# NOTICE OF PLANNING \& ZONING COMMISSION BRIEFING SESSION <br> APRIL 9, 2019 <br> CITY COUNCIL CONFERENCE ROOM <br> 401 S. ROGERS <br> WAXAHACHIE TEXAS <br> 6:15 P.M. 

## Agenda

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

1. Call to Order
2. Conduct a briefing to discuss 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 Waxahachie City Council may be present at this meeting. No action will be taken by the City Council at this meeting.

## $\underline{A G E N D A}$

The Waxahachie Planning \& Zoning Commission will hold a regular meeting on Tuesday, April 9, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

1. Call to Order
2. Invocation

## 3. Consent Agenda

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning \& Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning \& Zoning Commission.
a. Minutes of the regular Planning \& Zoning Commission meeting of March 26, 2019
b. Minutes of the Planning and Zoning Commission briefing of March 26, 2019
4. Consider request by Robert Hill, P\&R Builders, for a Preliminary Plat of Country Meadows Estates, Phase 3 for 36 lots, being 45.068 acres situated in the George W. Younger Survey, Abstract 1195 (Property ID 192620) in the Extra Territorial Jurisdiction - Owner: ANDEN INC (PP-19-0042)
5. Public Hearing on a request by Brandon Bolin, GFH Arden Hill Seniors, Ltd., for a Zoning Change from a Planned Development-Multiple Family Residential-2 zoning district to Planned Development-Multiple Family Residential-2, with Concept Plan, located in the 400 Block of Alliance Boulevard (Property ID 189266) - Owner: SOUTHFORK CAPITAL LLC (PD-19-0035)
6. Consider recommendation of Zoning Change No. PD-19-0035
7. Public Hearing on a request by Bonny Cain, Waxahachie ISD, for a Zoning Change from a Single-Family Residential-1 zoning district to Planned Development-Commercial, Planned Development-General Retail, and Planned Development-Single-Family Residential-3, with Concept Plan, located South and East of new Waxahachie High School (Property ID 180503) - Owner: WAXAHACHIE ISD (PD-19-0033)
8. Consider recommendation of Zoning Change No. PD-19-0033
9. Consider request by Dennis Little for a Preliminary Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB \& CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction - Owner: DENNIS LITTLE (PP-19-0020)
10. Consider request by Dennis Little for a Final Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB \& CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction - Owner: DENNIS LITTLE (FP-19-0021)
11. Consider request by Todd Wintters, Engineering Concepts \& Design, LP, for a Final Plat of Settler's Glen Addition, Phase 6 for 100 lots, being 18.912 acres situated in the William Paine Survey, Abstract 835 (Property ID 189178) - Owner: SETTLER'S GLEN LTD (FP-19-0030)
12. Consider request by Dalton Bradbury, Acker Construction, for a Final Plat of

Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) - Owner: COREY \& JULIE SANCHEZ (FP-19-0038)
13. Consider request by Jeff Whanger, RLG, Inc., for a Preliminary Plat of CSP1 Addition for 2 lots, being 2.531 acres situated in the A.W. Brown Survey, Abstract 102 (Property ID 180374) - Owner: CONNELL STORAGE PARTNERS \#1 LLC (PP-19-0037)
14. Consider request by Tim Cummings, 122 Ike Rd LLC, for a Final Plat of Ike Farms for 16 lots, being 19.290 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186239) in the Extra Territorial Jurisdiction - Owner: 122 IKE RD LLC (FP-19-0041)
15. Consider request by Chris Acker, Acker Construction, for a Replat of part of Lot 1 and Lot 2, Block 7, Nora Alexander's Subdivision to create Lot 1R, Block 7, Nora Alexander's Subdivision, 0.415 acres (Property ID 172037) - Owner: JUAN P \& MARISOL TAVERA RICO (RP-19-0034)
16. Consider request by Harlan Lowrance for a Replat of a part of Lots 1, 2 and 5, Block 5, and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) - Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)
17. Consider request by Joshua Trees, Cross Fence Development, LLC, for a Preliminary Plat of The Cross Fence at Oak Vista for 173 lots, being 248.575 acres situated in the S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, and the D.M. McNeil Survey, Abstract 717 (Property ID 188040 and 183375) in the Extra Territorial Jurisdiction Owner: CROSS FENCE DEVELOPMENT LLC (PP-19-0036)
18. Public Hearing on a request by Dusty Autrey for a Zoning Change from a Light Industrial2 zoning district to Planned Development-Central Area, with Concept Plan, located at 421 S. College Street (Property ID 220752) - Owner: DAJP Holdings, LLC (PD-19-0029)
19. Consider recommendation of Zoning Change No. PD-19-0029
20. Public Hearing on a request by Mike Siefert, Lookout Development Group, for a Planned Development Amendment for the purpose of removing the height restriction for hotels located adjacent to the Waxahachie Civic Center (Property ID 208655, 208656, and 227433 ) - Owner: LOOKOUT PARTNERS LP (PD-19-0039)
21. Consider recommendation of Zoning Change No. PD-19-0039
22. Continue Public Hearing on a request by Ron Barson, Ledbetter Real Estate, Ltd., for a Specific Use Permit (SUP) for Mini-Warehouse or Self-Storage Facility use within a Commercial zoning district, located at 2050 Corporate Parkway (Property ID 273979) Owner: LEDBETTER REAL ESTATE LTD (SU-19-0026)
23. Consider recommendation of Zoning Change No. SU-19-0026
24. Public Hearing on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned DevelopmentGeneral Retail, with Concept Plan, located at the NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)
25. Consider recommendation of Zoning Change No. PD-19-0031
26. Public Comments: Persons may address the Planning \& Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
27. Adjourn

The P\&Z reserves the right to go into Executive Session on any posted item.
This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.

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

The Waxahachie Planning \& Zoning Commission held a regular meeting on Tuesday, March 26, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman<br>Melissa Ballard, Vice Chairman<br>Betty Square Coleman<br>Bonney Ramsey<br>Jim Phillips<br>David Hudgins<br>Erik Test<br>Others Present: Shon Brooks, Director of Planning<br>Colby Collins, Senior Planner<br>James Gaertner, City Engineer<br>Tommy Ludwig, Assistant City Manager<br>Amber Villarreal, Assistant City Secretary<br>Mary Lou Shipley, Council Representative

## 1. Call to Order

2. Invocation

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

## 3. Consent Agenda

a. Minutes of the regular Planning \& Zoning Commission meeting of February 26, 2019
b. Minutes of the Planning and Zoning Commission briefing of February 26, 2019

## Action:

Ms. Bonney Ramsey moved to approve items $a$. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.
4. Continue Public Hearing on a request by Todd Wintters, Engineering Concepts \& Design LP, for a Zoning Change from a Future Development and Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Marshall Road and Ovilla Road (Property IDs 195446, 191103, 191114, 191113, 191112, 191111, 182906, 182907, 200367, 180351, 200379, 200380) Owner: ARBORS DEVELOPMENT LLC (PD-18-0210)

Chairman Keeler announced PD-18-0210 was withdrawn by the applicant and no action would be taken. He explained if the applicant resubmits a request, the process will start over and required notifications will be posted, mailed, and publicized.

Those who spoke in opposition to PD-18-0210:
Wesley Tryon, 2011 Black Champ Road
Sharon Tryon, 2011 Black Champ Road
Marvin Johnson, 2153 Marshall Road

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Dana Lennon, 1201 Ovilla Road
Jerry Johnson, 2072 Marshall Road
Charles Green, 101 Denali Way
Don Spillers, 145 Vail Lane
Pabon Rodriguez, 133 Vail Lane
Janet Morales, 204 Everest Lane
Aaron Clayton, 2251 Marshall Road
Rhendi Heiber, 1111 Ovilla Road
Jackie Milam, 2380 Black Champ Road
Jeff Issokson, 2221 Marshall Road
Karan Nelson, 129 Denali Way
James Williams, 217 Everest
Howard Burleson, 249 McKinley Circle
Rick Lucas, 2060 Marshall Road
Vickie Dillow, 7881 Faith Lane
Staff and the commission reiterated the applicant withdrew their request and the commission had not reviewed the proposed zoning. It did not pass the Planning Department review and was not sent to the commission. Planning Director Shon Brooks explained without a zoning change, the applicant can currently build on 16,000 square foot lots with the Single-Family 1 zoning and a minimum of 3 acre lots with the future development on the property. Assistant City Manager Tommy Ludwig explained staff will utilize social media along with the state notification requirements to inform the public if another request is submitted.

There being no others to speak for or against PD-18-0210, Chairman Keeler closed the Public Hearing.

## 5. Consider recommendation of Zoning Change No. PD-18-0210

No action taken.
6. Consider request by Dalton Bradbury, Acker Construction, for a Plat Vacation of a Replat of Lots 4R-A and 4R-B, RVG Plaza, as recorded in Cabinet I, Slide 236 OPRECT on October 15, 2013, being 2.3887 acres situated in the Robert Parks Survey, Abstract 851 and the N.P. Neal Survey, Abstract 1320 (Property ID 238271 and 259297) - Owner: MAQBUL PROPERTY SERVICES \& MANAGEMENT INC (PV-19-0014)

Chairman Keeler announced no action is required for the Plat Vacation as presented.
7. Consider request by Kendall Wiley for a Replat of Lot 1R-A, Block A, Wiley's Retail to create Lots 1R-A and 1R-B, Block A, Wiley's Retail, 0.996 acres (Property ID 231665) - Owner: KENDALL L \& MICHELLE L WILEY (RP-19-0017)

Senior Planner Colby Collins presented RP-19-0017 noting staff recommended approval per the following comments:

1. Right of Way dedication is required along Brown Street. The thoroughfare plan indicates this roadway as a 110 foot roadway.
2. Correct the zoning to GR. General Retail
3. Indicate if the parking in the parking easement is open to all three lots. A site plan will be required to determine if the parking is sufficient on the site.
4. Change dates to indicate 2019.
5. Label the Plan Southwestern most line segment.
6. Provide a property closure document to ensure the legal description and graphical plat match.
7. Indicate the proposed water and sewer services for Lot 1 R-A1. A 6 -inch sanitary sewer minimum and a connection to an existing or proposed manhole.
8. Indicate the existing drainage easement on the plan west side of Lot $1 R-B$.

## Action:

Vice Chairman Melissa Ballard moved to approve a request by Kendall Wiley for a Replat of Lot 1R-A, Block A, Wiley's Retail to create Lots 1 R-A and 1R-B, Block A, Wiley's Retail, 0.996 acres (Property ID 231665) - Owner: KENDALL L \& MICHELLE L WILEY (RP-19-0017) subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.
8. Consider request by Jay Volk, J. Volk Consulting, Inc., for a Final Plat of WISD Ag Center for 1 lot, being 10.647 acres situated in the J. Boyd Survey, Abstract 108 and W.C. Tunnell Survey, Abstract 1080 (Property ID 180503) - Owner: WAXAHACHIE ISD (FP-19-0018)

Mr. Collins presented FP-19-0018 noting staff recommended approval as presented. He noted the preliminary plat was approved in August 2018.

## Action:

Mr. Jim Phillips moved to approve a request by Jay Volk, J. Volk Consulting, Inc., for a Final Plat of WISD Ag Center for 1 lot, being 10.647 acres situated in the J. Boyd Survey, Abstract 108 and W.C. Tunnell Survey, Abstract 1080 (Property ID 180503) - Owner: WAXAHACHIE ISD (FP-19-0018). Mr. David Hudgins seconded, All Ayes.
9. Consider request by James R. Henry, for a Final Plat of Crooked Creek Farms for 3 lots, being 95.973 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (FP-19-0019)

Mr. Collins presented FP-19-0019 noting staff recommended approval per the following staff comments:

1. A private utility easement must be provided for the water line.

## Action:

Ms. Bonney Ramsey moved to approve a request by James R. Henry, for a Final Plat of Crooked Creek Farms for 3 lots, being 95.973 acres situated in the S.M. Durrett Survey, Abstract 272
(Property ID 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (FP-190019) subject to Staff Comments. Vice Chairman Melissa Ballard seconded, All Ayes.
10. Consider request by John Harkins for a Replat of Tract 13, Nod Hill Estates and 1.124 acres out of the J. Barker Survey, Abstract 40 to create Lots 1 and 2, Block A, Harkins Addition, 2.180 acres (Property ID 152926 and 179593) in the Extra Territorial Jurisdiction - Owner: BOBBY D HARKINS and JOHN AND TRINA HARKINS (RP-19-0024)

Mr. Collins presented RP-19-0024 noting staff recommended approval per the following staff comments:

1. There are outstanding comments that must to be addressed by the applicant.
2. There are outstanding Ellis County comments that still need to be addressed by the applicant.

## Action:

Vice Chairman Melissa Ballard moved to approve a request by John Harkins for a Replat of Tract 13, Nod Hill Estates and 1.124 acres out of the J. Barker Survey, Abstract 40 to create Lots 1 and 2, Block A, Harkins Addition, 2.180 acres (Property ID 152926 and 179593) in the Extra Territorial Jurisdiction - Owner: BOBBY D HARKINS and JOHN AND TRINA HARKINS (RP-19-0024) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.
11. Public Hearing on a request by Massey Shaw for a Planned Development Amendment for the development of a live screening wall along the Single-Family and Multi-Family lots in lieu of the required brick or masonry screening wall located on the South side of Farley Street at River Oaks (Property ID 182267) - Owner: BLUE BONNET TRAILS LLC (PD-19-0025)

Chairman Keeler opened the Public Hearing.
Mr. Collins presented PD-19-0025 noting the applicant is proposing a live screen wall for the short sections of screening required along the sides of townhomes that are perpendicular to Wolf Flower Drive that the single-family lots face.

The commission discussed adding a rod iron fence along with the living wall.
Mr. Brett Hess, 327 Blue Ribbon Road, representing the applicant, noted the applicant is willing to add the rod iron fence to the living wall and use evergreen so that it stays green all year long.

Ms. Kay Adkins, 824 Farley Street, inquired about getting a fence around her property to separate her home from the development. Mr. Ludwig noted staff would contact her to address her question.

There being no others to speak for or against PD-19-0025, Chairman Keeler closed the Public Hearing.

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## 12. Consider recommendation of Zoning Change No. PD-19-0025

## Action:

Ms. Bonney Ramsey moved to approve a request by Massey Shaw for a Planned Development Amendment for the development of a live screening wall along the Single-Family and Multi-Family lots in lieu of the required brick or masonry screening wall located on the South side of Farley Street at River Oaks (Property ID 182267) - Owner: BLUE BONNET TRAILS LLC (PD-19-0025) stating a living wall with a rod iron fence will be installed instead of a masonry wall. Ms. Betty Square Coleman seconded, All Ayes.
13. Public Hearing on a request by Ron Barson, Ledbetter Real Estate, Ltd., for a Specific Use Permit (SUP) for Mini-Warehouse or Self-Storage Facility use within a Commercial zoning district, located at 2050 Corporate Parkway (Property ID 273979) - Owner: LEDBETTER REAL ESTATE LTD (SU-19-0026)

Chairman Keeler opened the Public Hearing.
Mr. Collins presented SU-19-0026 explaining the applicant is requesting 549 storage units on the property. He reviewed staff concerns noting the applicant responded a few hours before the meeting stating he would comply.

Mr. Ron Barson, 105 Ridge Crest, Red Oak, applicant, requested to receive feedback from the commission and continue the public hearing to the next meeting.

Chairman Keeler expressed concern if storage units is the highest and best use for this site.

## 14. Consider recommendation of Zoning Change No. SU-19-0026

## Action:

Mr. David Hudgins moved to continue a request by Ron Barson, Ledbetter Real Estate, Ltd., for a Specific Use Permit (SUP) for Mini-Warehouse or Self-Storage Facility use within a Commercial zoning district, located at 2050 Corporate Parkway (Property ID 273979) - Owner: LEDBETTER REAL ESTATE LTD (SU-19-0026) to the April 9, 2019 Planning and Zoning Commission meeting. Vice Chairman Melissa Ballard seconded, All Ayes.
15. Public Hearing on a request by John P. Sullivan, Howard Road Industrial Park LLC, for a Specific Use Permit for Heavy Manufacturing use within a Heavy Industrial zoning district, located at 1807 Howard Road (Property ID 195230) - Owner: JOHN PATRICK SULLIVAN (SU-19-0040)

Chairman Keeler opened the Public Hearing.
Mr. Collins presented SU-19-0040 noting the applicant is requesting a craft distillery to operate at the site. He explained there will not be on-site consumption or sales. Mr. Collins noted staff recommended approval pending Texas Alcoholic and Beverage Commission approval.

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Mr. John P. Sullivan, 211 Hunter Pass, explained the current building will be utilized for a craft distillery.

Mr. David Hudgins asked what types of trucks and where product will be picked up. Mr. Sullivan noted they will use 18 wheelers and pick up at the front and back dock.

The commission expressed concern with congestion on Howard Road.
Mr. Mark Weaver, 3416 Bridlegate Dr.,Arlington, explained he has been in the distillery business for many years and products will be picked up at the warehouse and will not be sampled or sold individually on site. He noted the product is made to order so larger orders will not be often and regular pickups will vary from day to day by appointment only.

There being no others to speak for or against SU-19-0040, Chairman Keeler closed the Public Hearing.

## 16. Consider recommendation of Zoning Change No. SU-19-0040

## Action:

Vice Chairman Melissa Ballard moved to approve a request by John P. Sullivan, Howard Road Industrial Park LLC, for a Specific Use Permit for Heavy Manufacturing use within a Heavy Industrial zoning district, located at 1807 Howard Road (Property ID 195230) - Owner: JOHN PATRICK SULLIVAN (SU-19-0040) subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.
17. Public Hearing on a request by Brett Hess, Hachie Properties LLC, for a Zoning Change from a Single Family-3 zoning district to Planned Development-MultipleFamily Residential-1, with Concept Plan, located at the NW corner of Peters Street at Parks School House Road (Property ID 226116) - Owner: OLIVER C MCELROY (PD-19-0023)

Chairman Keeler opened the Public Hearing.
Mr. Collins presented PD-19-0023 noting the applicant requested base zoning for Multi Family-1. However, staff believes that Single-Family development standards may be more suitable for the proposed development. He reviewed the proposed residential development standards for Planned Development-with SF-A uses. Staff expressed concern of unit sizes and increased traffic to the area.

Mr. Hess explained the homes will face the streets and all parking will be in the rear and alley served. He noted the sidewalk will connect to the existing sidewalk on Parks School House Road. Mr. Hess also noted there would be a Homeowner's Association for the yard maintenance.

The commission expressed concerns about the streetscape and parking. Ms. Betty Square Coleman requested a site plan to get a visual of the proposal. Mr. Collins explained the applicant was securing the zoning first before finalizing the site plan.

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There being no others to speak for or against PD-19-0023, Chairman Keeler closed the Public Hearing.

## 18. Consider recommendation of Zoning Change No. PD-19-0023

## Action:

Mr. Jim Phillips moved to approve a request by Brett Hess, Hachie Properties LLC, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Single Family-Attached with Concept Plan, located at the NW corner of Peters Street at Parks School House Road (Property ID 226116) - Owner: OLIVER C MCELROY (PD-19-0023) with minimum 1500 sq. ft properties with the site plan being brought back with detail for approval by the Planning and Zoning Commission and City Council. Ms. Betty Square Coleman seconded, All Ayes.
19. Public Hearing on a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022)

Chairman Keeler opened the Public Hearing.
Mr. Collins presented PD-19-0022 explaining the applicant requests the zoning change to allow a senior family living facility. The Concept Plan illustrates one apartment building with approximately 120 units along with a leasing office and clubhouse.

Staff expressed their concerns with the access point.
Mr. Scott Johnson, 2813 Meadowbrook Drive, Plano, explained the developer has been looking at this site for two years. He reviewed the following key features of the Concept Plan:

- Access point from US Highway 77
- 3-story building with $60 \%$ one bedroom units and $40 \%$ two bedroom units.
- $\mathbf{1 8 0}$ spaces ( $\mathbf{1 0 7}$ surface spaces/ 65 carport spaces/8 handicap accessible spaces) (does not meet the $50 \%$ attached garage requirement)
- Unit Amenities (not limited to; see "Amenities List"):
- Porches and patios
- Granite counters in kitchen and bath
- Walk in showers and tubs
- Clubhouse Amenities (not limited to; see "Amenities List"):
- Game Room
- Movie Theatre
- Fitness Center
- Jogging/Walking Trail
- Dog Park
- Gazebo/with seating and BBQ area
- Courtyard

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Mr. Johnson explained TxDOT did not want multiple openings to Highway 77 in regards to additional traffic. He noted the developer is willing to enter into an access easement with the adjacent property owner and feels this will alleviate staff's traffic concerns.

The commission expressed concerns with accessibility by fire apparatus, one entrance to the property, lack of masonry, 200 foot length of building, and not following the Comprehensive Plan with the design of the development.

Those who spoke in favor:
Brett Hess, 327 Blue Ribbon Road
There being no others to speak for or against PD-19-0022, Chairman Keeler closed the Public Hearing.

## 20. Consider recommendation of Zoning Change No. PD-19-0022

## Action:

Mr. Erik Test moved to deny a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of $N$ Highway 77, just North of the Life School (Property ID 193933) - Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022). Ms. Bonney Ramsey seconded, the vote was as follows: Ayes: Rick Keeler, Bonney Ramsey, David Hudgins, and Erik Test. Noes: Melissa Ballard, Betty Square Coleman, and Jim Phillips.

## The motion carried.

## 21. Public Comments

None

## 22. Adjourn

There being no further business, the meeting adjourned at 9:52 p.m.
Respectfully submitted,
Amber Villarreal
Assistant City Secretary

The Waxahachie Planning \& Zoning Commission held a briefing session on Tuesday, March 26, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman<br>Melissa Ballard, Vice Chairman<br>Betty Square Coleman<br>Bonney Ramsey<br>Jim Phillips<br>David Hudgins<br>Erik Test<br>Others Present: Shon Brooks, Director of Planning<br>Colby Collins, Senior Planner<br>James Gaertner, City Engineer<br>Amber Villarreal, Assistant City Secretary<br>Mary Lou Shipley, Council Representative

## 1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins reviewed the following cases:

- PD-18-0210, withdrawn by applicant.
- PV-19-0014, applicant requested to vacate a Replat of Lots 4R-A and 4R-B, Block B, RVG Plaza.
- RP-19-0017, applicant is Replatting into two lots for continued retail use.
- FP-19-0018, staff recommended approval as presented.
- FP-19-0019, staff recommended approval subject to granting of private utility easement.
- RP-19-0024, applicant is in compliance with city requirements; however, there are additional outstanding comments from Ellis County.
- PD-19-0025, applicant requests living landscaping wall as opposed to the masonry wall originally approved with the development. The commission discussed adding an ornamental iron fence and live landscaping.
- SU-19-0026, applicant requested Specific Use Permit for a 549 unit storage facility off Corporate Parkway and Highway 77 near Atwoods. The commission questioned if this is the best use of this site. Mr. Collins noted he did not hear back from the applicant until 4:30 p.m. today regarding staff comments.
- SU-19-0040, applicant requested Specific Use Permit for craft distillery at 1807 Howard Road. Mr. Collins explained the site would be restricted to employees only and not for public consumption or sale. The commission discussed traffic concerns with large trucks picking up loads and blocking Howard Road.
- PD-19-0023, applicant requested a zoning change from Single-Family 3 to Single-Family-Attached for a mixture of single-family homes and townhomes.

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\{Ms. Betty Square Coleman arrived at 6:49 p.m.\}

- PD-19-0022, applicant requested a Planned Development for a senior living facility located on Highway 77 next to the Life School. Mr. Collins reviewed staff concerns including traffic and accessibility.
\{Ms. Melissa Ballard arrived at 6:54 p.m.\}


## 3. Adjourn

There being no further business, the meeting adjourned at 6:59 p.m.
Respectfully submitted,
Amber Villarreal
Assistant City Secretary


## Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Plannhing
Thru: Michael Scott, City Manageff
Date: April 3, 2019
Re: PP-19-0042 - Country Meadows Estates, Phase 3

On April 3, 2019, the applicant asked staff to withdraw case no. PP-19-0042 from the April 9, 2019 Planning and Zoning Commission agenda, as well as the April 15, 2019 City Council meeting agenda.


## Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planhige
Thru: Michael Scott, City Managen (
Date: April 2, 2019
Re: PD-19-0035 - Arden Hill Seniors

On April 2, 2019, the applicant asked staff to withdraw case no. PD-19-0035 from the April 9, 2019 Planning and Zoning Commission agenda, as well as the April 15, 2019 City Council meeting agenda.


## Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planding
Thru: Michael Scott, City Manager
Date: April 3, 2019
Re: PD-19-0033 - Waxahachie ISD

On April 3, 2019, the applicant asked staff to withdraw case no. PD-19-0033 from the April 9, 2019 Planning and Zoning Commission agenda, as well as the April 15, 2019 City Council meeting agenda.

# Planning \& Zoning Department Plat Staff Report 

Case: PP-19-0020

## MEETING DATE(S)

Planning \& Zoning Commission:
City Council:
April 9, 2019

April 15, 2019

## CAPTION

Consider request by Dennis Little for a Preliminary Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB \& CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction - Owner: DENNIS LITTLE (PP-19-0020)

## CASE INFORMATION

Applicant:

Property Owner(s):

Site Acreage:

Number of Lots:

Number of Dwelling Units:

Park Land Dedication:

Adequate Public Facilities:

Dennis Little

Dennis Little
20.944 acres

4 lots

4 proposed residential units

N/A (ETJ)

Rockett SUD 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.

Near the intersection of Youngblood at FM 878

180909

Current Zoning:

Existing Use:

Platting History:


## Site Aerial:



## STAFF CONCERNS

1. Before the plat is filed, the applicant shall add a County Approval Block to the plat sheet.

## APPLICANT RESPONSE TO CONCERNS

1. On $3 / 20 / 2019$ the applicant submitted a revised plat that addressed staff comments. Staff is still in need of a County Approval Block added to the plat.

## 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:DenialApproval, as presented.
Approval, per the following comments:

1. Before the plat is filed, the applicant shall add a County Approval Block to the plat sheet.

## ATTACHED EXHIBITS

1. Preliminary Plat
2. Water letter from Rockett SUD

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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










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\section*{| STATE OF TEXAS: |
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| COUNTY F ELULS | <br> 


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 THENCE N89:5518"E EALONG THE NORTH LINE OF SAD






BARRNGGON TRACC BEARS N894525"E 600.07 F EET,


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Applicant Name: $\qquad$ Parcel ID \#: $\qquad$ Subdivision Name: Hidden Falls


# PLANNING \& ZONING DEPARTMENT <br> 401 South Rogers Street | Waxahachie, Texas 75168 <br> (469) 309-4290|www.waxahachie.com/Departments/PlanningandZoning <br> <br> WATER UTILITY PROVIDER'S ENDORSEMENT <br> <br> WATER UTILITY PROVIDER'S ENDORSEMENT <br> <br> WATER UTILITY PROVIDERS ENDORSEMENT 

 <br> <br> WATER UTILITY PROVIDERS ENDORSEMENT}
-4

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
Mountain Peak SUD
(972) 617-0817

Racket SUD
(972) 775-3765

Sardis-Lone Elm WSC
(972) 617-3524

Nash Foreston WSC
(972) 775-8566
(972) 483-3039

To be completed by the water utility provider:

|  |  |  |  |
| :--- | :--- | :---: | :---: |
| 1. I have reviewed a copy of the proposed plat. | Nos |  |  |
| 2.The platted lots fall within our CCN area. | $\square$ |  |  |
| 3.Our water system can provide water flow and pressure for domestic <br> service per TCEQ regulations. | $\square$ | $\square$ |  |
| 4. <br> Our water system can provide the water flow and pressure for <br> firefighting per ISO guidelines. | $\square$ | $\square$ |  |
| 5. The water line size servicing the lots is $\quad 6 \quad$ inches. | $\square$ |  |  |




# Planning \& Zoning Department Plat Staff Report 

## Case: FP-19-0021

## MEETING DATES)

Planning \& Zoning Commission:
April 9, 2019


City Council:
April 15, 2019

## CAPTION

Consider request by Dennis Little for a Final Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB \& CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction - Owner: DENNIS LITTLE (FP-190021)

## CASE INFORMATION

Applicant:

Property Owners):

Site Acreage:

Number of Lots:

Number of Dwelling Units:

Park Land Dedication:

Adequate Public Facilities:

## SUBJECT PROPERTY

General Location:

Parcel ID Number(s):

Current Zoning:

Existing Use:

Platting History:

Dennis Little Dennis Little
20.944 acres

4 lots

4 proposed residential units

N/A (ETJ)

Rockett SUD 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.

Near the intersection of Youngblood at FM 878

180909

N/A (ET)

Currently Undeveloped

BBB \& CRR CO Survey, Abstract 175

## Site Aerial:



## STAFF CONCERNS

1. A $45^{\prime}$ ROW dedication needs to be added to Youngblood Rd instead of the $30^{\prime}$ that is currently shown on the plat.

## APPLICANT RESPONSE TO CONCERNS

1. A revised Final Plat was submitted that met all of Ellis County's concerns. One remaining concern is the required $45^{\prime}$ ROW dedication along Youngblood Rd. as mentioned in the above staff concerns.

## RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:DenialApproval, as presented.
区
Approval, per the following comments:

1. A $45^{\prime}$ ROW dedication needs to be added to Youngblood Rd instead of the $30^{\prime}$ that is currently shown on the plat.

## ATTACHED EXHIBITS

1. Final plat
2. Water letter from Rockett SUD

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner cwebb@waxahachie.com

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

notes:
BEARING BAIS FOR THIS SURVEY IS TEXAS STATE PLANE COOROINATE
SYSTEM, NORTH CENTRAL ZONE 4202 , NAD 8 3, PER GPS OBSERVATIONS THE SUBEECT PROPERTY LIES WTHMN ZONE "X"- DEFINEDAS "AREAS


ALL Corners ARE MONUMENTED WTHA
"TXRCS"SET, UNLESS OTHERNISE NOTED
All Lots Shall ge servicid by an on-site semage facilit system fo


CIRS $=58^{18}$ "RON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
due = drainage and ututiteasement


\section*{| TATE OF TEXAS |
| :--- |
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 ABSTRACT NO. 141 IN THE ETJOF THE CTY OF WAXAACCHEE ELLIS COUNTY, TEXAS, AND BEINGA


 APPROXIMATE
RIGHTOF-WAY:


 OD FOUND FOR THE NORTHEAST CORNER OF SAD KOCH TRACTAND THE COMMON SOUTHEAST
ORNER OF TRACTOF LAND DESCRBED IN DEED TO KAMALY KAOUD, RECORDED IN VOUME 2818






HENCE S $00^{\circ} 4844^{\prime \prime}$ E, OUER AND ACross SAID

 BEARS N $899^{45} 5^{25 " ~}$ E 600.07 FEE


## OW THEREFORE KNOW ALL MEN BY THESE PRESENTS:




.The streets and alleys are deoicated in fee simple for street and alley puproses. 2.ALP PUBLLC IMProvememits And dedications shall be fre and clear of all debt, lens

 5.ELIS COUNTY IS NOT RESPONSILLE FOR REPLALCIIG ANY IMPROVEMENTS IN, UNDER, OR OVER UTLITT EASEMENTS MAY ALLSO BE USEE FORTHE MUTUUL USE AND ACCOMMODATIO OF ALL

IS COUNTY'S USE THEREOF.

 NANCE, OR EFFICIENCY OF THER RESPECTVE SSYTEMS IN THE EASEMENTS.

 IME PROCURING PERMISIION FROM ANINOEE.
.all modifications to this document shall be by means of plat and Approved by elus
CuNTK

WITNESS, MY HAND, THIS THE $\qquad$ day of $\qquad$ ${ }^{201}$

## DENNIS LITTLE

## STATE Of texas: COUNTV OF ELIS:




given under my hand and seal this, Tex $\qquad$
$\qquad$ -201_

TARY PUELCL, IN AND FOR THE



roperti corners hereon have ben found or set as shown.
PRRELMINARY, THIS DOCUMENT SHALL NOT BE
UEORED FOR ANY PURPOSE ND SHAL NOT
USD
EORDED FOR ANY PURPOUE AND SHALL NOT BE
USED OR VIEWED OR RLED PUON AS AINLL
$\xrightarrow[\substack{\text { IIMOTHYL.IACKSSON } \\ \text { REGISTRATION NUMBR } 5644}]{ }$

PPRoved by: PLANNING AND zoning commission city of waxahachli
${ }^{\text {BY: }}$ chAIRPERSON
$\stackrel{ }{\text { DATE }}$
Pproved by ciry council
CTYO F WAXAACACHIE
$\qquad$
$\qquad$

ATTEST $\qquad$

STATE OF TEXAS
COUNTY OFELLS
ERTFICATE OF APPROVAL A THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS
APPROVED THIS, THE ___ DAY OF $\qquad$ 201-

$\overline{\text { Rrystal valdez }}$

His paat has been aprroved by the department of development for an REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

ELIS COUNTY DEPARTMENT
OF DEVELOPMENT DRECTOR
dated:
FINAL PLAT- CITY OF WAXAHACHIE
SIMPLIFIED PLAT- COUNTY OF ELLIS
HIDDEN FALLS ADDITION
20.944 ACRES



LGLAZE SURVEY ABSTRACT NO 397 BBB \& CRR SURVEY, ABSTRACT NO. 175 S. WILSON SURVEY, ABSTRACT NO. 11 ETJ OF THE CITY OF WAXAHAC
ELLLS COUNTY, TEXAS 4 RESIDENTIAL LOTS


Applicant Name: $\qquad$ Parcel ID \#: $\qquad$ Subdivision Name: Hidden Falls


# PLANNING \& ZONING DEPARTMENT <br> 401 South Rogers Street | Waxahachie, Texas 75168 <br> (469) 309-4290|www.waxahachie.com/Departments/PlanningandZoning <br> <br> WATER UTILITY PROVIDER'S ENDORSEMENT <br> <br> WATER UTILITY PROVIDER'S ENDORSEMENT <br> <br> WATER UTILITY PROVIDERS ENDORSEMENT 

 <br> <br> WATER UTILITY PROVIDERS ENDORSEMENT}
-4

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
Mountain Peak SUD
(972) 617-0817

Racket SUD
(972) 775-3765

Sardis-Lone Elm WSC
(972) 617-3524

Nash Foreston WSC
(972) 775-8566
(972) 483-3039

To be completed by the water utility provider:

|  |  |  |  |
| :--- | :--- | :---: | :---: |
| 1. I have reviewed a copy of the proposed plat. | Nos |  |  |
| 2.The platted lots fall within our CCN area. | $\square$ |  |  |
| 3.Our water system can provide water flow and pressure for domestic <br> service per TCEQ regulations. | $\square$ | $\square$ |  |
| 4. <br> Our water system can provide the water flow and pressure for <br> firefighting per ISO guidelines. | $\square$ | $\square$ |  |
| 5. The water line size servicing the lots is $\quad 6 \quad$ inches. | $\square$ |  |  |




# Planning \& Zoning Department Plat Staff Report 

## Case: FP-19-0030

## MEETING DATE(S)

Planning \& Zoning Commission:
City Council:
April 9, 2019
April 15, 2019

## CAPTION

Consider request by Todd Wintters, Engineering Concepts \& Design, LP, for a Final Plat of Settler's Glen Addition, Phase 6 for 100 lots, being 18.912 acres situated in the William Paine Survey, Abstract 835 (Property ID 189178) - Owner: SETTLER'S GLEN LTD (FP-19-0030)

## CASE INFORMATION

Applicant:

Property Owner(s):
Site Acreage:
Number of Lots:
Number of Dwelling Units:
Park Land Dedication:

Adequate Public Facilities:

## SUBJECT PROPERTY

General Location:
Parcel ID Number(s):
Current Zoning:

Existing Use:
Platting History:

Todd Wintters, Engineering Concepts \& Design, LP
Settler's Glen Ltd.
18.912 acres

100 lots

100 units

The cash in lieu of park land dedication for this case is estimated at $\mathbf{\$ 4 0 , 0 0 0 . 0 0}$ (100 residential dwellings at $\$ 400.00$ per dwelling).

The development will be on City water and wastewater.

North of Walgreens Distribution Center
189176
Planned Development-Single Family-3 (Ordinance 2153 and 3001)

Undeveloped Land
WM PAINE Abstract 835


## STAFF CONCERNS

1. No staff concerns.

## APPLICANT RESPONSE TO CONCERNS

1. Applicant addressed and revised all planning and engineering comments.

## 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:DenialApproval, as presented.Approval, per the following comments:

## ATTACHED EXHIBITS

1. Final Plat

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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


WHEREAS, SETTLERS GLEN, LTD., BEENG the owner of an 18.912 acre tract of land situated in the
Williom Paine Survey, Abstract No. 835 , City of Waxohochie, Ellis County, Texas, and being part of
 colled 121.264 acre tract of lind
Pogee 1099 Deed Records Ellis Col
by metes ond bounds as follows:

BEGINNING ot a $1 / 2$-inch found for the southeast corner of Settler's Glen Addition, Phose 5 , an
addition to the City of Waxohochie, as recorded in Cabinet $J$ Slide 231, Plot Records, Ellis County,
 acre tract descr
Deed Records;
THENCE South 00 degrees 52 minutes 56 seconds East, with the common boundary line of said 121.264
 e City of Waxahachie for Right-of-Way, as recorded in Volume 1732, Page 19 of said Deed Records:
THENCE South 89 degrees 07 minutes 44 minutes West, with the common boundary line of said 121.264
acre tract and said Right-of-Way Dedication troct, a distonce of 1688.16 feet to a $1 / 2$-inch iron rod set for the southeast corner of Lot 14 , Block A, Settier's Glen Addition, Phase 1 , on addition to the
City of Waxohochie, as recorded in Cabinet $G$, Slide 152, of said Plat Records;

HENCE Northeasterly, with the east boundary ins of said Phose 1 ,
North 17 degrees 16 minutes 36 minutes East, a distonce of 217.85 feet to a $1 / 2$-inch iron rod
set for corner; North 45 degrees 03 minutes 48 minutes East, a distance of 138.22 feet to a $1 / 2$-inch iron rod
set for corner; North 44 degrees 55 minutes 59 minutes West, a distance of 7.00 feet to a $1 / 2$-inch iron rod set
for corner; North 45 degrees 04 minutes 01 minutes East, a distance of 110.00 feet to a $1 / 2$-inch iron rod
set for corner; South 45 degrees 02 minutes 24 minutes East, a distance of 10.48 feet to a $1 / 2$-inch iron rod
set for corner; North 45 degress 04 minutes 01 minutes East, a distance of 110.34 feet to a $1 / 2$-inch iron rod
set for the beginning of on on-tangent curve to the right hoving radius of 274.13 feet, whose
chord bears North 47 degrees 44 minutes 57 minutes West, a distonce of 1.12 feet; Northwesterly with said curve to the right, through o central angle of 00 degrees 14 minutes
minutes, an arc distance of 1.12 feet to o $1 / 2$-inch iron rod set for the end of said curve; North 42 degress 22 minutes 03 minutes East, a distance of 50.00 feet to oo $1 / 2$-inch iron rod
set for the begining of non-tangen curve to the right havigo radius of 25.00 feet, whose
chord bears North 46 degrees 44 minutes 23 minutes West, a distance of 7.01 feet; Northwesterly with ssid curve to the right, through a central angle of 01 degrees 47 minutes 07
minutes, on orc distance of 7.01 feet to oo $1 / 2-$ inch iron rod set for the end of said curve; North 45 degrees 04 minutes 01 minutes East, a distance of 109.97 feet to a $1 / 2$-inch iron rod
set for corner: South 65 degrees 16 minutes 06 minutes East, a distance of 39.79 feet to a $1 / 2$-inch iron rod
found fort the south corner of Lot 1 , Block $G$ of scid Phase 1 ond the southwest corner of soid
Phose 5 ; THENCE Easterly, with the south boundory lines of said Phose 5 , the following courses.

South 80 degrees 41 minutes 12 minutes Eost, a distance of 86.23 feet to a $1 / 2$-inch iron rod
found for corner; North 89 degress 07 minutes 44 minutes East, a distance of 821.94 feet to a $1 / 2$-inch iron rod
found for corner; South 00 degrees 52 minutes 56 minutes East, a distance of 20.50 feet to a $1 / 2$-inch iron rod
found for corner; North 89 degrees 07 minutes 44 minutes East, a distance of 160.00 feet to a $1 / 2$-inch iron rod
found for corner; North oo degrees 52 minutes 56 minutes West, a distance of 17.50 feet to a $1 / 2$-inch iron rod
found for corner; North 89 degrees 07 minutes 44 minutes East, a distance of 115.00 feet to a $1 / 2$-inch iron rod
found for corner; North 89 degrees 04 minutes 53 minutes East, a distance of 35.00 feet to the POINT OF
BEGINNING AND CONTANNG 823,792 square feet or 18.912 acres of lond.

Now, therefore, know all men by these presents:
That SETTLER'S GLEN, LTD., acting herein by ond through its duly outhorized officers, does hereby odopt this plot
designoting the hereinabove described property as SETTLER'S CLEN ADOTION, PHASE 6 , an oddition to the City of







This plas.
Texas.
miTNESS, my hand, this the ___ day of $\qquad$ 2019.
or: SEttLer's glen, Lto.

BY: $\overline{\text { RONALD B. FORMAN }}$
STATE OF TEXAS $\S$
COUNTY OF ELIS $\S$
 Given under my hand and seaco ef ted the same for the purpose ond considerations therein expressed.

## Notary Public in and for the State of Texas

My Commission Expires:

## SURVEYOR'S CERTIFICATE

kNow ALL MEN BY THESE PRESENTS:
That I, Chris E. Grifith, do hereby certify that this plat was prepared under my supervision from an actual and
accurote survey of the lond ond that the corner monuments shown thereon as set will be properly placed

Given under my hand and seal of office, this ___ day of

## HRII E. GRIFFITH REGISTERED PROESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLIN
8
COUNTY OF COLLIN $\S$
Before me, the undersigned outhority, o Notary Public in and for the State of Texas, on this day personolly
apperaed Chris E. Crifith, known to me to be the person whose nam is subscribed to the foreapoins
instrument and ocknowledged to me that he executed the same for the purpose ond considerations therein expressed
Given un
_ day of
Notary Public in and for the State of Texas
Notary Pubic in ond for
My Commission Expires:
approval certificate

APPROVED BY: Planning and Zoning Commission
By: Chairerson
APPRoved br: City Council $\begin{aligned} & \text { city of Waxahachie, Texas }\end{aligned}$
By: $\overline{\text { Mayor }}$

Attest
2019.
_ 2019.

| LOT SIZE T |  |  |  |
| :---: | :---: | :---: | :---: |
| BLOCK | LOT | AREA | ACREAG |
| A | 18 | 8,734 | 0.201 |
| A | 19 | 16,435 | 0.377 |
| A | 20 | 15,687 | 0.360 |
| A | 21 | 10,514 | 0.241 |
| A | 22 | 8,675 | 0.199 |
| A | 23 | 7,399 | 0.170 |
| A | 24 | 6,577 | 0.151 |
| A | 25 | 6,143 | 0.141 |
| A | 26 | 6,067 | 0.139 |
| A | 27 | 5,980 | 0.137 |
| A | 28 | 5,980 | 0.137 |
| A | 29 | 5,980 | 0.137 |
| A | 30 | 5,980 | 0.137 |
| A | 31 | 5,980 | 0.137 |
| A | 32 | 5,980 | 0.137 |
| A | 33 | 5,980 | 0.137 |
| A | 34 | 5,980 | 0.137 |
| A | 35 | 5,980 | 0.137 |
| A | 36 | 5,980 | 0.137 |
| A | 37 | 5,980 | 0.137 |
| A | 38 | 5,920 | 0.136 |
| A | 39 | 6,040 | 0.139 |
| A | 40 | 5,980 | 0.137 |
| A | 41 | 5,980 | 0.137 |
| A | 42 | 5,980 | 0.137 |
| A | 43 | 6,117 | 0.140 |
| A | 44 | 6,345 | 0.146 |
| A | 45 | 13,677 | 0.314 |
| A | 46 | 6,265 | 0.144 |
| A | 47 | 5,888 | 0.135 |
| A | 48 | 5,980 | 0.137 |
| A | 49 | 5,980 | 0.137 |
| A | 50 | 5,980 | 0.137 |
| A | 51 | 5,980 | 0.137 |
| A | 52 | 5,980 | 0.137 |
| A | 53 | 5,979 | 0.137 |
| F | 2 | 7,258 | 0.167 |
| F | 3 | 7,223 | 0.166 |
| F | 4 | 7,810 | 0.179 |
| F | 5 | 6,307 | 0.145 |
| F | 6 | 6,307 | 0.145 |
| F | 7 | 5,952 | 0.137 |
| F | 8 | 5,776 | 0.133 |
| F | 9 | 5,776 | 0.133 |
| F | 10 | 5,776 | 0.133 |
| F | 11 | 5,776 | 0.133 |
| F | 12 | 5,776 | 0.133 |
| F | 13 | 5,776 | 0.133 |
| F | 14 | 5,776 | 0.133 |
| F | 15 | 5,776 | 0.133 |
|  |  |  |  |

FINAL PLAT
SETTLER'S GLEN ADDITION PHASE 6
100 Residential lot subdivision ZONING: PD-69-SFSITUATED IN THE
WILLIAM PAINE SURVEY, ABST. NO. 835 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ENGINEERING CONCEPTS \& DESIGN L. P,
ENGINERING/PROJECT MANAGEMENT/CONSTRUCTION SERICES


# Planning \& Zoning Department Plat Staff Report 

## MEETING DATE(S)

Planning \& Zoning Commission:
City Council:


April 9, 2019
April 15, 2019

## CAPTION

Consider request by Dalton Bradbury, Acker Construction, for a Final Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) - Owner: COREY \& JULIE SANCHEZ (FP-19-0038)

CASE INFORMATION

Applicant:

Property Owner(s):

Site Acreage:
Number of Lots:
Number of Dwelling Units:
Park Land Dedication:

Adequate Public Facilities:

## SUBJECT PROPERTY

General Location:
Parcel ID Number(s):
Current Zoning:

Existing Use:
Platting History:

Dalton Bradbury, Acker Construction

Corey \& Julie Sanchez
3.512 acres

1 lot
5 pad sites (office buildings)

The cash in lieu of park land dedication for this case is estimated at $\$ 2,107.20$ (3.512 acres at $\$ 600.00$ per acre).

The development will have adequate public facilities for the subject property.

Intersection of John Arden Drive at Solon Road

180414
Planned Development-115-General Retail (Ordinance 2695)

Vacant Land
John B. Bounds Survey, Abstract 99


## STAFF CONCERNS

1. There are no outstanding comments.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all of staff's concerns.

## RECOMMENDATION

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


Approval, as presented.Approval, per the following comments:

## ATTACHED EXHIBITS

1. Plat drawing

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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


owner's Certificate and deolcation
$\begin{array}{ll}\text { STATE OF TEXAS } \\ \text { COUNTr OF ELIS } & \S\end{array}$
WHEREAS, CORY SANCHEZ AND JULIE SANCHEZ ARE THE OWNERS OF A TRACT OF LAND

 1816479 , OFFICIAL PUBLLC
PARTICULARLY DESCRIBED AS FOLLOWS:
 THE NORTHEAT RIGHT-OF-WAY LINE OF JOHN ARDEN ORIVE, AN 80 -FOO
RIGHT-OF-WAY, WTH THE WESTRLY RIGTT-OF-WAY LINE OF SOLON ROAD, A 70 -FOO RIGHT-OF-WAY, WTH THE WESTERLY RIGHT-OF-WAY LINE OF SOLON ROAD, A $70-$
RIGHT-OF-WAY, SAD POINT BEING THE SOUTH CORNER OF SAD SANCHEZ TRACT:

THENCE NORTH $36 \cdot 46^{\prime} 32^{\prime \prime}$ WEST, Along SAID NORTHEAST RICHT-OF-WAY LINE, A DISTANCE OF 494.03 FEET TO A $1 / 2$-INCH RON ROD FOUND AT THE WEST COMMON
CORNER OF SAID SANCHEZ TRACT AND THE COVENANT ADOTION, AN ADDTION TO THE CORNER OF SAD SANCHEZ TRACT AND THE COVENANT ADDTIIN, AN ADDTIION TO THE
CITM OF WAXAAACHE, ACCORDING TO THE PLLAT THEREOF RECORDED IN CABINET C, CIIT OF WAXAHACHE, ACCORDING TO THE PLAA
SLIOE 646 , PLAT RECORDS, ELIS COUNTT, TEXAS;
 ALONG THE COMMON LINE OF SAID SANCHEZ TRACT AND SAID ADDTION, A DISTANCE
OF 476.70 FEET TO A $1 / 2$-INCH IRON ROD FOUND IN SAID WESTERLY RIGHT-OF-WAY LINE OF SOLON
SAID ADOITION; THENCE SOUTH $155^{\circ} 5^{\prime} 44^{\prime \prime}$ EAST, LEAYING SAD COMMON LINE AND ALONG SAID
WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.34 FEET TO A $1 / 2$-INCH IRON ROD WTH A YELLOW PLASTIC CAP STAMPED "RPLS 5674 " SET FOR CORNER AT THE
 RADUS OF
WEST, 527.91 FEET;
THENCE SOUTHERRY, ALONG SAID CURVE TO THE RIGHT AND CONTNUING ALONG SAID

now, THEREFORE, KNow ALL MEN by these presents:
that corey and julie sanchez acting heren by and through ther duir AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREII
ABOVE DESCRIEED PROPERT AS CROSSROADS BUSINESS PARK AN ADITON TR ABOVE DESCRRBED PROPERTA AS CROSSRROADS BUSINESS PARK, AN ADDITION TO THE
CITY OF WAXAHACHE, TEXAS, AND DOES HEREBY DEDCATE, IN FEE SIMPLE, TO THE
 ALLEYS ARE DEICATED FOR STREET PURPOSSES. THE EASEMENTS AND PUBELC US
AREAS, AS SHOWN, ARE DEDCATED, FOR THE PUBLC USE FOREVER, FOR THE



 UTLLTITES BEING SUBORINATE TO THE PUBLIC'S AND CITY OF WAXAHACHE'S USE
THEREOF. THE CITY OF WAXAHACHE AND PUBLC UTLIITY ENTIIES SHALL HAVE THE




 TO OR REMOVING ALL OR PARTS OF THEIR RESPECTVE
NECESSITY AT ANY TIME PROCURING PERMSSION FROM ANYONE.
THIS plat approved subject to all plating orodnances, rules, reglations
AND resolution of the cir of waxalachin, TEXAS WTNESS, MY HAND, THIS THE - DAY of $\qquad$ 2019.

BY:

AUTHORIZED SIGNATURE OF OWNER
$\overline{\text { PRINTED NAME AND TTILE }}$
$\overline{\text { AUTHORIZED SIGNATURE OF OWNER }}$
printed name and tite
state of texas

before me, the undersigned authoritr, a notary public in and for the state OF TEXAS, ON THIS DAY PERSONALY YPPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING


IIERRATIONS THEREIN EXPRESSED.
$\qquad$ day of $\qquad$

## PRELIMINARY

This document shall not be recorded for any relied upon as a final survey document

## FINAL PLAT

 CROSSROADS BUSINESS PARK
## COMMERCIAL LOT

AN ADDITION TO THE CITY OF WAXAHACHIE
JOHN B. BOUNDS SURVEY ABSTRACT NO. 99
ellis countr, texas
SCALE: $1^{\prime \prime}=50^{\prime}$
COREY SANCHEZ AND JULIE SANCHEZ 6802 FARM-TO-MARKET ROAD 876 WAXAHACHE, TX 75167 (772) 201-7947 GATEWAY ENGINEER

ENGINEERING, INC
6012 REEF POINT LANE, STE. J,
FORT WORTH, TX $76135 \quad 817-439-944$
wy conisson express on
MY COMMISSION EXPIRES ON:


_Ood statemen
THE SUBJECT TRACT LES WTHMN ZONE X (UNSHADED)




Pblican ACKER CONSTRUCTION WAXAHACHIE, TX 75165 (469) $383-5939$

# Planning \& Zoning Department Plat Staff Report 

Case: PP-19-0037

## MEETING DATES)

Planning \& Zoning Commission:

## City Council:



April 9, 2019
April 15, 2019

## CAPTION

Consider request by Jeff Whanger, RLG, Inc., for a Preliminary Plat of CSP1 Addition for 2 lots, being 2.531 acres situated in the A.W. Brown Survey, Abstract 102 (Property ID 180374) - Owner: CONNELL STORAGE PARTNERS \#1 LLC (PP-19-0037)

## CASE INFORMATION

Applicant:

Property Owners):

Site Acreage:
Number of Lots:
Number of Dwelling Units:
Park Land Dedication:

Adequate Public Facilities:

## SUBJECT PROPERTY

General Location:
Parcel ID Number(s):
Current Zoning:

Existing Use:
Platting History:

Jeff Changer, RLG, Inc.

Cornell Storage Partners \#1 LLC
11.712 acres

2 lots

0 units

The cash in lieu of park land dedication for this case is estimated at $\mathbf{\$ 1 , 5 1 8 . 6 0}$ ( 2.531 non-residential at $\$ 600.00$ per unit).

The development will provide adequate public facilities for the subject property.

SW corner of N Highway 77 and Cardinal
180374
Light Industrial-2 and Commercial

Undeveloped land
A W BROWN Survey, Abstract 102


## STAFF CONCERNS

1. There are no outstanding staff concerns.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant has no outstanding concerns.

## RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:Denial
凹
Approval, as presented.

## ATTACHED EXHIBITS

1. Preliminary Plat

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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


BEING a tract of land situated in the A.W. BROWN SURVEY, ABSTRACT NO. 102, Waxahachie Ellis County Texas and being a portion of a called 11.712 acre tract of land described in
Warranty Deed to Connell Storage Portners \#1 MLC, a Texas Limited Liability Compiny, in
recorded in Instrument No. Narranty Deed to Connell Storage Partners \#1 II LC, a exas Limited Liablity Company,
recorded in Intrument No. 1829744 Official Public Records, Ellis County, Texas, and being recorded in instrument No. 1829744 , of
more particularly described as follows:
BEGINNING at a 1/2" iron rod found at the intersection of the westerly right-of-way of U.S. Highway 77 (a variable width right-of-way), recorded in Volume 1554, Page 564, Deed Records, Ellis County, Texas and the south line of Cardinal Lane (a 70 foot right-of-way) according to the Cardinal IG Addition, an addition to the City of Waxahachie, Texas, recorded
in Cabinet D, Slide 249, Plat Records, Ellis County, Texas, from which a $1 / 2$ iran rod found in Cabinet D, Slide 249, Plat Records, Ellis County, Texas, from which a $1 / 2^{\prime \prime}$ iron rod found
bears North 11 degrees 01 minute 50 seconds East, a distance of 70.06 feet along the west
 described in a deed
Ellis County, Texas;
THENCE along the common line between said U.S. Highway 77 and said 11.712 acre tract, the
following bearings and distances:
South, 10 degrees 26 minutes 39 seconds West, a distance of 49.74 feet to
South 08 degrees 01 minute 42 seconds West, a distance of 100.00 feet to a $1 / 2^{\prime \prime}$ iron
South 05 degrees 36 minutes 03 seconds West, a distance of 100.00 feet to
a $1 / 2$ " capped iron rod stamped "EBG ENG." found for corner;
South 03 degrees 11 minutes 28 seconds West, a distance of 99.75 feet to a $1 / 2^{\prime \prime}$ iron rod found for the southeast corner of said 11.712 acre tract and the northeast corner o
a called 22.251 acre tract of land described in a special warranty deed to Texcal a called 22.251 acre tract of land described in a special warranty deed to Texap
Funding, Ltd., recorded in Instrument No. 1816279, Deed Records, Elis County, Texas, from Funding, $12 .$, , recorded in instrument No. 1816279 , Deed Records, Ellis County. Texas, from
which a $1 / 2$ iron rod found bears South 00 degrees 23 minutes 22 seconds West a
distance of 11154 feet. distance of 111.54 feet;
THENCE South 89 degrees 06 minutes 40 seconds West, along the common line between
said 11.712 acre tract and said 22.251 acre tract, a distance of 271.69 feet to a $1 / 2^{\prime \prime}$ said 11.712 acre tract and said 22.251 acre tract, a distance of 271.69 feet to a $1 / 2$
capped iron rod stamped "RLG INC" set, from which bears a point for corner on the eas line of Lot 1, Block A, of said Cardinal 'IG Addition, for the southwest corner of said 11.712 cre tract and the northwest corner of said 22.251 acre tract South 89 degrees 06 minutes

THENCE over and across said 11.712 acre tract the following bearings and distan
North 00 degrees 30 minutes 55 seconds West, a distance of 371.98 feet to a $1 / 2^{\prime \prime}$ iron rod with yellow plastic cap stamped "RLG INC" set;
South 89 degrees 29 minutes 05 seconds West, a distance of 31.64 feet to a $1 / 2^{\prime \prime}$ iron rod with yellow plastic cap stamped "RLG INC" set;
North 00 degrees 30 minutes 55 seconds West, a distance of 20.00 feet to a $1 / 2^{\prime \prime}$ iron rod with yellow plastic cap stamped "RLG $I N C$ " set in the south line of said Cardinal

THENCE along the common line between said Cardinal Lane and said 11.712 acre tract, the
following bearings and distances:
North 89 degrees 29 minutes 05 seconds East, a distance of 76.13 feet to a $1 / 2^{\prime \prime}$ iron
號
seconds East, a chord distance of 186.07 feet, having a radius of 765.00 feet a 48
seconsa East, a chord distance of 186.07 feet, having a radius of 765.00 feet, a
central angle of 13 regrees 58 minutes 15 secconds, and an arc length of 186.54 feet to
a $1 / 2^{\prime \prime}$ iron rod found for the end of said curve;
South 76 degrees 32 minutes 40 seconds East, a distance of 86.47 feet to the POINT
OF BEGINNING, containing 110,237 square feet or 2.531 acres of land, more or less.

## General Notes

Bearings shown hereon are based on field observations using the Western Data Systems Virtual Reference Station Global Positioning System survey instruments and procedures, North American
2. The purpose of this plat is to create three lots from one existing lot.
3. There are no buildings to be removed from subject property.
4. Any structure new or existing may not extend across property lines.
5. This property may be subject to charges relating to impact fees, and the applicant should contact
the city regarding any applicable fees due.
6. This plat does not alter or remove deed restrictions or covenants, if any, on this propert,
7. Flood Insurance Rate Map number 48139C0200F, effective date of June 3, 2010, shows the subject property shown hereon lies
annual chance floodplain.

City Approval of Preliminary Plat
Approved for preparation of the final plat:


Approved by the Planning and Zoning Commission

Approved by the City Council
Date
Owner's Acknowledgment
I hereby acknowledge this document as the officially approved preliminary plat:
Owner's Signature
Date

Surveyor's Certificate
KNOW ALL MEN BY THESE PRESENTS:
That 1, Brian R. Wade, do hereby certify that I prepared this plat from an actual and
accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the
Subdivision Ordinance of the City of Waxahachie.

## PRELIMINARY, THIS DOCUMENT SHALL NOT BE REORDED FOR ANY PURPOS

NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED
OR RELIID UPON AS A FAL SUREY
OR RELIED UPON AS A FINAL SURVEY
OOCUMENT.


## State of Texas County of Ellis

Before me, the undersigned, a notary public in and for said county and state on this day
appears Brian R. Wade, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes
therein expressed and under oath stated that the statements in the foregoing certificate therein exp
are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, THE $\qquad$ of

Notary Public in and for the State of Texas

## PRELIMINARY PLAT <br> CSP1 ADDITION LOTS 1 AND 2, BLOCK A <br> 11.712 ACRE TRACT <br> A.W. BROWN SURVEY, ABSTRACT NO. 102 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

 SCALE: $1^{\prime \prime}=100^{\prime} \quad$ DATE: FEBRUARY 27, 2019owner:


surveyor



| JOB NO. | 1911.009 | E-FILE | 1911.009PP | DWG NO |
| :--- | :--- | :--- | :--- | :--- |

# Planning \& Zoning Department Plat Staff Report 

## Case: FP-19-0041



## MEETING DATES)

Planning \& Zoning Commission:
City Council:

April 9, 2019
April 15, 2019

## CAPTION

Consider request by Tim Cummings, 122 Ike Rd LLC, for a Final Plat of Ike Farms for 16 lots, being 19.290 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186239) in the Extra Territorial Jurisdiction - Owner: 122 IKE RD LC (FP-19-0041)

## CASE INFORMATION

Applicant:

Property Owners):

Site Acreage:

Number of Lots:

Number of Dwelling Units:
Park Land Dedication:

Adequate Public Facilities:

SUBJECT PROPERTY
General Location:

Parcel ID Number(s):
Current Zoning:
Existing Use:
Platting History:

Tim Cummings, Ike Rd LLC
Ike Rd LLC
19.290 acres

16 lots

16 units
ETH (NRA)

Rockett Special Utility District 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.

FM 878 @ Ike Road
186241 and 186239
N/A (ET)
Vacant Land
T. Jackson Survey, Abstract No. 574


## STAFF CONCERNS

1. A drainage easement currently exists outside of the plat boundary. The applicant has indicated to staff that he will remain in charge of the easement. A new plat shall be submitted to staff detailing a resolution to the drainage easement before the plat is filed with the County.
2. Rockett SUD cannot accept the plat due to a $10^{\prime \prime}$ centerline dedicated easement being required along lke Road.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant has responded to the concerns presented by staff and addressed them. A new plat will be submitted detailing changes to the drainage easement running along the western boundary before the plat is filed.
2. At the time of this report $(4 / 3 / 19)$, the applicant is still in discussion with Rockett SUD to address the 10 " centerline dedicated easement requirement.

## 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. Staff is recommending approval pending the applicant addresses the $10^{\prime \prime}$ centerline dedicated easement along Ike Road per Rockett SUD.
2. A new plat shall be submitted to staff detailing a resolution to the drainage easement before the plat is filed with the County.

## ATTACHED EXHIBITS

1. Final Plat
2. Water Letter

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

## Reviewed by:

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


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

# Applicant Name: Tim Cummings Subdivision Name: IKe Farms 

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
Sardis-Lone Elm WSC (972) 775-8566
Nash Foreston WSC
(972) 483-3039
```

To be completed by the water utility provider:

| 1. I have reviewed a copy of the proposed plat. | Yes | No |
| :--- | :--- | :--- | :--- |
| 2. The platted lots fall within our CCN area. |  |  |
| 3.Our water system can provide water flow and pressure for domestic <br> service per TCEQ regulations. |  |  |
| 4.Our water system can provide the water flow and pressure for <br> firefighting per ISO guidelines. |  |  |
| 5. $\quad$ The water line size servicing the lots is $\quad 8$ | inches. |  |




# Planning \& Zoning Department Plat Staff Report 

## MEETING DATES)

Planning \& Zoning Commission:

## City Council:



April 9, 2019

April 15, 2019

## CAPTION

Consider request by Chris Acker, Acker Construction, for a Replat of part of Lot 1 and Lot 2, Block 7, Nora Alexander's Subdivision to create Lot 1R, Block 7, Nora Alexander's Subdivision, 0.415 acres (Property ID 172037) - Owner: JUAN P \& MARISOL TAVERA RICO (RP-19-0034)

## CASE INFORMATION

Applicant:

Property Owners):

Site Acreage:

Number of Lots:

Number of Dwelling Units:

Park Land Dedication:

Adequate Public Facilities:

## SUBJECT PROPERTY

General Location:

Parcel ID Number(s):

Current Zoning:

Existing Use:

Platting History:

Chris Acker, Acker Construction

Juan P \& Marisol Tavera Rico
0.415 acres

1 lot

2 units

N/A

The development will be on City water and wastewater.

907 Kaufman Street

172037

Single Family-2

Currently a residence.

LOT BB \& 2 BLK 7 NORA ALEXANDER

## Site Aerial:



## STAFF CONCERNS

Staff received a letter from Chris Acker's surveyor, Tim Jackson, detailing reasons for calling the alley "apparently abandoned", however no official documentation of this has been found. A neighboring house has been placed on the suspected alley way and it is staff's belief that, with this plat, the alleyway will officially be abandoned. DigTess results came back negative for utilities within the proposed abandoned alleyway.

## APPLICANT RESPONSE TO CONCERNS

At the time of this report (4/1/2019), staff has not received confirmation from the applicant determining whether the alley located north of Lot 3, Block 7 of Nora Alexander's Subdivision is abandoned or not.

## 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. Replat
2. PON Responses

## APPLICANT REQUIREMENTS

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

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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


## CASE RP-19-0034

Request by Chris Acker, Acker Construction, for a Replat of part of Lot 1 and Lot 2, Block 7, Nora Alexander's Subdivision to create Lot 1R, Block 7, Nora Alexander's Subdivision, 0.415 acres (Property ID 172037) - Owner: JUAN P \& MARISOL TAVERA RICO (RP-19-0034)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 1 Support
- 0 Oppose


## SUPPORT

1. Brad Yates, PO Box 2868, Waxahachie, TX 75168

OPPOSE


City of Waxahachie, Texas

# Notice of Public Hearing <br> Case Number: RP-19-0034 

$<><><>$

## LOREN GRAY INVESTMENTS LC

PO BOX 2868
WAXAHACHIE, TX 75168
The Waxahachie City Council will hold a Public Hearing on Monday, April 15, 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 Chris Acker, Acker Construction, for a Replat of part of Lot 1 and Lot 2, Block 7, Nora Alexander's Subdivision to create Lot 1R, Block 7, Nora Alexander's Subdivision, 0.415 acres (Property ID 172037) - Owner: JUAN P \& MARISOL TAVERA RICO (RP-19-0034)

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.
$\qquad$
Case Number: RP-19-0034
Comments: $\qquad$

Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.


# Planning \& Zoning Department Plat Staff Report 

## MEETING DATES)

Planning \& Zoning Commission:

## City Council:



April 9, 2019

April 15, 2019

## CAPTION

Consider request by Harlan Lowrance for a Replat of a part of Lots 1, 2 and 5, Block 5, and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) - Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)

## CASE INFORMATION

Applicant:

Property Owners):

Site Acreage:

Number of Lots:

Number of Dwelling Units:

Park Land Dedication:

Adequate Public Facilities:

## SUBJECT PROPERTY

General Location:

Parcel ID Number(s):

Current Zoning:

Existing Use:

Platting History:

Harlan Lowrance

Dorothy Ann Curry and Harlan R and Michelle Lowrance
0.868 acres

2 lots

2 dwelling units

N/A

The development will be on City water and wastewater.

1101 E. Marvin and 106 Pecan

175222 and 175221

Single Family-2

1 single family home and 1 work barn.

Lots 1A, 1B, 2A, 2B, PT3, PT 4, ALL 5 \& ALLEY Park Hill Addition


## STAFF CONCERNS

1. All staff concerns have been addressed.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all of staff's comments. In addition, the applicant submitted a new plat detailing a $10^{\prime}$ ROW dedication along Marvin Ave along with a $15^{\prime}$ utility easement. The applicant has asked for relief from both the ROW dedication and Utility Easement along Marvin Ave in an effort to help protect a 100 year old tree that is growing on the south side of the property.

## 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
$\boxtimes \quad$ Approval, as presented.Approval, per the following comments:

## ATTACHED EXHIBITS

1. Replat
2. PON Responses

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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


## CASE RP-19-0032

Request by Harlan Lowrance for a Replat of a part of Lots 1, 2 and 5 and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) - Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)

## INSIDE REQUIRED 200 NOTIFICATION AREA

- 1 Support
- 2 Oppose


## SUPPORT

1. Forrest B. John, 1005 E. Marvin Avenue

## OPPOSE

1. Robert Robinson, 103 Lewis Street
2. Betty L. Smith, $1031 / 2$ Lewis Street


# City of Waxahachie, Texas <br> Notice of Public Hearing <br> Case Number: $\mathbb{R P}$-19-0032 

## JOHN FORREST B <br> PO BOX 1017 <br> WAXAFACHIE, TX 75168

The Waxahachie City Council will hold a Public Hearing on Monday, April 15, 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 Harlan Lowrance for a Replat of a part of Lots 1,2 and 5 and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1 R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) - Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)

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: RP-19-0032 $\qquad$ SUPPORT OPPOSE Comments: THIS WILLBB AN IMMBNSE IMP CONEMBSTT TO
 PUSASS TZSCOMMNSVIS TO PROCEBD AE FROTVISED Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.MI. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.


Printed Name and Title


Address


City of Waxahachie, Texas Notice of Public Hearing Case Number: RP-19-0032

## ROBINSON ROBERT \& BEVERLY <br> 103 LEWIS ST <br> WAXAHACHIE, TX 75165

The Waxahachie City Council will hold a Public Hearing on Monday, April 15, 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 Harlan Lowrance for a Replat of a part of Lots 1,2 and 5 and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) - Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)

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: RP-19-0032
Comments: MY OPPOSITION IS CONDITIONLAL DEPENDING ON
MORE INFOAMOSTION

Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.


Signature
ROBERT ROBINSON
Printed Name and Title


103 LEWIS ST.
Address


# City of Waxahachie, Texas <br> Notice of Public Hearing <br> Case Number: RP-19-0032 

$<><><>$

## SMITH DOYLE \& BETTY L <br> 103 LEWIS ST <br> WAXAHACHIE, TX 75165

The Waxahachie City Council will hold a Public Hearing on Monday, April 15, 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 Harlan Lowrance for a Replat of a part of Lots 1,2 and 5 and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) - Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)

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: RP-19-0032
Comments: Ink opposition is conditioncel depending
Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@,waxahachie.com.


BeTTy Li Smith
Printed Name and Title


103 K LEWIS
Address

# Planning \& Zoning Department Plat Staff Report 

Case: PP-19-0036

## MEETING DATE(S)

Planning \& Zoning Commission:

City Council:


April 9, 2019
April 15, 2019

## CAPTION

Consider request by Joshua Trees, Cross Fence Development, LLC, for a Preliminary Plat of The Cross Fence at Oak Vista for 173 lots, being 248.575 acres situated in the S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, and the D.M. McNeil Survey, Abstract 717 (Property ID 188040 and 183375) in the Extra Territorial Jurisdiction - Owner: CROSS FENCE DEVELOPMENT LLC (PP-19-0036)

## CASE INFORMATION

Applicant:

Property Owner(s):

Site Acreage:

Number of Lots:

Number of Dwelling Units:

Park Land Dedication:

Adequate Public Facilities:

Joshua Trees, Cross Fence Development, LLC

Cross Fence Development, LLC
248.575 acres

173 lots

173 proposed dwelling units

N/A (ETJ)

Buena Vista-Bethel SUD 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.

## SUBJECT PROPERTY

General Location:

Parcel ID Number(s):

Current Zoning:

Existing Use:

Platting History:

Northeast of McGregor Estates on FM 66

188040 and 183375

N/A (ETJ)

Undeveloped Land

D MC NEIL, Abstract 717; J FIFER, Abstract 352; S BORTON, Abstract 813

Site Aerial:


## STAFF CONCERNS

1. Applicant still needs to provide detail about how the detention pond will be handled for the previous development.
2. There are remaining outstanding comments with Ellis County that still needs to be addressed by the applicant before the plat is filed.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff on $3 / 22 / 2019$. There are remaining comments from Ellis County that still need to be addressed by the applicant before the plat is filed.

## RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:DenialApproval, as presented.
Approval, per the following comments:

1. Applicant still needs to provide detail about how the detention pond will be handled for the previous development.
2. There are remaining outstanding comments with Ellis County that still needs to be addressed by the applicant before the plat is filed.

## ATTACHED EXHIBITS

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

## STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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





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MATCHLINE SHEET 5

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PRELIMINARY
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PRELIMINARY

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### 248.575 ACRES PRELIMINARY PLAT

 AT OAK VISTA
 Februarr, 2019 ELLIS Countr, texas Scale: $1=1=100$ CROSS FENCEDEVVELOPMENT, LLC
 ORSICANA, TX 751110
ATLAS ANSOOCIATES, INC.

ORD, TX 7 8670
SURVEVOR


PLANNING\& ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168


## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Joshua Trees
Parcel ID \#:
Subdivision Name: Oak Vista Phase 3

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

To be completed by the water utility provider:


## Joe Buchanan

Print Name of General Manager of water provider or Designee


Buena Vista-Bethel S.U.D
Name of water provider company


## Planning \& Zoning Department

## MEETING DATE(S)

Planning \& Zoning Commission:
April 9, 2019


City Council:
April 15, 2019

## CAPTION

Public Hearing on a request by Dusty Autrey for a Zoning Change from a Light Industrial- 2 zoning district to Planned Development-Central Area, with Concept Plan, located at 421 S. College Street (Property ID 220752) - Owner: DAJP Holdings, LLC (PD-19-0029)

CASE INFORMATION

| Applicant: | Dusty Autrey |
| :--- | :--- |
| Property Owner(s): | DVN Holdings LTD |
| Site Acreage: | 0.158 acres |
| Current Zoning: | Light Industrial-2 |
| Requested Zoning: | Planned Developme |
| SUBJECT PROPERTY | 421 S College Street |
| General Location: | 220752 |
| Parcel ID Number(s): | Vacant Building |
| Existing Use: | N/A |

Adjoining Zoning \& Uses:

| Direction | Zoning | Current Use |
| :---: | :---: | :---: |
| North | LI-2 | City of Waxahachie City Hall |
| East | PD-CA | Ellis County Jail |
| South | LI-2 | Tejas Logistics |
| West | LI-2 | Boyce Fee and Grain Corporation |

Future Land Use Plan:
Retail

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

Thoroughfare Plan:
The subject site is accessible via College St.
Site Image:


## PLANNING ANALYSIS

The applicant is requesting a zoning change from a Light Industrial-2 zoning district to Planned Development-Central Area to allow a proposed restaurant and office use on 0.158 acres. The property was originally zoned Light Industrial when the facility was used to load cargo for the railroad. With the approval of the proposed Planned Development, the site will not have any required parking due to the Central Area zoning district not containing off-street parking and loading requirements.

## REQUESTED EXCEPTION(S)

## Landscaping

- Planting requirements for interior landscape areas (3,359x50\%) City of Waxahachie Requirement: 1,679 sq. ft.
Applicant Providing: 1,070 sq. ft.
- Ground Color Cover - $15 \%$ of Required Area City of Waxahachie Requirement: 252 sq . ft. Applicant Providing: 220 sq. ft.


## PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, $\underline{4}$ 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 03/22/2019.

## STAFF CONCERNS

1. Staff has no outstanding comments.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff on 4/2/2019 addressing staff's concerns.

## RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:Denial
$\boxtimes \quad$ Approval, as presented.Approval, per the following comments:

## ATTACHED EXHIBITS

1. Site Plan
2. Elevations
3. Proposed Floor Plan

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

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




# Planning \& Zoning Department <br> Zoning Staff Report 

Case: PD-19-0039

## MEETING DATE(S)

Planning \& Zoning Commission:
April 9, 2019


City Council:
April 15, 2019

## CAPTION

Request by Mike Siefert, Lookout Development Group, for a Planned Development Amendment for the purpose of removing the height restriction for hotels located adjacent to the Waxahachie Civic Center (Property ID 208655, 208656, and 227433) - Owner: LOOKOUT PARTNERS LP (PD-19-0039)

## CASE INFORMATION

Applicant:
Property Owner(s): Lookout Partners LP

## Site Acreage:

Current Zoning:

Requested Zoning:
SUBJECT PROPERTY
General Location:
Parcel ID Number(s):

Existing Use:
Development History:
Mike Siefert
10.210 acres

208655, 208656, 227433

Undeveloped Land

Planned Development-General Retail (Ordinance 2569)
Planned Development Amendment

Adjacent to Waxahachie Civic Center

The Final Plat for Waxahachie Civic Center, was approved by City Council on April 18, 2005.

Adjoining Zoning \& Uses:

| Direction | Zoning | Current Use |
| :---: | :---: | :---: |
| North | PD-HI | Carlisle Group Insurance/Chevrolet |
| East | PD-MF-GR | Oxford at Crossroads Centre Apartments |
| South | PD-LI-1 | Undeveloped Land |
| West | PD-LI-1 | Waxahachie Civic Center |

Future Land Use Plan:
Mixed Use Non-Residential

Comprehensive Plan:

Thoroughfare Plan:

Site Images:

Commercial areas are intended for establishments that provide services to customers. Examples include car dealerships, selfstorage businesses, and repair shops. Such uses are generally not significant contributors to a municipality's tax revenue, and, by their nature, commercial businesses can detract from positive aesthetics. Primarily for these reasons, commercial uses have generally only been recommended in locations consistent with where such uses currently exist.
The subject sites are accessible via Alliance Blvd and Interstate 35 service Rd. (Parcel ID: 227433), John Arden Dr. and Rae Blvd. (Parcel ID: 208655, 208656).


Page $\mathbf{2}$ of $\mathbf{3}$

## PLANNING ANALYSIS

The applicant is requesting to amend an existing approved Ordinance (No. 2569). On June 7, 2010, City Council voted to approve Planned Development Ordinance 2569. Within the Planned Development, it states that "The height standards shall comply with the minimum standards specified for the General Retail District or the Multi Family District, as specified for all development." Per the City of Waxahachie Zoning Ordinance, the maximum height for General Retail is two (2) stories and the highest maximum height for the Multi Family zoning district is three (3) stories. The applicant is requesting to amend the ordinance to remove any height restrictions for hotels within the Planned Development district. The applicant believes that the current height restrictions prevent potential hotels from coming to the location.

## PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, $\underline{9}$ 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 03/22/2019.

## 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:DenialApproval, as presented.
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Approval, per the following comments:
While the city is open to considering amending the height restrictions within the Planned Development district, the city is opposed to removing all height restrictions for hotels. A maximum number of stories is recommended.

## ATTACHED EXHIBITS

1. Ordinance No. 2569
2. PON Response

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

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

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

AN ORDINANCE CHANGING THE ZONING ON Lot 2R1 Lot 3R1 Lot 3R2, and Lot 4 R WAXAHACHIE CIVIC CENTER ADDITION, LOCALLY SITUATED AT THE SOUTHEAST CORNER OF HIGHWAY 287 AND IH-35E, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PDLI) TO PLANNED DEVELOPMENT-MULTI FAMILY AND GENERAL RETAIL (PD-MFGR), 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,


#### Abstract

WHEREAS, proper notification for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Planned Development-Light Industrial (PD-LI) to Planned Development-Multi-Family and General Retail (PD-MF-GR); 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 rezoning from Planned Development-Light Industrial (PD-LI) to Planned Development-Multi Family-General Retail (PD-MF-GR), subject to the following Planned Development-General Retail provisions.

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned to Planned Development-Multi Family and General Retail (PD-MF-GR), subject to the following Planned Development-Multi-Family-General Retail provisions:

Lot 2RI, Lot 3R, and Lot 4R, locally situated at the Southeast corner of Highway 287 and IH-35E, Waxahachie, Ellis County, Texas, and more particularly described in Exhibit "A" attached hereto. The Multi Family areas and the General Retail areas being as shown herein.

## PLANNED DEVELOPMENT DISTRICT-MULTI FAMILY-GENERAL RETAIL

"Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR" General Retail District, in the PD-GR areas, and the "MF" Multi Family uses in the PD-MF Areas subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.

The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District or the "MF", Multi Family District, as specified for all development."

The district is also subject to the following provisions, which shall control over any other provisions of this ordinance:

PLANNED DEVELOPMENT - MULTI FAMILY AREAS - Lot 3RI Waxahachie Civic Center:

1) Twenty-two ( $22 \%$ ) percent required off-street parking area in fully enclosed garages, eighteen ( $18 \%$ ) percent in car ports, sixty $(60 \%)$ percent may be open off-street parking. All parking shall be screened by approved landscaping
2) Setbacks for multi-family shall be twenty-five (25) feet
3) Parking structures for the multi-family units should not be along thoroughfares, if this is necessary they must be screened by landscaping
4) Site plan depicts landscaping along all new rights of way
5) Detention area in Lot 4R (across Alliance Blvd.) shall be maintained as open space.

PLANNED DEVELOPMENT - GENERAL RETAIL AREAS: Lot 4R, Lot $2 R 1$ and lot $3 R 2$

1) Subsequent phases of this General Retail will have a public hearing for detailed site plan approval

The materials and architectural standards shall meet Waxahachie's standards put forth in the Zoning Ordinance for the remaining tract or comply with Exhibit S-4
3) For landscaping of public streets see Exhibit S-2
4) Commercial sidewalks shall be five ( $5^{\prime}$ ) feet
5) Street lighting will comply with Exhibit S-3
6) All uses allowed by right within the General Retail zoning category shall be allowed
7) Proposed Property Owners Association must be in place prior to any certificate of occupancy being issued
8) Within thirty days of approval by City Council, applicant to provide City Building and Development Department with five complete corrected copies of Site Plan.

## APPLIES TO MULTI FAMILY AND GENERAL RETAIL AREAS:

## Landscaping:

All previous areas of any developed site not occupied by building or parking shall be planted with a combination of trees, shrubs, and sod. All plant material selections must be from the approved plant and the tree list.

1. Landscaping and Streetscape Standards

See Exhibit S - 2
2. General

Plant material will be carefully coordinated within its specific project site and the number of different species utilized kept to a minimum to avoid a chaotic look. While lines of shrubbery placed along and parallel to building foundation may be appropriate in particular instances, landscape beds that provide interesting variations in line, color, balance, and textures will be encouraged. Trees should be used generously throughout the project site. Metal or plastic edging at planting beds is not permitted.

## 3. Plant Quality

Plant stock used will be premium quality, healthy, and disease-free material. Plant specifications shall meet or exceed minimum standards established by the "American Standard for Nursery Stock" (American Association of Nurserymen; current edition).
4. Minimum Sizes at Planting

The following minimum plant sizes pertain to all landscape planting on individual tracts. Minimum tree and shrub are as follows and may be selected form the approved Plant List.
a. Trees: 4" caliper min.
b. Flowering Trees: $10^{\prime}-12^{\prime}$ height min. (multi-trunk, minimum 3 trunks), $2^{\prime \prime}$ to $2-1 / 2^{\prime \prime}$ caliper min. (single trunk), B \& B - (bagged and bur lapped) or 30 gallon minimum. Color scheme shall meet Master Plan.
c. Shrub: 3-gallon min.
d. Seasonal Color (annual): 4" pot min. (planted maximum 9" on centers)
e. Grass: solid sod

All plant materials shall meet or exceed the measurements specified in these guidelines. Plant materials will be measured before pruning with branches in normal
position. Height and spread dimensions will be measured to the limits of the main body of the plant rather than the extreme tips of growth.

## 5. Turfgrass

All turfgrass areas will be planted as solid sod only. Tracts of land for futures development or expansion may be planted temporarily with Common Bermuda Grass or a Bermuda Grass/Rye Grass mixture (depending on the time of year when planted). St. Augustine grass may be used for individual tracts behind the landscape setback but will be separated from the Bermuda Grass by paving, landscape beds, or structures.
6. Plant Locations
a. No trees planted within streets rights-of-way shall be closer than four (4) feet to a curb.
b. The minimum spacing between individual trees, except in landscape beds, shall be fifteen (15) feet.
c. Shrubs or trees planted near vehicular intersections (streets with streets, driveways with driveways, driveways with streets) shall be located so as to maintain clear vehicular sightlines to pedestrians and other vehicles.
7. Master Plant List (see exhibit S-7)

All plant materials selections shall be from the Mater Plant List. Variations from the Master Plant List requested due to hardships or unusual circumstances will be reviewed by the Committee. Plan materials included on this list are generally suitable for conditions in the West Houston area. Careful consideration should be given to their suitability for the particular conditions of a given site. Soil, water, or other tests necessary to determine existing conditions on a particular site are the responsibility of the Site Developer

## Fencing

Wood fencing will not be permitted
Fencing along roadways shall be wrought iron fencing or brick

## Retail Development (see Exhibit S-4):

Retail look encouraged
Retail look discouraged

## Signage:

The control of signs is particularly important to the visual harmony of the Crossroads. All future signs in the Crossroads will be subject to approval by the Association. Detailed plans, elevations, and specifications of all proposed signs must be submitted for review and approval prior to fabrication and installation. All signs will be visually pleasing and not-obtrusive and shall visually unify the Crossroads development.

## Undeveloped Tracts:

Weeds and grasses on undeveloped parcels adjacent to any existing improved properties, right-of-ways, fences, etc. will be mowed regularly to maintain a one hundred (100) foot buffer strip at a maximum height of six (6) inches by the Association. The remaining portion of the undeveloped land must have grasses and weeds maintained at a maximum height not to exceed twenty-four (24) inches and will also be maintained by the Association.

## General Maintenance of Buildings and Landscaping:

Each Owner shall maintain its property and all structures, parking areas, and other improvements comprising the property in a manner consistent with the Community-Wide Standard and all applicable covenants. Common Area maintenance will be the responsibility of the to be formed Crossroads Association. The Crossroads Association will mow, weed, maintain the irrigation and landscaping, development signage and detention areas. If any

Owner fails to properly perform any maintenance responsibility hereunder, the Association may, but shall have not obligation to, perform it and assess all costs incurred by the Association against the property and the Owner.

Maintenance shall include the obligation to implement and maintain erosion-sedimentation control measures during construction and the obligation to take aggressive action on all deferred maintenance repair items not limited to but including repainting the exteriors of all painted buildings once every then (10) years or at such earlier intervals as required to maintain the appearance thereof. All maintenance shall be performed in a manner consistent with the Community-Wide Standard. All Owners shall pay all utility charges, water and sewer rates, garbage rates, and other charges, assessments, and applicable fees of every description attributable to their respective properties charged by the City of Waxahachie and any other utility or service provider before such charges are overdue.

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 $7^{\text {th }}$ day of June, 2010.



Exhibit MF - 1


## Crossroads Centre at waXahachie

Claremont Property Company ... Houston, Texas
Exhibit S-2
Public Street Scape Standards and Sidewalks

## Objective

To ensure that the public streets and walks within Crossroads Centré at Waxahachie incorporate a consistent vocabulary of construction details and street furnishings that will enhance he overall image of City of Waxahachie.

## New streets to be constructed

1. Alliance Boulevard - Will be D-4 Secondary Thoroughfare as required by and as described in the City of Waxahachie Comprehensive Plan. It is further described as a 44' wide concrete paved street on a 70' ROW.
2. Rae Street (which may be renamed) - Will be an E-3 Secondary Thoroughfare as described in the City of Waxahachie Comprehensive Plan. It is further described as a $38^{\prime}$ wide concrete paved street on a $60^{\prime}$ ROW.

Each street shall be constructed to the standards of the City of Waxahachie as appropriate and have decorative drive over curbs.

## 1. Streets

Plans will be submitted to the City of Waxahachie showing the engineering details by which the roads shall be constructed. Along with the engineering plans we shall submit detailed landscape and irrigation plans showing the common areas around the development.

An irrigation system will be designed as necessary to fully water all common area landscaping and will be installed by the site developer as a part of Phase 1.

## 2. Lighting

Lighting shall be installed along Alliance Boulevards and Rae Street by the Site Developer (see Exhibit S-3).

## 3. Sidewalks

Alliance Boulevard and Rae Street will be installed by the Site Developer in Phase 1 of the Crossroads development. All sidewalks shall be completed prior to any building
occupancy commercial or multifamily. All sidewalks shall be $4^{\prime}$ (four feet) wide and made of natural color concrete and be constructed per the specification of the City of Waxahachie. Sidewalk edges are smooth troweled "picture-frame" type with a medium broom finish. The grooved handicap ramp shall be stained Kemi Co Cola.

Barrier-free access must be provided on all public sidewalks. Any grade change, such as at a sidewalk intersections with streets and driveways, must include a curb ramp made to comply with the Texas Accessibility Standards, count, or local standards whichever is most stringent. Per state law, all site plans for new construction shall be submitted to the Texas Department of Licensing and Regulation (TDLR) for review.

## 4. Landscaping of Streets (see Exhibit S-2)

Landscaping of streets and common areas shall be extremely similar to that shown in Exhibit S-2.

## 5. Crossroads Maintenance Association

In the event the irrigation systems malfunctions the replacement of any dead or damaged plant material resulting form such malfunction or any new construction activity it shall be the responsibility of the Site Developer to replace.

If any damage occurs to the existing irrigation within the landscape setbacks while constructing improvement on any parcel or during the initial installation of the irrigation system, the site developer or property owner must repair and any dead or damaged landscaping within forty-eight (48) hours.

Exhibit S-2


# Crossroads Centre at WAXAHACHII 

## Exhibit S-3




## Exhibit S-4




Exhibit S - 4


# Crossroads Centre at WAXAHACHIE <br> Claremont Property Company -.. Houston, Texas 

Exhibit S-4


## PREFERRED: RESIDENTIAL IN CHARACTER

THE USE OF FTTGHED OR YARIED ROOFLMES, DORMERS, PORCHES, DIVIDED LGHT WINDOUS, AND $O$ ELEMENTS ARE STRONGLY ENCOURAGED.


## PREFERRED: RESIDENTIAL N CHARACTER PAD BUILDINGS

THE USE OFPITCHED OR VARES ROOFUNES, DORHERS, PORCHES, ONIDED LIGHT WANDONS, AND OTHER RESGENTIAE DESIGN ELEXUNTS AFE STRONGY ENCOARAGED.

# $\frac{\text { Crossroads Centre at WAXAHACHIE }}{\text { Claremont Property Company }}$ 

Exhibit S-4


DISCOURAGED: STRIP RETAIL
GOXY RNSTTTUTIONAL BULDINES WATH LMMTED HORFZONTAL RELIEF WLL NOT BE APPROVEO


DISCOURAGED: STRIP RETAIL PAD BUILDINGS
BOXY INSTITUTIONAL EULEANGS WITH LIATED
HORZZONTAERELIEF WRL NOT BE APPROVED


# Crossroads Centre at WAXAHACHIE <br> Claremont Property Company ... Houston, Texas 

Exhibit S-6


* MAY VARY WITH NUMBER OF BIKES REQUIRED


# Crossroads Centre at waxahachie <br> Claremont Property Company <br> Houston, Texas 

Approved Plant List
Exhibit S-7

| Canopy Trees |  |  |
| :--- | :--- | :--- |
| Common Name | Botanical Name | Height \& Width |
| Bur Oak | Quercus macrocarpa | $60^{\prime} \times 40^{\prime}$ |
| Live Oak | Quercus virginiana | $40^{\prime} \times 50^{\prime}$ |
| Shumard Oak | Quercus shumardii | $50^{\prime} \times 50^{\prime}$ |
| Texas Red Oak | Quercus texana | $30^{\prime} \times 30^{\prime}$ |
| Chinkapin Oak | Quercus muehlenbergii | $60^{\prime} \times 40^{\prime}$ |
| Sawtooth Oak | Quercus accutisima | $50^{\prime} \times 40^{\prime}$ |
| Cedar Elm | Ulms crassifolia | $60^{\prime} \times 50^{\prime}$ |
| Lacebark Elm | Ulmus parvifolia | $50^{\prime} \times 40^{\prime}$ |
| Pecan | Carya illinoinensis | $80^{\prime} \times 80^{\prime}$ |
| Bald Cypress | Taxodium distichum | $70^{\prime} \times 40^{\prime}$ |
| Dawn Redwood | Metasequoia glyptostroboides | $70^{\prime} \times 40^{\prime}$ |
| Western Soapberry | Sapindus drummundii | $40^{\prime} \times 30^{\prime}$ |
| Chinese Pistache | Pistacia chinensis | $40^{\prime} \times 40^{\prime}$ |
| Southern Magnolia | Magnolia grandiflora | $50^{\prime} \times 30^{\prime}$ |
| Texas Ash | Fraxinis texensis | $50^{\prime} \times 40^{\prime}$ |
| White Ash | Fraxinis americana | $50^{\prime} \times 40^{\prime}$ |

TABLE INSET:

| Accent Trees |  |  |
| :--- | :--- | :--- |
| Common Name | Botanical Name | Height \& Width |
| Eastern Red Cedar | Juniperus virginiana | $30^{\prime} \times 20^{\prime}$ |
| Canaert Juniper | Juniperus canaert | $30^{\prime} \times 20^{\prime}$ |
| Eldarica Pine | Pinus eldarica: | $30^{\prime} \times 20^{\prime}$ |
| Possumhaw Holly. | Ilex decidua | $15^{\prime} \times 15^{\prime}$ |
| Yaupon Holly | Ilex vomitoria | $15^{\prime} \times 15^{\prime}$ |
| Savannah Holly | Ilex opaca "Savannah" | $25^{\prime} \times 10^{\prime}$ |
| Aristocrat Pear | Pyrus calleryana "Aristocrat" | $30^{\prime} \times 20^{\prime}$ |
| Shantung Maple | Acer truncatum | $40^{\prime} \times 20^{\prime}$ |
| Mexican Plum | Prunus mexicana | $25^{\prime} \times 25^{\prime}$ |
| Cherry Laurel | Prunus caroliniana | $25^{\prime} \times 15^{\prime}$ |
| Red Bud | Cercis Canadensis | $25^{\prime} \times 25^{\prime}$ |
| Southern Wax Myrtle | Myrica cerifera | $15^{\prime} \times 10^{\prime}$ |
| Goldenrain Tree | Koelreuteria paniculata | $30^{\prime} \times 30^{\prime}$ |
| Rusty Blackhaw Viburnum | Viburnum rufidulum. | $15^{\prime} \times 15^{\prime}$ |
| Crape Myrtle | Lagerstroemia indica | $25^{\prime} \times 15^{\prime}$ |
| . |  |  |


| Eve's Necklace | Sophora affinis | $30^{\prime} \times 20^{\prime}$ |
| :--- | :--- | :--- |
| Mexican Buckeye | Ungnadia speciosa | $15^{\prime} \times 15^{\prime}$ |
| Desert Willow | Chilopsis linearis | $20^{\prime} \times 15^{\prime}$ |

TABLE INSET:

| Shrubs |  |  |
| :---: | :---: | :---: |
| Common Name | Botanical Name | Height \& Width |
| Dwarf Burford Holly. | llex burfordii "nana" | $5^{\prime} \times 5$ |
| Dwarf Chinese Holly | llex cornuta "Rotunda" | 3' $\times 3$ ' |
| Nellie R. Stevens Holly | llex x "Nellie R. Stevens" | $12^{\prime} \times 10^{\prime}$ |
| Foster Holly | llex x attenuata "Foster" | $10^{\prime} \times 10^{\prime}$ |
| Dwarf Yaupon | llex vomitoria "Nana" | $3^{\prime} \times 3^{\prime}$ |
| Spiraea | Spiraea spp. | $6^{\prime} \times 7^{\prime}$ |
| Eleagnus | Eleagnus ebbengii | $6^{\prime} \times 6^{\prime}$ |
| Glossy Abelia | Abelia grandiflora | $6^{\prime} \times 8^{\prime}$ |
| Sea Green Juniper | Juniperus chinensis "Sea Green" | Varies |
| Tam Juniper | Juniperus sabina "Tamariscifolia" | $3^{\prime} \times 6{ }^{\prime}$ |
| Texas Sage | Leucophyllum frutescens | $5^{\prime} \times 5^{\prime}$ |
| Red Barberry | Berberis thunbergii | $4^{\prime} \times 4^{\text {r }}$ |
| Red Yucca | Hesperaloe parvifolia | $3^{\prime} \times 5$ |
| Dwarf Wax Myrtle | Myrica pusilla | $4^{\prime} \times 4^{\prime}$ |
| Dwarf Crape Myrte | Lagerstroemia india | $6^{\prime} \times 6^{\prime}$ |
| Variegated Privet | Ligustrum sinense "Variegata" | $6^{\prime} \times 8^{\prime}$ |
| Hypericum | Hypericum henryii | $3^{\prime} \times 3^{\prime}$ |
| Nandina | Nandina (cultivars) | Varies |
| Hibiscus | Hibiscus rosa-sinensis (cultivars) | Varies |
| Indian Hawthorn | Rhapiolepis indica | Varies |
| Cleyera | Ternstroemia gymnanthera | $6^{\prime} \times 6^{\prime}$ |

TABLE INSET:

| Groundcovers |  |  |
| :--- | :--- | :--- |
| Common Name | Botanical Name | Characteristics |
| Creeping Juniper | Juniperus horizontalis (cultivars) | Low spreading |
| Japanese Garden <br> Juniper | Juniperus procumbens <br> (cultivars) | Low spreading |
| Lantana | Lantana spp. | Blooms spring to 1 st <br> frost |
| Fountaingrass | Pennisetum spp. (cultivars) | Green \& purple cultivars |
| Miscanthus Grass | Miscanthus spp. (cultivars) | Different sized cultivars |
| Asiatic Jasmine | Trachelospermum asiaticum | Sun \& shade tolerant |
| Winter Creeper | Euonymus fortunei | Sun \& shade tolerant |
| Cast Iron Plant | Aspidistra elatior | Shade tolerant |


| Liriope | Liriope muscari (cultivars) | Different sized cultivars |
| :--- | :--- | :--- |
| Mondo Grass | Ophiopogon japonicum <br> (cultivars) | Shade tolerant |
| Periwinkle | Vinca major \& minor | Shade tolerant |
| Virginia Creeper | Parthenocissus quinquefolia | Shade tolerant. |
| Turk's Cap | Malvaviscus arboreus | Sun \& shade tolerant |
| Coralberry | Symphoicarpos orbiculatus | Shade tolerant |

## Seasonal Color

Perennials and Annuals as needed to maintain seasonal color

## CASE PD-19-0039

Request by Mike Siofert, Lookout Development Group, for a Planned Development Amendment for the purpose of removing the height restriction for hotels located adjacent to the Waxahachie Civic Center (Property ID 208655, 208656, and 227433) - Owner: LOOKOUT PARTNERS LP (PD-19-0039)

## INSIDE REQUIRED 200' NOTIFICATION AREA

- 0 Support
- 1 Oppose


## SUPPORT

## OPPOSE

1. Michael Chen, Managing Member of Waxmar LLC, 7001 Corporate Drive, Suite 300, Houston, TX 77036


WAXMAR LLC
7001 CORPORATE DR STE 300 HOUSTON, TX 77036

City of Waxahachie, Texas Notice of Public Hearing Case Number: PD-19-0039

$<><\gg$

The Waxahachie Planning \& Zoning Commission will hold a Public Hearing on Tuesday, April 9, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 15, 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 Mike Siofert, Lookout Development Group, for a Planned Development Amendment for the purpose of removing the height restriction for hotels located adjacent to the Waxahachie Civic Center (Property ID 208655, 208656, and 227433) - Owner: LOOKOUT PARTNERS LP (PD-19-0039)

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(a.waxahachie.com for additional information on this request.

Comments: We cwn the Marriote and tried to remove the heighe restivion during design. and failed. It is not equitable to us for this to be to
Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoningawaxahachie.com.


Signature


# Planning \& Zoning Department <br> Zoning Staff Report 

Case: SU-19-0026

## MEETING DATE(S)

Planning \& Zoning Commission:
City Council:


April 9, 2019 (continued from March 26, 2019)
April 15, 2019

## CAPTION

Public Hearing on a request by Ron Barson, Ledbetter Real Estate, Ltd., for a Specific Use Permit (SUP) for Mini-Warehouse or Self-Storage Facility use within a Commercial zoning district, located at 2050 Corporate Parkway (Property ID 273979) - Owner: LEDBETTER REAL ESTATE LTD (SU-19-0026)

CASE INFORMATION

Applicant:

Property Owner(s): Ledbetter Real Estate, Ltd.
Site Acreage: $\quad 7.00$ acres
Current Zoning:

Requested Zoning:

SUBJECT PROPERTY
General Location:
Parcel ID Number(s):

Existing Use:
Development History:

Ron Barson

Commercial - Ordinance 2878
Commercial with SUP for Mini-Warehouse or Self-Storage Facility Use

2050 Corporate Parkway
273979

Undeveloped Land
The Amended Plat for North Grove Business Park Phases Two \& Four was approved by City Council on September 17, 2018.

Adjoining Zoning \& Uses:

| Direction | Zoning | Current Use |
| :---: | :---: | :---: |
| North | PD-GR | Atwood's Distributing |
| East | C | Undeveloped Land |
| South | LI-2 | Dlubak Glass Co. |
| West | LI-2 | Nutri Ag. Inc. |

Future Land Use Plan:
Industrial

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

Thoroughfare Plan:
Site Image:

The subject site is accessible via Corporate Pkwy.


## PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit approval for an 8-building 549 unit storage facility on 7 acres. According to the Site Plan, two of the eight buildings will be indoor storage facility buildings totaling 389 units. The building also anticipates including an office building within Building A of the development. The development shall comply with the City's environmental standards and noise ordinance.

## AREAS OF CONERN:

Surrounding Area:
At the March 26, 2019 Planning and Zoning meeting, there were growing concerns whether a storage facility would be the best use of the property. Although the property is surrounded by industrial uses, the property is currently zoned Commercial.

## PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, $\underline{\mathbf{2 0}}$ 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 03/08/2019.

## STAFF CONCERNS

1. The applicant is currently proposing an ornamental iron fence for the property. Due to the applicant constructing a storage facility, staff suggests that a minimum 6 ft . (maximum 8 ft .) masonry fence be provided to help provide a visual and protective barrier between surrounding properties.

## APPLICANT RESPONSE TO CONCERNS

1. The applicant informed staff that he intended on providing a masonry screening wall opposed to the proposed ornamental iron fence for the property. However, the applicant still needs to label the proposed masonry fence on the plan.

## 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:DenialApproval, as presented.
® Approval, pending:

1. The applicant shall provide a masonry screening wall, minimum 6 ft . (maximum 8 ft.), to help provide a visual and protective barrier between surrounding properties.

## ATTACHED EXHIBITS

1. Site Plan Packet
2. Landscape Plan

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

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

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











| LIFE SAFETY LEGEND |  |
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REFER TO SHEET IR-4 FOR INSTALLATION NOTES REFER TO SHEET IR-5 FOR TWO- WIRE PATH LAYOUT AND installationnotes
REFER TO SHEET IR-G FOR TWO WIRE INSTALLATION DETAILSIRRIGATION SITE PLAN

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REFER TO SHEETS IR-3 AND IR-4 FOR INSTALLATION DETAILS

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# Planning \& Zoning Department <br> Zoning Staff Report 

Case: PD-19-0031

## MEETING DATE(S)

Planning \& Zoning Commission:
April 9, 2019


City Council:
April 15, 2019

## CAPTION

Public Hearing on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned DevelopmentMultiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)

CASE INFORMATION

Applicant:
Property Owner(s):
Site Acreage:
Current Zoning:
Requested Zoning:

## SUBJECT PROPERTY

General Location:

Parcel ID Number(s):
Existing Use: Undeveloped Land
Development History:
N/A

Adjoining Zoning \& Uses:

| Direction | Zoning | Current Use |
| :---: | :---: | :---: |
| North | SF-1 | Residential \& Vacant Land |
| East | SF-2 | Single Family Residential |
| South | PD-GR | Undeveloped Land |
| West | PD-GR | Undeveloped Land |

Future Land Use Plan:
Retail and Office

## Comprehensive Plan:

Thoroughfare Plan:

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

Office is intended for businesses such as banks, insurance agencies, and accounting offices. Office land uses are generally compatible with residential area, with the exception of high-rise office buildings. Land designated for office is appropriate along U.S. Highway 287, at a close proximity to IH-35E within Mixed Use Nonresidential areas, as well as within the Medical District.

The subject site is accessible via Brown St., Palamino Dr., and Dean Box Dr.

Site Image:


## PLANNING ANALYSIS

The applicant is requesting to amend an existing approved Planned Development (PD-18-0074). The applicant is proposing to revise the previously approved Master Plan to include 6 total tracts opposed to 4 tracts originally proposed. Items listed below also include revisions made from the original Planned Development.

- The acreage for all tracts have been revised
- The (2) two new tracts consist of one being an Assisted Living/Memory Care facility keeping the base zoning of General Retail, and the other being an additional General Retail/Office tract.
- The hotel tract was revised to be tract 2 and will keep the same general development requirements as originally planned.
- Due to the addition of the new tracts the Village Parkway spine drive was slightly revised, but still acts as the main drive through the Master Plan.
- The Multi Family building layout located in tract 1 was revised.
- The Multi Family building does not include the tuck under garages that were originally included in the building layout. All other amenities, design concepts, and general development requirements for tract 1 are still part of this tract.
- $\quad$ The detention/amenity pond was removed from tract 1.

Information below describes more changes from the previously approved Planned Development.

## Tract 1:

2018 - Tract 1 which is 8.645 acres will be a 220 -unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)
2019 - Tract 1 which is 6.44 acres will be a 220-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)

Tract 2:
2018 - Tract 2 which is 3.097 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)
2019 - Tract 2 which is 2.19 acres will be a 16,000 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

## Tract 3:

2018 - Tract 3 which is 2.537 acres will be a 12,000 sq. ft. (+/-) Multi-restaurant site. This tract will keep the base zoning of General Retail (GR)
2019 - Tract 3 which is .98 acres will be a 10,700 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

## Tract 4:

2018 - Tract 4 which is 2.678 acres will be general retail/office space site. This tract will keep the base zoning of General Retail (GR)
2019 - Tract 4 which is 1.17 acres will be a 10,700 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

## Tract 5:

2018-N/A
2019 - Tract 5 which is 2.42 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)

## Tract 6:

2018 - N/A
2019 - Tract 6 which is 3.73 acres will be a 106 unit/ 120-bed (+/-), 2-story Assisted-Living and
Memory Care building. This tract will keep the base zoning of General Retail (GR)
It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

## AREAS OF CONCERN

Garages:
In the previously approved Planned Development, the applicant provided 51 tuck under garage spaces for the Mixed Use Residential complex located in Tract 1. The current proposal does not depict any garage spaces for the development.

## Landscape Buffer:

Staff recommends that a landscape buffer be provided adjacent to the Mustang Creek Phase I subdivision (along Tract 6). Currently, the applicant is only showing a 6 ft . tall masonry wall.

## Retail:

While it is not a major concern, staff does suggest that the applicant provide double retail siding to help make the development more aesthetically pleasing. Currently, the applicant is only providing retail along the front façade of the building(s) (Tract 2, Tract 3, 4).

## PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 41 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 03/22/2019.

## STAFF CONCERNS

1. At the time of this report (4/1/2019), there are still Engineering and Fire concerns that the applicant needs to address before final approval is made.

## APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (4/1/2019), the applicant has not addressed all comments made by staff.

## 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
Due to staff concerns regarding the applicant not providing attached garages and a landscape buffer adjacent to Mustang Creek Phase I subdivision (along Tract 6), staff is recommending denial for the proposed Planned Development Amendment. If approved, due to staff not receiving sufficient information regarding the proposed Assisted Living development, staff suggests that the site plan for the Assisted Living development be reviewed by the Planning and Zoning Commission and City Council. Approval, as presented.
Approval, per the following comments:

## ATTACHED EXHIBITS

1. Site Plan
2. Elevations Plan
3. Landscape Plan
4. Signage Plan
5. PON Responses

## APPLICANT REQUIREMENTS

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

## STAFF CONTACT INFORMATION

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

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













## CASE PD-19-0031

Request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned DevelopmentMultiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 0 Support
- 2 Oppose


## SUPPORT

## OPPOSE

1. Carolyn Duncan, 204 Cheyenne Drive
2. Tom Kowatch, 211 Cheyenne Drive

ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)
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. 03/28/2019 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: PD-19-0031 $\qquad$ SUPPORT
$\times$ oppose
Comments: There needs to be mors of a buffer between the housas and the properties this development would back up too,
Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Cavalys Duncan
Cheaxn Duncan
Printed Name and Title

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\frac{3-28-19}{\text { Date }}
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This is not that large of an area and yall are shoving alow into it. Also, remember there is a sch oo right down the Pret and it's very congested and dangerous at times for kids on bikes, cars, etc. oppose this plan.


## KOWATCH THOMAS \& CASEY 211 CHEYENNE DR WAXAHACHIE, TX 75165

The Waxahachie Planning \& Zoning Commission will hold a Public Hearing on Tuesday, April 9, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 15, 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 Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)

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: PD-19-0031 this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

$\frac{211 \text { cheyenne Dr. Waxchachio, TX } 75165}{\text { Address }}$

