

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION
AUGUST 14, 2018
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:30 P.M.**

Agenda

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

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, August 14, 2018 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
Erik Barnard
David Hudgins

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

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

- a. Minutes of the regular Planning & Zoning Commission meeting of July 24, 2018
- b. Minutes of the Planning and Zoning Commission briefing of July 24, 2018

4. ***Consider*** request by Michael Davis, Bannister Engineering, for a **Replat** of Lot 16, Block 5, Spanish Grant, Phase II to create Lots 16R1 and 16R2, Block 5, Spanish Grant, Phase II, being 3.292 acres out of the William Ferrell Survey, Abstract 349 (Property ID 155968) in the Extra Territorial Jurisdiction – Owner: NIX JOHNNY E & CARI D (RP-18-0118)
5. ***Consider*** request by Chris Acker, Acker Construction, for a **Replat** of Lot SPT 1 Block 194 of the Town Addition to create Lot 1, Block A, Dunlap Addition, 0.395 acres (Property ID 234842) – Owner: SOUTHFORK LLC (RP-18-0117)
6. ***Continue Public Hearing*** on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to **Planned Development-Commercial, with Concept Plan**, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)
7. ***Consider*** recommendation of Zoning Change No. PD-18-0079
8. Public Comments
9. 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
July 24, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 24, 2018 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
Betty Square Coleman
Bonney Ramsey
Jim Phillips
Erik Barnard
David Hudgins

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
Tommy Ludwig, Executive Director of Community Development
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of July 10, 2018
- b. Minutes of the Planning and Zoning Commission briefing of July 10, 2018

Action:

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

4. **Consider request by Ken Rogers, Herbert Beasley Land Surveyors LP for a Replat of Lot 4R Waxahachie Civic Center to create Lots 4R-1, 4R-2, and 4R-3 Waxahachie Civic Center, 14.172 acres (Property ID 227433) – Owner: LOOKOUT PARTNERS LP (RP-18-0109)**

Ms. Kelly Dent, Planner, reported the applicant seeks to replat one (1) lot into three (3) lots and create Lot 4R-3 specifically for a detention pond. She stated the development needs water and sewer services prior to recording the Replat.

The Commission expressed concern with the detention pond on its own lot and maintenance. Mr. James Gaertner, City Engineer, stated if it goes to default, the city code enforcement will step in. He recommended a note attached to the Replat from the HOA depicting maintenance requirements and who will maintain the detention pond.

Action:

After further discussion, Vice Chairman Melissa Ballard moved to approve a request by Ken Rogers, Herbert Beasley Land Surveyors LP for a Replat of Lot 4R Waxahachie Civic Center to create Lots 4R-1, 4R-2, and 4R-3 Waxahachie Civic Center, 14.172 acres (Property ID 227433) – Owner: LOOKOUT PARTNERS LP (RP-18-0109) subject to staff comments and keeping the detention pond as part of Lot 4R-2. Ms. Betty Square Coleman seconded, All Ayes.

- 5. Consider request by Jeremy Glenn, Waxahachie ISD, for a Preliminary Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (PP-18-0113)**

Ms. Dent reported the Preliminary Plat was approved by City Council on April 4, 2016 and explained it has now expired. She stated the applicant resubmitted with no changes and recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Jeremy Glenn, Waxahachie ISD, for a Preliminary Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (PP-18-0113). Mr. David Hudgins seconded, All Ayes.

- 6. Consider request by Jeremy Glenn, Waxahachie ISD, for a Final Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (FP-18-0112)**

Ms. Dent reviewed the following staff comments pertaining to the Final Plat:

1. The City will need to see the executed agreement between the District and the owners of the Mark on 287. Please ensure that a copy, signed by both parties, is made available.
2. Business 287 is a 110-foot wide thoroughfare. You will need to ensure that 55-feet of right-of-way is dedicated from the centerline of the road to your property. This may require dedication on your part. You will need to show the width of the right-of-way on your plat drawing, and either demonstrate that dedication is not required or make the appropriate amount of dedication.
3. A 15-foot utility easement must be shown along the street frontage. This can overlap other easements.
4. Some of the pages in the plat packet do not show the Water Easement to the City.

Ms. Dent reported the following outstanding fees must be paid before this plat is filed with Ellis County:

- a. Park fees of \$56,510.40
- b. Roadway impact fees of \$130,687.50 (thirty (30) percent of total roadway impact fees)
- c. Filing fees of \$225.00

Ms. Dent stated the applicant and surveyor are aware of outstanding comments noting a resubmittal has not been received at this point. She also noted the applicant is absent. Staff recommended approval per staff comments.

Action:

Mrs. Bonney Ramsey moved to approve a request by Jeremy Glenn, Waxahachie ISD, for a Final Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (FP-18-0112) subject to all staff comments. Ms. Betty Square Coleman seconded, All Ayes.

- 7. Continue Public Hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue to the Planning and Zoning Commission meeting of August 14, 2018.

- 8. Consider recommendation of Zoning Change No. PD-18-0079**

Action:

Mr. Jim Phillips moved to continue a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079) to the Planning and Zoning Commission meeting of August 14, 2018. Ms. Betty Square Coleman seconded, All Ayes.

- 9. Public Hearing on a request by Chad Hill for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to expand a structure on the property. The structure was erected without a specific use permit or a building permit and does not conform to the standards set by the City's current or prior Zoning Ordinances. She presented a petition of neighbors supporting Mr. Hill's request. Ms. Dent stated additional information is required.

Mr. Chad Hill, applicant, 141 Willowcrest, Waxahachie, presented a picture of the accessory building noting he purchased the property in 2017 and would like to expand it. He stated it will have stone and hardboard to match the house.

There being no others to speak for or against SU-18-0114, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. SU-18-0114

Action:

*Vice Chairman Melissa Ballard moved to approve a request by Chad Hill for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114) subject to all staff comments and subject to a revised drawing prior to City Council to match the existing structure remodel to the property. Mrs. Bonney Ramsey seconded, **All Ayes.***

11. Public Comments

None

12. Adjourn

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning and Zoning Commission
July 24, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 24, 2018 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

Members Absent: Betty Square Coleman
Erik Barnard

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Mr. Shon Brooks, Director of Planning, stated the mixed-use proposal located at Highway 287 passed at the recent City Council meeting.

Staff reviewed RP-18-0109 noting water and sewer will be required to for all new lots. Mr. Brooks stated the applicant wants to have a detention pond on its own lot and staff's concern is if the applicant does not maintain it, the city will have to take over and maintain. Staff preferred the detention pond be included with Lot 2 or Lot 4.

Staff reviewed PP-18-0113 and recommended approval.

Staff reviewed FP-18-0112 noting several concerns and outstanding unpaid fees. The plat is not showing a 15-foot utility easement and some pages do not show the water easement to the city.

Ms. Kelly Dent, Planner, referenced PD-18-0079 stating the applicant asked for a continuance to the meeting of August 14, 2018.

Staff reviewed SU-18-0114 noting the applicant is seeking to expand a structure on the property. The structure was erected without a specific use permit or a building permit and does not conform to the standards set by the City's current or prior Zoning Ordinances. Applicant has received support from neighbors to expand.

3. Adjourn

There being no further business, the meeting adjourned at 6:53 p.m.

Planning and Zoning Commission

July 24, 2018

Page 2

Respectfully submitted,

Lori Cartwright

City Secretary

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0118



MEETING DATE(S)

Planning & Zoning Commission: August 14, 2018

City Council: August 20, 2018

CAPTION

Consider request by Michael Davis, Bannister Engineering, for a **Replat** of Lot 16, Block 5, Spanish Grant, Phase II to create Lots 16R1 and 16R2, Block 5, Spanish Grant, Phase II, being 3.292 acres out of the William Ferrell Survey, Abstract 349 (Property ID 155968) in the Extra Territorial Jurisdiction – Owner: NIX JOHNNY E & CARI D (RP-18-0118)

CASE INFORMATION

Applicant: Michael Davis, Bannister Engineering

Property Owner(s): Johnny E. & Cari D. Nix

Site Acreage: 3.292 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Buena Vista-Bethel SUD has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

SUBJECT PROPERTY

General Location: 1085 Oak Branch Road

Parcel ID Number(s): 155968

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: The final plat for Spanish Grant, Phase II, was approved by the Ellis County Commissioner's Court on September 28, 1973.

Site Aerial:



STAFF CONCERNS

1. Ellis County fees of \$460.00 remain outstanding.

RECOMMENDATION

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

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

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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

MARK FOLLOWWELL
VOLUME 2347, PAGE 776
O.P.R.E.C.T.

PLACE OF
BEGINNING
FOUND 1/2"
IRON ROD
C.M.

STEVEN PEAVY AND WIFE,
DEBRA PEAVY
VOLUME 2243, PAGE 1921
O.P.R.E.C.T.

GENERAL NOTES:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48139CD325F, dated June 3, 2013. The property appears to lie within Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
3. The subject lots are to be served by on-site septic systems.

STATE OF TEXAS §
COUNTY OF ELLIS §

Certificate of Approval by the Commissioner's Court of Ellis County, Texas.

Approved this date, the ____ day of _____, 2018.

Honorable Carol Bush, County Judge

Attest:

Cindy Polley, County Clerk

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date: _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____ Date: _____
Mayor

Attest

By: _____ Date: _____

STATE OF TEXAS §
COUNTY OF ELLIS §

Certificate of Approval by the Commissioner's Court of Ellis County, Texas.

Approved this date, the ____ day of _____, 2018.

By: _____ Date: _____

Randy Stinson, Commissioner Precinct 1

By: _____ Date: _____

Lane Grayson, Commissioner Precinct 2

By: _____ Date: _____

Paul Perry, Commissioner Precinct 3

By: _____ Date: _____

Kyle Butler, Commissioner Precinct 4

Attest:

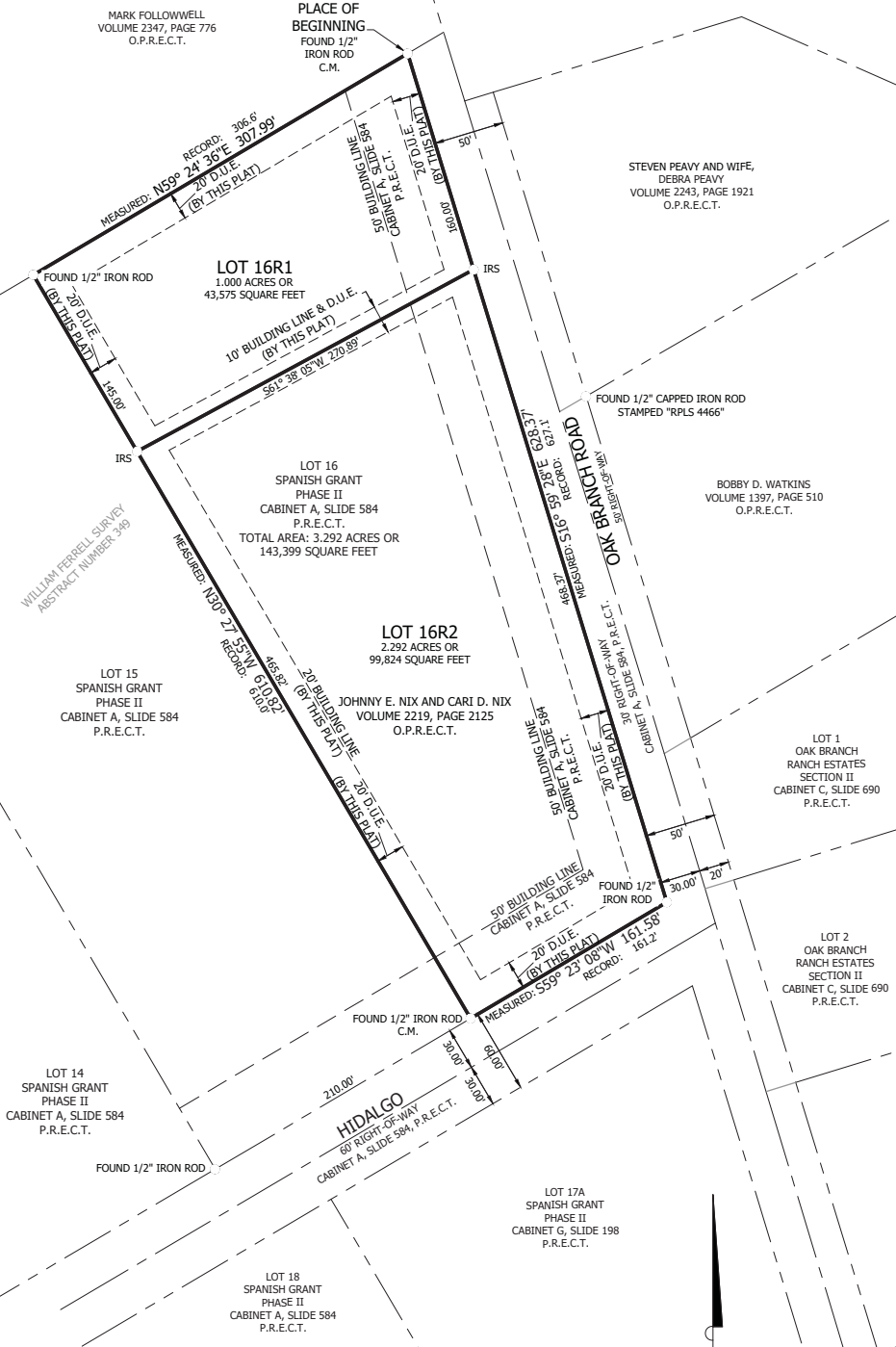
By: _____ Date: _____

Cindy Polley, County Clerk

This plat has approval by the Department of Development for an on-site sewage facility system pending any and all information as may be required by the Ellis County Department of Development.

Date: _____

Department of Development

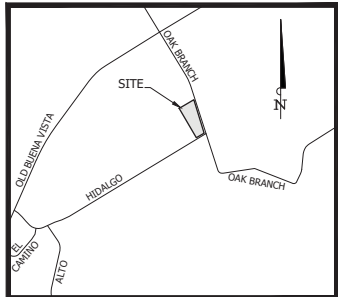


LEGEND

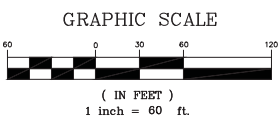
N NORTH
S SOUTH
E EAST
W WEST

• DEGREES
• MINUTES/FEET
• SECONDS/INCHES

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
SF SQUARE FEET
C.M. CONTROL MONUMENT
D.R.E.C.T. DEED RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS ELLIS COUNTY, TEXAS
IRS = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET



VICINITY MAP
SCALE: 1" = 2000'
ELLIS COUNTY, TEXAS



REPLAT OF LOT 16 TO CREATE LOTS 16R1 & 16R2 SPANISH GRANT, PHASE II

3.292 acres out of the
William Ferrell Survey,
Abstract Number 349
Ellis County, Texas
2 Lots

Date Prepared: May 2018
SHEET 1 OF 2

CASE: RP-18-0118

CASE RP-18-0118

SUPPORT **1**

OPPOSE **0**

Request by Michael Davis, Bannister Engineering, for a **Replat** of Lot 16, Block 5, Spanish Grant, Phase II to create Lots 16R1 and 16R2, Block 5, Spanish Grant, Phase II, being 3.292 acres out of the William Ferrell Survey, Abstract 349 (Property ID 155968) in the Extra Territorial Jurisdiction – Owner: NIX JOHNNY E & CARI D (RP-18-0118)

SUPPORT

1. Curtis/Shawn Shiflett, 1030 N. Oak Branch Road, Waxahachie, TX 75167
 - a. “Support only if restrictions of 80/20 brick/hardy board and minimum of 2,000 square feet.”

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0117



MEETING DATE(S)

Planning & Zoning Commission: August 14, 2018

City Council: August 20, 2018

CAPTION

Consider request by Chris Acker, Acker Construction, for a **Replat** of Lot SPT 1 Block 194 of the Town Addition to create Lot 1, Block A, Dunlap Addition, 0.395 acres (Property ID 234842) – Owner: SOUTHFORK LLC (RP-18-0117)

CASE INFORMATION

Applicant: Chris Acker, Acker Construction

Property Owner(s): Southfork LLC

Site Acreage: 0.395 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 units

Park Land Dedication: N/A

Adequate Public Facilities: Yes

SUBJECT PROPERTY

General Location: 115 Dunlap

Parcel ID Number(s): 234842

Current Zoning: Single Family-3 (SF3)

Existing Use: Currently undeveloped

Platting History: Staff has been unable to locate a copy of the Town plat at the Ellis County Clerk's Office. However, Block 194 is shown in the 1946 Hawkins Map. The Hawkins Map depicts Block 194 as extending from Marvin Avenue south to Dunlap Street, and east to Bradshaw Street. No replat of Block 194 has been located in the Ellis County records. Therefore, the applicant will need to obtain signatures from the other seven properties that are part of Block 194. The applicant is aware of this.

Site Aerial:



STAFF CONCERNS

1. If Block 194 has not been replatted previously, the plat will need to show all of the current Block 194, and signatures will be required before this plat can be filed.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. If Block 194 has not been replatted previously, the plat will need to show all of the current Block 194, and signatures will be required before this plat can be filed.

ATTACHED EXHIBITS

1. Plat drawing
2. Ordinance No. 1735

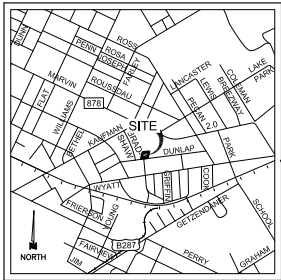
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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



VICINITY MAP
SCALE: 1"=2000'

LEGEND

O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
<CM> CONTROL MONUMENT
IRF IRON ROD FOUND
© SIRC 1/2" IRON ROD SET WITH A YELLOW CAP
STAMPED "RPLS 5674"

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, SOUTHFORK, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A.M. KEEN SURVEY, ABSTRACT NO. 596, WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF BLOCK 194 ACCORDING TO THE PHILLIP & HAWKINS OFFICIAL MAP OF WAXAHACHIE, RECORDED IN CABINET A, SLIDES 31-34, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.) AND BEING THE SAME BLOCK 194 AS SHOWN ON THE ORIGINAL TOWN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDES 181-184, P.R.E.C.T. AND BEING ALL OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO SOUTHFORK, LLC RECORDED IN INSTRUMENT NO. 1803014, DEED RECORDS, ELLIS COUNTY, TEXAS AND BEING A PORTION OF AN ALLEY RIGHT-OF-WAY ABANDONED BY CITY ORDINANCE 1735, PASSED, APPROVED AND ADOPTED ON NOVEMBER 4TH, 1991 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET FOR CORNER IN THE NORTH LINE OF DUNLAP STREET, A 60' RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF SAID TRACT 3;

THENCE NORTH 19°30'26" EAST, A DISTANCE OF 127.39 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID TRACT 3;

THENCE NORTH 82°06'21" EAST, A DISTANCE OF 148.34 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET IN THE EAST LINE OF AN ABANDONED ALLEY AND THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN SAID DEED TO SOUTHFORK, LLC;

THENCE SOUTH 17°59'46" WEST, ALONG THE COMMON LINE OF SAID TRACT 2 AND 3, A DISTANCE OF 128.62 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET IN SAID NORTH RIGHT-OF-WAY LINE AT THE SOUTHWEST CORNER OF SAID TRACT 2;

THENCE SOUTH 83°05'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,187 SQUARE FEET OR 0.395 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHFORK, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS DUNLAP ADDITION, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO 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 THE _____ DAY OF _____, 20 _____.

BY:

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIR PERSON

DATE

APPROVED BY: CITY COUNCIL CITY OF WAXAHACHIE

MAYOR

DATE

ATTEST

DATE

0.395 ACRES

REPLAT

DUNLAP ADDITION

LOT 1, BLOCK A

1 RESIDENTIAL LOT - ZONED SF3

AN ADDITION TO THE CITY OF WAXAHACHIE
A.M. KEEN SURVEY, ABSTRACT NO. 596
ELLIS COUNTY, TEXAS

MAY, 2018

SCALE: 1"=50'

OWNER

SOUTHFORK, LLC

9130 CHIEFTAIN DRIVE, SUITE 103
WAXAHACHIE, TX 75165 (469) 383-5939

SURVEYOR



P.O. Box 575 | Waxahachie, Texas 75168
214.903.8200 | TBPLS Firm No. 10194367
Info@axis-surveying.com

CAB. _____ SLIDE _____

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM THE TRIMBLE VRS NETWORK.

FLOOD STATEMENT:

THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48139C0190F, DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

PRELIMINARY

THIS DOCUMENT IS NOT TO BE
RECORDED FOR ANY PURPOSES

SEAN SHROPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5674

CASE RP-18-0117

SUPPORT 2

OPPOSE 1

Request by Chris Acker, Acker Construction, for a **Replat** of Lot SPT 1 Block 194 of the Town Addition to create Lot 1, Block A, Dunlap Addition, 0.395 acres (Property ID 234842) – Owner: SOUTHFORK LLC (RP-18-0117)

SUPPORT

1. Chris Acker, 130 Chieftain, #103, Waxahachie, TX 75165
2. Brad Yates, PO Box 2868, Waxahachie, TX 75168

OPPOSE

1. Elizabeth Lacy, 303 Sader Street, Waxahachie, TX 75165
 - a. “No I do not want to sell property.”

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0079



MEETING DATE(S)

Planning & Zoning Commission: August 14, 2018

City Council: August 20, 2018

CAPTION

Public Hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to **Planned Development-Commercial, with Concept Plan**, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)

CASE INFORMATION

Applicant: Verlin Taylor, VKT Associates

Property Owner(s): VKT Associates LLC

Site Acreage: 0.3426 acres

Current Zoning: Commercial

Requested Zoning: Planned Development-Commercial

SUBJECT PROPERTY

General Location: 1501 Dr. Martin Luther King Jr. Blvd

Parcel ID Number(s): 182074

Existing Use: Currently undeveloped

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

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF3	Church
East	C	Single family residence
South	C	Single family residence
West	L11	Currently undeveloped

Future Land Use Plan: Commercial

Comprehensive Plan:

Commercial areas are intended for establishments that provide services to customers. Examples include car dealerships, self-storage businesses, and repair shops. Such uses are generally not significant contributors to a municipality's tax revenue, and, by their nature, commercial businesses can detract from positive aesthetics. Primarily for these reasons, commercial uses have generally only been recommended in locations consistent with where such uses currently exist.

Thoroughfare Plan:

The site is located at the southeast intersection of Graham Street and Dr. Martin Luther King, Jr., Boulevard (Business HWY 287). MLK is a Major Thoroughfare B (110' ROW). The site has a culvert onto Graham Street.



Site Image:

PLANNING ANALYSIS

The applicant seeks to establish a food truck park business at the site to serve nearby residents and businesses. The food park would be open three days per week (Thursday through Saturday).

Staff does recognize the importance of providing food options in the area, however concerns remain with the development as proposed, including parking, and circulation within the site.

At the present time, the applicant does not plan for on-site parking of customer vehicles. The applicant has informed staff that the intent is for customers to walk to the site, and then either take their purchases to another location to eat, or to eat at the tables provided. An updated concept has been provided to staff, however, this plan has not been fully vetted. Staff does not support a plan for restaurant services outside the Central Area (CA) that do not include on-site parking, because this is a requirement in Commercial (C) zoning districts, the City has a duty to ensure that traffic to a site is contained within that site, and the City's wish to avoid the risk of customers parking along Graham Street.

Staff is concerned about the provisions for trash. At this point, the applicant intends to handle trash generated at the site via on-site trash cans, as shown on the site plan. The updated concept plan does include a dumpster, but lacks the required screening and the location has not been agreed upon. If a dumpster is installed on-site, it would need to meet the requirements set by the City's Zoning Ordinance, that it be screened by a masonry wall, with shrubbery to screen the masonry, and be in an approved location on the site.

PD DEVELOPMENT STANDARDS

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

Base Zoning Requirement	Proposed Development Standard
Paved parking lot	Multi-colored gravel that matches the décor of the food park.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 05/25/2018.

STAFF CONCERNS

1. Parking is shown on-site but must be sufficient for the development.
2. Provide parking and driveway layout to access and exit the site.

APPLICANT RESPONSE TO CONCERNS

1. Applicant met with staff and submitted revisions. The above comments remain outstanding.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☐ Approval, per the following comments:
 1. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

ATTACHED EXHIBITS

1. Survey
2. Concept plan
3. Strategic plan
4. Planned vendor list
5. Illustration of permanent food concession trailer
6. Photograph of permanent food concession trailer
7. Illustration of restrooms
8. Photograph of restrooms
9. Site plan and landscape plan
10. Paving details and general notes
11. Safety and treatment details
12. Water and wastewater details
13. Pedestrian handrail details
14. Shared parking agreement

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

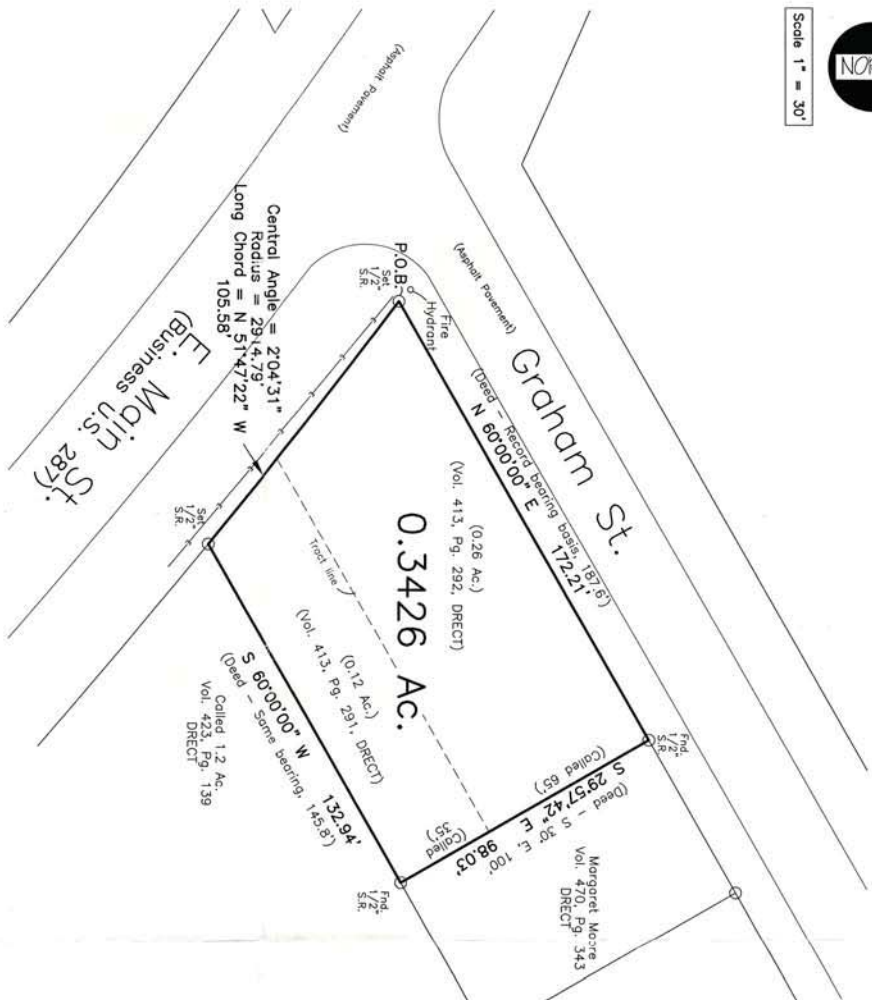
At the Planning & Zoning Commission meeting, held June 12, 2018, the Commission voted to recommend continuance of zoning change PD-18-0079.

Since that time, the applicant has had a number of meetings and conversations with City staff to address a number of concerns and has received confirmation from TxDOT that a driveway off MLK would not be permitted. This necessitated a large scale redesign of the site plan to account for all vehicular traffic for the site coming off Graham Street.

Presently, staff have received a resubmittal that addresses a number of the City's concerns, however, the applicant and staff do recognize that this development may create other questions that need to be answered in the future. Staff's recommendation has changed to, "Additional consideration may be required." There are two Engineering comments:

1. Handrail cannot be within 8 feet from street without curb. Consider extending the storm pipe away from the headwalls and eliminating the handrails.
2. May need additional support over the water line or lower the water line.

Applicant is aware of the need to plat the property before building permits can be pulled.



LOCATION MAP SCALE : 1" = 2000'

FIELD NOTES
03426 Area

BEING all that certain lot, tract, or parcel of land in the S.M. DURETT SURVEY, Acreage No. 272, in the City of Waxahatchee, and being all of a celled 0.25 acre tract of land described in Volume 413, Page 292, Deed Records, Ellis County, Texas, (DURETT), and all of a celled 0.12 acre tract of land as described in Volume 413, Page 291, DURETT, (the two tracts of land being contiguous and herein described as one tract), and being more particularly described as follows:

road), with the southeast line of Grohman Street, (a public road), for the west corner of this tract and being the current west corner of the said 0.26 acre tract;

THENCE N 60°00'33" E, 172.21 feet, (Deed - Record bearing basis, 187.6 feet), along the northwest line of this tract and some for the said 0.26 acre tract and along the southeast line of Graham Street to a 1/2" steel rod found for the north corner of this tract and some for the said 0.26 acre tract and being the west corner of a tract of land conveyed to R. McCuller and recorded in Volume 478, Page 59, DRECT;

acre tract and along the southeast line of the McCuller tract of approximately 65 feet pass the east corner of the 0.26 acre tract and the north corner of the said 0.12 acre tract, continuing along the northeast line of the called 0.12 acre tract, in all, 980.03 feet to a 1/2" steel rod found for the east corner of the called 0.12 acre tract and some for this tract and being the east corner of the McCuller tract and which lies in the northwest line of a tract of land conveyed to M. Heywood by deed and as recorded in Volume 125, Page 138, D.R.C.T.

THE SACS 5.6000' W. 132.95' (Deed - Same bearing, 145.8 feet), along the southeast line of the tract and some for the said 0.12 acre tract and along the northwest line of the said Heywood tract to a 1/2" steel rod set in the northeast line of E. Main Street for the south corner of this tract and the northeast south corner of the said 0.12 acre tract and bearing the current west corner of the said Heywood tract and also which lies in a curved line oriented counter clockwise and whose radius point bears S 39°14'43.5" W.

THENCE along the arc of said curve and southwest line of the 0.12 acre tract and the 0.26 acre tract and along the northeast line of E. Main Street as follows: (Central Angle = 204.31° , Radius = 2914.79 feet, the 0.12 acre tract = $N\ 51.47^\circ 22' W$, 105.58 feet), at approximately 36.55 feet pass the current west corner of the 0.2 acre tract and the current south corner of the called 0.65 acre tract, in all, 105.58 feet to the POINT OF BEGINNING and containing approximately 0.3426 acre of land.

SURVEYORS' CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: _____

I hereby certify that in May, 2004, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Community # 48139C0185 D.

9

2. This survey rents the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.

3. Information in parenthesis are from public records (Deed calls)
4. Bearing sources are as per record plot or field notes description.

Consultant for the

This survey was prepared in conjunction with _____, 2004. The easements, rights-of-way, or other exceptions insurance, C.F. No. _____, dated _____, 2004. The surveyor has not obstructed the property. Based on the assessments and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

5. Unless otherwise labeled, all property corners indicated as "Set 1" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)

Specifications for a Category 1B Condition 4 Survey

Walter Keven Davis, R.P.L.S. # 4466
Davis & McDaniel

$$5 \overline{) 2404}$$

Det



SURVEY PLAT

0.3426 A.C.

S.M. Duritt Survey, Abst. 272

City of Waxahachie

Ellis County, Texas

REVISIONS	BY

DAVIS & McDILL, Inc.

CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: (972) 938-1185 FAX (972) 937-0307

ENGINEERS
D&M
SURVEYORS

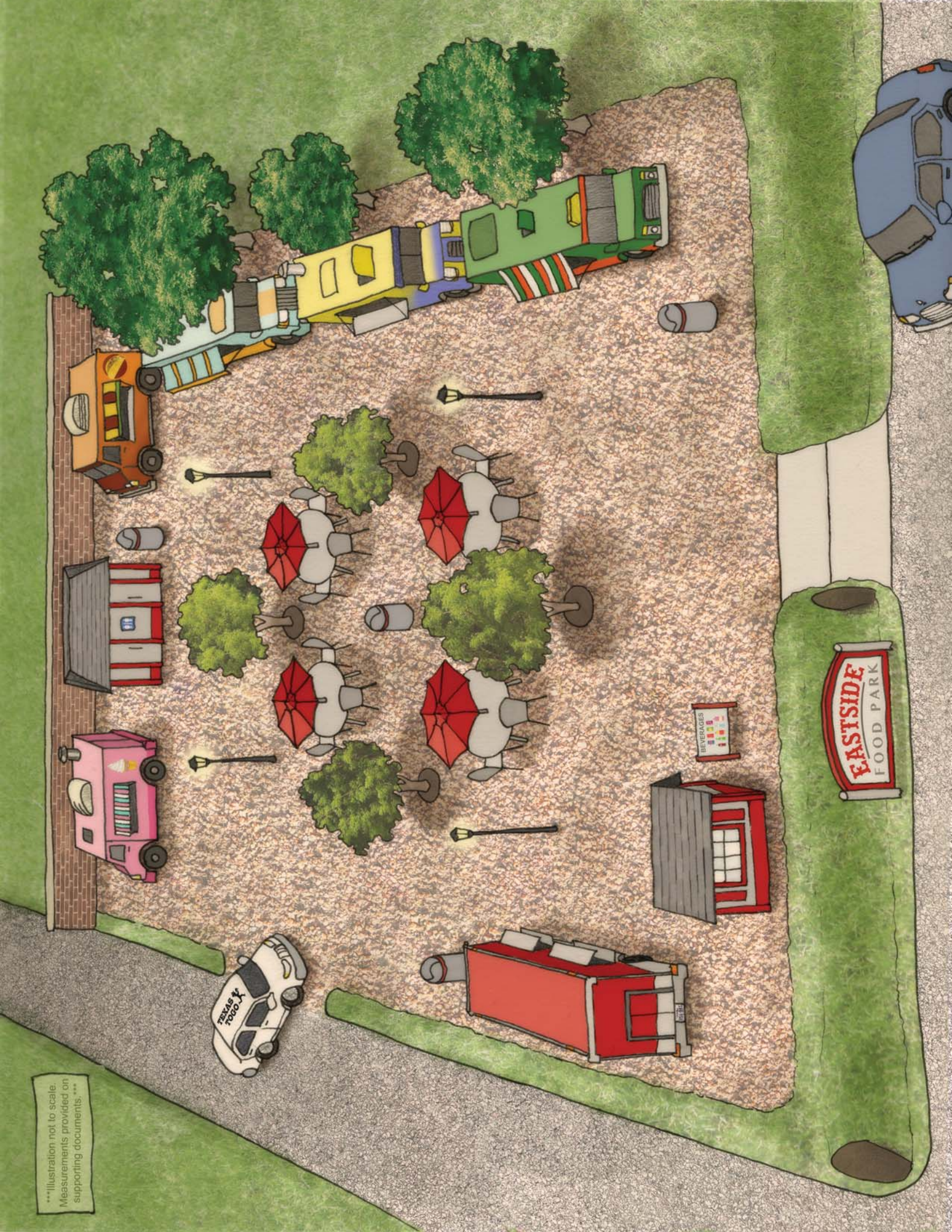
Date: 5/24/04Scale: $1'' = 30'$

Drawn: **WKD**

Job: 204-0422

Sheet 1

***Illustration not to scale.
Measurements provided on
supporting documents.***



EASTSIDE FOOD PARK – STRATEGIC PLAN

Our Mission

EASTSIDE Food Park (EFP) will provide a variety of foods such as seafood, BBQ, pasta, chicken, sandwiches and bakery items with complementary prices. Management will build relationships with specialty food truck vendors. EFP will foster relationships with organizations and businesses who prefer food delivered for lunch and during special events.

Our Core Values

- 1) Client focus - EFP wants all vendors to provide great customer service and a good experience for Waxahachie residents and out of town visitors
- 2) Integrity – maintain honesty and respect for individuals and businesses
- 3) Leadership – employ food consultants to enhance the operations of the food park
- 4) Professionalism – to be professional in our actions to residents and business owners
- 5) Excellence – continue to pursue knowledge and keep staff trained to improve efficiency
- 6) Community service – find one or two schools in the area to support. (**Turner, Oliver E Clift**)

Competitive Advantages

- 1) Opportunity for growth as the east side of town is developed
- 2) Advanced POS systems will be used to increase sales, offer promotions and engage with third party vendors
- 3) Management and consultant staff have over 18 years of experience
- 4) Permanent location with no current competition to serve
 - a. Up to 3,719 estimated residents within one mile of food park (**pop fact demographics**)
 - b. Percentage of 1,537 daily drivers on MLK by driver license office (**TXDOT traffic count**)
 - c. Percentage of 24,530 drivers on 287 Bypass from Ennis, Corsicana or Rice who may cut through Park School Road headed to downtown Waxahachie (**TXDOT traffic count**)
 - d. Driver license customers and industrial business employees on MLK.

Organization – Wide Strategies

2018 -

- Open food park between late September and October 15th
- Join Waxahachie Chamber of Commerce in August or September
- Build relationships with 3 to 5 food truck vendors
- Service residents in the immediate area
- Offer discounts to groups for lunch in the area.

2019 -

- Execute market strategy to offer food throughout the city of Waxahachie
- Build permanent relationships with 5 food truck vendors
- Participate in city-wide events.

Planned vendor use for development

*Texas Tree Farms
Waxahachie, Texas*

Purpose: Red Oak, Chinese Pistache, Crape Myrtle trees and irrigation

*Mueller, Inc
Waxahachie, Texas*

Purpose: Material for 300 square foot steel building for beverage serving

*Randy Hughes
Former Commander
VFW Post 3894*

Purpose: Excavation, gravel, concrete pads for permanent concession trailer, restroom and steel building

*Davis & MCDill
Waxahachie, Texas*

Purpose: Create plans for submission to TXDOT for driveway approach

*Venus Construction
Mansfield, Texas*

Purpose: Construction of driveway approach

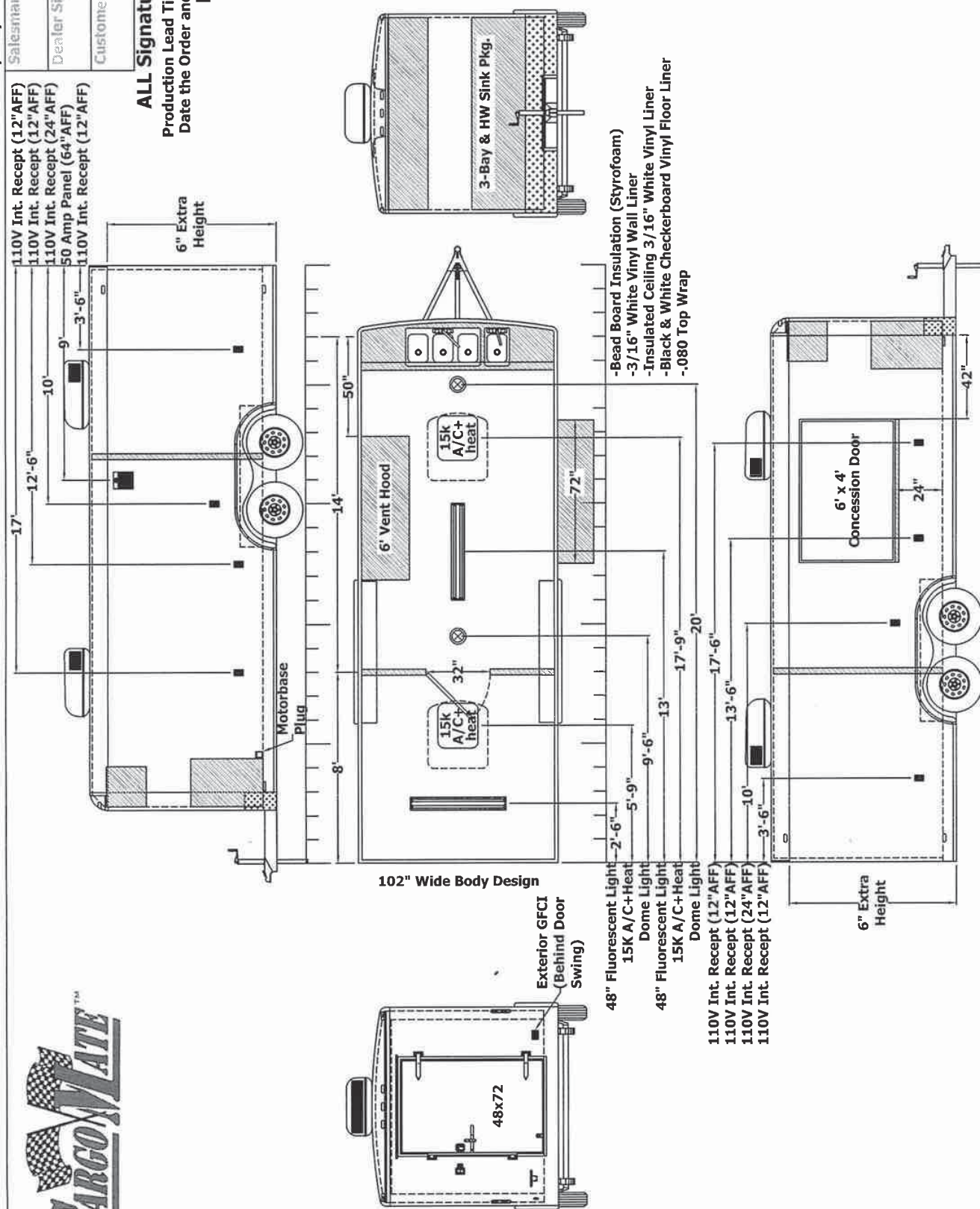
5/30/2018 4:21 PM

Salesman Signature

Dealer Signature

Customer Signature

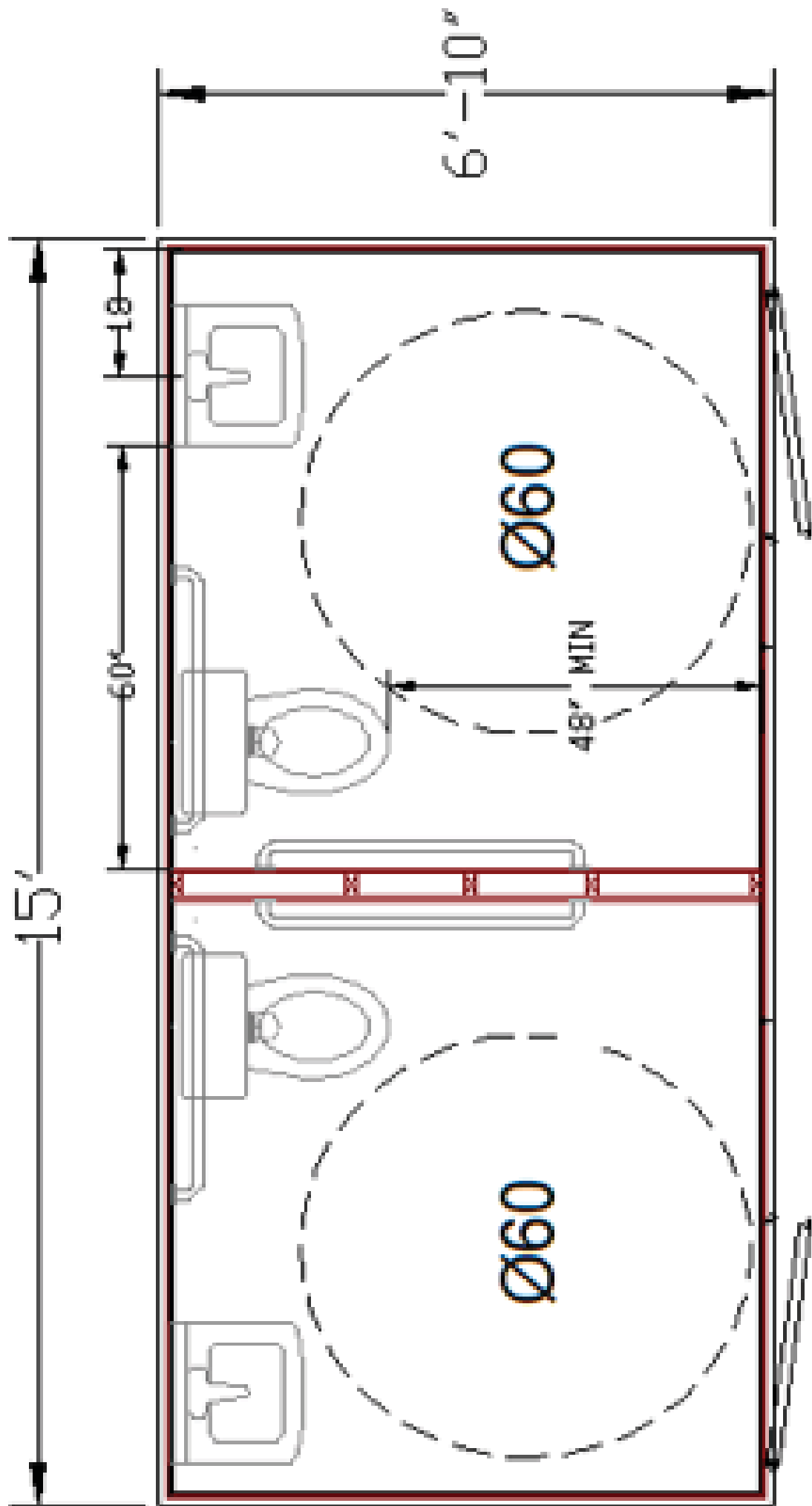
ALL Signatures Required
Production Lead Times Based on the
Date the Order and Print are Signed
Drawn By: CB



ACTUAL PRODUCT MAY VARY SLIGHTLY FROM THIS PRINT

This drawing contains private and confidential information that is property of Forest River Inc., a Berkshire Hathaway company.

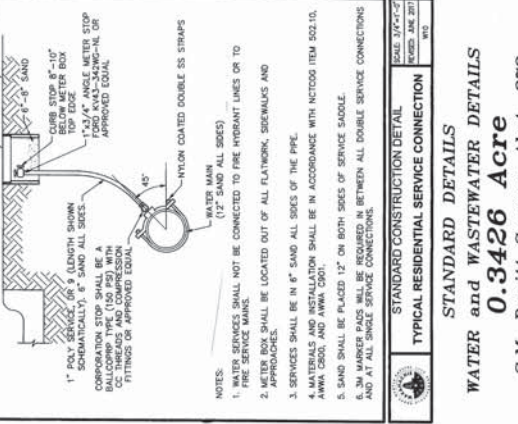
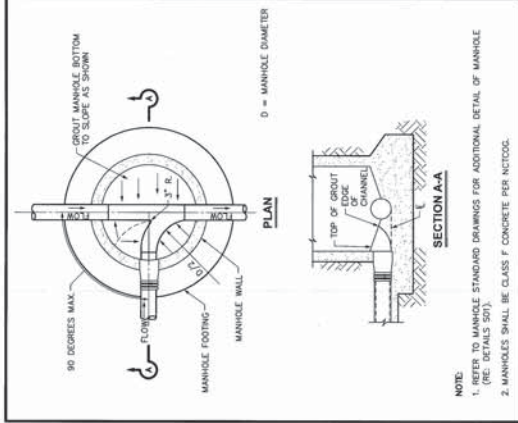
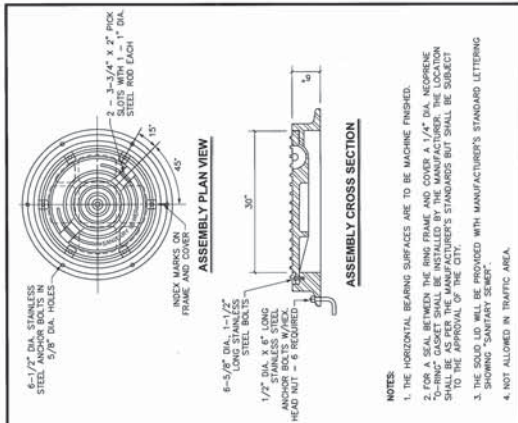
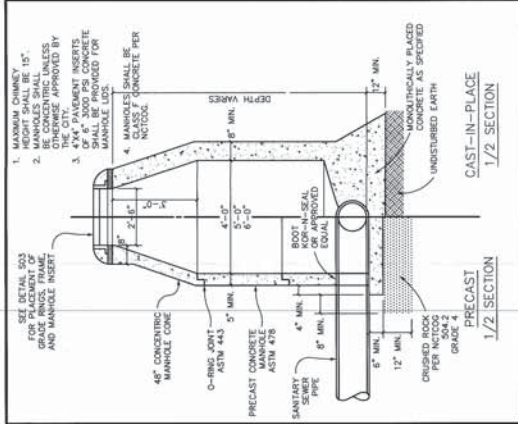
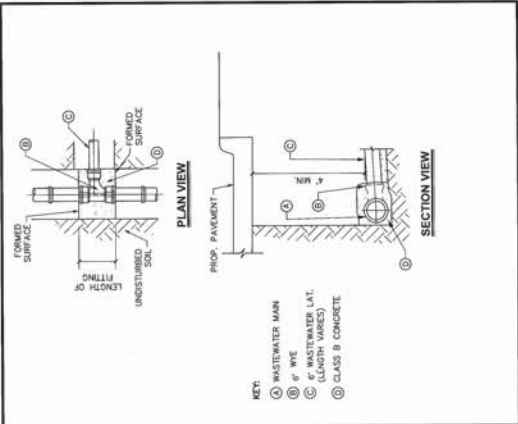
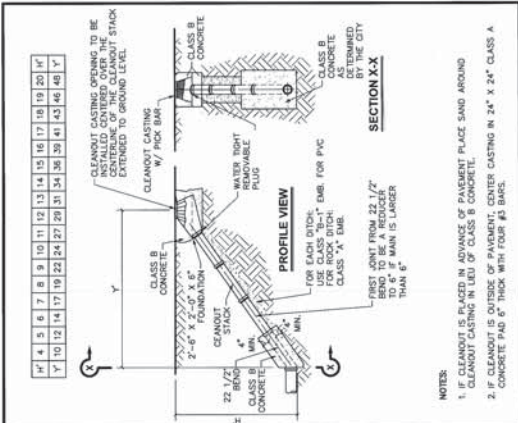
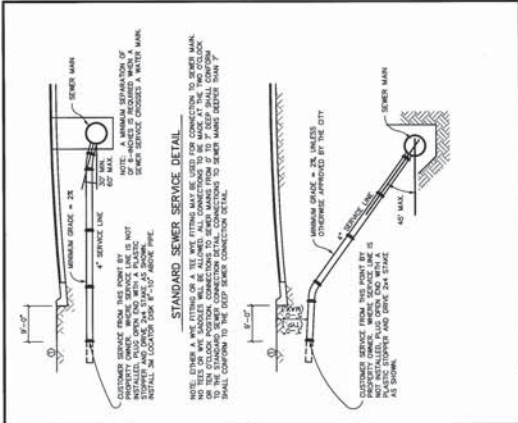
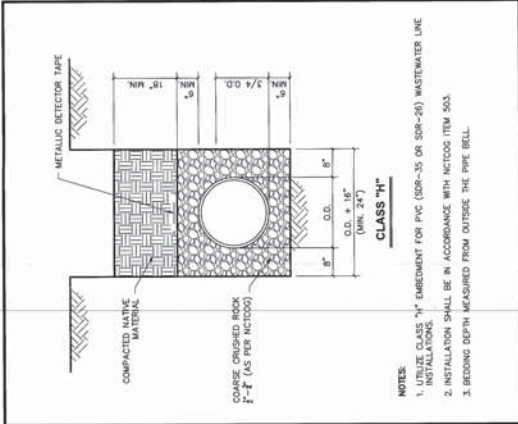




Double ADA Park Model Skid Unit | Sierra Series



Portable
Toilet Trailers, LLC
Mobile Restroom Trailers



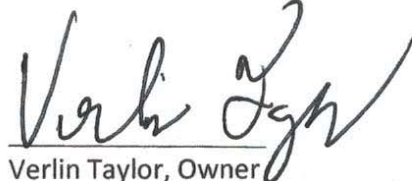
STANDARD DETAILS
WATER AND WASTEWATER DETAILS
0.3426 Acre
S.M. Duritt Survey, Abst. 272
in the City of Waxahachie,
Ellis County, Texas
(1501 Dr. Martin Luther King, Jr. Blvd.)

Shared Parking Agreement

This agreement is between Verlin Taylor, owner of Eastside Food Park and Senior Pastor, Mickey Williams of Straightway Non-Denominational Church. The agreement is as follows:

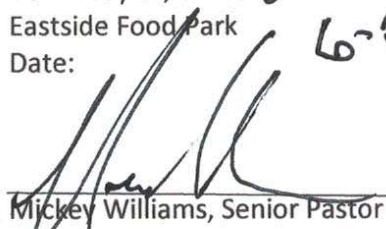
- 1) Once development of food park is approved by the City of Waxahachie, Verlin will communicate and coordinate with Pastor Williams regarding overflow parking on the church's property.
- 2) Food park customers will access the six parking spots at the back of the food park first. If no parking is available, then overflow will be available for customers to park.
- 3) Pastor Williams will designate the areas approved for parking on church's property. Verlin will bare the cost of signage on the church's property for customers.
- 4) Verlin will communicate with the **City of Waxahachie** and **TXDOT** to install public signage to ensure customer safety and to reduce traffic congestion on Graham and MLK.
- 5) During special occasions such as funerals or weddings at the church on Fridays or Saturdays, Verlin will delay the opening of the food park for **30 minutes to 1 ½ hours** to eliminate the possibility of traffic congestion. This communication will be posted on the food park's website or Face Book page.

Verlin or Pastor Williams have the right to terminate or modify this agreement at any time.



Verlin Taylor, Owner
Eastside Food Park
Date:

6-21-2018



Mickey Williams, Senior Pastor
Straightway Non-Denominational Church
Date: 6-21-18

CASE PD-18-0079

SUPPORT 1

OPPOSE 2

*Request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to **Planned Development-Commercial, with Concept Plan**, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)*

SUPPORT

1. Maggie Jones, 722 Perry Avenue, Waxahachie, TX 75165

OPPOSE

1. Edward Martinez, 104 Graham, Waxahachie, TX 75165
“I don’t want open air smells next to my house.”
2. Rosie M. Spain, 1411 Dr. Martin Luther King Jr Blvd., Waxahachie, TX 75165’’
“The traffic will be too congested and the area is too small for what he is trying to do.”
