

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, February 11, 2020 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

4. ***Consent Agenda***

All matters listed under Item 4, 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 January 28, 2020
 - b. Minutes of the Planning and Zoning Commission briefing of January 28, 2020
5. ***Continue Public Hearing*** on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175)
6. ***Consider*** recommendation of Zoning Change No. PD-19-0175
7. ***Public Hearing*** on a request by Karl J. Goss for a Specific Use Permit (SUP) for **Furniture Manufacture and Refinishing Shop** use within a Central Area zoning district located at 103 N. Jackson (Property ID 170410) – Owner: Goscon LLC (ZDC-000001-2020)
8. ***Consider*** recommendation of Zoning Change No. ZDC-000001-2020

9. **Public Hearing** on a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district located at 110 Richmond (Property ID 172079) – Owner: Gary & Barbara Ward (ZDC-000006-2020)
10. **Consider** recommendation of Zoning Change No. ZDC-000006-2020
11. **Consider** request by Leslie Porterfield for a **Replat** of Tract 3, Allen Family Estates, to create Tracts 3A and 3B, Allen Family Estates, 4.833 acres (Property ID 147329) in the Extra Territorial Jurisdiction – Owner: Leslie Porterfield (RP-19-0168)
12. **Consider** request by Greg Roberson for a **Plat** of Providence on Howard Road for 3 residential lots being 30.568 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 276813, 276814, and 182069) - Owner: Gregory Edward Roberson and Alejandrina Cannon, Alfred Rotich and Faith Suza, and Charles A and Lucy I Sennes (PL-19-0171)
13. **Consider** request by Michael Crocker, Canyon Creek, for a **Plat** of Palomino Estates for 4 residential lots being 5.043 acres situated in the W. Berry Survey, Abstract 73 (Property ID 180064) in the Extra Territorial Jurisdiction - Owner: Paula Upchurch Crabtree (SUB-000002-2020)
14. **Public Hearing** on a request by Clay Cristy, Claymoore Engineering, for a Specific Use Permit (SUP) for **Drive Through Establishment** use within a Light Industrial-1 zoning district located on a portion of land at the SW corner of FM 66 and Interstate 35E (being a portion of Property ID 174460) – Owner: DML Land LLC (ZDC-000004-2020)
15. **Consider** recommendation of Zoning Change No. ZDC-000004-2020
16. **Public Hearing** on a request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020)
17. **Consider** recommendation of Zoning Change No. ZDC-000005-2020
18. 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.***

(4A)

Planning and Zoning Commission
January 28, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 28, 2020 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 Test
- Member Absent: David Hudgins
- Others Present: Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative
- Others Absent: Shon Brooks, Director of Planning

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of January 14, 2020
- b. Minutes of the Planning and Zoning Commission briefing of January 14, 2020

Action:

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

5. **Continue Public Hearing on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue PD-19-0175 to the Planning and Zoning Commission meeting of February 11, 2020.

6. Consider recommendation of Zoning Change No. PD-19-0175

Action:

Ms. Betty Square Coleman moved to continue the Public Hearing on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175) to the Planning and Zoning Commission meeting of February 11, 2020. Vice Chairman Melissa Ballard seconded, All Ayes.

7. Public Hearing on a request by Brad Yates, Loren Gray Investments LLC, for a Replat of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167)

Chairman Keeler opened the Public Hearing.

Planner Chris Webb reported the applicant is requesting a replat to move an existing property line to allow for the construction of a single-family residence. Mr. Webb stated the lots adhere to the infill requirements as well as the Zoning and Subdivision Ordinances. Staff recommended approval.

The Commission held discussion and asked for clarification on the Lot numbers. It was determined a typo occurred and Lots 1 and 2 should reflect Lots 3A and 3B.

There being no others to speak for or against RP-19-0167, Chairman Keeler closed the Public Hearing.

8. Consider approval of RP-19-0167

Action:

Vice Chairman Melissa Ballard moved to approve a request by Brad Yates, Loren Gray Investments LLC, for a Replat of Lots 8A and 16A, Block 5, Town Addition, to create Lots 1 and 2, Block A, Yinger Addition, 0.2279 acres (Property ID 170607) – Owner: Loren Gray Investments LLC (RP-19-0167), subject to Lots 1 and 2 reflecting Lots 3A and 3B. Mrs. Bonney Ramsey seconded, All Ayes.

9. Public Hearing on a request by Chip G. Boyd, JH Development, for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to a Single Family-1 zoning district located East of the intersection of Hunter Pass and FM 877 (Property ID 183566) - Owner: Bobby Lide Inc. (ZC-19-0152)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZC-19-0152 to the Planning and Zoning Commission meeting of March 10, 2020.

(4a)

10. Consider recommendation of Zoning Change No. ZC-19-0152

Action:

Mrs. Bonney Ramsey moved to continue the Public Hearing on a request by Chip G. Boyd, JH Development, for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to a Single Family-1 zoning district located East of the intersection of Hunter Pass and FM 877 (Property ID 183566) - Owner: Bobby Lide Inc. (ZC-19-0152) to the Planning and Zoning Commission meeting of March 10, 2020. Vice Chairman Melissa Ballard seconded, All Ayes.

11. Consider request by Chip G. Boyd, JH Development, for a Plat of Sanctuary for 86 residential lots and 1 common area being 110.484 acres situated in the WC Coleman Survey, Abstract 204, AB Fluery Survey, Abstract 374, and the M Rafferty Survey, Abstract 898 (Property ID 183566) - Owner: Bobby Lide Inc. (PL-19-0153)

Chairman Keeler announced the applicant withdrew PL-19-0153.

12. Public Hearing on a request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157)

Chairman Keeler opened the Public Hearing.

Mr. Webb reported the requested lots meet the zoning requirements. He stated the City Engineer James Gaertner worked with the Civil Engineer to resolve the drainage issue and the result was the detention pond located in Indian Hills is not necessary. Mr. Webb stated the city received seven (7) letters of opposition within the 200 feet notification area and one (1) letter of approval within the 200 feet notification area. He stated the city received thirty-eight (38) letters of opposition outside the 200 feet notification area.

Mr. Gaertner stated the Civil Engineer for the developer is the same Civil Engineer for Indian Hills, Phase 7, which is the property the existing detention pond is located. He stated when the Estates of Garden Valley was developed, the design for the drainage included Indian Hills, Phase 7. Mr. Gaertner stated the detention pond in the Estates at Garden Valley was sized for fully developed Indian Hills, Phase 7.

Commissioner Jim Phillips confirmed, by right, the applicant is compliant with the Subdivision Ordinance. Senior Planner Colby Collins concurred.

Commissioner Betty Coleman confirmed the pond in Garden Valley replaced the pond in Indian Hills. Mr. Collins concurred.

Chairman Keeler stated the existing pond in Indian Hills was constructed and inhibits the water flow and explained the builder will need to find a way to get the water from the cul-de-sac to the detention pond. Mr. Gaertner concurred.

(4a)

Planning and Zoning Commission
January 28, 2020
Page 4

Chairman Keeler referenced the brick wall. Assistant City Manager Tommy Ludwig stated the wall is not in the right-of-way and is not in any wall easement. He explained the city will acknowledge the encroachment but will not maintain it.

Those who spoke against RP-19-0157:

Mrs. Melinda Miller, 160 Old Bridge Road, Waxahachie

There being no others to speak for or against RP-19-0157, Chairman Keeler closed the Public Hearing.

13. Consider approval of RP-19-0157

Action:

Mr. Jim Phillips moved to approve a request by Mark Thedford, Akamai Designs, for a Replat of Lot 7R, Block B, Indian Hills Addition, Unit VII to create Lots 1, 2, and 3, Block A, Stone Creek Estates, 1.787 acres (Property ID 221873) – Owner: Akamai Designs Inc. (RP-19-0157). Vice Chairman Melissa Ballard seconded, All Ayes.

14. Adjourn

There being no further business, the meeting adjourned at 7:21 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 28, 2020 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: David Hudgins

Others Present: Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

Others Absent: Shon Brooks, Director of Planning

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

Staff reviewed the following cases:

- PD-19-0175 – Applicant requested to continue to the Planning and Zoning Commission meeting of February 11, 2020.
- RP-19-0167 – Applicant seeking to replat to move an existing property line to allow for the construction of a single-family residence. The lots adhere to the infill requirements as well as the Zoning and Subdivision Ordinances. Staff recommended approval.
- ZC-19-0152 – Applicant requested to continue to the Planning and Zoning Commission meeting of March 10, 2020.
- PL-19-0153 – Applicant withdrew application.
- RP-19-0157 - The requested lots meet the zoning requirements. The City Engineer worked with the Civil Engineer to resolve the drainage issue and it was determined the detention pond located in Indian Hills is not necessary. Staff recommended approval.

3. Adjourn

There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,
Lori Cartwright, City Secretary



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: February 5, 2020
Re: PD-19-0175 – Victron Park

On February 3, 2020, the applicant requested to continue case no. PD-19-0175 to the March 10, 2020 Planning and Zoning meeting and the March 16, 2020 City Council meeting agenda.



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: February 6, 2020

Re: ZDC-000001-2020 103 N. Jackson – Furniture Manufacture and Refinishing Shop

On February 5, 2020, the applicant requested to continue case no. ZDC-000001-2020 to the March 10, 2020 Planning and Zoning meeting agenda, and the March 16, 2020 City Council meeting agenda.



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: 2/6/2019

Re: ZDC-06-2020 SUP for 110 Richmond – Rooftop Solar Panel System

On February 3, 2020 staff informed the applicant that due to recent updates to the Zoning Ordinance regarding the review of Rooftop Solar Panels, staff would be withdrawing the applicant's case from the February 11, 2020 Planning and Zoning Commission agenda, as well as the February 17, 2020 City Council meeting agenda and any applicable fees the applicant may have submitted would be returned to the applicant.

(11)

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0168



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2020

City Council: February 17, 2020

CAPTION

Consider request by Leslie Porterfield for a **Replat** of Tract 3, Allen Family Estates, to create Tracts 3A and 3B, Allen Family Estates, 4.833 acres (Property ID 147329) in the Extra Territorial Jurisdiction – Owner: Leslie Porterfield (RP-19-0168)

APPLICANT REQUEST

The applicant is requesting a replat that would separate Lot 3, Block 1 of the Allen Family tract into 2 different lots and allow for the construction of one (1) single family dwelling on the new lot in addition to an already existing dwelling unit on the property. The applicant is requesting a petition of relief for Right-of-Way dedication.

CASE INFORMATION

Applicant: Leslie Porterfield

Property Owner(s): Leslie Porterfield

Site Acreage: 4.833 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Adequate public facilities are available for this property.

SUBJECT PROPERTY

General Location: 2431 Patrick Rd

Parcel ID Number(s): 147329

Current Zoning: N/A (ETJ)

Existing Use: Largely undeveloped with an existing single family dwelling

Platting History: Lot 3, Block 1 Allen Family Estates has been platted but staff was unable to find the existing plat for the site.

(11)

Site Aerial:



STAFF CONCERNS

1. Staff has requested a 40' Right-of-Way dedication from the center of Patrick Rd due to Patrick Rd being listed as an 80' ROW per the City's Thoroughfare plan.

APPLICANT RESPONSE TO CONCERNS

1. The applicant wishes to request a petition of relief for ROW dedication. The applicant has made it known that any ROW dedication would be an issue for this replat and that the neighboring lots have not given up any ROW.

RECOMMENDATION

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

- ☒ Disapproval
 1. Staff is recommending disapproval for this replat because of a failure to dedicate the necessary ROW for Patrick Rd per *Sec. 3.1.c.6(a) Dedication of Right-of-Way and Road Improvements* of the Waxahachie Subdivision Ordinance
- ☐ Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



(11)

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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Leslie Porterfield Parcel ID #: _____
Subdivision Name: _____

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

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

Contact Information:

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

To be completed by the water utility provider:

| | Yes | No |
|---|-------------------------------------|--------------------------|
| 1. I have reviewed a copy of the proposed plat. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. The platted lots fall within our CCN area. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. <u>500 gpm</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. The water line size servicing the lots is <u>6</u> inches. | <input type="checkbox"/> | <input type="checkbox"/> |

Morgan Massey, Development Coordinator
Print Name of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

11/14/2019
Date

(12)

Planning & Zoning Department

Plat Staff Report

Case: PL-19-0171



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2020

CAPTION

Consider request by Greg Roberson for a Plat of Providence on Howard Road for 3 residential lots being 30.568 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 276813, 276814, and 182069) - Owner: Gregory Edward Roberson and Alejandrina Cannon, Alfred Rotich and Faith Suza, and Charles A and Lucy I Sennes (PL-19-0171)

APPLICANT REQUEST

The purpose of this request is to establish plats for three 10+ acre lots for single family residences.

CASE INFORMATION

| | |
|------------------------------------|---|
| <i>Applicant:</i> | Greg Roberson |
| <i>Property Owner(s):</i> | Gregory Edward Roberson and Alejandrina Cannon, Alfred Rotich and Faith Suza, and Charles A and Lucy I Sennes |
| <i>Site Acreage:</i> | 30.568 acres |
| <i>Number of Lots:</i> | 3 lots |
| <i>Number of Dwelling Units:</i> | 3 Dwelling Units |
| <i>Park Land Dedication:</i> | Cash in lieu of park land dedication for the property is set at \$1,200.00. This fee must be paid before the plat is filed. |
| <i>Adequate Public Facilities:</i> | Adequate Public Facilities are available for this property. |

SUBJECT PROPERTY

| | |
|-----------------------------|-------------------------|
| <i>General Location:</i> | 3224 Howard Rd. |
| <i>Parcel ID Number(s):</i> | 182069, 276813, 276814 |
| <i>Current Zoning:</i> | Future Development |
| <i>Existing Use:</i> | Currently Undeveloped |
| <i>Platting History:</i> | 272 S. M. DURRET Survey |

Site Aerial:



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:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

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.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

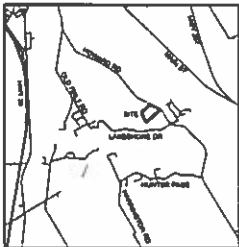
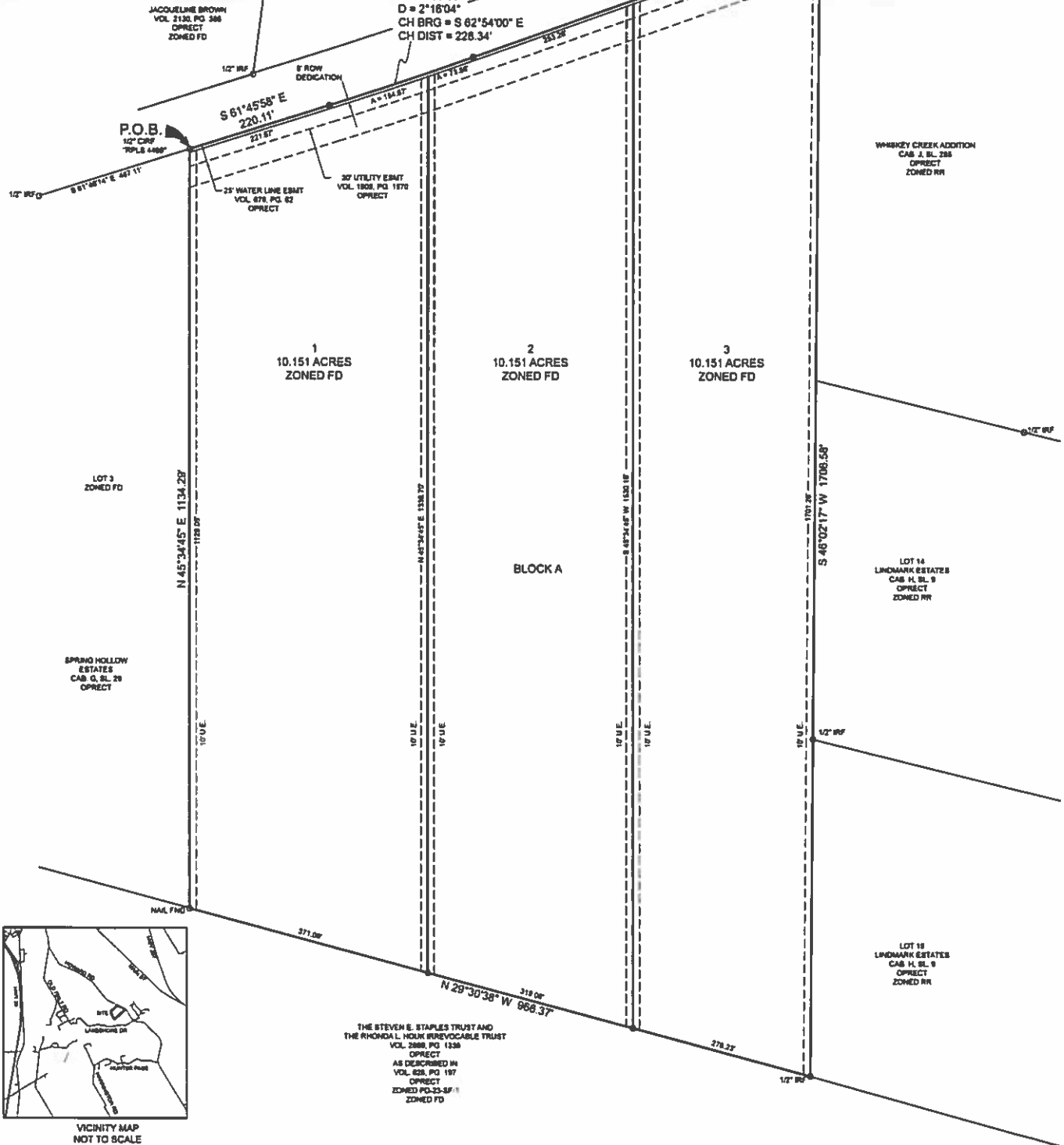
STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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



0' 50' 100'
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, HAD 65 PER GPS OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "C" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48136C0330P DATED JUNE 3, 2012, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

ALL LOT CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TUXIC" SET UNLESS OTHERWISE NOTED

LEGEND

CIRS = 5/8 IRON ROD WITH CAP STAMPED "TUXIC" SET

OP = IRON ROD FOUND

FND = FOUND

OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

U.E. = UTILITY EASEMENT

OWNER:
GREGORY EDWARD ROBERSON &
ALEXANDER CANNON
2305 EAST ELLIHOPE AVE
DALLAS, TX 75210
469.368.2629

OWNER:
ALFRED ROTICH &
FAITH SUZA
708 MILBERRY LN
DESOTO, TX 75115
469.368.2629

SURVEYOR:
TEXAS REALTY CAPTURE & SURVEYING, LLC.
P.O. BOX 752
WAXAHACHIE, TEXAS 75166
469.518.2338
TSPLE FROM NO. 10194389

OWNER:
CHARLES A. BENNES &
LUCY L. BENNES
942 JENNI DR
MCKINNEY, TX 75066
469.368.2629

PLAT PROVIDENCE ON HOWARD ROAD

30.568 ACRES

SHOWN IN THE

S. DURRETT SURVEY,
ABSTRACT NO. 272
CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS
ZONED FD
CASE NO. PL-19-0171

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS.

WHEREAS GREGORY EDWARD ROBERSON AND ALEJANDRINA CANNON, AND ALFRED ROTICH AND FAITH SUZA, AND CHARLES A. BENNES AND LUCY L. BENNES, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE S. DURRETT SURVEY, ABSTRACT NO. 272, IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO GREGORY EDWARD ROBERSON AND ALEJANDRINA CANNON, RECORDED IN INSTRUMENT NO. 1918861, OF THE OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS, (CORRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO ALFRED ROTICH AND FAITH SUZA, RECORDED IN INSTRUMENT NO. 1918823, CORRECT, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHARLES A. BENNES AND LUCY L. BENNES, RECORDED IN INSTRUMENT NO. 1918742, CORRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "TPLS 4488" FOUND FOR THE NORTHWEST CORNER OF SAID ROBERSON TRACT AND THE COMMON NORTHEAST CORNER OF LOT 3, SPRING HOLLOW ESTATES, RECORDED IN CABINET Q, SLIDE 29, CORRECT, IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY NO. 877 (A CALLED 807 ROW);

THENCE, ALONG THE NORTH LINE OF SAID ROBERSON TRACT, THE NORTH LINE OF SAID ROTICH TRACT, THE NORTH LINE OF SAID BENNES TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 877, THE FOLLOWING:

S 81°45'54" E, A DISTANCE OF 320.11 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TORCS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8798.58 FEET, A CHORD BEARING S 82°34'00" E, A CHORD LENGTH OF 229.34 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 228.36 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TORCS" SET;

S 84°01'34" E, A DISTANCE OF 362.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TORCS" SET FOR THE NORTHEAST CORNER OF SAID BENNES TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE CALLED NORTHWEST CORNER OF WISKEY CREEK ADDITION, RECORDED IN CABINET A, SLIDE 286, CORRECT, BEARS N 48°02'17" E 0.90 FEET;

THENCE S 48°02'17" W, ALONG THE EAST LINE OF SAID BENNES TRACT AND THE COMMON WEST LINE OF SAID WHISKEY CREEK ADDITION AND THE WEST LINE OF LOTS 14 AND 15, LANDMARK ESTATES, RECORDED IN CABINET H, SLIDE 8, CORRECT, A DISTANCE OF 1708.86 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BENNES TRACT AND THE COMMON SOUTHWEST CORNER OF SAID LOT 15, IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STEVEN E. STAPLES TRUST AND THE RICHARD L. HOUR RUREVOCABLE TRUST, RECORDED IN VOLUME 2088, PAGE 1359, CORRECT, AND BEING FURTHER DESCRIBED IN VOLUME 301, PAGE 282, CORRECT;

THENCE N 29°30'35" W, ALONG THE SOUTH LINE OF SAID ROBERSON TRACT, THE SOUTH LINE OF SAID ROTICH TRACT, THE SOUTH LINE OF SAID BENNES TRACT AND THE COMMON NORTH LINE OF SAID STAPLES TRUST TRACT, A DISTANCE OF 986.37 FEET TO A NAIL FOUND AT THE BASE OF A TREE FOR THE SOUTHWEST CORNER OF SAID ROBERSON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LOT 3;

THENCE N 48°34'48" E, ALONG THE WEST LINE OF SAID ROBERSON TRACT AND THE COMMON EAST LINE OF SAID LOT 3, A DISTANCE OF 1134.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.66 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

THAT GREGORY EDWARD ROBERSON & ALEJANDRINA CANNON, AND ALFRED ROTICH & FAITH SUZA, AND CHARLES A. BENNES & LUCY L. BENNES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROVIDENCE ON HOWARD ROAD, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE NATURAL 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 PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF. THE CITY OF WAXAHACHE 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 ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHE 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 WAXAHACHE, TEXAS.

WITNESS, MY HAND, THIS _____ DAY OF _____, 2020.

GREGORY EDWARD ROBERSON

ALEJANDRINA CANNON

ALFRED ROTICH

FAITH SUZA

CHARLES A. BENNES

LUCY L. BENNES

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 GREGORY EDWARD ROBERSON, 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, _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 ALFRED ROTICH, 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, _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 ALFRED ROTICH, 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, _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 FAITH SUZA, 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, _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 CHARLES A. BENNES, 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, _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 LUCY L. BENNES, 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, _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

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

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5464

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY: _____ DATE: _____
CHAIRPERSON

ATTEST _____ DATE: _____

OWNER
GREGORY EDWARD ROBERSON &
ALEJANDRINA CANNON
2800 EAST ELLIS AVE
DALLAS, TX 75216
468.358.2929

OWNER
ALFRED ROTICH &
FAITH SUZA
709 MULBERRY LN
DESOTO, TX 75118
982.953.1388

SURVEYOR
TEXAS REALITY CAPTURE & SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 79168
409.518.2330
TPLS FROM NO 10194389

OWNER
CHARLES A. BENNES &
LUCY L. BENNES
943 JENNER DR
MOULTONHAW, TX 79066
409.644.7888

PLAT
PROVIDENCE ON
HOWARD ROAD
30.66 ACRES

SITUATED IN THE
S. DURRETT SURVEY,
ABSTRACT NO. 272
CITY OF WAXAHACHE, TEXAS
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS
ZONED FD
CASE NO. PL-19-0171

(17)

Planning & Zoning Department

Plat Staff Report

Case: SUB-02-2020



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2020

CAPTION

Consider request by Michael Crocker, Canyon Creek, for a Plat of Palomino Estates for 4 residential lots being 5.043 acres situated in the W. Berry Survey, Abstract 73 (Property ID 180064) in the Extra Territorial Jurisdiction - Owner: Paula Upchurch Crabtree (SUB-000002-2020)

APPLICANT REQUEST

The purpose of this plat request is to break the existing lot into 4 lots with single family residences going on the 3 new lots.

CASE INFORMATION

Applicant: Michael Crocker, Canyon Creek

Property Owner(s): Paula Ladd

Site Acreage: 5.043 acres

Number of Lots: 4 lots

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A water letter was received from Sardis Lone Elm stating that adequate facilities are available for this property and that adequate fire flow is present.

SUBJECT PROPERTY

General Location: 1032 Blackchamp Rd

Parcel ID Number(s): 180064

Current Zoning: N/A (ETJ)

Existing Use: One (1) Single Family Residence is currently located on the property.

Platting History: 73 WM BERRY Survey

(17)

Site Aerial:



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:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

STATE OF TEXAS
COUNTY OF ELLES

WHEREAS, PAULA LARO IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W
BEARY SURVEY, ABBOTT NO. 73, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF
LAND DESCRIBED IN PAULA LARO CHASITREE, RECORDED IN VOLUME 623, PAGE 808,
THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (CORRECT) AND BEING FURTHER
DESCRIBED IN DEED TO RICHARD CHASITREE AND PAULA CHASITREE, RECORDED IN VOLUME
718, PAGE 803, (CORRECT), AND BEING FURTHER DESCRIBED AS FOLLOWS:

RECORDING AT A 12" WOOD ROD FOUND FOR THE NORTHWEST CORNER OF SAID CHAIRTREE TRACT AND AN INTERIOR ELL CORNER OF HUNTINGTON ESTATE, RECORDED IN CABINET E, BLUSH 367. CORRECT AND BEING AT A BEND IN THE APPROXIMATE CENTERLINE OF BLACK CHAMP ROAD (A MINIMUM 6" WIDTH DEDICATED AS A PRESCRIPTIVE RIGHT-OF-WAY).

THENCE IN 89°42'43" E, ALONG THE NORTH LINE OF SAID CHAIRTREE TRACT AND THE COMMON SOUTH LINE OF SAID HUNTINGTON ESTATES, A DISTANCE OF 781.24 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF SAID CHAIRTREE TRACT AND THE COMMON NORTHEAST CORNER OF LOTS 1-3 ALFORDS ACRES, RECORDED IN CACKET Q. SLIDE 97, CORRECT.

THERENCE & N17°42'22"E ALONG THE EAST LINE OF BAD CHARITIES TRACT AND THE COMMON CORNER OF SAID TRACT TO A POINT BEING THE INTERSECTION OF SAID EASEMENT ROAD WITH THE WEST LINE OF SAID TRACT, A TOTAL DISTANCE OF 301 FEET TO SET CORNERS FOR THIS TRACT; SET FOR THE SOUTHWEST CORNER OF BAD CHARITIES TRACT FROM AN IRON-CLUT IRON ROD FOUND FOR THE CALLED NORTHWEST CORNER OF A TRACT OF LAND HEREIN DESCRIBED IN DEED TO SHERRY K. RADMONSKI, RECORDED IN VOLUME 1873, PAGE 103, CORRECT; BEARINGS & W268° E 3.9' AND A LOT IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ADJACENT ACRES, BEARINGS & N17°42'22"E & 118.80 FEET.

THE LINE IN 1871-73 WAS ALONG THE NORTH LINE OF SAID RADANOVIC TRACT, PASSING AT A DISTANCE OF 731.08 FEET A 6" IRON ROD WITH CAP STAMPED "TJCS" SET FOR WITNESS. A TOTAL DISTANCE OF 783.08 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF SAID RADANOVIC TRACT, IN THE WEST LINE OF SAID CHABRIE TRACT AND THE COMMON EAST LINE OF SAID HUNTINGTON ESTATE, IN THE APPROXIMATE CENTRELINE OF SAID BLACK

THENCE N 01°00'01" W, ALONG THE WEST LINE OF SAID CHARITRE TRACT, THE EAST LINE OF SAID HUNTING ESTATES AND THE APPROXIMATE CENTERLINE OF SAID BLACK CHAMP ROAD, A DISTANCE OF 274.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.43 ACRES OF LAND, MORE OR LESS.

SHOW THE LION SHOW ALL THE WAY TO THE END.

THAT PAULA LADD, DOES HERBY CERTIFY AND ADOPT THIS PLAN DESIGNATED THE HEREIN ABOVE DESCRIBED PROPERTY AS PALMADO ESTATE, IN ADDITION TO ELUS COUNTY, AND DOES HERBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. PAULA LADD DOES HERBY CERTIFY THE FOLLOWING:

- [illegible]

THIS PLAN IS APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ILLIS COUNTY TEXAS

WITNESS MY HAND THIS 20th DAY OF 2008.

1

99114

STATE OF TEXAS
COUNTY OF EL PASO

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

COULD I INTERVIEW YOU AGAIN THAT THE DAY OF

SECRETARY PUBLIC, IN AND FOR THE
STATE OF ILLINOIS

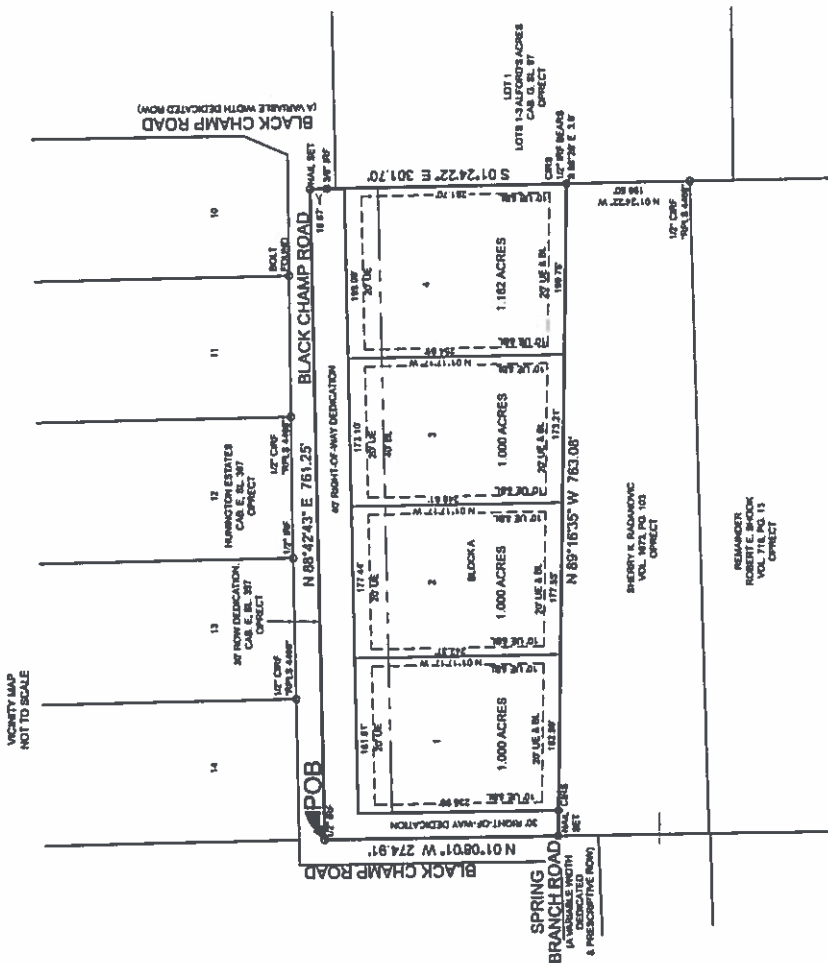
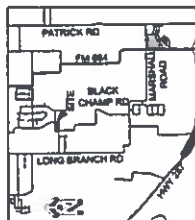
OWNER
PAULA LADD
100 BLACK CHAMP ROAD
WILKINSON, TX 75107
972 937 9676

PLAT
PALOMINO ESTATES

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75160
409.810.0208
TRIPLE FUND MGMT359

ask, on how

SEPTEMBER 2019 PAGE 1 OF 1



CERS - 1/2" X 3/4" X 1/2" WITH YELLOW PLASTIC CAP STAMPED "TYPICAL" NET

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THE JOURNAL OF THE

RESPECT - OFFICIAL BIRMINGHAM BUSINESS COUNCIL YEAR

THE UNIVERSITY OF CHICAGO

Table 1 — *Demographic Characteristics of Study Population*

NOTES

RESEARCH BASED FROM THE SURVEY OF 15 YEAR COMMUNITY SYSTEMS MONITORING POINT

4302 MAD 23, PER CPG OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE

STATE MAP NO. 4818001746 DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

ALL WORKS SHALL BE GENERATED BY AN ENGINEER, BE VERIFIED BY A REGISTERED ENGINEER AND/OR A PROFESSIONAL ARCHITECT.

PROPERTY OF THE U.S. GOVERNMENT



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



WATER UTILITY PROVIDER'S ENDORSEMENT

214-914-2468 Canyon Creek

Applicant Name: Michael Procter, Paula Ladd Parcel ID #: _____
Subdivision Name: Palomine Estates 1052 Blackchump Road

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

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

Contact Information:

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

To be completed by the water utility provider:

| | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. I have reviewed a copy of the proposed plat. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. The platted lots fall within our CCN area. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. The water line size servicing the lots is <u>12"</u> inches. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Paul Tischler

Print Name of General Manager of water provider or Designee

[Signature]

Signature of General Manager of water provider or Designee

Sardis Lone Elm

Name of water provider company

10-30-19

Date

(14)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-000004-2020



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2020

City Council: February 17, 2020

CAPTION

Public Hearing on a request by Clay Cristy, Claymoore Engineering, for a Specific Use Permit (SUP) for **Drive Through Establishment** use within a Light Industrial-1 zoning district located on a portion of land at the SW corner of FM 66 and Interstate 35E (being a portion of Property ID 174460) – Owner: DML Land LLC (ZDC-000004-2020)

APPLICANT REQUEST

The applicant is requesting to construct a Drive Through Establishment (McDonald's) on 1.43 acres.

CASE INFORMATION

Applicant: Clay Cristy, Claymoore Engineering

Property Owner(s): Michael Lyle, DML Land

Site Acreage: 1.43 acres

Current Zoning: Light Industrial-1

Requested Zoning: Light Industrial-1 with SUP

SUBJECT PROPERTY

General Location: SW corner of FM 66 and Interstate 35E

Parcel ID Number(s): 174460

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses

| Direction | Zoning | Current Use |
|-----------|----------|----------------------------------|
| North | LI1 & GR | Shell Gas Station/Sonic Drive-In |
| East | GR | Exxon Gas Station |
| South | LI1 | Currently Undeveloped |
| West | LI1 | Estes Electric |

Future Land Use Plan:

Mixed Use Non-Residential

Comprehensive Plan:

Similar to Mixed Use Residential, land designated with this land use are intended for a mixture of nonresidential and residential uses. The only difference would be that Mixed Use Nonresidential has a greater percentage of nonresidential components than residential. Specifically, 80 percent of the acreage or square footage of proposed developments are required to be nonresidential with the remaining 20 percent of the acreage or square footage allocated to residential. Southlake's Town Center is an example of Nonresidential Mixed Use.

Thoroughfare Plan:

The subject property is accessible FM 66 and a future proposed roadway by the developer.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant intends to develop a drive through establishment (McDonald's) at the Southwest corner of FM 66 and Interstate 35E. Per the City of Waxahachie Zoning Ordinance, a drive through establishment requires a Specific Use Permit. Due to the Future Land Use Plan (FLUP) designating this area as Mixed Use Non-Residential, the proposed use is consistent with the FLUP.

Proposed Use:

The proposed development includes a 6,003 sq. ft. building that will operate as a quick service restaurant with a drive through. The proposed development will comprise of indoor dining and a children's play area. Per the Operational Plan, the restaurant will be open 24 hours, Sunday-Saturday.

(14)

DEVELOPMENT STANDARDS

Table 1 evaluates the dimensional standards for the proposed development.

Table 1: Proposed Development Standards (Light Industrial-1)

| Standard | City of Waxahachie | McDonald's | Meets Yes/No |
|-------------------|----------------------------------|------------|--------------|
| Min. Lot Area | 7,000 sq. ft. | 1.43 acres | Yes |
| Front Setback | 40 ft. | 66.7 ft. | Yes |
| Rear Setback | 30 ft. | 196.74 ft. | Yes |
| Side Setback | 30 ft. | 40.7 ft. | Yes |
| Maximum Height | 6 Stories | 1 Story | Yes |
| Max. Lot Coverage | 60% | 4.86% | Yes |
| Parking | 60 spaces (1 per 100 sq. ft.) | 63 spaces | Yes |

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

STAFF CONCERNS

1. Staff has no outstanding comments for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all comments made by staff.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan
3. Elevation/Façade Plan
4. Signage Plan

APPLICANT REQUIREMENTS

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

(14)

STAFF CONTACT INFORMATION

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

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

CLAYMOORE ENGINEERING
 1803 CENTRAL DR.
 SUITE 100
 MEMPHIS, TN 38117
 PHONE: 901.734.1234
 FAX: 901.734.1235
 WWW.CLAYMOOREENGINEERING.COM

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 04/11/2017 | ISSUED FOR PERMITS |

McDONALD'S
 911 & JOHN CAMPBELL DRIVE, SUITE 100, MEMPHIS, TN 38117
 901.734.1234
 901.734.1235
 WWW.MCDONALDS.COM

SP-1
 CITY SITE PLAN
 PREPARED FOR: MCDONALD'S
 PREPARED BY: CLAYMOORE ENGINEERING

GRAPHIC SCALE
 1" = 20' - 0"

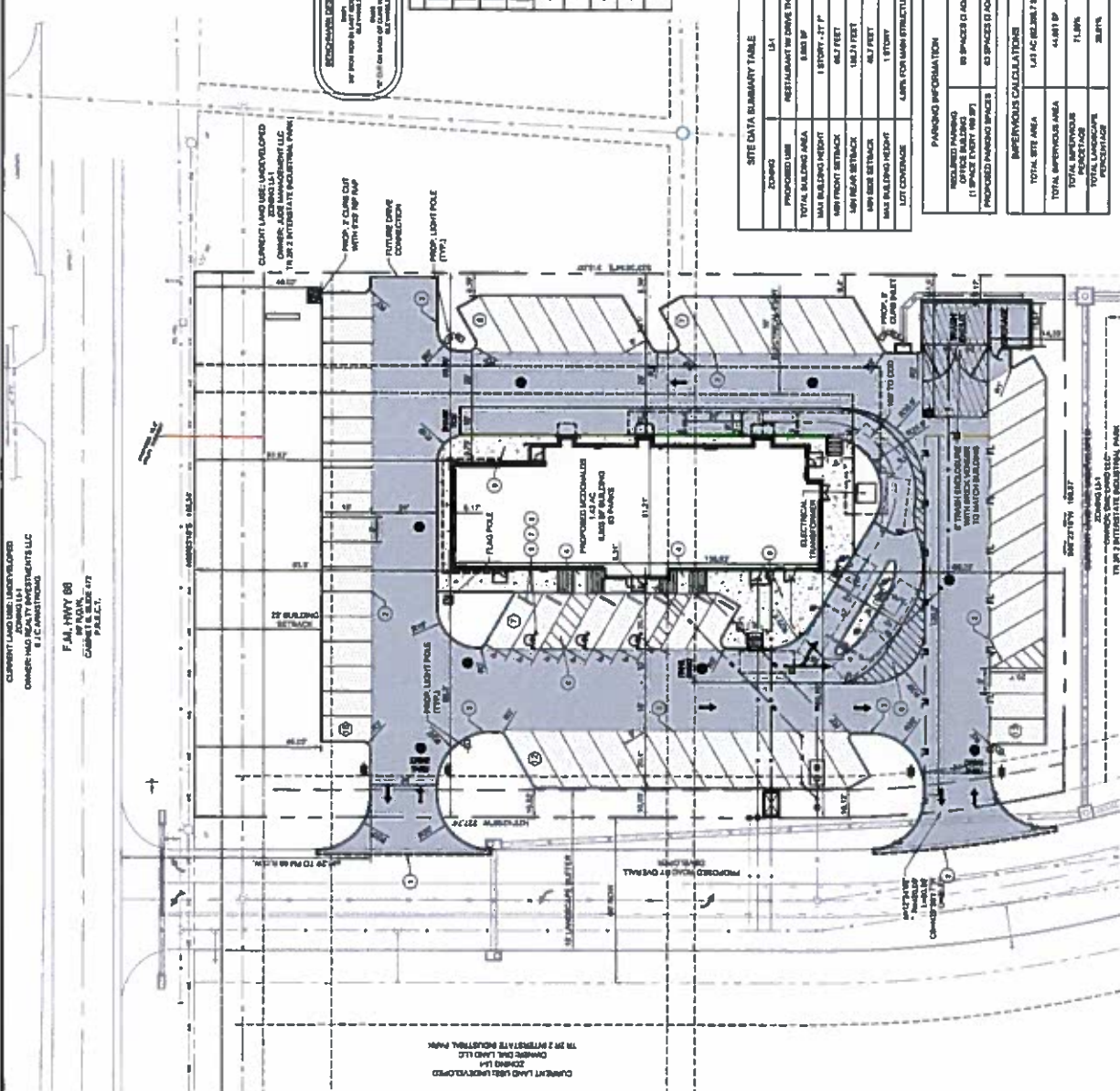
VEGETATION
 1" = 20' - 0"

CONSTRUCTION SCHEDULE

| NO. | DESCRIPTION |
|-----|------------------|
| 1 | DEMOLITION |
| 2 | FOUNDATION |
| 3 | FLOORING |
| 4 | MECHANICAL |
| 5 | ELECTRICAL |
| 6 | PAINTING |
| 7 | LANDSCAPING |
| 8 | FINAL INSPECTION |

PERMITS

| NO. | DESCRIPTION |
|-----|------------------|
| 1 | DEMOLITION |
| 2 | FOUNDATION |
| 3 | FLOORING |
| 4 | MECHANICAL |
| 5 | ELECTRICAL |
| 6 | PAINTING |
| 7 | LANDSCAPING |
| 8 | FINAL INSPECTION |



OWNER
 MCDONALD'S
 911 & JOHN CAMPBELL DRIVE, SUITE 100, MEMPHIS, TN 38117
 901.734.1234
 901.734.1235
 WWW.MCDONALDS.COM

ENGINEER/APPLICANT
CLAYMOORE ENGINEERING
 1803 CENTRAL DR., SUITE 100, MEMPHIS, TN 38117
 901.734.1234
 901.734.1235
 WWW.CLAYMOOREENGINEERING.COM

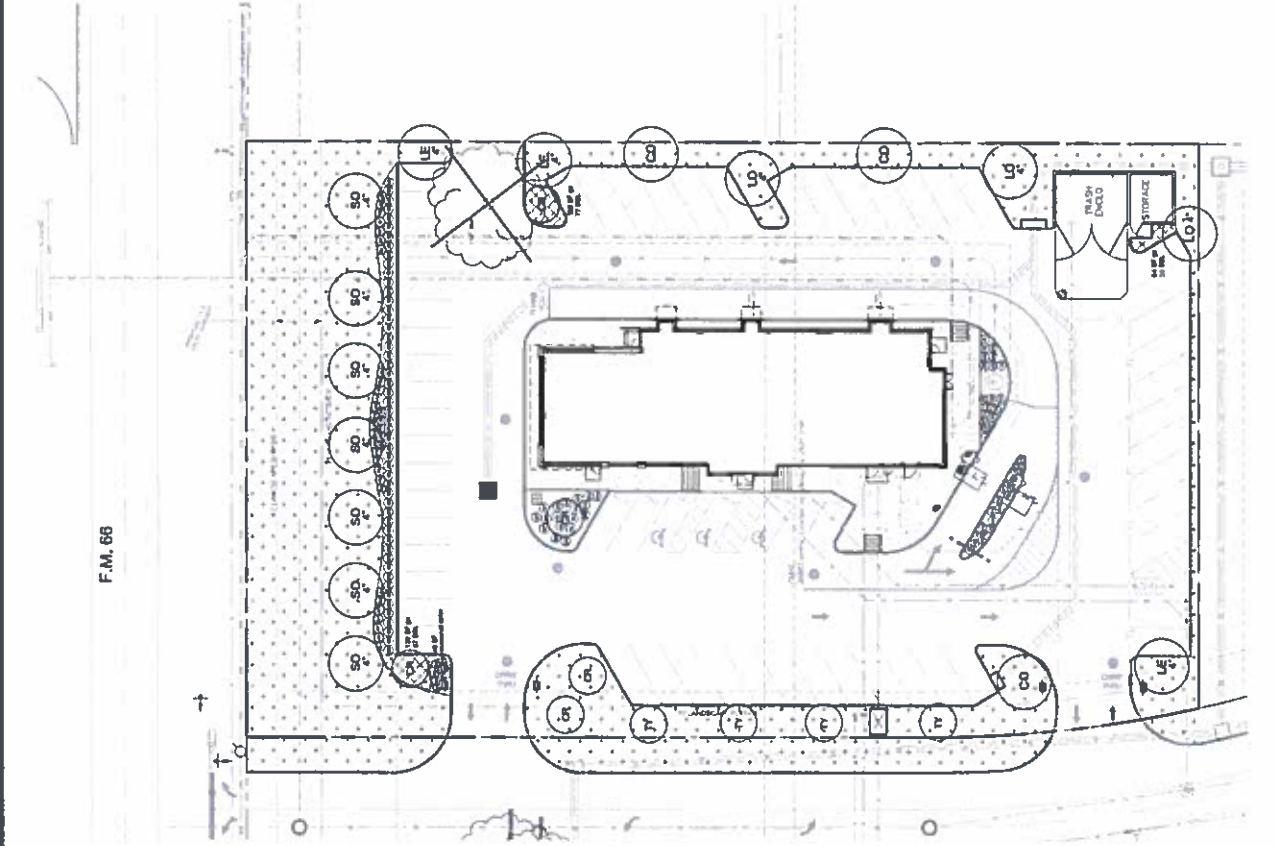
DATE
 04/11/2017

PROJECT
 MCDONALD'S

SCALE
 1" = 20' - 0"

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 04/11/2017 | ISSUED FOR PERMITS |



- TREE LEGEND**
- | | | |
|----------------|-----------------------------|------------------|
| Canopy Trees | LD Low tree | SO Shrub tree |
| | CO Common tree | LE Liana tree |
| Dispersal Tree | CR Common dispersal tree | TY Tree type |

- [illegible]

- HATCH LEGEND**
- | | |
|---|------------------------------|
|  | Stone Wall (random stone) |
|  | Brick Wall (brick) |

LANDSCAPE NOTES

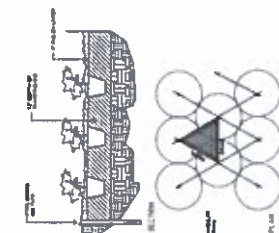
- [illegible]

City of Waxahachie, Texas
LANDSCAPE CALCULATIONS[illegible]

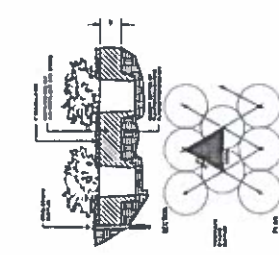
PLANT LIST

[illegible]

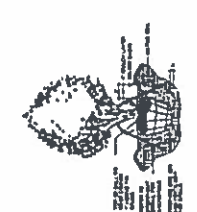
GROUND COVER PLANTING



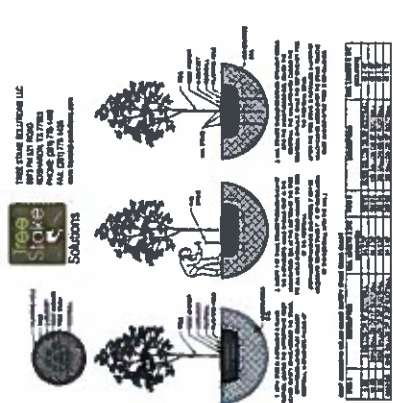
③ SHRUB PLANTING



2) MULTI-TRUNK PLANTING



① CANOPY TREE PLANTING



(14)



McDonald's

F.M. HWY 66 & 35 E - WAXAHACHIE, TX 75165

SIGN PROGRAM BOOK

NOT: Contractor responsible for accuracy of all data entered in this program. All data entered in this program is subject to change without notice. If there is an error in the data entered, please contact the person who entered the data. The data entered will be used.

Eng: -

Prepared By:
KH

Date:
12/11/19

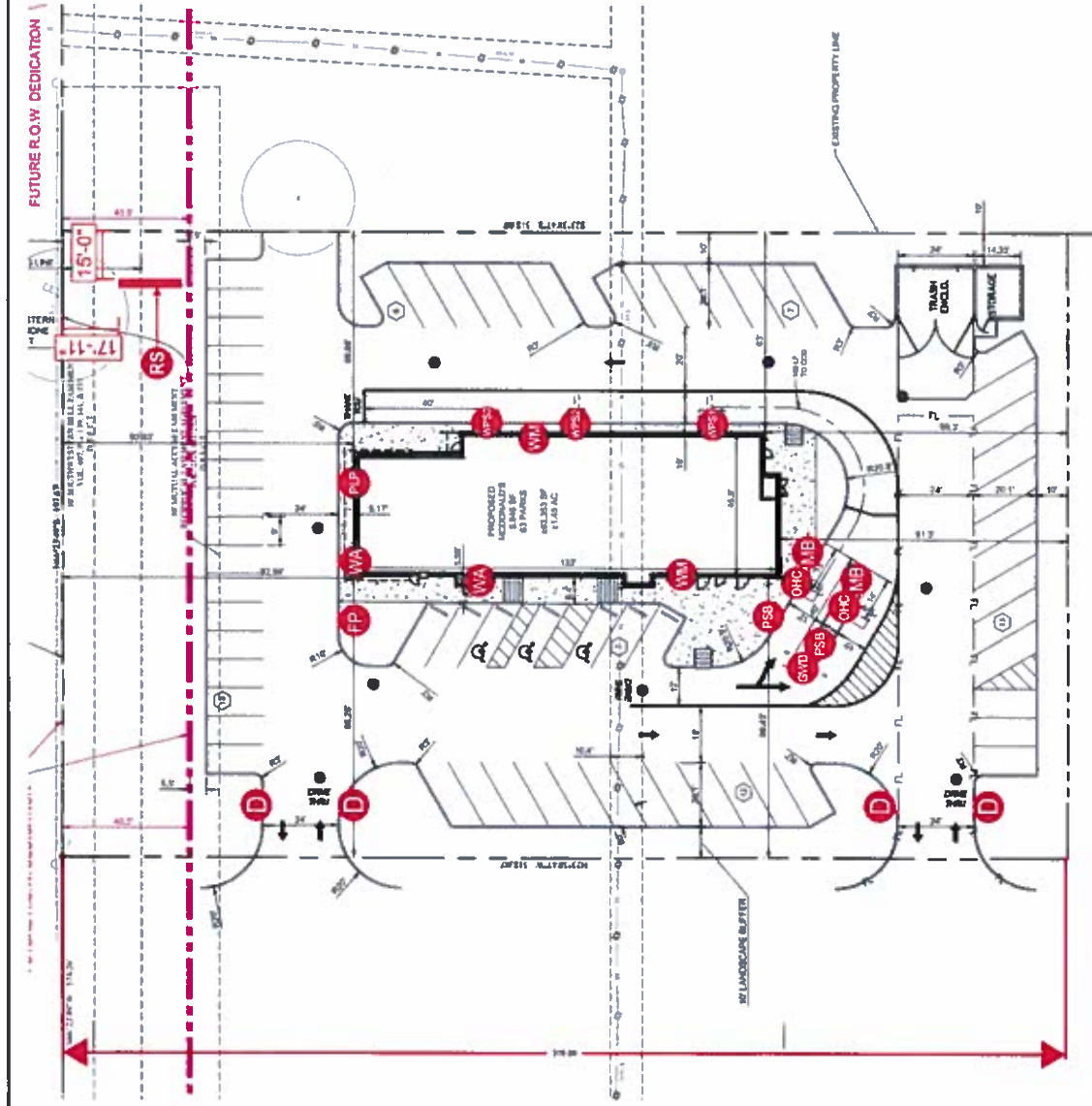
Customer:
MCDONALD'S

File Name:
233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

Location:
WAXAHACHIE, TX

DISTRIBUTED BY SIGN UP COMPANY
700 2nd Street Southwest
PO Box 210
Wichita, KS 67201-0210
1.800.843.9688 • www.personasigns.com

persona
SIGNS | LIGHTING | IMAGE



- PSB PRE-SELL BOARD (QTY 2)
- GWD DOUBLE ARM GATEWAY
- OHC ORDER HERE CANOPY (QTY 2)
- MB MENU BOARD (QTY 2)
- WPS WINDOW POSITION SIGN 1
- WPS WINDOW POSITION SIGN 2
- WPS WINDOW POSITION SIGN 3
- PUP 22" PLAYPLACE LETTERS
- WA WALL ARCH (QTY 2)
- WM 24" WORDMARK (QTY 2)
- D DIRECTIONAL (QTY 4)
- RS 90-200 ROAD SIGN
- FP FLAG POLE

(14)

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL _____ DATE _____

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

1:200 Scale: Drawing not to be used for construction. All dimensions must be verified before installation. If there is a discrepancy between the drawing and the field, the field shall prevail.

Eng: _____

Prepared By: KH/CM/SC

Date: 16DEC19

Customer: MCDONALD'S

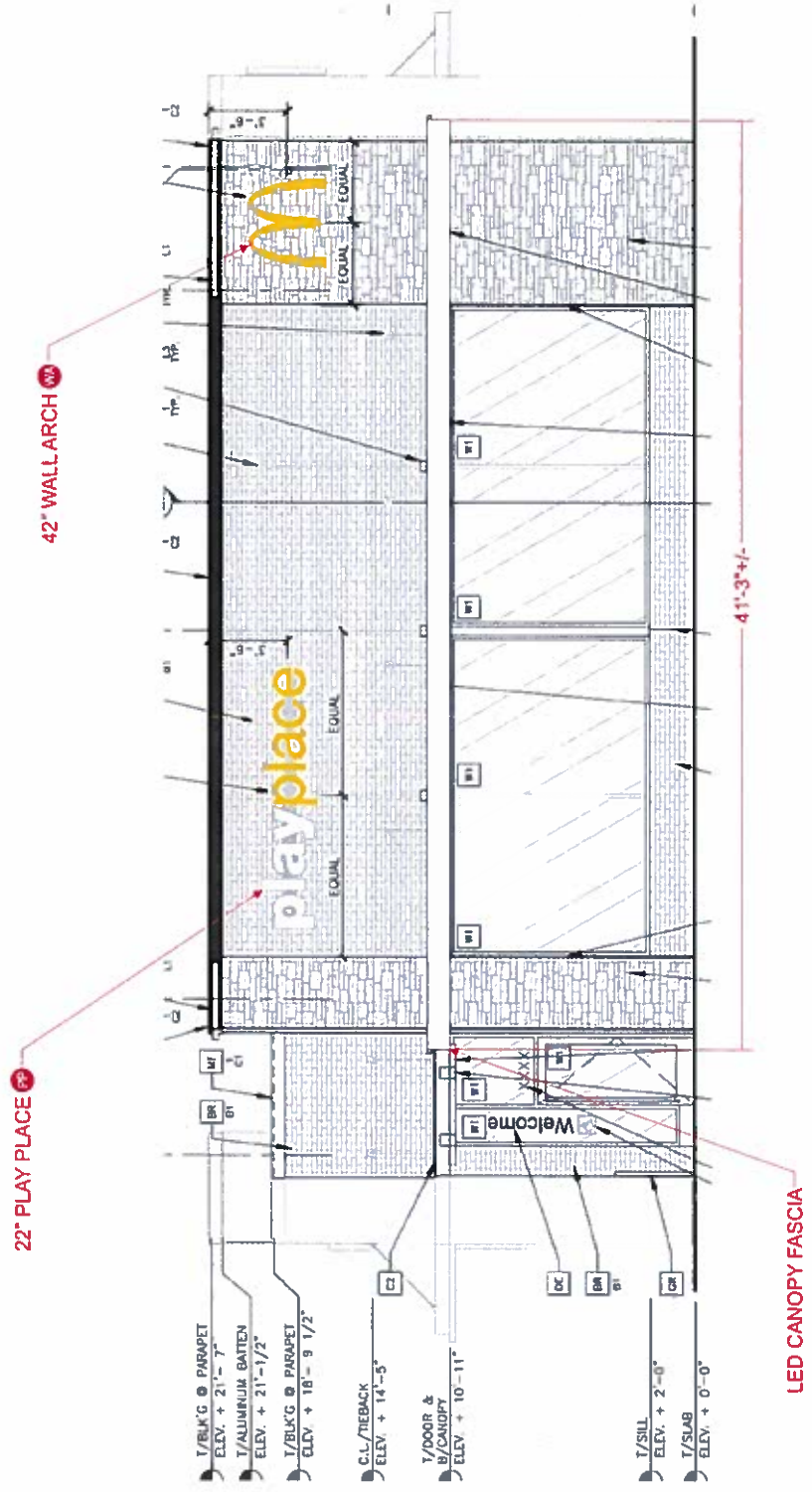
Location: WAXAHACHIE, TX

File Name: 233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

DISTRIBUTED BY SIGN UP COMPANY
700 2nd Street Southwest
PO Box 270
Waxahatchie, TX 75201-0270
1.800.284.3988 • www.personasigns.com

persona
SIGNS | LIGHTING | IMAGE

NORTH (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL _____

DATE _____

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

| | | | | | | | |
|-----------------------------|--|---|--------------------|-----------|---|--|---|
| Customer: MCDONALD'S | | Date: 12/11/19 | Prepared By: KH | Eng: - | <div>NOT: Consistent with the actual view of play area, drawing. All dimensions are to be confirmed with the actual view of play area. If there is a discrepancy, please provide the correct dimensions and a note to the drawing will be made.</div> | <div><div>PERSONA</div><div>SIGNS LIGHTING IMAGE</div></div> | <div>DISTRIBUTED BY SIGN UP COMPANY 700 2nd Street Southwest PO Box 210 Westport, MO 64085-0210 1.800.843.9888 • www.personasigns.com</div> |
| Location: WAXAHACHIE, TX | | File Name: 233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX | | | | | |

(14)



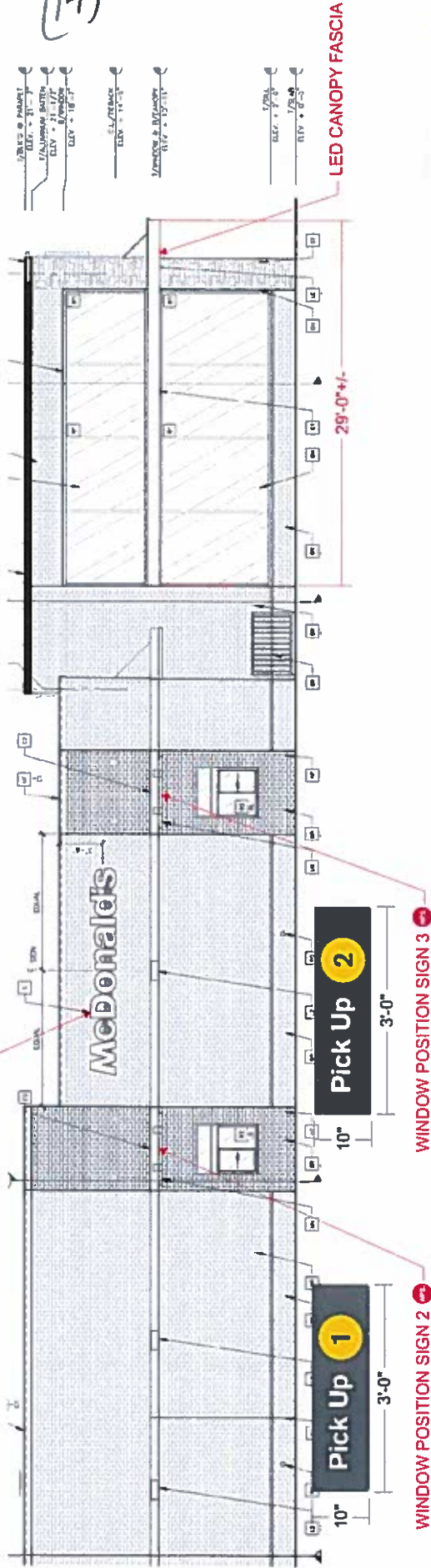
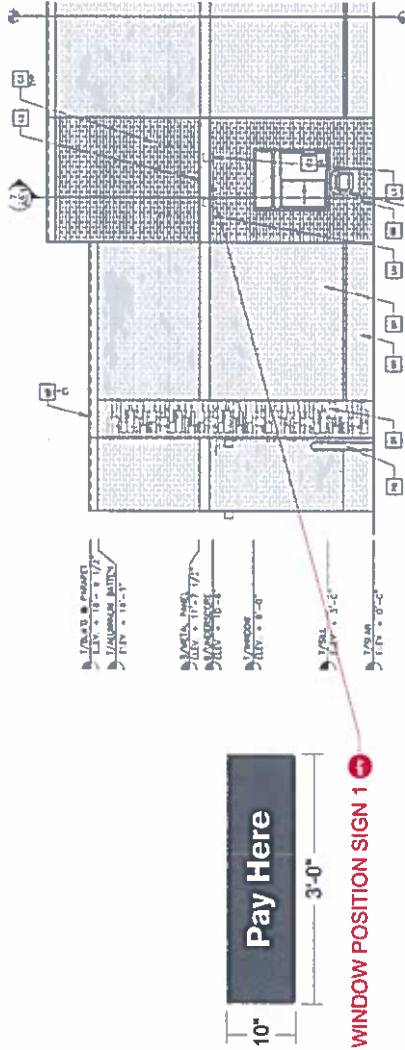
APPROVAL BOX - PLEASE INITIAL

Note: Error output may not be shown when running the program. All errors listed are PMS or the database ODBC error. If these errors are corrected, please provide the correct PMS switch and a reason to fix the library and the code.

File Name: 233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personalsigns.com

EAST (DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



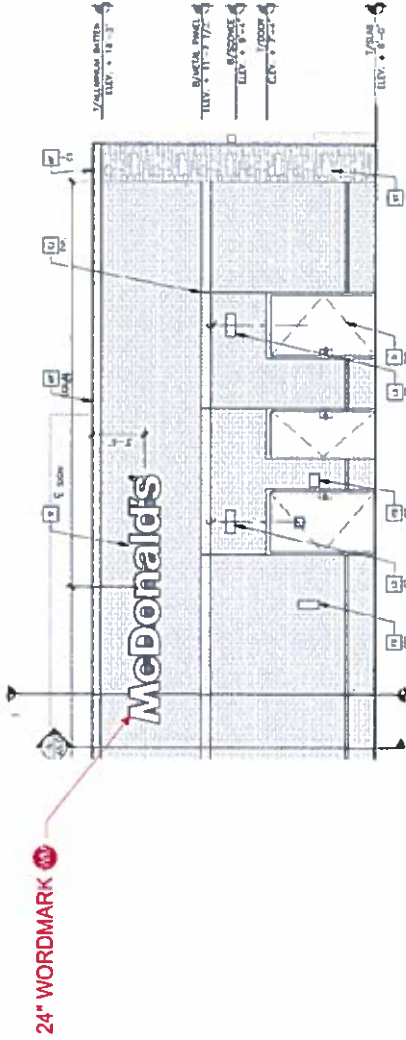
APPROVAL BOX - PLEASE INITIAL

| | |
|-------------------|------|
| CUSTOMER APPROVAL | Date |
|-------------------|------|

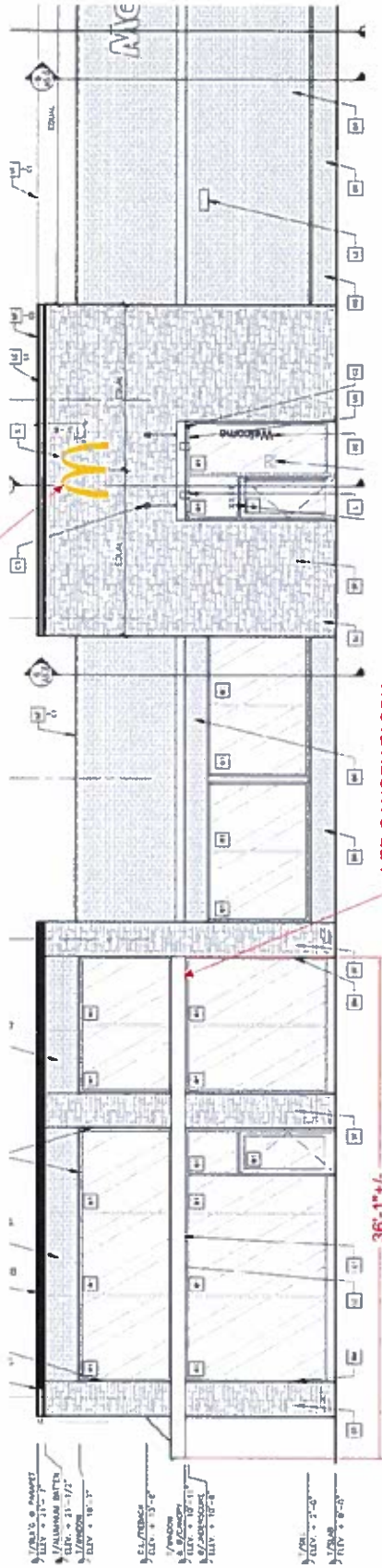
NOTE: Elevation drawings are for customer approval only. drawings are not to be used as any installation guide, all dimensions must be verified before installation.

| | | | |
|------------------------------------|--|---|------------------|
| Customer: MCDONALD'S | Date: 12/11/19 | Prepared By: KH | Eng: - |
| Location: WAXAHACHIE, TX | File Name: 233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX | <p>persona SIGNS LIGHTING IMAGE</p> <p>DISTRIBUTED BY SIGN UP COMPANY 700 2nd Street Southwest PO Box 270 Watertown, SD 57201-0270 1.800.843.9688 • www.personasigns.com</p> | |

WEST (NON DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



42" WALL ARCH



APPROVAL BOX - PLEASE INITIAL
CUSTOMER APPROVAL
Date

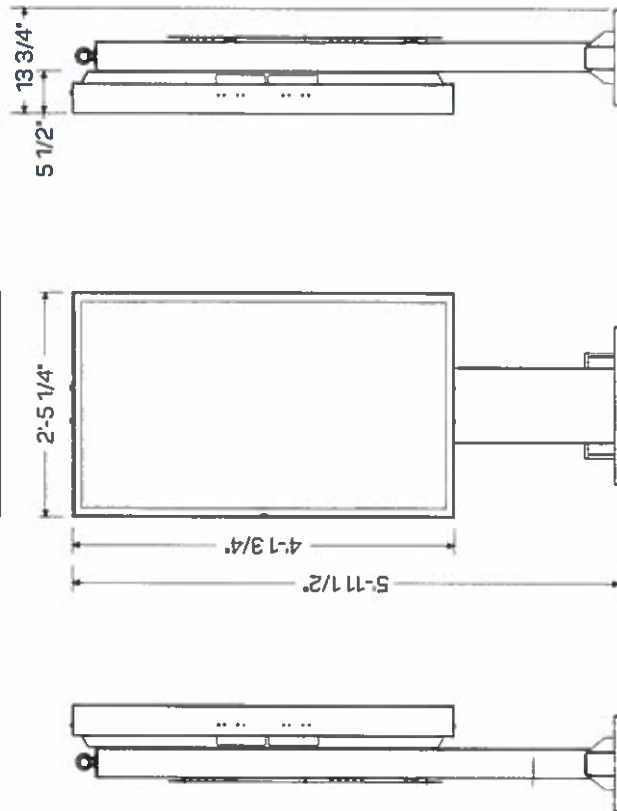
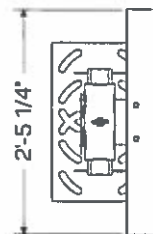
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

| | | | |
|------------------------------------|--|---|------------------|
| Customer: MCDONALD'S | Date: 12/11/19 | Prepared By: KH | Eng: - |
| Location: WAXAHACHIE, TX | File Name: 233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX | <p>PERSONA SIGNS LIGHTING IMAGE</p> <p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Westtown, SD 57201-0210 1.800.643.9888 - www.personasigns.com</p> | |

- | | |
|----------------------------|--|
| Frame | Hot dip galvanized + anti-graffiti powder coated steel |
| Brackets | Hot dip galvanized |
| Panels | Aluminum + anti-graffiti powdercoat |
| Access fasteners | Security Torx |
| Media player access | Dual camlock |
| Eyebolt | Stainless crane on |
| Baseplate | McDonalds spec triple mounting pattern option |

ODMB 02 SINGLE

- | | |
|------------------------------|------------------------|
| Displays | Samsung OH55F |
| Hardware | Stratacache Spectra NG |
| Heating/Cooling | Watlow 100W Heater |
| Power Supply Units | Sunon 120mm AC Fan |
| Power Cables | 60W DC Media Player |
| Electrical Components | Power Supply |
| Communication Cables | 1 x IEC Power Cable |
| Certification | Isolated Ground |
| | 2 x I6 Receptacles |
| | 20A Circuit Breaker |
| | 2 x HDMI |
| | 1 x RS232 |
| | UL Certified |



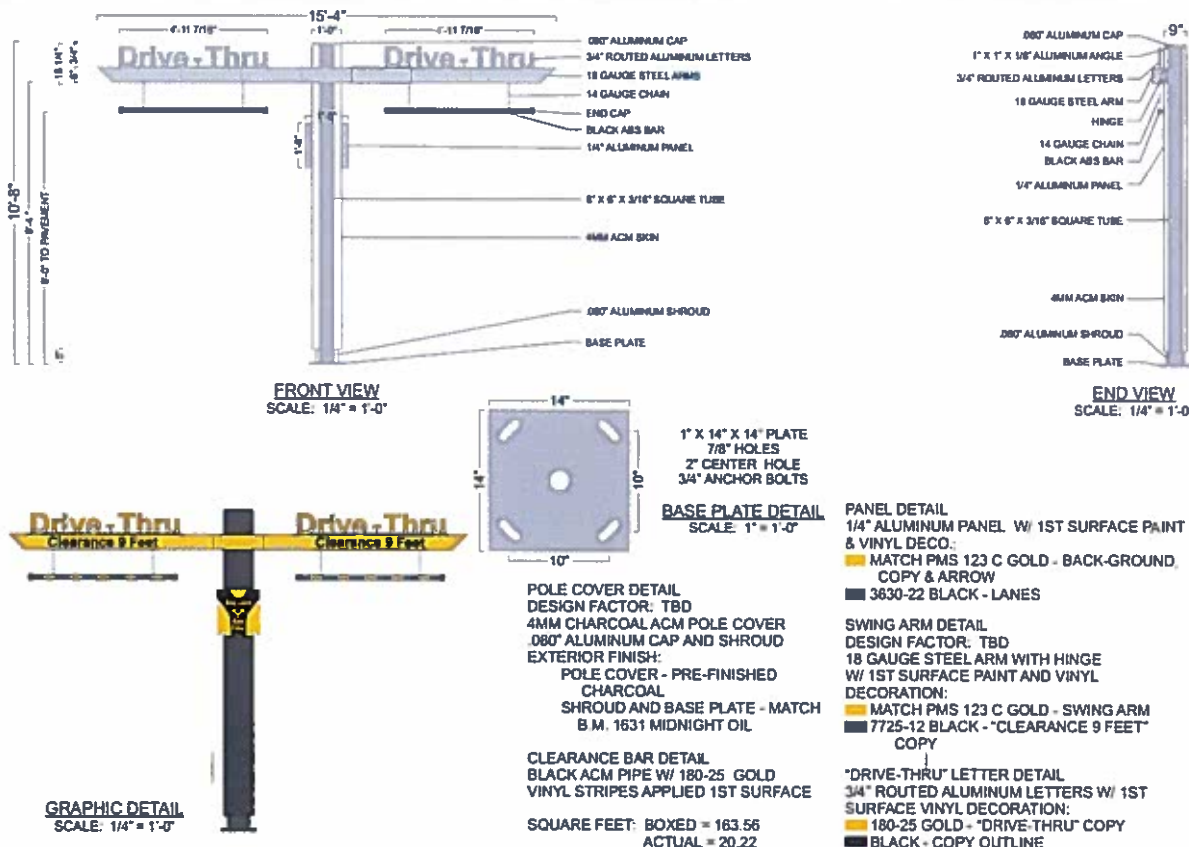
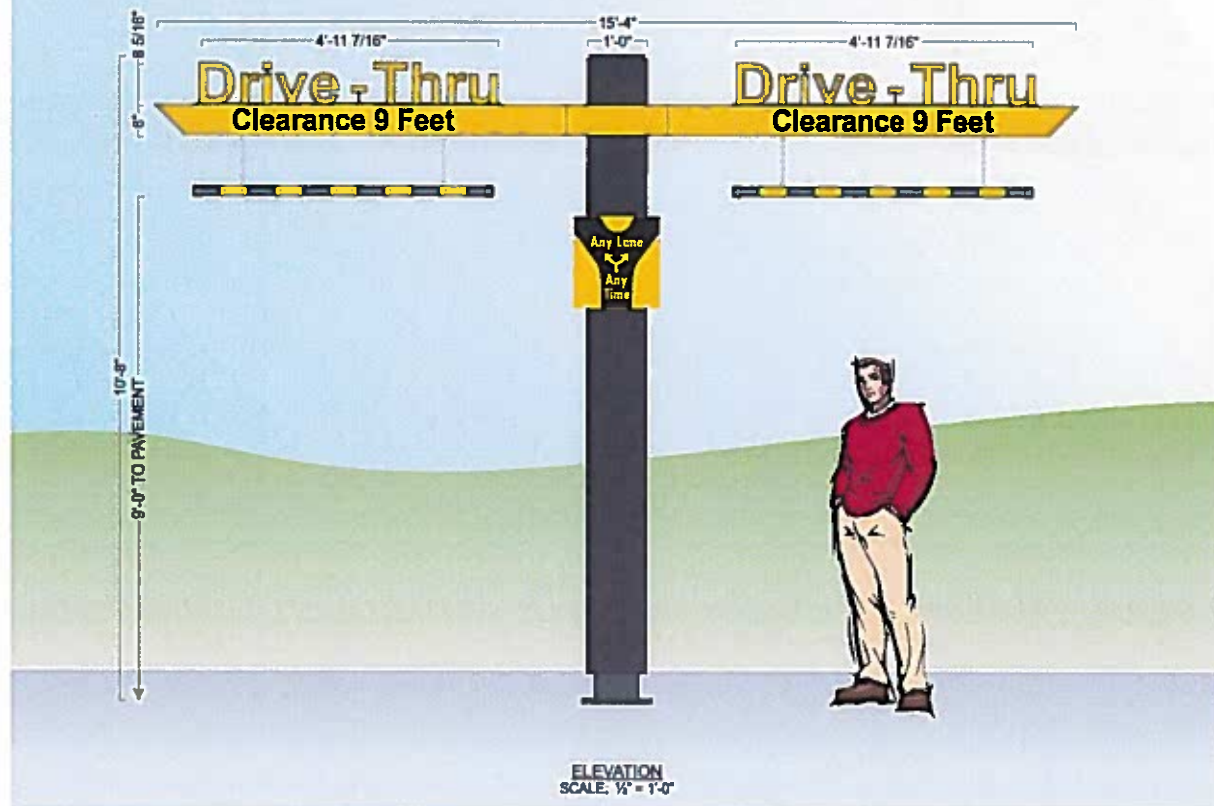
SCALE: 1/2" = 1'-0"



GRAPHIC DETAIL
NOT TO SCALE

| | | | |
|--------------------------------|--------------------------|---------------------------|---|
| Customer: MCDONALD'S | Date: 12/11/19 | Prepared By: KH | <div><div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> 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(14)



Customer:
MCDONALD'S

Date:
12/11/19

Prepared By:
KH

Note: Customer requires the structure to be painted in a specific color. All colors used in this drawing are for reference only. It is the responsibility of the customer to provide the correct color and finish to the structure.

Location:
WAXAHACHIE, TX

File Name:
233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

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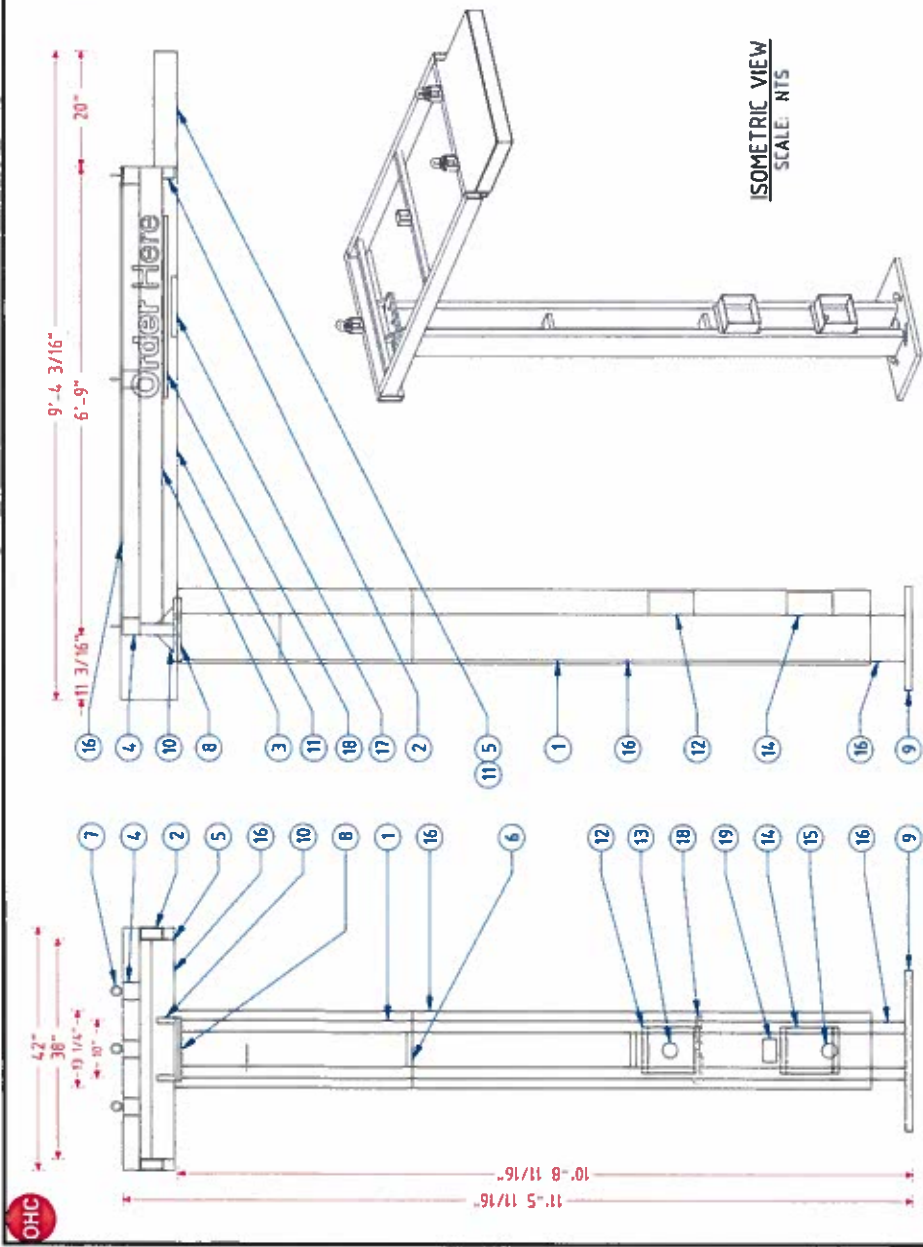
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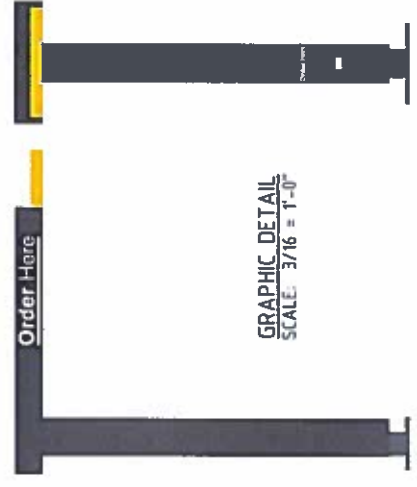
| MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS | |
|---|---|
| NO. | PART/DESCRIPTION |
| 1 | 2" X 8" X 3/16" RECTANGULAR TUBE |
| 2 | 2" X 6" X 1/4" RECTANGULAR TUBE |
| 3 | 2" X 4" X 1/4" RECTANGULAR TUBE |
| 4 | 3" X 3" X 3/16" SQUARE TUBE |
| 5 | 1" X 4" X 1/8" RECTANGULAR TUBE |
| 6 | 1/2" ALUMINUM C-CHANNEL |
| 7 | 1/2" EYEBOLTS (3) |
| 8 | 11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS) |
| 9 | 18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS) |
| 10 | 3" X 3" X 3/4" GUSSETS |
| 11 | .063" ALUMINUM SKIN |
| 12 | .063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER |
| 13 | SPEAKER OPENING |
| 14 | .063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER |
| 15 | MICROPHONE OPENING |
| 16 | ACM CLADDING |
| 17 | SLOAN LED LIGHT WITH POWER SUPPLY |
| 18 | REFLECTIVE WHITE 680-10 VINYL |
| 19 | ADA STICKER |

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
- BASE PLATE - PAINT BH 1631 MIDNIGHT OIL
- TUBE AND TOP ACM - PAINT CHARCOAL
- SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- UL LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS



ISOMETRIC VIEW
SCALE: NTS



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS



FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

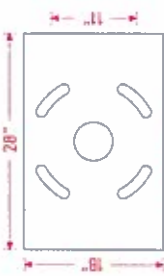


PLATE DETAIL
SCALE: 1/2" = 1'-0"

PLATE DETAIL
SCALE: 1/2" = 1'-0"

Customer:

MCDONALD'S

Location:

WAXAHACHIE, TX

Date:

12/11/19

Prepared By:

KH

File Name:

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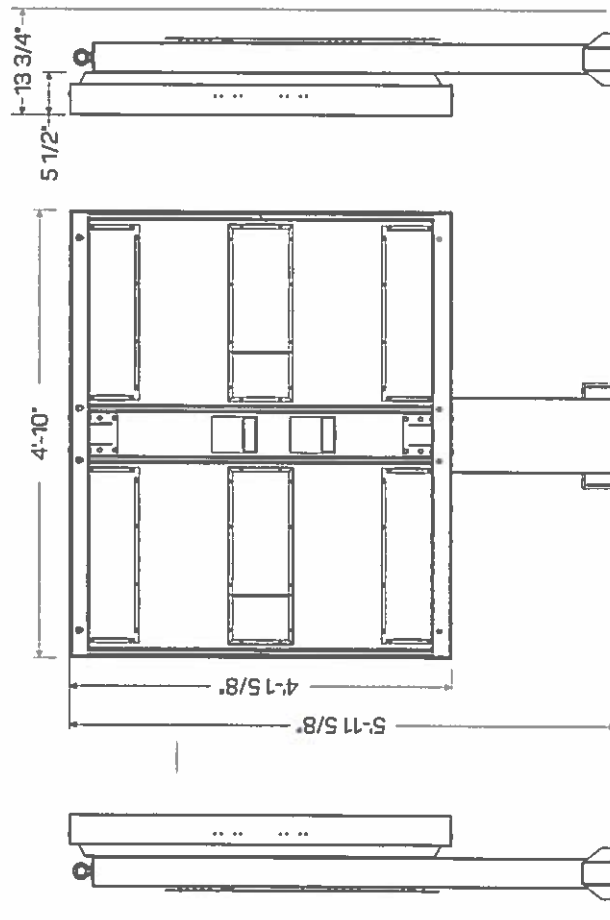
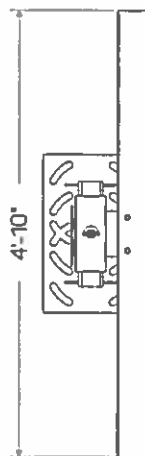
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Frame Hot dip galvanized + anti-graffiti powder coated steel
Brackets Hot dip galvanized
Panels Aluminium + anti-graffiti powdercoat
Access fasteners Security Torx
Media player access Dual camlock
Eyebolt Stainless crane on
Baseplate McDonalds spec triple mounting pattern option

ODMB 02 DOUBLE

Displays 2 x Samsung OH55F
Hardware 2 x Stratatcache Spectra NG
Heating/Cooling Watlow 100W Heater
Sunon 120mm AC Fan
Power Supply Units 2 x 60W DC Media Player Power Supply
Power Cables 2 x IEC Power Cables
Electrical Components Isolated Ground
2 x IG Receptacles
20A Circuit Breaker
Communication Cables 4 x HDMI
2 x RS232
Certification UL Certified



SCALE: 1/2" = 1'-0"



GRAPHIC DETAIL
NOT TO SCALE

Customer:
MCDONALD'S

Location:
WAXAHACHIE, TX

Date:
12/11/19

File Name:
233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

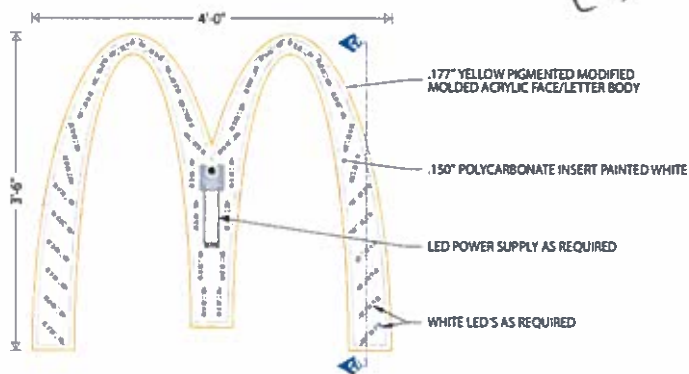
Prepared By:
KH

Note: Contractors may not be exact when viewing or printing this drawing. All notes used as PDS or the closest OMB equivalent. If these notes are incorrect, please provide the correct PDS match and it revision to this drawing will be made.

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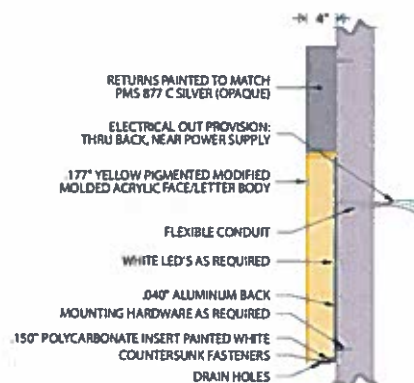
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FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"

FRAME DETAIL:
DESIGN FACTOR: TBD
.177" FORMED YELLOW PIGMENTED (PMS 123 C)
MODIFIED ACRYLIC FACE/LETTER BODY
EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C
SILVER (OPAQUE)
INTERIOR FINISH: PAINTED STARBRIGHT WHITE
(OPAQUE)
.150" POLYCARBONATE INSERT PAINTED
STAR-BRIGHT WHITE
.040" ALUMINUM BACK
LETTER BODY REMOVABLE FOR SERVICE ACCESS
U.L. APPROVED
ELECTRICAL: 0.85 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 14.00
ACTUAL = 4.90

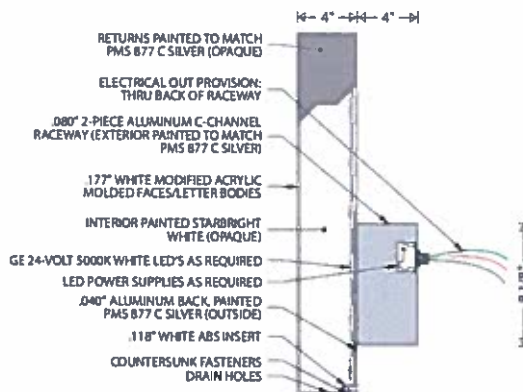


GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

RACEWAYS AND CONNECTOR
TUNNEL TO BE PAINTED TO MATCH
PMS 877 C SILVER

NOTES:

.177" MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES
INSTALLED ON ALUMINUM BACKS
.118" WHITE ABS INSERTS
EXTERIOR FINISH: MATCH PMS 877 C SILVER (OPAQUE);
BACKS PAINTED PMS 877 C SILVER
INTERIOR FINISH: STAR-BRIGHT WHITE (OPAQUE)
LETTER BODIES REMOVABLE FOR SERVICE ACCESS
ACCESS PANEL BEHIND LETTER "M" FOR RACEWAY ACCESS
U.L. APPROVED
ELECTRICAL: 1.10 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 33.38
ACTUAL = 19.53



LETTER PROFILE
SCALE: 1 1/2" = 1'-0"

Customer:
MCDONALD'S
Location:
WAXAHACHIE, TX

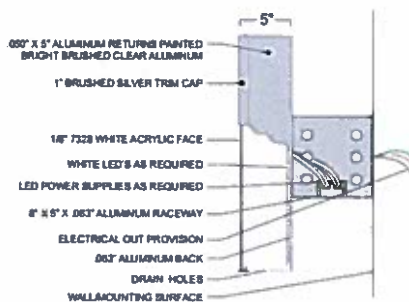
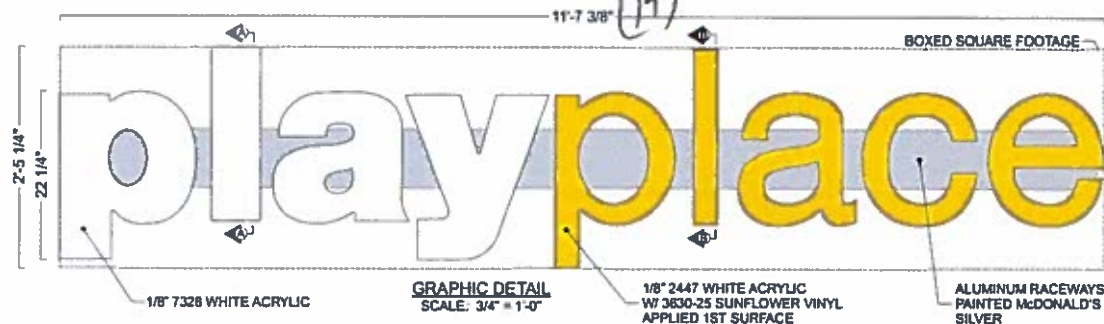
Date:
12/11/19
Prepared By:
KH
File Name:
233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

NOTE: Every output designed to meet when using original drawing. All output and use-PMS, or the closest "PMS" equivalent. If there color are required, please provide the correct PMS match and a reference the drawing will be made.

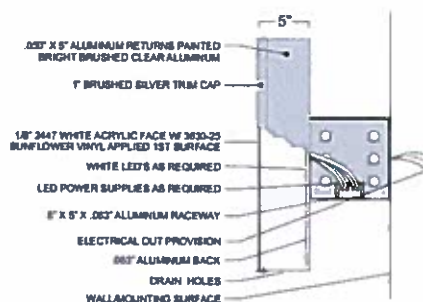
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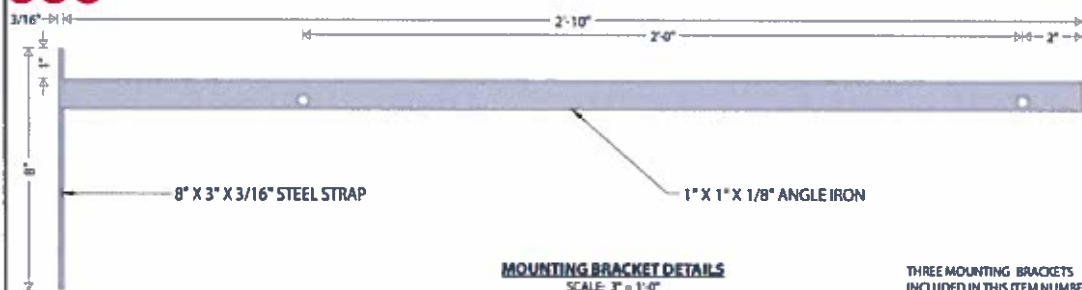
CROSS SECTION A-A
SCALE: 1" = 1'-0"



CROSS SECTION B-B
SCALE: 1" = 1'-0"

NOTES:
U.L. LISTED
ELECTRICAL: (1) 20A/120V CIRCUIT
INTERIOR FINISHED REFLECTIVE WHITE
DISCONNECT SWITCH ON RIGHT HAND END OF RACEWAY
SQUARE FOOTAGE: BOXED = 28.31
ACTUAL = 11.31

WPS1 WPS2 WPS3



MOUNTING BRACKET DETAILS
SCALE: 3" = 1'-0"

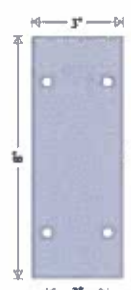


PLATE DETAILS
SCALE: 3" = 1'-0"



WINDOW POSITION SIGN DETAILS
SCALE: 1" = 1'-0"

BRACKET DETAILS
DESIGN FACTOR: TBD
3/16" X 3" STEEL STRAP
1" X 1" X 1/8" ANGLE IRON ARM
EXTERIOR FINISH: PAINTED PMS
877 C SILVER
5/16" HOLES PUNCHED IN ANGLE
AND PLATE FOR MOUNTING

WINDOW POSITION SIGNS DETAIL
DESIGN FACTOR: TBD
.150" PIGMENTED PVC BOARD TO
MATCH GREY FORD - MED DK
PLATINUM
WHITE SCREENED COPY 1ST SURFACE
PMS 123 C YELLOW - NUMERAL BACKGROUND
2.50 SQUARE FEET
* ALL THREE WINDOW POSITION SIGNS
ARE INCLUDED IN THIS ITEM.

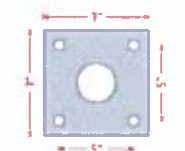
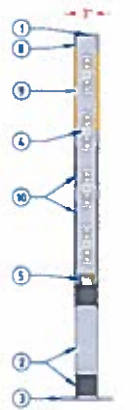
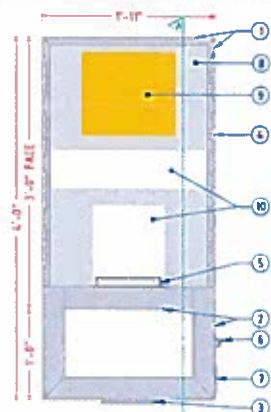
Customer: **McDONALD'S**
Location: **WAXAHACHIE, TX**
Date: **12/11/19**
Prepared By: **KH**
File Name: **233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX**

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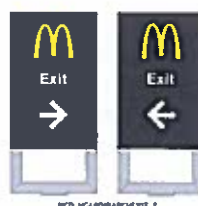
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| MCDONALD'S 48" NEXT GEN DIRECTIONAL SPECIFICATIONS | |
|--|--|
| NO. | PART/DESCRIPTION |
| 1 | 3" X 1" X 1/8" ALUMINUM C-CHANNEL |
| 2 | 3" X 3" X 1/8" ALUMINUM TUBE |
| 3 | MOUNTING PLATE (SEE PLATE DETAIL) |
| 4 | WHITE LED'S AS REQUIRED |
| 5 | LED POWER SUPPLIES AS REQUIRED |
| 6 | DISCONNECT SWITCH |
| 7 | ELECTRICAL CONNECTION ACCESS THROUGH COVER |
| 8 | .080" ROUTED ALUMINUM SHOTBOX FACES |
| 9 | .118" MG YELLOW SOLAR GRADE POLYCARBONATE BACKER PANEL |
| 10 | .118" MG WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL |
| 11 | POWDERCOAT HENTZEN #P90353APE (OR PAINT TO MATCH) |
| 12 | PAINT TO MATCH SILVER OR METALLIC GRAY |

NOTES

- DESIGN FACTOR: TO BE DETERMINED
- 3" X 1/8" ALUMINUM C-CHANNEL FRAME
- ROUTED ALUMINUM SHOTBOX FACES
- EXTERIOR FINISH:
 - FACES - POWDERCOAT HENTZEN #P90353APE (OR PAINT TO MATCH)
 - TUBES AND PLATE - PAINT SILVER OR METALLIC GRAY
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- FACES REMOVABLE FOR SERVICE ACCESS
- U.L. LISTED
- ELECTRICAL: 110 AMPS/120 VOLTS
- SQUARE FOOTAGE:
 - FACE = 5.75
 - DISPLAY = 7.67



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

Customer:
MCDONALD'S

Location:
WAXAHACHIE, TX

Date:
12/11/19

File Name:
233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

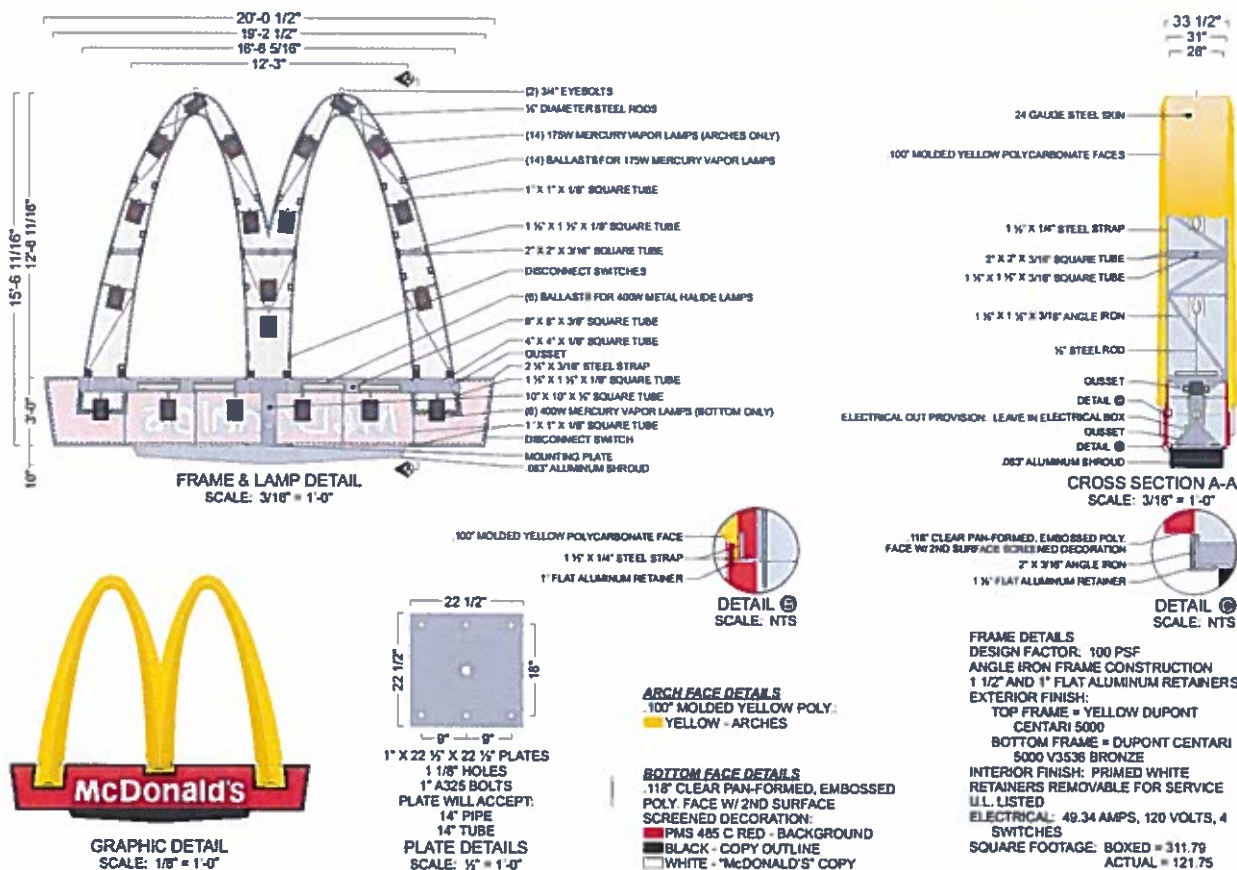
Prepared By
KH

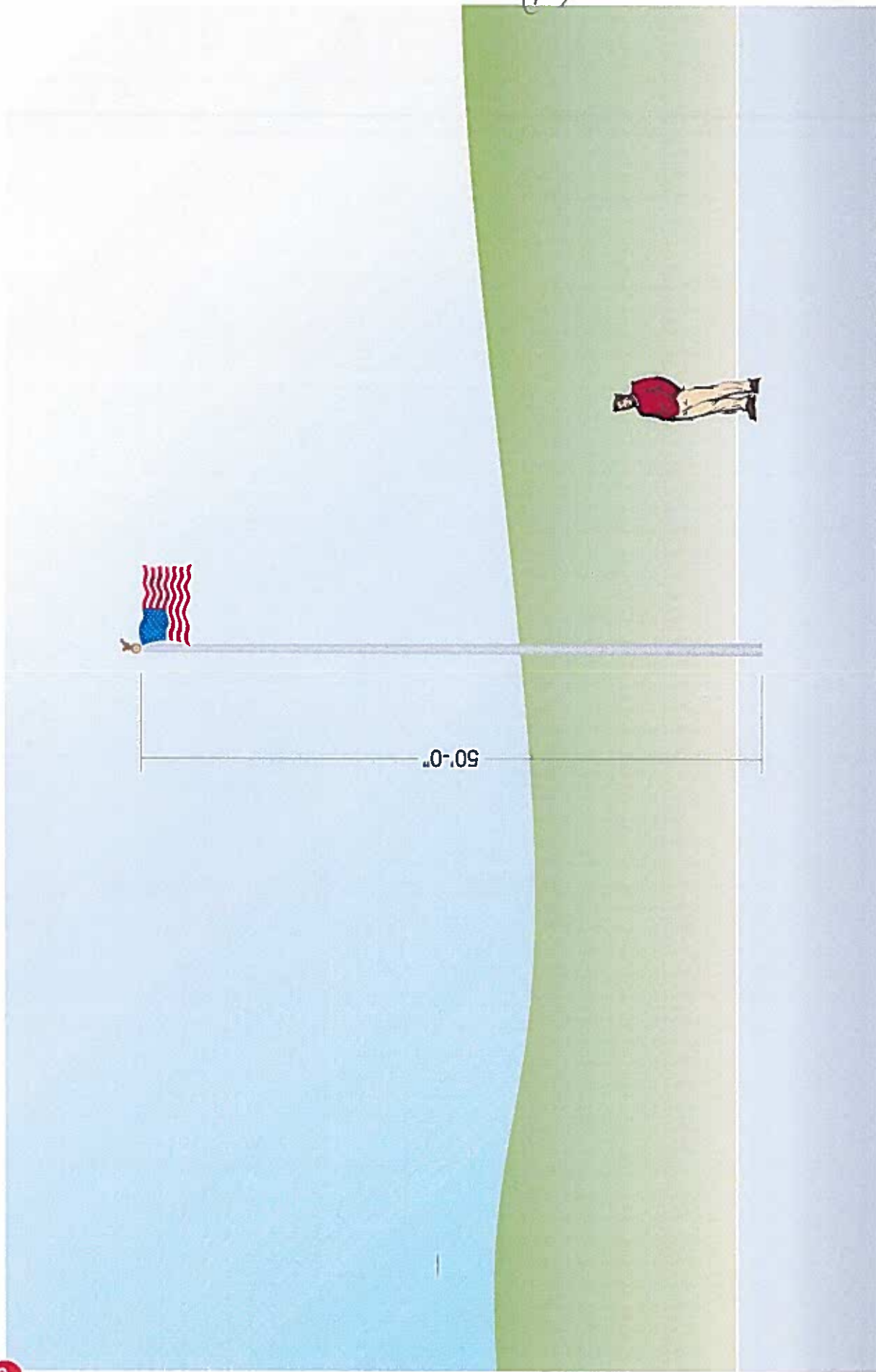
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ELEVATION
SCALE: 3/32" = 1'-0"

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Eng: -

Prepared By:
SC

Date:
16DEC19

File Name:

233826 - R2 - F.M. HWY 66 & 35 E - WAXAHACHIE, TX

Customer:
MCDONALD'S

Location:
WAXAHACHIE, TX

(110)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-000005-2020



MEETING DATE(S)

Planning & Zoning Commission: February 11, 2020

City Council: February 17, 2020

CAPTION

Public Hearing on a request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020)

APPLICANT REQUEST

The applicant is requesting to construct a 275 unit multi-family development and a commercial building on 21 acres.

CASE INFORMATION

Applicant: Mark Leon, Cross Architects

Property Owner(s): Ryan Spring, Hunt Properties

Site Acreage: 20.97 acres

Current Zoning: Planned Development-42-Commercial

Requested Zoning: Planned Development-Multi Family-2

SUBJECT PROPERTY

General Location: SE corner of Bessie Coleman at Highway 77

Parcel ID Number(s): 223131 and 189996

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses:

| Direction | Zoning | Current Use |
|-----------|--------|---------------------------|
| North | PD-C | Waxahachie Towne Crossing |
| East | MF2 | Country Meadows Phase 1 |
| South | PD-C | Retail/Commercial Uses |
| West | O | Waxahachie YMCA |

Future Land Use Plan:

Retail

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Bessie Coleman Blvd.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The purpose of this request is to create a commercial and multi-family residential development within a Planned Development zoning district.

Proposed Use:

The applicant is requesting approval for a zoning change to accommodate development of a commercial building and a 275 unit multi-family residential complex on 20.75 acres located at the Southeast corner of Bessie Coleman and Highway 77. The apartment buildings are proposed to be three stories tall, whereas the apartment clubhouse and proposed commercial building will be one story tall. It should also be noted that the proposed units facing the Country Meadows subdivision, east of the subject property, will be designed with no viewpoint (windows/patio/etc.) access to help create a sense of privacy for the subdivision.

The Concept Plan depicts a residential development that includes elements such as:

- Walking Trail
- Clubhouse/Amenity Center
- Additional Landscaping
- Pool

(114)

Conformance with the Comprehensive Plan:

The proposed development is consistent with the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

Development Standards:

The applicant is proposing a base zoning district of Multi Family-2 (MF2). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Multi Family-2 with additional changes listed below.

Permitted Uses:

- Multi-Family Apartments

Table 2: Proposed Planned Development Standards (Multi Family-2)

***Items highlighted in bold do not meet the City of Waxahachie requirements**

| Standard | City of Waxahachie | Waxahachie Apartments Proposed | Meets Y/N |
|-----------------------|--|---|-----------|
| Max. Density | 18 DU per acre | 14.12 DU per acre | Yes |
| Min. Dwelling Unit | 1 bedroom – 600 SF 2 bedroom – 700 SF *min. 100 SF required for each additional bedroom over one | 1 bedroom – 600 SF 2 bedroom – 950 SF | Yes |
| Min. Front Yard (Ft.) | 25 | 15 | No |
| Min. Side Yard (Ft.) | 100 | 25 | No |
| Min. Rear Yard (Ft.) | 75 | 75 | Yes |
| Max. Height | 3 stories | 3 stories | Yes |
| Max. Lot Coverage (%) | 40 | 30 | Yes |
| Parking | 412.5 spaces (1.5 per dwelling unit) 206.25 attached garages | 426 spaces 131 attached garages *78 proposed detached garages | No |

Table 3: Apartment Unit Breakdown

| Unit Description | Unit Count | Percentage Breakdown |
|------------------|------------|----------------------|
| 1 BD/1BATH | 142 | 52% |
| 2 BD/2 BATH | 133 | 48% |

Staff Analysis:

Per the City of Waxahachie Future Land Use Plan (FLUP), the subject property is intended to be used for retail. Though the applicant is proposing to construct a multi-family development, it should be noted that the property was first advertised as commercial. However, due to visibility concerns, many retailers passed on the opportunity to purchase the property.

(4)

Additional Applicant (Variance/Special Exception) Request/Notes:

- The applicant is proposing a front building setback of 20 ft. along Bessie Coleman Blvd.
- The applicant is proposing a side building setback of 20 ft. adjacent to Tract 1
- Proposing the building length for Building 1 to be 212 ft. (exceeding 200 ft. allowed)
- The applicant is required to provide 206 attached garages for the proposed development. The applicant is currently providing 131 attached garages. *The applicant is also providing 78 detached garages.*
- The applicant is proposing a minimum garage setback of 3ft. Per the Zoning Ordinance, the requirement is 8ft.
- The applicant is proposing a building separation between buildings with openings of 30ft. The Zoning Ordinance requires a minimum separation of 35ft.

PON RESPONSES

Inside 200 ft. Notification Area: Staff has received nine (9) letters of opposition for the proposed development.

Outside 200 ft. Notification Area: Staff has received twenty-six (26) letters of opposition for the proposed development.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **48** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

STAFF CONCERNS

1. **Landscape Buffer:** The applicant is proposing a landscape buffer adjacent to the Country Meadows Phase I subdivision. An approval letter is needed from the Texas Power & Light Company of Dallas electric company, indicating that the applicant can create a landscape buffer within the easement, adjacent to the Country Meadows Phase 1 subdivision. **If the applicant cannot receive approval from the electric company by the February 11, 2020 Planning and Zoning meeting, staff will change its recommendation to denial.**
2. **Attached Garages:**
The applicant is required to provide 206 attached garages for the proposed development. The applicant is currently providing 131 attached garages. *The applicant is also providing 78 detached garages.*
3. **Landscape Plan:**
-Staff will need to review a detailed Landscape Plan. The Landscape Plan shall be designed and stamped by a licensed landscape architect, and compliant with the City of Waxahachie Zoning Ordinance. At the time of this report (2/5/2020), the applicant has not submitted a Landscape Plan for the proposed development.
-Mature trees shall be included within the landscape buffer adjacent to the Country Meadows Phase 1 subdivision.
4. **Roof Pitch:**
The applicant is proposing a 5:12 roof pitch. Per the City of Waxahachie Zoning Ordinance, the required roof pitch is 7:12.

(10)

APPLICANT RESPONSE TO CONCERNS

1. The applicant understands staff concerns and intends to state his reasoning at the February 11, 2020 Planning and Zoning meeting.

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. An approval letter is needed from the Texas Power & Light Company of Dallas electric company, indicating that the applicant can create a landscape buffer within the easement, adjacent to the Country Meadows Phase 1 subdivision. **If the applicant cannot receive approval from the electric company by the February 11, 2020 Planning and Zoning meeting, staff will change its recommendation to denial.**
 2. Per the applicant's request, a Developer's Agreement will be required for the property.
 3. A 7:12 roof pitch is required for each elevation.
 4. Staff will need to review a detailed Landscape Plan. The Landscape Plan shall be designed and stamped by a licensed landscape architect, and compliant with the City of Waxahachie Zoning Ordinance. At the time of this report (2/5/2020), the applicant has not submitted a Landscape Plan for the proposed development.
 5. Mature trees shall be included within the landscape buffer adjacent to the Country Meadows Phase 1 subdivision.
 6. All engineering comments shall be addressed before any approval is made by staff.
 7. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

ATTACHED EXHIBITS

1. Planned Development Standards
2. Site Plan
3. Elevations

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

EXHIBIT B
CONCEPT PLAN PROVISIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to adjust any conditions found within the Multiple-Family Residential-2 (MF2) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District Multiple-Family Residential-2 (MF2) is the intended base zoning classification underlying this PD. The MF2 zoning district is an attached residential district intended to provide the highest residential density of eighteen (18) dwelling units per acre. The principal permitted land uses will include low-rise multiple family dwellings, and apartments.

PD District Development Standards

Description of Request

The general purpose of the PD request is to identify and explain inconsistencies between the City of Waxahachie's zoning requirements and our proposed site

Proposed Use of Property

A residential/multifamily plan with accompanying club and amenities

General Development Requirements

Sec. 3.09 (a)

Minimum Front Yard: Adjacent to SF - 25' (100' if over two stories) [Original]

Minimum front yard has been adjusted to 15' to accommodate the maximum number of units (maximizing site density) [PD Language]

Minimum Side Yard: Adjacent to SF - 50' (175' if over two stories). Adjacent to MF or Nonresidential - 25' [Original]

Minimum side yard has been adjusted to 25' (Western border) and 175' (Eastern border) to accommodate the maximum number of units (maximizing site density) and to allow for an enhanced landscaping buffer on the Eastern border [PD Language]

Sec. 3.09 (b) (iii) (4)

Minimum roof pitch shall be at least 7:12, unless otherwise stated in the applicable zoning district or PD ordinance [Original]

Minimum roof pitch adjusted to 5:12 to accommodate a more cost-effective product [PD Language]

(10)

Sec. 5.03 (f) (i)

In the event that multi-family, non-residential uses, or manufactured home parks side or back upon an SF, 2F, or Residential PD District, or in the event that any non-residential district sides or backs to a MF District, a solid brick or masonry screening wall of not less than six (6) feet nor more than eight (8) feet in height shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual and protective barrier between the properties [Original]

In lieu of a masonry screening wall, an enhanced landscaping buffer consisting of an earthen berm & approved Landscaping is planned. In addition to the enhanced landscaping buffer, we plan to add masonry columns (minimum spacing of 50') on the North, West and Eastern borders of the property to act as a visual and protective barrier between properties [PD Language]

Sec. 5.05 (a) (i) (2) (b)

Building separation between buildings with openings shall be thirty-five feet [Original]

Minimum building separation been adjusted to 30' to accommodate the maximum number of units (maximizing site density) and to allow for an enhanced landscaping buffer on the Eastern border [PD Language]

Sec. 5.05 (a) (iv) (1)

At least one-half of the required minimum off-street spaces shall be provided in fully enclosed garages [Original]

The required number of minimum off-street spaces provided in garages has been adjusted to accommodate the maximum number of units (maximizing site density). In lieu of attached garages, we have provided 78 detached garage spaces, bringing the total number of garage spaces (both attached and unattached) to 209, exceeding the city's minimum of 206 [PD Language]

Sec. 5.05 (a) (iv) (4)

Garages shall be set back a minimum of eight (8) feet from the circulation aisle [Original]

The minimum garage setback has been adjusted to 3 feet to accommodate the maximum number of units (maximizing site density) [PD Language]

Sec. 5.05 (c) (vi)

Buildings shall not exceed two hundred (200) feet in length [Original]

The minimum building length has been adjusted to 309 feet to accommodate the maximum number of units (maximizing site density) [PD Language]

(16)

Sec. 5.05 (c) (vii)

All multi-family dwelling units shall have roof slopes with a minimum of 7:12 pitch.
[Original]

Minimum roof pitch adjusted to 5:12 to accommodate a more cost-effective product [PD Language]

HUNT PROPERTIES
WAXAHACHIE, TEXAS

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P-972.398.6644
WWW.CROSSARCHITECTS.COM



References

[illegible]

A1.1

CONCLUSIONS



02 **BUILDING RENDERING** NTS

| BUILDING MATERIALS | |
|--------------------|------|
| SAND STONE | 15% |
| STUCCO | 60% |
| BRICK | 25% |
| TOTAL | 100% |

**"ALL OTHER SIDES
ARE OF SIMILAR
COMPOSITION"**



01 STREET ELEVATION

(16)

| Parcel ID | Owner's Name | Address | Legal Description | Area | Owner's City | Owner's State | Owner's ZIP | Physical Address |
|-----------|--|-------------------------------|---|--------|--------------|---------------|-------------|---|
| 136455 | WAXAHACHIE TC PARTNERS LTD | 1420 N HIGHWAY 77 | LOT 5 BLK A WAXAHACHIE TOWNE CENTER ADDN 12.413 AC | 12.413 | SANTA ROSA | CA | 95401 | 1420 N HIGHWAY 77 WAXAHACHIE TX 75165 |
| 136456 | MC INVESTMENT FUND LLC | 1801 N HIGHWAY 77 | LOT 15 BLK A WAXAHACHIE TOWNE CENTER ADDN 12.413 AC | 12.413 | ARLINGTON | TX | 76015 | 1801 N HIGHWAY 77 WAXAHACHIE TX 75165 |
| 169696 | ESTES KRIS ROSSER & ESTES ROSSER CHAPMAN | 3621 TURTLE CREEK BLVD APT 6A | LOT 11 RUSSELL 9.487 ACRES | 9.487 | DALLAS | TX | 75219 | HIGHWAY 77 WAXAHACHIE TX 75165 |
| 193520 | YACA OF METRO DALLAS | 901 N AKARD ST | PT 11 CLAMERGE 11.423 ACRES | 11.423 | DALLAS | TX | 75201 | 901 N AKARD ST WAXAHACHIE TX 75165 |
| 217421 | NET LEASE BUDS LLC | 1900 W LITTLETON BLVD | PT 11 RUSSELL 9.487 ACRES | 9.487 | LITTLETON | CO | 80120 | 1900 W LITTLETON BLVD WAXAHACHIE TX 75165 |
| 220023 | MASSO JOSEPH A | 518 E CORNICANA ST | 629 H LEVY 2.885 ACRES | 2.885 | ATLANTA | GA | 77051 | 518 E CORNICANA ST WAXAHACHIE TX 75165 |
| 221067 | PAULUS JAMES B & KAYLA E | 301 S HILL ST | LOT 11 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 301 S HILL ST WAXAHACHIE TX 75165 |
| 221068 | MC DANIEL RILEY III & ELIZABETH | 1685 WILDFLOWER DR | LOT 14 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221069 | MC DANIEL CHRIS & TRESA | 1685 WILDFLOWER DR | LOT 15 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221070 | HARRIS COVY | 1685 WILDFLOWER DR | LOT 16 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | DALLAS | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221071 | LINE MARK & JACQUE | 1685 WILDFLOWER DR | LOT 17 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221072 | GOODWIN EMILY | 1685 WILDFLOWER DR | LOT 18 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221073 | POMCHIT PROPERTIES LLC SERIES A | 1685 WILDFLOWER DR | LOT 19 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221074 | CRUZ STEVEN | 1685 WILDFLOWER DR | LOT 20 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221075 | FIGUEROA ROBERT & VANESSA D | 1685 WILDFLOWER DR | LOT 21 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221076 | RIVERS JENNIFER & QUINTON | 1685 WILDFLOWER DR | LOT 22 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221077 | STUMP SUSAN J | 1685 WILDFLOWER DR | LOT 23 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221078 | MARTIN JAMES J & ESTHER Y RODRIGUEZ CUELLO | 1685 WILDFLOWER DR | LOT 24 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221079 | CHANCE WALTER | 1685 WILDFLOWER DR | LOT 25 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221080 | RISK CHARITY | 1685 WILDFLOWER DR | LOT 26 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221081 | AMERICAN HOMES 4 RENT PROP EIGHT LLC | 1685 WILDFLOWER DR | LOT 27 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221082 | CONDE RENE P & DEBRA C | 1685 WILDFLOWER DR | LOT 28 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221083 | ESTES KRIS R & ROSEB C | 1685 WILDFLOWER DR | LOT 29 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221084 | HERNANDEZ-GARCIA DEBBIE L & CHRISTOPHER GARCIA | 1685 WILDFLOWER DR | LOT 30 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221085 | COLWELL PAUL B & STEPHANIE M | 1685 WILDFLOWER DR | LOT 31 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221086 | JOHNSON TROY D & CRYL L | 1685 WILDFLOWER DR | LOT 32 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221087 | HEWITT JAMES C & LUZ L | 1685 WILDFLOWER DR | LOT 33 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221088 | CAMPBELL ADAM | 1685 WILDFLOWER DR | LOT 34 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221089 | WAXAHACHIE TC PARTNERS LTD | 1685 WILDFLOWER DR | LOT 35 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221090 | LYONS AMERICAN SECURITIES MC TRUSTEE | 1685 WILDFLOWER DR | LOT 36 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221091 | ROGERS PHILIP & AMANDA | 1685 WILDFLOWER DR | LOT 37 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221092 | CROMER GREEN MARESA & TAMONE GREEN | 1685 WILDFLOWER DR | LOT 38 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221093 | BORKOWSKI PHILIP & DANIELA | 1685 WILDFLOWER DR | LOT 39 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221094 | QING 272 SADDLEBROOK LANE LLC | 1685 WILDFLOWER DR | LOT 40 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221095 | PROKOP JOSEPH A & BERRY L | 1685 WILDFLOWER DR | LOT 41 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221096 | DRIMANSYAH FASAL & BRANDI M | 1685 WILDFLOWER DR | LOT 42 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221097 | WAXAHACHIE DUNHILL LLC | 1685 WILDFLOWER DR | LOT 43 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221098 | EL CAMINO VILLAGE INC | 1685 WILDFLOWER DR | LOT 44 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221099 | NEVAREZ SORELLE & ERNESTO M RAMIREZ | 1685 WILDFLOWER DR | LOT 45 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221100 | MORITZ INTERESTS INC | 1685 WILDFLOWER DR | LOT 46 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221101 | MACIAS BLANCA & JESSIE LOPEZ | 1685 WILDFLOWER DR | LOT 47 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221102 | LEWIS ZACHARYAS D & TAYLOR J | 1685 WILDFLOWER DR | LOT 48 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221103 | CLARK APRIEL L & NICHOLSON J | 1685 WILDFLOWER DR | LOT 49 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221104 | THOMPSON RAYSON E | 1685 WILDFLOWER DR | LOT 50 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221105 | SETTEMYER DONALD D IV & PAMELA N MOHK | 1685 WILDFLOWER DR | LOT 51 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221106 | FOURNIER DARRELL & JANCIE | 1685 WILDFLOWER DR | LOT 52 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221107 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 53 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221108 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 54 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221109 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 55 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221110 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 56 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221111 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 57 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221112 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 58 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221113 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 59 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221114 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 60 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221115 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 61 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221116 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 62 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221117 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 63 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221118 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 64 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221119 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 65 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221120 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 66 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221121 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 67 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221122 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 68 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221123 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 69 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221124 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 70 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221125 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 71 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221126 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 72 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221127 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 73 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221128 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 74 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221129 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 75 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221130 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 76 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221131 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 77 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221132 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 78 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221133 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 79 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221134 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 80 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221135 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 81 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221136 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 82 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221137 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 83 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221138 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 84 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221139 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 85 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221140 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 86 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221141 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 87 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221142 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 88 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221143 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 89 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221144 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 90 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221145 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 91 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221146 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 92 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221147 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 93 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221148 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 94 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221149 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 95 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221150 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 96 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221151 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 97 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221152 | ARMSTRONG BILLY W JR | 1685 WILDFLOWER DR | LOT 98 BLK A COUNTRY MEADOWS PH 1 1.79 AC | 1.79 | WAXAHACHIE | TX | 75165 | 1685 WILDFLOWER DR WAXAHACHIE TX 75165 |
| 221153 | | | | | | | | |

(14)

Case ZDC-000005-2020
Responses Received OUTSIDE Required 200' Notification Area
Support: 0 Oppose: 26

| PropertyID | Owner's Name | Physical Address |
|------------|--|--------------------------|
| 229110 | JENNIFER MORGAN | 1651 WILDFLOWER DRIVE |
| 272435 | AMANDA CLOUD | 1604 PIERCE STREET |
| 229095 | DARREL SMITH | 1658 WILDFLOWER DRIVE |
| 229102 | JENNIFER ARNOLD | 1635 WILDFLOWER DRIVE |
| 273375 | KRISTINA LEE | 1697 SAN JUAN |
| 229089 | JENNIFER LAPUSAN | 1634 WILDFLOWER DRIVE |
| 229087 | DAVID J FOWLER AND BETH TAGGART-FOWLER | 1642 WILDFLOWER DRIVE |
| 269590 | PAUL JR AND ASHLEY MILLS | 1575 COUNTRY CREST DRIVE |
| 229050 | KRISTEN STRANGE | 1606 HILLSIDE DRIVE |
| 269592 | TRACIE HENDERSON | 1579 COUNTRY CREST DRIVE |
| 269591 | STEPHANIE DEFORD | 1581 COUNTRY CREST DRIVE |
| 229088 | KATHRYN SCHABEL | 1638 WILDFLOWER DRIVE |
| 265975 | AMANDA JACKS AND EVETTE RAMIREZ | 1560 RESERVE ROAD |
| 266030 | CHARLES D AND MONA DUDLEY | 343 BESSIE COLEMAN BLVD |
| 265990 | JOSH AND ANDREA KLINE | 350 HAVEN ROAD |
| 265965 | BRIAN AND LAUREN RILEY | 359 SOUTH HILL ROAD |
| 265962 | ROBERT AND SABRINA VERNON | 347 SOUTH HILL ROAD |
| 269652 | RONNIE ENNS | 321 STRAIT LANE |
| 272393 | SEAN WELCH | 1551 HARRISON CIRCLE |
| 269634 | JAMIE COLEMAN | 1575 OASIS STREET |
| 269616 | LASHONDA ALLEN | 1571 RETREAT ROAD |
| 265955 | JOSEPH R AND CHELSEA LAFLEUR | 350 SOUTH HILL ROAD |
| 228975 | JENNIFER NICHOLS | 1614 WILDFLOWER DRIVE |
| 229009 | GLORIA RUTH | 1665 WILDFLOWER DRIVE |
| 223110 | LUIS BENITEZ | 1594 WILDFLOWER DRIVE |
| 229018 | LINDA ZWICK | 201 OAK RIDGE DRIVE |

(14)

RECEIVED
2/4/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

WOODWARD MICHAEL T & OLGA R WOODWARD
201 S HILL ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020)

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

Case Number: ZDC-000005-2020

City Reference: 223087

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, February 5, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

This is a bad idea. This area is too crowded. Put a
Nice restaurants in instead.

Michael Woodward
Signature

2/3/2020
Date

Michael Woodward
Printed Name and Title

201 S Hill Drive, Waxahachie, Tx
Address 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(16)

RECEIVED
2/4/2020

City of Waxahachie, Texas
 Notice of Public Hearing
 Case Number: ZDC-000005-2020

HARRIS GOY
 1561 WILDFLOWER DR.
 WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Goleman at Highway 77 (Property ID/223181 and 189996) - Owner: Kris R & Risser G Estes (ZDC-000005-2020)

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

Case Number: ZDC-000005-2020

City Reference: 223108

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, February 5, 2020 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

Coy L. Harris
 Signature

Coy L. Harris
 Printed Name and Title

3 FEB 2020
 Date

1561 Wildflower Drive
 Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addresser at the top of this form, but would like to submit a response, please contact the City for a blank form.

(14)

RECEIVED
2/4/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

◇◇◇◇

COUNTRY MEADOWS HOMEOWNERS ASSOCIATION INC
P O BOX 191185
DALLAS, TX 75219

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Leon, Cross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020)

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Case Number: ZDC-000005-2020

City Reference: 223109

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, February 5, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

MBrooks
Signature Melissa Brooks

2/4/20
Date

MBrooks - HDA Manager
Printed Name and Title
for Country Meadows @ North Grove
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(10)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

*No
No
No!* * This will be horrible for our neighborhood. It's already overpopulated due to growth. Doing this will cause more

Katherine + Patrick Ellis

Signature

2-5-2020

Date

Katherine + Patrick Ellis

Printed Name and Title

Residents (12yrs)

1589 Wildflower Drive

Address

traffic, more crime & decrease the housing value.

Not to mention, this is directly behind my

house + the idea of people peering in my backyard from their balconies & staring at that

while I drink my morning coffee so someone else

can make a buck sickens me. Quit thinking of your-selves + consider how this directly affects the people who

live here + have to deal with it every day + night. There are other places to build + this SHOULD NOT be one of them

Too crowded already

Another concern, though not as big as the others, is this going to cause flooding in our backyards? where's the water going to go? We already have little ditches that fill up with water when it rains in our backyards. Are our houses going to begin flooding now too?

It's TOO MUCH! Just stop already. Stop listening to your agenda + your pocket book + listen to the people, the residents of this neighborhood. What good will come from this?

Can you guarantee no traffic increase for our children, no increase in neighborhood crime?

Can you guarantee it won't decrease our housing value? Can you guarantee the neighborhood won't suffer or be negatively affected by this? No!! No, you can't. All you can

guarantee is it's going to cost someone money + put it in someone else's pocket. Sounds like nothing but greed to me. I've lived here since 2008, 12 yrs. Never, have I been more upset + angry than I am now about this.

Absolutely Ridiculous!

(u)

RECEIVED
2/4/2020

1. Request by Mark Loomis, Owner, to Planned Development-Multi Family-2, with Concept Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - Owner: Kris R & Risser C Estes (ZDC-000005-2020)

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Case Number: ZDC-000005-2020

City Reference: 223121

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, February 5, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

Comments: ☐ SUPPORT

☒ OPPOSE

Charity Risk
Signature

2-4-2020
Date

Charity Risk
Printed Name and Title

1583 Wildflower Dr
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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P10-223181

☐ SUPPORT

☒ OPPOSE

Comments:

(1) WANT COMMERCIAL ENTERPRISES (2) KEEP CONSISTENT COMMERCIAL CORRIDOR
(3) TRAFFIC SAFETY @ 77 IS COMPROMISED ALREADY (4) WILL IMPACT PROPERTY

Signature

Printed Name and Title

Date

Address

VALUES MAYBE
FOLLOWING
(PERCEIVED
AS A
NEGATIVE)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

RECEIVED
2/5/2020

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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PID 223181

☐ SUPPORT

☒ OPPOSE

Comments:

Potential problems - (1) Traffic congestion and flow (2) Lack of parking (1.5 spaces per 1 and 2 bedroom units doesn't seem adequate.)

Signature

Mrs. Ora Johnson
Printed Name and Title

Date

2/5/2020
203 South Hill St.
Address Waxahachie, TX
75165

Comments continued:

(3) Market value of homes decrease with apartments in the area verses commercial developments.

Suggestion: seek out more potential commercial buyers. Tell them how great Waxahachie is 'U'

(including growth + community wants)

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

Case Number: ZDC-000005-2020

City Reference: 228973

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, February 5, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

This is residential area, if Multi Family-2
build up crime will be increase and rampant
in future. Plaintiff

Signature

Mrs. Liz Hewitt

Printed Name and Title

Date

1-27-2020

Address

1601 Wiloff lower Dr. Waxahachie
TX 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

RECEIVED
1/29/2020

(16)



(14)

RECEIVED
2/4/2020

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

LEWIS ZACHARIAS H & TAYLOR J
328 S HILL DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: ZDC-000005-2020

City Reference: 269593

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☐ SUPPORT

☒ OPPOSE

Comments: Concerned w/ this will decrease the value of our house
Adding apartments will increase noise & traffic which pose
a health risk & safety concern as parents of young children.

Taylor J Lewis
Signature

2.3.2020
Date

Taylor J. Lewis homeowner
Printed Name and Title

328 S HILL DR
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

Case Number: LDL-000003-2020

City Reference: 207001

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, February 5, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

RECEIVED
2/5/2020

☐ SUPPORT

☒ OPPOSE

Comments:

I do not support the approval of a multi family concept, I don't think it is fair to the home owners of the community, I believe it should stay commercial/zoned

ADG

Signature

2-4-20

Date

Ariel Clark Owner

Printed Name and Title

301 S. Hill DR 75165

Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

(14)

(14)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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☐ SUPPORT

☒ OPPOSE

Comments:

An apartment complex is not what this neighborhood needs. Great Say No!

Jennifer Morgan

Signature

Date

2/4/2020

ms Jennifer Morgan

Printed Name and Title

1651 Wildflower Drive
Waxahachie, TX 75166

Address

Outside Notification Area

PID: 229110

(1/10)

RECEIVED
2/15/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Mark Leon, Gross Architects, for a Zoning Change from Planned Development-42-Commercial to Planned Development-Multi Family-2, with Concept Plan, located at the SE corner of Bessie Coleman at Highway 77 (Property ID 223131 and 189996) - (Owner: Kris R & Risser C Estes (ZDC-000005-2020))

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☐ SUPPORT

☒ OPPOSE

Comments

AC
Signature
Amanda Cloud
Printed Name and Title
Resident

2-4-20
Date
1604 Pierce
Address
St

Outside Notification Area

PID: 272435

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Should Stay Commercial Zoned. City Planning has success but makes known as business.

Signature

Darrel Smith
Printed Name and Title

Date

2-5-20
1658 Wildflower Dr.
Address

Outside Notification Area

PID: 229095

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Stacy Arnold
Printed Name and Title

Jennifer Arnold
(Resident)

Date

2/5/2020

Address

1635 Will Power
Dr.
(Waxahachie)

Outside Notification Area

PID: 229108

110)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

This drives down property value in the area and leads to more congestion.

Signature

Kristina Lee
Printed Name and Title

Date

2/5/2020
1697 San Juan Waxahachie TX
Address 75165

Outside Notification Area

PID:

273375

(14)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Jennifer Lapusan
Signature
Jennifer Lapusan
Printed Name and Title

2-5-20
Date
1634 Wildflower Dr.
Address
Waxahachie

Outside Notification Area

PID: 229089

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇

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☐ SUPPORT ☒ OPPOSE

Comments:

Adding more congestion to the neighborhood at an intersection with no light on a street that needs its speed limits lowered.

David J. Fowler

Signature

DAVID J. Fowler

Printed Name and Title

02/05/20

Date

1642 Wildflower Dr.

75165

Address

Outside Notification Area

PID: 2091087

done again
putting
prob
over
public
safety!
Raising
TAX
Revenue
area
Public
Safety !!

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Very dangerous part of 77. We don't need
275 more people living on that corner!!!

Beth Taggart Fowler

Signature

02/05/20

Date

Beth Taggart - Fowler

Printed Name and Title

1642 Wildflower Dr.

Address

75165

Outside Notification Area

PID: 227087



(16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

RECEIVED
2/5/2020

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☐ SUPPORT

☒ OPPOSE

Comments

More traffic, enough traffic already. We just moved here, if I would have known this before I would have looked elsewhere for my home to be built.


Signature

Feb. 5, 2020
Date

Patti Mills Sr. Home owner
Printed Name and Title

1575 Country Crest Drive, Waxahachie, TX 75165
Address

Outside Notification Area

PID: 269590



(14)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

RECEIVED
2/5/2020

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☐ SUPPORT

☒ OPPOSE

Comments

I still right along Bessie Coleman & County Road 1 building apartments next to Academy will make this area even more congested. Not ideal for apartments this will also bring our property values down.

Ashley Mills
Signature

Feb. 5 2020
Date

Ashley Mills, Home Owner
Printed Name and Title

1515 County Road 1 Drive
Address Waxahachie, TX 75105

Outside Notification Area

PID: 269590

(10)

RECEIVED
2/15/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

This will bring more traffic crime and lower
our housing value. I worry for the safety of the
neighborhood and our
children.

Signature

Kristen Strange
Printed Name and Title

Date

2/5/2020
1100 Hillside Drive
Address

Outside Notification Area

PID: 229050

(14)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Tracie H.
Signature

TRACIE HENDERSON
Printed Name and Title

2/5/20
Date

1579 Country Crest DR
Address
75165

Outside Notification Area

PID: 261592



City of Waxahatchie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

We oppose this zoning change because apartments will bring more people, more traffic, and our homes' values will drop.

Signature

Stephanie Deford
Printed Name and Title
home owner

Date

2/05/2020
1581 Country Crest Dr.
Address
Waxahatchie, TX
75105

*Traffic is already unusually high on T7/Bessie Coleman, and a stoplight is needed. If the city changes zoning to Multi-family, the traffic will be too much. The new school ~~will~~ currently under construction in North Grove will create a need for even greater traffic on Bessie Coleman. Adding apartments will only make things more dangerous on T7 & Bessie Coleman.

It is a crime to knowingly submit a false planning or zoning form. (Texas Penal Code 37.16)

Outside Notification Area

PID:

269591



(16)

RECEIVED
2/5/2020

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

I live behind the shopping strip and it's already difficult to get out of the neighborhood with all the traffic. A multi-family

Kathryn Schabel

Signature

Feb. 4, 2020

Date

Kathryn Schabel-Homeowner

Printed Name and Title

1638 Wildflower Dr.

Address

structure would make it a nightmare 24/7. I would love to see another grocery store, restaurant or retail go in there. Makes more sense.

Outside Notification Area
PID: 229088

116)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

There is plenty of open land in waxahachie that apartments can be developed on. There is way too much traffic in morning & evening & cannot accomodate this build. The school cannot accomodate either.

Signature

Amanda Jacks
Printed Name and Title

Date

2/4/19 AT 02/04/20
Address

Outside Notification Area

PID:

205975

(14)

RECEIVED
2/15/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

E. Ramirez
Signature

Everette Ramirez - homeowner
Printed Name and Title

02-04-20
Date

15100 Reserve Rd.
Address

Outside Notification Area

PID: *205915*

(14)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
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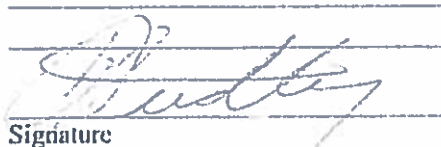
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☐ SUPPORT

☒ OPPOSE

Comments:



Signature

Charles D. Duda
Printed Name and Title

2/5/2020
Date

343 Bessie Coleman Blvd
Address

Waxahachie, TX 75165

Outside Notification Area
PID: 266030

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Mona Dudley
Signature

MONA DUDLEY
Printed Name and Title

2-5-2020
Date

343 Bessie Coleman Blvd
Address
WAXAHACHIE, TX 75163

Outside Notification Area

PID: 266030



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:


Signature

JOSH KLINE
Printed Name and Title

2/5/2020
Date

350 HAVEN RD
Address

Outside Notification Area
PID: 265990

(14)

RECEIVED
2/5/20



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Does Simpson Elementary have capacity for this many homes?
On top of major traffic concerns!!

Andrea Kline
Signature

2/5/20
Date

ANDREA KLINE
Printed Name and Title

350 HAVEN RD
Address WAXAHACHIE 75165

Outside Notification Area

PID: 265996

(14)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 11, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 17, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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| | | | |
|--|--|--|--|
| <input type="checkbox"/> SUPPORT | | <input checked="" type="checkbox"/> OPPOSE | |
| Comments: <u>This will kill traffic.</u> | | | |
| <u>B. Riley</u> | | <u>2/4/20</u> | |
| Signature | | Date | |
| <u>Brian Riley</u> | | <u>359 South Hill Dr.</u> | |
| Printed Name and Title | | Address | |

Outside Notification Area

PID: 265965

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Traffic issues

Lauren Riley
Signature

Lauren Riley
Printed Name and Title

2/04/20

Date

369 S. Hill Dr.

Address Wax, TX 75165

Outside Notification Area

PID: 265965

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Robert Vernon
Signature
Robert Vernon
Printed Name and Title

2/4/2020
Date
347 S Hill Dr
Address

Outside Notification Area

PID: 265962

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Sabrina Vernon

Signature

Sabrina Vernon

Printed Name and Title

2/4/2020

Date

347 5111

Address

Outside Notification Area

PID: 205962

(14)

RECEIVED
2/15/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020



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☐ SUPPORT

☒ OPPOSE

Comments:

Ronnie Enns

Signature

2/14/2020

Date

Ronnie Enns

Printed Name and Title

321 Straight Ln

Address

Outside Notification Area

PID: 2696052

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Sean Welch

Signature

Sean Welch

Printed Name and Title

2/4/2020

Date

1551 Harrison Circle

Address

Outside Notification Area

PID: 272393

(16)

RECEIVED
2/15/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Jamie Coleman
Signature

Jamie Coleman
Printed Name and Title

2-4-2020
Date

1975 Oasis St. Waxahachie, TX
Address
75165

Outside Notification Area

PID: 2691034

(14)

RECEIVED
2/11/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments



Signature
LaShonda Allen

Printed Name and Title

2-5-20

Date
1571 Retreat Rd Waxahachie

Address
75165

Outside Notification Area
PID: 249416

116)

RECEIVED
2/15/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020



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☐ SUPPORT

☒ OPPOSE

Comments:

Signature

Joseph R. Lefleur
Printed Name and Title

2-4-2020
Date

350 South Hill, Waxahachie, TX 75165
Address

Outside Notification Area

PID: 265955

(16)

RECEIVED
2/5/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Chelsea L. Fleur
Signature

Chelsea L. Fleur
Printed Name and Title

2-9-2020
Date

550 South Hill, Waxahachie, TX 75165
Address

Outside Notification Area

PID: 265955

46)

RECEIVED
2/10/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Too much traffic already. All for a restaurant & not Apartments!

G. Chow
Signature

2-5-20
Date

Ken for Nichols
Printed Name and Title

1614 W. 12th Street Dr
Address
Wax Tx
75165

Outside Notification Area

PID: 228975

It is a crime to knowingly submit a false zoning reply form (Texas Penal Code 17.10)

(14)

RECEIVED
2/16/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

Traffic is so bad already it will make it worst
for our neighbor hood.

Gloria Roth

Signature

Gloria Roth/Homeowner

Printed Name and Title

2/5/2020

Date

1665 Wildflower Dr.

Address

Wax. 75165

Outside Notification Area

PID:

229009

(14)

RECEIVED
2/10/2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020
◇◇◇◇

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☐ SUPPORT

☒ OPPOSE

Comments:

*Instead of an apartment complex this Community Council
benefits from having a playground / Basketball Court*

Signature

Printed Name and Title

Date

Address

02/05/2020
1594 Wildflower Dr.
for the HOA Fees we
pay. There is no positive
Outcome from the Apartments
Just more traffic!

Outside Notification Area

PID:

223116



RECEIVED
2/6/2020

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000005-2020

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☐ SUPPORT

☒ OPPOSE

Comments:

Linda Zwick
Signature
LINDA ZWICK MS.
Printed Name and Title

2-5-2020
Date
201 Oak Ridge St
Address

Outside Notification Area
PID: 229018