

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, March 10, 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 February 25, 2020
 - b. Minutes of the Planning and Zoning Commission briefing of February 25, 2020
5. ***Consider*** request by Christina Altman for a **Replat** of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being 29.378 acres (Property ID 199197) in the Extra Territorial Jurisdiction – Owner: Russell C and Christina A Altman (SUB-000010-2020)
6. ***Consider*** request by Wes Dorough, JH Development, for a **Plat** of Vista Way and Washington Avenue being 3.754 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property IDs 262135 and 262138) - Owner: JHH North Grove Development LLC (SUB-000014-2020)
7. ***Public Hearing*** on a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for **Accessory Building (Residential), greater than or equal to 700 SF** use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)

8. **Consider** recommendation of Zoning Change No. ZDC-000013-2020
9. **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)
10. **Consider** recommendation of Zoning Change No. PD-19-0175
11. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.

Notice of Potential Quorum

One or more members of the Waxahachie City Council may be present at this meeting.

No action will be taken by the City Council at this meeting.

Planning and Zoning Commission
February 25, 2020

(Hr)

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 25, 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
David Hudgins

Others Absent: Erik Test

Others Present: Shon Brooks, Director of Planning
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

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 February 11, 2020
- b. Minutes of the Planning and Zoning Commission briefing of February 11, 2020
- c. Minutes of the Planning and Zoning Commission Work Session of February 11, 2020

Action:

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

5. **Public Hearing on a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146)**

Chairman Keeler opened the Public Hearing.

(HA)

Mr. Chris Webb, Planner, reported the applicant requested to combine two (2) existing lots into one (1) lot noting the property falls under the Infill Overlay District. The applicant is requesting a petition of relief on Right-of-Way (ROW) dedication. The applicant also requested a petition of relief for the required 15 feet utility easement to 10 feet.

Mr. Webb stated staff believes the ROW in this area will defeat the purpose where the city is trying to develop empty lots within the infill district. He stated the 10-foot easement will fit all utilities. He stated the City Council would need to vote on both petitions of relief.

There being no others to speak for or against RP-19-0146, Chairman Keeler closed the Public Hearing.

6. Consider approval of RP-19-0146

Action:

Vice Chairman Melissa Ballard moved to approve a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146) and recommend petitions of relief on the Right-of-Way and Utility Easement to City Council as presented Mr. Jim Phillips seconded, All Ayes.

7. Consider request by Ghazal Kellesley, Cumulus Design, for a Replat of Lot 33, Block A, Bob White Estates Phase Two, to create Lots 33A and 33B, Block A, Bob White Estates, Phase Two, being 2.251 acres (Property ID 267272) in the Extra Territorial Jurisdiction – Owner: Brooke Wilkinson and Thomas Blount (SUB-000009-2020)

Mr. Webb reported the applicant is requesting a replat that would divide one (1) lot into two (2) lots located in the Extra Territorial Jurisdiction. He stated the setbacks meet Ellis County and the City of Waxahachie setbacks. Mr. Webb noted the city received a letter from Sardis Lone Elm stating that adequate public facilities were available for this property.

Action:

Mr. Jim Phillips moved to approve a request by Ghazal Kellesley, Cumulus Design, for a Replat of Lot 33, Block A, Bob White Estates Phase Two, to create Lots 33A and 33B, Block A, Bob White Estates, Phase Two, being 2.251 acres (Property ID 267272) in the Extra Territorial Jurisdiction – Owner: Brooke Wilkinson and Thomas Blount (SUB-000009-2020). Mrs. Bonney Ramsey seconded, All Ayes.

8. Adjourn

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 25, 2020 at 6:45 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
David Hudgins

Member Absent: Erik Test

Others Present: Shon Brooks, Director of Planning
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

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

Planner Chris Webb reviewed the following cases:

- RP-19-0146 – Applicant is requesting to combine two (2) existing lots into one (1) lot noting the property falls under the Infill Overlay District. The applicant is requesting a petition of relief on Right-of-Way dedication. The applicant is also requesting a petition of relief from the required 15 feet utility easement to 10 feet.
- SUB-097 – Applicant is requesting a replat that would divide one (1) lot into two (2) lots located in the ETJ. The City received a letter from Sardis Lone Elm that there is adequate public facilities for this property. Staff recommended approval.

3. Adjourn

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(15)

Planning & Zoning Department

Plat Staff Report

Case: SUB-10-2020



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2020

CAPTION

Consider request by Christina Altman for a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being 29.378 acres (Property ID 199197) in the Extra Territorial Jurisdiction – Owner: Russell C and Christina A Altman (SUB-000010-2020)

APPLICANT REQUEST

The applicant is requesting a replat that would separate Russell and Christina Altman's agricultural land from the property with the residential dwelling on it.

CASE INFORMATION

Applicant: Russell and Christina Altman

Property Owner(s): Russell and Christina Altman

Site Acreage: 29.378 acres

Number of Lots: 2 lots

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Staff received a water utility provider letter from Rockett SUD stating that adequate domestic flow was available to the property. However, adequate fire flow cannot be established for this location.

SUBJECT PROPERTY

General Location: 1433 Wilson Rd

Parcel ID Number(s): 199197

Current Zoning: N/A (ETJ)

Existing Use: Currently a single family residence is located at the property

Platting History: This plat is part of the Whispering Meadows Subdivision

(5)

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

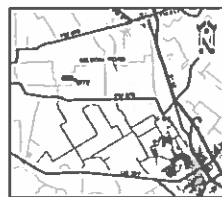
A plat shall not be filed with the Ellis County Clerk until:

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



VICINITY MAP
NOT TO SCALE

TRACT 12

WHISPERING MEADOWS
CAB. C. BL. 218
OPRECT

TRACT 10

TRACT 7

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS RUSSELL C. ALTMAN AND CHRISTINA A. ALTMAN ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE W. WOODWARD SURVEY, ABSTRACT NO. 1120, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO RUSSELL CRAIG ALTMAN AND CHRISTINA ALICIA ALTMAN, RECORDED IN VOLUME 2077, PAGE 1823, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING ALL OF TRACT 3, WHISPERING MEADOWS, RECORDED IN CABINET C, SLIDE 218, OPRECT, AND BEING FURTHER DESCRIBED, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4480" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 3 AND THE COMMON SOUTHEAST CORNER OF TRACT 2 OF SAID WHISPERING MEADOWS, IN THE WEST RIGHT-OF-WAY (ROW) LINE OF WILSON ROAD (A 30' ROW DEDICATION CABINET C, SLIDE 218, OPRECT);

THENCE S 07°50'34" E, ALONG THE VNEAST LINE OF SAID TRACT 3 AND THE COMMON WEST ROW LINE OF SAID WILSON ROAD, A DISTANCE OF 849.82 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3 AND THE COMMON NORTHEAST CORNER OF TRACT 4AA, OF TRACTS 4AA, 4AB & 4AC, WHISPERING MEADOWS, RECORDED IN CABINET H, SLIDE 248, OPRECT;

THENCE S 88°46'45" W, ALONG THE SOUTH LINE OF SAID TRACT 3, THE COMMON NORTH LINE OF SAID TRACT 4AA, THE COMMON NORTH LINE OF TRACTS 4B-A, 4B-B AND 4B-C, WHISPERING MEADOWS, RECORDED IN CABINET K, SLIDE 19, THE COMMON NORTH LINE OF TRACT 8 AND TRACT 9 OF SAID WHISPERING MEADOWS, A DISTANCE OF 1989.41 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID TRACT 3, THE COMMON NORTHWEST CORNER OF SAID TRACT 8, THE COMMON NORTHEAST CORNER OF TRACT 7 OF SAID WHISPERING MEADOWS AND THE COMMON SOUTHEAST CORNER OF TRACT 10 OF SAID WHISPERING MEADOWS;

THENCE N 01°11'38" W, ALONG THE WEST LINE OF SAID TRACT 3, THE COMMON EAST LINE OF SAID TRACT 10 AND THE COMMON EAST LINE OF TRACT 12, OF SAID WHISPERING MEADOWS, A DISTANCE OF 849.83 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 3 AND THE COMMON SOUTHWEST CORNER OF SAID TRACT 2;

THENCE N 88°46'22" E, ALONG THE NORTH LINE OF SAID TRACT 3 AND THE COMMON SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 1972.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.147 ACRES OF LAND, MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, 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.

"THIS JUDICIAL, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PUBLIC USE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT"

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5444

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM,
NORTH CENTRAL ZONE 4302, NAD 83, PER GPS OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN" ACCORDING TO THE THE FLOOD INSURANCE RATE MAP
NO. 48128C0175F DATED JUNE 1, 2013, AS PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY

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

A CULVERT DESIGNED BY A CIVIL ENGINEER AND APPROVED BY THE
COUNTY MUST BE INSTALLED FOR ANY DRIVEWAY CROSSING THE
EXISTING STREAM

LEGEND

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
UE = UTILITY EASEMENT
BL = BUILDING LINE
DUE = DRAINAGE & UTILITY EASEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RUSSELL C. ALTMAN AND CHRISTINA A. ALTMAN, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN
ABOVE DESCRIBED PROPERTY AS TRACTS 3A & 3B, WHISPERING MEADOWS, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY
DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. RUSSELL C. ALTMAN AND CHRISTINA A.
ALTMAN DO HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FREE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEED, LEASE, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE
FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON,
OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY
MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO
USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING
SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY
BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH LEAN IN ANY WAY ENDANGER OR INTERFERE
WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS TO AND 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.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY,
TEXAS.

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

BY:

RUSSELL C. ALTMAN

CHRISTINA A. ALTMAN

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 RUSSELL C. ALTMAN, 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 CHRISTINA A. ALTMAN, 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

P.O.B.
1/2" CIRF
"RPLS 4480"

APPROXIMATE LOCATION
20' ROCKEY
BLVD EASEMENT
VOL. 1708, PG. 825
OPRECT

20' DUE
S 87°32'17" E
285.72'

10' DUE & BL

20' DUE
N 88°46'22" E
285.72'

10' DUE & BL

20' DUE
S 87°32'17" E
285.72'

10' DUE & BL

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N 88°46'22" E
285.72'

10' DUE & BL

20' DUE
S 87°32'17" E
285.72'

10' DUE & BL

MIQUEL MONJARRAS
DIST. NO. 1826418
OPRECT

30' ROW DEDICATION
CAB. C. BL. 218
OPRECT

BRUCE F. BATTIE &
ISSHA L. BATTIE
VOL. 2562, PG. 458
OPRECT

JOE P. KAPPAK &
WILSON ANN KAPPAK
VOL. 497, PG. 588
OPRECT

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ DATE _____
CHAIRPERSON

ATTEST _____ DATE _____

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS
COUNTY TEXAS

APPROVED THIS, _____ DAY OF _____, 2020

ATTEST

TODD LITTLE
COUNTY JUDGE

KRYSTAL VALDEZ
COUNTY CLERK

RAHMY STINSON
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

KYLE BUTLER
COMMISSIONER PRECINCT 4

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR
AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION
AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT

DEPARTMENT OF DEVELOPMENT DIRECTOR _____ DATE _____

REPLAT

TRACTS 3A & 3B
WHISPERING MEADOWS

BEING A REPLAT OF TRACT 3
WHISPERING MEADOW

IN THE
ETJ OF THE CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
29.378 ACRES
2 RESIDENTIAL LOTS

CASE NUMBER SUB-10-2020

JOB NO. 1431

NOVEMBER 2019 PAGE 1 OF 1



(5)

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: Russell & Christina Altman Parcel ID #: _____
Subdivision Name: Tract 3B - Whispering Meadows - 1433 Wilson Rd

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

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

Contact Information:

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

To be completed by the water utility provider:

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

Morgan Massey, Development Coordinator

Print Name of General Manager of water provider or Designee

Morgan Massey

Signature of General Manager of water provider or Designee

Rockett S.U.D.

Name of water provider company

01/21/2020

Date

(6)

Planning & Zoning Department

Plat Staff Report

Case: SUB-14-2020



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2020

CAPTION

Consider request by Wes Dorough, JH Development, for a Plat of Vista Way and Washington Avenue being 3.754 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property IDs 262135 and 262138) - Owner: JHH North Grove Development LLC (SUB-000014-2020)

APPLICANT REQUEST

The applicant is requesting City acceptance of a plat for a street with landscaping within the North Grove Development.

CASE INFORMATION

Applicant: Wes Dorough, JH Development

Property Owner(s): JHH Enclave Development, LLC

Site Acreage: 3.754 acres

Number of Lots: 2 lots plus Right-of-Way

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

Adequate Public Facilities: N/A

SUBJECT PROPERTY

General Location: North Grove Blvd and Vista Way

Parcel ID Number(s): 262135, 262138

Current Zoning: PD-SF-1, -2, -3, MF-1, GR

Existing Use: Currently undeveloped

Platting History: PLM2016-41 North Grove Phase 3-7 & 12 was approved by City Council on November 21, 2016.

(le)

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. Landscape Plan

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

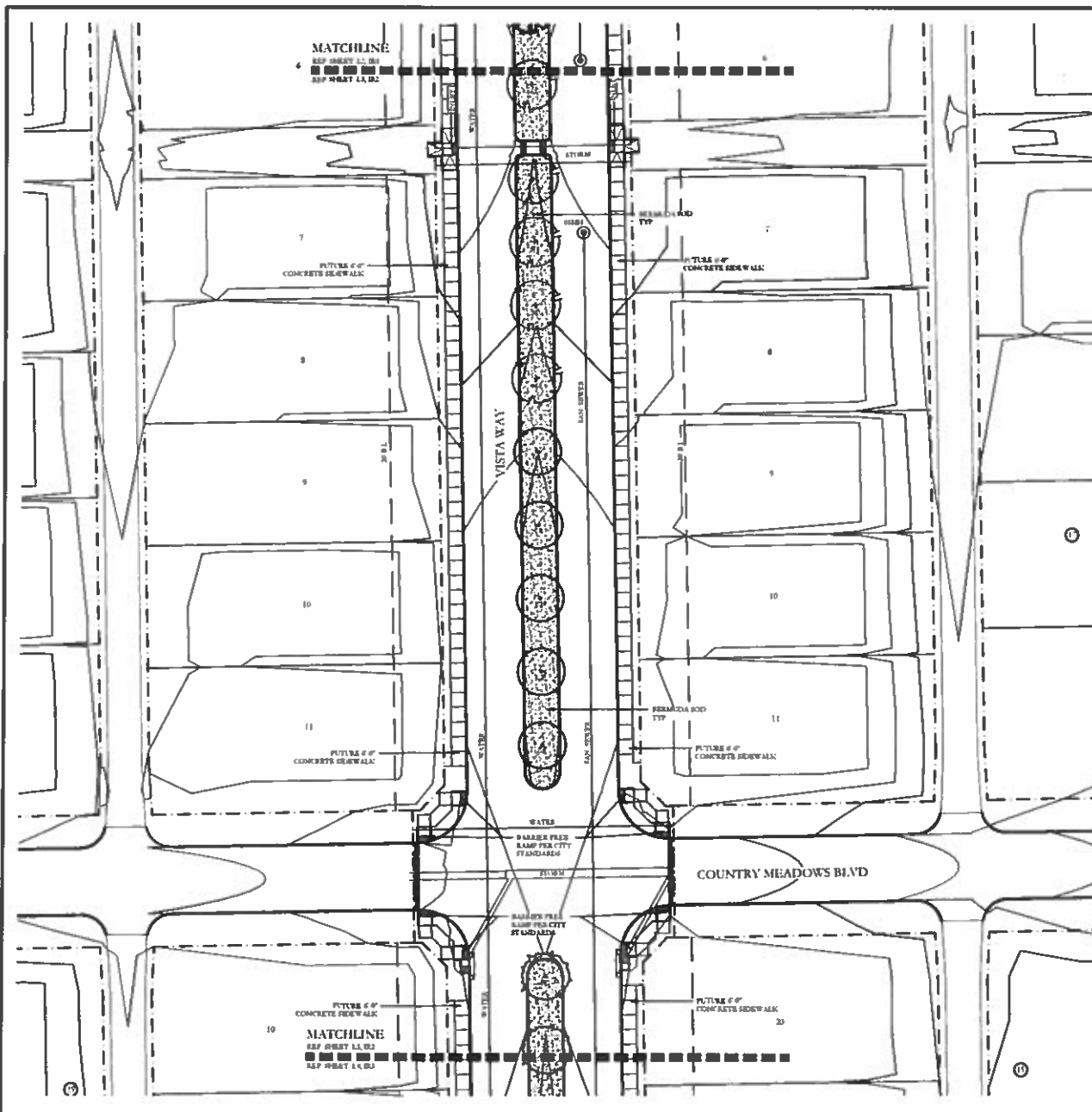
A plat shall not be filed with the Ellis County Clerk until:

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



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	BO	BURNING OAK	QUERCUS BURNING	1" CALIPER	AS SHOWN
	BO	BURNING OAK	QUERCUS BURNING	1" CALIPER	AS SHOWN
	CE	CELANO BLM	CELANO BLM	1" CALIPER	AS SHOWN
	CP	CHERRY PISTACHIO	PISTACHIA CHERRY	1" CALIPER	AS SHOWN
	BC	BALD CYTISUS	TAZARON DISTICHUM	1" CALIPER	AS SHOWN
		COMMON BERBERIS GRASS	CYTODON DISTICHUM	SQUARE FEET	SOLID SOD

CODY JOHNSON
B.L.D.I.

10000 W. 10TH AVE. SUITE 100, PLANO, TEXAS 75075
PH: (972) 940-1000
EMAIL: CODY@CODYJOHNSONBLDI.COM

City of Waco, Texas
September 20, 2007

NORTH

Scale: 0' 10' 20' 30'

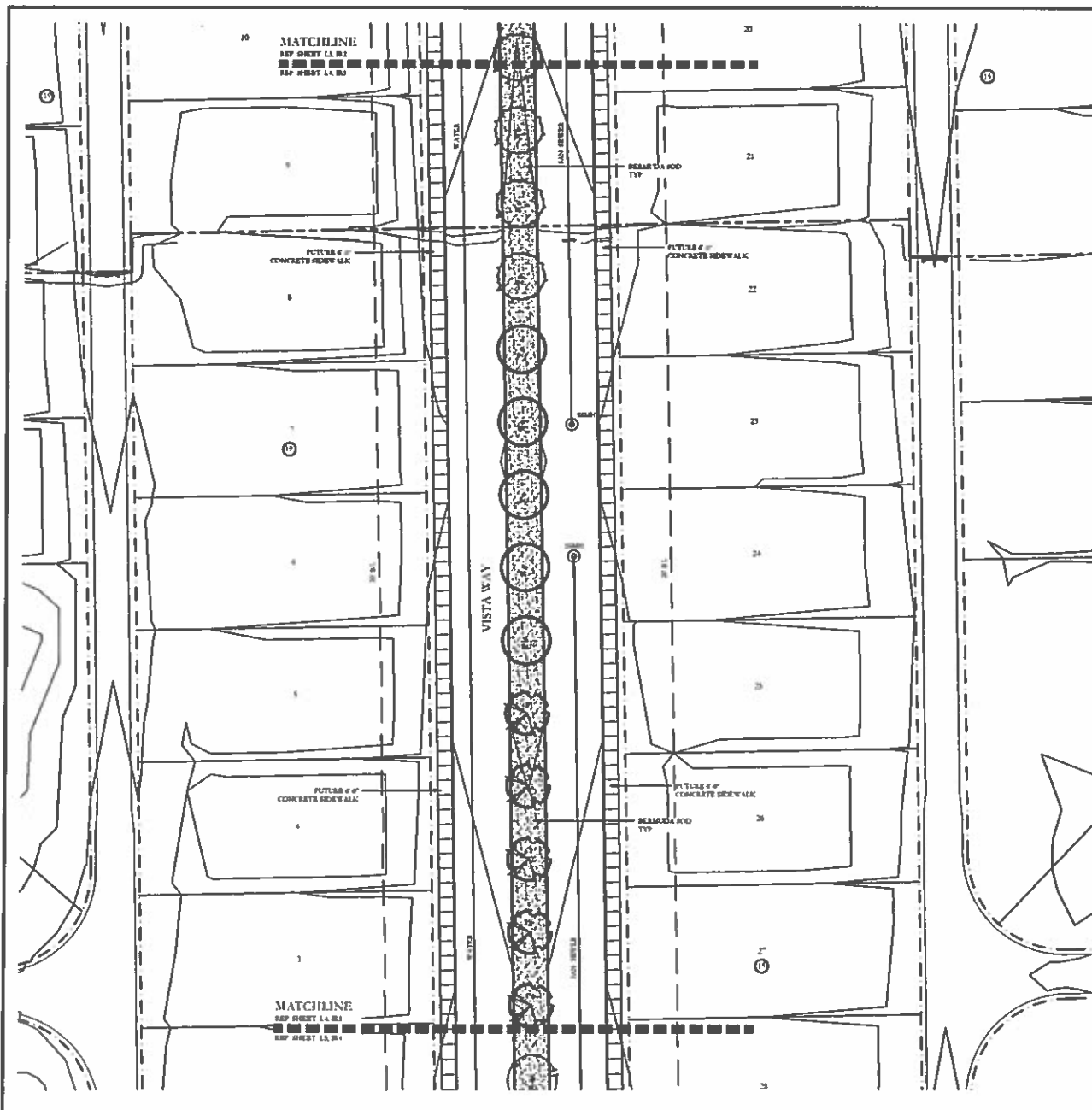
Due to our scale, the spacing shown in this plan may not be exact. Please refer to the site plan for the actual spacing.

MEDIAN IMPROVEMENTS
Landscape Plan
North Grove - Vista Way Blvd. Improvements
City of Waco, Texas

CAS PROJECT NO.
JHD008

SHEET NO.
L3 of 7

(16)



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	RO	REDWOOD OAK	QUERCUS HYEMALIS	1' CALIPER	AS SHOWN
	PO	BUR OAK	QUERCUS MACROCARPA	1' CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	1' CALIPER	AS SHOWN
	CP	CHINA BEECH	FOETIDIA CHINENSIS	1' CALIPER	AS SHOWN
	DC	DALE CARPINE	TAXODIUM DISTICHUM	1' CALIPER	AS SHOWN
		COMMON BURNING GUM	LYCODOXON DACTYLOID	SQUARE FEET	SOLID BOLD

1000 DOWNSIDE DRIVE, SUITE 100, DALLAS, TEXAS 75203
 PHONE: 214-343-1111 FAX: 214-343-1112
 WWW.CODYJOHNSONINC.COM

Incorporated 1856
 Reincorporated 1997
 November 20, 2007

NORTH

Scale: 1" = 20'-0"

See project manual for
 additional drawings. If not
 specified, use the above
 scale for all dimensions.

MEDIAN IMPROVEMENTS

Landscape Plan

North Grove - Vista Way Blvd. Improvements

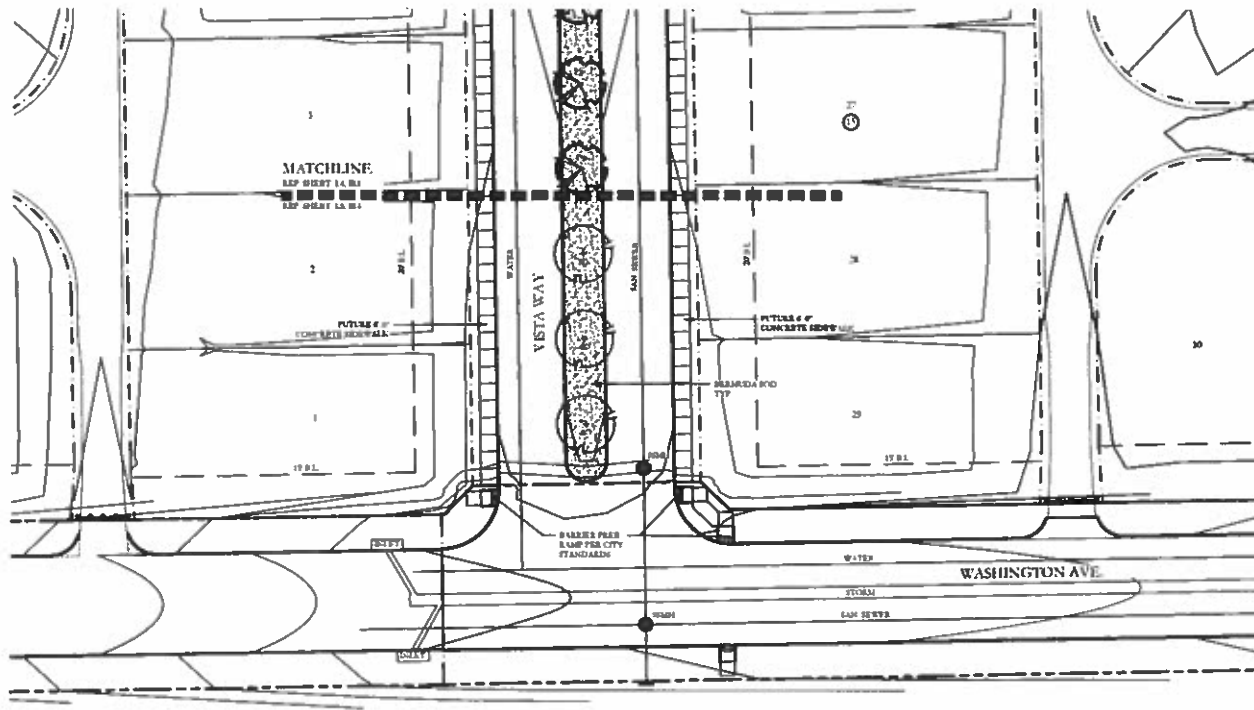
City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.

J11D008

SHEET NO.

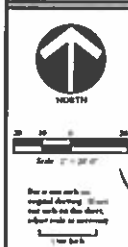
1A of 7



FUTURE SCHOOL SITE
11.3 AC

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	RO	RED OAK	QUERCUS HYEMALIS	1" CALIPER	AS SHOWN
	BB	BURNING BUSH	FRAXINUS VIRGINICA	1" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	1" CALIPER	AS SHOWN
	CP	CHINA PEA	STYFAGIA CHINENSIS	1" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	1" CALIPER	AS SHOWN
	CB	COMMON BEARGRASS	XYSTICHUM DISTICHUM	SQUARE FEET	SOLID SHADE

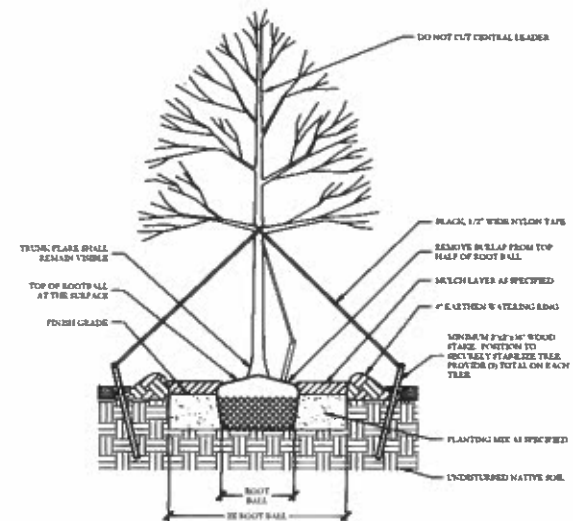
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B.T.B.D. & S.
ARCHITECTS & PLANNERS
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WWW.CODYJOHNSON.COM



MEDIAN IMPROVEMENTS
Landscape Plan
North Grove - Vista Way Blvd. Improvements
City of Waxahachie, Ellis County, Texas

CAS PROJECT NO.
JH-D008
SHEET NO.
15 of 7

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
BO	8	BURMAID OAK	QUERCUS BURMAIDSI	1" CALIPER	AS SHOWN	MINUS 1 GROWN, FULL HEAD, MINIMUM BRANCHING HEIGHT AT 6" MINIMUM 8" OVERALL HEIGHT
BO	19	BUR OAK	QUERCUS MACROCARPA	1" CALIPER	AS SHOWN	MINUS 1 GROWN, FULL HEAD, MINIMUM BRANCHING HEIGHT AT 6" MINIMUM 8" OVERALL HEIGHT
CB	5	CEDEAR BLM	QUERCUS CUMMINGSII	1" CALIPER	AS SHOWN	MINUS 1 GROWN, FULL HEAD, MINIMUM BRANCHING HEIGHT AT 6" MINIMUM 8" OVERALL HEIGHT
CP	16	CHINESE PISTACHE	PESTICIA CHINESESI	1" CALIPER	AS SHOWN	MINUS 1 GROWN, FULL HEAD, MINIMUM BRANCHING HEIGHT AT 6" MINIMUM 8" OVERALL HEIGHT
BC	5	PAID CYPRESS	TAXODIUM DISTICHUM	1" CALIPER	AS SHOWN	MINUS 1 GROWN, FULL HEAD, MINIMUM BRANCHING HEIGHT AT 6" MINIMUM 8" OVERALL HEIGHT
14.75		COMMON WEEDS & GRASS	CYNODON DACTYLON	PLANTABLE PEST	SOLID 100	MINIMUM 80% COVERAGE ALL AREAS SHOWN



1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A D.U.W. PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR SOFT PROTECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND BEHOLD OF A CERTIFICATE OF OCCUPANCY.
4. WATER METER, CLEANING AND OTHER APPLIANCES SHALL BE ACCORDING TO SUBMITTAL, CLEANLY MAINTAINED WITH PLACING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND SOFT INSPECTIONS.

LANDSCAPE STANDARDS

1. LANDSCAPE DESIGN ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC S.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURB, DRIVE ALAS, UTILITY LINES, SIDEWALKS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A VERTICAL TREE POST (7' RADII) AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PLANTING TO THIS FIRE CODE.
4. STREET TREES, NEAR SIDEWALKS, SHALL BE 10' MINIMUM FROM THE EDGE OF A STREET (SEE CITY'S DRAINAGE AND THE EDGE OF THE ROAD SHALL BE 10' MINIMUM FROM THE WATER METER).
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALITY, TREES, GRASSES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DISTANCE DESIGN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S STANDARDS.
7. A 2" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PENETRATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL TREES TO BE PLANTED OR CO-PLANTED WITH LIVING BATH TUBS, OR APPROVED EQUAL, SHALL BE TIED TO A DEPTH OF 8' MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" BUSHES OF HARDWOOD MULCH. MULCH WITH TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPOILING. NATIVE CITY TREE PIT SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND APPROVED PER ASSET LABORATORY'S RECOMMENDATIONS.

IRIGATION STANDARDS

1. ANY CHANGES TO THE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. IRRIGATION DEVELOPMENT SHALL BE FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERHEADS SHALL BE STRAIGHT AND WALKED BY PLANTING.
4. MAINLINE TAPES OR CONTROLS SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE 1.5" PER INCH OF LANDSCAPE DEVELOPMENT.
6. TAPES SHALL BE INSTALLED A MINIMUM OF 12" AWAY FROM STREET, SEWER, AND SANITARY SEWER LINES AND 1' FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE SOIL DEPTH (UNDER STREETS, DRIVE ALAS, AND FIRE LINES) SHALL PROVIDE 2" OF CLEARANCE MINIMUM.
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM JUNCTION LATERALS OR BELL BENDS. A MINIMUM 10' FEET PROTECT IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVE, BACKFLOW PREVENTION ASSEMBLY, OR OTHER EQUIPMENT SHALL BE LOCATED CLOSER THAN 10' FROM THE CITY STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND PROOF OF PLANT MATERIAL BY ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER, AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENDO WITHIN 10' OF SIDEWALKS OR DRIVEWAYS TO THE EXTENT THAT TRASH OR RUBBAGE FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPAIRED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE PRUNING MATERIALS, IF USED, SHALL BE REMOVED AFTER 7' GROWING SEASON, NO MORE THAN 10' YEAR AFTER INSTALLATION OTHER TREE CUTS, TRIM, AND MOVES ARE PROHIBITED.

TREE PROTECTION NOTES

1. CANTY DEVELOPMENT REQUESTS FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREE.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A 4" TALL PLASTICLY COLORED PLASTIC FENCE OR IRON FENCE, PLACED AT THE OFF LIMITS OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MAINTENANCE AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEARED OR EXPOSED, LITTER DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, FLAGS, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICLES AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE TREE LINE.
7. GRASS CUTTERS IN EXCESS OF 10 INCHES CUT OR PULL SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PROTECTION METHOD ARE APPROVED BY THE CITY.
8. NO TREES SHALL BE ALLOWED WITHIN THE TREE LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled OFF SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. DISEASE OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CODY JOHNSON
S.T.U.D.I.O



December 20, 2019

Not a seal with original drawing. If not not with the drawing, subject to the drawing.

MEDIAN IMPROVEMENTS

North Grove - Vista Way Blvd. Improvements

City of Waco, Texas

C.S. PROJECT NO.

JH1D008

SHEET NO.

L7 of 7

(17)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-000013-2020



MEETING DATE(S)

Planning & Zoning Commission: March 10, 2020

City Council: March 16, 2020

CAPTION

Public Hearing on a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for **Accessory Building (Residential), greater than or equal to 700 SF** use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)

APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (2,425 sq. ft.) accessory structure in the rear of a single family zoned property.

CASE INFORMATION

Applicant: Don Merchant

Property Owner(s): Earl and Soon Beverly

Site Acreage: 8.493 acres

Current Zoning: Future Development

Requested Zoning: Future Development with SUP

SUBJECT PROPERTY

General Location: 2855 FM 877

Parcel ID Number(s): 138966

Existing Use: Single Family Residence

Development History: The Final Plat for Penn Farm Ranchettes was approved by City Council on January 20, 2004.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-FD	Currently Undeveloped
East	FD	Single Family Residence
South	FD	Currently Undeveloped
West	FD	Currently Undeveloped

(7)

Future Land Use Plan:

Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Howard Rd.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant intends to construct an accessory structure in the rear of a single family zoned property at 2855 FM 877. Per the City of Waxahachie Zoning Ordinance, an accessory structure that exceeds 700 square feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting approval to construct a 40 ft. x 60 ft. 17 ft. tall (2,425 sq. ft.) accessory structure. The applicant is proposing to construct the structure out of metal (R-panel). The applicant intends to use the accessory structure as a garage, exercise room, wood workshop, and storage space to store material such as car, tractors, and large home/lawn equipment. According to construction plans approved by the Building Inspections department, the square footage for the home (primary structure) is 5,136 sq. ft.

Though there are other accessory structures within the surrounding area, staff did not notice any structures of the proposed size (2,425 sq. ft.). At the time of this report (3/2/2020), staff has yet to receive any opposition from surrounding property owners.

(1)

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 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.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of support for the proposed development.

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all staff concerns.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. The structure will not be used as a dwelling.
 2. The accessory structure shall be limited to the following uses
 - Garage
 - Workshop
 - Storage
 - Exercise Room
 3. The applicant will need to obtain a building permit from the Building Inspections department prior to construction of the proposed structure.

ATTACHED EXHIBITS

1. Site Plan
2. Floor Plan
3. Elevation/Façade
4. Property Owner Notification Responses

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

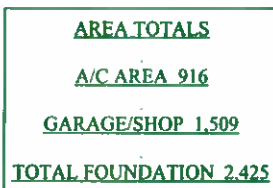
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

[illegible]

BEVERLY
RESIDENCE

115 PARK PLACE BLVD. SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558 or 972-921-7306

FINAL PLANS



TOTAL FOUNDATION 2.425

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

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27. Select 4 additional responses to justify the six previous responses. For this step it is the responsibility of the members of this step to perform the following before any additional votes:

1. Verify responses and all aspects of photo for additional
2. Only if that action and additional photo failed it to be additional
3. Only if changed by change, say and re-appears to be final
4. Repeat and building action
5. Photo should be taken only, capturing exactly detail
6. Otherwise select say and say

Level of language ability is not a direct path goal for signs. But "Total-C" communication includes the capacity to give (give or withhold) and to follow (compliance or action performance) mediated by the co-occurrence of a name with the signs. In "Total-C" communication, a new conceptual addition.

[illegible]

BEVERLY
RESIDENCE

115 PARK PLACE BLVD. SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558 or 972-921-7106

FINAL PLANS



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Case ZDC-000013-2020
 Responses Received Inside Required 200' Notification Area
 Support: 1 Oppose: 0

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
138966	BEVERLY SOON & EARL	8.493	LOT 4 BLK B PENN FARM RANCHETTES 8.493 AC	218 E BRIDGESTONE DR	WASILLA	AK	99654	2855 FM 877 WAXAHACHIE TX 75165
138967	SIEBERT PETER D & TERESA A	9.962	LOT 5 BLK B PENN FARM RANCHETTES 9.962 AC	2863 HOWARD RD	WAXAHACHIE	TX	75165	2863 HOWARD RD WAXAHACHIE TX 75165
138972	DUNCAN DERRICK L & TAMEIKA R SLONE	5.771	LOT 4 BLK A PENN FARM RANCHETTES 5.771 ACRES	3520 OAK ISLAND LN	FLOWER MOUND	TX	75028	FM 877 WAXAHACHIE TX 75165
138983	RICHTER GARY P & CAROL A	5.57	LOT 3 BLK A PENN FARM RANCHETTES 5.57 AC	2850 HOWARD RD	WAXAHACHIE	TX	75165	2850 HOWARD RD WAXAHACHIE TX 75165
257995	HENRY JAMES R & LINDA S OSBORN	82.44	272 S M DURRETT 82.44 ACRES	2801 HOWARD RD	WAXAHACHIE	TX	75165	HOWARD RD WAXAHACHIE TX 75165

(17)



(7)

RECEIVED
2/27/2020

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-000013-2020

RICHTER GARY P & CAROL A
2850 HOWARD RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, March 10, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 16, 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 Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)

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-000013-2020

City Reference: 138983

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, March 4, 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



Signature

2-21-2020
Date

Carol and Gary Richter
Printed Name and Title

2850 Howard Rd
Address Waxahachie 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.

(9 + 10)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: March 6, 2020
Re: PD-19-0175 – Victron Park

On March 5, 2020, the applicant requested to withdraw case no. PD-19-0175 from the March 10, 2020 Planning and Zoning meeting and the March 16, 2020 City Council meeting agenda.