

**NOTICE OF CITY COUNCIL BRIEFING SESSION
FEBRUARY 4, 2019
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:30 P.M.**

Agenda

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

1. Call to Order
2. Conduct a briefing to discuss agenda items for the 7:00 p.m. regular meeting
3. Adjourn

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 Planning and Zoning Commission may be present at this meeting
No action will be taken by the Planning and Zoning Commission at this meeting***

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on ***Monday, February 4, 2019 at 7:00 p.m.***

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

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

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

- a. Minutes of the City Council meeting of January 22, 2019
- b. Minutes of the City Council briefing of January 22, 2019
- c. Funday Run Day to be held March 2, 2019
- d. Cinco de Mayo Festival to be held May 3-4, 2019

5. ***Introduce*** Honorary Councilmember
6. ***Consider*** request by William Collard for a Preliminary Plat of Cowboy Acres for 4 lots, being 9.4184 acres situated in the Ellis County School Land Survey, Abstract 328 (Property ID 194702) in the Extra Territorial Jurisdiction – Owner: KEVIN R & CHERRISSA S SMITH (PP-18-0219)
7. ***Consider*** request by William Collard for a Final Plat of Cowboy Acres for 4 lots, being 9.4184 acres situated in the Ellis County School Land Survey, Abstract 328 (Property ID 194702) in the Extra Territorial Jurisdiction – Owner: KEVIN R & CHERRISSA S SMITH (FP-18-0220)
8. ***Public Hearing*** on a request by Khalid Ali, Aztec Renewable Energy, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 208 North Star Lane (Property ID 265846) – Owner: THOMAS M DAVIS (SU-18-0221)
9. ***Consider*** proposed Ordinance approving Zoning Change No. SU-18-0221

10. **Consider** request by Grant Robinson, The Mark on 287 LLC, for a Final Plat of The Mark on 287 for 1 lot, being 6.525 acres situated in the William C. Tunnel Survey, Abstract 1080 (Property ID 264879) – Owner: MARK ON 287 OWNER LLC (FP-18-0217)
11. **Public Hearing** on a request by Ladd Vien for a Replat of Lot 2 & 3, Block 29 and Lot 1A, 1B, & 6, Block 30, Town Addition, to create Lot 1, Block A, Ferris Place Center, 1.162 acres (Property ID 170749) – Owner: KAY BUNMUNG MEE (RP-19-0006)
12. **Consider** approving RP-19-0006
13. **Continue Public Hearing** on a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for Outside Storage use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194)
14. **Consider** proposed Ordinance approving Zoning Change No. SU-18-0194
15. **Consider** proposed Resolution in support of GFH Arden Hill Seniors, Ltd. for TDHCA Housing Credits funding application
16. **Consider** proposed Ordinance repealing Chapter 7 (Auctions) of the Code of Ordinance of the City of Waxahachie; and setting an effective date of February 4, 2019
17. **Public Comments:** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
18. **Convene** into Executive Session to consult with City Attorney about pending or contemplated litigation as permitted under Section 551.071 of the Texas Government Code
19. **Reconvene** and take any necessary action
20. Comments by Mayor, City Council, City Attorney and City Manager
21. Adjourn

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

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

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Tuesday, January 22, 2019 at 7:00 p.m.

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

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

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

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

4. Consent Agenda

- a. Minutes of the City Council meeting of January 7, 2019
- b. Minutes of the City Council briefing of January 7, 2019
- c. 2019 Junk in the Trunk Events
- d. Sweethearts & Orphans Car Show to be held March 2, 2019
- e. Lion's Club Hachie 50 Running Event to be held May 4, 2019
- f. 2018 Farmers Market Year End Report
- g. Funding for Walk of Fame Stars fabrication and installation
- h. Funding for Downtown Crosswalk pedestals
- i. Authorization of budget amendment for Human Resources - Professional Services

Action:

Councilmember Mary Lou Shipley moved to approve items a. through i. on the Consent Agenda. Councilmember Chuck Beatty seconded, All Ayes.

5. Introduce Honorary Councilmember

Mayor Strength announced the Honorary Councilmember was unable to attend the meeting.

6. Consider request by Lance Rust, Joe Rust Co., for a Final Plat of Lone Elm Addition for 13 residential lots, being 21.607 acres in the E. H. Belcher Survey, Abstract 143 (Property ID 180711) – Owner: TRES GROUP LLC (FP-18-0208)

(4a)

Mr. Shon Brooks, Director of Planning, reported the request does meet the requirements of the Sub Division Ordinance and recommended approval.

Action:

Mayor Pro Tem David Hill moved to approve a request by Lance Rust, Joe Rust Co., for a Final Plat of Lone Elm Addition for 13 residential lots, being 21.607 acres in the E. H. Belcher Survey, Abstract 143 (Property ID 180711) – Owner: TRES GROUP LLC (FP-18-0208). Councilmember Mary Lou Shipley seconded, All Ayes.

7. **Public Hearing on a request by Anthony C. Lohden for a Replat of Lot 4, Block 4, College Addition, to create Lots 4-1R and 4-2R, Block 4, College Addition, 0.366 acres (Property ID 172822) – Owners: ANTHONY COLE LOHDEN AND ANNA MICHELLE LOHDEN (RP-18-0197)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the request does meet the requirements of the Sub Division Ordinance and recommended approval.

There being no others to speak for or against RP-18-0197, Mayor Strength closed the Public Hearing.

8. **Consider approval of RP-18-0197**

Action:

Councilmember Melissa Olson moved to approve a request by Anthony C. Lohden for a Replat of Lot 4, Block 4, College Addition, to create Lots 4-1R and 4-2R, Block 4, College Addition, 0.366 acres (Property ID 172822) – Owners: ANTHONY COLE LOHDEN AND ANNA MICHELLE LOHDEN (RP-18-0197) subject to staff comments. Councilmember Chuck Beatty seconded, All Ayes.

9. **Consider request by Jeff Douglas, Stanger Surveying, for a Final Plat of Silo House Ranch for 4 lots, being 5.84 acres situated in the S.C. White Survey, Abstract 1252 (Property ID 227069) in the Extra Territorial Jurisdiction – Owner: LYKELE K TAMMINGA (FP-18-0203)**

Mr. Brooks reported the request does meet the requirements of the Sub Division Ordinance and the applicant will add a fire hydrant. He recommended approval.

Action:

Councilmember Chuck Beatty moved to approve a request by Jeff Douglas, Stanger Surveying, for a Final Plat of Silo House Ranch for 4 lots, being 5.84 acres situated in the S.C. White Survey, Abstract 1252 (Property ID 227069) in the Extra Territorial Jurisdiction – Owner: LYKELE K TAMMINGA (FP-18-0203). Councilmember Mary Lou Shipley seconded, All Ayes.

(4a)

10. **Public Hearing on a request by Linda Kuckuck for a Replat of Lot 12, Green Meadow, to create Lots 12-1R, 12-2R, and 12-3R, Green Meadow, 5.174 acres (Property ID 150740 and 242437)D in the Extra Territorial Jurisdiction – Owners: KERRY L & LINDA K KUCKUCK and OVIDIO & CHANDRA PENA (RP-18-0207)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the request does meet the requirements of the Sub Division Ordinance and the applicant will add a fire hydrant. He recommended approval.

There being no others to speak for or against RP-18-0207, Mayor Strength closed the Public Hearing.

11. **Consider approval of RP-18-0207**

Action:

Mayor Pro Tem David Hill moved to approve a request by Linda Kuckuck for a Replat of Lot 12, Green Meadow, to create Lots 12-1R, 12-2R, and 12-3R, Green Meadow, 5.174 acres (Property ID 150740 and 242437)D in the Extra Territorial Jurisdiction – Owners: KERRY L & LINDA K KUCKUCK and OVIDIO & CHANDRA PENA (RP-18-0207). Councilmember Mary Lou Shipley seconded, All Ayes.

12. **Public Hearing on a request by David Hill for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Single Family-2 zoning district, located at 607 W Marvin (Property ID 171941) – Owner: WILLIAM D & MICKIE HILL (SU-18-0206)**

Mayor Strength opened the Public Hearing.

City Attorney Robert Brown announced Mayor Pro Tem David Hill has a substantial interest on SU-18-0206. He stated Mayor Pro Tem Hill will recuse himself and not participate on this item.

Mr. Brooks reported the applicant intends to demolish an existing carport before constructing the proposed garage. The applicant proposes to construct the accessory structure out of hardie board siding, matching the existing home's wood siding as closely as possible.

There being no others to speak for or against SU-18-0206, Mayor Strength closed the Public Hearing.

13. **Consider proposed Ordinance approving Zoning Change No. SU-18-0206**

ORDINANCE NO. 3082

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY BUILDING +700 SQ FT USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 607 W MARVIN AVENUE, BEING PROPERTY ID 171941, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING IN 21354A

(4A)

304 AND 43A FERRIS OF THE WAXAHACHIE TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Mary Lou Shipley moved to approve Ordinance No. 3082. Councilmember Melissa Olson seconded. The vote was as follows:

*Ayes: Kevin Strength
Chuck Beatty
Mary Lou Shipley
Melissa Olson*

No Vote: David Hill

The motion carried.

- 14. Public Hearing on a request by Billy Hufstetler for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Single Family-2 zoning district, located at 704 Bryson (Property ID 176921) – Owner: BILLY JOE HUFSTETLER (SU-18-0209)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the applicant seeks to construct a 1,200 square foot accessory building three (3) feet from the rear property line. He stated the City Ordinance depicts when the accessory structure is a garage with rear access, the rear setback shall be a minimum of twenty (20) feet from the property line. Mr. Brooks stated the request was denied at the Planning and Zoning Commission meeting. He stated the required side yard setback is fifteen (15) feet.

Mr. Billy Hufstetler, 704 Bryson, Waxahachie, stated the purpose of the accessory building is to protect vehicles, boats, and furniture. He stated currently onsite there are five (5) portable buildings and he will remove them and have one structure.

Council held discussion and asked Mr. Hufstetler if we would agree to a ten (10) foot rear setback and a ten (10) foot side yard setback. After further discussion, Mr. Hufstetler agreed.

There being no others to speak for or against SU-18-0209, Mayor Strength closed the Public Hearing.

- 15. Consider proposed Ordinance approving Zoning Change No. SU-18-0209**

ORDINANCE NO. 3083

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY BUILDING +700 SQ FT USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 704 BRYSON STREET, BEING PROPERTY ID 176921, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1 35 OF

(4a)

THE WILLIAMS ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Mayor Kevin Strength moved to approve Ordinance No. 3083 subject to the applicant meeting the ten (10') foot rear and side yard setback. Councilmember Chuck Beatty seconded, All Ayes.

- 16. Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) for Unified Lot Sign and Electronic Message Sign uses within a Planned Development-44-General Retail zoning district, located at the NW corner of Brown Street at Professional Place, being Lot 5, Block A, Chapman Plaza Phase II 0.459 acres (Property ID 230478) – Owner: TAHOE CITY PARTNERS LLC (SU-18-0173)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the applicant seeks to expand an existing unified sign to include the addition of an electronic messaging sign to the existing sign. He stated the sign is located in the 20 foot utility easement and has been in this location for a minimum of 10 years. Mr. Brooks stated support pieces being 4 inches will be added to the existing sign to support the LED sign. Staff recommended approval to allow the applicant to expand the ground monument sign but cannot expand the monument sign further into the easement.

There being no others to speak for or against SU-18-0173, Mayor Strength closed the Public Hearing.

Council held discussion and it was noted the applicant is aware that if any site work is needed in the easement the sign may be removed and the City will not be responsible for replacing it.

- 17. Consider proposed Ordinance approving Zoning Change No. SU-18-0173**

ORDINANCE NO. 3084

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A UNIFIED LOT SIGN AND ELECTRONIC MESSAGE SIGN USE WITHIN A PLANNED DEVELOPMENT-44-GENERAL RETAIL (PD-44-GR) ZONING DISTRICT, LOCATED AT THE NORTHWEST CORNER OF BROWN STREET AND PROFESSIONAL PLACE, BEING PROPERTY ID 230478, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5, BLOCK A IN THE CHAPMAN PLAZA PHASE II ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Mayor Pro Tem David Hill moved to approve Ordinance No. 3084 subject to the caveat of adding four (4") inch support pieces to each side of the monument sign and the applicant understanding if any site work is needed in the easement the sign may be removed and the City will not be responsible for replacing it. Councilmember Mary Lou Shipley seconded, All Ayes.

(4a)

18. **Continue Public Hearing on a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119)**

Mayor Strength continued the Public Hearing and announced the applicant requested to continue PD-18-0119 to the City Council meeting of February 18, 2019.

19. **Consider proposed Ordinance approving Zoning Change No. PD-18-0119**

Action:

Mayor Pro Tem David Hill moved to continue a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119) to the City Council meeting of February 18, 2019. Councilmember Mary Lou Shipley seconded, All Ayes.

20. **Public Hearing on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0180)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported at a Council meeting in 2015, the applicant requested a Specific Use Permit (SUP) for trailer and truck sales and at that time Council charged the applicant to beautify the site through increased landscaping and improving the fencing as a condition for the SUP. He stated the applicant did not comply. Mr. Brooks stated in the past two weeks, the applicant reinstalled fencing and landscaping. He stated SU-18-0180 was denied at the Planning and Zoning Commission meeting. Staff recommended to deny.

Mr. Kevin McDonnell, attorney representing applicant, stated with the recent improvements, he encouraged Council to look at not where they have been, but where they are now with the improvements. He requested additional time to do alternatives instead of concrete.

There being no others to speak for or against SU-18-0180, Mayor Strength closed the Public Hearing.

Council held discussion pertaining to the delinquency of the applicant responding to requirements required in 2015. It was noted Council did not require the entire property be concrete, just a strip of concrete.

Action:

Mayor Pro Tem David Hill moved to reopen the Public Hearing on SU-18-0180. Councilmember Mary Lou Shipley seconded, All Ayes.

(4a)

21. Consider proposed Ordinance approving Zoning Change No. SU-18-0180

Action:

Mayor Pro Tem David Hill moved to continue a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0180) to the City Council meeting of February 18, 2019. Councilmember Melissa Olson seconded, All Ayes.

22. Public Hearing on a request by the City of Waxahachie for a textual change to Section 2.01 (B) of the City of Waxahachie Zoning Ordinance, located at Appendix A of Waxahachie City Code, regarding existing non-conforming single family uses. (TA-18-0196)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the textual change allows for a single family residence located in a zoning district where such use is not permitted if destroyed by fire, weather, natural disaster, or other unforeseen event, the residential structure may be rebuilt as a matter of right and the property may resume its single family residential use.

There being no others to speak for or against TA-18-0196, Mayor Strength closed the Public Hearing.

23. Consider proposed Ordinance approving Zoning Change No. TA-18-0196

ORDINANCE NO. 3085

AN ORDINANCE AUTHORIZING A TEXTUAL CHANGE TO SECTION 2.01 (B) OF THE CITY OF WAXAHACHIE ZONING ORDINANCE, LOCATED AT APPENDIX A OF WAXAHACHIE CITY CODE, REGARDING EXISTING NON-CONFORMING SINGLE FAMILY USES; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Councilmember Mary Lou Shipley moved to approve Ordinance No. 3085. Councilmember Chuck Beatty seconded, All Ayes.

24. Public Hearing on a request by the City of Waxahachie for a textual change to Section 5.01 (B) of the City of Waxahachie Zoning Ordinance, located at Appendix A of Waxahachie City Code, regarding masonry construction for Single-Family and Duplex structures. (TA-18-0223)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the proposed Ordinance amends the Masonry Construction requirements for single-family and duplex structures in residential zoning districts to restrict the use of non-masonry

(4a)

materials on elevations that face a right-of-way larger than a Type F Minor Street as defined in the City's most recent Comprehensive Plan.

There being no others to speak for or against TA-18-0223, Mayor Strength closed the Public Hearing.

25. Consider proposed Ordinance approving Zoning Change No. TA-18-0223

ORDINANCE NO. 3086

AN ORDINANCE AUTHORIZING A TEXTUAL CHANGE TO SECTION 5.01 (B) OF THE CITY OF WAXAHACHIE ZONING ORDINANCE, LOCATED AT APPENDIX A OF WAXAHACHIE CITY CODE, REGARDING MASONRY CONSTRUCTION FOR SINGLE-FAMILY AND DUPLEX STRUCTURES; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Councilmember Melissa Olson moved to approve Ordinance No. 3086 striking stucco from Section 2.

The motion died due to a lack of a second.

Action:

Mayor Pro Tem David Hill moved to approve Ordinance No. 3086 as presented. Councilmember Mary Lou Shipley seconded. The vote was as follows:

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

Noes: Melissa Olson

The motion carried.

26. Consider Resolution in support of Bonner Carrington application for TDHCA Housing Tax Credits funding application

RESOLUTION NO. 1260

A RESOLUTION OF THE CITY COUNCIL OF WAXAHACHIE, TEXAS REGARDING SUPPORT FOR CYPRESS CREEK APARTMENT HOMES AT WAXAHACHIE (TDHCA# 19250)

Councilmember Melissa Olson recommended to strike the paragraph referencing loan, grant, reduced fees, or contribution of other value for the benefit of the Development.

(4a)

City Manager Michael Scott explained the language in the Resolution allows the applicant to apply for housing tax credits. He cautioned changing the language will hurt the current applicant as well as future applicants.

City Attorney Robert Brown stated it is part of the statute verbiage and explained there is no harm in leaving it in the Resolution. He noted the goal is to support the applicant.

Action:

Councilmember Chuck Beatty moved to approve Resolution No. 1260 as presented. Mayor Pro Tem David Hill seconded, All Ayes.

27. Consider proposed Ordinance amending the establishment of the Economic Development Commission

Mayor Strength stated it was discussed at the Council Briefing to consider members as follows:

Voting Members: City Council of Waxahachie, 2 members
Chairman of Waxahachie Planning & Zoning Commission, 1 member
Citizens of Waxahachie, 2 members

Ex Officio Members: City Manager or his/her designee
Waxahachie ISD Superintendent
Waxahachie ISD Board Trustee

ORDINANCE NO. 3087

AN ORDINANCE AMENDING THE ORDINANCE ESTABLISHING AN ECONOMIC DEVELOPMENT COMMISSION FOR THE PURPOSE OF EVALUATING APPLICATIONS FOR TAX ABATEMENT PURSUANT TO THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, AS AMENDED, ON REAL PROPERTY IMPROVEMENTS WITHIN THE CITY OF WAXAHACHIE AND ITS EXTRATERRITORIAL JURISDICTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:

Mayor Pro Tem David Hill moved to approve Ordinance No. 3087 as presented. Councilmember Chuck Beatty seconded, All Ayes.

28. Consider proposed Resolution amending the guidelines and criteria (policy) for governing Economic Development Incentives

RESOLUTION NO. 1261

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING A COMPREHENSIVE POLICY OF GUIDELINES AND CRITERIA FOR GOVERNING ECONOMIC DEVELOPMENT INCENTIVES, PARTICULARLY TAX ABATEMENT AGREEMENTS, WITHIN THE CITY OF WAXAHACHIE AND ITS EXTRATERRITORIAL JURISDICTION

(4a)

Action:

Councilmember Mary Lou Shipley moved to approve Resolution No. 1261. Councilmember Chuck Beatty seconded, All Ayes.

29. **Consider proposed Resolution approving a Tax Abatement Agreement with Cardinal Insulated Glass**

RESOLUTION NO. 1262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF WAXAHACHIE, TEXAS AND CARDINAL GLASS COMPANY; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER, OR IN HIS ABSENCE THE ASSISTANT CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

Action:

Councilmember Mary Lou Shipley moved to approve Resolution No. 1262. Councilmember Chuck Beatty seconded. The vote was as follows:

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

Noes: Melissa Olson

The motion carried.

30. **Consider proposed Ordinance amending Chapter 11 (Building & Community Services Fee Schedule) of the Code of Ordinances of the City of Waxahachie by revising Section 11-1 Building & Community Services Fee Schedule, and setting an effective date of March 1, 2019**

ORDINANCE NO. 3088

AN ORDINANCE REPEALING AND REPLACING CHAPTER 11 (ELECTRICITY) OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE AND MOVING IT TO CHAPTER 8 (BUILDING); RENAMING CHAPTER 11 TO BUILDING AND COMMUNITY SERVICES FEE SCHEDULE; ADOPTING THE INTERNATIONAL CODE COUNCIL VALUATION TABLE; ADOPTING A REVISED FEE SCHEDULE; AND SETTING AN EFFECTIVE DATE OF MARCH 1, 2019.

Action:

Councilmember Melissa Olson moved to approve Ordinance No. 3088 removing fee for garage sale and estate sale. Mayor Kevin Strength seconded. The vote was as follows.

Ayes: Kevin Strength

(4a)

David Hill
Chuck Beatty
Melissa Olson

Noes: Mary Lou Shipley

The motion carried.

31. Consider award of a professional engineering services contract with Alan Plumber Associates, Inc. for the Howard Road Water Treatment Plant Master Plan Update

Action:

Mayor Pro Tem David Hill moved to award the professional engineering services contract with Alan Plumber Associates, Inc. for the Howard Road Water Treatment Plant Master Plan Update in the amount of \$213,430.00. Councilmember Mary Lou Shipley seconded, All Ayes.

32. Consider proposed Ordinance ordering an election to be held to elect two City Council Members; providing for a contract for election services with Ellis County Elections Administration

ORDINANCE NO. 3089

AN ORDINANCE ORDERING AN ELECTION TO BE HELD TO ELECT TWO CITY COUNCIL MEMBERS; PROVIDING FOR A CONTRACT FOR ELECTION SERVICES WITH ELLIS COUNTY ELECTIONS ADMINISTRATION; DECLARING AN EMERGENCY AND SETTING AN EFFECTIVE DATE

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 3089. Mayor Pro Tem David Hill seconded, All Ayes.

33. Public Comments

None

34. Convene into Executive Session to discuss the purchase or lease and value of real estate as permitted under Section 551.072 of the Texas Government Code

Mayor Strength announced at 8:07 p.m. the City Council would convene into Executive Session to discuss the purchase or lease and value of real estate as permitted under Section 551.072 of the Texas Government Code.

35. Reconvene and take any necessary action

The meeting reconvened at 8:32 p.m.

(4a)

Action:

None

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

Mayor Kevin Strength thanked Assistant City Manager Tommy Ludwig and his team for the work they do. He stated Councilmember Chuck Beatty spoke at the recent Martin Luther King Jr. Day festivities and always has a way of making all visitors feel welcome.

Councilmember Chuck Beatty stated the Martin Luther King Jr. Day activities were great. He announced Police Chief Wade Goolsby was presented the "Unity Award" from the Ellis County African American Hall of Fame.

Councilmember Mary Lou Shipley stated she walked the Martin Luther King Jr. parade and enjoyed the festivities.

Ms. Amy Borders, Director of Communications and Marketing, stated two stars will be dedicated at the Crossroads of Texas Film and Music Festival in April.

37. Adjourn

There being no further business, Councilmember Mary Lou Shipley moved the meeting adjourn at 8:36 p.m. Mayor Pro Tem David Hill seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Tuesday, January 22, 2019 at 5:30 p.m.

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

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

1. Call to Order

Mayor Kevin Strength called the meeting to order.

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

Mayor Strength announced Honorary Councilmember Blanca Perez will not be able to attend the Council meeting and presented Ms. Perez with a Certificate of Appreciation for her participation as Honorary Councilmember for the month of January 2019.

City Manager Michael Scott referenced item 26 on the agenda noting it is a Resolution in support of the Bonner Carrington's application for TDHCA Housing Tax Credits funding application. He introduced Ms. Emily Protine, Bonner Carrington Community Outreach Liaison to present an overview of the proposed development for an apartment home community in Waxahachie.

Ms. Protine stated the proposed property is Cypress Creek located at Post Oak Drive and Highway 287. She stated there will be 168 units and 60% of the units will be restricted and 40% will be market bearing apartments. Ms. Protine stated Cypress Creek will be a non-age restricted community and presented an overview of amenities. She presented a portfolio representing the company and community highlights. Ms. Protine stated Bonner Carrington partners with a local church and provides a free apartment for a couple that is the liaison between residence and staff.

Mr. Scott thanked Ms. Protine for her presentation. He stated the City has received several request recently noting Council may see more proposed Resolutions of support. He stated staff looks at the locations already zoned multi family, market rate versus affordability, the apartment mix and the overall plan.

Mr. Scott reviewed the Consent Agenda noting items g. and h. went before the TIRZ Board and received recommendation to approve. Ms. Jamie Holbert, Director of Human Resources,

(46)

reviewed item i. noting the budget amendment will allow for a company to look at our benefits, negotiate bids received and make sure the City gets comparable rates.

Mr. Shon Brooks, Director of Planning, reviewed the following cases:

- FP-18-0208 – Final Plat for 13 residential lots. It meets the Sub Division Ordinance and staff will recommend approval.
- RP-18-0197 – Replat creating one lot into two lots. Applicant is following the Infill Ordinance. Staff will recommend approval.
- FP-18-0203 – Final Plat and it meets the requirements of the subdivisions regulations. Applicant will install a fire hydrant.
- RP-18-0207 – Replat to create one (1) lot into three (3) lots for three generations sharing a homestead.
- SU-18-0206 – Request for an accessory building being 888 square feet matching the existing house.
- SU-18-0209 – Request for an accessory building being 1,200 square feet. Yielding the same square footage as the house. Staff is concerned how close it will be to the property line and the size of the structure. The Planning and Zoning Commission denied it at their recent meeting.
- SU-18-0173 – Request for an electronic sign to be installed on top of an existing sign located at the Northwest corner of Brown Street at Professional Place. The existing sign is located in an easement and the easement is dedicated to the City. Applicant wishes to increase the sign eight (8) inches. The City received one letter in opposition.
- PD-18-0119 – Staff received notice that the applicant wishes to continue this case to the City Council meeting of February 18, 2019.
- SU-18-0180 – Original request was made in 2015. Council had stipulations and applicant did not comply. In the past week applicant replaced the fence and placed some landscaping. Applicant does not want to comply with the paving requirements and some gravel has washed away. The banner signs have been removed. The Planning and Zoning Commission denied it at their recent meeting.
- TA-18-0196 – A textual change in the Zoning Ordinance allowing homes to rebuild in case of fire, weather, natural disaster, or other unforeseen events.
- TA-18-0223 – A textual change in the Zoning Ordinance amending the masonry construction requirements for single-family and duplex structures in residential zoning districts will be required to have 100% masonry on elevations that face a right-of-way.

Assistant City Manager Albert Lawrence reviewed a proposed Ordinance amending the establishment of the Economic Development Commission. He stated the tax code language

(46)

changed in 2001 depicting school districts can no longer participate in tax abatements. He stated the proposed Ordinance removes the WISD as voting members. Discussion was held and Councilmember Melissa Olson suggested having five (5) voting members on the committee instead of three (3). Discussion was held pertaining to the Ex Officio Members and it was determined to have three (3) members.

Ms. Kassandra Carroll, Economic Development Coordinator, reviewed a proposed Resolution amending the guidelines and criteria for governing Economic Development Incentives. She reported state law requires review and adoption of the policy every two (2) years. Ms. Carroll reviewed the following proposed amendments:

1. Amending the intro paragraph to Sect III. Criteria for Economic Development Incentives
2. Removing verbiage in Section V referring to "other taxing entities" and the clause defining the Economic Development Commission.
3. Adding a paragraph at the end of Section V prohibiting the employment of undocumented workers, with reference to Texas Government Code 2264.051 and 8 U.S.C. Section 1324a(f).

Mr. Doug Barnes, Director of Economic Development, reviewed a proposed Resolution approving a Tax Abatement Agreement with Cardinal Insulated Glass. He reviewed the outline of the abatement being for a seven (7) year period. Cardinal Glass is adding \$8,000,000.00 in equipment. Mr. Barnes stated the expected ad valorem receipts to the City are expected to be approximately \$485,500.00 with \$228,500.00 in ad valorem taxes abated.

Mr. Scott referenced item 30 being an Ordinance amending fees in Chapter 11 of the Code of Ordinances. He explained the Ordinance was recently adopted and Councilmember Olson asked to bring it back and remove garage fees and estate sale fees.

Ms. Olson discussed the hours and days a garage sale permit is allowed and suggested making amendments. City Attorney Robert Brown suggested bring that discussion back for a work session.

Mr. Richard Abernathy, Assistant Director of Utilities, reviewed the Howard Road Water Treatment Plant Master Plan Update noting the last update was in 2004. Staff will recommend a professional services contract with Alan Plummer Associates, Inc. for the update in the amount of \$213,430.00. He reported there are funds in the operation and maintenance budget that could be utilized to fund Howard Road Water Treatment Plant Master Plan Update rather than utilizing bond funds for the project. He stated construction will not start until the bond sale.

City Secretary Lori Cartwright presented a proposed Ordinance ordering the City Council Election to be held May 4, 2019. She stated new this year is additional early voting and voting day polling places.

3. Adjourn

(46)

There being no further business, Councilmember Mary Lou Shipley moved the meeting adjourn at 6:48 p.m. Councilmember Melissa Olson seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

(42)



Application for a Festival or Event Permit

Event Name and Description: Funday Run Day

Applicant Information

Name: Krista Bartos
Address: 505 W. Marvin Ave
City, State, Zip: Waxahachie, Tx 75165 Phone: 972-937-4113
E-mail Address: fundayschool@fumc-waxahachie.org

Organization Information

Organization Name: Funday School
Address: 505 W Marvin Ave
Authorized Head of Organization: Krista Bartos
Phone: 972-937-4113 E-mail Address: fundayschool@fumc-waxahachie.org

Event Chairperson/Contact

Name: Krista Bartos
Address: 505 W. Marvin Ave
City, State, Zip: Waxahachie, Tx 75165 Phone: 972-937-4113
E-mail Address: fundayschool@fumc-waxahachie.org

Event Information

Event Location/Address: 505 W. Marvin Ave
Purpose: Fundraising
Event Start Date and Time: March 2, 2019 8am

(40)

Event End Date and Time: March 2, 2019 2 pm

Approximate Number of Persons Attending Event Per Day: 350

Site Preparation and Set-Up Date and Time: March 2, 2019

Clean-Up Completion Date and Time: March 2, 2019

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

- ~~Gibson~~ Bryson St closure from Marvin to Parks
- traffic control at Marvin & Bryson, Sycamore & Bryson, Sycamore & Grand, Grand & Marvin
- Vendors, Bake Sale, Silent Auction and Kids zone

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

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

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

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

Will dumpsters be needed? NO

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

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

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

Anta Bunt
Signature of Applicant

11-1-18
Date

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

(4c)

Villarreal, Amber

From: Krista Bartos <fundayschool@fumcwaxahachie.org>
Sent: Thursday, January 24, 2019 1:24 PM
To: Villarreal, Amber
Subject: Re: Funday Run Day
Attachments: 5k Map.pdf

We have attached a newer version of our course map. This type of course is called a "through and through." That means the 10K is just the 5K course looped twice. Please let us know if you need anything else! We appreciate all of your help!

Thank you!

Krista Bartos, Director
[Funday School Mother's Day Out](#)
First United Methodist Church- Waxahachie
972-937-4113

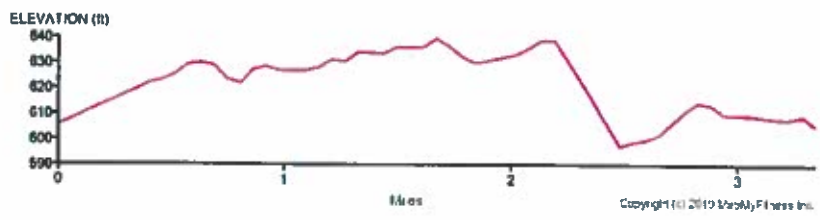


On Tue, Jan 15, 2019 at 11:02 AM Krista Bartos <fundayschool@fumcwaxahachie.org> wrote:
You are awesome! Thank you!

Krista Bartos, Director
[Funday School Mother's Day Out](#)
First United Methodist Church- Waxahachie
972-937-4113



On Tue, Jan 15, 2019 at 10:51 AM Villarreal, Amber <avillarreal@waxahachie.com> wrote:



(4c)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Monday, January 28, 2019 9:30 AM
To: Villarreal, Amber
Subject: RE: Event Application-Funday Run Day

I have no concerns with this request.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, January 28, 2019 9:19 AM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Robert Best <rbest@waxahachiepd.org>; Mosley, Laurie <Imosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>
Subject: Event Application-Funday Run Day

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

Thank you!

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

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

(4c)

Villarreal, Amber

From: Mosley, Laurie
Sent: Monday, January 28, 2019 10:14 AM
To: Villarreal, Amber
Subject: RE: Event Application-Funday Run Day

I don't see any conflict with anything that I know taking place that day. I'll leave it to the Chief's to determine safety.

Thanks!

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

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, January 28, 2019 9:19 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Robert Best <rbest@waxahachiepd.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>
Subject: Event Application-Funday Run Day

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

Thank you!

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

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

(44)

Villarreal, Amber

From: Villarreal, Amber
Sent: Tuesday, January 29, 2019 3:46 PM
To: Massey, Matt
Cc: Campos, Yadira; Ojeda, Eneida
Subject: RE: Event Application-Funday Run Day

I spoke with the applicant and they are requesting 4 barricades and cones. She is going to get back with me on exactly how many cones she needs. The barricades and cones can be delivered to the Funday School on Friday, March 1st and picked up on Monday, March 4th. They don't need anyone to work the race. The only street that will be closed will be a portion of Hawkins between Parks and Marvin. I'll let you know if council approves their request at the February 4th meeting.

Thank you,

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

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

From: Ojeda, Eneida <Eojeda@waxahachie.com>
Sent: Monday, January 28, 2019 9:58 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Cc: Campos, Yadira <ycampos@waxahachie.com>
Subject: FW: Event Application-Funday Run Day

Amber,

Sorry, but below are more questions. ☺

From: Massey, Matt
Sent: Monday, January 28, 2019 9:28 AM
To: Ojeda, Eneida <Eojeda@waxahachie.com>
Cc: Yrlas, Tim <tyrlas@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Subject: Re: Event Application-Funday Run Day

Are they going to be closing all these streets? Will they need cones and barricades? If so are we delivering them and them putting them out or are our guys going to be working this run? If we are working the event is it on city overtime or will they be paying them?

Matt Massey
City of Waxahachie
Street Department
Office 469-309-4312
Fax 469-309-4314

(4d)

Application for a Festival or Event Permit

Event Name and Description: Cinco de Mayo Friday Night
Block Party and Saturday Festival

Applicant Information

Name: Maria Vrias
Address: 165 Chazlynn Ct
City, State, Zip: Waxahachie TX 75165 Phone: (972) 268-0521
E-mail Address: maria_vrias_01@yahoo.com

Organization Information

Organization Name: Ellis County Hispanic Organizations
Address: P.O. Box 2021, Waxahachie TX 75165
Authorized Head of Organization: Maria Vrias
Phone: (972) 268-0521 E-mail Address: maria_vrias_01@yahoo.com

Event Chairperson/Contact

Name: Cindy Herrera - Vice President
Address: 418 W. Franklin St., Waxahachie TX 75165
City, State, Zip: Waxahachie TX 75165 Phone: (972) 935-3684
E-mail Address: ch.herrera13@yahoo.com

Event Information

Event Location/Address: College St - Between Main and Jefferson
Jackson St Between Franklin St. Between Jackson & Rogers
Purpose: Cinco de Mayo Festival
Event Start Date and Time: Friday, May 3, 2019 @ 5:00 p.m till 11:00 p.m

Received in
City Secretary's Office
1-18-19 BV
City of Waxahachie, Texas

Event End Date and Time:

(40)
Saturday, May 4, 2019 @ 11:00am to 11:00pm

Approximate Number of Persons Attending Event Per Day:

2000 - 3,000

Site Preparation and Set-Up Date and Time:

Friday May 3, 2019 @ 5:00pm

Clean-Up Completion Date and Time:

Sunday, May 5th, 2019 Before 8:00pm

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

Stage for live bands, food vendors/trucks, non food vendors, car show, large children's area with bounce houses and family activities, Folklorico Dancers, Mariachis, Beer Garden please find attached map.

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

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

Alcohol Sales
7pm - 10:30 pm - Friday
11am - 10:30 p.m Saturday

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

Will dumpsters be needed?

Yes, please + portable toilets

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

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

Mariachis

1-17-19

Signature of Applicant

Date

(4d)

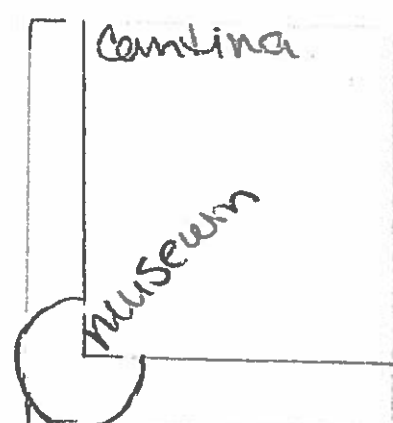
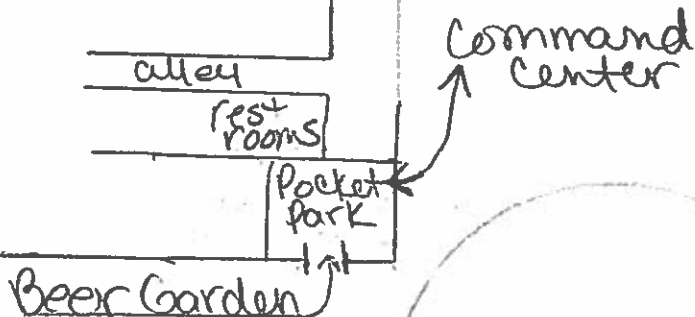
Kid zone

Sackson

Car show

Kid zone

287 business (main)



Food Vendors

College Dance area

NON food Vendors.

Old Court House

Richard Ellis

Back of stage

Franklin st.

- Porta potties
- Parking Lot
- The mix
- Eubanks
- ?(firehouse) kids
- foot spa
- Door
- Bistro
- Door
- Farm luck

Rogers

Rogers

Kid zone

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

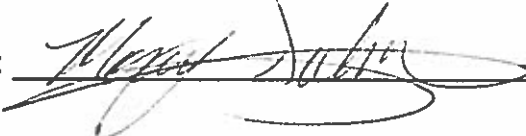
Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: The Vault Smokehouse

YOUR TITLE: Co-Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: 



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Junk For Joy

YOUR TITLE: Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: *[Signature]*

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Council.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS:

Court House Cafe

YOUR TITLE:

Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE:

Cherry L. Fine

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: The Mix | Eubank Florist

YOUR TITLE: Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Charlotte McKibbin

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: FARM LOCK

YOUR TITLE: OWNER

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: [Signature]

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Mosaic Madness

YOUR TITLE: Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Clare Conn

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: ELLIS COUNTY MUSEUM

YOUR TITLE: DIRECTOR

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Shannon Simpson (SHANNON SIMPSON)

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Bistro 115

YOUR TITLE: Executive chef/owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: [Signature]

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: JAMES R. FRANKLIN

YOUR TITLE: Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: James R. Franklin 4/9/19

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,


Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Art on the Square Gallery

YOUR TITLE: _____

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: 

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: High Cotton Exchange

YOUR TITLE: Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Shannon Amor



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: A-1 Band Bands

YOUR TITLE: Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: 



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Bishop Law

YOUR TITLE: Receptionist & Paralegal

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: 

(4d)



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: McQuire Law Office

YOUR TITLE: Constance McQuire - Owner

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Constance Smith McQuire



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Council.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Ya Ya Foot SPA

YOUR TITLE: owner/manager

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: [Signature]



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Counsel.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: ONE STOP SHOP

YOUR TITLE: OWNER

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Bridgette Miller



ECHO proudly announces that it will host the 11TH Annual Waxahachie Cinco de Mayo Fiesta beginning on Friday, May 3, 2019, and Saturday, May 4, 2019, in Downtown Waxahachie. Cinco de Mayo is a celebration of Hispanic culture and heritage, which means great food, festive music, spirited dance, and lots-of-fun for the entire family!

Last year's Cinco event featured folklorico dancers, a wonderful mariachi group, food and arts vendors, and a kid corner. Our grand stage will feature award winning Tejano artists. Our last Cinco attracted thousands of people and it was a huge success, thanks in great part, to the quality sponsors that joined the fiesta. We expect this year's Cinco to beat last year's 2,500 which makes Cinco a perfect venue to showcase your product, services, and your commitment to support the Ellis County Hispanic Organization.

ECHO is requesting partial closures of Franklin, College, and Jackson Street. We are requesting your support for this event before we seek permission from the City Council.

Thank you for your support in our past festivals as it is greatly appreciated. We look forward to 2019's festival and thank you in advance for your continued support.

Very truly yours,

Maria Urias and Cynthia Herrera

President and Vice President of the Ellis County Hispanic Organization

NAME OF YOUR BUSINESS: Mexicano Grill & Cantina

YOUR TITLE: Manager

I AGREE TO THE STREET CLOSURES OF FRANKLIN STREET BETWEEN ROGERS AND JACKSON STREET AND COLLEGE STREET FROM JEFFERSON AND MAIN STREET.

SIGNATURE: Nalley P. Mendez

(4d)

Villarreal, Amber

From: Studdard, Ryan
Sent: Tuesday, January 22, 2019 9:28 AM
To: Villarreal, Amber
Cc: Building & Community Services
Subject: RE: Event Application-Cinco de Mayo

Amber,

Since Food will be prepared and sold for this event, then they will need to apply for Food Establishment permits with us.

Thank you,



City of Waxahachie
401 S. Rogers
P.O. Box 757
Waxahachie, Texas 75168

Ryan Studdard, CBO
*Director of Building &
Community Services*

Office 469-309-4038
Fax 469-309-4023
rstuddard@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:27 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Studdard, Ryan <rstuddard@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Cinco de Mayo

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

Thank you!

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

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

(4d)

Villarreal, Amber

From: Brown, Anita
Sent: Tuesday, January 22, 2019 10:12 AM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Mosley, Laurie; Borders, Amy; Chambers, Jeff; Ojeda, Eneida; Herrera, Mariamne; Studdard, Ryan; Smith, John; Martinez, Gumaro; Robert Best
Cc: Scott, Michael; Cartwright, Lori
Subject: RE: Event Application-Cinco de Mayo

Since they got support from every business in the festival area I do not have any concerns with this application. Wally and I have met with them and I think they have done a good job of organizing this event.

Anita

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:27 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Studdard, Ryan <rstuddard@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Cinco de Mayo

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

Thank you!

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

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

(40)

Villarreal, Amber

From: Brown, Anita
Sent: Tuesday, January 22, 2019 10:09 AM
To: Villarreal, Amber
Cc: Mendez, Wally; Ojeda, Eneida
Subject: RE: Event Application-Cinco de Mayo

Amber,

I think Wally is planning on using our big plastic barricades for the major roads, but we will need some of the street department barricades for parking lots, etc I think.

I am copying Wally on this so he can get with Eneida and/or Matt to reserve what he'll need. They want to close off the pocket park and use that as their command center so all the openings to it will need to be closed with something...

Anita

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:42 AM
To: Brown, Anita <abrown@waxahachie.com>
Subject: FW: Event Application-Cinco de Mayo

The applicant is asking for street closures but will y'all need cones or barricades from the street department or does your department have their own?

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

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

From: Ojeda, Eneida <Eojeda@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:39 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: RE: Event Application-Cinco de Mayo

I don't see anything about cones or barricades needed? Can you confirm this please?

Thank you,
Eneida

From: Villarreal, Amber
Sent: Tuesday, January 22, 2019 8:27 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy

(4d)

Villarreal, Amber

From: Mendez, Wally
Sent: Tuesday, January 22, 2019 10:17 AM
To: Brown, Anita
Cc: Villarreal, Amber; Ojeda, Eneida
Subject: Re: Event Application-Cinco de Mayo

I am planning on letting them use our big plastic barricades and also the wooden ones that we have as well. And they're going to ask the Civic Center to use their metal barricades for the pocket park

Sent from my iPhone

On Jan 22, 2019, at 10:08 AM, Brown, Anita <abrown@waxahachie.com> wrote:

Amber,

I think Wally is planning on using our big plastic barricades for the major roads, but we will need some of the street department barricades for parking lots, etc I think.

I am copying Wally on this so he can get with Eneida and/or Matt to reserve what he'll need. They want to close off the pocket park and use that as their command center so all the openings to it will need to be closed with something...

Anita

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:42 AM
To: Brown, Anita <abrown@waxahachie.com>
Subject: FW: Event Application-Cinco de Mayo

The applicant is asking for street closures but will y'all need cones or barricades from the street department or does your department have their own?

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

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

From: Ojeda, Eneida <Eojeda@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:39 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: RE: Event Application-Cinco de Mayo

I don't see anything about cones or barricades needed? Can you confirm this please?

(4d)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Tuesday, January 22, 2019 11:49 AM
To: Villarreal, Amber
Subject: RE: Event Application-Cinco de Mayo

I have no concerns with this request.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:27 AM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Studdard, Ryan <rstuddard@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Cinco de Mayo

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

Thank you!

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

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

(4d)

Villarreal, Amber

From: Mosley, Laurie
Sent: Wednesday, January 23, 2019 1:13 PM
To: Brown, Anita; Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Borders, Amy; Chambers, Jeff; Ojeda, Eneida; Herrera, Mariamne; Studdard, Ryan; Smith, John; Martinez, Gumaro; Robert Best
Cc: Scott, Michael; Cartwright, Lori
Subject: RE: Event Application-Cinco de Mayo

I agree with Anita on her assessment of the application and event ☺.

From: Brown, Anita <abrown@waxahachie.com>
Sent: Tuesday, January 22, 2019 10:12 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Mosley, Laurie <imosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Studdard, Ryan <rstuddard@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: RE: Event Application-Cinco de Mayo

Since they got support from every business in the festival area I do not have any concerns with this application. Wally and I have met with them and I think they have done a good job of organizing this event.

Anita

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, January 22, 2019 8:27 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <imosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Studdard, Ryan <rstuddard@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Cinco de Mayo

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

Thank you!

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

(4d)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Wednesday, January 23, 2019 1:20 PM
To: Villarreal, Amber
Subject: RE: Event Application-Cinco de Mayo

I don't have any issues with it. They will need the usual security.

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Tuesday, January 22, 2019 8:27 AM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Brown, Anita <abrown@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Amy Borders <aborders@waxahachie.com>; Jeff Chambers <jchambers@waxahachie.com>; Eneida Ojeda <eojeda@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Studdard, Ryan <rstuddard@waxahachie.com>; John Smith <jsmith@waxahachie.com>; Gumaro Martinez <gmartinez@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>
Cc: Michael Scott <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Cinco de Mayo

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

Thank you!

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

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

(6)

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0219



MEETING DATE(S)

Planning & Zoning Commission: January 29, 2019

City Council: February 4, 2019

CAPTION

Consider request by William Collard for a **Preliminary Plat** of Cowboy Acres for 4 lots, being 9.4184 acres situated in the Ellis County School Land Survey, Abstract 328 (Property ID 194702) in the Extra Territorial Jurisdiction – Owner: KEVIN R & CHERISSA S SMITH (PP-18-0219).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held January 29, 2019, the Commission voted 5-0 to recommend approval of plat no. PP -19-0219, subject to staff comments.

CASE INFORMATION

Applicant: William Collard

Property Owner(s): Kevin and Cherrissa Smith

Site Acreage: 9.4184

Number of Lots: 4 lots

Number of Dwelling Units: 4 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Nash-Forreston Water Supply Corporation has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. A fire hydrant is required and the applicant has provided the proposed location.

SUBJECT PROPERTY

General Location: 836 E Pecan Tree Road

Parcel ID Number(s): 194702

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

(6)

Platting History:

Ellis County School Land Survey, Abstract 328

Site Aerial:



STAFF CONCERNS

1. Minor formatting issues remain outstanding.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings. Minor formatting issues 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. Minor formatting issues remain outstanding.

ATTACHED EXHIBITS

1. Plat drawing
2. Water Utility Provider's Endorsement

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.

(6)

STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

[illegible]



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 Clark Parcel ID #: 194702
Subdivision Name: Cowboy Acres

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STANLEY H. LEWIS
Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Nash-Foreston WSC
Name of water provider company

11-20-2018
Date

(7)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0220



MEETING DATE(S)

Planning & Zoning Commission: January 29, 2019

City Council: February 4, 2019

CAPTION

Consider request by William Collard for a Final Plat of Cowboy Acres for 4 lots, being 9.4184 acres situated in the Ellis County School Land Survey, Abstract 328 (Property ID 194702) in the Extra Territorial Jurisdiction – Owner: KEVIN R & CHERRISSA S SMITH (FP-18-0220).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held January 29, 2019, the Commission voted 5-0 to recommend approval of plat no. FP-19-0220, subject to staff comments.

CASE INFORMATION

Applicant: William Collard

Property Owner(s): Kevin and Cherrissa Smith

Site Acreage: 9.4184

Number of Lots: 4 lots

Number of Dwelling Units: 4 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Nash-Forreston Water Supply Corporation has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. A fire hydrant is required and the applicant has provided the proposed location.

SUBJECT PROPERTY

General Location: 836 E Pecan Tree Road

Parcel ID Number(s): 194702

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

(7)

Platting History:

Companion case no. PP-18-0219 was heard this evening.

Site Aerial:



STAFF CONCERNS

1. Formatting issues remain outstanding and must be addressed before the plat drawings are sent to Ellis County for approval.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings. Formatting issues 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. Formatting issues remain outstanding and must be addressed before the plat drawings are sent to Ellis County for approval.

ATTACHED EXHIBITS

1. Plat drawing
2. Water Utility Provider's Endorsement

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.

(1)

STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

[illegible]



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 Clark Parcel ID #: 194702
Subdivision Name: Cowboy Acres

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>6</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STANLEY H. LEWIS
Print Name of General Manager of water provider or Designee

Nash-Foreston WSC
Name of water provider company

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

11-20-2018
Date

(8)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0221



MEETING DATE(S)

Planning & Zoning Commission: January 29, 2019

City Council: February 4, 2019

CAPTION

Request by Khalid Ali, Aztec Renewable Energy, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 208 North Star Lane (Property ID 265846) – Owner: THOMAS M DAVIS (SU-18-0221)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held January 29, 2019, the Commission voted 5-0 to recommend approval of zoning change SU-18-0221, as presented.

CASE INFORMATION

Applicant: Khalid Ali, Aztec Renewable Energy

Property Owner(s): Thomas Davis

Site Acreage: 0.21 acres

Current Zoning: Planned Development-Single Family-2 (Ordinance 2137)

Requested Zoning: PD-SF-2 with SUP

SUBJECT PROPERTY

General Location: 208 North Star Lane

Parcel ID Number(s): 265846

Existing Use: Single Family Residence

Development History: The Final Plat for Park Place Phase 3, was approved by City Council on February 1, 2016.

Adjoining Zoning & Uses:

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

Future Land Use Plan:**Low Density Residential*****Comprehensive Plan:***

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

Thoroughfare Plan:

The site is accessed via Garden Grove Dr, a local street (50' ROW).

Site Image:**PLANNING ANALYSIS**

The applicant seeks to install solar panels on the roof of this single family residence. 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 exhibit 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, 10 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 1/11/19.

One letter of support has been received.

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 Response

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

(8)



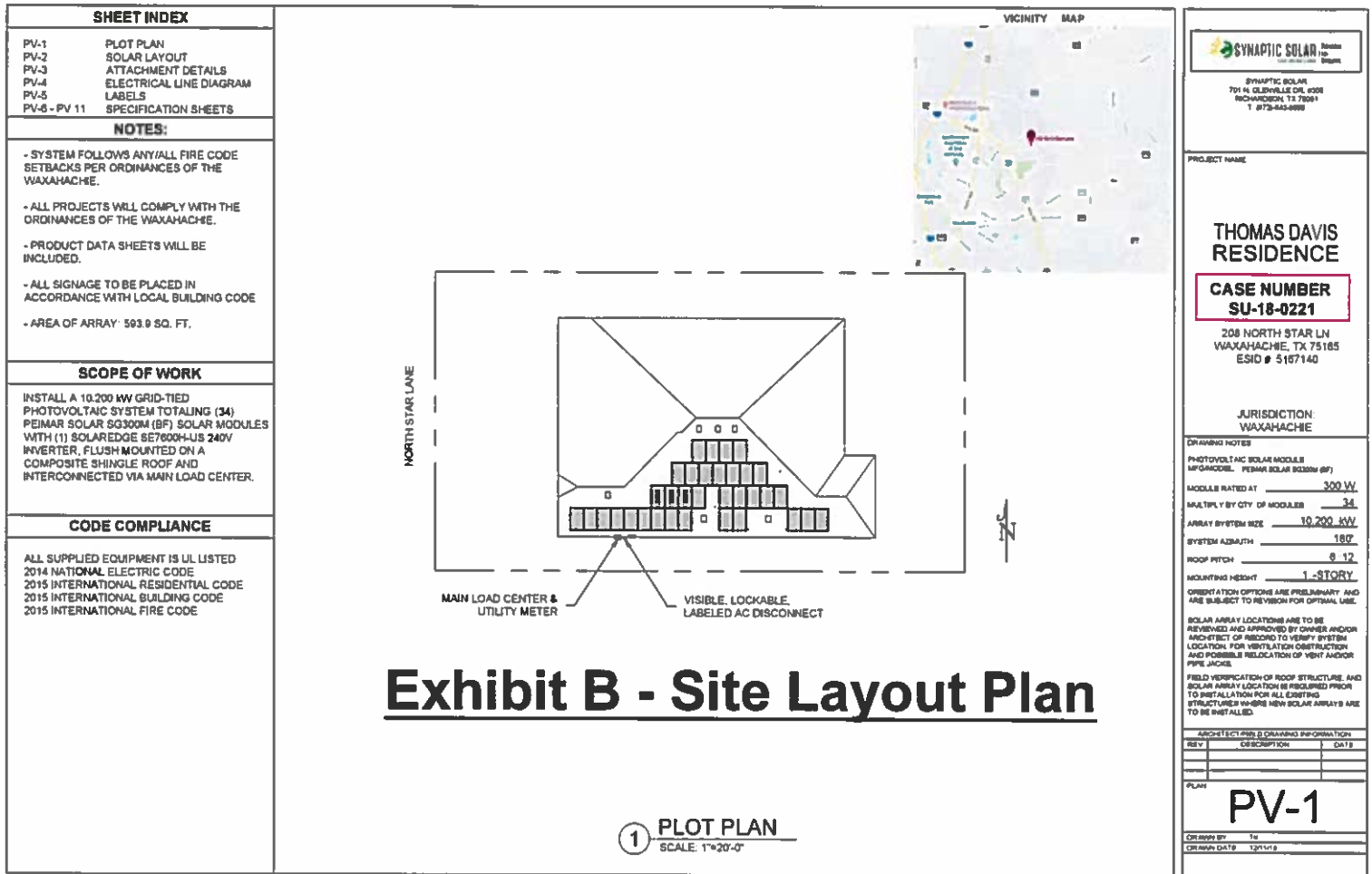
**SU-18-0221 208 North Star Lane
Rooftop Solar Panel System
Exhibit A - Location Exhibit**

Legend

 SU-18-0221

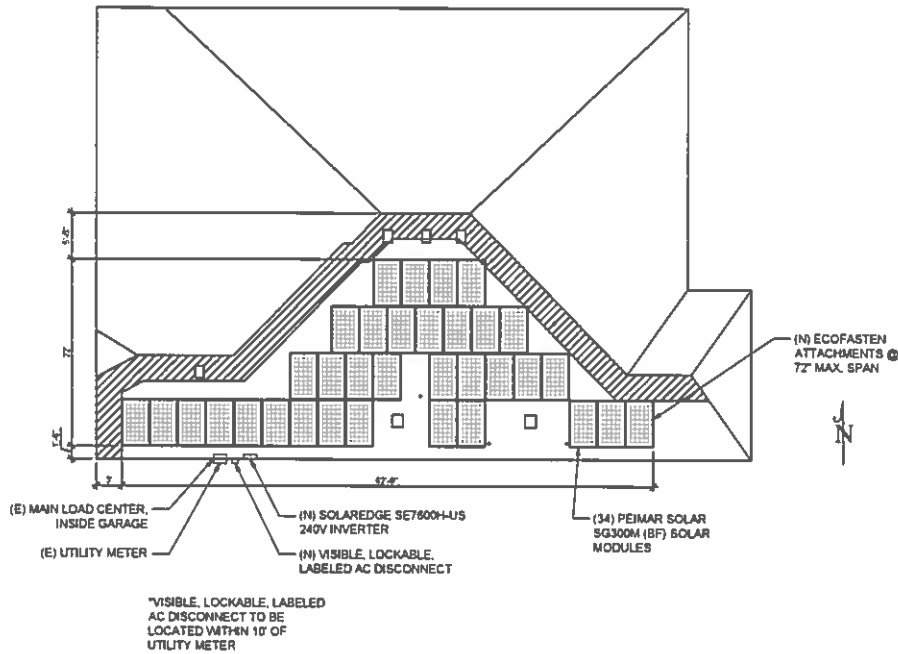
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahatchie for the sole purpose of geographic reference. No warranty is made by the City of Waxahatchie regarding specific accuracy or completeness.

(8)



SOLAR MODULES MECHANICAL DATA	
PANELS MODULES DIMENSIONS MODULES WEIGHT MODULES SQUARE FOOTAGE MODULES WEIGHT/MODULE AREA	(24) PERMAN SOLAR GS5000 (SP) 84 5" x 90 1" x 17" 36.7 lbs 17.47 sq ft 2.77 lbs/sq ft
SOLAR ARRAY MECHANICAL DATA	
WEIGHT OF ARRAY AREA OF ARRAY ARRAY DEAD LOAD WEL NOT EXCEEDED ARRAY DEAD LOAD NO ATTACHMENT CONNECTOR TYPE	1382.4 lbs. 560.0 sq ft 0.0 lb/sq ft 2.77 lb/sq ft 66 616P 3 1/8" & 6" LAG SCREW 2.5" MIN EMBEDMENT

NORTH STAR LANE



1 SOLAR LAYOUT



SYNAPTIC SOLAR
701 N. CLEVELAND DR. #300
RICHARDSON, TX 75081
T (972) 443-8888

PROJECT NAME

THOMAS DAVIS
RESIDENCE

208 NORTH STAR LN
WAXAHACHIE, TX 75165
ESID # 5167140

JURISDICTION:
WAXAHACHE

DRAFTING NOTES

PHOTOVOLT A/C SOLAR MODULE
MFG/ASSEMB. PERMANENT SOLAR SYSTEM (PVS)

MODULE RATED AT 300 W

MULTIPLY BY CITY OF MODULES 34ARRAY SYSTEM SIZE 10.200 KWSYSTEM AZIMUTH 180

ROOF PITCH 6.12

MOUNTING HEIGHT 1 STORY
ORIENTATION OTHER THAN S.E. SIDE IS WEST AND

ORIENTATION OPTIONS ARE PRELIMINARY AND ARE SUBJECT TO REVISION FOR OPTIMAL USE.

SOLAR ARRAY LOCATIONS ARE TO BE
REVIEWED AND APPROVED BY CHARGE ANCHOR

REVIEWED AND APPROVED BY OWNER AND/OR ARCHITECT OF RECORD TO VERIFY SYSTEM LOCATION FOR VENTILATION CONSTRUCTION

LOCATION FOR VENTILATION DISTRIBUTION
AND POSSIBLE RELOCATION OF VENT AND/OR
PIPE JACKS.

**FIELD VERIFICATION OF ROOF STRUCTURE AND
SOLAR ARRAY LOCATION IS REQUIRED BEFORE**

SOLAR ARRAY LOCATION IS REQUIRED PRIOR TO INSTALLATION FOR ALL EXISTING STRUCTURES WHERE NEW SOLAR ARRAYS ARE

STRUCTURES WHERE NEW SOON ARE TO BE INSTALLED.

ARCHITECT'S FIELD DRAWING INFORMATION

Page	Description	Date

PLAN
DV 2

PV-2

<p> <input type="checkbox"/> 1 2 3 4 5 6 7 8 9 10 11 12 </p> <p> <input type="checkbox"/> 13 14 15 16 17 18 19 20 21 22 23 24 </p> <p> <input type="checkbox"/> 25 26 27 28 29 30 31 32 33 34 35 36 </p> <p> <input type="checkbox"/> 37 38 39 40 41 42 43 44 45 46 47 48 </p> <p> <input type="checkbox"/> 49 50 51 52 53 54 55 56 57 58 59 60 </p> <p> <input type="checkbox"/> 61 62 63 64 65 66 67 68 69 70 71 72 </p> <p> <input type="checkbox"/> 73 74 75 76 77 78 79 80 81 82 83 84 </p> <p> <input type="checkbox"/> 85 86 87 88 89 90 91 92 93 94 95 96 </p> <p> <input type="checkbox"/> 97 98 99 100 101 102 103 104 105 106 107 108 </p> <p> <input type="checkbox"/> 109 110 111 112 113 114 115 116 117 118 119 120 </p> <p> <input type="checkbox"/> 121 122 123 124 125 126 127 128 129 130 131 132 </p> <p> <input type="checkbox"/> 133 134 135 136 137 138 139 140 141 142 143 144 </p> <p> <input type="checkbox"/> 145 146 147 148 149 150 151 152 153 154 155 156 </p> <p> <input type="checkbox"/> 157 158 159 160 161 162 163 164 165 166 167 168 </p> <p> <input type="checkbox"/> 169 170 171 172 173 174 175 176 177 178 179 180 </p> <p> <input type="checkbox"/> 181 182 183 184 185 186 187 188 189 190 191 192 </p> <p> <input type="checkbox"/> 193 194 195 196 197 198 199 200 201 202 203 204 </p> <p> <input type="checkbox"/> 205 206 207 208 209 210 211 212 213 214 215 216 </p> <p> <input type="checkbox"/> 217 218 219 220 221 222 223 224 225 226 227 228 </p> <p> <input type="checkbox"/> 229 230 231 232 233 234 235 236 237 238 239 240 </p> <p> <input type="checkbox"/> 241 242 243 244 245 246 247 248 249 250 251 252 </p> <p> <input type="checkbox"/> 253 254 255 256 257 258 259 260 261 262 263 264 </p> <p> <input type="checkbox"/> 265 266 267 268 269 270 271 272 273 274 275 276 </p> <p> <input type="checkbox"/> 277 278 279 280 281 282 283 284 285 286 287 288 </p> <p> <input type="checkbox"/> 289 290 291 292 293 294 295 296 297 298 299 300 </p> <p> <input type="checkbox"/> 301 302 303 304 305 306 307 308 309 310 311 312 </p> <p> <input type="checkbox"/> 313 314 315 316 317 318 319 320 321 322 323 324 </p> <p> <input type="checkbox"/> 325 326 327 328 329 330 331 332 333 334 335 336 </p> <p> <input type="checkbox"/> 337 338 339 340 341 342 343 344 345 346 347 348 </p> <p> <input type="checkbox"/> 349 350 351 352 353 354 355 356 357 358 359 360 </p> <p> <input type="checkbox"/> 361 362 363 364 365 366 367 368 369 370 371 372 </p> <p> <input type="checkbox"/> 373 374 375 376 377 378 379 380 381 382 383 384 </p> <p> <input type="checkbox"/> 385 386 387 388 389 390 391 392 393 394 395 396 </p> <p> <input type="checkbox"/> 397 398 399 400 401 402 403 404 405 406 407 408 </p> <p> <input type="checkbox"/> 409 410 411 412 413 414 415 416</</p>

Ushakov GAT	197119
-------------	--------

(8)

ALL PLAQUES AND BONDAGE REQUIRED BY THE LATEST EDITION OF NATIONAL ELECTRICAL CODE, WILL BE INSTALLED AS REQUIRED.

ALTERNATE POWER SOURCE PLACARD SHALL BE METALLIC OR PLASTIC, ENGRAVED OR MACHINE PRINTED LETTERS IN A CONTRASTING COLOR TO THE PLAQUE. THIS PLAQUE SHALL BE ATTACHED BY ROP RIVETS OR SCREWS OR OTHER APPROVED METHOD. IF EXPOSED TO SUNLIGHT IT SHALL BE UV RESISTANT.

PHOTOVOLTAIC DC CONDUCTORS ENTERING THE BUILDING SHALL BE INSTALLED IN METAL CONDUIT AND THE CONDUIT SHALL BE LABELED "CAUTION DC CIRCUIT" OR EQUIVALENT EVERY 5 FT.

EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENTS, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.154 OR 250.159(A) REQUIREMENTS OF VOLTAGE.

EACH MODULE SHALL BE GROUNDED USING THE SUPPLIED CONNECTION POINT IDENTIFIED ON THE MODULE AND THE MANUFACTURER'S INSTRUCTIONS.

IF THE EXISTING GROUNDING ELECTRODE SYSTEM CAN NOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.

ALL SOLAR MODULES, EQUIPMENT AND METALLIC COMPONENTS ARE TO BE BONDED.

PHOTOVOLTAIC MODULE SPECIFICATIONS

MODEL: PEIMAR SOLAR SG300M (8F)

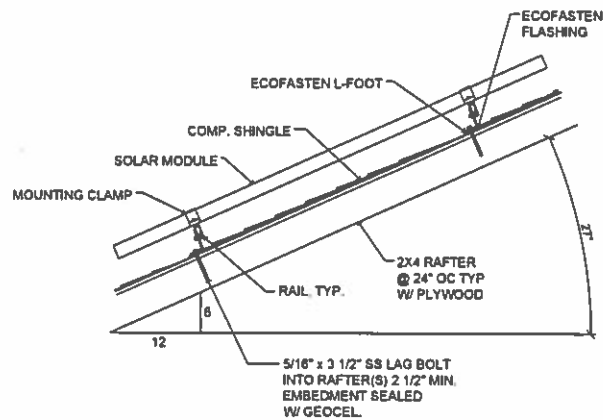
WEIGHT: 39.7 LBS

WIDTH: 39.0"

LENGTH: 64.5"

MAX. ROOF LOAD: 2.71 LBS/SQFT

MAX. POINT LOAD: 34.31 LBS/ATTACHMENT



① ECOFASTEN L-FOOT W/ FLASHING MOUNTING SYSTEM
SCALE: 1"=1'-0"



SYNAPTIC SOLAR
701 N. GULFVILLE DR. #208
RICHMOND, TX 75181
T 972-443-8886

PROJECT NAME

THOMAS DAVIS
RESIDENCE

308 NORTH STAR LN
WAXAHACHIE, TX 75165
ESID # 5167140

JURISDICTION:
WAXAHACHIE

DRAWING NOTES

PHOTOVOLTAIC SOLAR MODULE
MP3000SOL - PEIMAR SOLAR SG300M (8F)

MODULE RATED AT 300 W

MULTIPLY BY QTY. OF MODULES 34

ARRAY SYSTEM SIZE 10,200 KW

SYSTEM AREA/FT 180

ROOF PITCH 8:12

MOUNTING HEIGHT 1-STORY

ORIENTATION OPTIONS ARE PRELIMINARY AND ARE SUBJECT TO REVISION FOR OPTIMAL USE.

SOLAR ARRAY LOCATIONS ARE TO BE REVIEWED AND APPROVED BY OWNER AND/OR ARCHITECT OR RECORD TO VERIFY SYSTEM LOCATION FOR VENTILATION OBSTRUCTION AND POSSIBLE RELOCATION OF VENT AND/OR PIPE JACKS.

FIELD VERIFICATION OF ROOF STRUCTURE AND SOLAR ARRAY LOCATIONS IS REQUIRED PRIOR TO INSTALLATION FOR ALL EXISTING STRUCTURES WHERE NEW SOLAR ARRAYS ARE TO BE INSTALLED.

ARCHITECT/ENGINEER DRAWING INFORMATION

REV. DESCRIPTION DATE

1.00 1/1/18

PLAN

PV-3

DRAWN BY: JG

CHECKED DATE: 1/1/18

(8)

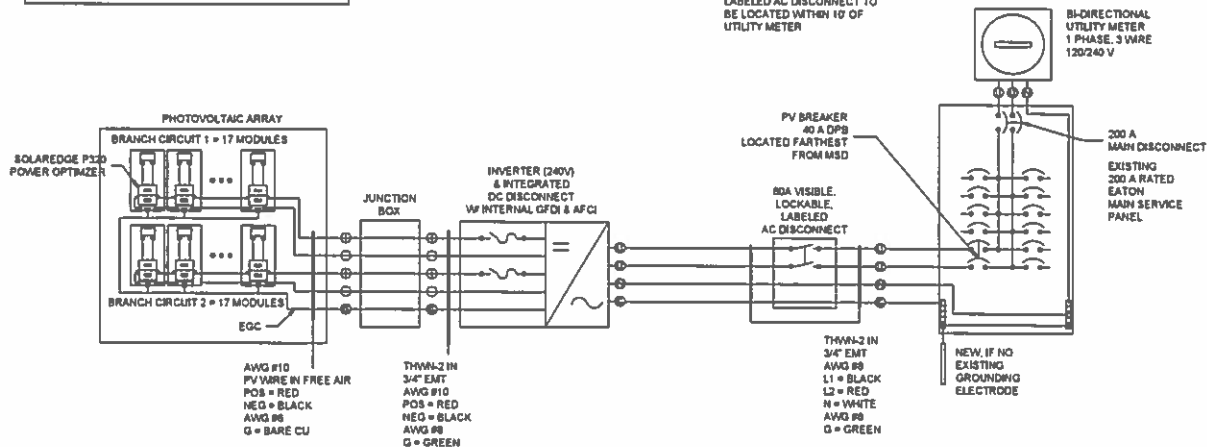
PHOTOVOLTATIC MODULE	CONFIGURATION	CALCULATIONS BY CURRENT CARRYING CAPACITY
Palmar SQ300M (BF) UL1703	No. of Modules - Branch 1 37	Max Branch required DC conductor ampacity $(5100W)/(400V)(1.25) = 15.9A$
Power 300 W	No. of Modules - Branch 2 37	
48.2 Vdc, 32 Vmp, 0 Vnom	Number of Modules 74	
0.71 in, 0.4 in	Record low temp 357	
300 W, 0.4 in	THW-2 IN 3/4" EMT	
600 V, UL E42728	Max AC Output Current 32 A	AWG #10, derated ampacity: $(40)(0.71)(1) = 28.4A$
NEMA 3, 4, 4x, 6, 12, 13	Operating AC Voltage 240 V	$28.4A > 15.9$, therefore DC wire size is valid.
INVERTER	Operating AC Frequency 60 Hz	
SolarEdge SE7800H-US (UL1741)	Max OCPD Rating 40 A	
UL 1741, NEMA 3R, IEEE 1547	CHARGER	
Max Output Voltage 240 V	SolarEdge P320	AC required conductor ampacity $(32)(1.25) = 40A$
Max Output Current 32 A	Vmp 400VDC, Imax 15A	
	UL 1741, IEEE 1547-1, NEMA 3R	AWG #8, derated ampacity: $(55)(0.91)(1) = 50.05A$
	EATON DQ221URB	$40.05A > 40A$, therefore AC wire size is valid.
	UL 1741, NEMA 3R	
	60 A, 240 V, NON-FUSIBLE	

SOLAR MODULE/INVERTER MANUFACTURER AND QUANTITY

(34) PALMAR SOLAR SQ300M (BF) SOLAR MODULES

(1) SOLAREGE SE7800H-US 240V INVERTER

*VISIBLE, LOCKABLE,
LABELED AC DISCONNECT TO
BE LOCATED WITHIN 10' OF
UTILITY METER



SYNAPTIC SOLAR

SYNAPTIC SOLAR
701 N. OLNEYVILLE DR. #200
RICHMOND, TX 75381
T 817-443-2888

PROJECT NAME

THOMAS DAVIS
RESIDENCE

208 NORTH STAR LN
WAXAHACHIE, TX 75165
ESID # 5167140

JURISDICTION
WAXAHACHIE

DRAWING NOTES

PHOTOVOLTATIC SOLAR MODULE
APPROXIMATE PALMAR SOLAR SQ300M (BF)

MODULE RATED AT 300 W

MULTIPLY BY QTY. OF MODULES 34

ARRAY SYSTEM SIZE 10,200 W

SYSTEM AZIMUTH 180

ROOF PITCH 6:12

MOUNTING HEIGHT 1-STORY

ORIENTATION OPTIONS ARE PRELIMINARY AND
ARE SUBJECT TO REVISION FOR OPTIMAL USE.

SOLAR ARRAY LOCATIONS ARE TO BE
REVIEWED AND APPROVED BY OWNER AND/OR
ARCHITECT OF RECORD TO VERIFY SYSTEM
LOCATION FOR VENTILATION OBSTRUCTION
AND POSSIBLE RELOCATION OF VENT AND/OR
FIRE JACKS.

FIELD VERIFICATION OF ROOF STRUCTURE AND
SOLAR ARRAY LOCATION IS REQUIRED PRIOR
TO INSTALLATION FOR ALL EXISTING
STRUCTURES WHERE NEW SOLAR ARRAYS ARE
TO BE INSTALLED.

ARCHITECTURAL DRAWING INFORMATION

REV DESCRIPTION DATE

1 1/1/18

PLAN

PV-4

DRAWN BY: JF

CHECKED BY: JF

(8)

**PHOTOVOLTAIC SYSTEM
EQUIPPED WITH
RAPID SHUTDOWN**

AT MAIN SERVICE PANEL

**WARNING
DUAL POWER SOURCES
SECOND SOURCE IS
PHOTOVOLTAIC SYSTEM**

RATED AC OUTPUT CURRENT _____ A
NORMAL OPERATING VOLTAGE: 240 V

AT MAIN SERVICE PANEL, LOAD CENTER, COMBINED BOX

**SOLAR ONLY LOAD CENTER
DO NOT ADD LOADS**

AT SOLAR LOAD CENTER

**WARNING
ELECTRICAL SHOCK HAZARD
THE DC CONDUCTORS OF THIS
PHOTOVOLTAIC SYSTEM ARE
UNGROUND AND MAY BE ENERGIZED**

AT JUNCTION BOXES

**WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDE MAY BE ENERGIZED
IN THE OPEN POSITION**

AT MAIN SERVICE PANEL

**WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE
THIS OVERCURRENT DEVICE**

AT MAIN SERVICE PANEL

**PV SYSTEM AC DISCONNECT
SECOND SOURCE IS
PHOTOVOLTAIC SYSTEM
RATED AC OUTPUT CURRENT _____ A
NORMAL OPERATING VOLTAGE: 240 V**

AT AC DISCONNECT

**ONCOR ELECTRIC DELIVERY
REQUIRED PLACARDS
(APPLIED TO VISIBLE AC
DISCONNECT)**

**CAUTION
POWER TO THIS SERVICE IS ALSO
SUPPLIED FROM ON-SITE
SOLAR GENERATION
AC SYSTEM DISCONNECT**

**CAUTION
ALTERNATE POWER SUPPLY
AC SYSTEM DISCONNECT**

PLACARDS SHALL BE METAL OR PLASTIC WITH ENGRAVED OR
MACHINE PRINTED LETTERING OR ELECTROPHOTO PLATING
ON RED BACKGROUND WITH WHITE LETTERING, A MIN. OF 3/8"
HEIGHT, ALL CAP LETTERS.

PLACARDS SHALL BE ATTACHED TO THE SERVICE EQUIPMENT
WITH POP-RIVETS, SCREWS OR ADHESIVE.



SYNAPTIC SOLAR
770 N. GILBERT DR. #200
RICHMOND, TX 77401
T 877-443-8888

PROJECT NAME

**THOMAS DAVIS
RESIDENCE**

208 NORTH STAR LN
WAXAHACHIE, TX 75165
ESID # 5187140

JURISDICTION:
WAXAHACHIE

DRAWING NOTES

PHOTOVOLTAIC SOLAR MODULE
MP40-600L PERMANENT SOLAR ROOFING (SR)
MODULE RATED AT 300 W
MULTIPLY BY QTY OF MODULES 34
ARRAY SYSTEM SIZE 10,200 W
SYSTEM ALGEBRA 180
ROOF PITCH 8:12
MOUNTING HEIGHT 1-STORY
ORIENTATION OPTIONS ARE PRELIMINARY AND
ARE SUBJECT TO REVISION FOR OPTIMAL USE.
SOLAR ARRAY LOCATIONS ARE TO BE
REVIEWED AND APPROVED BY OWNER AND/OR
ARCHITECT OF RECORD TO VERIFY SYSTEM
LOCATION FOR VENTILATION OBSTRUCTION
AND POSSIBLE RELOCATION OF VENT AND/OR
PIPE JACKS.
FIELD VERIFICATION OF ROOF STRUCTURE AND
SOLAR ARRAY LOCATION IS REQUIRED PRIOR
TO INSTALLATION FOR ALL EXISTING
STRUCTURES WHERE NEW SOLAR ARRAYS ARE
TO BE INSTALLED.

REVISIONS (CONTINUED) DRAWING INFORMATION

REV	DESCRIPTION	DATE

PLAN

PV-5

DRAWN BY: JH
CHECKED DATE: 10/11/18

(8)

solaredge**Single Phase Inverter
with HD-Wave Technology
for North America**SE3000H-US / SE3800H-US / SE5000H-US /
SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

**Optimized installation with HD-Wave technology**

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 680.11 and 680.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- High reliability without any electrolytic capacitors
- Full-on module-level monitoring
- Outdoor and indoor installation
- Optional Revenue grade data, AHM C12-30 Class 0.5 (0.9% accuracy)

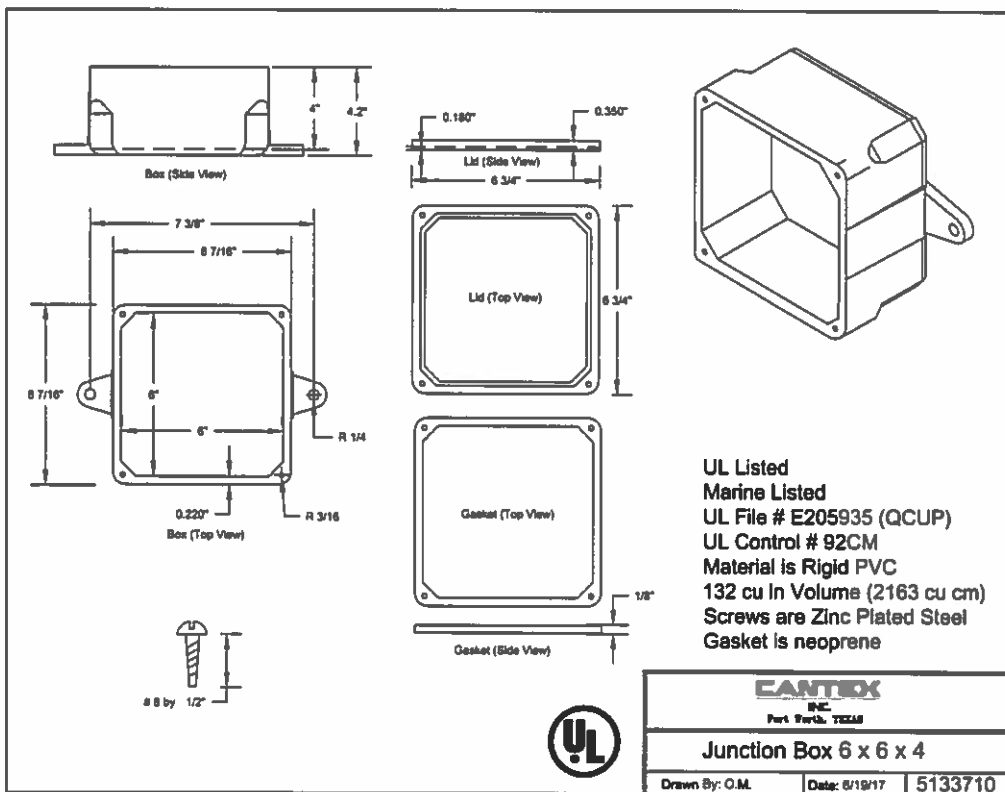
HD
wave

www.solar-edge.us

solaredge**Single Phase Inverter
with HD-Wave Technology for North America**
SE3000H-US / SE3800H-US / SE5000H-US /
SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

OUTPUT	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
Rated AC Power Output	3000	3800 @ 140V	5000	6000 @ 140V	7600	10000	11400
Max. AC Power Output	3000	3800 @ 140V	5000	6000 @ 140V	7600	10000	11400
AC Output Voltage Min. Input Max.	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V
AC Output Voltage Min. Input Max.	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V	120V 208V - 277V
AC Frequency (Hz)	60	60	60	60	60	60	60
Maximum Continuous Output Current	13.9	16	22	26	32	42	49.5
Maximum Continuous Output Current @ 140V	13.9	16	22	26	32	42	49.5
UL954 Type	1	1	1	1	1	1	1
Utility Monitoring, Islanding Protection, Safety Configuration (Per NEC 690.12)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Maximum DC Power @ 140V	4000	5000	7000	8000	10000	13000	15000
Maximum DC Power @ 208V	4000	5000	7000	8000	10000	13000	15000
Transformer 100A, Ungrounded	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Maximum DC Input Voltage	600	600	600	600	600	600	600
Maximum Input Current 200V	9	10.5	13.9	16	20	27	30.5
Maximum Input Current @ 208V	9	10.5	13.9	16	20	27	30.5
Max. Input Short Circuit Current	4%	4%	4%	4%	4%	4%	4%
Maximum Input Protection	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Optional 100V Isolation Protection	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Maximum Input Protection	Yes	Yes	Yes	Yes	Yes	Yes	Yes
CEC Weighted Efficiency	99	99	99.2	99.2	99.2	99.2	99.2
High Voltage Power Conversion	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ADDITIONAL FEATURES	Safety, Ethernet, ZigBee, Bluetooth, Cellular (optional), Optimum [®]						
Isolated Communication Interface	Automatic Rapid Shutdown upon AC Input Disconnect						
Reverse Current Data, AHM C12-30	UL1741, UL1741 SA, UL1699, CSA C22.2 Canadian (NRTL) according to 171.1, 44-01						
Rapid Shutdown - NEC 2014 and 2017	0.01547 Sec 21, Rule 14.10						
0.015	NESC Part 22 Class 9						
UL1741, UL1741 SA, UL1699, CSA C22.2 Canadian (NRTL) according to 171.1, 44-01							
0.01547 Sec 21, Rule 14.10							
NESC Part 22 Class 9							
INSTALLATION SPECIFICATIONS							
AC Output Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range	140V maximum / 140V maximum						
DC Input Current Range / Input Range							

(8)

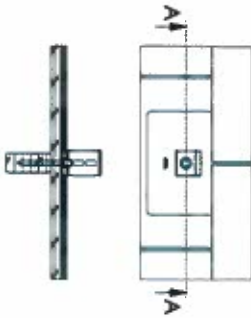


SYNAPTIC SOLAR SYNAPTIC SOLAR 701 N. GLENVILLE DR. #200 RICHMOND, TX 77401 T (872-643-8888)		
PROJECT NAME		
THOMAS DAVIS RESIDENCE		
208 NORTH STAR LN WAXAHACHIE, TX 75165 ESID # 5167140		
JURISDICTION WAXAHACHIE		
DRAWING NOTES		
PHOTOVOLTAIC SOLAR MODULE MP100-60 PERMAN SOLAR SYSTEM (SP)		
MODULE RATED AT 300 W		
MULTIPLY BY QTY. OF MODULES 24		
ARRAY SYSTEM SIZE 10,200 KW		
SYSTEM AZIMUTH 180		
ROOF PITCH 6.12		
MOUNTING HEIGHT 1.5 STORY		
ORIENTATION OPTIONS ARE PRELIMINARY AND ARE SUBJECT TO REVISION FOR OPTIMAL USE.		
SOLAR ARRAY LOCATIONS ARE TO BE REVIEWED AND APPROVED BY OWNER AND/OR ARCHITECT OF RECORD TO VERIFY SYSTEM LOCATION FOR VENTILATION OBSTRUCTION AND POSSIBLE RELOCATION OF VENT AND/OR PNEUMATIC.		
FIELD VERIFICATION OF ROOF STRUCTURE AND SOLAR ARRAY LOCATION IS REQUIRED PRIOR TO INSTALLATION FOR ALL EXISTING STRUCTURES WHERE NEW SOLAR ARRAYS ARE TO BE INSTALLED.		
ARCHITECT/ENGINEER/DRAWING INFORMATION		
REV	DESCRIPTION	DATE
1		
PLAN		
PV-9		
DRAWN BY: Jm		
DRAWN DATE: 1/21/18		



EcoFasten Solar® CFI - Product Guide

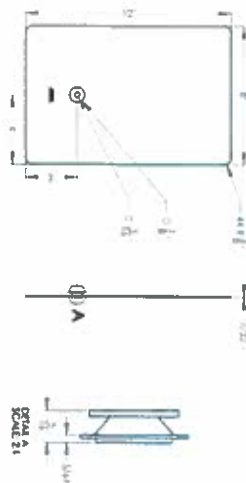
SECTION A-A



3.1



EcoFasten Solar® CFI - Product Guide



3.2

French Drainage
BLK - Mount Brackets
WLL - Wall Fasten



SYNAPTIC SOLAR
701 N. DUBUQUE DR. #100
RICHMOND, TX 75116
T 817-643-8888

PROJECT NAME

THOMAS DAVIS
RESIDENCE

208 NORTH STAR LN
WAXAHACHIE, TX 75165
ESID # 5167140

JURISDICTION
WAXAHACHIE

DRAWING NOTES

PHOTOVOLTAIC SOLAR MODULE
MP MAX MODEL PERMANENT SOLAR RADIATION (BT)
MODULE RATED AT 300 W
MULTIPLY BY QTY OF MODULES 34
ARRAY SYSTEM SIZE 10,200 KW
SYSTEM AZIMUTH 180°
ROOF PITCH 6-12
MOUNTING HEIGHT 1-STORY
ORIENTATION OPTIONS ARE PRELIMINARY AND
ARE SUBJECT TO REVISION FOR OPTIMAL USE.
SOLAR ARRAY LOCATIONS ARE TO BE
REVIEWED AND APPROVED BY OWNER AND/OR
ARCHITECT OF RECORD TO VERIFY SYSTEM
LOCATION FOR VENTILATION OBSTRUCTION
AND POSSIBLE RELOCATION OF VENT AND/OR
PIPE JACKS.
FIELD VERIFICATION OF ROOF STRUCTURE, AND
SOLAR ARRAY LOCATION IS REQUIRED PRIOR
TO INSTALLATION FOR ALL EXISTING
STRUCTURES WHERE NEW SOLAR ARRAYS ARE
TO BE INSTALLED.

REV	DESCRIPTION	DATE

PLAN
PV-10
Drawn by TA
Checked DATE 12/1/18

33

(8)

CASE SU-18-0221

***SUPPORT* 2**

***OPPOSE* 0**

Request by Khalid Ali, Aztec Renewable Energy, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 208 North Star Lane (Property ID 265846) – Owner: THOMAS M DAVIS (SU-18-0221)

SUPPORT

1. Amrutbhai Patel, 206 North Star Lane, Waxahachie, TX 75165
2. Lee Roy Finley III, 202 North Star Lane, Waxahachie, TX 75165



(18)

RECEIVED
1/15/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-18-0221

◇◇◇◇◇

PATEL AMRUTBHAI C & INDIRABEN A & JAGDIP PATEL
206 NORTH STAR LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 29, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 4, 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 Khalid Ali, Aztec Renewable Energy, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 208 North Star Lane (Property ID 265846) – Owner: THOMAS M DAVIS (SU-18-0221)

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-18-0221

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, JANUARY 23, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.


Signature

1/15/19
Date

Amrutbhai Patel / owner
Printed Name and Title

206 N Star Ln Waxahachie, TX
Address

(8)

RECEIVED
1/28/19



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-18-0221



FINLEY LEE ROY III
202 NORTH STAR LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 29, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 4, 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 Khalid Ali, Aztec Renewable Energy, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 208 North Star Lane (Property ID 265846) – Owner: THOMAS M DAVIS (SU-18-0221)

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-18-0221

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, JANUARY 23, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Signature

LEE ROY FINLEY III

Printed Name and Title

Date

Address

1-19-19

202 North Star Lane

(9)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SF-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 208 NORTH STAR LANE, BEING PROPERTY ID 265846, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 17, BLOCK 2, PARK PLACE PHASE 3, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as PD-SF-2; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-18-0221. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

NOW, THEREFORE, this property is rezoned from PD-SF-2 to PD-SF-2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 17, Block 2 of Park Place Phase 3, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

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

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

PASSED, APPROVED AND ADOPTED on this 4th day of February, 2019.

(9)

MAYOR

ATTEST:

City Secretary

(10)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0217



MEETING DATE(S)

Planning & Zoning Commission: January 29, 2019

City Council: February 4, 2019

CAPTION

Consider request by Grant Robinson, The Mark on 287 LLC, for a **Final Plat** of The Mark on 287 for 1 lot, being 6.525 acres situated in the William C. Tunnel Survey, Abstract 1080 (Property ID 264879) – Owner: MARK ON 287 OWNER LLC (FP-18-0217).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held January 29, 2019, the Commission voted 5-0 to recommend approval of plat no. FP-19-0217, subject to staff comments.

CASE INFORMATION

Applicant: Grant Robinson, The Mark on 287 LLC

Property Owner(s): The Mark on 287 Owner, LLC

Site Acreage: 6.525 acres

Number of Lots: 1 lot

Number of Dwelling Units: 140 units

Park Land Dedication: The cash in lieu of park dedication is \$56,000.00 (140 residential dwellings at \$400 per dwelling). This must be paid before the plat is filed.

Adequate Public Facilities: Construction Plans have been approved. At this point, no infrastructure has been installed.

SUBJECT PROPERTY

General Location: East of Waxahachie High School

Parcel ID Number(s): 264879

Current Zoning: Planned Development-Multiple Family-2 (Ordinance 3036)

Existing Use: Currently undeveloped

Platting History: The preliminary plat was approved by City Council on October 1, 2018.

Site Aerial:**STAFF CONCERNS**

1. The plat cannot be filed until a Letter of Acceptance of Public Infrastructure has been received in the Planning Department.
2. Fees must be paid before the plat is filed.
3. Remove "Conquest Boulevard" from the East-West ROW.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
1. The plat cannot be filed until a Letter of Acceptance of Public Infrastructure has been received in the Planning Department.
 2. Fees must be paid before the plat is filed.
 3. Remove "Conquest Boulevard" from the East-West ROW.

ATTACHED EXHIBITS

1. Plat drawings

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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

(10)



LOCATION MAP
NOT TO SCALE

LEGEND

APPLICABLE SYMBOLS: PUBLIC HIGHWAY, BLUE SHADOWY TONES
ADJACENT PROPERTY
1/2" WIDE ROAD WITH YELLOW CAP
AND SHADOWY TONES ADJACENT
PROPERTY



GRAPHIC SCALE

1 IN FEET
1" = 50'

ZONED PD-2
TRACT 1
WASAMACHE DEVELOPMENT
SCHOOL DISTRICT
INSTRUMENT NO. 1306988
C.P.A.E.C.T.

CONCRETE BOLLARD
12" DIA. x 36" HIG.
SPACED 10' ON CENTER
ALONG RIGHT-OF-WAY LINE

LOT 1
5.505 ACRES
130,800 SQUARE FEET
ZONED PD-MF-2

ZONED PD-MF-2
LNU-WASAMACHE DEVELOPMENT, LLC
INSTRUMENT NO. 1311211
C.P.A.E.C.T.

U.S. HIGHWAY 287 BYPASS
(SOUTH SIDE 1000-02-001)

1/2" WIDE ROAD WITH
YELLOW CAP
STAMPED
TABLE 1047-020

SPC FROM WHICH
A 3/4" WIDE BEARS
104737-0472, 1052
104737-0472

104737-0472 200.00'

104737-0472
10 X 1/2" WIDE

1/2" WIDE (BEHT)

12" WIDE ROAD WITH
YELLOW CAP
STAMPED
TABLE 1047-020
104737-0472

12" WIDE ROAD WITH
YELLOW CAP
STAMPED
TABLE 1047-020
104737-0472

CURVE TABLE					
NUMBER	DETA. ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°45'20"	340.00'	91.94'	N64°03'27"E	91.83'
C2	10°00'00"	400.00'	80.39'	N64°10'48"E	80.18'
C3	9°45'20"	340.00'	91.94'	N64°03'27"E	91.83'

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

**FINAL PLAT
THE MARK ON 287**

1 MULTI-FAMILY LOT
8.525 ACRES ~ ZONED "PD-MF-2"
AN ADDITION TO THE CITY OF WASAMACHE
WILLIAM C. TUNNEL SURVEY ABSTRACT NO. 1080
ELLIS COUNTY, TEXAS
NOVEMBER, 2018 SCALE: 1"=50'

OWNER
THE MARK ON 287 OWNER, LLC
P.O. BOX 870542, DALLAS, TX 75387
ATTN: GRANT ROBINSON (817) 905-3180
ENGINEER
GATEWAY ENGINEERING, INC.
6012 REEF POINT LANE, STE. J.
FORT WORTH, TX 76135 817-439-9444
SURVEYOR



P.O. BOX 8761 WASAMACHE, TEXAS 75168
214.303.8200 | TOLL FREE 800.954.3877
INFO@AXIS-SURVEYING.COM

REVISED: 10/01/20 CASE NO.: FP-180217

MATCH LINE SEE SHEET 2

CAB. _____ SLIDE _____ 180036 1 OF 2

AXIS SURVEYING, LLC

THE MARK ON 287

[illegible]

(11)

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0006



MEETING DATE(S)

Planning & Zoning Commission: January 29, 2019

City Council: February 4, 2019

CAPTION

Request by Ladd Vien for a Replat of Lot 2 & 3, Block 29 and Lot 1A, 1B, & 6, Block 30, Town Addition, to create Lot 1, Block A, Ferris Place Center, 1.162 acres (Property ID 170749) – Owner: KAY BUNMUNG MEE (RP-19-0006).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held January 29, 2019, the Commission voted 5-0 to recommend denial of plat no. RP-19-0006.

CASE INFORMATION

Applicant: Ladd Vien

Property Owner(s): Kay Bunmungmee

Site Acreage: 1.162 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

Adequate Public Facilities: Applicant can either extend the connections that currently serve the existing bakery, or can abandon those connections and install connections that include the new development and the existing building.

SUBJECT PROPERTY

General Location: 512 Ferris Avenue

Parcel ID Number(s): 170749

Current Zoning: General Retail

Existing Use: Creations Bakery

(11)

Platting History:

These lots currently exist as shown on the Hawkins Map, which was filed May 1, 1946. A replat, case no. RP-18-0166 was approved by City Council on November 19, 2018. However, the applicant does not wish to comply with the terms of that approval.

Site Aerial:



STAFF CONCERNS

1. The Thoroughfare Plan shows US Highway 77 as a Major Thoroughfare B (110' ROW). This would require the applicant to dedicate twenty-three (23) feet along street frontage. At the November 19, 2018, City Council meeting, City Council agreed to provide relief of the dedication of 4.5 feet so that the applicant was required to dedicate 18.5 feet with case no. RP-18-0166 (there is an existing building that hinders the ability to dedicate the full twenty-three (23) feet), but now wishes to avoid dedication of any land.
2. Applicant has not agreed to the provision of a utility easement along street frontage with this case, though such an easement was a condition of the RP-18-0166 approval.

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.
The proposed replat does not conform to subdivision regulations. As a result, staff must recommended a denial of this plat application.
- ☐ Approval, as presented.
- ☐ Approval, per staff comments:

ATTACHED EXHIBITS

1. Plat drawing

(11)

APPLICANT REQUIREMENTS

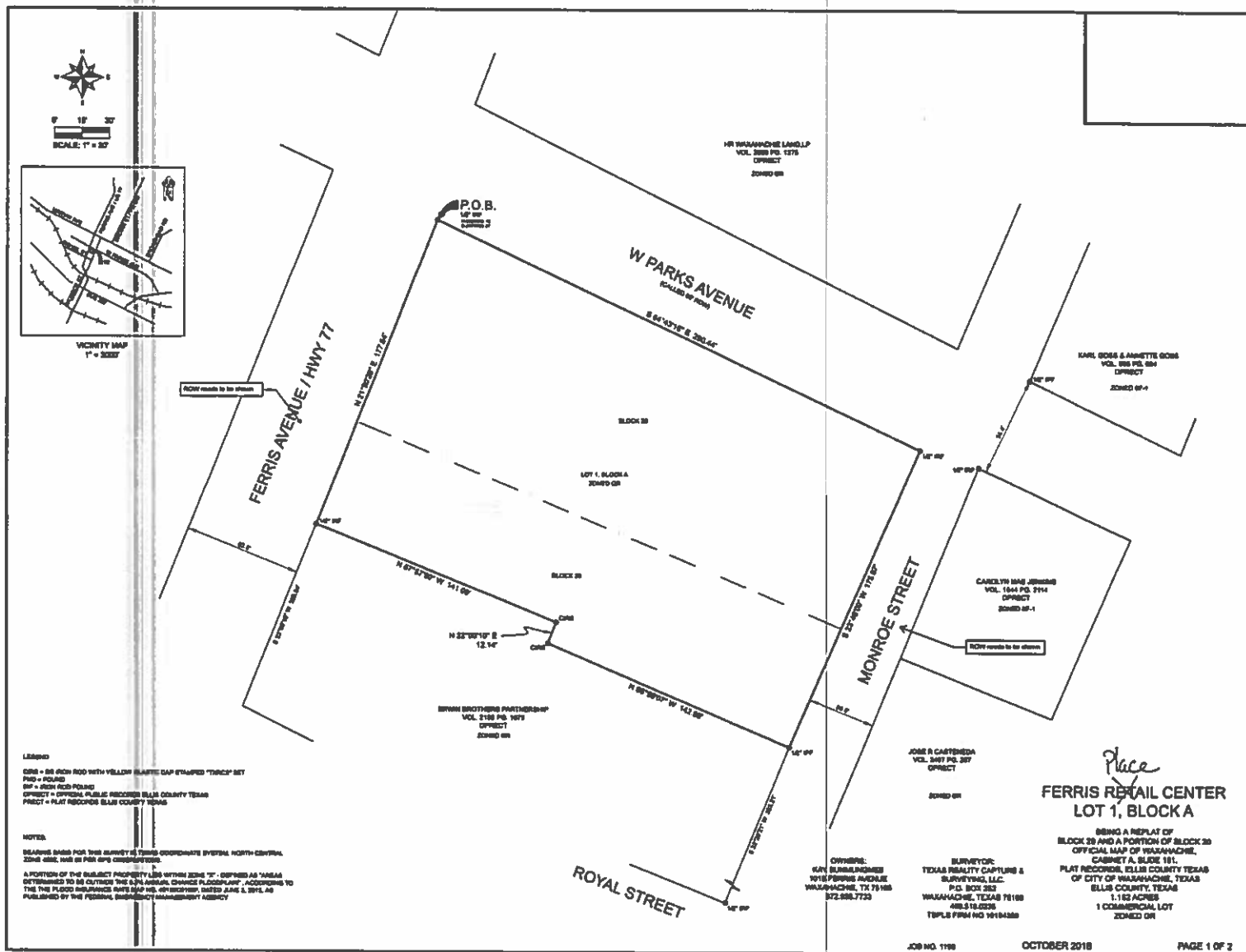
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then 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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

(11)



(13)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0194



MEETING DATE(S)

Planning & Zoning Commission:

January 29, 2019 (Continued from December 11, 2018)

City Council:

February 4, 2019

CAPTION

Public Hearing on a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for **Outside Storage** use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held January 29, 2019, the Commission voted 5-0 to recommend approval of zoning change SU -18-0194, with the provision that storage along Butcher Road be limited to shingles and that the height of the shingles not exceed the six (6) foot fence.

CASE INFORMATION

Applicant:

Drew Dubocq, Bannister Engineering

Property Owner(s):

Waxahachie Associates LLC

Site Acreage:

28.73 acres

Current Zoning:

Heavy Industrial

Requested Zoning:

Heavy Industrial with SUP

SUBJECT PROPERTY

General Location:

201 Butcher Road

Parcel ID Number(s):

173464

Existing Use:

ABC Supply Co., Inc

Development History:

The Final Plat for Four B's Addition was approved by City Council January 4, 1996.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-C	QuickTrip Gas Station
East	LI-1	Vacant Land
South	HI	Vacant Land
West	N/A	Interstate 35 Highway

(13)

Future Land Use Plan:

Industrial

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. Therefore, several large areas have been identified as Industrial. 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 Interstate 35 and Butcher Road

Site Image:



PLANNING ANALYSIS

The applicant is requesting a (S)pecific (U)se (P)ermit to allow outdoor storage within the Heavy Industrial zoning district, located at 201 Butcher Rd. ABC Supply Company currently has an existing 128,000 sf. building at the subject property. Due to the growth of business, the applicant is proposing to store additional company material (roofing material, shingles, etc.) within the ABC Secure Storage along the subject property. The applicant intends to screen the property with fencing (proposed 6 foot wood fence) as well as landscaping to help the property look more aesthetically pleasing from the Interstate 35 service road and Butcher Road. The applicant is fencing the ABC Supply building off from the remaining building on site occupied by a separate tenant.

On January 4, 2019, the applicant submitted revisions to city staff addressing concerns to meet the city's stacking space requirements, an issue discussed at the December 18, 2018 Planning and Zoning Commission meeting, while also maintaining sufficient landscaping. Though the applicant has addressed the stacking space concern, city staff has concerns about the proposed outside storage being visible from the surrounding thoroughfare.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 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 11/21/18.

STAFF CONCERNS

1. Due to the proposed development of Butcher Road, staff has concern with outside storage being visible from the surrounding thoroughfare at this location.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff showing twenty-three (23) proposed Eastern Red Cedar trees along Butcher Road to help prevent the outside storage being visible from the thoroughfare.

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.
- ☐ Additional consideration

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan
3. Survey

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

(113)

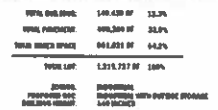


**SU-18-0194 201 Butcher Road
Location Exhibit
Exhibit A - Location Exhibit**

Legend

 SU-18-0194

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Wazahachie for the sole purpose of geographic reference. No warranty is made by the City of regarding specific accuracy or completeness.

[illegible]

PROPOSED
ABC SUPPLY CO.
WAXAHACHIE, TX

[illegible]

ABC SUPPLY CO. SPECIFIC USE PERMIT	
DATE MAILED JUL-16-0100	OFFICE/SECTION MANAGEMENT / ELEM / TD
RECEIVED FROM CONSIG	UNIT NO. 26.75 ACRES
OFFICE/SECTION LET 10 PAPER 0 & ADDN	PROJECT/PROJECT 16270215

8/7/2018



Exhibit B - Site Plan

[illegible]

(14)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT OUTDOOR STORAGE USE WITHIN A HEAVY INDUSTRIAL (HI) ZONING DISTRICT, LOCATED AT 201 BUTCHER ROAD, BEING PROPERTY ID 173464, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1R, IN THE FOUR B S ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as HI; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-18-0194. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

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

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

NOW, THEREFORE, this property is rezoned from HI to HI, with an SUP in order to permit Outdoor Storage use on the following property: Lot 1R of the Four B S Addition, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, and Landscape Plan attached as Exhibit C.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR OUTSIDE STORAGE USE IN THE HEAVY INDUSTRIAL (HI) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number SU-18-0194.
2. The development shall adhere to the City Council approved Exhibit A – Location Exhibit, Exhibit B – Site Plan, and Exhibit C – Landscape Plan.

(14)

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

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

PASSED, APPROVED AND ADOPTED on this 4th day of February, 2019.

MAYOR

ATTEST:

City Secretary

(15)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS SUPPORTING THE PROPOSED ARDEN HILL SENIORS HOUSING COMMUNITY; APPROVING AN APPLICATION FOR FEDERAL LOW INCOME HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, GFH Arden Hill Seniors, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 170 residential units (the "Housing") in the City of Waxahachie, to house seniors; and

WHEREAS, the Housing is expected to be located on the 400 Block of Alliance Boulevard in Waxahachie, Texas in Ellis County and is expected to be named "Arden Hill Seniors"; and

WHEREAS, the Applicant has submitted a pre-application and proposes to submit a final application for financing for the Housing, including Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

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

SECTION ONE. The City of Waxahachie hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The City of Waxahachie hereby supports the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee or contribution of other value for the benefit of the Housing in the amount of \$500.00.

SECTION FOUR. This Resolution related to potential financing, is not a statement of approval for site or building permits, zoning, or PUD; as such decision shall be made in due course with a future request.

PASSED AND APPROVED by the City Council of the City of Waxahachie, Texas on February 4, 2019.

MAYOR

ATTEST:

City Secretary

(15)

400 Block of Alliance Boulevard

Waxahachie, Texas

Arden Hill Seniors



Senior Tax Credit Development

Serving the Seniors of the City of Waxahachie

request for support resolution and contribution letter

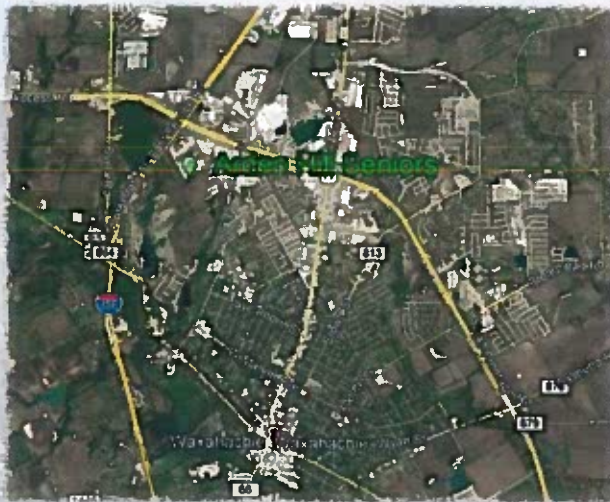
DISCLAIMER: all photos, design, amenities and contents of this ppt are representative in nature and are subject to change.

(15)

400 Block of Alliance Boulevard

Waxahachie, Texas

Arden Hill Seniors



Location

DISCLAIMER: all photos, design, amenities and contents of this ppt are representative in nature and are subject to change.



(15)

400 Block of Alliance Boulevard

Waxahachie, Texas

Arden Hill Seniors



1BR and 2BR unit layouts featuring upscale finish-out with typical details such as spacious kitchens with full-size appliances, 9-foot ceilings, ceiling fans in every room, individually-controlled HVAC systems, balconies, laundry connections, walk-in closets, window treatments, and efficient water fixtures. Residents of the community will enjoy access to a community center featuring typical amenities such as a swimming pool, fitness center, business center, BBQ and picnic areas, theatre rooms, and storage spaces.



Amenities

DISCLAIMER: all photos, design, amenities and contents of this ppt are representative in nature and are subject to change.

(15)

400 Block of Alliance Boulevard

Waxahachie, Texas



Unit Type	Count	SF	Rent
30% - 1-Bed	4	751	\$ 434
30% - 2-Bed	7	950	\$ 521
30% - 3-Bed	0	0	\$ -
11 10.78% of LHTC Units			
50% - 1-Bed	11	751	\$ 724
50% - 2-Bed	20	950	\$ 868
50% - 3-Bed	0	0	\$ -
31 30.39% of LHTC Units			
60% - 1-Bed	21	751	\$ 869
60% - 2-Bed	39	950	\$ 1,042
60% - 3-Bed	0	0	\$ -
60 58.82% of LHTC Units			
Mkt - 1-Bed	19	751	\$ 900
Mkt - 2-Bed	34	950	\$ 1,100
Mkt - 3-Bed	0	0	\$ -
53			
Total 1-Bed	55 35%	41,305 SF	
Total 2-Bed	100 65%	95,000 SF	
Total 3-Bed	0 0%	0 SF	
Total Units	155 100%	136,305 SF	

Arden Hill Seniors

Unit Mix



DISCLAIMER: all photos, design, amenities and contents of this ppt are representative in nature and are subject to change.

(15)

400 Block of Alliance Boulevard

Waxahachie, Texas

Arden Hill Seniors



DEVELOPERS

GroundFloor Affordable Housing, LLC
Brandon Bolin, Sole Member/Manager

Groundstone, LLC (Certified HUB)
Ellie Miles Couch—Sole Member/Manager

LIHTC SPECIALIST, DEVELOPMENT PROJECT MANAGER

MSH IC, LLC—Fort Worth, Texas
Matt Higgins—Sole Member, Manager

Team

DISCLAIMER: all photos, design, amenities and contents of this ppt are representative in nature and are subject to change.

(15)



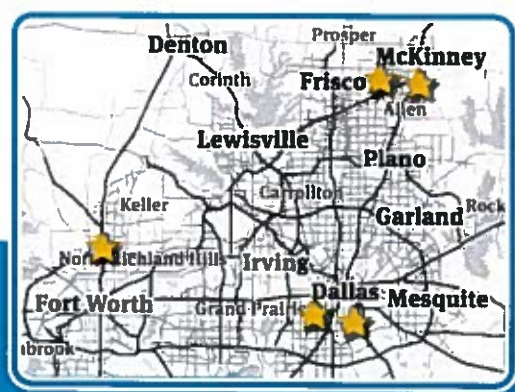
GroundFloor Development specializes and focuses on building well-conceived urban multifamily housing communities and mixed-use developments to serve and accommodate the growing demand for metropolitan living. Founded in 2009, and led by Brandon Bolin, GroundFloor Development directs its resources toward projects located in high population growth areas in Texas – where people need and desire quality urban living as commuting costs continue to rise and single-family home buying power declines. Since its inception in 2009, GroundFloor has successfully developed five upscale multifamily properties across the Dallas/Fort Worth metro area totaling 757 units. GroundFloor Development is also currently working on developing additional multifamily housing in the North Oak Cliff area of Dallas as well as Round Rock, Texas. Additionally, GroundFloor is working to bringing a one-of-a-kind mixed-use development to Austin, Texas emphasizing creative office spaces with a surrounding indoor-outdoor marketplace with entertainment, shopping, restaurants, and nightlife.



BRANDON BOLIN is the founder and a Managing Director of GroundFloor Development. Brandon formed GroundFloor in 2009 to develop specialized infill multifamily housing in the DFW Metroplex and other emerging communities in Texas. Prior to forming GroundFloor, Brandon practiced law at Jackson Walker L.L.P. as a Land Use Associate. While there, he worked with some of the top development companies in Dallas-Fort Worth on land development, zoning and public incentive matters. During law school, Brandon worked with the in-house counsel of Hillwood Capital on the \$2 billion Victory Park Project, and with Harvest Partners on the \$750 million Park Lane Project. After law school, Brandon took a position in acquisitions with INCAP Fund assisting with the River District land assembly in the North Oak Cliff area of Dallas. Brandon is a graduate of the Dedman School of Law at Southern Methodist University where he was inducted as a Barrister and received the John F. Kennedy award given annually to two of the top graduating law students. He also is a graduate of The City College of New York, graduating Summa Cum Laude, Phi Beta Kappa, with a Bachelor's degree in Political Science.



MATT HIGGINS is a consultant for GroundFloor Development and brings ten-years' experience managing and executing multi-family development, mixed-use commercial planning and entitlement, and construction project initiatives. Matt has worked with GroundFloor Development as the supervising project manager and Owner's representative contributing to the successful development of GroundFloor's multifamily properties totaling 500+ units since 2010. Matt's background also includes executing project initiatives in the advancement of large-scale, mixed-use, master-planning and development where he contributed to project initiatives such as securing entitlements, land acquisition due diligence, franchise and public utility and infrastructure construction.



*Experience Across The
Dallas/Fort Worth Metro Area
Having Completed Recent
Multi-family Development In:*

- Dallas/North Oak Cliff
- McKinney &
- Fort Worth
- Also Pursuing Mixed-Use
and Housing Development
in Austin and Round Rock, Texas

GroundFloor Development
Brandon Bolin
6125 Luther Lane #574
Dallas, Texas 75225
(214) 991-8331
bbolin@gfholdings.co

Matt Higgins
(817) 683-1571
mhiggins@msh-icservices.com

(15)



Architect - Architettura, Inc.

(15)



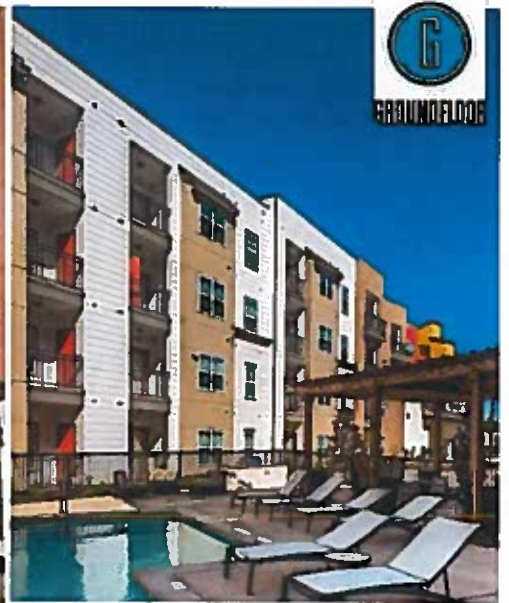
(15)



Architect—Architettura, Inc.



(15)



(15)



Architect—RPGA Design Group, Inc.



(15)



(15)



(15)



(15)



Architect - Architettura, Inc.

(15)



Architect—Architettura, Inc.



ARCHITETTURA, INC.



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Assistant City Manager
Thru: Michael Scott, City Manager
Date: February 1, 2018
Re: Repealing of Chapter 7 (Auctions)

On Monday February 4, 2019 an item will appear before City Council for its consideration to repeal Chapter 7 (Auctions) of the Code of Ordinances. Chapter 7 currently empowers the City to charge a fee for and issue a license to conduct auctions within the City limits. Since Chapter 7 was adopted and last modified, on November 7, 1933, State legislation has been passed which prohibits a municipality from issuing a license, permit or charging a fee to auctioneers per Section 1802.003 of the Texas Department of Licensing & Regulations Auctioneer Law. Section 1802.003 was made Effective September 1, 2017. As a result staff is proposing to repeal Chapter 7, as it no longer has the authority to regulate auctions in the way in which Chapter 7 is written. Please note that staff records indicate an auctioneer license has not been applied for nor has a fee been charged for such a license since the adoption of the aforementioned State legislation.

Staff is available at your convenience should you need additional information.

Tommy Ludwig
Assistant City Manager

(16)

ORDINANCE NO. _____

AN ORDINANCE REPEALING CHAPTER 7 (AUCTIONS) OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE; AND SETTING AN EFFECTIVE DATE OF FEBRUARY 4, 2019.

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

THAT CHAPTER 7 OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE IS REPEALED TO READ AS FOLLOWS:

Chapter 7 (Auctions) is repealed.

Chapter 7 – RESERVED

PASS, APPROVED, AND ADOPTED ON THIS THE _____ day of _____, 2019.

MAYOR

ATTEST:

City Secretary