shall be screened by evergreen shrubs at least three (3) feet in height. Alternative screening materials may be approved through the site plan approval process.	Barford Chinese Holly along perimeter of wall. Mature height 2'.

Percent Landscape area: 67%

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



STERRETT INDUSTRIAL
103 E STERRETT ROAD
WAXAHACHIE, ELLIS COUNTY, TEXAS 75165

LANDSCAPE PLAN

SEC-18-0001
SEC. LAND-CLINT AC

SHEET
L1.0
OF

PLAT NO



(18)

City of Waxahachie, Texas
401 S Rogers
Waxahachie, Texas 75165

7/26/2019

To Whom It May Concern:

Please accept this letter as our intended business plan for the facility located at 103 W Sterrett Rd, Waxahachie, Tx.

First, SRS Distribution Inc. consists of a family of industry-leading, independent roofing distributors with a common goal and purpose: to focus all of our efforts on serving the professional roofing contractor. More on our company can be found on our website at: <http://srsdistribution.com/Default.aspx>.

Regarding Sterrett Rd, we would like to open one of our typical building materials distribution facilities. This would include a showroom/office for our sales staff and customer ordering. Customers can pick up materials and we also deliver with our specialized delivery vehicles. Our intent is to store materials in the warehouse, outside in the new yard area at the back of the site. Our typical hours are Monday through Friday 7:00 AM to 5:00 PM. Initially, we anticipate 3 delivery vehicles and could be receiving 5-10 deliveries per day. The location would employ 7-9 full time employees.

In the warehouse, we would store items of great value, those that cannot get wet or exposed to elements and those that are frequently picked up. Examples would be rolled goods, roofing nails in boxes and tools. Most of these items would be palletized (except tools, etc.) and many will be stored in racks. Items like roofing felts and coil nails would be stacked in pallets due to the high volume of sales anticipated for these items. Other items likely to be stored inside on racks would be caulks and sealants, parts and accessories for gutter assemblies and attic vents/fans.

In the yard, we would store palletized items sold at high volume. These would include shingles, roll roofing, insulation for flat roofing, roof tile and 5-gallon cans of roofing accessory products like roofing cement among others. These items would be primarily stacked on the pavement with a few racks possible for longer length rolls of roofing.

Please do not hesitate to call us with any questions and we look forward to working with the City on a mutually beneficial future.

Sincerely,

Jonathan Ogilvie
Director of Branch Network Expansion
Cell 214-458-5488

SRS Distribution Inc. / 5900 S. Lake Forest Drive, Suite 400 / McKinney, TX 75070 / 214.585.8126

www.srsdistribution.com

(14)

Planning & Zoning Department

Zoning Staff Report

Case: ZC-19-0089



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Public Hearing on a request by Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

CASE INFORMATION

Applicant: Mark Thedford, Akamai Designs

Property Owner(s): Akamai Designs, Inc.

Site Acreage: 1.787 acres

Current Zoning: Single Family-1

Requested Zoning: Single Family-2

SUBJECT PROPERTY

General Location: 106 Santa Fe Trail

Parcel ID Number(s): 221873

Existing Use: Undeveloped Land

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Estates of Garden Valley (Residential Subdivision)
East	PD-SF-2	Open Space/Garden Valley Meadows (Residential Subdivision)
South	SF-1	Indian Hills Phase VII (Residential Subdivision)
West	PD-27-SF-2	Indian Hills Phase 5 (Residential Subdivision)

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 site will be accessible via Garden Valley Parkway. The city's thoroughfare plan shows Garden Valley being a future 90 ft. ROW.

Site Image:**PLANNING ANALYSIS**

The applicant is requesting a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, to allow construction of residential homes. The proposed development will consist of four (4) newly constructed homes and will be accessible via Garden Valley Parkway (*applicant proposing to construct a cul-de-sac (Fountain Ct.) for the proposed development*).

Table 1: Proposed Residential Development Standards (Single Family-2)

Standard	SF-2 (City of Waxahachie)	Fountain Court Proposed	Meets Yes/No
Min. Lot Area (Sq. Ft.)	12,500 sq. ft.	12,562 sq. ft.	Yes
Min Living Area	1,600 sq. ft.	2,600 sq. ft.	Yes
Min. Lot Width	90 ft.	90 ft.	Yes
Min. Lot Depth	120 ft.	120 ft.	Yes
Front Setback	30 ft.	30 ft.	Yes
Rear Setback	25 ft.	25 ft.	Yes
Side Setback	15 ft; 20 ft. (ROW)	15 ft; 20 ft. (ROW)	Yes
Maximum Height	2 Stories	2 Stories	Yes
Max. Lot Coverage	50%	50%	Yes

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 7/24/19.

PROPERTY OWNER NOTIFICATION RESPONSES

Within the 200 ft. notification area, staff has received two (2) letters of support and seven (7) letters of opposition for the proposed development.

Outside of the 200 ft. notification area, staff has received thirty-two (32) letters of opposition for the proposed development.

Note: A supermajority vote from City Council will be required for the final decision of 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:

ATTACHED EXHIBITS

1. Plat Layout
2. Property Owner Notification Responses

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

(14)

CASE ZC-19-0089

Request by Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 2 Support
- 7 Oppose

SUPPORT

1. Rodney and Wendy Lacy, 108 Santa Fe Trail, Waxahachie, TX 75165
2. Mark Thedford, 145 Royal Park Lane, Waxahachie, TX 75165

OPPOSE

1. Francis and Macel Whitfield, 323 Osage Drive, Waxahachie, TX 75165
2. Clyde L. Hargrove, Bethany Garden Valley LTD, 101 Valley Ridge Drive, Red Oak, TX 75154
3. C.M. Harris, 204 Nocona Drive, Waxahachie, TX 75165
4. Michelle Hunter, 110 Santa Fe Trail, Waxahachie, TX 75165
5. Joginder and Christine Bhore, 317 Osage Drive, Waxahachie, TX 75165
6. Michael A. Hester, 110 Water Garden Drive, Waxahachie, TX 75165
7. Legeia Scott, 205 Nocona Drive, Waxahachie, TX 75165

OUTSIDE REQUIRED 200' NOTIFICATION AREA

- 0 Support
- 32 Oppose

SUPPORT

OPPOSE

1. Gregg Burdette, 103 Cattail Court, Waxahachie, TX 75165
2. Mary Burns, 122 Old Bridge Road, Waxahachie, TX 75165
3. Wesley A. and Maye Harlow, 131 Water Garden Drive, Waxahachie, TX 75165
4. Kristin Trejo, 151 Old Bridge Road, Waxahachie, TX 75165
5. Melveene C. Dixon, 107 Cattail Court, Waxahachie, TX 75165
6. Sandra and Rick Blythe, 118 Old Bridge Road, Waxahachie, TX 75165
7. Corey Barnes, 128 Old Bridge Road, Waxahachie, TX 75165
8. Howard Koch, 133 Old Bridge Road, Waxahachie, TX 75165
9. S.R. Sims, 107 Water Garden Drive, Waxahachie, TX 75165
10. Shuna Mulshopadgay, 105 Water Garden Drive, Waxahachie, TX 75165
11. Melinda Miller, 160 Old Bridge Road, Waxahachie, TX 75165

(14)

12. Kenneth A. Miller, 158 Old Bridge Road, Waxahachie, TX 75165
13. Steven F. and Judy G. Hardy, 159 Old Bridge Road, Waxahachie, TX 75165
14. Dr. Pamela Chambers, 109 Water Garden Drive, Waxahachie, TX 75165
15. Jordon Droll, 119 Water Garden Drive, Waxahachie, TX 75165
16. Joseph E Colunga, 130 Water Garden Drive, Waxahachie, TX 75165
17. Roxanne Meche, 141 Water Garden Drive, Waxahachie, TX 75165
18. Adele Chavez, 145 Water Garden Drive, Waxahachie, TX 75165
19. David R. Smith, 111 Water Garden Drive, Waxahachie, TX 75165
20. Michael Paschal, 134 Old Bridge Road, Waxahachie, TX 75165
21. Joe and Cindy Dillbeck, 127 Water Garden Drive, Waxahachie, TX 75165
22. Douglas Kirk Brown, MD, 141 Old Bridge Road, Waxahachie, TX 75165
23. Chris Ross, 132 Water Garden Drive, Waxahachie, TX 75165
24. Dobi Caldwell, 118 Water Garden Drive, Waxahachie, TX 75165
25. Claudia McMichael, 116 Old Bridge Road, Waxahachie, TX 75165
26. Michael Tanna, 113 Water Garden Drive, Waxahachie, TX 75165
27. Greg Carpenter, 140 Old Bridge Road, Waxahachie, TX 75165
28. Sarah Havens, 124 Old Bridge Road, Waxahachie, TX 75165
29. Van and Mary Haugrud, 153 Old Bridge Road, Waxahachie, TX 75165
30. Linda Troy, 114 Old Bridge Road, Waxahachie, TX 75165
31. Mark Kamholz, 120 Old Bridge Road, Waxahachie, TX 75165
32. Marco Philip, 154 Old Bridge Road, Waxahachie, TX 75165



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZC-19-0089**

LAGY RODNEY & WENDY L CROW
108 SANTA FE TRL
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: **ZC-19-0089**
City Reference: 221872

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, August 7, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

Comments: _____

Rodney & Wendy Lacy
Signature

Rodney & Wendy Lacy
Printed Name and Title

7-26-19
Date

108 Santa Fe Trl
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

RECEIVED
8/1/19

AKAMAI DESIGNS INC
145 ROYAL PARK LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 221873

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

Comments:

Signature

Printed Name and Title

Date

Address

7/27/2019

145 ROYAL PARK LN

Case Number: ZC-19-0089

City Reference: 221860

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, August 7, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: Sure have a lot of flooding concerns since
water comes to our patio now w/ light rain.
No communication with Mark Skidford.

Francis + Macel Whitfield
Signature

7/26/2019
Date

Francis + Macel Whitfield
Printed Name and Title

323 Oange Dr. 15165
Address

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

(14)

(14)

RECEIVED
8/5/19

Francis and Macel Whitfield

323 Osage Dr. -PID 221860

Waxahachie, TX 75165

Planning and Zoning Concerns for 106 SantaFe Trail, Mark Thedford – AKAMAI DESIGNS INC.

Our Concerns:

1. Rains causing flooding – we flood now with big rains. Nocona has no drainage therefore we get their water.
2. M. Thedford is not communicating with owners surrounding his property.
3. Started out with Brick Wall between our properties , now looks like wooden which is his choice but don't state you are going to do one thing then do another. This is the only thing he has discussed with me.
4. M. Thedford has not been cooperative with anyone who does not agree with him.
5. When we bought our home, we were told NO ONE would ever build behind us, look where we are now.
6. Where will the roads that access this property be placed? Will they be against the fence as they were on the Town Home drawing? Sure makes for lots of noise at our place since our backyard is not very wide not to mention the main parts of our home including the MBR, LR, Kitchen and DR are at the back of the house.
7. My fence will have to be moved because when sold to us the fence was not put on the property line due to drainage system not working properly. I have 7.5' behind my fence for about half our back property and need to be able to access it to keep it clean.
8. We have seen nor heard anything about what type housing Mr. Thedford plans to build. We prefer single family dwellings similar to what we all have and not a museum type home similar to what he has built at 106 Santa Fe which looks out of place for our community.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240594

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: PLEASE DO NOT COMPROMISE THE INTEGRITY OF THE

~~EST~~ ESTATES OF GARDEN VALLEY. IT HAS BEEN 12 YEARS THAT WE HAVE
BEEN TRYING TO GET FINE HOMES BUILT HERE. DO NOT ALLOW ANYONE
TO BREAK DOWN OR DAMAGE OUR SCREENING WALL THAT WAS REQUIRED BY THE CITY
Clyde L. Haden

Signature

Date

CLYDE L. HADEN, MANAGER
Printed Name and Title

101 VALLEY RIDGE DR.
Address RED OAK, TX 75154

OR THERE WILL BE DAMAGES.

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

NO SF-2 IN THIS DISTRICT



RECEIVED
11/3/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: THESE OWNERS FORFEITED THEIR ABILITY TO DEVELOP THIS LAND WHEN THEY BUILT A HOME ON TOP OF THEIR ONLY ACCESS TO THE PROPERTY VIA INDIAN HILLS. THEY SHOULD NOT PRESUME UPON THE CITY TO TEAR DOWN OUR WALL AND LANDSCAPING. ALSO, NO TO SF-2
Clyde L. Hargrove
7.30.19

Signature

Date

Clyde L. Hargrove, Manager
Printed Name and Title

101 VALLEY RIDGE DR. RED OAK, TX 75154
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240593

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: PLEASE CHECK WITH CITY ENGINEER TO SEE IF THIS LAND WAS A
DETENTION POND DESIGNED FOR INDIAN HILLS. I AM SURE OWNERS PLAN
TO FILL THIS AREA AND DISCHARGE THEIR RUN OFF WATER INTO OUR POND
IT IS UNLAWFUL FOR THEM TO DISCHARGE ANY MORE THAN WHAT CURRENTLY EXIST

Signature

CLYDE L. HARGROVE
Printed Name and Title

Date

8-5-19
101 VALLEY RIDGE DR, RED OAK, TX 75154
Address

Case Number: **ZC-19-0089**

City Reference: 221876

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, August 7, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

RECEIVED
7/31/19

☐

SUPPORT

☒

OPPOSE

Comments:

Not in our Neighborhood!

Signature

CM Harris

Date

7-26-19

Printed Name and Title

CM HARRIS home
OWNER

Address

204 N CEDWA DR
WAXAHACHIE, TX 75165

(14)

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

(14)

RECEIVED
7/31/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



HUNTER JEFFREY & MICHELLE
110 SANT FE TRL
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 221798

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: Thought land couldn't be built on in
the first place - would like to avoid added
noise/light pollution as was green space
previously

Michelle Hunter
Signature

7/31/2019
Date

Michelle Hunter
Printed Name and Title

110 Santa Fe Tr
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZC-19-0089**

RECEIVED
7/31/19

BHORE JOGINDER S & CHRISTINE K
317 OSAGE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: **ZC-19-0089**
City Reference: 206173

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, August 7, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

Comments: SEE ATTACHED

Christine Bhow

Joginder Bhow

Signature

CHRISTINE BHORE
JOGINDER BHORE

Printed Name and Title

JULY 29, 2019

Date

317 OSAGE DRIVE, WAXAHACHIE
Address

(14)

RECEIVED
11/31/19

COMMENTS FROM J. & C. BHORE:

PROPOSED SFR-2 ZONING IS INCONSISTENT WITH THE ALREADY WELL ESTABLISHED SFR-1 ZONING IN PHASE 7, AS WELL AS ADJOINING PHASE 6 OF THE INDIAN HILLS ADDITION. THE HOUSE BEING CURRENTLY BUILT ON THE SAME LOT IS, ACCORDING TO THE POSTED PERMIT, A MUCH LARGER 3,250 SQ. FT.

STORM WATERS FROM PHASE 6&7 OF THE INDIAN HILLS ADDITION ALL CONVERGE ABOVE GROUND INTO A HOLDING POND AT THIS PROPERTY (ID 221873). WE, AS WELL AS MANY OTHERS IN INDIAN HILLS, ARE VERY CONCERNED ABOUT THIS SITUATION AND WANT ASSURANCE THAT ALL ASPECTS INVOLVING DRAINAGE FROM INDIAN HILLS STORM DRAINS AS WELL AS FROM THE ADJOINING PROPERTIES INTO LOT 7R BLOCK B, BE EXPERTLY EXAMINED, ANALYZED AND MONITORED IN ORDER TO BE PROPERLY RESOLVED. OF CONCERN TO US PERSONALLY: THE RECENT REMOVAL OF A LARGE CROSS PIPE THAT WAS DESIGNED TO DRAIN STORM WATER FROM OUR PROPERTY TO THE CATCH BASIN. PHOTOS AND VIDEOS AVAILABLE.



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

<><><>

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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.

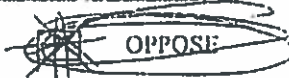
Case Number: ZC-19-0089
City Reference: 240603

2405915

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: I bought in this area since it was zoned for large single-family homes. I do not want this changed. Thank you.

Michael A. Hester
Signature

6 August 2019
Date

Michael A. Hester
Printed Name and Title

110 Windsor Garden Dr.
Address
Waxahachie, TX 75165

(14)

RECEIVED
8/7/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: 221851

SCOTT LIGEIA
205 NOCONA DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 221851

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐ SUPPORT ☒ OPPOSE

Comments: _____

Sign' Scott
Signature
Ligeia Scott
Printed Name and Title

8/7/2019
Date
205 Nocona Dr Waxahachie
Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603 2406025

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Gregg Burdette
Signature

8-3-2019
Date

Gregg Burdette
Printed Name and Title

103 Cattail Court
Address

Outside Notification Area

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



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603 240606

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Mary Burns
Signature

Mary Burns
Printed Name and Title

8/4/19
Date

1722 Old Bridge Rd.
Address

Outside Notification Area



(14)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240578

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: We are opposed to any change in zoning.
All the homes around this area are residential 1.

Wesley A. Harlow
Mayor Harlow
Signature

8/4/19
Date

Wesley A. Harlow
Printed Name and Title
Mayor Harlow

131 Water Garden Drive
Address

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

2406018

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Kristin Trigo
Signature

Kristin Trigo
Printed Name and Title

Date

8/3/19

Address

151 Old Bridge Rd

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603 **240627**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Melvene C Dixon
Signature

8-4-19
Date

Melvene C Dixon
Printed Name and Title

107 Cattail CT
Address

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

2406058

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Sandra & Rick Blythe
Signature
Sandra & Rick Blythe
Printed Name and Title

Date

9/3/19

Address

118 Old Bridge Rd

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603 240603

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Corey Barnes
Signature

8-3-2019
Date

Corey Barnes
Printed Name and Title

128 Old Bridge Rd.
Address

Outside Notification Area

Coreydbarnes@yahoo.com

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 249603 **240609**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: _____

Signature

Howard Koch (Homeowner)
Printed Name and Title

Date

Address

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240566

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Signature

SR Sms

Printed Name and Title

Date

8/4/19

Address

107 Waters Garden

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

2405265

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Signature

Shuma Mulshapadhyay

Printed Name and Title

8/1/19

Date

105 Waters Garden

Address

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603 **240678**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

!!! ABSOLUTELY

Comments: _____

Signature

MELINDA MILLER
Printed Name and Title

HOMEOWNER

(EGV HOA PRESIDENT)

Date

8/5/19
160 W. BRINE ROAD
Address WAXAHACHIE, TX

Outside Notification Area

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



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240677

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: _____

Signature

KENNETH A MILLER
Printed Name and Title

Date

Address

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240603

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Steven F. Hardy
Signature

8/3/19
Date

STEVEN F. HARDY, OWNER
Printed Name and Title

159 OLD BRIDGE RD
Address
WAXAHACHIE, TX

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240622

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Judy G. Hardy
Signature

8/3/19
Date

JUDY G. HARDY, OWNER
Printed Name and Title

159 OLD BRIDGE RD
Address
WAXAHACHIE, TX

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC 19-0089

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Theford, Akamai Design, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 100 Santa Fe Trail (Property ID 221873) - Owner, AKAMA! DESIGNS INC (ZC-19-0089)

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 hearing. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planning@cityofwaxahachie.com for additional information on this request.

Case Number: ZC 19-0089
City Reference: 240567

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Monday, August 19, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planning@cityofwaxahachie.com.

☐ SUPPORT ☐ OPPOSE

Comments: I am a resident of the area and I am not in favor of this change. The neighborhood is a quiet residential area and this change will bring in more traffic and noise. I am not in favor of this change.

Signature: [Signature] Date: 8/13/19
Printed Name and Title: Mark Theford Address: 100 Santa Fe Trail

I have a different perspective on this and I am not in favor of this change. I am not in favor of this change.

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 249603

240572

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Signature: _____

Printed Name and Title: _____

Date: _____

Address: _____

Outside Notification Area

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



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240587

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Signature

Printed Name and Title

Date

Address

Outside Notification Area

(14)



City of Waxahachie, Texas

Notice of Public Hearing

Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240583

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Bethany Meche

Signature

8-4-19

Date

Bethany Meche

Printed Name and Title

141 Wader Garden Dr Waxahachie 75165

Address

Outside Notification Area



(14)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMA1 DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240585

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: _____

Adele Chavez
Signature

Adele Chavez
Printed Name and Title

Date

145 Water Garden DR
Address

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603

240568

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: I am very concerned how this will effect rain runoff in this area. We already have a problem during heavy rain.

DR R. Smith

Signature

David R. Smith

Printed Name and Title

8-5-2019

Date

111 Water Garden Dr.

Address

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Desigus, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240683

240683

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: Too much traffic and noise flooding
in this area when it comes a heavy rain!

Michael Paschal
Signature

Michael Paschal
Printed Name and Title

8/5/19
Date

134 Old Bridge Rd.
Address

Outside Notification Area

(14)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240503

240576

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Signature

Date

Printed Name and Title

Address

Outside Notification Area



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMA! DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240603

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT



OPPOSE

Comments: _____

D. Kirk Brown
Signature

Date

8/5/2019

Douglas Kirk Brown
Printed Name and Title

Address

141 Old Bridge Rd.
Waxahachie, TX

Outside Notification Area

(14)

RECEIVED
8/7/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240683

240588

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: We do not want the possibility of flooding by filling in the pond or the development of apartments in our neighborhood.

Chris Ross
Signature

8-7-2019
Date

Chris Ross
Printed Name and Title

132 Water Garden Dr
Address

Outside Notification Area

(14)

RECEIVED
8/7/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089

City Reference: 240603 **240599**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Dobi Caldwell

Signature

Dobi Caldwell II

Printed Name and Title

8/6/19

Date

118 Water Garden

Address

Outside Notification Area

(14)

RECEIVED
8/7/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603 **240657**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐ SUPPORT ☒ OPPOSE

Comments: _____

Claudia McMichael 8-6-2019
Signature Date

Claudia McMichael 116 Old Bridge Rd
Printed Name and Title Address
Waxahachie

Outside Notification Area

(14)

RECEIVED
8/7/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240569

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Signature

Michael Turner

Printed Name and Title

Date

8/6/19
113 Waters Garden

Address

Outside Notification Area

(14)

RECEIVED
8/8/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

◇◇◇◇

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240608

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: This development will cause drainage issues, traffic congestion & property devaluation for all residents of The Estate of Garden Valley.

Greg Carpenter
Signature

8-7-19
Date

HDA Secretary Greg Carpenter
Printed Name and Title

1410 Old Bridge Rd., Waxahachie, TX 75165
Address

Outside Notification Area

(14)

RECEIVED
8/18/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240661

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



SUPPORT



OPPOSE

Comments: _____

Sarah Havens
Signature

Date

8/7/19

SARAH HAVENS
Printed Name and Title

Address

124 OLD BRIDGE RD 75165

Outside Notification Area

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

(14)

RECEIVED
8/18/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240619

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

Van: Mary Haugead
Signature

8-7-18

Date

VAN: MARY HAUGRAD
Printed Name and Title

153 OLD BRIDGE RD

Address

Outside Notification Area

(14)

RECEIVED
8/18/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240656

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments:

It should be a great overlooking
view.

Signature

Linda Lee Tring

Printed Name and Title

Linda Lee Tring

Date

Aug 7, 2019

Address

114 Old Bridge Rd

Outside Notification Area

(14)

RECEIVED
8/8/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089



BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240603

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: _____

M. H. Kamholz
Signature

MARK KAMHOLTZ
Printed Name and Title

5 AUG 2019
Date

120 OLD BRIDGE RD
Address
WAXAHACHIE

Outside Notification Area

(14)

RECEIVED
8/8/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZC-19-0089

◇◇◇

BETHANY GARDEN VALLEY LTD
101 VALLEY RIDGE DR
RED OAK, TX 75154

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 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 Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

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: ZC-19-0089
City Reference: 240603

240675

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, August 7, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐

SUPPORT

☒

OPPOSE

Comments: CONCERN AROUND THE IMPACT ON FLOODING
AND HOUSE VALUES ON SURROUNDING PROPERTIES

Signature

MARIO PHILIP - HOME OWNER
Printed Name and Title

Date

08-06-19
154 Old Bridge Rd
Address

Outside Notification Area

(16)

Planning & Zoning Department

Plat Staff Report

Case: PP-19-0090



MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Consider request by Mark Thedford, Akamai Designs, for a **Preliminary Plat** of Fountain Court Addition for 5 lots, being a 1.74 acre addition in the JB & A Adams Survey, Abstract 5 (Property ID 221873) – Owner: AKAMAI DESIGNS INC (PP-19-0090)

CASE INFORMATION

Applicant: Mark Thedford, Akamai Designs

Property Owner(s): Akamai Designs, Inc.

Site Acreage: 1.74 acres

Number of Lots: 5 lots

Number of Dwelling Units: 4 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$1,600** (4 residential units at \$400.00 per unit).

Adequate Public Facilities: The development will have access to adequate public facilities.

SUBJECT PROPERTY

General Location: 106 Santa Fe Trail

Parcel ID Number(s): 221873

Current Zoning: Single Family-1 (See Companion Case ZC-19-0089)

Existing Use: A house is being constructed on the far western portion of the land. The rest is currently undeveloped.

Platting History: This property was the subject of a Final Plat Ph VII for the Indian Hills Subdivision approved by City Council on 9/17/2001 and a Minor Plat that was approved by City Council on 9/11/2002

(1/6)



Site Aerial:

STAFF CONCERNS

1. A drainage study needs to be conducted by a licensed engineer.
2. The language in the surveyor's signature block does not adhere to the city ordinance language.
3. Proposed utilities need to be drawn by a licensed engineer on the Civil Plans.

APPLICANT RESPONSE TO CONCERNS

1. The applicant has submitted several updated plats addressing staff comments and concerns. The above listed staff concerns remain outstanding.

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. Zoning for this property (case ZC-19-0089) must be approved prior to preliminary plat approval.
 2. Upon approval of this plat and before the acceptance of Civil Plans, a drainage study will need to be conducted on this site by a licensed engineer.
 3. Proposed utilities need to be included on any future civil plan and will need to be drawn by a licensed engineer.
 4. Legal access to the site from Garden Valley Parkway must be confirmed.

ATTACHED EXHIBITS

1. Plat drawing.

APPLICANT REQUIREMENTS

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

(16)

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

