

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION
JULY 10, 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

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, July 10, 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 June 26, 2018
 - b. Minutes of the Planning and Zoning Commission briefing of June 26, 2018
4. ***Consider*** request by Hannah Kirkman for a **Replat** of Lots 58, 59 and part of 60, Ferris Second Addition - Revised, to create Lots 58A and 59A, Ferris Second Addition - Revised, 0.657 acres (Property ID 173378 and 173369) – Owner: KYLE & HANNAH KIRKMAN and THERESA A GASE (RP-18-0099)
5. ***Consider*** request by Bryan Connally, CBG Surveying, LLC, for a **Preliminary Plat** of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (PP-18-0102)
6. ***Public Hearing*** on a request by John Blacker, Hart, Gaugler, & Associates for a Specific Use Permit (SUP) for **Private School** use within a Light Industrial-1 zoning district, located at 3209 N Highway 77 and 150 W. Butcher Road, being LOT 1 BLK A LIFE SCHOOL WAXAHACHIE ADDN & LOT 2 BLK A BOYKIN BUSINESS PARK PH 2 43.554 AC and LOT 1R BLK A BOYKIN BUSINESS PARK PH 2 2.311 AC (Property ID 191082 and 233735) - Owner: LIFESCHOOL OF DALLAS (SU-18-0104)
7. ***Consider*** recommendation of Zoning Change No. SU-18-0104

8. **Consider** request by John Blacker, Hart, Gaugler, & Associates for a **Replat** of Lot 1, Block A, Lifeschool Waxahachie Addition and Lot 1R, Block A, Boykin Business Park Phase 2, to create Lot 1R, Block A, Life School Waxahachie Addition, 45.142 acres (Property ID 191082 and 233735) – Owner: LIFESCHOOL OF DALLAS (RP-18-0103)
9. **Continue Public Hearing** on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a General Retail zoning district to **General Retail and Planned Development-Mixed Use Residential, with Concept Plan**, located at NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-18-0074)
10. **Consider** recommendation of Zoning Change No. PD-18-0074
11. **Public Hearing** on a request by Majd Chweki, Q Mart, for a Specific Use Permit (SUP) for **Convenience Store** use within a General Retail zoning district, located at 104 N Highway 77, Suite 106, being 50C 100A FERRIS 2ND 0.301 ACRES (Property ID 173382) - Owner: STEPHEN D SMITH (SU-18-0107)
12. **Consider** recommendation of Zoning Change No. SU-18-0107
13. Public Comments
14. 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.

Planning and Zoning Commission
June 26, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 26, 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
Bonney Ramsey
Jim Phillips

Member Absent: Betty Square Coleman
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
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 June 12, 2018
- b. Minutes of the Planning & Zoning Commission briefing of June 12, 2018
- c. Request by Mike Riley, Aspen Heights Construction, for a **Final Plat** of Aspen Heights for 1 lot, being 17.820 acres in the Emory W. Rogers Survey, Abstract 896 (Property ID 256879, 268390, 268389) – Owner: BRECKENRIDGE GROUP WAXAHACHIE TEXAS LP (FP-18-0105)

Action:

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

4. **Consider request by Kars Tamminga for a Final Plat of Pioneer Point Phase 1 and 2 for 20 lots, being 29.068 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 210780) in the Extra Territorial Jurisdiction – Owner: TAMMINGA FAMILY PRTNSP LTD (FP-18-0097)**

Ms. Kelly Dent, Planner, presented FP-18-0097 noting staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Kars Tamminga for a Final Plat of Pioneer Point Phase 1 and 2 for 20 lots, being 29.068 acres situated in the Charles Atteberry Survey,

Abstract 10 (Property ID 210780) in the Extra Territorial Jurisdiction – Owner: TAMMINGA FAMILY PRTNSP LTD (FP-18-0097). Vice Chairman Melissa Ballard seconded, All Ayes.

- 5. Consider request by Wes Dorough, JH-Development LLC, for a Final Plat of The Cove Phase Two for 94 residential and 1 open space lots, being 24.329 acres in the Henry Sange Survey, Abstract 1009, the Robert Russell Survey, Abstract 911, and the Henri Levy Survey, Abstract 629 (Property ID 223031) – Owner: MORITZ INTERESTS LTD (FP-18-0092)**

Ms. Dent presented FP-18-0092 noting staff recommended approval as presented and explained a Letter of Acceptance from the Public Works Department is required before the plat can be recorded.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Wes Dorough, JH-Development LLC, for a Final Plat of The Cove Phase Two for 94 residential and 1 open space lots, being 24.329 acres in the Henry Sange Survey, Abstract 1009, the Robert Russell Survey, Abstract 911, and the Henri Levy Survey, Abstract 629 (Property ID 223031) – Owner: MORITZ INTERESTS LTD (FP-18-0092) subject to staff comments stating the Public Works letter of acceptance is necessary prior to the recording of the plat. Ms. Bonney Ramsey seconded, All Ayes.

- 6. Consider Landscape Plan for The Cove Phase 2 as a companion to FP-18-0092 – Owner: MORITZ INTERESTS LTD**

Ms. Dent presented the Landscape Plan for The Cove Phase 2 as a companion to FP-18-0092 noting staff recommended approval as presented. She explained the monument sign will be on Oak Ridge Drive.

Mr. Jim Phillips asked if the monument sign will be lit at night. Mr. Terry Weaver, Red Oak, Texas, noted it would be lit.

Ms. Bonney Ramsey inquired about the landscaping. Mr. Weaver explained the open space on the plat will be grassed and irrigated.

Action:

Ms. Bonney Ramsey moved to approve a Landscape Plan for The Cove Phase 2 as a companion to FP-18-0092 – Owner: MORITZ INTERESTS LTD as presented. Mr. Jim Phillips seconded, All Ayes.

- 7. Consider Landscape Plan for Sheppard's Place as a companion to PP-17-0157 – Owner: JHDMC, LLC**

Ms. Dent presented the landscape plan as a companion to PP-17-0157 that was approved in the later part of 2017. Staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a Landscape Plan for Sheppard's Place as a companion to PP-17-0157 – Owner: JHDMC, LLC as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

- 8. Public Hearing on a request by Alyssa Martel, Solar City dba Tesla Energy, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 119 Rain Cloud Drive, being LOT 10 BLK Q BUFFALO RIDGE ADDN PH IIIB 0.173 AC (Property ID 267470) - Owner: MAU STEFAN & APRIL ROMAN (SU-18-0090)**

Chairman Keeler opened the Public Hearing.

Ms. Dent presented SU-18-0090 noting staff recommended approval as presented.

There being no others to speak for or against SU-18-0090, Chairman Keeler closed the Public Hearing.

- 9. Consider recommendation of Zoning Change No. SU-18-0090**

Action:

Ms. Bonney Ramsey moved to approve a request by Alyssa Martel, Solar City dba Tesla Energy, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 119 Rain Cloud Drive, being LOT 10 BLK Q BUFFALO RIDGE ADDN PH IIIB 0.173 AC (Property ID 267470) - Owner: MAU STEFAN & APRIL ROMAN (SU-18-0090) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

- 10. Consider request by Stan Beard, Buc-ee's Ltd, for a Preliminary Plat of Buc-ee's Addition for 4 lots, being 58.72 acres in the Elbert C. Newton Survey, Abstract 790, John Shavor Survey, Abstract 1000, and Peter B. Stout Survey, Abstract 1003 (Property ID 188453) – Owner: 60 WAX RE HOLDINGS, LLC (PP-18-0098)**

Ms. Dent presented PP-18-0098 noting staff recommended approval per the following staff comments:

1. 100 feet needs to be dedicated as Butcher Road at the northern border of the development.
2. Please update the title block to reflect the new lot count.
3. Private sewer line? This will be hard to maintain in the future without access or along a slope of the pond.

City Engineer James Gaertner explained the dedication as Butcher Road needs to be between 80-100 feet. He noted there are currently no calculations for the detention pond at this time.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Stan Beard, Buc-ee's Ltd, for a Preliminary Plat of Buc-ee's Addition for 4 lots, being 58.72 acres in the Elbert C. Newton Survey, Abstract 790, John Shavor Survey, Abstract 1000, and Peter B. Stout Survey, Abstract 1003 (Property ID 188453) – Owner: 60 WAX RE HOLDINGS, LLC (PP-18-0098) subject to staff comments, including amending comment number one to be 80-100 feet. Ms. Bonney Ramsey seconded, All Ayes.

- 11. Consider request by R. Jay Anthony, AP Land Development LLC, for a Preliminary Plat of Springside Estates Phase 1 for 5 residential and 2 non-residential lots, being 88.651 acres situated in the John Collet Survey, Abstract 221 (Property ID 138304, 138712, 138303) in the Extra Territorial Jurisdiction – Owner: AKP STILLWATER PARTNERSHIP and AP WAXAHACHIE LIMITED PARTNERSHIP (PP-18-0094)**

Chairman Keeler announced the request is for 58 residential lots, not 5.

Ms. Dent presented PP-18-0094 and explained the original preliminary plat previously approved expired and since then the name changed from Chautauqua Addition to Springside Estates. Staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by R. Jay Anthony, AP Land Development LLC, for a Preliminary Plat of Springside Estates Phase 1 for 58 residential and 2 non-residential lots, being 88.651 acres situated in the John Collet Survey, Abstract 221 (Property ID 138304, 138712, 138303) in the Extra Territorial Jurisdiction – Owner: AKP STILLWATER PARTNERSHIP and AP WAXAHACHIE LIMITED PARTNERSHIP (PP-18-0094) as presented. Ms. Bonney Ramsey seconded, All Ayes.

- 12. Consider request by R. Jay Anthony, AP Land Development LLC, for a Final Plat of Springside Estates Phase 1 for 5 residential and 2 non-residential lots, being 88.651 acres situated in the John Collet Survey, Abstract 221 (Property ID 138304, 138712, 138303) in the Extra Territorial Jurisdiction – Owner: AKP STILLWATER PARTNERSHIP and AP WAXAHACHIE LIMITED PARTNERSHIP (FP-18-0080)**

Ms. Dent presented FP-18-0080 and announced this request is for 58 residential lots, not 5. Staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by R. Jay Anthony, AP Land Development LLC, for a Final Plat of Springside Estates Phase 1 for 58 residential and 2 non-residential lots, being 88.651 acres situated in the John Collet Survey, Abstract 221 (Property ID 138304, 138712, 138303) in the Extra Territorial Jurisdiction – Owner: AKP STILLWATER PARTNERSHIP and AP WAXAHACHIE LIMITED PARTNERSHIP (FP-18-0080) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

13. Public Hearing on a request by Lance Rust, Joe Rust Co., for a Zoning Change from a Planned Development-Single Family-1 zoning district to Single Family-1 located on Lone Elm Road before the turn near Meadow Crest Drive (Property ID 180711) - Owner: WALKER BRINT & WALKER CLINT (ZC-18-0093)

Chairman Keeler opened the Public Hearing.

Ms. Dent presented ZC-18-0093 noting staff recommended approval as presented. She explained this request removes the property from the Kemp Ranch Zoning Area.

Ms. Trisha Loob, 105 Meadow Crest Drive, Waxahachie, expressed concern with allowing thirteen homes on the site. She asked that number be reduced.

Mr. Gaertner explained the current zoning allows for more homes and this zoning change will actually reduce that number to only allow one home on each lot.

Mr. Randy Durrett, 1537 Lone Elm Road, Waxahachie, inquired about fire coverage, city sewer services, and future annexation plans.

Mr. Gaertner explained the property is in the city limits and will have city fire and police protection. The lots are large enough to have septic tanks since there is no city sewer lines on the property.

Chairman Keeler explained staff can be contacted at city hall to discuss annexation questions.

There being no others to speak for or against ZC-18-0093, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. ZC-18-0093

Action:

Vice Chairman Melissa Ballard moved to approve a request by Lance Rust, Joe Rust Co., for a Zoning Change from a Planned Development-Single Family-1 zoning district to Single Family-1 located on Lone Elm Road before the turn near Meadow Crest Drive (Property ID 180711) - Owner: WALKER BRINT & WALKER CLINT (ZC-18-0093) as presented. Ms. Bonney Ramsey seconded, All Ayes.

15. Consider request by Lance Rust, Joe Rust Co., for a Preliminary Plat of Lone Elm Addition for 13 residential lots, being 21.607 acres in the E. H. Belcher Survey, Abstract 143 (Property ID 180711) – Owner: WALKER BRINT & WALKER CLINT (PP-18-0083)

Ms. Dent presented PP-18-0083 noting staff recommends approval per the following staff comments:

1. Please create a Block for this.

2. Remove the building lines from the plat.

Action:

Mr. Jim Phillips moved to approve a request by Lance Rust, Joe Rust Co., for a Preliminary Plat of Lone Elm Addition for 13 residential lots, being 21.607 acres in the E. H. Belcher Survey, Abstract 143 (Property ID 180711) – Owner: WALKER BRINT & WALKER CLINT (PP-18-0083) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

16. **Public Hearing on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a General Retail zoning district to General Retail and Planned Development-Mixed Use Residential, with Concept Plan, located at NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-18-0074)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue the Public Hearing to the July 10, 2018 Planning and Zoning Commission meeting.

17. **Consider recommendation of Zoning Change No. PD-18-0074**

Action:

Ms. Bonney Ramsey moved to continue a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a General Retail zoning district to General Retail and Planned Development-Mixed Use Residential, with Concept Plan, located at NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-18-0074) to the Planning and Zoning Commission meeting of July 10, 2018. Vice Chairman Melissa Ballard seconded, All Ayes.

18. **Consider request by James P. Moon, Attorney and Authorized Representative of Blue Bonnet Trails, LLC, Owner, for a PETITION TO EXTEND APPROVAL pursuant to Appendix C – Subdivisions, Section 2.3 – Procedures and Submission Requirements for Preliminary Plat Approval for Blue Bonnet Trail (Property ID 182266 and 182267) – Owner: BLUE BONNET TRAILS LLC (PP-18-0096)**

Ms. Dent presented PP-18-0096 noting staff recommended approval per the following staff comments:

1. Verify scale.
2. Marigold Lane appears to be 25 feet instead of 50 feet compared to the other 50 foot ROW. On the construction plans the ROW is within the current flood plain. Update this to match the construction plan ROW.

Ms. Dent explained this request is for an extension on a previous approved preliminary plat.

Mr. James Moon, 101 Vintage Drive, Red Oak, explained the development began 14 months ago to obtain easements to put in a sewer line. The construction plans were approved in April and he

is requesting to be relieved from the Right-of-Way requirement since the requirement has changed since the original preliminary plat was approved.

Mr. Gaertner noted the city will evaluate the pond to determine whether it will be maintained by the city as a park or leave the maintenance to the Homeowner's Association.

Action:

Mr. Jim Phillips moved to approve a request by James P. Moon, Attorney and Authorized Representative of Blue Bonnet Trails, LLC, Owner, for a PETITION TO EXTEND APPROVAL pursuant to Appendix C – Subdivisions, Section 2.3 – Procedures and Submission Requirements for Preliminary Plat Approval for Blue Bonnet Trail (Property ID 182266 and 182267) – Owner: BLUE BONNET TRAILS LLC (PP-18-0096) for a period of one year, subject to staff comments. Ms. Bonney Ramsey seconded, All Ayes.

19. Consider Landscape Plan for Blue Bonnet Trail as a companion to PP-18-0096 – Owner: BLUE BONNET TRAILS LLC

Chairman Keeler announced the Landscape Plan for Blue Bonnet Trail will be submitted with the Final Plat.

No action taken.

20. Continue Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059)

Chairman Keeler continued the Public Hearing.

Ms. Dent presented PD-18-0059 noting additional review is needed from the commission. She referenced the following staff concerns:

1. The lot coverage and density are higher than what is typically permitted in SF residential zoning districts.
2. The minimum dwelling unit area, lot area, width depth, and setbacks are smaller than what is typically permitted in SF residential zoning district.
3. The exterior construction will consist of 75 non-masonry materials.
4. The parking is not on the same lot as the main structure and the enclosed garages provide for fewer vehicles than is required for SF residences.
5. The per-lot planting is less than what is typically required for SF residences.

Ms. Dent reviewed the proposed Cottages at Cantrell as submitted by the developer:

- The homes will be designed and built in clusters of 7-8 (average), homes will range in size from 965 SF to 1,725 SF. No one size to exceed 50% of total homes built in development.

- Detached garages, while in close proximity, are purposely designed as a separate entity for maximum beautification of individual spaces.
- Amenities included that will be maintained by the Homeowner's Association include, landscaping, gym, dog park, and walking trails that will connect to Bullards Height Neighborhood Park.

Mr. Blain Vinson, 2317 Therrell Way, McKinney, reported changes were made due to staff concerns. The number of cottages decreased from 86 to 73, there is 60% green space, and the connection to Bullards Height Park was addressed. He requested a variance of the 25% masonry requirement so the homes can look like true cottages. He also noted due to the cottage size, the project may need a variance on the 40 square foot porch requirement.

Chairman Keeler asked if there will be an Architectural Review Committee and Mr. Vinson noted there would be.

Mr. Phillips inquired about the total number of buildings on the property and Mr. Vinson noted there would be an additional eleven cottages to serve as community centers.

Mr. Gaertner noted there were no comments from the Fire Marshal and requested an option to determine private or public streets on the property.

Those who spoke for:

Mr. Cole Morgan, 240 Spring Grove, Waxahachie

Mr. James Moon, 101 Vintage Court, Red Oak

Ms. Lacey Rogers, 603 Highland, Waxahachie

Ms. Amy Hedtke, 106 Vanderbilt, Waxahachie, asked who would be responsible for the maintenance on the carriage houses and the commission confirmed it would be the Homeowner's Association.

Ms. Gina Moore, 855 Cantrell, commended Mr. Vinson on this development and inquired about the developer acquiring additional property on Cantrell and Mr. Vinson noted there are no plans at this time.

Mr. Ken Moore, 855 Cantrell, inquired about the exit strategy in case of an emergency and Mr. Gaertner noted there would be two ways in and out of the development.

There being no others to speak for or against PD-18-0059, Chairman Keeler closed the Public Hearing.

21. Consider recommendation of Zoning Change No. PD-18-0059

Action:

Vice Chairman Melissa Ballard moved to approve a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC

ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059) subject to staff comments, requesting a detailed site plan to be approved in the future, and allowing the option to determine public or private streets on the property. Ms. Bonney Ramsey seconded, All Ayes.

- 22. Consider request by Erik Barnard for a Replat of Lots 1 & 2, Block 5, Parkhill Addition, to create Lots 1A, 1B, and 1C, Block 5, Parkhill Addition, 0.407 acres (Property ID 175202) – Owner: BEG PARTNERS LLC (RP-18-0095)**

Chairman Keeler announced the case has been withdrawn by the applicant.

- 23. Continue Public Hearing on a request by the City of Waxahachie to amend Sections 2.1 through 2.10, “Procedures”, of Appendix C, “Subdivisions”, of the City of Waxahachie City Code (TA-18-0089)**

Chairman Keeler announced the case has been withdrawn by the city.

- 24. Consider recommendation of Zoning Change No. TA-18-0089**

No action taken.

- 25. Public Comments**

Vice Chairman Ballard and Ms. Bonney Ramsey invited the community to attend the 4th of July festivities beginning Tuesday, July 3rd at the Sports Complex with a tailgate and fireworks show. The parade will begin at 10:00 a.m. on Wednesday, July 4th.

Chairman Keeler thanked the community for attending the meeting and for their input.

- 26. Adjourn**

There being no further business, the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning and Zoning Commission
June 26, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 26, 2018 at 6:00 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

Member Absent: Betty Square Coleman
Erik Barnard
David Hudgins

Others Present: Shon Brooks, Director of Planning
Kelly Dent, 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 explained TA-18-0089 has been withdrawn. He explained staff will schedule a joint work session in the upcoming months with the Planning and Zoning Commission and City Council to review updates to the Subdivision Ordinance.

Chairman Keeler asked if staff could inform developers that Planned Development cases may be continued for at least one meeting to give the commission adequate time to review.

Mr. Jim Phillips expressed concern with reaching the maximum number of multi-family developments according to the Comprehensive Plan.

Staff reviewed the following cases:

- RP-18-0095 has been withdrawn
- PD-18-0074 will be continued to the next meeting
- PP-18-0094 is a preliminary plat for 58 residential lots, not 5
- SU-18-0090 meets all requirements
- PP-18-0098 must show Butcher Road dedication on plat

Ms. Dent explained PP-18-0096 is requesting an extension of the original preliminary plat that was approved two years ago. City Engineer James Gaertner explained the developer has been working on obtaining easements for a water line and that contributed to the delay.

Staff recommended additional consideration for PD-18-0059. Ms. Dent explained the commission can request a detailed site plan be brought back at a future date for review. The commission discussed density in comparison to the number of enclosed garages, visitor parking,

the bridge connection to Bullard Heights Park, concern with the architectural renderings and the possibility of having an architectural review committee, cottage limit, square foot limit, and maintenance of onsite amenities by the Homeowner's Association.

3. Adjourn

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0099



MEETING DATE(S)

Planning & Zoning Commission: July 10, 2018

City Council: July 16, 2018

CAPTION

Consider request by Hannah Kirkman for a **Replat** of Lots 58, 59 and part of 60, Ferris Second Addition - Revised, to create Lots 58A and 59A, Ferris Second Addition - Revised, 0.657 acres (Property ID 173378 and 173369) – Owner: KYLE & HANNAH KIRKMAN and THERESA A GASE (RP-18-0099)

CASE INFORMATION

Applicant: Hannah Kirkman

Property Owner(s): Kyle & Hannah Kirkman and Theresa Gase

Site Acreage: 0.657 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Adequate Public Facilities: These properties are on City services.

SUBJECT PROPERTY

General Location: 616 Dunn Street and 622 Dunn Street

Parcel ID Number(s): 173378 and 173369

Current Zoning: Single Family-2

Existing Use: Single family residences

Platting History: This is a portion of the Ferris Second Addition – Revised.

Site Aerial:



STAFF CONCERNS

1. Application and Ellis County fees remain outstanding. The applicant is responsible for paying \$439.00 before this plat can be filed.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has cleared platting comments. The fees 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 drawings

APPLICANT REQUIREMENTS

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

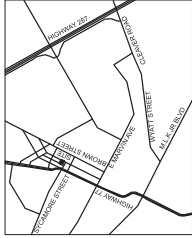
STAFF CONTACT INFORMATION

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

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



0 25 50
SCALE: 1" = 50'



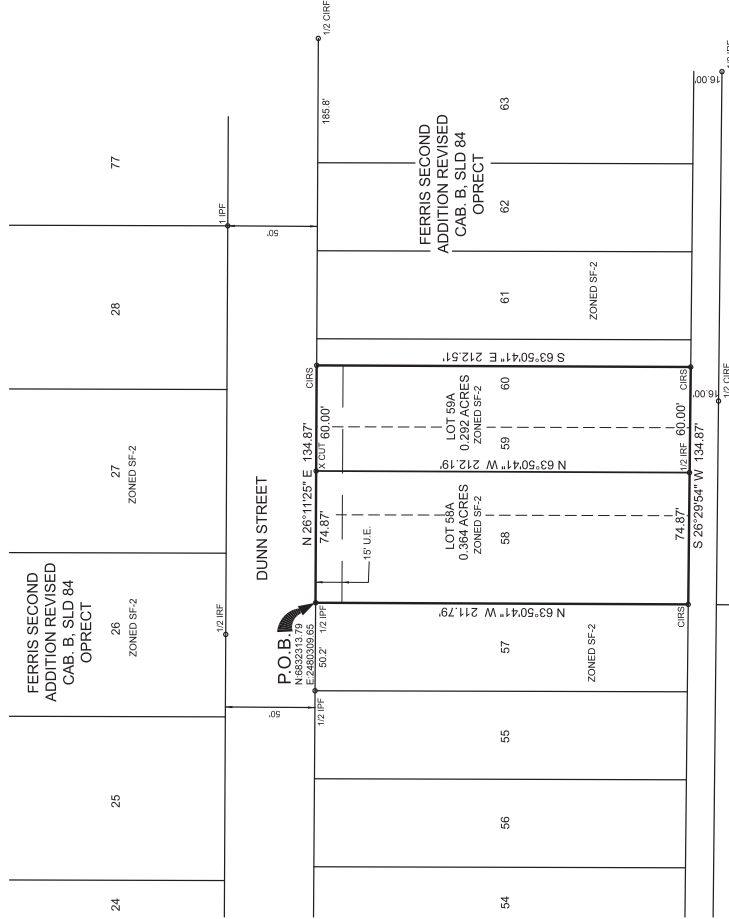
VICINITY MAP
1" = 5000'

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS STATE
PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE
4202, NAD 83 PER GPS OBSERVATIONS
THE SUBJECT PROPERTY LIES WITHIN ZONE "X".
DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE
FLOOD INSURANCE RATE MAP NO. 4818000190F,
DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY."

LEGEND

CRS= 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
IN CONCRETE
IPF= IRON ROD FOUND
OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
(xxxx) = RECORD CALL
UE = UTILITY EASEMENT



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ELLIS:

WHEREAS, KYLE KIRKMAN AND HANNAH KIRKMAN, A GASE ARE
THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED
ABSTRACT NO. 296, IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND
BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO KYLE KIRKMAN
AND HANNAH KIRKMAN, RECORDED IN INSTRUMENT NUMBER, 1729146, OF THE
PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF
LAND DESCRIBED IN DEED TO THERESA A. GASE, RECORDED
IN INSTRUMENT NUMBER 1723966, OPRECT, AND BEING ALL OF LOT 58 ALL OF
LOT 59 AND A PORTION OF LOT 60, FERRIS SECOND ADDITION, AN ADDITION
TO THE CITY OF WAXAHACHE, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF
SAID LOT 58, BEING THE SOUTHWEST CORNER OF SAID KIRKMAN TRACT AND
THE COMMON NORTHWEST CORNER OF LOT 57 OF SAID FERRIS SECOND
ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID KIRKMAN TRACT AND
IN DEED TO PENNY L. GREATHOUSE, RECORDED IN VOLUME 7293, PAGE 943,
OPRECT, SAID POINT BEING IN THE EAST RIGHT-OF-WAY (ROW) LINE OF DUNN
STREET (A 50' ROW);

THENCE N 26°11'25" E, ALONG THE WEST LINE OF SAID LOTS 56, 59 AND 60, THE
WEST LINE OF SAID KIRKMAN TRACT, THE WEST LINE OF SAID GASE TRACT
AND THE COMMON EAST ROW LINE OF SAID DUNN STREET, A DISTANCE OF
134.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.657 ACRES OF LAND,
MORE OR LESS;

THENCE S 83°50'41" E, ALONG THE NORTH LINE OF SAID GASE TRACT OVER
THE COMMON EAST ROW LINE OF SAID DUNN STREET, A DISTANCE OF 134.87
FEET TO THE POINT OF BEGINNING, CONTAINING 0.657 ACRES OF LAND,
MORE OR LESS;

THENCE S 26°29'54" W, ALONG THE EAST LINE OF SAID LOTS 60, 59 AND 58, THE
EAST LINE OF SAID GASE TRACT, THE EAST LINE OF SAID KIRKMAN TRACT AND
THE COMMON WEST LINE OF SAID 16' WIDE ALLEY, A DISTANCE OF 134.87 FEET
TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST
CORNER OF SAID KIRKMAN TRACT, THE SOUTHEAST CORNER OF SAID KIRKMAN TRACT
AND THE NORTHEAST CORNER OF SAID GREATHOUSE TRACT;

THENCE N 83°50'41" W, ALONG THE SOUTH LINE OF SAID LOT 58, THE SOUTH
LINE OF SAID KIRKMAN TRACT AND THE COMMON NORTH LINE OF SAID LOT 57
AND THE NORTH LINE OF SAID GREATHOUSE ADDITION, A DISTANCE OF 211.79
FEET TO THE POINT OF BEGINNING AND CONTAINING 0.657 ACRES OF LAND,
MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KYLE KIRKMAN AND HANNAH KIRKMAN AND THERESA A. GASE, DO
HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED
PROPERTY AS FERRIS SECOND ADDITION, REVISED LOTS 58A & 59A, AN
ADDITION TO THE CITY OF WAXAHACHE, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: THE CITY OF WAXAHACHE, TEXAS,
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, THE STREETS AND ALLEYS
ON THIS PLAT OR BUILDINGS, FENCES, TREES, SHRUBS OR OTHER
IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON,
OVER OR WITHIN THE EASEMENTS AS SHOWN, EXCEPT THAT LAND
OWNERS MAY MAINTAIN OR PLACE THEREON ANY BUILDINGS, FENCES,
TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH
DO NOT INTERFERE WITH THE PUBLIC USE OF THE EASEMENTS AS
SHOWN ON THIS PLAT, AND THE CITY OF WAXAHACHE, TEXAS, MAY ALSO BE
USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES
AND THE CITY OF WAXAHACHE, TEXAS, MAY ALSO BE USED FOR THE
USE TO PARTIAL OR ENTIRE USE BY THE CITY OF WAXAHACHE, TEXAS,
SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF.
THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE
RIGHT TO MAINTAIN OR PLACE THEREON 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 OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON,
OVER OR WITHIN THE EASEMENTS AS SHOWN, EXCEPT THAT LAND
OWNERS MAY MAINTAIN OR PLACE THEREON ANY BUILDINGS, FENCES,
TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH
DO NOT INTERFERE WITH THE PUBLIC USE OF THE EASEMENTS AS
SHOWN ON THIS PLAT, AND THE CITY OF WAXAHACHE, TEXAS, MAY ALSO BE
USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES
AND THE CITY OF WAXAHACHE, TEXAS, MAY ALSO BE USED FOR THE
USE TO PARTIAL OR ENTIRE USE BY THE CITY OF WAXAHACHE, TEXAS,
SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF.
THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE
RIGHT TO MAINTAIN OR PLACE THEREON 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 OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON,
OVER OR WITHIN THE EASEMENTS AS SHOWN, EXCEPT THAT LAND
OWNERS MAY MAINTAIN OR PLACE THEREON ANY BUILDINGS, FENCES,
TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH
DO NOT INTERFERE WITH THE PUBLIC USE OF THE EASEMENTS AS
SHOWN ON THIS PLAT, AND THE CITY OF WAXAHACHE, TEXAS, MAY ALSO BE
USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES
AND THE CITY OF WAXAHACHE, TEXAS, MAY ALSO BE USED FOR THE
USE TO PARTIAL OR ENTIRE USE BY THE CITY OF WAXAHACHE, TEXAS,
SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF.

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

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2018.

KYLE KIRKMAN

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 KYLE KIRKMAN,
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 _____, 2018.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

FERRIS SECOND ADDITION, REVISED LOTS 58A & 59A

BEING A REPLAT OF

LOT 58, LOT 59 & PART OF LOT 60
FERRIS SECOND ADDITION,
REVISED

CABINET B, SLIDE 84

PLAT RECORDS, ELLIS COUNTY
TEXAS

CITY OF WAXAHACHE, TEXAS
ELLIS COUNTY, TEXAS

0.657 ACRES
2 LOTS
ZONED SF-2

JOB NO. 1145

MAY 2018

PAGE 1 OF 1

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY L. JACKSON, RPLS, DO HEREBY CERTIFY THAT I
PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY
THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL
SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION
ORDINANCE OF THE CITY OF WAXAHACHE.

"Preliminary, this document shall not
be recorded for any purpose and shall
not be used as evidence in any proceeding
as a final survey document"

TIMOTHY L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 9544

CASE RP-18-0099

SUPPORT 2

OPPOSE 0

Request by Hannah Kirkman for a **Replat** of Lots 58, 59 and part of 60, Ferris Second Addition - Revised, to create Lots 58A and 59A, Ferris Second Addition - Revised, 0.656 acres (Property ID 173378 and 173369) – Owner: KYLE & HANNAH KIRKMAN and THERESA A GASE (RP-18-0099)

SUPPORT

1. Jimmy and Vanessa Vaughn, 615 Dunn Street, Waxahachie, TX 75165
2. Ricky Robertson, 610 Dunn Street, Waxahachie, TX 75165

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0102



MEETING DATE(S)

Planning & Zoning Commission: July 10, 2018

City Council: July 16, 2018

CAPTION

Consider request by Bryan Connally, CBG Surveying, LLC, for a **Preliminary Plat** of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (PP-18-0102)

CASE INFORMATION

Applicant: Bryan Connally, CBG Surveying LLC

Property Owner(s): CFLP Investments LLC

Site Acreage: 2.00 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 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: This development will be on City services.

SUBJECT PROPERTY

General Location: 1406 MLK

Parcel ID Number(s): 182038

Current Zoning: Light Industrial-1 and Single Family-3

Existing Use: Single family residence

Platting History: Silas M. Durrett Survey, Abstract 272

Site Aerial:



STAFF CONCERNS

1. This development fronts onto TxDOT right-of-way. Before building a residence on Lot 1, a driveway permit from TxDOT is needed. Because of the spacing, a variance from TxDOT is needed. This is not an issue at platting, but staff want to ensure all know this.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has addressed all applicable comments. The above concern is a notification.

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

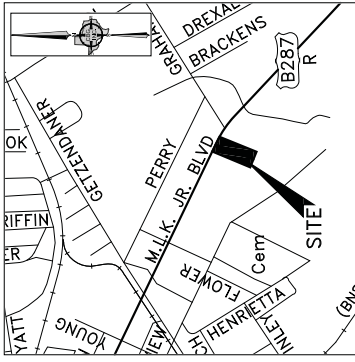
APPLICANT REQUIREMENTS

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



VICINITY MAP
1" = 1000'

CURB/LANE LENGTH	THICK	INCHES	BEARINGS	LENGTH
186.33'	24.00"	186.33'	S 89°17'43" E	186.33'
243.68'	24.00"	243.68'	S 89°17'43" E	243.68'

SHEET 1 OF 2

PRELIMINARY PLAT

RODRIGUEZ-KING ADDITION

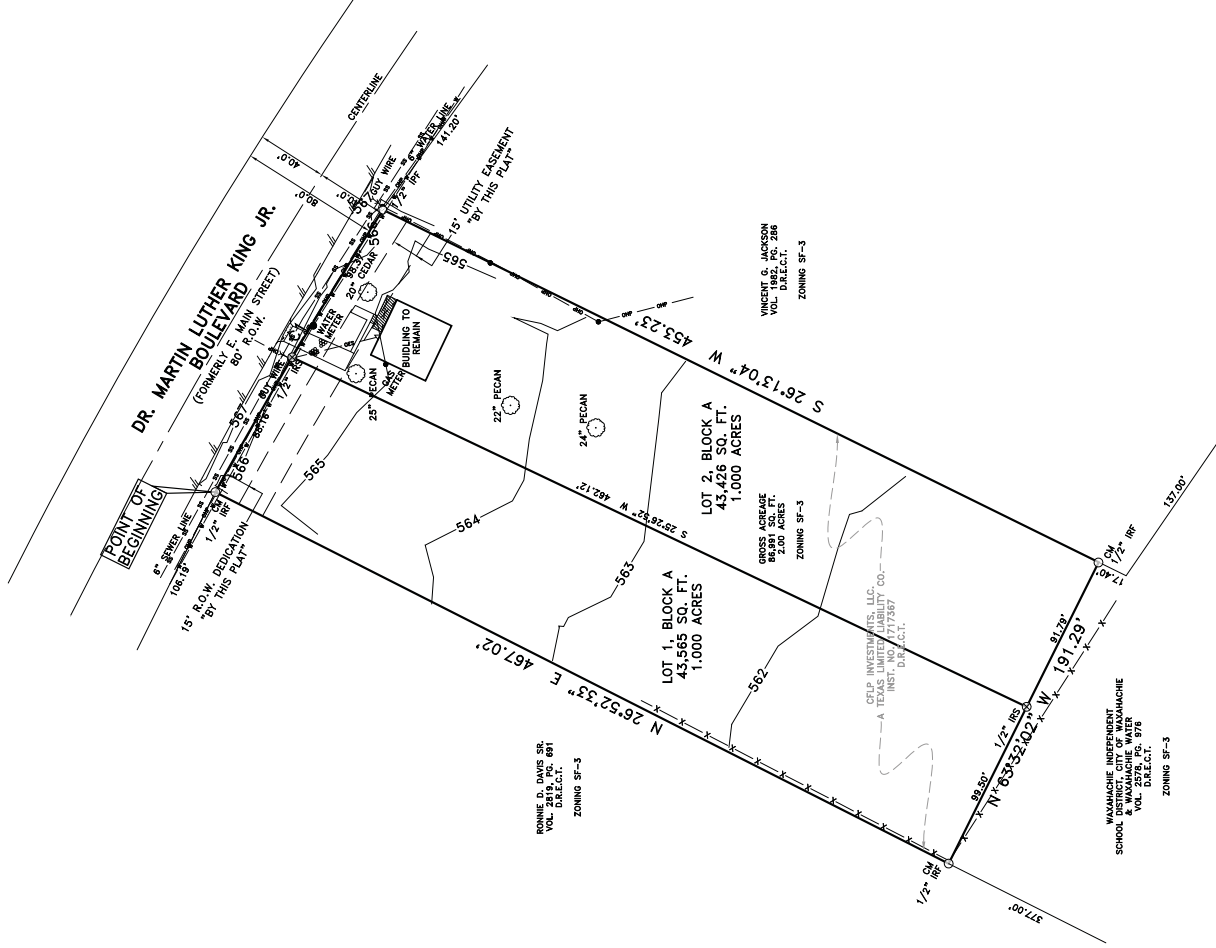
LOTS 1 & 2, BLOCK A

86,991 SQ.FT. / 2.00 ACRES

AND BEING A TRACT OF LAND SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS



SCALE: 1"=50' / DATE: 05/29/18 / JOB NO. 1705845-1PLAT / DRAWN BY: CC



LEGEND

D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT
VOL. = VOLUME
PG. = PAGE
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2" IRS = 1/2 INCH IRON ROD SET WITH A
PLASTIC YELLOW CAP STAMPED
"CBG SURVEYING"

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) BENCHMARKS:
STATION=D0710221
N=6,855,055.53681
E=2,479,546.72456
Z=621.64498
STATION=D0710251
N=6,809,399.94981
E=2,475,876.23114
Z=598.73830
- 3) ACCORDING TO THE F.I.R.M. NO. 48139C0190F, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 6) PURPOSE OF THIS PLAT IS TO CREATE ONE LOT INTO TWO LOTS.

OWNER: CFLP INVESTMENTS, LLC

PEDRO RODRIGUEZ

1050 PIERCE ROAD

RED OAK-TEXAS-75154

PERC@GOLDTECHN@TNOO.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pedro Rodriguez acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as RODRIGUEZ-KING ADDITION, 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 _____, 2018.

By:

Authorized Signature of Owner

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 Pedro Rodriguez, Owner, 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 _____ day of _____, 2000.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, 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.

(seal)

Bryan Connally
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, CFLP Investments, LLC., a Texas Limited Liability Company is the Owner of a tract of land situated in the Silas M. Durrett Survey, Abstract No. 272, Ellis County, Texas, same being a tract of land conveyed to CFLP Investments, LLC., a Texas Limited Liability Company, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 1717367, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ronnie D. Davis Sr., by deed recorded in Volume 2819, Page 691, Deed Records of Ellis County, Texas, and being in the Southwest right-of-way of Dr. Martin Luther King Boulevard (80 foot right-of-way), also being the beginning of a non-tangent curve turning to the right, with a radius of 2836.89 feet, a delta angle of 03 degrees 46 minutes 02 seconds, a chord bearing of South 59 degrees 17 minutes 45 seconds East, and a chord length of 186.50 feet;

THENCE along said curve to the right, along the Southwest right-of-way line of said Dr. Martin Luther King Boulevard, an arc length of 186.53 feet to a 1/2 inch iron pipe found for corner, said corner being the North corner of a tract of land conveyed to Vincent G. Jackson, by deed recorded in Volume 1982, Page 286, Deed Records, Ellis County, Texas, also being in the Southwest right-of-way line of said Dr. Martin Luther King Boulevard;

THENCE South 26 degrees 13 minutes 04 seconds West, along the Northwest line of said Jackson tract, a distance of 453.23 feet to a 1/2 inch iron rod found for corner, said corner being the most northerly Northeast corner of a tract of land conveyed to Waxahachie Independent School District, City of Waxahachie & Waxahachie Water, by deed recorded in Volume 2578, Page 976, Deed Records, Ellis County, Texas;

THENCE North 63 degrees 32 minutes 02 seconds West, along the most Northerly Northeast line of said Waxahachie Independent School District tract, a distance of 191.29 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Waxahachie Independent School District tract, and being in the Southeast line of said Davis tract;

THENCE North 26 degrees 52 minutes 33 seconds East, along the Southeast line of said Davis tract, a distance of 467.02 feet to the POINT OF BEGINNING and containing 86,991 square feet or 2.00 acres of land.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____ Date _____
Mayor

By: _____ Date _____
Attest

GENERAL NOTES

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983. NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) BENCHMARKS:
STATION=D0710221
N=6,809.399, 9.4981
E=2,475.676, 2.3114
Z=-598.73830

3) ACCORDING TO THE F.I.R.M. NO. 48139C0190F, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

SHEET 2 OF 2

PRELIMINARY PLAT

RODRIGUEZ-KING ADDITION

LOTS 1A & 2A, BLOCK 1

86.991 SQ.FT. / 2.00 ACRES

PART OF HARRIETT I. NOWLIN SUBDIVISION
AND BEING A TRACT OF LAND SITUATED IN THE
SILAS M. DURRETT SURVEY, ABSTRACT NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS



OWNER: CFLP INVESTMENTS, LLC
PEDRO RODRIGUEZ
1050 PIERCE ROAD
RED OAK-TEXAS-75154
P: 214-786-4445
PEROGOLDCAM@YAHOO.COM

SCALE: 1"=50' / DATE: 05/29/18 / JOB NO. 1705845-1PLAT / DRAWN BY: CC

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0104



MEETING DATE(S)

Planning & Zoning Commission: July 10, 2018

City Council: July 16, 2018

CAPTION

Public Hearing on a request by John Blacker, Hart, Gaugler, & Associates for a Specific Use Permit (SUP) for **Private School** use within a Light Industrial-1 zoning district, located at 3209 N Highway 77 and 150 W. Butcher Road, being LOT 1 BLK A LIFE SCHOOL WAXAHACHIE ADDN & LOT 2 BLK A BOYKIN BUSINESS PARK PH 2 43.554 AC and LOT 1R BLK A BOYKIN BUSINESS PARK PH 2 2.311 AC (Property ID 191082 and 233735) - Owner: LIFESCHOOL OF DALLAS (SU-18-0104)

CASE INFORMATION

Applicant: John Blacker, Hart, Gaugler & Associates

Property Owner(s): Life School of Dallas

Site Acreage: 45.142 acres

Current Zoning: Light Industrial-1

Requested Zoning: Light Industrial-1 with SUP

SUBJECT PROPERTY

General Location: 3209 N Highway 77 and 150 W Butcher

Parcel ID Number(s): 191082 and 233735

Existing Use: Life School

Development History: See companion case RP-18-0103 for the platting history for this case.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI1	Life Middle School
East	PD-SF3	Currently undeveloped
South	LI1	Currently undeveloped
West	HI	George Pacific

Future Land Use Plan: Industrial and 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).

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 site is accessed via Butcher Rd, a proposed Major Thoroughfare A (120' ROW). Appropriate dedication was made in the platting case.



Site Image:

PLANNING ANALYSIS

The applicant seeks to establish a private school inside the two existing buildings at what is currently the Boykin Business Park. Private schools are permitted within Light Industrial-1 zoning, but a Specific Use Permit (SUP) must be obtained prior to obtaining a Certificate of Occupancy (CO).

These buildings would function as accessory buildings to the primary school building on the site. Due to their size, they must match the main building and must be renovated to function as classrooms. The plan is for the Phase 1 building to be renovated in 2018, with the Phase 2 building being renovated in 2019-20, after the current tenants vacate. There may be an additional Phase 3 building constructed between the current Phase 1 and Phase 2 buildings, for the 2022 school year. Should that occur, the applicant must apply for an administrative site plan.

The existing pole signs will be removed when the Phase 2 building is vacated by the current tenants. There is a plan to add signage on the newly-renovated classrooms after Phase 3. However, this signage must be approved before installation.

The applicant is aware that COs cannot be obtained for each phase until the renovations are completed into classrooms, with matching façades.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 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 06/22/2018.

STAFF CONCERNS

1. None.

APPLICANT RESPONSE TO CONCERNS

1. All comments have been satisfied.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Site plan
2. Narrative
3. Landscape plan
4. Life School current photo
5. Phase 1 elevation
6. Phase 2 elevation

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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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



LEGEND

PROPERTY LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING GAS LINE
EXISTING STORM LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED STORM LINE
EXISTING CONTOURS
PROPOSED CONTOURS

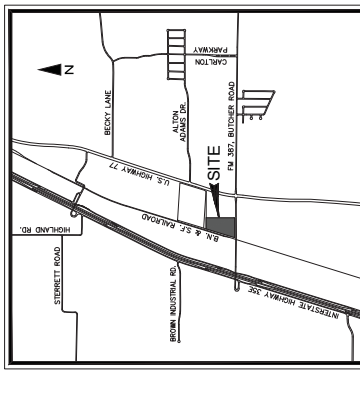
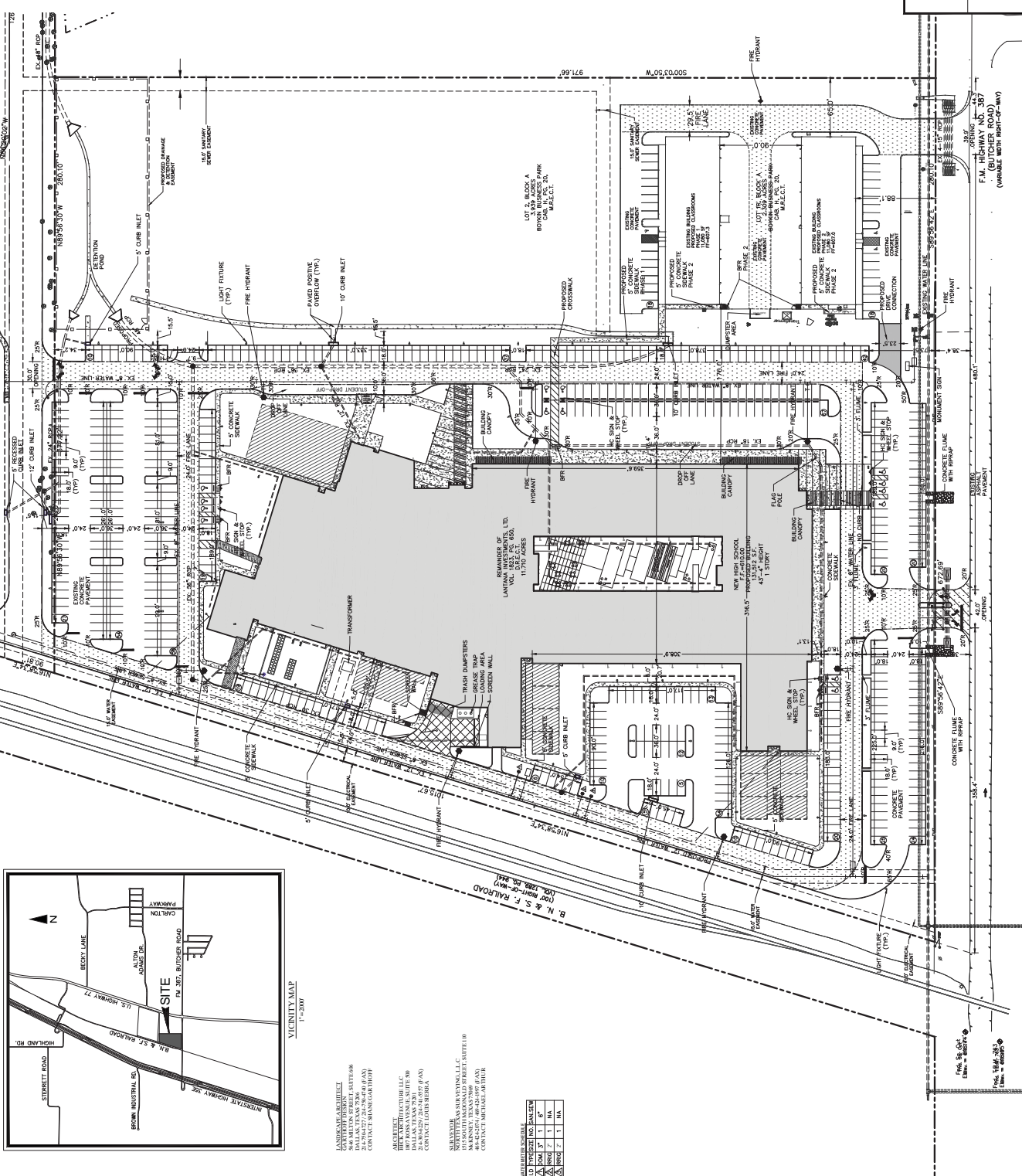
CONCRETE SIDEWALK
CONCRETE FIRE LANE
PARKING COUNT

SITE DATA SUMMARY

EXISTING ZONING	U 1
LAND USED	RECREATION
LAND USED EXISTATION	50,000
GROSS AREA	17,688
NET AREA	17,688
NUMBER OF LOTS	1
BUILDING AREA (BUILDING FOOTPRINT)	15,872 s.f.
NUMBER OF STORES	1
MAXIMUM BUILDING HEIGHT	45'-4"
MAXIMUM PARKING STALLS	427
STAFF/75	1000
STUDENTS	553
FACILITY & STAFF	80
PROVIDED LOADING SPACES	3

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB
 2. ALL ON-SITE ELECTRICAL CONDUCTORS SHALL BE LOCATED UNDERGROUND
 3. ALL THE REQUIREMENTS OF THE CITY OF WAXAHACHIE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION
 4. CONSTRUCTION SHALL BE 2.0' UNLESS OTHERWISE NOTED
 5. ALL SPACES ARE 9.0' WIDE UNLESS OTHERWISE NOTED

LIFE HIGH SCHOOL WAXAHACHIE
17,000 (50,000 S.F.)
PETER B. STOUT SURVEY ABSTRACT NO. 1002
THOMAS SHELBY SURVEY ABSTRACT NO. 1002
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
HART, GAUGLER & ASSOCIATES, INC.
12801 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243
972-239-5111 / 972-239-5055 (Fax)
CONTACT: SHAWN THOMAS
MAY 30, 2016



UNDESIGNED SCHEDULE

7-2000

LANDSCAPE ARCHITECT

5606 MILLIKEN STREET, SUITE 206

214-596-7571 214-596-6846 (FAX)

CONTACT: JENNIFER GARDNER

ARCHITECT

1000 W. 10TH STREET, SUITE 200

214-596-7571 214-596-6846 (FAX)

CONTACT: LOUIS MERRA

INTERIOR DESIGNER

1000 W. 10TH STREET, SUITE 200

214-596-7571 214-596-6846 (FAX)

CONTACT: MICHAEL ARTHUR

B. N. & S. F. RAILROAD
1007 NORTH 4TH WAY
DALLAS, TEX. 75201

UNDESIGNED SCHEDULE			
NO.	NO.	NO.	NO.
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HART GAUGLER + ASSOCIATES

June 14, 2018

Kelly L. Dent
City of Waxahachie, Texas
Planning Department
401 S. Rogers
Waxahachie, Texas 75168

Re: Life High School Waxahachie
SU-18-0104
HGA Project Number 218045

Dear Kelly:

Life School has purchased the two buildings east of their existing campus at 170 Butcher Rd. The purchased tract is 2.309 acres and is zoned LI-1. We are replatting the Life School tract to include this 2.309 acres. The existing buildings are presently fully leased with lease expirations that span from 6/30/2018 to 12/31/2019. The north building tenant lease expires on 6/30/2018 so that building will be the first one to develop into classroom space. The desire is to renovate the interior of the building to create computer and science lab spaces for the 2019 school year (phase 1).

Once the south building leases expire, that building will be renovated to create classroom space and a dance studio for the 2020 school year (phase 2). As additional classroom space is needed, phase 3 may include the infill between the two buildings for additional classroom space for the 2022 school year.

The exterior of the building facades will be improved to better resemble the existing campus buildings. The existing pole type signage will be removed when all of the tenant leases expire. Long term, we will be adding signage on the building facing west after phase 3 is complete.

Please contact me with any questions or comments you may have.

Sincerely,
Hart, Gaugler + Associates, Inc.

John D. Blacker, P.E.
Principal

F:\2018\218045\Civil\Submittals\City Submittals\218045-Design SUP Narrative.doc



LIFE HIGH SCHOOL

170

FIRE LANE NO PARKING

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0103



MEETING DATE(S)

Planning & Zoning Commission: July 10, 2018

City Council: July 16, 2018

CAPTION

Consider request by John Blacker, Hart, Gaugler, & Associates for a **Replat** of Lot 1, Block A, Lifeschool Waxahachie Addition and Lot 1R, Block A, Boykin Business Park Phase 2, to create Lot 1R, Block A, Life School Waxahachie Addition, 45.142 acres (Property ID 191082 and 233735) – Owner: LIFESCHOOL OF DALLAS (RP-18-0103)

CASE INFORMATION

Applicant: John Blacker, Hart, Gaugler & Associates

Property Owner(s): Life School of Dallas

Site Acreage: 45.142 acres

Number of Lots: 1 lot

SUBJECT PROPERTY

General Location: 3209 N Highway 77 and 150 W Butcher

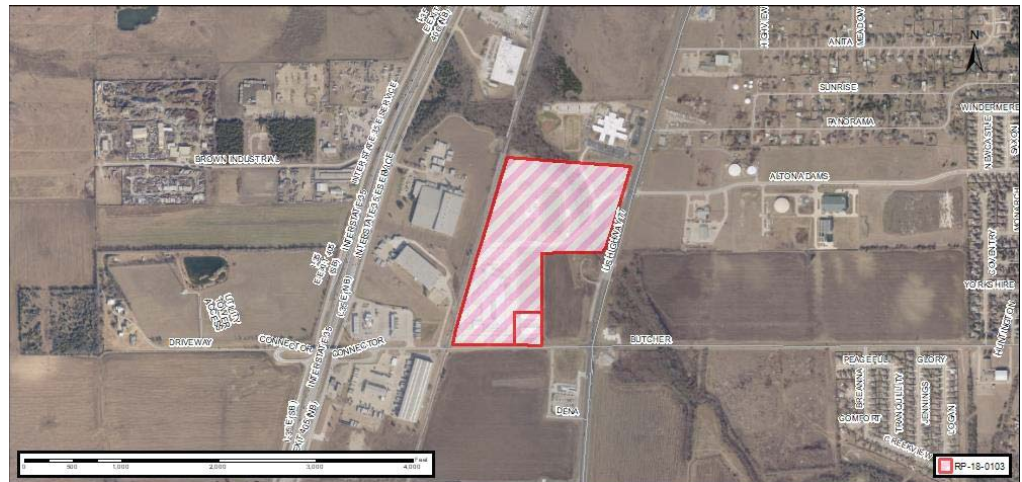
Parcel ID Number(s): 191082 and 233735

Current Zoning: Light Industrial-1

Existing Use: Life School

Platting History: The final plat for The Life School Waxahachie Addition was approved by City Council on March 2, 2015. The replat for the Boykin Business Park Lots 1R and 2, Block A, was approved on March 2, 2015.

Site Aerial:



STAFF CONCERNS

1. Ellis County fees of \$79.00 remain outstanding.

APPLICANT RESPONSE TO CONCERNS

1. Applicant's submittals have addressed all platting concerns. Fees remain outstanding. The plat cannot be filed until all fees are cleared.

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

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0074



MEETING DATE(S)

Planning & Zoning Commission: July 10, 2018

City Council: July 16, 2018

CAPTION

Public Hearing on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a General Retail zoning district to **General Retail and Planned Development-Mixed Use Residential, with Concept Plan**, located at NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-18-0074)

CASE INFORMATION

Applicant: Josh Spoerl Arrive Architecture Group

Property Owner(s): Lyons American Securities

Site Acreage: 10.6200 acres

Current Zoning: General Retail

Requested Zoning: General Retail and Planned Development-Mixed Use Residential

SUBJECT PROPERTY

General Location: NE corner of US 287 Bypass Service Road at FM 813

Parcel ID Number(s): 227073 and 138302

Existing Use: Currently undeveloped

Development History: R Russell Survey, Abstract No. 911

Case No.	Direction from Site	Request	Result
SUP-18-0034	East	SUP for auto laundry or car wash	Approved

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF2	Single family residence
East	GR	Car wash
South	PD-GR	Car wash
West	N/A	TxDOT ROW for HWY 287

Future Land Use Plan:

Office, Low Density Residential, and Retail

Comprehensive Plan:

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

The Low Density Residential 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.

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 site is access via Dean Box, FM 813, Palomino, and HWY 287 Frontage Road. Palomino and Dean Box are Secondary Thoroughfare D (80' Row), while FM 813 is a Major Thoroughfare B (110' ROW).



Site Image:

PLANNING ANALYSIS

The applicant seeks to develop this property in four (4) tracts that will accommodate hotel, mixed-use residential (MUR), office, and retail uses.

The MUR development will be on tract 1, with a Planned Development-Mixed Use Residential zoning. It will consist of 220 apartment dwellings in a four (4)-story building. This will have fifty-one (51) tuck-under single car garages, a reduction from the requirement of having 110 garages. The trash compactor is approximately 290 feet from the furthest apartment unit, though City standards set a maximum distance of 250 feet. The building length will be greater than the City's 200-foot maximum. The building's exterior will be eighty-five (85) percent masonry (fifty (50) percent masonry, thirty-five (35) percent stucco) and fifteen (15) percent cementitious fiberboard (restricted to courtyards).

Tract 2 will house the hotel, with a food or café option. Tract 3 will house nine (9) potential restaurants, while tract 4 will have the office/retail component. All buildings on the various tracts will share a compatible color palette.

The applicant will adhere to City standards, with an exception for the MUR zoning because it will not have at least twenty (20) percent non-residential uses. The intent is to create a development that is unified in appearance and ensures quality retail and residential uses along one of the City's most visible thoroughfares. The City remains concerned about the provision of non-residential in Tract 1, and would like to see the ground floor of the side facing onto the back of the hotel (Tract 2) incorporate additional general retail or neighborhood services uses on the ground floor. The City remains concerned about the risk of approving additional multi-family housing without a guarantee of non-residential uses on the tract, and would prefer a guarantee that the hotel is constructed before the MUR development.

PD DEVELOPMENT STANDARDS

Please examine the included Concept Plan Provisions to see the requested planned development standards.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 15 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 06/08/2018.

STAFF CONCERNS

1. The City would like to see the ground floor of the MUR building (Tract 1) incorporate additional non-residential square footage.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions.

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. Cover sheet
2. Zoning exhibit
3. Master plan
4. Multi-family component site plan
5. Conceptual landscape plan
6. Multi-family elevations
7. Signage concept plan
8. Multi-family component signage plan
9. Concept plan provisions
10. Multi-family component detail sheets

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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

REVISION	DATE NOTED	SHEET NO.	PROJECT NUMBER
	CONCEPT		
	02-12-18		
	SUBMITTAL DATE:		
	LOT DATE:		
	AAG		

STAL

ARRIVE
ARCHITECTURE GROUP

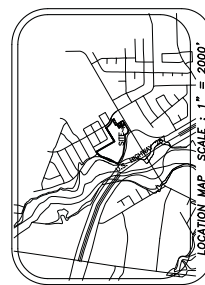
Architecture
Planning
Project Management

2344 Highway 121 • Suite 100 • Brentwood, Texas 75021 • www.arrivead.com
PH 817.514.0584 • FX 817.514.0584

THE VILLAGE

WAXAHACHIE, TEXAS





of the City of Waxahachie, in Ellis County, Texas

D&M
ENGINEERS

DAVIS & McDILL, Inc.

P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307
(A Texas licensed engineering firm #1-426)

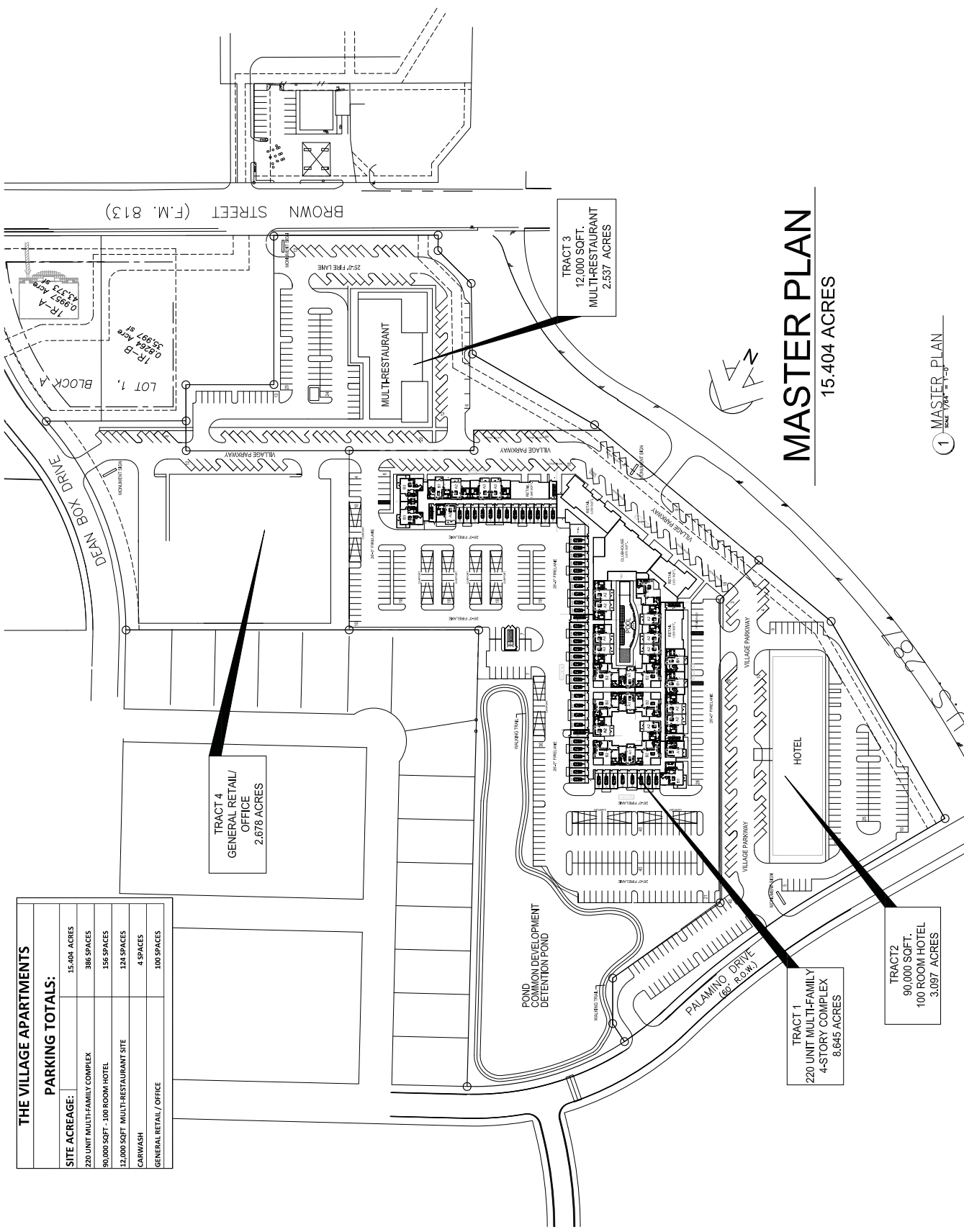
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—BASE—PRELIM-PLAT
SHEET OF 2 SHEETS

Mar. 28, 2018

LEGEND

- Wire Fence
- Wood Fence
- Iron Fence
- Chain Link Fence
- Railroad Track
- Cable TV
- Gas Line
- Petroleum Pipeline
- Electric Line
- Sanitary Sewer Line
- Water Line
- Underground Telephone
- Telephone

THE VILLAGE APARTMENTS	
PARKING TOTALS:	
SITE ACREAGE:	15.404 ACRES
220 UNIT MULTI-FAMILY COMPLEX	386 SPACES
90,000 SQFT - 100 ROOM HOTEL	156 SPACES
12,000 SQFT MULTIRESTAURANT SITE	124 SPACES
CARWASH	4 SPACES
GENERAL RETAIL / OFFICE	100 SPACES



MASTER PLAN 15.404 ACRES

1 MASTER PLAN
DATE: 7/21/2020

TRACT 2
90,000 SQFT.
100 ROOM HOTEL
3,097 ACRES

TRACT 1
220 UNIT MULTI-FAMILY
4-STORY COMPLEX
8,645 ACRES

TRACT 3
12,000 SQFT.
MULTIRESTAURANT
2,537 ACRES

TRACT 4
GENERAL RETAIL/
OFFICE
2,676 ACRES

THE VILLAGE
Waxahachie, Texas

ARRIVE
ARCHITECTURE GROUP
Project Management
2744 Highway 371, Suite 100
Irving, Texas 75039
714.873.0084 - 714.873.0084
www.arrivead.com

SEAL

REVISIONS	
DATE	
BY	
CHECKED BY	
APP'D	
DATE	
PROJECT NO.	
PROJECT NAME	
TRACT NO.	
TRACT NAME	
ZONING	
AS NOTED	G1.12

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MULTIFAMILY LOT

SITE INFORMATION	
LOT AREA: 10,000 S.F. (0.23 AC)	
PARKING SPACES: 30 SPACES	
INTERIOR LANDSCAPE AREAS	
REQUIRED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
PROVIDED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
LANDSCAPE BUFFER (STREET/STREET/STREET)	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
STREET TREES	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
SCENERY	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	

RESTAURANT LOT

SITE INFORMATION	
LOT AREA: 10,000 S.F. (0.23 AC)	
PARKING SPACES: 30 SPACES	
INTERIOR LANDSCAPE AREAS	
REQUIRED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
PROVIDED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
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STREET TREES	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
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SCENERY	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	

HOTEL LOT

SITE INFORMATION	
LOT AREA: 10,000 S.F. (0.23 AC)	
PARKING SPACES: 30 SPACES	
INTERIOR LANDSCAPE AREAS	
REQUIRED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
PROVIDED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
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SCENERY	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	

OFFICE LOT

SITE INFORMATION	
LOT AREA: 10,000 S.F. (0.23 AC)	
PARKING SPACES: 30 SPACES	
INTERIOR LANDSCAPE AREAS	
REQUIRED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
PROVIDED: 4% OF BALDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA.	
LANDSCAPE BUFFER (STREET/STREET/STREET)	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
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STREET TREES	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
SCENERY	
REQUIRED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	
PROVIDED: 10' BUFFER FROM ALL 4 SIDES OF STREET FRONTAGE.	

PREPARE:	
(1) DRAFTING	
(2) CHECKING	
(3) REVIEWING	
(4) APPROVAL	

CLIENT:	
2544 Highway 121	
Bedford, TX 76021	

THE VILLAGE

WAXAHACHIE, TEXAS



CONCEPT MASTER PLAN	
THE VILLAGE	
WAXAHACHIE, TEXAS	
2544 HIGHWAY 121	
CONCEPT LANDSCAPE PLAN	
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1 CONCEPT LANDSCAPE PLAN

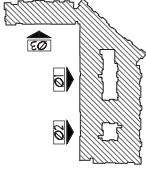
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GRAPHIC SCALE IN FEET

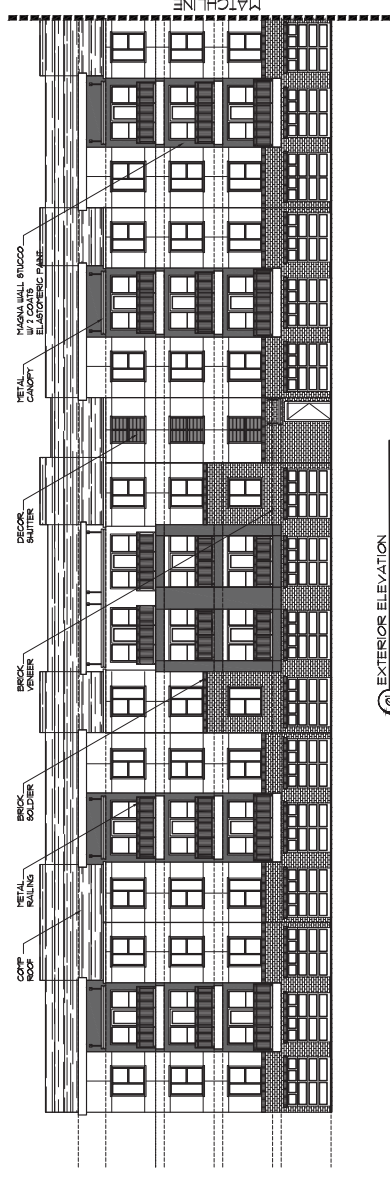
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BUILDING KEY PLAN



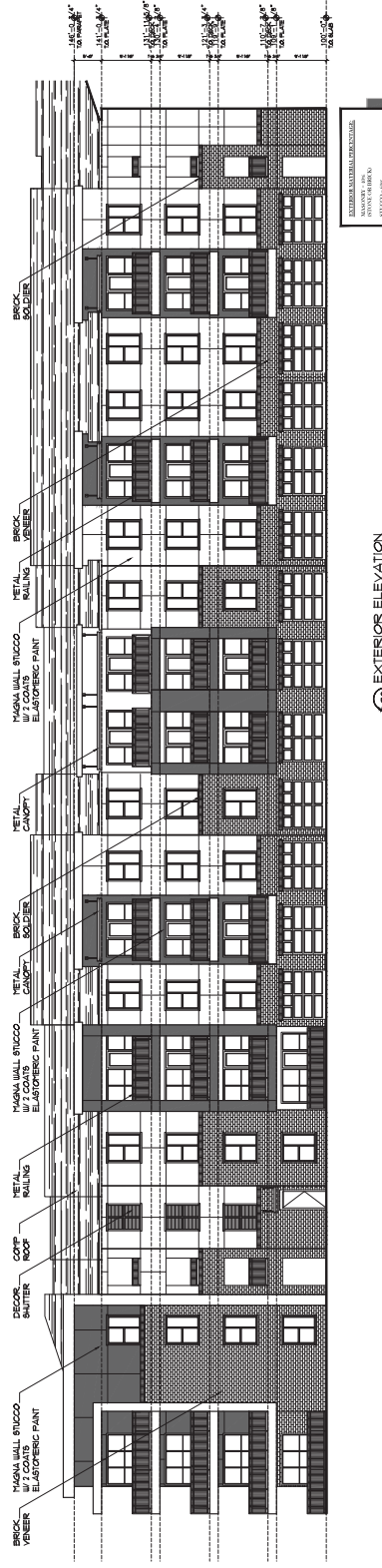
EXTERIOR ELEVATION



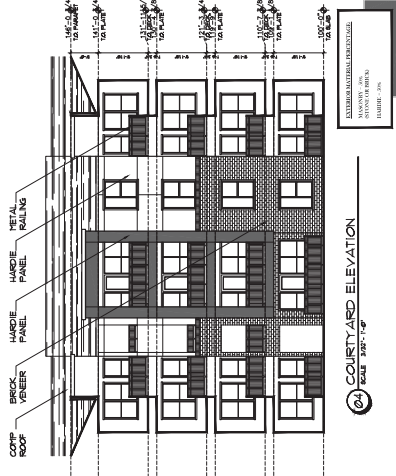
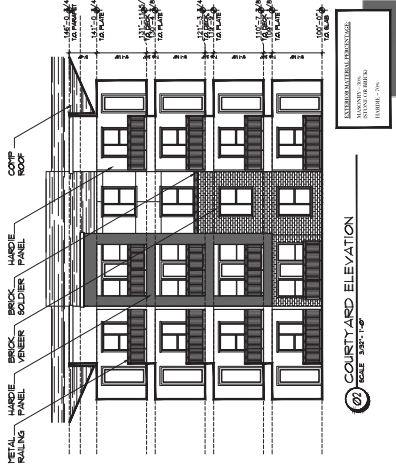
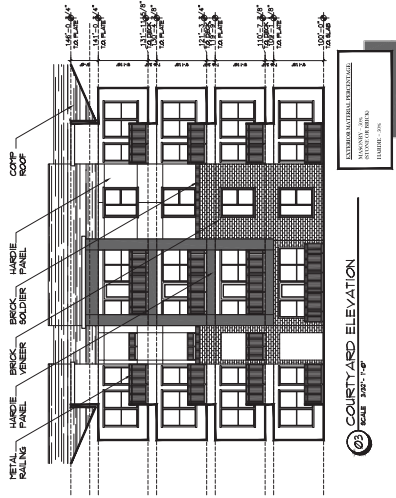
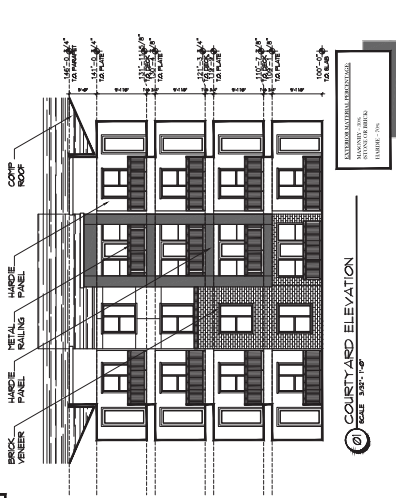
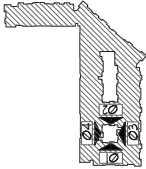
EXTERIOR ELEVATION



03 EXTERIOR ELEVATION



BUILDING KEY PLAN



THE VILLAGE

Waxahachie, Texas

2013 ARBERRY ARCHITECTURE CENTER
ARCHITECT: ARBERRY ARCHITECTURE
DATE: 01/15/14
REVISION: 01/15/14
SCALE: 3/8" = 1'-0"

2013 ARBERRY ARCHITECTURE CENTER
ARCHITECT: ARBERRY ARCHITECTURE
DATE: 01/15/14
REVISION: 01/15/14
SCALE: 3/8" = 1'-0"

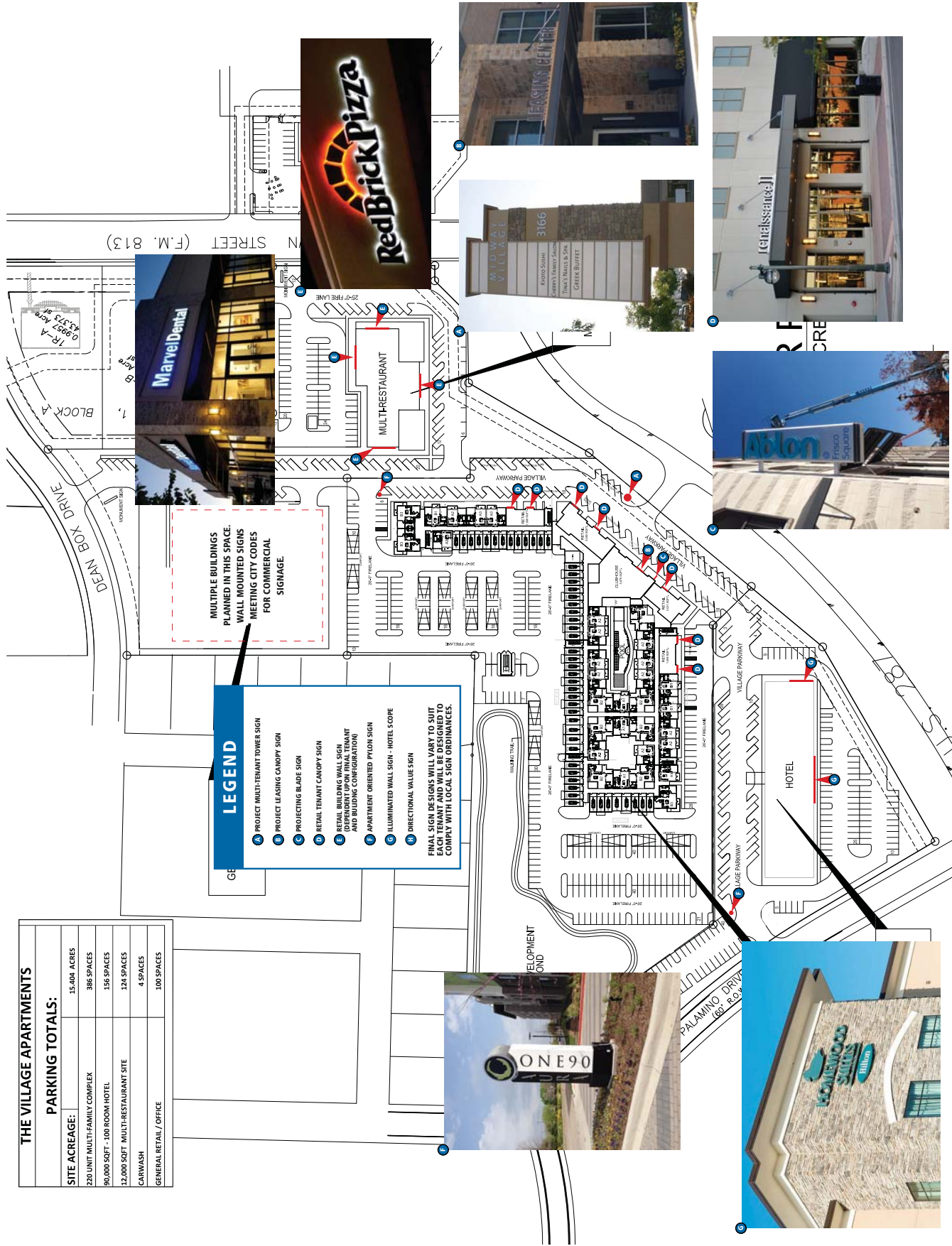
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ARCHITECT:	ARBERRY ARCHITECTURE
DATE:	01/15/14
REVISION:	01/15/14
SCALE:	3/8" = 1'-0"
PROJECT:	2013 ARBERRY ARCHITECTURE CENTER
ARCHITECT:	ARBERRY ARCHITECTURE
DATE:	01/15/14
REVISION:	01/15/14
SCALE:	3/8" = 1'-0"

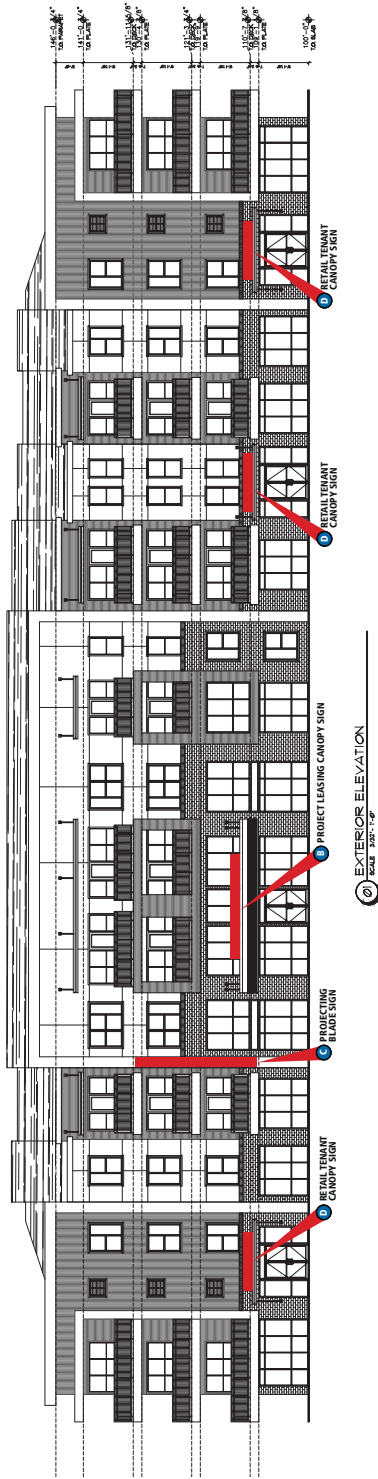
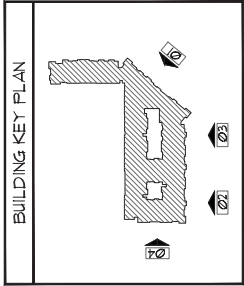
THE VILLAGE APARTMENTS		
PARKING TOTALS:		
SITE ACREAGE:		15.404 ACRES
220 UNIT MULTI-FAMILY COMPLEX		386 SPACES
90,000 SQFT - 100 ROOM HOTEL		156 SPACES
12,000 SQFT MULTI-RESTAURANT SITE		124 SPACES
CARWASH		4 SPACES
GENERAL RETAIL / OFFICE		100 SPACES

THE VILLAGE
WAXAHACHIE, Texas

ARRIVE ARCHITECTURE GROUP
Architecture Planning Project Management
2544 Highway 121, Suite 100 • Bedford, Texas 76022 • www.arrivead.com
PH 817.574.0384 • FX 817.574.0894

REVISION	ISSUED FOR:	04-25-18	CHECKED BY:	AAG
	SCALE:	AS NOTED	REV. DATE:	
	PROJECT NUMBER:			
	SHEET NO.			
	G1.12			

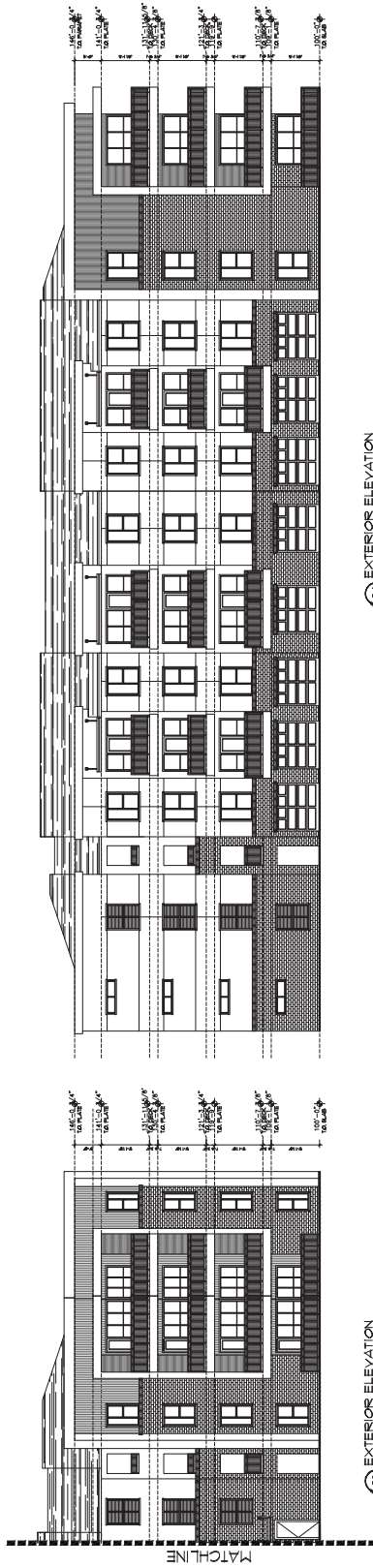




01 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



02 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



03 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

04 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

A5.01 EXTERIOR ELEVATIONS

THE VILLAGE

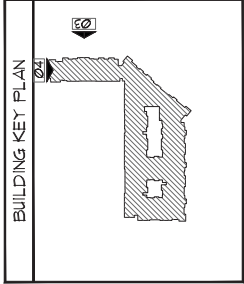
WAXAHACHIE, Texas

ARRIVE
ARCHITECTURE GROUP
Project Management
Architecture
Planning
2344 Highway 137 - Suite 100 - Austin, Texas 78721
www.arrivea.com
PHOTOGRAPHY: JEFFREY L. SMITH
PHOTOGRAPHY: JEFFREY L. SMITH

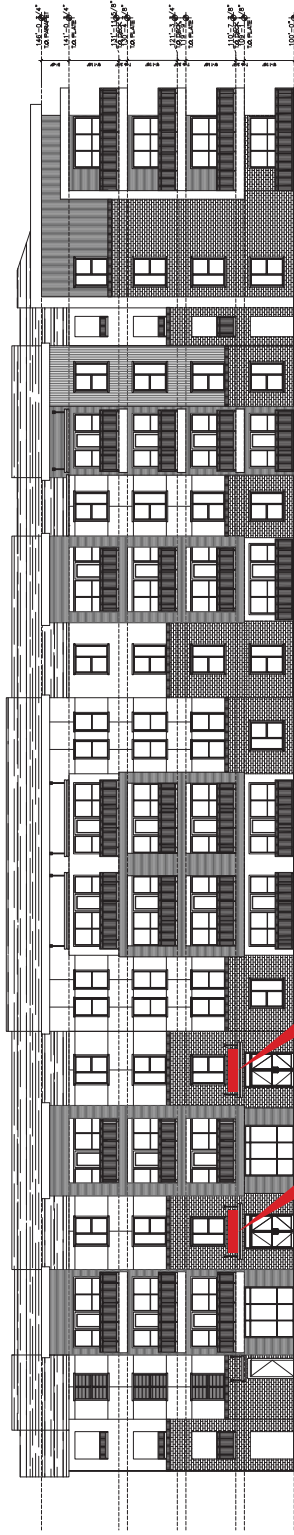
REVISION

NO.	DATE	BY	CHKD.	DESCRIPTION
01	04-06-18	AG	AG	PROJECT START
02	04-06-18	AG	AG	PROJECT START
03	04-06-18	AG	AG	PROJECT START
04	04-06-18	AG	AG	PROJECT START
05	04-06-18	AG	AG	PROJECT START
06	04-06-18	AG	AG	PROJECT START
07	04-06-18	AG	AG	PROJECT START
08	04-06-18	AG	AG	PROJECT START
09	04-06-18	AG	AG	PROJECT START
10	04-06-18	AG	AG	PROJECT START

AS NOTED
A5.01



01 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



02 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

RETAIL TENANT CANOPY SIGN

RETAIL TENANT CANOPY SIGN

THE VILLAGE

WAXAHACHIE, Texas

ARRIVE
ARCHITECTURE GROUP
Project Management
Architecture
2344 Highway 101 - Suite 100 - Bedford, Texas 76021
www.arrivead.com
PH: 817.334.0242 FAX: 817.334.0244

REVISION	DATE

PROJECT NO.	04-06-18
PROJECT NAME	THE VILLAGE
PROJECT ADDRESS	04-06-18
PROJECT CITY	WAXAHACHIE
PROJECT STATE	TX
PROJECT ZIP	75090
PROJECT PHONE	817.334.0242
PROJECT FAX	817.334.0244
PROJECT EMAIL	info@arrivead.com
PROJECT WEBSITE	www.arrivead.com
PROJECT DATE	04-06-18
PROJECT TIME	10:00 AM
PROJECT LOCATION	04-06-18
PROJECT STATUS	AS NOTED
PROJECT NO.	A5.03

EXHIBIT B

CONCEPT PLAN PROVISIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to permit the construction of The Village at Waxahachie Master Planned Community. This Master Plan, of 16.957 acres will contain four (4) tracts:

- Tract 1 which is 8.645 acres will be a 220-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)
- Tract 2 which is 3.097 acres will be a 100-bed (+/-) hotel site. This tract will keep the base zoning of General Retail (GR)
- Tract 3 which is 2.537 acres will be a 12,000 sqft. (+/-) Multi-restaurant site. This tract will keep the base zoning of General Retail (GR)
- Tract 4 which is 2.678 acres will be general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Any conditions found within the Multiple Family District-2 (MF-2) zoning district or the General Retail District (GR) 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 (MF-2) is the intended base zoning classification for Tract 1 underlying this PD. The MF-2 zoning district is an attached residential district intended to provide the highest residential density of eighteen (18) dwelling units per acres. The principle 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.

PD District Development Standards

Description of Request

- The intent of this Master Plan PD is to have a mixed use residential complex, Tract 1 surrounded by general retail, Tracts 2,3 and 4. The mixed use residential complex would set the standards to be used on the exterior surfaces of the surrounding structures

Proposed Use of Property

- The intent of Tract 1 of the Master Plan is to construct a 220-unit, 4-story Mixed Use Residential complex
- The intent of Tract 2 of the Master Plan is to construct a 100 bed (+/-) hotel
- The intent of Tract 3 of the Master Plan is to construct 12,000 square feet (+/-) of multi-restaurant space
- The intent of Tract 4 of the Master Plan is to construct general retail/office space
- The construction of the 4 tracts would be phased. Tract 1 would be constructed first, followed by Tract 4, then Tract 3. Tract 2 would conclude the construction of this master planned community.

General Development Requirements

•Tract 1

- 19.3 Height Regulations: The MUR structure will be 4-story's
- 19.4 Area Regulations: There are 51 tuck under single car garage spaces
- 19.5 Refuse Facilities: Compactor is approximately 290'-0" from furthest unit
- 19.6 Special Requirements: Building length exceeds 200'-0
- 19.6 Special Requirements: 50% of building exterior surface is masonry (brick), 35% is magna wall stucco with 2 coats elastomeric paint and 15% is Hardi siding/panel (Courtyards only)

• Tract 2

- The hotel will have all 4 sides with the same exterior materials as that of the MUR complex. The color palette will be compatible with the multi-family complex
- The hotel will have a porte-cochere
- The hotel will have a food/cafe option within
- The hotel will have a conference room, office and business center

•Tract 3

- The multi-restaurant exterior will have the same exterior materials as that of the MUR. The color palette will be compatible with the multi-family complex

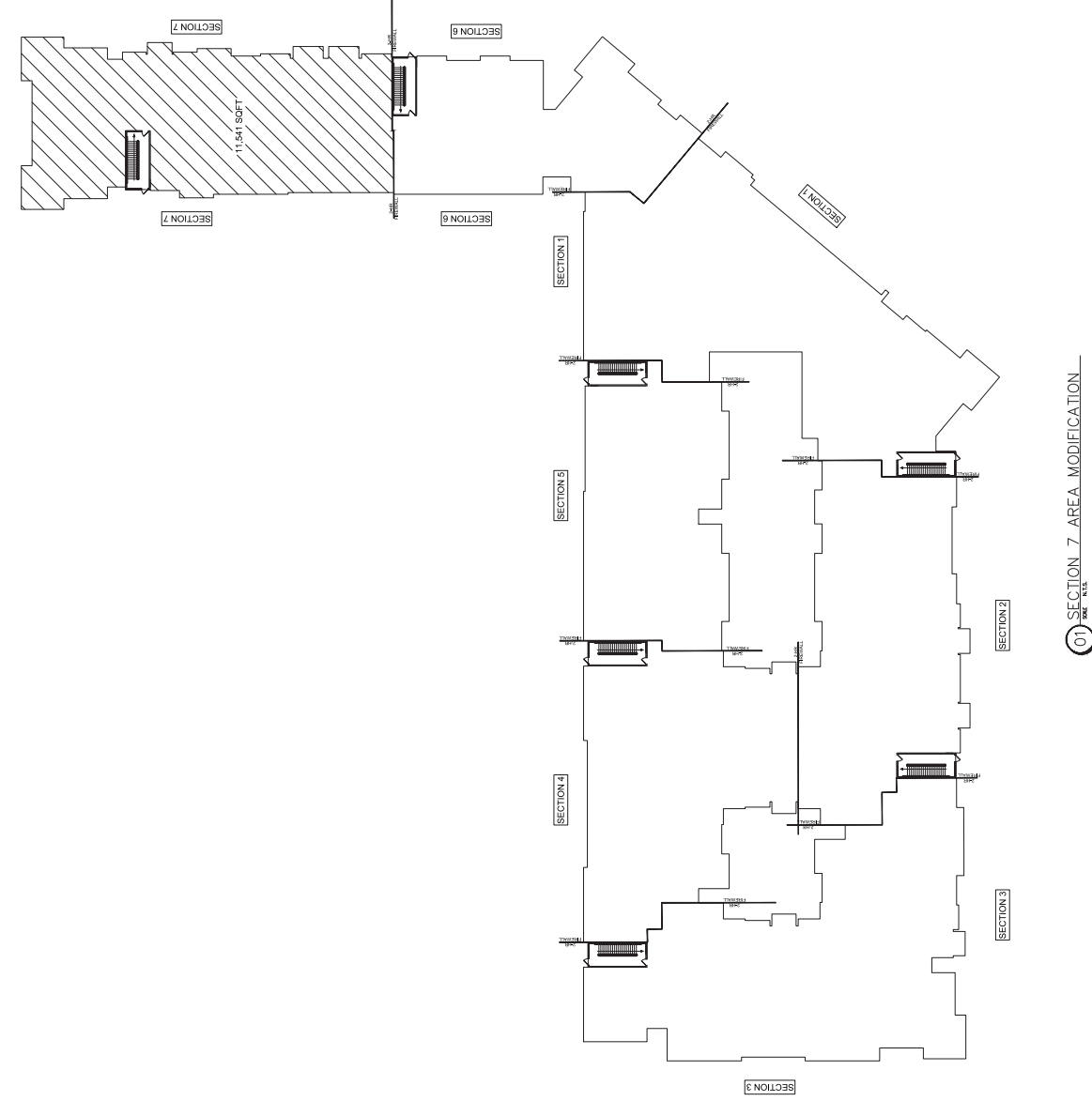
•Tract 4

- The general office/retail exterior will have the same exterior materials as that of the MUR. The color palette will be compatible with the multi-family complex

01 SECTION 5 AREA MODIFICATION
SOME N.T.S.

01 SECTION 6 AREA MODIFICATION
SCALE N.T.S.

NOTE: NO Modifications Needed
Building Section 1: 7,688 X



01 SECTION 7 AREA MODIFICATION
SCALE N.T.S.

GOVERNING CODES:	
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE (IBC)
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE (IPC)
FUEL CODE:	2015 INTERNATIONAL FUEL & GAS CODE (IFGC)
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE (IMC)
FIRE CODE:	2015 INTERNATIONAL FIRE CODE (IFC)
ENERGY CODE:	2015 INTERNATIONAL ENERGY CODE (IECC)
RESIDENTIAL CODE:	2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
POOL/SPA CODE:	2015 INTERNATIONAL POOL & SPA CODE (ISPC)
ELECTRICAL CODE:	2015 NATIONAL ELECTRICAL CODE (NEC)
ASPHALT (P.C. 2013)	TEXAS ACCESSIBILITY
ACCESSIBILITY:	2010 ADA GUIDELINES & 2010 ADA STANDARDS
TYPE OF CONSTRUCTION:	TYPE VA - ONE STORY
USE:	RESIDENTIAL (SINGLE-FAMILY)
AS (CLUBHOUSE)	RESIDENTIAL UNITS
1 (GUESTS)	
AUTOMATIC SPRINKLER SYSTEM:	
NIPA 138 - ALL APARTMENTS, BALCONIES, CORRIDORS, NIPA 13 - ATTIC, CLUBHOUSE (A-3) & RETAIL (M) AREAS ONLY	
2ND FLOOR CEILING TO SEPARATE R2 & A-3M OCCUPANCY TYPES	
BUILDING HEIGHT:	
NOT TO EXCEED 65'-0" TO MID POINT OF ROOF	
STAIR ENCLOSURE:	
EXIT DOORS: 2-HOUR; DOORS 1-1/2 HOUR	
EXIT DOORS: 1-HOUR; DOORS 1-HOUR	
FIRE PARTITIONS:	
WALL SEPARATING SLEEPING UNITS IN R-2 - 1 HOUR	
DRAFT STOPPING:	
MINIMUM GYPSUM BOARD	
ATTIC DRAFT STOPPING NOT REQUIRED IF SPRINKLERED	
ATTIC NIPA 13	

<p>AREA MODIFICATIONS - SECTION 506</p> <p>BUILDING SECTION - 7</p> <p>-Allowable Area Per Table 303</p> <p>-50' Feet Building Height</p> <p>-12,000 PER FLOOR X 3 = 36,000</p> <p>-Section 504.2 Automatic Sprinkler System increase</p> <p>-1/3" system being used per 903.3.1.2</p> <p>-This section allows for an additional story</p> <p>-12,000 PER FLOOR X 4 = 48,000</p> <p>-Building Height increased by 20 feet</p> <p>NOTE: NO Modifications Needed</p> <p>Building Section 1: 1,341' X 4 = 46,164</p>
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Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager *MS*

Date: July 2, 2018

Re: SU-18-0107 106 N Highway 77, Suite 106 – Convenience Store

On June 29, 2018, the applicant withdrew his application to open a convenience store at this location.