

NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION
MARCH 26, 2019
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:15 P.M.

Agenda

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

1. Call to Order
2. 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.

A G E N D A

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

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

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

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

- a. Minutes of the regular Planning & Zoning Commission meeting of February 26, 2019
 - b. Minutes of the Planning and Zoning Commission briefing of February 26, 2019
4. ***Continue Public Hearing*** on a request by Todd Winters, 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)
5. ***Consider*** recommendation of Zoning Change No. PD-18-0210
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)
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)

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)
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)
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)
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)
12. *Consider* recommendation of Zoning Change No. PD-19-0025
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)
14. *Consider* recommendation of Zoning Change No. SU-19-0026
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)
16. *Consider* recommendation of Zoning Change No. SU-19-0040
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-Multiple-Family 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)
18. *Consider* recommendation of Zoning Change No. PD-19-0023
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)
20. *Consider* recommendation of Zoning Change No. PD-19-0022

21. ***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.
22. 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.

Planning and Zoning Commission
February 26, 2019

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

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

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Chris Webb, Planner
James Gaertner, City Engineer
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of February 12, 2019
- b. Minutes of the Planning and Zoning Commission briefing of February 12, 2019
- c. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of February 12, 2019
- d. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of February 4, 2019

Action:

Ms. Bonney Ramsey moved to approve items a. through d. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

4. **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 opened the Public Hearing and announced the applicant requested to continue the public hearing to the March 26, 2019 Planning and Zoning Commission meeting. Chairman Keeler explained the Commission considers requests in accordance with the Zoning Ordinance

and Comprehensive Plan to ensure developments are in compliance with the current rules of the city.

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

Action:

Vice Chairman Melissa Ballard moved to continue the 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) to the March 26, 2019 Planning and Zoning Commission meeting. Mr. Jim Phillips seconded, All Ayes.

6. Public Hearing on a request by Howard Baskin for a Specific Use Permit (SUP) for Private Club use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008)

Chairman Keeler opened the Public Hearing.

Planning Director Shon Brooks reviewed SU-19-0008 noting staff recommended approval as presented.

Mr. Howard Baskin, 717 W. Main Street, Waxahachie, explained the building will be used as a small gathering space for small events. He noted the tables will seat about sixty-two people.

There being no others to speak for or against SU-19-0008, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of Zoning Change No. SU-19-0008

Action:

Ms. Bonney Ramsey moved to approve a request by Howard Baskin for a Specific Use Permit (SUP) for Private Club use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008) subject to Staff Comments. Mr. Jim Phillips seconded, All Ayes.

8. Public Hearing on a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

Chairman Keeler opened the Public Hearing.

Mr. Brooks presented PD-19-0009 noting staff recommended approval as presented. He explained the zoning request is to bring the daycare use into compliance with the city's zoning.

Ms. Marquita Cooper, 100 Lakewood Drive, Waxahachie, explained the request is to allow the daycare to continue operating at the church.

There being no others to speak for or against PD-19-0009, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. PD-19-0009

Action:

Vice Chairman Melissa Ballard moved to approve a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

10. Consider request by David Hargrove, Legacy Grove Development, for a Final Plat with Landscape Plan of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010)

Mr. Brooks presented FP-19-0010 noting the plat request includes the Landscape Plan. Staff recommended approval per the following Staff Comments:

1. The plat cannot be filed until a Letter of Acceptance of Public Infrastructure has been received in the Planning Department.

Action:

Mr. Jim Phillips moved to approve a request by David Hargrove, Legacy Grove Development, for a Final Plat with Landscape Plan of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

11. Consider request by Michael James for a Preliminary Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011)

Mr. Brooks presented PP-19-0011 noting the plat meets all city requirements and staff recommended approval as presented.

Action:

Mr. David Hudgins moved to approve a request by Michael James for a Preliminary Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011). Vice Chairman Melissa Ballard seconded, All Ayes.

- 12. Consider request by Michael James for a Final Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012)**

Mr. Brooks presented FP-19-0012 noting the plat meets all city requirements and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Michael James for a Final Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012) subject to Staff Comments. Mr. Erik Test seconded, All Ayes.

- 13. Consider request by Cody Johnson, Cody Johnson Studio, for a Landscape Plan for Buffalo Ridge Phase 5 as a companion to PP-17-0029 – Owner: GRBK EDGEWOOD LLC (LP-19-0013)**

Mr. Brooks presented LP-19-0013 noting the landscape plan corresponds to the Buffalo Ridge Final plat approved in May 2017. Staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Cody Johnson, Cody Johnson Studio, for a Landscape Plan for Buffalo Ridge Phase 5 as a companion to PP-17-0029 – Owner: GRBK EDGEWOOD LLC (LP-19-0013) subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.

- 14. Consider request by David Teeter for a Replat of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016)**

Mr. Brooks presented RP-19-0016 noting staff recommended approval per the following Staff Comments:

1. Provide a scale for the Vicinity Map.
2. Remove building lines from the plat.
3. Formatting issues remain outstanding.
4. Request variance for the fire flow requirement.

Action:

Vice Chairman Melissa Ballard moved to approve a request by David Teeter for a Replat of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016) subject to Staff Comments. Mr. Erik Test seconded, All Ayes.

15. Public Hearing regarding the update of the Thoroughfare Plan (an Amendment of the Comprehensive Plan).

Chairman Keeler opened the Public Hearing.

City Engineer James Gaertner explained the City of Waxahachie Thoroughfare Master Plan is part of the 2007 Comprehensive Plan and the 2016 Comprehensive Plan Update. Recently the Thoroughfare Plan was added to the GIS mapping and aerial images, and it was determined that adjustments are necessary to match the current subdivision roadway alignments. The proposed revisions will match the approved plats and approved preliminary plats. Changes were made to the Thoroughfare Plan per the City Council and Planning and Zoning Joint Work Session on February 4, 2019. At this time the proposed revisions to the Thoroughfare Master Plan will be limited to four (4) sections of the city:

- Southwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Northwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Around Dove Hollow Subdivision
- North Grove Boulevard and Garden Valley Parkway

Chairman Keeler asked if the map will change if a preliminary plat is amended and Mr. Gaertner noted realignments can be discussed if needed.

Mr. Jim Phillips asked if a Traffic Impact Analysis (TIA) can trigger changes to the plan and Mr. Gaertner replied yes.

Mr. John Granatino, 2305 Marshall Road, Waxahachie, asked if the engineering department is recommending the changes as presented on the exhibits to Marshall Road, is it following the road near Lonesome Dove, and if the layout can change in the future and Mr. Gaertner replied yes.

Ms. Dana Lennon, 1201 Ovilla Road, Waxahachie, expressed her concerns about drainage and Mr. Gaertner noted when TxDOT widens the road the drainage issues will be addressed too.

Mr. John Tryon, 2011 Black Champ Road, Waxahachie, asked if the Thoroughfare Plan proposes a road connecting from I35E to Longbranch Road and Mr. Gaertner explained that proposal was approved with the Thoroughfare Master Plan and the current proposed amendments does not change that. Mr. Tryon noted he is not in favor of the changes occurring in Ellis County.

Chairman Keeler acknowledged it is not easy to transition from rural to urban.

Mr. Chris Nowels, 3871 Black Champ Road, Waxahachie, clarified the changes to the plan near his properties. Mr. Gaertner noted the amendments to the area are following the property lines.

There being no others to speak for or against the update of the Thoroughfare Plan (an amendment of the Comprehensive Plan), Chairman Keeler closed the Public Hearing.

16. Consider recommendation of update to the Thoroughfare Plan (an Amendment of the Comprehensive Plan).

Action:

*Mr. Jim Phillips moved to approve the update of the Thoroughfare Plan (an Amendment of the Comprehensive Plan) as presented. Ms. Bonney Ramsey seconded, **All Ayes.***

17. Public Comments

None

18. Adjourn

There being no further business, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning and Zoning Commission
February 26, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 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 Melissa Ballard, Vice Chairman Bonney Ramsey Jim Phillips David Hudgins Erik Test
Member Absent:	Betty Square Coleman
Others Present:	Shon Brooks, Director of Planning Albert Lawrence, Assistant City Manager Tommy Ludwig, Assistant City Manager Chris Webb, Planner James Gaertner, City Engineer Amber Villarreal, Assistant City Secretary Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Planning Director Shon Brooks introduced the new Planner Mr. Chris Webb who transferred from within the department's GIS office. Mr. Brooks reviewed the following cases:

- PD-18-0210, applicant requested a continuance to March 26, 2019 P&Z meeting due to staff concerns with density and amenity package.
- SU-19-0008, will be a banquet type hall for small gatherings.
- PD-19-0009, the requested zoning change will bring the current daycare operating at the church into compliance.
- FP-19-0010, plat includes the landscape plan and meets all city requirements.
- PP-19-0011 and FP-19-0012, both plats meet all city requirements.
- LP-19-0013, landscape plan meets requirements and accompanies the Final Plat approved in May 2017.
- RP-19-0016, plat meets all city requirements.

City Engineer James Gaertner reviewed the proposed amendments to the Thoroughfare Plan noting the adjustments are necessary to match the current subdivision roadway alignments.

Mr. Jim Phillips requested projected traffic counts for Thoroughfare Plan and Mr. Gaertner noted those would be included with the Comprehensive Plan.

Chairman Keeler asked if the current plan accommodates current traffic or at build out and Mr. Gaertner noted the plan does not take in to account traffic count.

3. Adjourn

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: March 13, 2019

Re: PD-18-0210 – Lonesome Dove

On March 12, 2019, the applicant asked staff to withdraw case no. PD-18-0210 from the March 26, 2019 Planning and Zoning Commission agenda, as well as the April 1, 2019 City Council meeting agenda.



Memorandum

To: Planning and Zoning Commission
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: March 22, 2019
Re: PV-19-0014 RVG Plaza

A request has been made to vacate a Replat of Lots 4R-A and 4R-B, Block B, RVG Plaza as filed October 15, 2013 via Instrument 1324559. The existing Final Plat of RVG Plaza as filed January 16, 2007 via Instrument 0701571 will remain in effect.

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0017



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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)

CASE INFORMATION

Applicant: Kendall Wiley

Property Owner(s): Kendall L and Michelle L Wiley

Site Acreage: 0.996 acres

Number of Lots: 2 lots

Number of Dwelling Units: 1 Retail Unit

Park Land Dedication: Cash in lieu of park land dedication for the property is set at \$600.00. This fee must be paid before the plat is filed.

Adequate Public Facilities: Adequate Public Facilities are available for the subject site.

SUBJECT PROPERTY

General Location: 2251 Brown Street

Parcel ID Number(s): 231665

Current Zoning: General Retail with SUP for Convenience Store (Ordinance 2697)

Existing Use: Retail Use

Platting History: The Final Plat for Wiley's Retail was approved by City Council on November 21, 2016.

Site Aerial:



STAFF CONCERNS

At the time of this report, 3/18/2019, staff has yet to receive any revisions from the applicant. Before final approval is made, the applicant must address all outstanding comments made by staff.

APPLICANT RESPONSE TO CONCERNS

At the time of this report, 3/18/2019, the applicant has yet to submit any revisions to staff. *The applicant must address all staff comments before the plat is approved.*

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. 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 1R-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 1R-B.

ATTACHED EXHIBITS

1. Replat

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

City Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



WHEREAS KENDALL WILEY AND WIFE, MICHELLE WILEY, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE R. RUSSELL SURVEY, ABSTRACT NO. 911, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 1R-A, BLOCK A OF LOTS 1R-A & 1R-B BLOCK A, WILEY'S RETAIL, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 458 AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET:

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1R-A AND THE COMMON NORTHERLY LINE OF SAID BROWN STREET, AND WITH SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF $0^{\circ}13'40''$, AN ARC LENGTH OF 45.72 FEET, A CHORD THAT BEARS S $58^{\circ}56'48''$ W, AND A CHORD LENGTH OF 45.72 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 31°09'58" W, ALONG THE WESTERLY LINE OF SAID LOT 1R-A AND THE COMMON EASTERLY LINE OF SAID LOT 1R-B, A DISTANCE OF 281.01 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID LOT 1R-A AND THE COMMON NORTHEAST CORNER OF SAID LOT 1R-B, SAME BEING IN A SOUTHEASTERLY LINE OF SAID REMAINDER TRACT 1, FROM WHICH A 1/2" IRON ROD FOUND (BENT) FOR THE WEST MOST CORNER OF SAID LOT 1R-B BEARS S 58°45'52" W 128.13 FEET;

THAT KENDALL WILCO AND MICHELLE WILCO DO HEREBY ADAPT THIS PLAT DESIGNATING THE HEREIN ABEYED PROPERTY AS LOTS 11A AND 11A-2, TO BE USED FOR THE PURPOSES OF THE CITY OF WAHAKEA, HAWAII, AND TO HEREBY DEDICATE, IN FEE SIMPLE THE CITY OF WAHAKEA, TEXAS FOR THE USE AND ENJOYMENT OF THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, AND HEREBY ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, AND SHALL BE USED FOR THE PURPOSES OF THE CITY OF WAHAKEA, HAWAII, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR MAINTAINED BY THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF ANY, AND THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE OF THE SAME BY ANY OTHER PARTY, AND THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, SHALL BE SUBORDINATE TO THE PUBLIC'S AND THE CITY OF WAHAKEA'S USE THEREOF, THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, SHALL REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY INTERFERE WITH THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS, THE CITY OF WAHAKEA, HAWAII, AND THE CITY OF WAHAKEA, TEXAS, SHALL BE RESPONSIBLE FOR TRIMMING, REMOVAL, REPLANTING AND MAINTENANCE OF TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING OR RECONSTRUCTING INSPECTING, MAINTAINING, REPLANTING, TRIMMING, REMOVING AND MAINTAINING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2018.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____,
2018.

KENDALL WILEY

MICHELLE WILEY

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT LYLE KNOWN

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2018.

APPROVED BY: CITY COUNCIL
CITY OF WAXAHACHIE

ATTEST _____ DATE _____

BEING A 0.996 ACRE REPLAT OF
LOT 1R-A, BLOCK A, OF WILEY'S
RETAIL, AN ADDITION TO THE CITY
OF WAXAHACHIE, ELLIS COUNTY,
TEXAS RECORDED IN CABINET J,
SLIDE 458 OF THE OFFICAL PUBLIC
RECORDS OF ELLIS COUNTY,
TEXAS

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

DECEMBER 2018

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

STATE OF TEXAS :
COUNTY OF ELLIS:

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____
2018.

LEGEND:

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

IRF = IRON ROD FOUND

FND = FOUND

OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

PRECT = PLAT RECORDS ELLIS COUNTY TEXAS

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0018



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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)

CASE INFORMATION

Applicant: Jay Volk, J. Volk Consulting, Inc.

Property Owner(s): Waxahachie ISD

Site Acreage: 10.647 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: Waived

Adequate Public Facilities: Adequate public facilities will be present at the subject site.

SUBJECT PROPERTY

General Location: 3001 Highway 287

Parcel ID Number(s): 274653

Current Zoning: Single Family-1

Existing Use: Vacant School Property

Platting History: PP-18-0113 approved by City Council on 8/6/2018

Site Aerial:



STAFF CONCERNS

1. Staff has no outstanding concerns.

APPLICANT RESPONSE TO CONCERNS

On 3/5/2019 the applicant submitted revisions to staff. At the time of this report, 3/18/19, there are no outstanding concerns from 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
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat Drawing

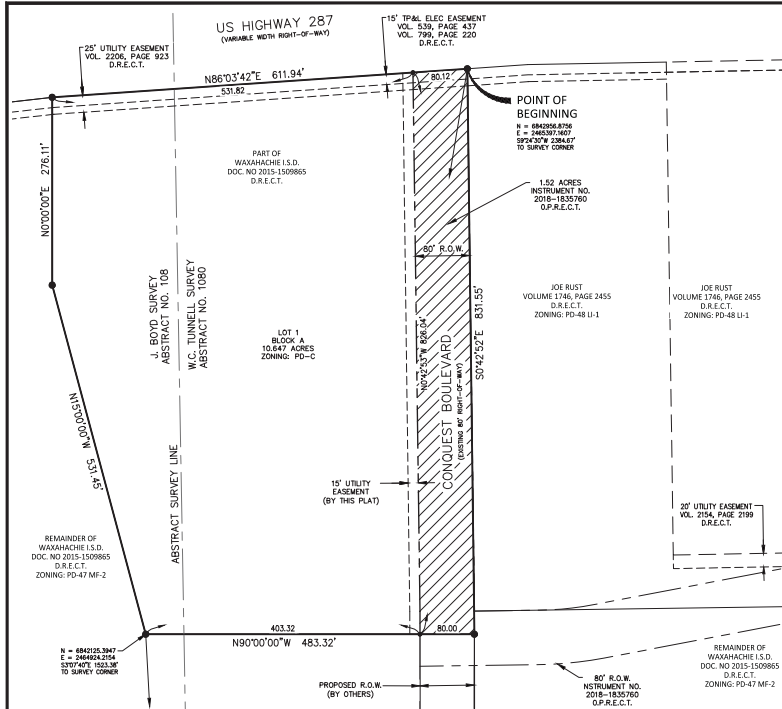
APPLICANT REQUIREMENTS

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

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, WISD AG CENTER are the owners of a tract of land situated in the J. BOYD SURVEY, ABSTRACT NO. 108 and the W.C. TUNNELL SURVEY, ABSTRACT NO. 1080, City of Waxahachie, Ellis County, Texas and being part of that tract of land described in Deed to Waxahachie Independent School District, as recorded in Document No. 2015-1509865, Deed Records, Ellis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the south line of U.S. Highway No. 287, a variable width right-of-way, for the most northerly northeast corner of said Waxahachie Independent School District tract;

THENCE South 00 degrees 42 minutes 52 seconds East, leaving said south line and with the east line of said Waxahachie Independent School District tract, a distance of 831.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, leaving said east line, a distance of 483.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 15 degrees 00 minutes 00 seconds West, a distance of 531.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 276.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above mentioned U.S. Highway No. 287;

THENCE North 86 degrees 03 minutes 42 seconds East, with said south line, a distance of 611.94 feet to the POINT OF BEGINNING and containing 10.647 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Waxahachie ISD acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as WISD AG CENTER, an addition to the City of Waxahachie, Ellis County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements if approved by the City of Waxahachie, Texas. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, and regulations and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this the ____ day of _____, 2019.

BY: _____
Authorized Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Ryan S. Reynolds, do hereby certify that I have 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.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary public for and in the State of Texas

My commission expires: _____

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

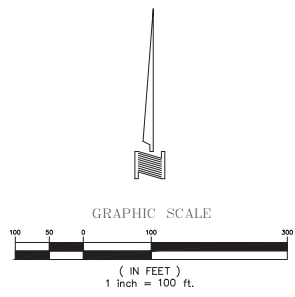
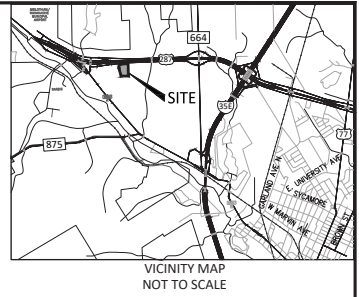
CHAIRPERSON _____ DATE _____

APPROVED BY: CITY COUNCIL CITY OF WAXAHACHIE

MAYOR _____ DATE _____

ATTEST _____ DATE _____

- LEGEND**
- 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
 - 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
- D.R.E.C.T. = Deed Records, Ellis County, Texas
O.P.R.E.C.T. = Official Public Deed Records, Ellis County, Texas

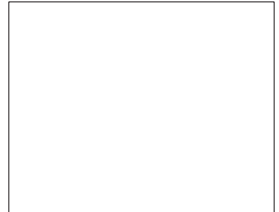


**FINAL PLAT
OF
LOT 1, BLOCK A
WISD AG CENTER**

BEING 10.647 ACRES LOCATED IN THE
J. BOYD SURVEY - ABSTRACT NO. 108 &
W.C. TUNNELL SURVEY - ABSTRACT 1080

AN ADDITION IN THE
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
CONTAINING 1 COMMERCIAL LOT
ZONING: PD-C

05 March 2019
SHEET 1 OF 1



RECORDING INFORMATION

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0019



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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)

CASE INFORMATION

Applicant: James R. Henry

Property Owner(s): James R. Henry and Linda S. Osborn

Site Acreage: 95.973 acres

Number of Lots: 3 lots

Number of Dwelling Units: 3 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$800.00** (2 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: The subject property will have adequate public facilities.

SUBJECT PROPERTY

General Location: 2801 Howard Road

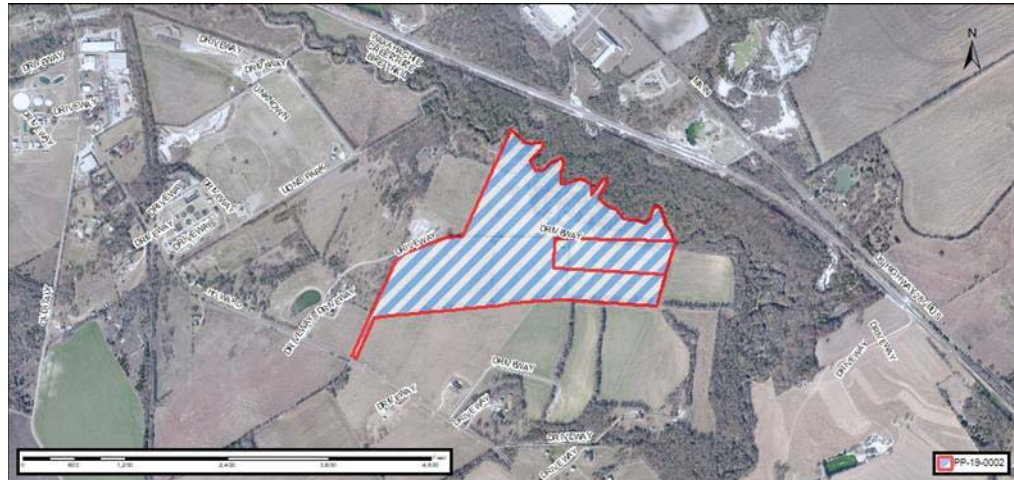
Parcel ID Number(s): 257995 and 182121

Current Zoning: Future Development

Existing Use: Single family residence

Platting History: S.M. Durrett Survey, Abstract No. 272

Site Aerial:



STAFF CONCERNS

1. The applicant needs to provide a private utility easement for the water line before final approval is made.
2. Water meters must be placed in front of any property gate to provide adequate access for meter reading.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff on 3/15/2019. At the time of this staff report, 3/18/2019, an outstanding comment remains.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. A private utility easement must be provided for the water line.

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

City Planner

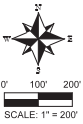
cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



LINE BEARING	DISTANCE
L1 S 89°12'03" E 63.85'	
L2 S 89°12'03" E 40.99'	
L3 S 89°12'03" E 108.11'	
L4 S 89°12'03" E 108.11'	
L5 S 89°12'03" E 108.11'	
L6 S 89°12'03" E 108.11'	
L7 S 89°12'03" E 108.11'	
L8 S 89°12'03" E 108.11'	
L9 S 89°12'03" E 108.11'	
L10 S 89°12'03" E 108.11'	
L11 S 89°12'03" E 108.11'	
L12 S 89°12'03" E 108.11'	
L13 S 89°12'03" E 108.11'	
L14 S 89°12'03" E 108.11'	
L15 S 89°12'03" E 108.11'	
L16 S 89°12'03" E 108.11'	
L17 S 89°12'03" E 108.11'	
L18 S 89°12'03" E 108.11'	
L19 S 89°12'03" E 108.11'	
L20 S 89°12'03" E 108.11'	
L21 S 89°12'03" E 108.11'	
L22 S 89°12'03" E 108.11'	
L23 S 89°12'03" E 108.11'	
L24 S 89°12'03" E 108.11'	
L25 S 89°12'03" E 108.11'	
L26 S 89°12'03" E 108.11'	
L27 S 89°12'03" E 108.11'	
L28 S 89°12'03" E 108.11'	
L29 S 89°12'03" E 108.11'	
L30 S 89°12'03" E 108.11'	
L31 S 89°12'03" E 108.11'	
L32 S 89°12'03" E 108.11'	
L33 S 89°12'03" E 108.11'	
L34 S 89°12'03" E 108.11'	
L35 S 89°12'03" E 108.11'	
L36 S 89°12'03" E 108.11'	
L37 S 89°12'03" E 108.11'	
L38 S 89°12'03" E 108.11'	
L39 S 89°12'03" E 108.11'	
L40 S 89°12'03" E 108.11'	
L41 S 89°12'03" E 108.11'	
L42 S 89°12'03" E 108.11'	
L43 S 89°12'03" E 108.11'	
L44 S 89°12'03" E 108.11'	
L45 S 89°12'03" E 108.11'	

LEGEND
CIRC - 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "TXRCS" SET
IRF - IRON ROD FOUND

R = 268.76'
Δ = 44°36'39"
L = 209.26'
CH BRG = N 46°38'00" E
CH DIST = 204.01'

R = 542.23'
Δ = 21°53'04"
L = 207.11'
CH BRG = N 79°52'52" E
CH DIST = 205.85'

R = 492.23'
Δ = 21°53'04"
L = 188.01'
CH BRG = S 79°54'40" W
CH DIST = 186.87'

R = 218.76'
Δ = 44°36'41"
L = 170.33'
CH BRG = S 46°39'47" W
CH DIST = 166.06'

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS
AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A", DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48150C0330P, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN
ALL PROPERTY CORNERS ARE MONUMENTED WITH 5/8" IRON RODS WITH CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED.

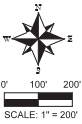
OWNER:
JAMES R. HENRY AND
LINDA SUE HENRY
2801 HOWARD ROAD
WAXAHACHIE, TEXAS 75165
214.236.1066

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBP#S FORM NO 10154359

SITuated IN THE
S. M. DURRETT SURVEY,
ABSTRACT NO. 272
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS
ZONED PD-FD

JOB NO 1264

FEBRUARY 2019 PAGE 1 OF 2



STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES R. HENRY AND LINDA S. HENRY ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE S. DURRETT SURVEY ABSTRACT NO. 272, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO JAMES R. HENRY AND LINDA S. (OSBORN) HENRY RECORDED IN VOLUME 2408, PAGE 281, VOLUME 2408, PAGE 238, VOLUME 2429, PAGE 481 AND VOLUME 2069, PAGE 1541 OF THE OFFICIAL PLAT RECORDS OF ELLIS COUNTY, TEXAS (ORRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (IRF) FOR THE SOUTHWEST CORNER OF SAID HENRY TRACT AND THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORWOOD D. KING, JR. AND CORINDA R. KING, RECORDED IN VOLUME 1198, PAGE 730, ORRECT, HEREINAFTER REFERRED TO AS KING TRACT 1, AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF FM HWY NO. 877 (A CALLED 80 ROW);

THENCE N 24°12'42" E, ALONG A WEST LINE OF SAID HENRY TRACT AND A COMMON EAST LINE OF SAID KING TRACT 1, A DISTANCE OF 484.72 FEET TO A 1/2" IRF FOR CORNER;

THENCE N 24°24'34" E, ALONG A WEST LINE OF SAID HENRY TRACT AND A COMMON EAST LINE OF SAID KING TRACT 1, A DISTANCE OF 700.83 FEET TO A 1/2" IRF FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORWOOD D. KING, JR. AND CORINDA R. KING, RECORDED IN VOLUME 1685, PAGE 1587, ORRECT, HEREINAFTER REFERRED TO AS KING TRACT 2;

THENCE, ALONG THE WEST LINES OF SAID HENRY TRACT AND THE COMMON SOUTH LINES OF SAID KING TRACT 2, AS FOLLOWS:

S 85°40'22" E, A DISTANCE OF 1.00 FEET TO A 1/2" IRF FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 209.70 FEET, A CHORD BEARING N 45°30'07" E, A CHORD LENGTH OF 204.91 FEET;

ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.26 FEET TO A 1/2" IRF FOR CORNER;

N 88°56'18" E, A DISTANCE OF 427.33 FEET TO A 1/2" IRF FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 342.23 FEET, A CHORD BEARING N 70°52'32" E, A CHORD LENGTH OF 209.88 FEET;

ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 207.11 FEET TO A 1/2" IRF FOR CORNER;

S 89°12'03" E, A DISTANCE OF 53.85 FEET TO A 1/2" IRF FOR AN ANGLE POINT IN THE WEST LINE OF SAID HENRY TRACT AND THE COMMON SOUTHEAST CORNER OF SAID KING TRACT 2;

THENCE N 24°21'55" E, ALONG THE WEST LINE OF SAID HENRY TRACT AND THE COMMON EAST LINE OF SAID KING TRACT 2, PASSING AT A DISTANCE OF 1285.88 FEET A 1/2" IRF FOR WITNESS, A TOTAL DISTANCE OF 1352.88 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE ALONG THE NORTH LINE OF SAID HENRY TRACT AND THE APPROXIMATE CENTERLINE OF SAID CREEK, AS FOLLOWS:

N 87°37'45" E, A DISTANCE OF 49.59 FEET TO A POINT FOR CORNER;

S 84°47'17" E, A DISTANCE OF 156.11 FEET TO A POINT FOR CORNER;

S 37°23'48" E, A DISTANCE OF 73.77 FEET TO A POINT FOR CORNER;

S 27°49'30" E, A DISTANCE OF 28.38 FEET TO A POINT FOR CORNER;

S 80°13'57" E, A DISTANCE OF 85.23 FEET TO A POINT FOR CORNER;

N 84°46'10" E, A DISTANCE OF 72.67 FEET TO A POINT FOR CORNER;

N 88°17'36" E, A DISTANCE OF 50.67 FEET TO A POINT FOR CORNER;

S 81°15'16" E, A DISTANCE OF 35.60 FEET TO A POINT FOR CORNER;

S 05°19'16" E, A DISTANCE OF 41.85 FEET TO A POINT FOR CORNER;

S 45°23'37" E, A DISTANCE OF 200.95 FEET TO A POINT FOR CORNER;

S 29°24'59" E, A DISTANCE OF 143.76 FEET TO A POINT FOR CORNER;

N 81°17'17" E, A DISTANCE OF 58.92 FEET TO A POINT FOR CORNER;

N 89°12'32" E, A DISTANCE OF 58.16 FEET TO A POINT FOR CORNER;

N 46°06'12" E, A DISTANCE OF 109.65 FEET TO A POINT FOR CORNER;

N 86°02'25" E, A DISTANCE OF 118.71 FEET TO A POINT FOR CORNER;

S 13°25'55" E, A DISTANCE OF 73.84 FEET TO A POINT FOR CORNER;

S 92°25'15" W, A DISTANCE OF 104.25 FEET TO A POINT FOR CORNER;

S 01°31'23" E, A DISTANCE OF 135.19 FEET TO A POINT FOR CORNER;

N 82°17'22" E, A DISTANCE OF 84.23 FEET TO A POINT FOR CORNER;

N 88°40'11" E, A DISTANCE OF 144.89 FEET TO A POINT FOR CORNER;

S 86°29'37" E, A DISTANCE OF 156.19 FEET TO A POINT FOR CORNER;

S 02°22'31" W, A DISTANCE OF 133.38 FEET TO A POINT FOR CORNER;

N 35°48'59" E, A DISTANCE OF 251.80 FEET TO A POINT FOR CORNER;

S 82°72'22" E, A DISTANCE OF 39.26 FEET TO A POINT FOR CORNER;

S 19°08'37" W, A DISTANCE OF 132.67 FEET TO A POINT FOR CORNER;

S 31°24'19" W, A DISTANCE OF 188.86 FEET TO A POINT FOR CORNER;

S 43°24'04" E, A DISTANCE OF 113.04 FEET TO A POINT FOR CORNER;

S 66°54'24" E, A DISTANCE OF 146.93 FEET TO A POINT FOR CORNER;

S 05°30'02" E, A DISTANCE OF 144.13 FEET TO A POINT FOR CORNER;

S 84°42'17" E, A DISTANCE OF 87.11 FEET TO A POINT FOR CORNER;

S 89°23'45" E, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;

N 91°24'53" E, A DISTANCE OF 66.67 FEET TO A POINT FOR CORNER;

N 19°42'16" E, A DISTANCE OF 154.57 FEET TO A POINT FOR CORNER;

N 73°17'28" E, A DISTANCE OF 51.92 FEET TO A POINT FOR CORNER;

S 25°02'11" E, A DISTANCE OF 124.37 FEET TO A POINT FOR CORNER;

S 13°37'03" E, A DISTANCE OF 106.98 FEET TO A POINT FOR CORNER;

S 47°57'33" E, A DISTANCE OF 65.33 FEET TO A POINT FOR CORNER;

S 21°52'19" E, A DISTANCE OF 70.28 FEET TO A POINT FOR CORNER;

S 14°49'54" E, A DISTANCE OF 49.43 FEET TO A POINT FOR CORNER;

S 42°52'29" E, A DISTANCE OF 57.60 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID HENRY TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO STEPHEN OTIS MCKOY, RECORDED IN VOLUME 1332, PAGE 848, ORRECT;

THENCE S 19°37'34" W, ALONG THE EAST LINE OF SAID HENRY TRACT AND THE COMMON WEST LINE OF SAID MCKOY TRACT, PASSING AT A DISTANCE OF 483.83 FEET A 3/8" IRON ROD WITH CAP STAMPED "TJRC25" SET FOR WITNESS, A TOTAL DISTANCE OF 806.53 FEET TO A 1" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID HENRY TRACT, A COMMON ANGLE POINT IN THE WEST LINE OF SAID MCKOY TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RANDALL S. SPEED, RECORDED IN INSTRUMENT NO. 1867850, ORRECT;

THENCE N 86°59'45" W, ALONG THE SOUTH LINE OF SAID HENRY TRACT AND THE COMMON NORTH LINE OF SAID SPEED TRACT, A DISTANCE OF 1247.83 FEET TO A 1/2" IRF FOR A COMMON ANGLE POINT IN THE SOUTH LINE OF SAID HENRY TRACT AND AN ANGLE POINT IN THE NORTH LINE OF SAID SPEED TRACT;

THENCE S 84°26'39" W, ALONG THE SOUTH LINE OF SAID HENRY TRACT AND THE COMMON NORTH LINE OF SAID SPEED TRACT, PASSING AT A DISTANCE OF 146.72 FEET A 1/2" IRF FOR THE NORTHWEST CORNER OF SAID SPEED TRACT AND THE COMMON NORTHEAST CORNER OF PENN FARMS RANCHETTES, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 75, ORRECT, CONTINUING ALONG THE SOUTH LINE OF SAID HENRY TRACT AND THE COMMON NORTH LINE OF SAID PENN FARMS RANCHETTES ADDITION, A TOTAL DISTANCE OF 2075.99 FEET TO A 3/8" IRON ROD WITH CAP STAMPED "TJRC5" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID HENRY TRACT AND THE COMMON NORTHWEST CORNER OF SAID PENN FARMS RANCHETTES ADDITION;

THENCE S 24°21'27" W, ALONG AN EAST LINE OF SAID HENRY TRACT AND THE COMMON WEST LINE OF SAID PENN FARMS RANCHETTES ADDITION, A DISTANCE OF 527.03 FEET TO A 1/2" IRF FOR THE SOUTHWEST CORNER OF SAID HENRY TRACT AND THE COMMON SOUTHWEST CORNER OF SAID PENN FARMS RANCHETTES ADDITION, AND IN THE NORTH ROW LINE OF SAID FM HWY NO. 877;

THENCE N 87°25'43" W, ALONG THE SOUTH LINE OF SAID HENRY TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HWY NO. 877, A DISTANCE OF 59.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 95.973 ACRES OF LAND, MORE OR LESS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES R. HENRY AND LINDA SUE HENRY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CROOKED CREEK FARMS, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS.

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

JAMES R. HENRY

STATE OF TEXAS :
COUNTY OF ELLIS:

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JAMES R. HENRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE, TEXAS.

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

LINDA SUE HENRY

STATE OF TEXAS :
COUNTY OF ELLIS:

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LINDA SUE HENRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

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

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ DATE _____
CHAIRPERSON

APPROVED BY: CITY COUNCIL
CITY OF WAXAHACHIE

BY: _____ DATE _____
MAYOR

ATTEST _____ DATE _____

FINAL PLAT
CROOKED CREEK
FARMS
95.973 ACRES

OWNER:
JAMES R. HENRY AND
LINDA SUE HENRY
2801 HOWARD ROAD
WAXAHACHIE, TX 75165
214.236.1066

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 262
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO. 10194359

SITUATED IN THE
S. M. DURRETT SURVEY,
ABSTRACT NO. 272
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS

JOB NO. 1264

FEBRUARY 2019 PAGE 2 OF 2

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0024



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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)

CASE INFORMATION

Applicant: John Harkins

Property Owner(s): Bobby D Harkins and John and Trina Harkins

Site Acreage: 2.180 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Sardis-Lone Elm Water Supply 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: 654 Shannon

Parcel ID Number(s): 152926 and 179593

Current Zoning: N/A (ETJ)

Existing Use: Existing Residential

Platting History: Abstract TR 13 NOD HILL

Site Aerial:



STAFF CONCERNS

1. A property owner must be provided for land North of Shannon Court.
2. Indicate the ROW for Shannon Court. Depending on the ROW a dedication may be necessary.
3. Indicate if Shannon Ct has been platted before. A dedicated ROW and prescriptive ROW are present.
4. An access easement for ROW dedication may be necessary. Indicate ownership of prescriptive ROW on Andrea Rd.
5. Indicate public or private street frontage to lot 2.
6. Change Final plat in bottom right corner to Replat.
7. Indicate how lot will be serviced with water. A water letter from Sardis-Lone Elm WSC and according to that letter the lots will be serviced with 2" lines.
8. Change Preliminary plat on bottom right of page 2 to Replat.
9. Building lines can be reduced to 25 feet.
10. A variance for Lot 2 is required for lot frontage due to the lack of clarity of whether Andrea Road is public or private ; scheduled for 3/26/19

APPLICANT RESPONSE TO CONCERNS

1. As of 3/18/2019, the applicant has yet to submit any revisions to staff. The applicant must address all staff comments before receiving final approval.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. 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

City 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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: John Harkins Parcel ID #: 152926, 119593
Subdivision Name: Harkins Addition

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

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

Contact Information:

Buena Vista-Bethel SUD (972) 937-1212

Carroll Water Company (972) 617-0817

Mountain Peak SUD (972) 775-3765

Rockett SUD (972) 617-3524

Sardis-Lone Elm WSC (972) 775-8566

Nash Foreston WSC (972) 483-3039

To be completed by the water utility provider:

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

Paul Tischler

Print Name of General Manager of water provider or Designee

Sardis Lone Elm

Name of water provider company

[Signature]

Signature of General Manager of water provider or Designee

2-14-19

Date

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0025



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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)

CASE INFORMATION

Applicant: Massey Shaw

Property Owner(s): Blue Bonnet Trails LLC

Site Acreage: 27.73 acres

Current Zoning: Planned Development-Single Family-3 (Ordinance 2619)

Requested Zoning: Planned Development Amendment

SUBJECT PROPERTY

General Location: South side of Farley Street at River Oaks

Parcel ID Number(s): 182267

Existing Use: Residential

Development History: B Davis Survey, Abstract No. 290

Case No.	Direction from Site	Request	Result
ZA2011-19	North	PD-SF-3 and MF-1	Approved

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residential
East	GR	Undeveloped Land
South	SF-2	Single Family Residential
West	PD-SF-3	Undeveloped Land

Future Land Use Plan:

Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

This site is accessible via Farley St.

Site Image:



PLANNING ANALYSIS

The applicant is requesting to amend an existing approved Ordinance No. 2619. On August 15, 2011, City Council voted to approve Planned Development Ordinance 2619. Within the Planned Development, it requires that a masonry wall shall be constructed between single family and multi-family portions of Blue Bonnet Trails Phase I. The applicant is proposing an alternative live screen wall for the short sections of screening required along the sides of townhomes that are perpendicular to the main road (Wolf Flower Dr.) that the single family lots face.

PON RESPONSES

Staff has received 1 letter of opposition within the 200 ft. notification area for the proposed Planned Development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **18** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 03/08/2019.

STAFF CONCERNS

1. The applicant submitted revisions to staff on 3/18/2019. At the time of this report (3/18/2019), staff has no existing concerns.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff on 3/18/2019. At the time of this report (3/18/2019), the applicant has addressed 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.
- ☒ Additional Consideration

ATTACHED EXHIBITS

1. PD-Ordinance 2619
2. Brick Wall vs Living Wall concept exhibit

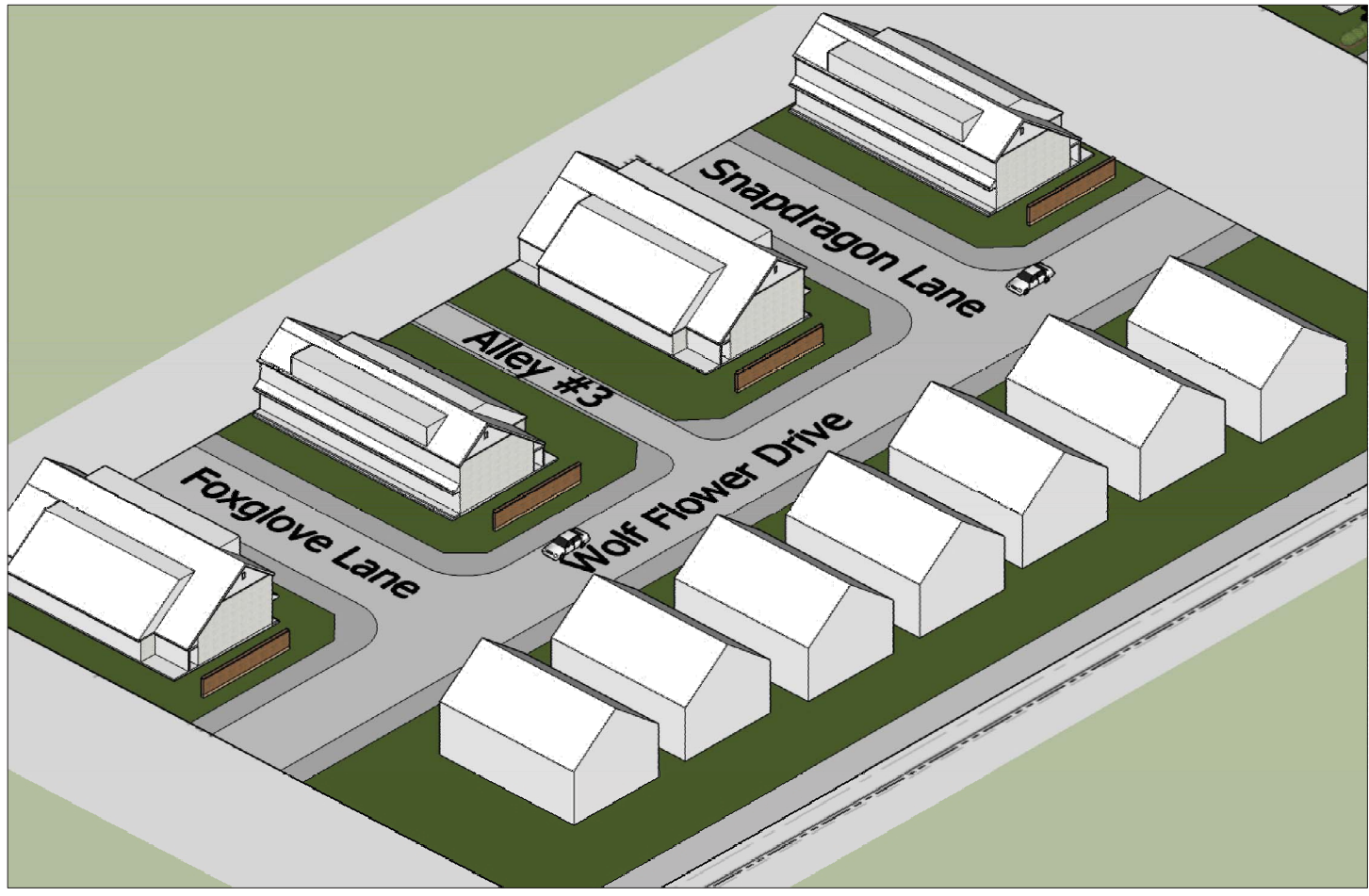
APPLICANT REQUIREMENTS

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

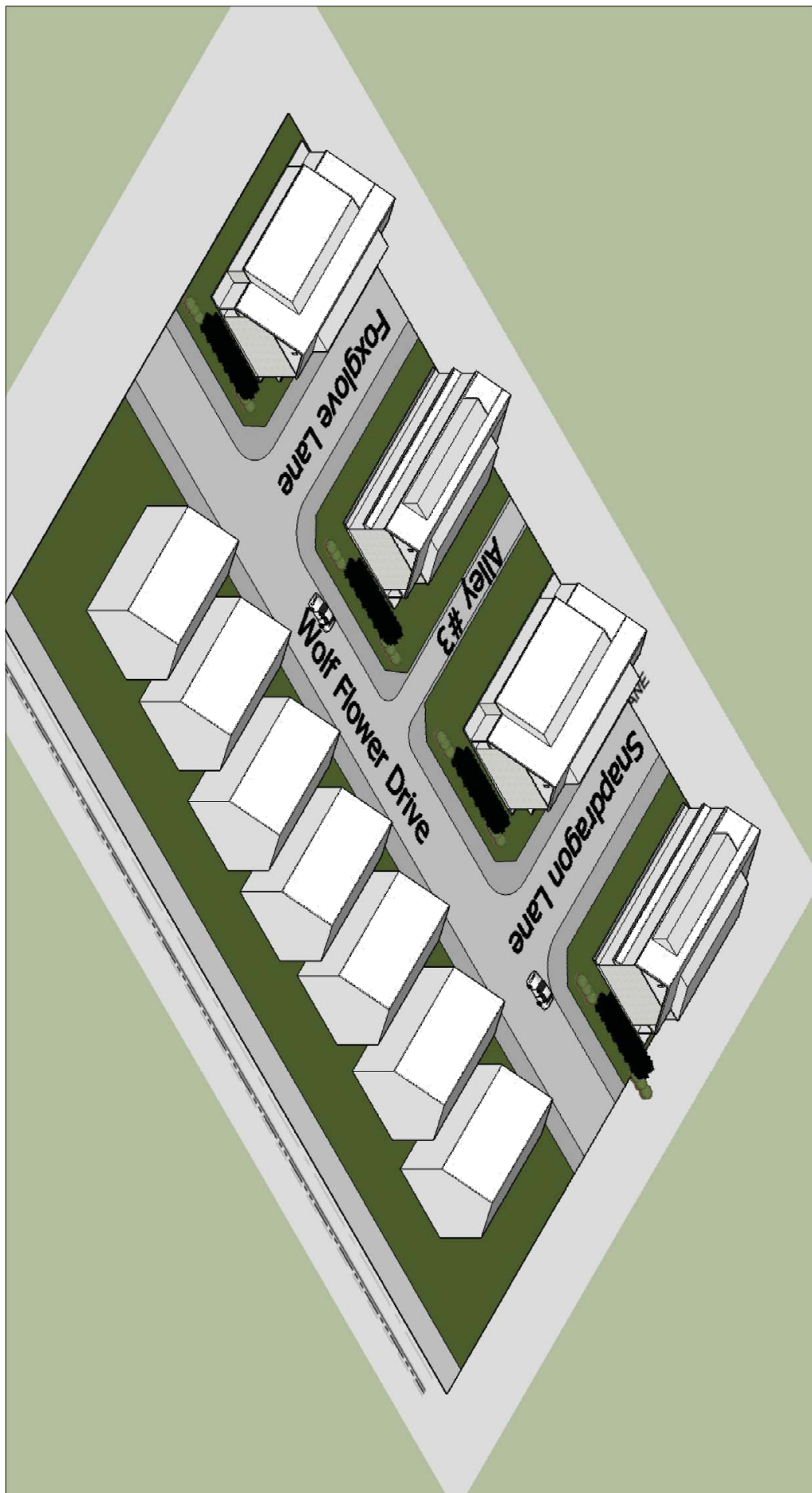
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com



David Rolston
Registered Landscape Architects
507 Dryden
Dallas, TX 75206
974.844.1381
www.dallandscape.com

Date: 07 Mar 2017	Revision:	Scale: Not to Scale

PD-19-0025 (Shaw Project)
Blue Bonnet Trails
Dallas, TX



PD-19-0025 (Shaw Project)
Blue Bonnet Trails
Dallas, TX

Date: 07 Mar 2019
Revisions:

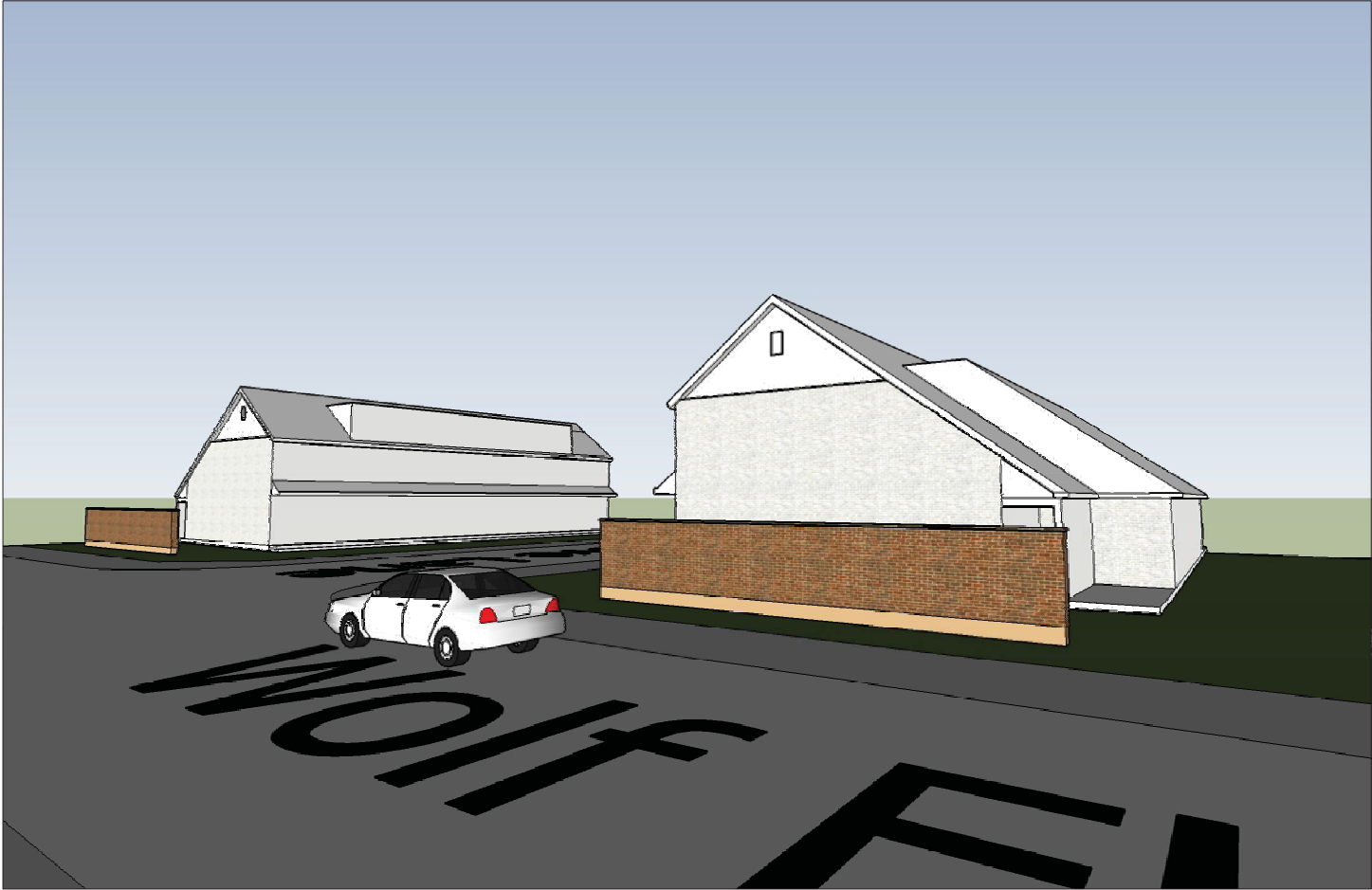
Scale: Not to Scale



David Rolston
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5607 Dyer Street
Dallas, TX 75206

214.354.5383
www.dallasgardens.com

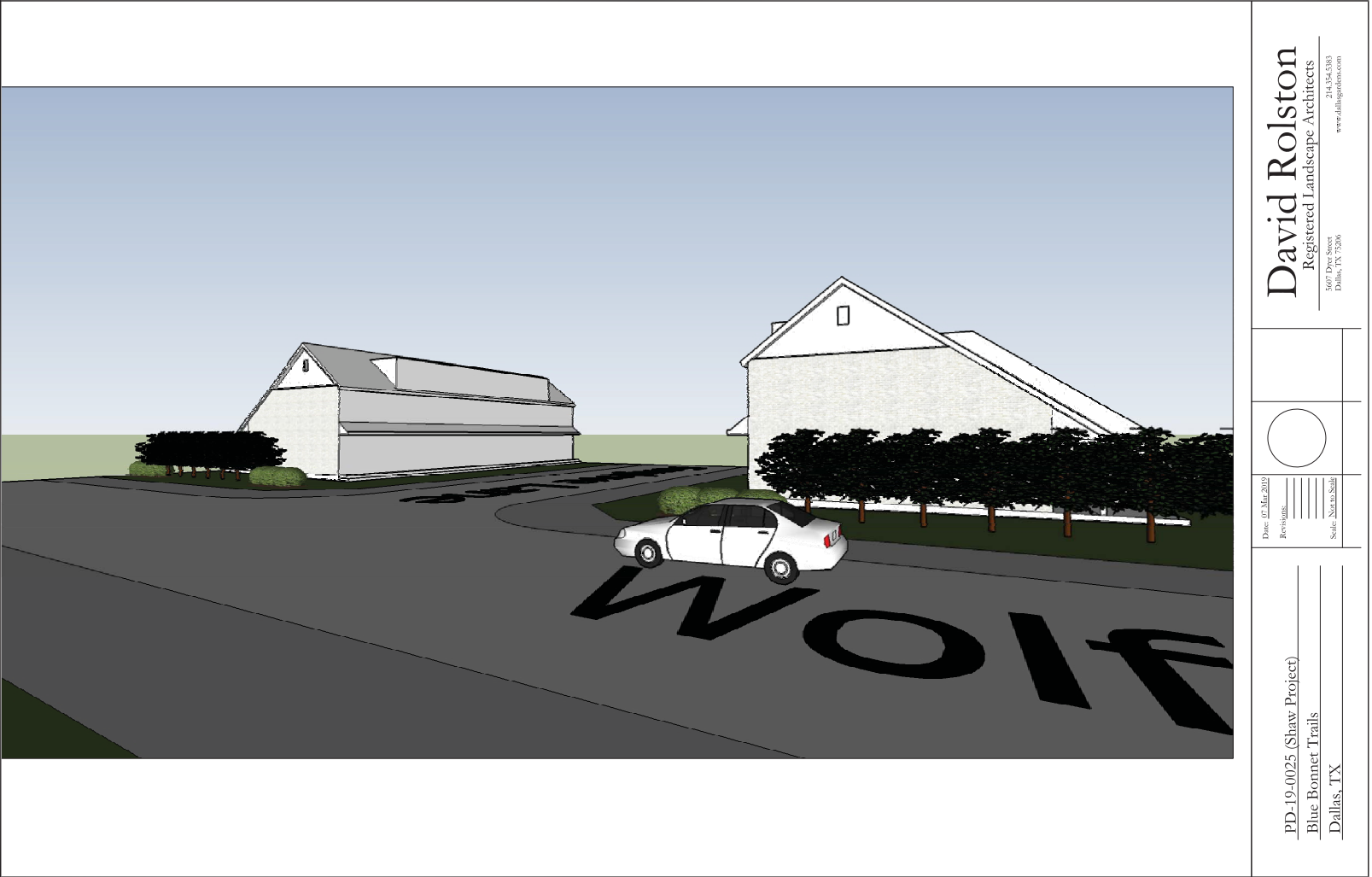


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1607 Dryden Street
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Date: 07 Mar 2017
Revisions:
Scale: Not to Scale

PD-19-0025 (Shaw Project)
Blue Bonnet Trails
Dallas, TX



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Date: 07 Mar 2017
Revisions:
Scale: Not to Scale

PD-19-0025 (Shaw Project)
Blue Bonnet Trails
Dallas, TX

ORDINANCE NO. 2619

AN ORDINANCE CHANGING THE ZONING ON 28.90 ACRES IN THE W. C. CALDER SURVEY ABSTRACT NO. 235, AND THE E. B. DAVIS SURVEY, ABSTRACT NO. 290, SITUATED AT FARLEY STREET NEAR U.S. HIGHWAY 287 BYPASS, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, FROM SINGLE FAMILY-2 (SF-2) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) AND MULTI-FAMILY-1 (MF-1), AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, 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 Single Family-2 (SF-2) to Planned Development-Single Family-3 (PD-SF-3) and Multi-Family-1 (MF-1); 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 Single Family-2 (SF-2) to Planned Development-Single Family-3 (PD-SF-3), subject to the following Planned Development-Single Family-3 and Multi-Family-1 provisions.

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned to Planned Development-Single Family-3 (PD-SF-3) and Multi-Family-1 (MF-1), subject to the following Planned Development-Single Family-3 and Multi-Family-1 provisions:

28.90 acres of the W. C. Calder Survey, Abstract No. 235 and the B. E. Davis Survey, Abstract No. 290, situated at Farley Street near U.S. Highway 287 Bypass, City of Waxahachie, Ellis County, Texas.

PLANNED DEVELOPMENT – SINGLE FAMILY-3 AND MULTI-FAMILY-1:

“The 28.90 acre tract is shown in the Concept Plan for Bluebonnet Garden Homes, as filed with and approved by the City of Waxahachie, and the Multi-Family use zoning applies to the area shown as “Town Homes”, and the Single Family-3 zoning applies to the area shown as lots.

The areas shown for Multi-Family and Single Family-3 use shall comply with the following provisions for each district:

Planned Development District permitting residential uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the “MF-1”, Multi-Family-1 Residence District, 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 areas designated for building use and those designed for off-street parking, recreation, yards, open space and related uses, building elevations and landscaping. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication of the parks and road dedications shown on the plat are required. The Multi-Family use shall be limited to Town Homes as shown.

The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-1, Multi-Family-1 Residence District.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "SF-3", Single Family-3 Residence District, 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 areas designated for building use and those designated for off-street parking, recreation, yards, open space and related uses, building elevations and landscaping. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication of the parks and road dedications shown on the plat are required.

The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the SF-3, Single Family-3 Residence District.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.

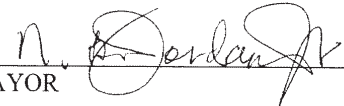
The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

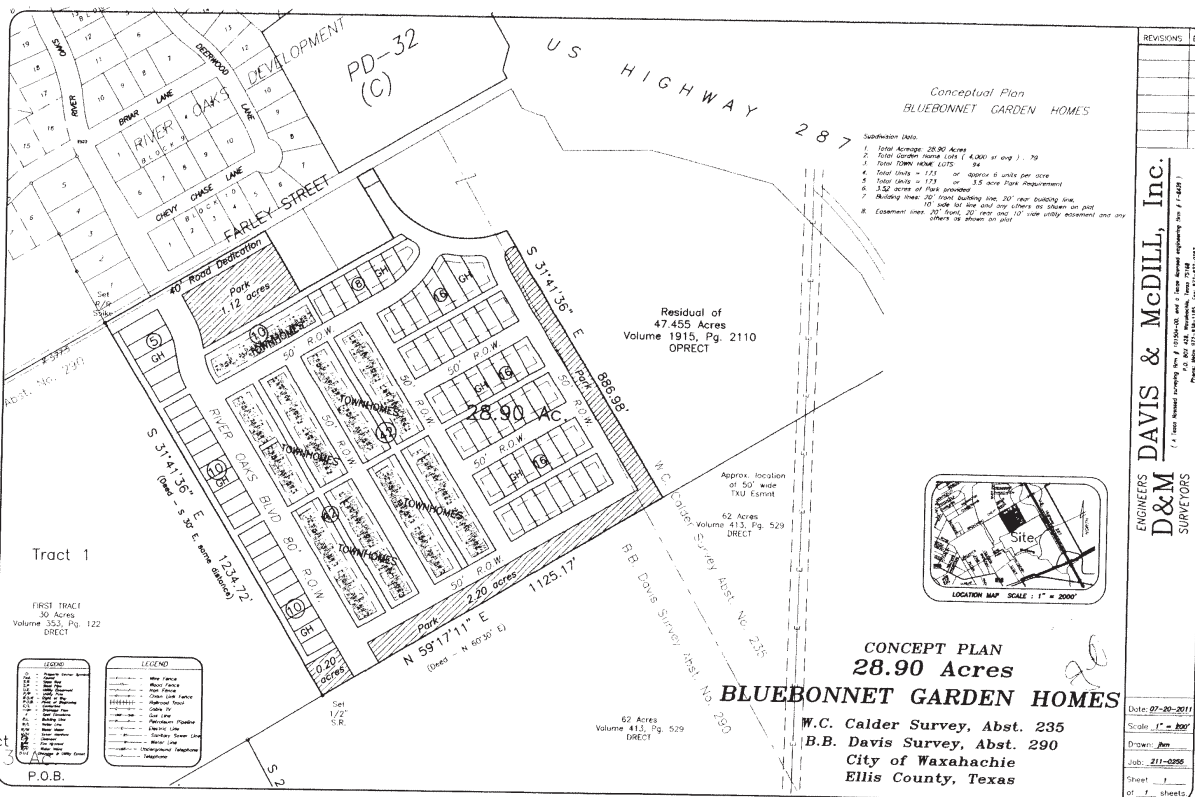
PASSED, APPROVED AND ADOPTED on this 15th day of August, 2011.



ATTEST:


City Secretary


MAYOR



ZA2011-19

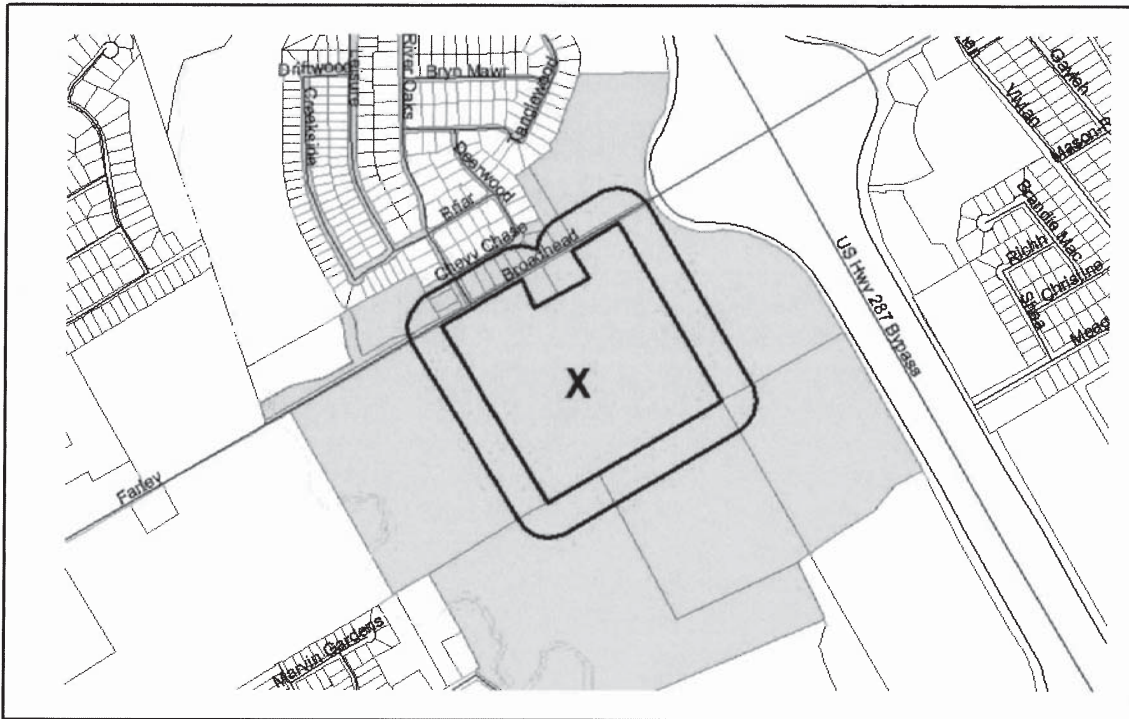
400 0 400 800 Feet



N



The GIS data is developed and produced by Ellis Central Appraisal district and the City of Waxahachie. Maps are for graphical purposes only and do not represent a legal survey. This information is presented "as is" and without warranties, either expressed or implied. Ellis Central Appraisal District and the City of Waxahachie cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system.





RECEIVED
3/13/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0025

◇◇◇

WAXAHACHIE DEVELOPMENT CO
PO BOX 717
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 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 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)

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-19-0025 _____ SUPPORT ☒ OPPOSE

Comments: Stale with what he has approved

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, MARCH 20, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Signature

Marvin E. Singleton III
Printed Name and Title

Date

3/12/19
P.O. Box 717, Waxahachie 75168
Address

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0026



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 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: Ron Barson

Property Owner(s): Ledbetter Real Estate, Ltd.

Site Acreage: 7.00 acres

Current Zoning: Commercial – Ordinance 2878

Requested Zoning: Commercial with SUP for Mini-Warehouse or Self-Storage Facility Use

SUBJECT PROPERTY

General Location: 2050 Corporate Parkway

Parcel ID Number(s): 273979

Existing Use: Undeveloped Land

Development History: 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

Comprehensive Plan:

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

Thoroughfare Plan:

The subject site is accessible via Corporate Pkwy.

Site Image:



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.*

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **20** 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. Staff is in need of a detailed Operational Plan from the applicant to further describe how the business will operate. The applicant is aware of staff's concerns.
2. The applicant needs a masonry elevations/façade plan for the proposed storage facility.
3. The applicant needs to provide a Parking Table on the Site Plan to show that adequate parking is available for the site.
4. The applicant needs to provide the materials used to enclose the dumpster.
5. 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. At the time of this report (3/18/2019), the applicant has yet to submit an Operational Plan for staff to review. An Operational Plan is needed before final approval is made by staff.
2. The applicant has yet to submit an elevations/façade plan for the proposed storage facility.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Additional Consideration:
 1. At the time of this report (3/18/2019), staff does not have enough information from the applicant to recommend approval for the proposed storage facility. The applicant has yet to submit an Operational Plan and an elevations/façade plan for the storage facility. Staff is also in need of a Parking Table on the Site Plan to show that adequate parking is available for the site. Due to the applicant needing to provide the aforementioned information, staff suggests that the applicant submits the needed information before a staff recommendation is made.

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan

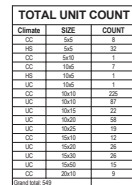
APPLICANT REQUIREMENTS

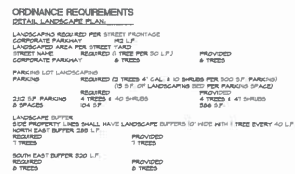
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

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




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





IRRIGATION

GRASSING/PLANTING LEGEND

- | | |
|---|------------------------|
|  | LANDSCAPE BED |
|  | SOLID BOX |
|  | TREE ON APPROVED LIST |
| 9 | 5-RUB ON APPROVED LIST |
| PERIMETER 6'-0" HIGH FENCE | |

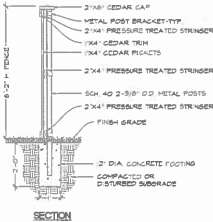
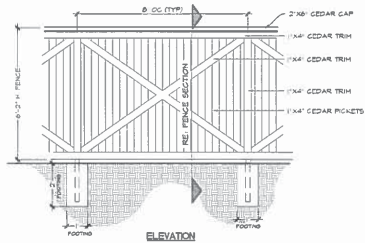
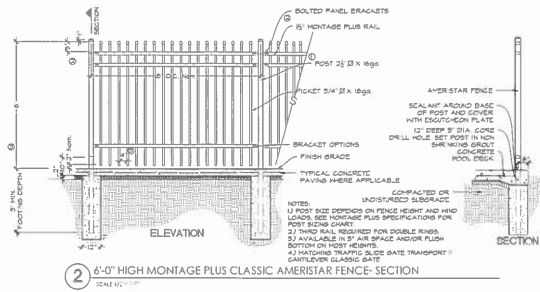
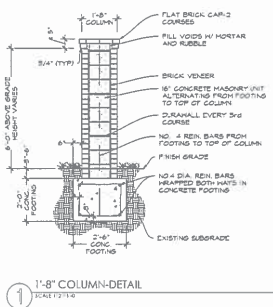
GENERAL NOTES

1. CONTRACTOR TO INSURE THAT ALL DRAINING MEET APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO WORK COMMENCING.

LAYOUT NOTES

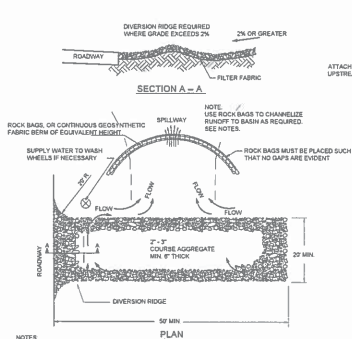
1. ORDER TO APPROVE FINAL LAYOUT OF ENTRY FEATURES
2. CONTRACTOR TO OBTAIN APPROVAL OF ORDER OR ARCHITECT BEFORE ANY SIGNING TAKES PLACE.
3. REFER TO PROJECT DETAILS FOR SPECIFICATIONS, MATERIALS, AND SURVEYOR'S NOTES.
4. ASSUME ALL DIMENSIONS TO BE GIVEN AT THE RIGHT ANGLES UNLESS OTHERWISE NOTED ON PLAN.
5. SURVEYOR TO CALCULATE COORDINATES AND STAKE THE LAYOUT OF THE PROJECT FOR THE SUB-CONTRACTOR.
6. ALL DIMENSIONS GIVEN ARE HORIZONTAL.





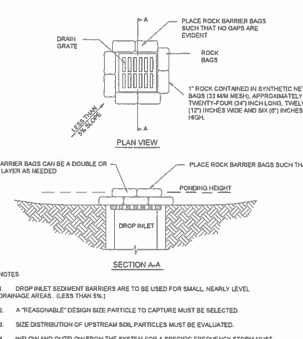
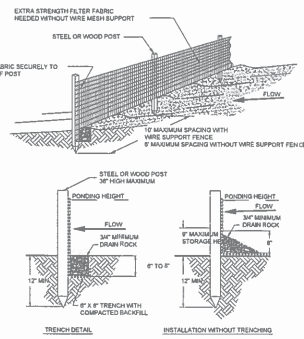
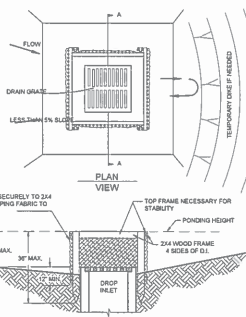
- DETAIL NOTES**
1. FINISHED GRADE TO BE A MINIMUM OF 3" ABOVE TOP OF ANY FOOTING
 2. HATCHED SPONGING HAVE IN ONLY OVER SCALED SPONGING
 3. ALL VERTICAL DIMENSIONS ARE TAKEN FROM THE TOP OF FOOTING
 4. REFER TO SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR ANY ADDITIONAL INFORMATION
 5. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF HOUSTON, TEXAS SPECIFICATIONS AND STANDARDS





1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

NOT TO SCALE



3 ROCK BAG INLET SEDIMENT BARRIER

NOT TO SCALE

Temporary Erosion Control

SMALL GRASSES SUCH AS GRASS, RYE, WHEAT, BUDGET, AND SORGHUM ARE THE MOST FEASIBLE TEMPORARY VEGETATION TO CONTROL EROSION. THE PRACTICE IS EFFECTIVE FOR AREAS WHERE THE SOIL IS LEFT EXPOSED FOR A PERIOD OF 8 TO 12 MONTHS. THE TIME PERIOD MAY BE SHORTER DURING PERIODS OF EXCESSIVE RAINFALL.

- PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERM, DITCHES, ETC., SHALL BE INSTALLED.
- TEMPORARY VEGETATIVE PRACTICES SHALL CONFORM TO BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITES AS ESTABLISHED BY EPA.
- IF THE AREA TO BE SEEDING HAS BEEN RECENTLY LOOSENED TO THE EXTENT THAT AN ADEQUATE SEEDING DEPTH TO ADEQUATELY BE REQUIRED HOWEVER IF THE AREA TO BE SEEDING IS PACKED, CRUSTED, ANCHOR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENED BY DISCING OR OTHER SUITABLE MEANS.
- FERTILIZER SHALL BE APPLIED AT A RATE OF 800 POUNDS PER ACRE OR 16 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUAL.
- SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
- SEEDING OPTIONS ARE AS FOLLOWS:

PLANT	ACRE	QUANTITY PER 1000 S.F.	PLANTING DATE	DEPTH
ARJUN	40 LBS	6.00 LBS	08/15 TO 11/20	1/4 IN.
ELDERBERRY	2.00	3.00 LBS	08/15 TO 11/20	2 IN.
WHEAT	2.00	3.00 LBS	08/15 TO 11/20	2 IN.
DAISY	2.00	3.00 LBS	08/15 TO 11/20	2 IN.
SORGHUM	60 LBS	1.40 LBS	03/01 TO 08/15	2 IN.
BUDGET	40 LBS	6.00 LBS	03/01 TO 08/15	2 IN.

- SEEDS SHALL BE DRILLED UNIFORMLY.
- SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
- 1 TO 3 MONTHS AFTER PLANTING, THE SEEDING SITE SHALL BE TOP DRESSED WITH 8 POUNDS PER 1000 SQUARE FEET OR 160 POUNDS PER ACRE OF 13-0-0.
- AREAS WHICH DO NOT DEVELOP A SUFFICIENT COVER SHALL BE REPLANTED.
- THE SEEDING AREA SHALL BE WATERED WHEN FEASIBLE AND NEEDED.

Permanent Erosion Control

BERMUDA GRASS, KENTUCKY 31, TALL FESCUE AND KENTUCKY LOVEGRASS ARE SOME OF THE TYPES OF PERMANENT VEGETATION THAT MAY BE EFFECTIVELY USED TO CONTROL EROSION.

- PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERM, DITCHES, ETC., SHALL BE INSTALLED.
- THE SURFACE SHALL BE LOOSENED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 POUNDS PER 1000 SQUARE FEET OR 400 POUNDS PER ACRE) SHALL BE MIXED WITH THE LOOSENED SURFACE SOIL, BY DISCING OR OTHER SUITABLE MEANS.
- SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
- SEEDING OPTIONS ARE AS FOLLOWS:

PLANT	ACRE	QUANTITY PER 1000 S.F.	PLANTING DATE	DEPTH
BERMUDA	10 LBS	0.25 LBS	04/01 TO 08/15	1/4 IN.
FESCUE	40 LBS	0.90 LBS	04/01 TO 11/20	1/4 IN.
LOVEGRASS	40 LBS	0.90 LBS	04/01 TO 08/15	1/4 IN.

- SEEDS SHALL BE DRILLED UNIFORMLY.
- SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE GENERAL SLOPE TO MINIMIZE EROSION.
- MULCH SHALL BE USED WHERE NEEDED.
- THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS GROW TO 1 TO 2 INCH.

EROSION CONTROL NOTES

- A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DUE TO CONSTRUCTION.
- REFER TO SHEET ENGINEERING GRADING PLANS FOR LIMITS OF EROSION CONTROL.

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0040



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

Public Hearing on a request by John P. Sullivan, Howard Road Industrial Park LLC, for a Specific Use Permit for **Heavy Manufacturing (Craft Distillery)** use within a Heavy Industrial zoning district, located at 1807 Howard Road (Property ID 195230) – Owner: JOHN PATRICK SULLIVAN (SU-19-0040)

CASE INFORMATION

Applicant: John P. Sullivan, Howard Road Industrial Park LLC

Property Owner(s): John Patrick Sullivan

Site Acreage: 1.1 acres

Current Zoning: Heavy Industrial

Requested Zoning: Heavy Industrial with SUP for Heavy Manufacturing

SUBJECT PROPERTY

General Location: 1807 Howard Road

Parcel ID Number(s): 195230

Existing Use: Evoqua Water Technologies/Amsolv Holding Co. (Industrial Use)

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI1	Undeveloped Land
East	HI	Industrial Warehouse
South	HI	Industrial Warehouse
West	LI2	Industrial Warehouse

Future Land Use Plan: Mixed Use Non-Residential

Comprehensive Plan: Similar to Mixed Use Residential, land designated with this land use are intended for a mixture of nonresidential and residential uses. The only difference would be that Mixed Use

Nonresidential has a greater percentage of nonresidential components than residential. Specifically, 80 percent of the acreage or square footage of proposed developments are required to be nonresidential with the remaining 20 percent of the acreage or square footage allocated to residential. Southlake's Town Center is an example of Nonresidential Mixed Use.

Thoroughfare Plan:

The subject site is accessible via Howard Rd.

Site Image:



PLANNING ANALYSIS

The applicant is requesting approval of a Specific Use Permit to allow a craft distillery within an existing 21,200 square foot industrial building on 1.1 acres. Per the applicant's operational plan, once the alcohol is blended at the property site, distributors will pick up the alcohol to take to warehouses to eventually be sold in stores. The proposed business will operate 8am-5pm Monday – Friday. The distillery will only be open to the workers of the company. The distillery will not be open to the public for any tours, nor any sales of alcohol to drink on or off of the premises.

All operations must be compliant with the TABC (Texas Alcoholic Beverage Commission) and the City of Waxahachie development standards.

PON RESPONSES

Staff has received 2 letters of support within the 200 ft. notification area for the proposed Planned Development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 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 submitted revisions to staff on 3/12/2019. At the time of this report, staff has no additional 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:
 1. All operations must be compliant with the TABC (Texas Alcoholic Beverage Commission).

ATTACHED EXHIBITS

1. Site Plan
2. Operational Plan

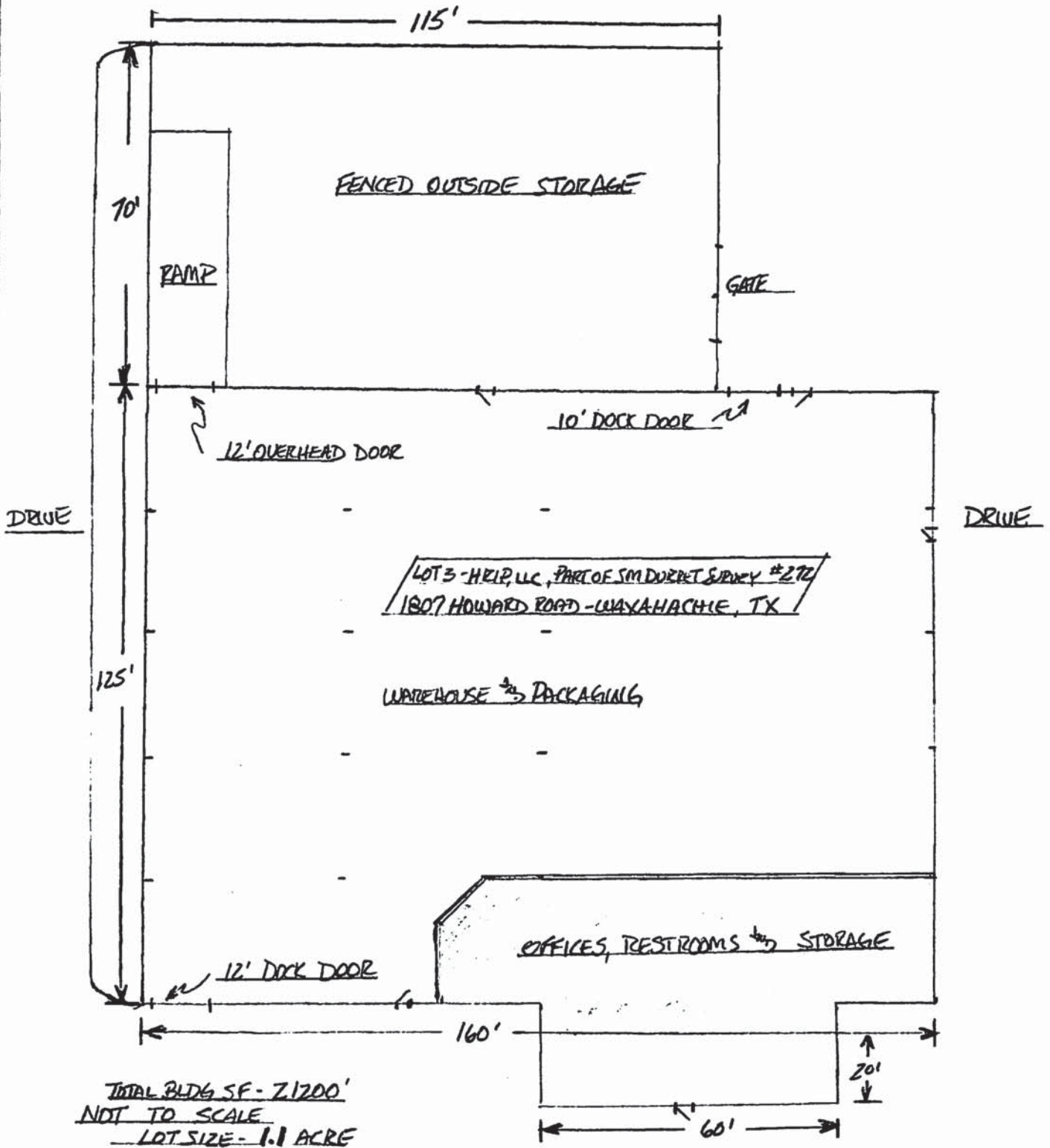
APPLICANT REQUIREMENTS

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

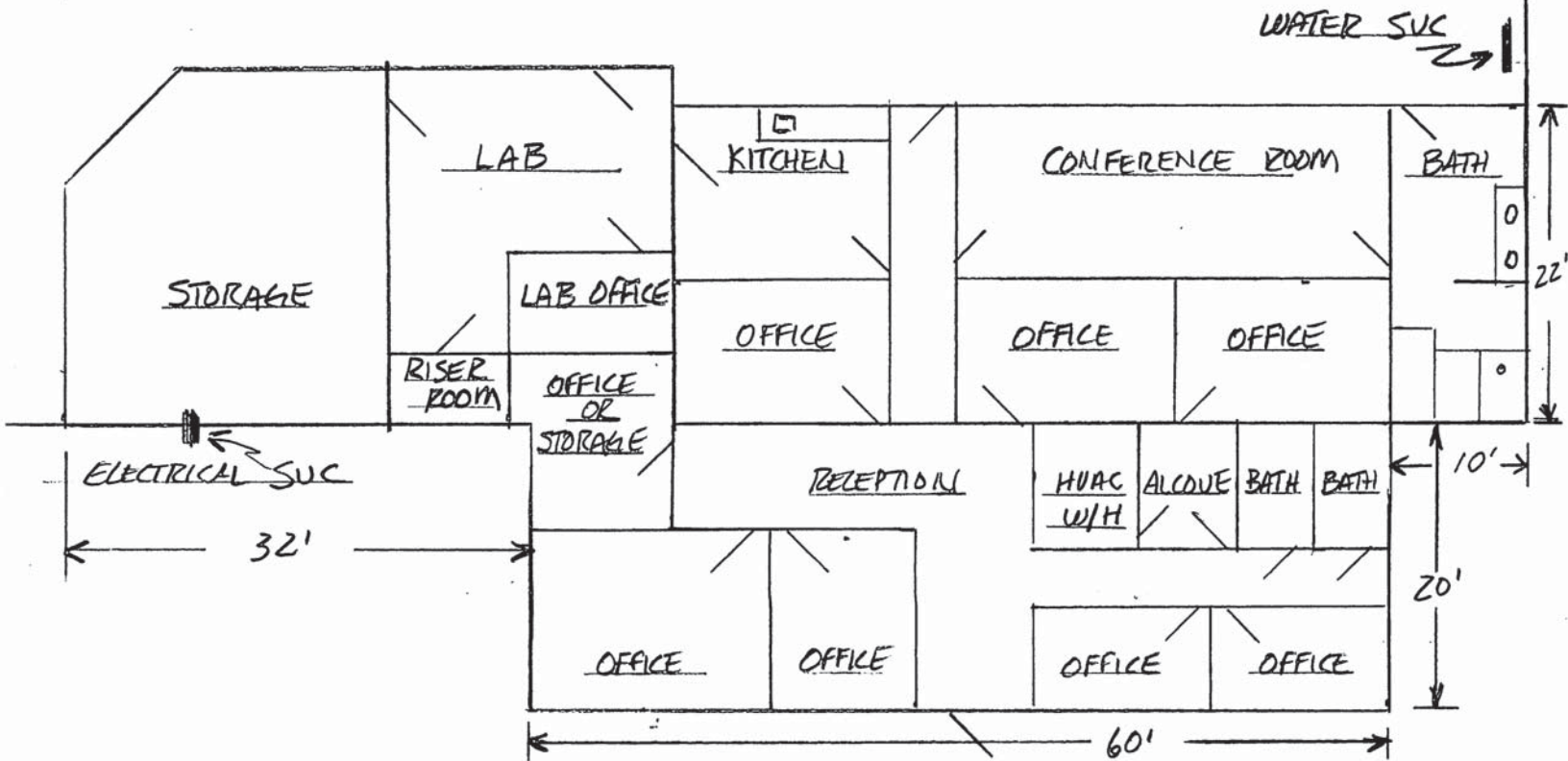
STAFF CONTACT INFORMATION

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

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



WAREHOUSE AREA



OFFICES - 1807 HOWARD ROAD - WAXAHACHIE, TX

FM 877 - HOWARD ROAD



RECEIVED
3/12/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0040



GFN REALTY COMPANY LLC
39 EAST UNION ST
PASADENA, CA 91103

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 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 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)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

Case Number: SU-19-0040 X SUPPORT _____ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, MARCH 20, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.



Signature
Christopher A. Wilson
Secretary

Printed Name and Title

3/11/19

Date
1803 Howard Road, Suite 201, Waxahachie, TX

Address



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0040

RECEIVED
5/15/19



REEVES KENNETH
PO BOX 313
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 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 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)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

Case Number: SU-19-0040

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MARCH 20, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Kenneth C. Reeves

Signature

Kenneth C. Reeves

Printed Name and Title

MARCH 14, 2019

Date

1809 HOWARD RD.

Address

WAXAHACHIE, TEXAS 75165

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0023



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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-Multi Family-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)

CASE INFORMATION

Applicant: Brett Hess, Hachie Properties LLC

Property Owner(s): Oliver C McElroy

Site Acreage: 2.662 acres

Current Zoning: Single Family-3

Requested Zoning: Planned Development-Multi Family-1

SUBJECT PROPERTY

General Location: NW corner of Peters Street at Parks School House Road

Parcel ID Number(s): 226116

Existing Use: Undeveloped Land

Development History: N/A

Adjoining Zoning & Uses:

Directio	Zoning	Current Use
North	SF-3	Single Family Residential
East	PD-SF-3	Single Family Residential
South	SF-3	Undeveloped Land
West	SF-3	Undeveloped Land

Future Land Use Plan: Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The property is accessible via Park School House Rd. and Peters Rd.

Site Image:



PLANNING ANALYSIS

The applicant is proposing a Zoning Change from a Single Family-3 zoning district to Planned Development-Multi Family-1, with Concept Plan to allow townhomes and single family residences which will be maintained by a HOA (Home Owner's Association). The Concept Plan illustrates twenty-four (24) residential lots separated by two blocks (Block A and Block B).

- Lots 1—5 Block A, Vermont Street, shall contain 5 single family attached buildings, minimum of 25 ft. wide lots with side yard setbacks a minimum of 15ft on the end buildings.
- Lots 1-15 Block B, Park School House Road, shall contain 3 buildings of 5 to 6 attached homes per building, minimum of 25 ft. wide lots with 15 ft. side setbacks and 15 ft. minimum space between buildings. The front set back from the street shall be a minimum of 20 ft.

The applicant currently has a requested base zoning for Multi Family-1. However, staff believes that Single Family Development Standards may be more suitable for the proposed development.

DENSITY AND DIMENSIONAL STANDARDS

Table 1: Proposed Residential Development Standards (PD with MF-1 uses)

Standard	Multi-Family-1 (MF-1) <i>per City of Waxahachie</i>	Proposed
Min. Lot Area	7,260/Lot 2,420/DU	2,125 sf. (does not include alley)
Min DU Size (Sq. Ft)	600/unit + 100/bedroom. 450/efficiency	1,000 sf.
Front Yard Setback	25	20 ft.
Rear Yard Setback	50	20 ft. (does not include alley)
Side Yard Setback	50	---
Max Building Height	3 Stories	2 Stories
Parking	1.5 spaces per efficiency, 1-bed or 2bed units; 2.5 spaces per 3-bed unit; 3 spaces per 4-bed or other unit	1 interior with garage, and 2 exterior spaces

Table 2: Proposed Residential Development Standards (PD with SF-A uses)

Standard	Single Family-Attached (SF-A) <i>per City of Waxahachie</i>	Proposed
Min. Lot Area	3,630 SF per dwelling unit, not to exceed 12 dwelling units per acre (calculated on gross acreage). The minimum lot size shall be 10,890 SF	2,125 sf. (does not include alley)
Min DU Size (Sq. Ft)	1,000 SF	1,000 sf.
Front Yard Setback	15 ft.	20 ft.
Rear Yard Setback	10 ft. (25 ft. if adjacent to SF detached)	20 ft. (does not include alley)
Side Yard Setback	0 ft. (25 ft. if adjacent to SF detached)	-----
Max Building Height	2 Stories	2 Stories
Parking	2 behind front building plane, at least 1 enclosed	1 interior with garage, and 2 exterior spaces

ADDITIONAL REQUIREMENTS FOR PROPOSED PLANNED DEVELOPMENT (PER APPLICANT)

- Masonry requirements of 70% with roof eaves, recessed balcony's and porch areas of cementitious fiberboard or similar materials.
- Each unit shall have a privacy fenced back yard of 6 ft. in height.
- Back driveways shall be a minimum of 20 ft. of depth
- No parking will be allowed on Park School House Road
- All roofing materials shall be of 30-year architectural shingles, flat roofs will have Thermoplastic Polyolefin roofing (TPO).
- All HVAC systems shall be screened and out of view from public right of ways.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **8** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 03/08/2019.

PON RESPONSES

Staff has received 2 letters of support within the 200 ft. notification area for the proposed Planned Development.

STAFF CONCERNS

1. Staff has a concern with the proposed unit sizes being 1,000 sf.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Additional Consideration

ATTACHED EXHIBITS

1. Concept Plan Packet

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

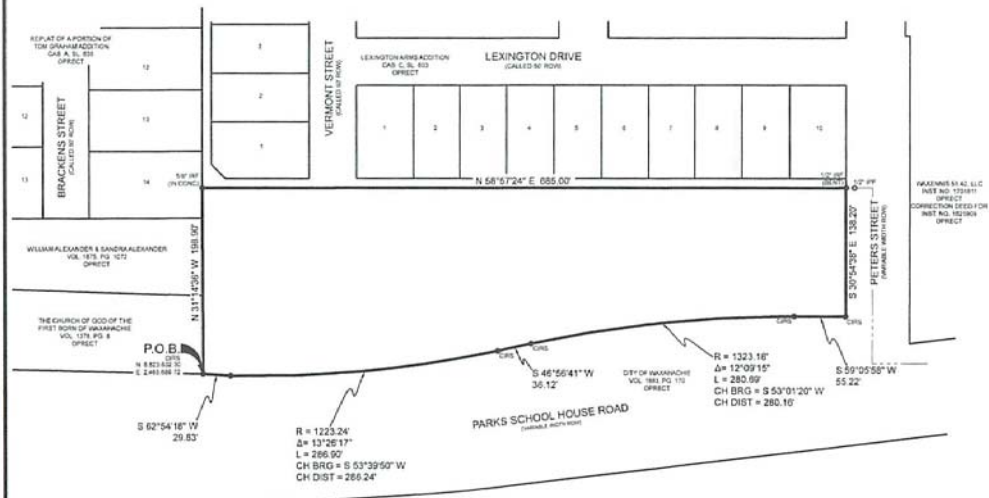
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com



LEGEND:
CPB = SURVEYED WITH YELLOW PLASTIC CAP STAMPED "CPB" SET
FND = FOUND
IRF = IRON ROD FOUND
CPREST = OFFICIAL PUBLIC RECORDS FLUKE COUNTY TEXAS

NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4210, AND ON THE CPB OBSERVATIONS

ALL OF THE SURVEY PROPERTY LIES WITHIN ZONE 10" DEFINED AS "AREAS
DETERMINED TO BE WITHIN THE 2,000 ANNUAL FLOODPLAIN, ACCORDING TO
THE FLOOD INSURANCE RATE MAP NO. 48199C-01W DATED JUNE 1, 2013 AS
PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY



BEING A TRACT OF LAND SITUATED IN THE S. M. DURRETT SURVEY, ABSTRACT NO. 272, CITY OF WAXAHACHIE, TEXAS, ELLIS COUNTY, TEXAS, AND BEING DESCRIBED IN DEED TO GRETCHEN SAMMONS AND DOROTHY CLIFF MCLEOD, RECORDED IN VOLUME 1704, PAGE 451, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE COMMON SOUTHWEST CORNER OF SAID MCELROY TRACT, THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CHURCH OF GOD OF THE FIRST BORN OF WAXAHACHE, RECORDED IN VOLUME 1378, PAGE 8, O.P.R.E.C.T. AND BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF PARKS SCHOOL HOUSE ROAD (A VARIABLE WIDTH ROW), RECORDED IN VOLUME 1883, PAGE 110. O.P.R.E.C.T.

THENCE N 31° 43' 36" W, ALONG THE COMMON WEST LINE OF SAID MCLEARY TRACT, THE EAST LINE OF SAID CHURCH OF GOD TRACT, THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM ALEXANDER AND SANDRA ALEXANDER, RECORDED IN VOLUME 1875, PAGE 1072, O.P.R.C.T., AND THE EAST LINE OF THE REPLAT OF A PORTION OF TOM GRIHAM ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, ARKAS. COUNTY, TEXAS, DESCRIBED IN VOLUME 1875, PAGE 1072, O.P.R.C.T., IN CABINET A, SLIDE 635, OR, A DISTANCE OF 198.90 FEET TO A 5/8" IRON ROD FOUND IN CONCRETE FOR THE COMMON NORTHWEST CORNER OF SAID MCLEARY TRACT, THE EAST LINE OF THE CORNER OF LEXINGTON ARBUS ADDITION, AN ADDITION TO THE CITY OF WAXAHACH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 603, O.P.R.C.T.

THENCE N 58°57'24" E, ALONG THE COMMON NORTH LINE OF SAID MCELROY TRACT AND THE SOUTH LINE OF SAID LEXINGTON ARMS ADDITION, A DISTANCE OF 665.00 FEET TO A 1/2" IRON ROD FOUND (BENT) FOR THE COMMON NORTHEAST CORNER OF SAID MCELROY TRACT, THE SOUTHEAST CORNER OF SAID LEXINGTON ARMS ADDITION, AND IN THE WEST ROW OF PETERS STREET (A VARIABLE WIDTH ROW), RECORDED IN VOLUME 1983, PAGE 170, OPRECT,

THENCE S 30°54'38" E, ALONG THE COMMON EAST LINE OF SAID MCELROY TRACT AND THE WEST ROW LINE OF SAID PETERS STREET, A DISTANCE OF 138.20 FEET TO A 5" IRON ROD WITH CAP STAMPED "TXRC" SET FOR THE COMMON SOUTHEAST CORNER OF SAID MCELROY TRACT, AND THE INTERSECTION OF THE WEST ROW LINE OF SAID PETERS STREET AND THE NORTH ROW LINE OF SAID PARKS SCHOOL HOUSE ROAD.

THENCE ALONG THE COMMON SOUTH LINE OF SAID MCELROY TRACT AND THE NORTH ROW LINE OF SAID PARKS SCHOOL HOUSE ROAD, AS FOLLOWS:

S 59°05'58" W. A DISTANCE OF 55.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 30°54'02" E, A DISTANCE OF 1323.18 FEET.

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 12°09'15", AN ARC LENGTH OF 260.69 FEET, A CHORD THAT BEARS S 53°01'20" W, AND A CHORD DISTANCE OF 280.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER.

S 45°55'41" W, A DISTANCE OF 36.12 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS THAT BEARS N 43°03'18" W, A DISTANCE OF 1223.24 FEET.

ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13°26'17", HAVING AN ARC LENGTH OF 286.90 FEET, A CHORD THAT BEARS S 53°39'50" W. AND A CHORD DISTANCE OF 288.24 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 62°54'18" W, A DISTANCE OF 29.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.662 ACRES OF LAND, MORE OR LESS.

ZONING EXHIBIT
2.662 ACRES
SITUATED IN THE
S. DURITT SURVEY, ABSTRACT NO. 272,
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Exhibit D (Petters Pointe)
Elevation Example



Peters Pointe Case: PD-19-0023

Exhibit B Planned Development Regulations

Zoning District RESIDENTIAL SINGLE FAMILY ATTACHED (SFA) is the intended base zoning classification underlying this PD. Any variation to the base zoning district regulations and comprehensive plan are as detailed in these PD regulations along with a site plan and concept plan.

PD DISTRICT DEVELOPMENT STANDARDS

Description of Request

- The intent is to modify the existing zoning requirements from single family to a Planned Development which will allow for the development of multiple attached Town Home/Row House Buildings or single family attached. Any conditions found within the Single-Family Attached (SF-A) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie Code of Ordinances, as amended.

Proposed Use of Property

- The purpose and intent of this Planned Development (PD) is to allow for the development of four attached town home buildings containing 5 to 6 attached single family homes per building using similar architectural style as the attached elevation and similar family developments of Cliff Estates and Camden Gardens, both located on Park School House Rd and in view of the subject property and creating a common look and style of the area.

General Development Guidelines

- The site plan is attached as exhibit "C".
- An elevation is attached as exhibit "D".
- Vermont Street shall be extended to Park School House Road matching the same existing concrete widths and ROW dimensions as it currently exists.
- The attached homes will have common vertical walls.
- Lots 1-5 Block A, Park School House Road, shall contain 3 buildings of 5 to 6 attached homes per building, minimum of 25 ft wide lots with 15 ft side setbacks and 15 ft minimum space between buildings. The front set back from the street shall be a minimum of 20 ft.
- Minimum SF of each attached home to be 1,000 ft. and contain a rear entry and minimum of a one car garage.
- Height to be a maximum of two-story units.
- All lots shall be fee simple.
- The entire development shall be managed by an HOA. The HOA will maintain all landscaping in a professional manner. The HOA will own and manage common areas.

Additional Requirements on PD – Single Family Attached

- Masonry requirements of 70% with roof eaves, recessed balcony's and porch areas of Cementous fiberboard or similar materials.
- Each unit shall have a privacy fenced back yard of 6ft in height.
- Back driveways shall be minimum of 20 ft of depth.
- No parking will be allowed on Park School House Road.
- All roofing materials shall be of 30-year architectural shingles, flat roofs will have Thermoplastic Polyolefin roofing (TPO).
- All HVAC systems shall be screened and out of view from public right of ways.
- Cluster mailbox receptacles shall be used and located in an area to be determined.
- City of Waxahachie is the owner of record of an unused dedicated alley way at the rear of the homes on Lexington Drive. This dedicated alley way to be associated to the transfer, the responsibility of the developer.
- A monument sign identifying the property and following city standards may be placed on the property, outside of any utility easements, at the discretion of the developer.

City Requirements VS PD Minimum Requirements Table (See attached table)

Standards	Single-Family Attached (SF-A) Requirement	PD Proposal (25 ft Wide Single Family Attached)
Minimum Lot Area	3,630 SF per dwelling unit, not to exceed 12 dwelling units per acre (calculated on gross acreage). The minimum lot size shall be 10,890 SF.	2,125 SF (Does not include alley)
Height Requirements (Not to Exceed)	3 stories in DN, MF1, or MF2, 4 stories in CA for main building. Accessory building 1 story.	Two Story Maximum Height
Lot Density (Number Of units Per Acre)	12 units per acre	9.2 Units Per Acre
Minimum Dwelling Unit (Square Feet)	N/A	1,000 Minimum SF A/C space per unit
Minimum Lot Width	N/A	25 ft wide
Minimum Lot Depth	N/A	85 ft deep
Front Yard Setback	15ft	20 ft
Rear Yard Setback	Adjacent to Residential 25 ft. otherwise 10 ft	20 ft (does not include alley)
Maximum Lot Coverage	50% by main buildings and accessory buildings	1036 SF Includes garage (50% Maximum Lot Coverage)
Parking Requirements	2 behind front building plan, at least 1 enclosed	1 interior with garage and two exterior
Minimum Size Dwelling Units Allowed	1,000 sf	1000 SF minimum per unit



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **PD-19-0023**

RECEIVED
3/18/19



LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 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 Brett Hess, Hachie Properties LLC, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Multiple-Family 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)

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-19-0023**

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, MARCH 20, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Signature

Printed Name and Title

Date

Address

3/14/19

PO Box 2868 Wax.

TX. 75168



RECEIVED
3/18/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0023



MC CARTER JACK III
1105 CHISWICK HIGH DR
WOODWAY, TX 76712

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 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 Brett Hess, Hachie Properties LLC, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Multiple-Family 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)

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-19-0023

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, MARCH 20, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Signature

Jack McCarter III
Printed Name and Title owner

Date

3/18/19
1105 Chiswick High
Address Woodway, TX 76712

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0022



MEETING DATE(S)

Planning & Zoning Commission: March 26, 2019

City Council: April 1, 2019

CAPTION

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)

CASE INFORMATION

Applicant: Scott Johnson, Palladium USA International, Inc.

Property Owner(s): Fuscom Property Company No. 1 LLC

Site Acreage: 6.67 acres

Current Zoning: Light Industrial-1 and Commercial

Requested Zoning: Planned Development-Multiple Family Residential-2

SUBJECT PROPERTY

General Location: West side of N Highway 77, just North of the Life School

Parcel ID Number(s): 193933

Existing Use: Undeveloped Land

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	HI	Industrial Warehouses
East	C	Atmos Energy Corp.
South	PD-GR	Residential
West	LI-1	Life Middle School

Future Land Use Plan: Retail

Comprehensive Plan: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses

generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan:

The subject site is accessible via US Highway 77.

Site Image:



PLANNING ANALYSIS

The applicant is proposing a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan 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. Key features of the Concept Plan include:

- Access point from US Highway 77
- 3-story building with 60% one bedroom units and 40% two bedroom units.
- **180 spaces (107 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
- Pool

DENSITY AND DIMENSIONAL STANDARDS

Table 1: Proposed Residential Development Standards (PD with MF-2 uses)

Standard	Multi-Family-2 (MF-2)	Proposed
Min DU Size (Sq. Ft)	600/unit + 100/bedroom. 450/efficiency	1 bedroom = 750 sf. 2 bedroom = 950 sf
Front Yard Setback	25 (75>2) SF 25 (100>2)	100 ft
Rear Yard Setback	50 (75>2) SF	75 ft
Side Yard Setback	50 (75>2) SF 25 (100>2)	50 ft
Max Building Height	3 Stories	3 Stories
Parking	1 space per dwelling unit (Housing for the elderly/Senior Apartments)	1.5 spaces per dwelling

AMENITIES LIST

<u>UNIT AMENITIES</u>	<u>DEVELOPMENT AMENITIES</u>
Granite counters in kitchens and bath.	Fitness center
Walk in showers and tubs.	Yoga / Dance Room
Stainless appliance package (refrig. and microwave) Black stove (smooth top) and Dishwasher. EnergyStar refrig. and DW.	Indoor mail center
Ceiling fans in bedrooms and living areas.	Cyber Lounge with CPU's and printer
All LED lighting.	Walking/Jogging trail with Fitness Stations
42" upper cabinets	Outdoor recreation station provided.
Vinyl plank flooring.	Resort style pool
Wood closet shelving	Gazebos
True 14 SEER HVAC (not a reduced system with pancake air handlers).	Covered Club Porch (900sf)
Interior corridor entries.	Porte Cochere at main entrance.
	Theater Room
	Game Room / Card Room
	Laundry Facility.
	Community Gathering Area/Social Area
	2 building elevators

REQUESTED EXCEPTION(S)

- The proposed porte-cochere will extend into the front yard setback. Any structure encroaching the setback line shall receive an approved exception from the Planning and Zoning Commission and City Council.
- Opposed to providing the required 50% attached garages for a multi-family development, the applicant is providing 180 spaces (107 surface spaces/65 carport spaces/8 handicap accessible spaces)
- There is a 75% masonry requirement for Multi-Family-2 zoning. Currently, the applicant is providing exterior masonry to 40% brick and 15% stucco.
- The minimum roof pitch for a multi-family zoning is 7:12. The applicant is requesting a roof pitch of 5:12.
- According to the ordinance, buildings in Multi-Family zoning shall not exceed 200 ft. in length. *Applicant's Note: Total building length will approach 292 ft. in length, but will be separated by firewalls, thus reducing the length per building.*
- The applicant is providing perimeter screening of a 6' painted picket fence with 6 masonry columns on frontage fence. *Staff requires that a minimum 6 ft. (maximum 8 ft.) masonry fence be provided to help provide a visual and protective barrier between surrounding properties.*

PON RESPONSES

Staff has received 1 letter of support within the 200 ft. notification area for the proposed Planned Development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **18** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 03/08/19.

STAFF CONCERNS

1. At the time of this report (3/14/2019), the applicant has yet to submit a Landscape Plan for the project. Final approval will not be made until all staff comments are addressed.
2. The applicant is providing perimeter screening of a 6' painted picket fence with 6 masonry columns on frontage fence. Due to the surrounding of the property, staff requires that a minimum 6 ft. (maximum 8 ft.) masonry fence be provided to help provide a visual and protective barrier between surrounding properties.
3. The minimum roof pitch for a multi-family zoning is 7:12. The applicant is requesting a roof pitch of 5:12.
4. Opposed to providing the required 50% attached garages for a multi-family development, the applicant is providing 180 spaces (107 surface spaces/65 carport spaces/8 handicap accessible spaces)
5. Accessibility to the subject property.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (3/14/2019), the applicant has yet to submit a Landscape Plan for the project.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Additional Consideration

ATTACHED EXHIBITS

1. Site Plan Packet
2. Concept Plan Provisions

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

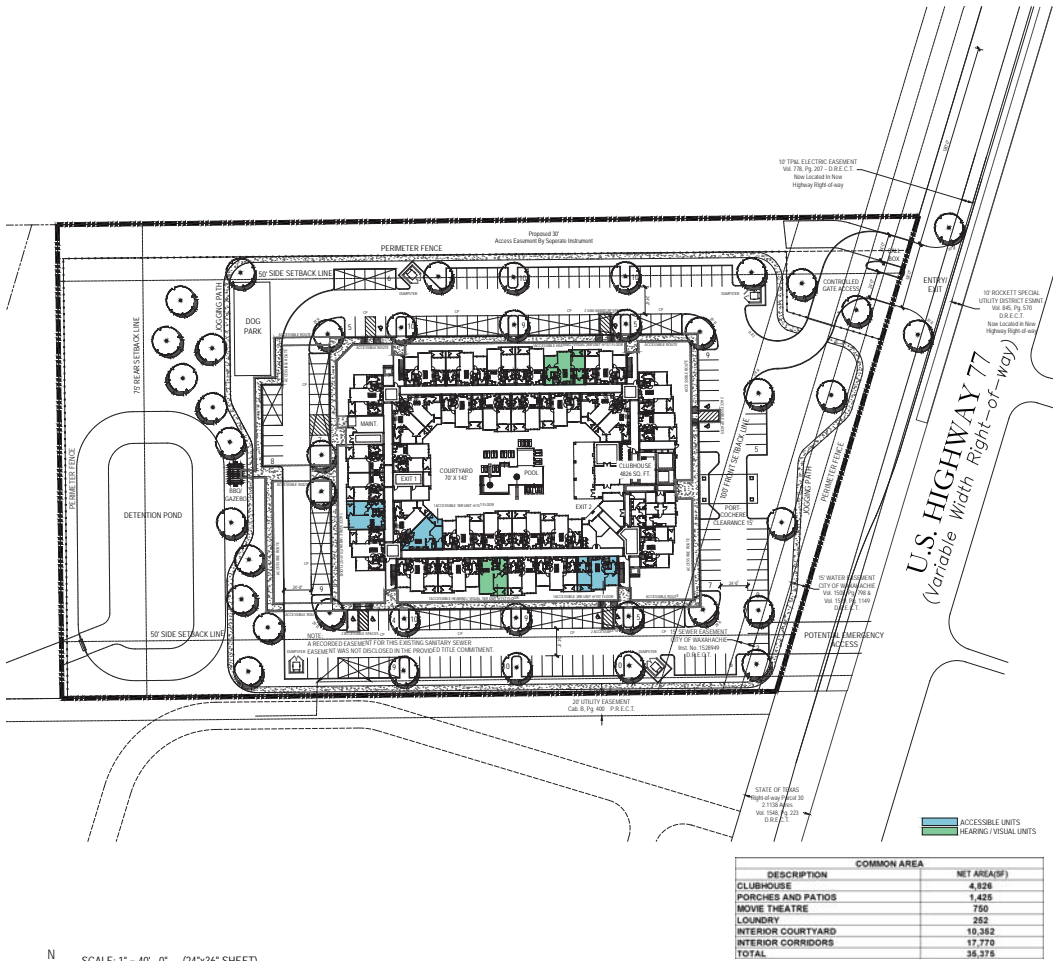
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

PALLADIUM USA
WAXAHACHIE, TX
SCHEMATIC DESIGN SET



PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HPA# 18664

March 13, 2019



COMMON AREA	
DESCRIPTION	NET AREA(SF)
CLUBHOUSE	4,826
PORCHES AND PATIOS	1,426
MOVIE THEATRE	750
LOUNDRY	252
INTERIOR COURTYARD	10,362
INTERIOR CORRIDORS	17,770
TOTAL	35,376

PALLADIUM WAXAHACHIE					PALLADIUM USA	20180654
UNIT TABULATION - 1 BLDG - 3 STORY						3/13/19
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1bda	750	19	16%	14,250	60%
A1-ADA	1br/1bda	750	1	1%	750	
A1-HV	1br/1bda	750	1	1%	750	
A2	1br/1bda	750	47	39%	35,250	
A2-ADA	1br/1bda	750	3	3%	2,250	40%
A2-HV	1br/1bda	750	1	1%	750	
B1	2br/2bda	950	45	38%	42,750	
B1-ADA	2br/2bda	950	2	2%	1,900	
B1-HV	2br/2bda	950	1	1%	950	
TOTALS			120	100%	99,600	

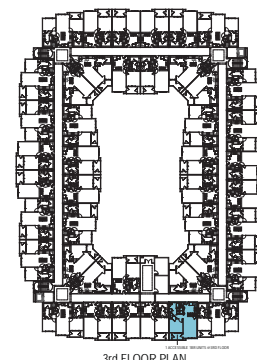
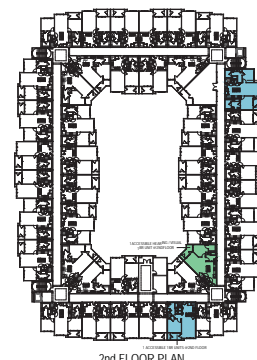
UNIT AVERAGE NET SF: 830

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOES, SALONES, PATIOES, OR STORAGE.

PROJECT DATA		830 S.F.
UNIT AVERAGE NET SF:		830 S.F.
ACREAGE:		6.67 GROSS ACRES
DENSITY:		17.99 UNITS/ACRE
PARKING:		
REQUIRED		180 SPACES
PROVIDED		180 SPACES
		107 SURFACE SPACES
		65 CARPORT SPACES
		8 ACCESSIBLE SPACES
		1.50 SPACES/UNIT

ACCESSIBLE UNITS		MOBILITY			
DESCRIPTION	UNIT COUNT	REQUIRED %	UNITS REQ.	ROUNDED	
A1	21	5%	1.05	1	
A2	51	5%	2.55	3	
B1	48	5%	2.40	2	

HEARING/VISUAL		MOBILITY			
DESCRIPTION	UNIT COUNT	REQUIRED %	UNITS REQ.	ROUNDED	
A1	21	2%	0.42	1	
A2	51	2%	1.02	1	
B1	48	2%	0.96	1	



PD-19-0022

ARCHITECTURAL SITEPLAN

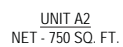
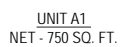
March 13, 2019

PALLADIUM WAXAHACHIE SENIOR LIVING

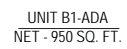
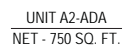
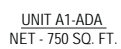
WAXAHACHIE, TX

HPA# 18664

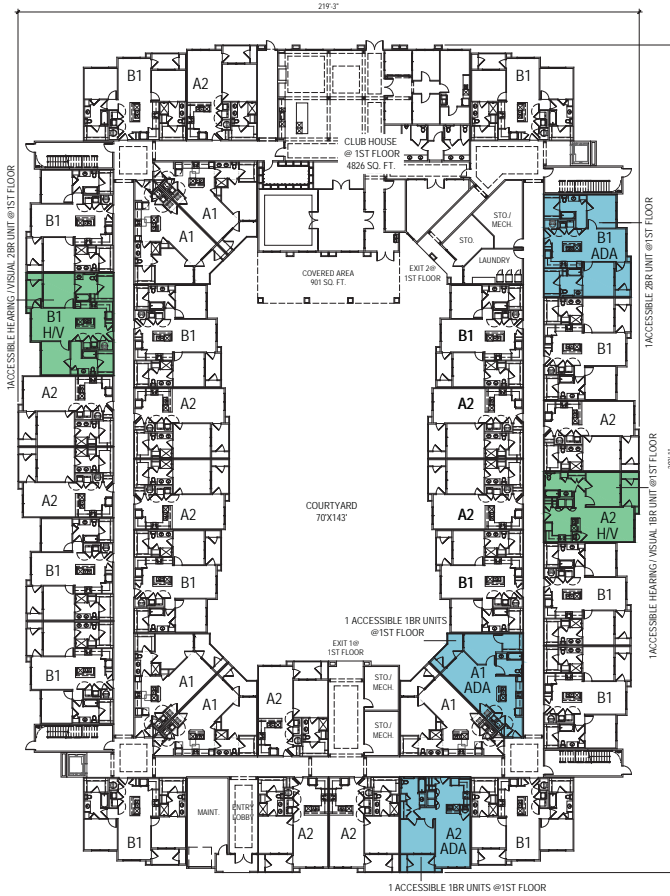
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PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
NDA # 18664



PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HPA# 18664



GROSS AREA: 47769 SQ. FT.
CIRCULATION: 7631 SQ. FT.
BALCONIES AREA: 2691 SQ. FT.
CLUBHOUSE AREA: 1527 SQ. FT.
LAUNDRY: 292 SQ. FT.
MAINTENANCE: 444 SQ. FT.
STO. MECH. (RESTRICTED AREA): 913 SQ.
NET AREA: 30190 SQ. FT.

ACCESSIBLE UNITS
HEARING / VISUAL UNITS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

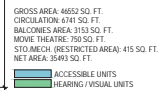
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

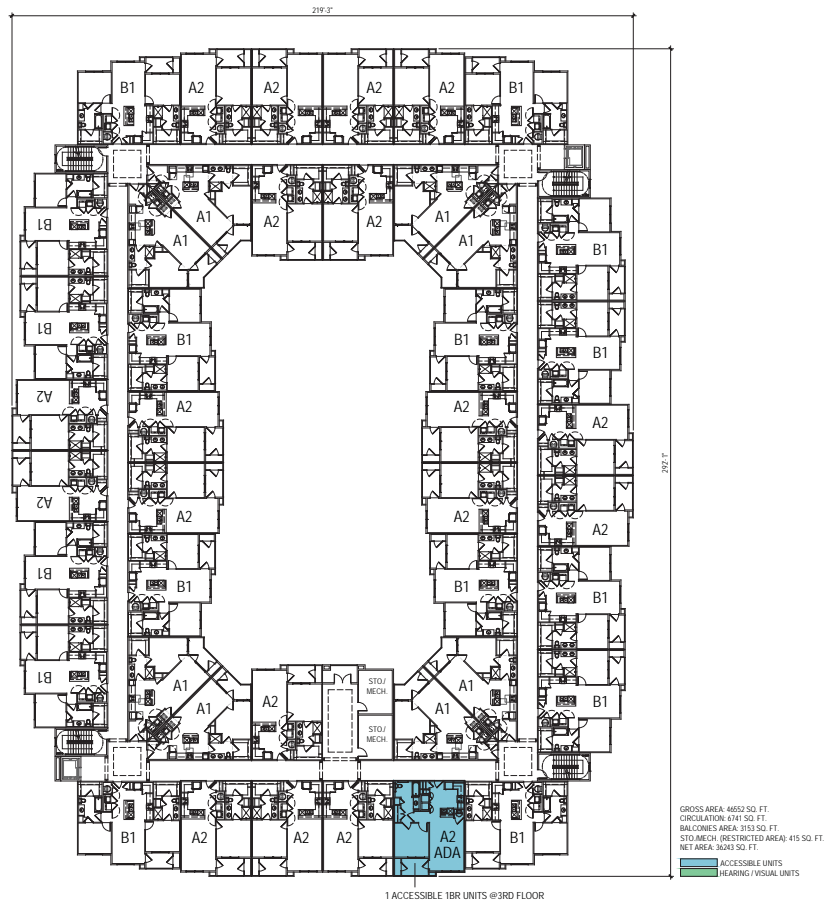
PALLADIUM USA

PD-19-0022
BLDG TYPE 1 - 1ST FLOOR PLAN
March 13, 2019

PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HP&P 10664

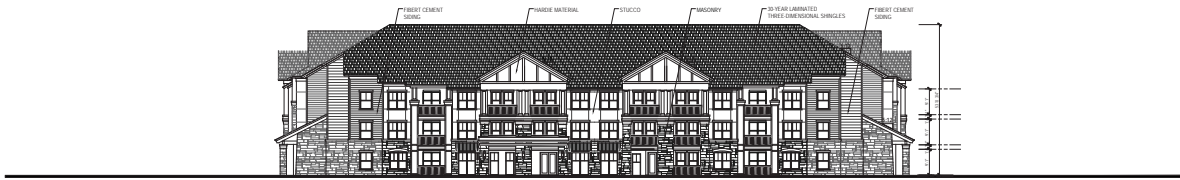
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1 ACCESSIBLE 1BR UNITS @3RD FLOOR

PD-19-0022



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

PALLADIUM USA

PD-19-0022

ELEVATIONS

March 13, 2019


PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HP&P 10664

A413

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SCALE: 1/16" = 1'-0" (24"x36" SHEET)



A horizontal graphic scale bar with tick marks at 0', 16', 32', and 64'. The bar is divided into four equal segments, each representing 16 feet.

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PALLADIUM USA

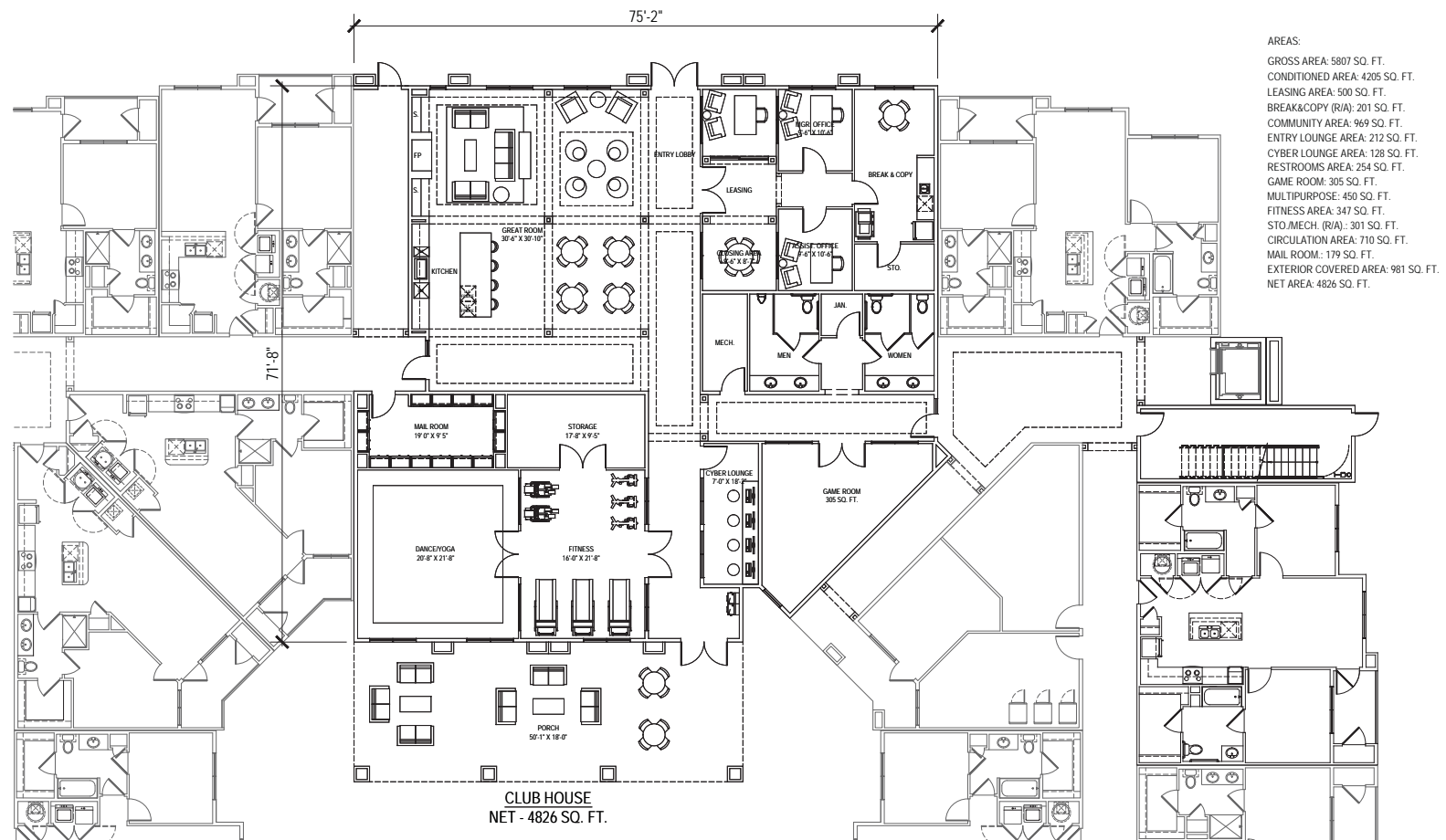
PD-19-0022

ELEVATIONS

March 13, 2019

A414

PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HPA# 18664



- AREAS:
- GROSS AREA: 5807 SQ. FT.
 - CONDITIONED AREA: 4205 SQ. FT.
 - LEASING AREA: 500 SQ. FT.
 - BREAK & COPY (RIA): 201 SQ. FT.
 - COMMUNITY AREA: 969 SQ. FT.
 - ENTRY LOUNGE AREA: 212 SQ. FT.
 - CYBER LOUNGE AREA: 128 SQ. FT.
 - RESTROOMS AREA: 254 SQ. FT.
 - GAME ROOM: 305 SQ. FT.
 - MULTIPURPOSE: 450 SQ. FT.
 - FITNESS AREA: 347 SQ. FT.
 - STO/MECH (RIA): 301 SQ. FT.
 - CIRCULATION AREA: 710 SQ. FT.
 - MAIL ROOM: 179 SQ. FT.
 - EXTERIOR COVERED AREA: 981 SQ. FT.
 - NET AREA: 4826 SQ. FT.

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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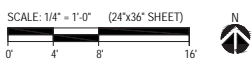
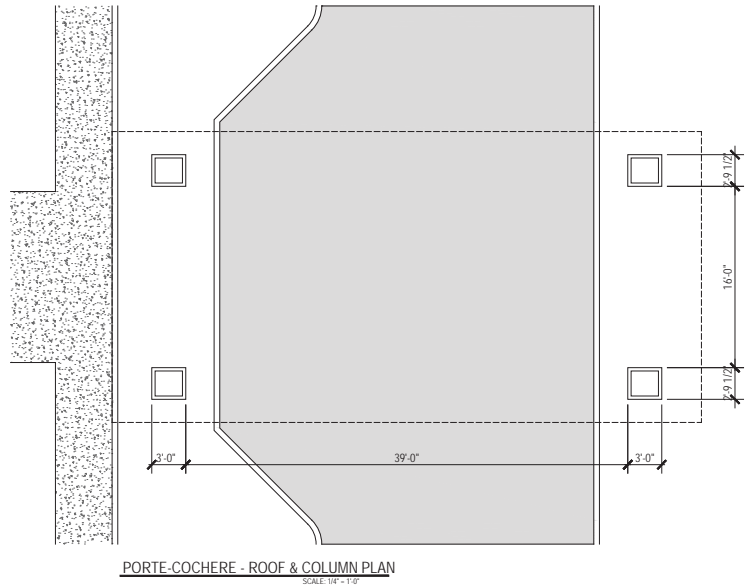
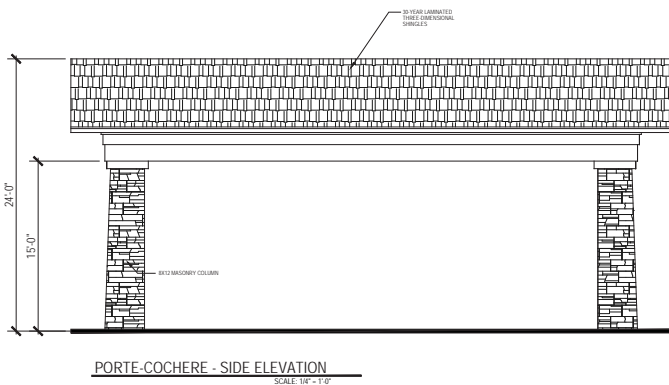
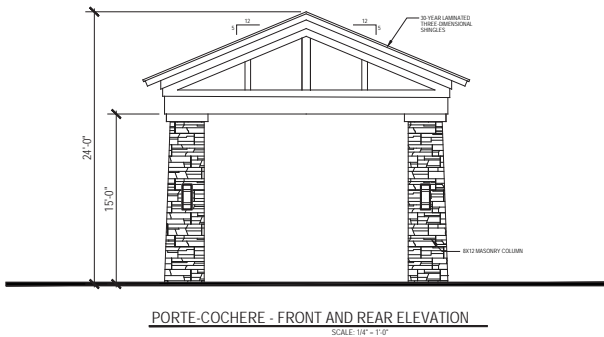
PALLADIUM USA

PD-19-0022
 CLUB HOUSE FLOOR PLAN
 March 13, 2019

PALLADIUM WAXAHACHIE SENIOR LIVING
 WAXAHACHIE, TX
 HP&P 10664

A801

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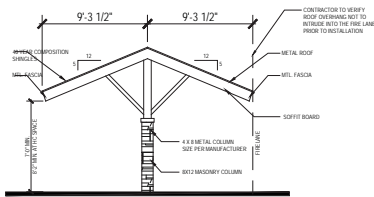
PALLADIUM USA

PD-19-0022
PORTE-COCHERE
March 13, 2019

PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HPA# 18664

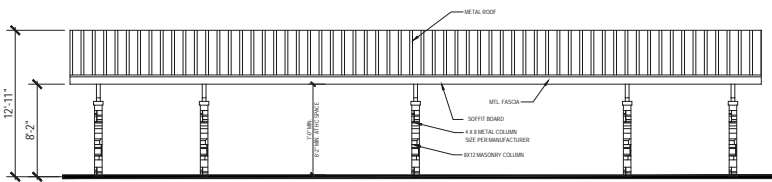
A901

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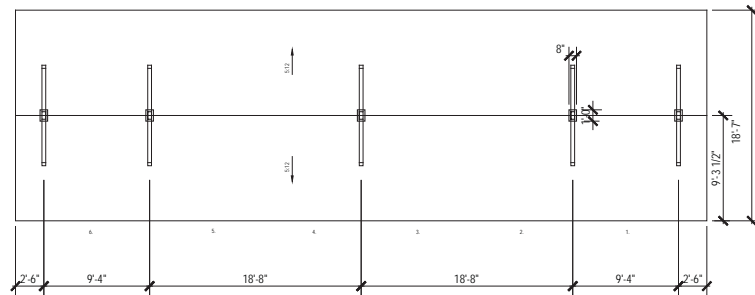
CARPORT - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



CARPORT - FRONT AND REAR ELEVATION

SCALE: 1/4" = 1'-0"



CARPORT - ROOF & COLUMN PLAN

SCALE: 1/4" = 1'-0"

- NOTES:
1. CARPORTS VARY IN LENGTH. REFER TO SPEC PLAN FOR NUMBER OF STALLS.
 2. 1/2" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ACCESSIBLE STALLS. REFER TO SPEC PLAN FOR LOCATION.
 3. STRUCTURAL COLUMN CANNOT PROTRUDE INTO ACCESSIBLE PARKING STALL & ACCESS AREAS.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



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PALLADIUM USA

PD-19-0022










CARPORT

March 13, 2019

PALLADIUM WAXAHACHIE SENIOR LIVING
WAXAHACHIE, TX
HPM 18664

A902



LANDSCAPE PLANT LEGEND		
LARGE CANOPY TREES		ORNAMENTAL TREES
 <p>LIVE OAK QUERCUS VERIGINATA QTY 20, 10' x 14' QTY 30</p>	 <p>CHINESE PISTACHE PISTACHA CHINENSIS QTY 10, 10' x 14' QTY 15</p>	 <p>CREPE MYRTLE LAGERSTROMIA INDICA 8' to 12' QTY 15</p>
 <p>SHINARUMP RED OAK QUERCUS SHINARUMP QTY 10, 10' x 14' QTY 24</p>	 <p>CEDAR ELM ULMUS CRASSIFOLIA QTY 10, 10' x 14' QTY 38</p>	 <p>SAVANNAH HOLLY ILEX OPACA SAVANNAH 8' to 10' QTY 11</p>
 <p>BULL OAK QUERCUS MICROCARPA QTY 10, 10' x 14' QTY 24</p>	 <p>BALD CYPRESS TAXODIUM DISTICHUM QTY 10, 10' x 14' QTY 15</p>	 <p>YUCCA PALM YUCCA VERTICATA 8' to 10' QTY 15</p>

0 30 60

GRAPHIC SCALE IN FEET

N

LP0.01

EXHIBIT B
PD-19-0022
CONCEPT PLAN PROVISIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to facilitate proper design of a senior active lifestyle MF development. Any conditions found within the BASE ZONING DISTRICT MF2 zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District MF2 is the intended base zoning classification underlying this PD. The MF2 zoning district is as herein established have been made in accordance with an adopted comprehensive plan for the purpose of promoting the public health, safety, morals and general welfare, convenience, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

General purpose and description:

The Multiple-Family Residential-2 (MF2) Zoning District is an attached residential district intended to provide the highest residential density of eighteen (18) dwelling units per acre. The principal permitted land uses will include low-rise multiple family dwellings, and apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development. Any multi-family development permissible within another zoning district, other than MF1, shall follow the MF2 guidelines and standards.

Height Regulations

3 stories for the main building.

All accessory buildings (excluding recreational buildings) shall be limited to 1 story in height

Area Regulations

- Minimum Lot Area 2,420 SF per dwelling unit, not to exceed 18 dwelling units per acre (calculated on gross acreage).
- The minimum lot size shall be 7,260 SF
- Minimum Lot Width 60'

- Minimum Lot Depth 120'
- Minimum Front Yard Adjacent to SF - 25'. 75' if over two stories.
- Adjacent to MF or Nonresidential - 25'. 100' if over 2 stories
- Minimum Side Yard Adjacent to SF - 50'. 75' if over two stories.
- Adjacent to MF or Nonresidential - 25'. 100' if over 2 stories
- Minimum Rear Yard Adjacent to a residential; 50', over two story is 75'
- Maximum Lot Coverage 40% by main and accessory buildings
- Parking Regulations 1.5 spaces per efficiency, 1-bed or 2-bed units;
- 2.5 spaces per 3-bed unit;
- 3 spaces per 4-bed or other unit
- Minimum DUA 600 SF per unit (plus 100 SF for each additional bedroom over one)
- 450 SF for efficiency apartment units, with a 25% maximum of the total units.

PD District Development Standards

Description of Request

- To Change current zoning LI to PD allowing a senior housing development

Proposed Use of Property

- Development will be a senior age MF community.

General Development Requirements

- 120 units.
- 1 bedroom units are 750 sf, 2 bedroom units are 950 sf.
- Porte-Cochere will extend into front setback. Clearance on the porte cochere is 15'.
- 180 Parking spaces are provided (1.5 spaces per unit). This is considered industry standard for a senior community.
- Minimum 80 parking spaces covered. Carports will be improved with gable roof and masonry columns. This is 66% of all units.
- Building will be 3 stories and have 2 elevators.
- Reduction of exterior masonry to 40% brick and 15% stucco.
- Roof pitch will be 5:12.
- Roof shingles are 30 yrs. laminated with enhanced appearance.
- Total building length will approach 292 ft. in length, but will be separated by firewalls, thus reducing the length per building.
- Perimeter screening will be 6' painted mtl. picket fence with 6 masonry columns on frontage fence.
- Security gate will be located to provide stacking of 4 vehicles entering the development off of Hwy 77.
- All drives and entrances will be 24' wide with 28' radius at turns.
- Development will have Awnings, Balconies, Patios, Dormers, and a Porte Cochere.

- Development will have a Fitness center, Gazebos, Walking/Jogging trail, Swimming Pool, Theater Room, Business Center, Community Room, Laundry Facility, Game Room, and a Dance/Yoga Room.
- Landscape will include: Minimum 35ea. Canopy Trees, Minimum 40ea. Understory Trees (Crepe Myrtles/Yaupons), 15% ground cover, Minimum 2% seasonal color, Minimum 200 shrubs and 100% sod on balance of the area. Detention pond will be seeded.
- Paving will add an inch of thickness in lieu of lime stabilization.
- Building will have a monument sign on frontage entrance and signage on façade to assist life safety personnel.
- Parking lighting will be dark sky / LED.
- Property will be managed by Omnium Management, a Palladium USA International, Inc company.
- Property will be opened in phases, which will be determined by construction schedule and Fire Department.
- Construction duration will be 16 - 18 months.
- Density is 18 units to the acre.



RECEIVED
3/14/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0022



AGRICULTURAL MACHINERY PRODUCTS INC
711 BROOKSIDE RD
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 1, 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 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)

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-19-0022

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, MARCH 20, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

3/14/19
Terry Nay Agricultural Machinery Products, Inc.
Signature DBA One Fine Day Spa & PowerClean II Date 3390 Hwy. 77 N.
Terry Nay, President 711 Brookside Rd., Wax
Printed Name and Title Address Waxahachie, TX