Notice Regarding Public Participation and Planning & Zoning Commission/City Staff Attendance

Due to the COVID-19 (coronavirus) public health emergency, and in an effort to reduce in-person meetings that assemble large groups of people, Governor Greg Abbott has granted a temporary suspension of certain rules to allow for (1) Planning & Zoning Commission members and city employees to participate in a Planning & Zoning Commission meeting via videoconference call or other remote electronic means without a physical quorum of commission members being present at the site of the meeting; and (2) the use of videoconferencing and other remote means to allow the public to observe the meeting and, when required, to participate in the *Public Hearing*.

In an effort to reduce the spread of the virus, for the April 28, 2020 Planning & Zoning Commission meeting, *individuals will not be allowed to physically attend the meeting*. Individuals will be able to address the Commission via telephone conference call on *Public Hearing* items only.

To participate in the telephone conference call, dial any of the following phone numbers:

1 (346) 248-7799

(877) 853-5257

(888) 475-4499

Enter Meeting ID: 946 8098 0777 Enter Meeting Password: 574732

To request to speak at one of the public hearings on the agenda, wait for that item to be announced and enter *9. The meeting moderator will acknowledge your request in turn and allow you to speak.

If you encounter any problems joining or participating in the meeting, please call our help line at (469) 309-4290 for assistance.

If you wish to watch the meeting but not participate in the meeting, the Planning & Zoning Commission meeting will be live streamed on the city's website at: http://www.waxahachie.com/government/city_council/city_council_meeting_live_stream.php

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning & Zoning Commission for items listed as *Public Hearings* will be recognized when the public hearing is opened.

A physical quorum of the Planning & Zoning Commission may not be present during the meeting as some Commission Members may choose to participate in the meeting remotely as permitted by Governor Abbott's suspension of various statutes that may be interpreted to require face-to-face interaction between members of the public and public officials.

A GENDA

The Waxahachie Planning & Zoning Commission will hold a regular meeting on *Tuesday*, *April* 28, 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. Consent Agenda

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

- a. Minutes of the regular Planning & Zoning Commission meeting of April 28, 2020
- 4. *Consider* request by Jesus H. Sigala, for a **Plat** of Sigala Addition for 2 residential lots being 5.390 acres situated in the W.C. Calder Survey, Abstract 235 and the S.C. White Survey 1249 (Property ID 181796) in the Extra Territorial Jurisdiction Owner: Jesus H. Sigala and Johanna H. Sigala, LTD (SUB-000046-2020)
- 5. *Consider* request by William and Rebecca Lockridge for a **Plat** of Lockridge Manor for 1 residential lot being 1.203 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190521) situated in the Extra Territorial Jurisdiction Owner: William and Rebecca Lockridge (SUB-000049-2020)
- 6. **Public Hearing** on a request by Michael McCorkle for a **Replat** of Lots 20, 21, and 58, Pecan Valley, to create Lot 20R, Pecan Valley, 3.149 Acres (Property ID 201951) Owner: Michael McCorkle (SUB-000045-2020)
- 7. *Consider* recommendation of SUB-000045-2020
- 8. *Consider* request by Monty Nixon, Summit Surveying, for a **Replat** of the remainder of Lot 1, Block 2 and the remainder of Block 2 Interstate Industrial Park, to create Lot 2, Lot 3, and Lot 4, Block 2, 66 Crossing, 40.063 acres (Property ID 174460) Owner: Mike Lyle, DML Land, LLC (SUB-000053-2020)

- 9. *Consider* request by Cypress Creek Waxahachie LP for a **Plat** of Cypress Creek Apartment Homes at Waxahachie for 2 lots, being 13.48 acres situated in the J.B. & Ann Adams Survey, Abstract 5 and the John Gooch Survey, Abstract 393 (Property ID 184249) Owner: Ladd Vien, Ameritai Partnership (SUB-000050-2020)
- 10. **Public Hearing** on a request by Kevin Patel, Triangle Engineering, for a detailed Site Plan review for a proposed **Hotel** development within a Planned Development zoning district, located at the SW corner of Rae Boulevard and John Arden Drive (Property ID 208656) AKSHAR 4 LLC (ZDC-000048-2020)
- 11. *Consider* recommendation of ZDC-000048-2020
- 12. **Public Hearing** on a request by Dalton Bradbury, Acker Construction, for a Specific Use Permit (SUP) for a **Drive Through Establishment** use within a General Retail zoning district, located at the corner of Corporate Parkway and U.S. N Highway 77 (Property ID 273975) Owner: ROUX PROPERTIES LLC (ZDC-000052-2020)
- 13. *Consider* recommendation of ZDC-000052-2020
- 14. Adjourn

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

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

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 April 14, 2020 BM)

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, April 14, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman

Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Via Teleconference: Betty Square Coleman

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning

Colby Collins, Senior Planner

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. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of March 24, 2020

Action:

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Mr. Jim Phillips seconded, All Ayes.

4. Public Hearing on a request by the City of Waxahachie to consider revoking a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020)

Chairman Keeler opened the Public Hearing and announced the applicant ask to continue ZDC-000007-2020 to the Planning and Zoning Commission meeting of May 12, 2020.

5. Consider recommendation of Zoning Change No. ZDC-000007-2020

Action:

Mr. David Hudgins moved to continue the Public Hearing on a request by the City of Waxahachie to consider revoking a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed (ZDC-000007-2020) to May 12, 2020. Ms. Betty Square Coleman seconded, All Ayes.

Planning and Zoning Commission April 14, 2020 Page 2 (n)

6. Consider request by Norma Villegas for a Replat of Billings Subdivision for 2 residential lots being 10.442 acres situated in the James Chapman Survey, Abstract 214 and the Robert Chapman Survey, Abstract 215 (Property IDs 200172, 270572) in the Extra Territorial Jurisdiction – Owners: Jose Gonzalez, Christina Gonzalez, Norma Villegas (SUB-37-2020)

Planner Colby Collins stated the applicant meets all the adequate requirements and recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Norma Villegas for a Replat of Billings Subdivision for 2 residential lots being 10.442 acres situated in the James Chapman Survey, Abstract 214 and the Robert Chapman Survey, Abstract 215 (Property IDs 200172, 270572) in the Extra Territorial Jurisdiction — Owners: Jose Gonzalez, Christina Gonzalez, Norma Villegas (SUB-37-2020) Mrs. Bonney Ramsey seconded, All Ayes.

7. 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 (SUB-000038-2020)

Mr. Collins reported the applicant does not want to dedicate the right-of-way dedication. He stated the Commission saw this before and the applicant, at that time did not want to dedicate the right-of-way. Staff recommended denial.

Action:

Mrs. Bonney Ramsey moved to deny a 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 (SUB-000038-2020). Ms. Betty Square Coleman seconded, All Ayes.

8. Consider request by Will Sisco, Turley Associates, Inc. for a Replat of Villas at Country Lane Phase II for 8 multi-family lots and 1 vacant lot being 8.0376 acres situated in the John Harris survey, Abstract 430 (Property ID 241958) – Owner: Kenneth H. Mitchell (SUB-20-2020)

Mr. Collins reported the applicant is requesting the replat to construct multi-family duplex for senior living.

Those who spoke for SUB-20-2020:

Mr. Kenneth Mitchell, via telephone conference, stated the duplexes will be for ownership and not rental.

Action:

Mr. David Hudgins moved to approve a request by Will Sisco, Turley Associates, Inc. for a Replat of Villas at Country Lane Phase II for 8 multi-family lots and 1 vacant lot being 8.0376 acres

(3ª)

Planning and Zoning Commission April 14, 2020 Page 3

situated in the John Harris survey, Abstract 430 (Property ID 241958) — Owner: Kenneth H. Mitchell (SUB-20-2020) Mrs. Bonney Ramsey seconded, All Ayes.

9. Public Hearing on a request by Barbara Clark, Hope Clinic, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Commercial, with Concept Plan, located at the SE corner of Farley Street at Coleman Street (Property ID 273695) - Owner: CITY OF WAXAHACHIE (ZDC-000022-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant meets all the requirements for the proposed development. He showed a rendering of the facility noting the applicant will meet the brick requirements through a Development Agreement. Mr. Collins stated the city received four letters of support and seven letters in opposition.

Those who spoke for ZCD-000022-2020:

Via telephone conference, Architect Anthony Mottla Via telephone conference, Ms. Barbara Clark, Hope Clinic

There being no others to speak for or against ZDC-000022-2020, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-000022-2020

Action:

Mr. David Hudgins moved to approve a request by Barbara Clark, Hope Clinic, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Commercial, with Concept Plan, located at the SE corner of Farley Street at Coleman Street (Property ID 273695) - Owner: CITY OF WAXAHACHIE (ZDC-000022-2020) and with a Development Agreement. Ms. Betty Square Coleman seconded, All Ayes.

11. Public Hearing on a request by Robert G. Scruggs for a Zoning Change from a Future Development zoning district to Single Family Residential-1, located at 3273 Howard Road (being a portion of Property ID 182107) - Owner: ROBERT G AND SUSAN C SCRUGGS (ZDC-000031-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting a zoning change to construct three (3) single-family residences. Staff recommended approval with a development agreement.

There being no others to speak for or against ZDC-000031-2020, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. ZDC-000031-2020

Planning and Zoning Commission April 14, 2020 Page 4 (34)

Action:

Mr. Jim Phillips moved to approve a request by Robert G. Scruggs for a Zoning Change from a Future Development zoning district to Single Family Residential-1, located at 3273 Howard Road (being a portion of Property ID 182107) - Owner: ROBERT G AND SUSAN C SCRUGGS (ZDC-000031-2020) to include a Development Agreement. Mr. David Hudgins seconded, All Ayes.

13. Public Hearing on a request by Randy Eardley, Wier and Associates, for a Specific Use Permit (SUP) for a Medical Facility use within a Planned Development-1-Commercial zoning district located at the corner of RVG Parkway at 287 (Property ID 238268) – Owner: CRUX INVESTMENTS (ZDC-000042-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the city requires a 20 foot setback and applicant request a 15 foot setback. Sidewalks were discussed and the applicant would like to install landscaping instead. Staff suggested that the applicant provide sidewalks surrounding the medical facility. Staff noted a Development Agreement would accompany the proposal.

Those who spoke for ZDC-000042-2020:

Via telephone conference, Mr. Colby Rodgers, representing applicant

There being no others to speak for or against ZDC-000042-2020, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. ZDC-000042-2020

Action:

Mr. Jim Phillips moved to approve a request by Randy Eardley, Wier and Associates, for a Specific Use Permit (SUP) for a Medical Facility use within a Planned Development-1-Commercial zoning district located at the corner of RVG Parkway at 287 (Property ID 238268) — Owner: CRUX INVESTMENTS (ZDC-000042-2020) to include a Development Agreement and sidewalks on all four side of new facility. Ms. Betty Square Coleman seconded, All Ayes.

15. Consider request by Randy Eardley, Wier and Associates, for a Replat of Lot 1 and a portion of Lot 2, Block B, RVG Plaza, to create Lot 1R, Block B, RVG Plaza, 2.693 acres (Property ID 238268) – Owner: CRUX INVESTMENTS (SUB-000043-2020)

Mr. Collins reported SUB-000043-2020 is the Replat for ZDC-00042-2020 and recommended approval.

Action:

Ms. Betty Square Coleman moved to approve a request by Randy Eardley, Wier and Associates, for a Replat of Lot 1 and a portion of Lot 2, Block B, RVG Plaza, to create Lot 1R, Block B, RVG Plaza, 2.693 acres (Property ID 238268) — Owner: CRUX INVESTMENTS (SUB-000043-2020). Mr. David Hudgins seconded, All Ayes.

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Planning and Zoning Commission April 14, 2020 Page 5

16. Public Hearing on a request by Alan Lauhoff, P.E., Atlas Associates Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 and 2 (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (ZDC-000030-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is not meeting several of the city requirements being lot sizes, rear setbacks, etc. They have concerns with the proposed development with townhomes and 75% masonry requirements. He stated this is the 3rd time the Commission has reviewed this case.

Those who spoke for: ZDC-000030-2020:

Via telephone conference, Mr. James Moon, Attorney for applicant Via telephone conference, Mr. Brett Hess, spoke on behalf of applicant

After a lengthy discussion the Commission asked for specifics on the following:

- Minimum square footage
- Architectural garage doors
- J-swing and side entries (possible 50)
- Masonry wall fencing
- Remove the townhomes to allow for 11 more lots
- Minimum lot size

17. Consider recommendation of Zoning Change No. ZDC-000030-2020

Action:

Mr. Jim Phillips moved to continue ZDC-000030-2020, a request by Alan Lauhoff, P.E., Atlas Associates Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 and 2 (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (ZDC-000030-2020) to the Planning and Zoning meeting of April 28, 2020. Mr. David Hudgins seconded, All Ayes.

18. Public Hearing on a request by Clyde Hargrove, WP Legacy LTD, for a Zoning Change from Planned Development-23-Single Family Residential-1 to Single Family Residential-1 situated generally on FM 877 just Southeast of Lake Waxahachie (Property ID 183566) - Owner: CLYDE HARGROVE (ZDC-000040-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant meets all requirements and recommended approval.

Those who spoke for ZDC-000040-2020:

Planning and Zoning Commission April 14, 2020 Page 6 (3M)

Via telephone conference, Mr. Clyde Hargrove, Developer

There being no others to speak for or against ZDC-000040-2020, Chairman Keeler closed the Public Hearing.

19. Consider recommendation of Zoning Change No. ZDC-000040-2020

Action:

Mr. Erik Test moved to approve a request by Clyde Hargrove, WP Legacy LTD, for a Zoning Change from Planned Development-23-Single Family Residential-1 to Single Family Residential-1 situated generally on FM 877 just Southeast of Lake Waxahachie (Property ID 183566) - Owner: CLYDE HARGROVE (ZDC-000040-2020) to include a Development Agreement. Mr. David Hudgins seconded, All Ayes.

20. Consider request Clyde Hargrove, WP Legacy LTD, for a Plat of Lakeway Estates for 86 residential lots and 1 common area lot, being 110.484 acres situated in the WC Coleman Survey, Abstract 204, the AB Fleury Survey, Abstract 374, and the M Rafferty Survey, Abstract 898 (Property ID 183566) – Owner: CLYDE HARGROVE (SUB-000041-2020)

Action:

Mr. Jim Phillips moved to approve a request Clyde Hargrove, WP Legacy LTD, for a Plat of Lakeway Estates for 86 residential lots and 1 common area lot, being 110.484 acres situated in the WC Coleman Survey, Abstract 204, the AB Fleury Survey, Abstract 374, and the M Rafferty Survey, Abstract 898 (Property ID 183566) – Owner: CLYDE HARGROVE (SUB-000041-2020) Mr. Erik Test seconded, All Ayes.

Those who spoke for: ZDC-000041-2020:

Via telephone conference, Mr. Clyde Hargrove, Developer

21. Public Hearing on a request by Michael Westfall, Westfall Engineering, for a Zoning Change from Future Development to Planned Development-Single Family Residential-3, with Concept Plan, located on the West side of Broadhead Road at Youngblood Road (Property ID 178972) - Owner: Dirk Nowitzki (ZDC-000024-2020)

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against ZDC-000024-2020, Chairman Keeler closed the Public Hearing.

22. Consider recommendation of Zoning Change No. ZDC-000024-2020

Mr. Collins stated the applicant proposes approval for a zoning change to accommodate a development of a single family residential development consisting of 236 dwelling unit lots; 8 open/space common area lots, located on 98.7 acres located at the West side of Broadhead Road at Youngblood Road. Staff recommended approval based on a Developers Agreement.

Planning and Zoning Commission April 14, 2020 Page 7 (3A)

Those who spoke for ZDC-000024-2020:

Via telephone conference, Mr. Michael Westfall, Westfall Engineering Via telephone conference, Mr. Clyde Hargrove, original developer of Garden Valley

Those who spoke against ZDC-000024-2020:

Via telephone conference, Mr. Brett Daughtrey Via telephone conference Scott Diermann Via telephone conference, Mr. Tim Burleson

Action:

Mr. Jim Phillips moved to approve a request by Michael Westfall, Westfall Engineering, for a Zoning Change from Future Development to Planned Development-Single Family Residential-3, with Concept Plan, located on the West side of Broadhead Road at Youngblood Road (Property ID 178972) - Owner: Dirk Nowitzki (ZDC-000024-2020) subject to 50% of homes to be above 3,000 square feet and 30% to be J-swing. Mr. Erik Test seconded, All Ayes.

23. Adjourn

There being no further business, the meeting adjourned at 9:57 p.m.

Respectfully submitted,

Lori Cartwright City Secretary (4)

Planning & Zoning Department Plat Staff Report

Case: SUB-36-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

CAPTION

Consider request by Jesus H. Sigala, for a Plat of Sigala Addition for 2 residential lots being 5.390 acres situated in the W.C. Calder Survey, Abstract 235 and the S.C. White Survey 1249 (Property ID 181796) in the Extra Territorial Jurisdiction — Owner: Jesus H. Sigala and Johanna H. Sigala, LTD (SUB-000046-2020)

APPLICANT REQUEST

The applicant is requesting for a plat that will divide the original lot into 2 separate lots, both for residential use.

CASE INFORMATION

Applicant:

Jesus H. Sigala

Property Owner(s):

Jesus H. Sigala and Johanna H. Sigala

Site Acreage:

5.390 acres

Number of Lots:

2 lots

Number of Dwelling Units:

2 units

Park Land Dedication:

N/A (ETJ)

Adequate Public Facilities:

A water letter from Rocektt SUD states that domestic flow is available to this site. However, adequate fire flow is not

available.

SUBJECT PROPERTY

General Location:

411 FM 879

Parcel ID Number(s):

181796

Current Zoning:

N/A (ETJ)

Existing Use:

Residential

Platting History:

W.C. Calder Survey, Abstract 235 and S.C White Survey 1249

(4)

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

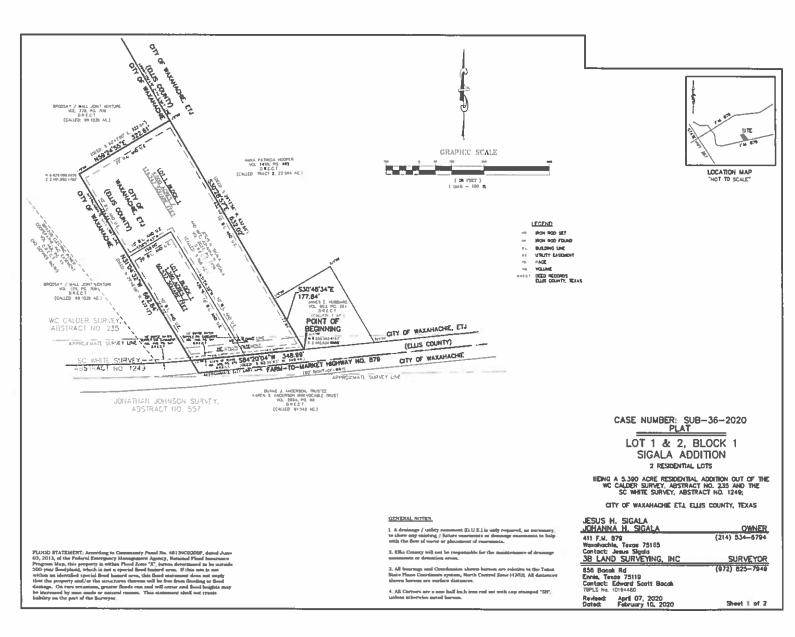
A plat shall not be filed with the Ellis County Clerk until:

- 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 TEXA	S (
COUNTY OF \$24	25 ;

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SUPPLIES CONTROL CATION

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Prelimitary, this document shall not be insecred for any purpose and shall not be used or verificial plane upon as a final survey document.

Edward Scart Bacab, R.P.J.S. Re. 6048

OWNER'S CERTIFICATE

NOW, THEREPORE, KNOW ALL MEN BY THESE PRESENTS.

THAT we, Joean H. Sigulo and wife, Johannan H. Sigulo, acting horsin by and through tot duly outbrished efficies, do hovely careful and adopt the plot designating the havin above above home property on Let 1 to 2, Efre h 1, Sugala Addraws, an addition to the Effe Canaty, and done hovely deficies to the public use forever, the streets and adopt where thereon. Josen H. Sigulo and wife, Johannan H. Sigulo, do hoves coviry the following.

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- The streets and algorithms are deducated in the simple for street and alloy purposes.

 2. All public improvements and deducations shall be free and clear of all debt, lans, and for executivements and public user areas, as the street, and the purposes.

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That plot is approved analyzed to all plotting ordinances, rules, regularisms and resolutions of the Elin Cotury, Fount.
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2020.	
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STATE OF TEXAS S

COURTY OF BLUES

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AFTEOVED BY: PLANNING AND EXHING COMMERSION CITY OF WATAMACHIE.

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	Alteri	Dines

STATE OF TEXAS COUNTY OF ELLIS

Contilicate of approval by the Commissioners' Court of Siles Courty, Tenas: Approved the date, the _____day of _____DD20

Todd Little, County Judge

Potenty Stimum Communicator, Procinct No. 1 Lone Grayeon Constitution, Precinct No. 2

Prod Perry Communication, Precinct No. 3 Kylo Butler Commissioner, Previout No. 4

ATTEST:

Krystal Valdet, County Clerk

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THAN SEE AND STATEMENT STATEMENT AND STATEMENT SEE AND STATEMENT SEEDS SEE AND STATEMENT SEEDS SEE

Department of Development Descript Approval Data:

CASE NUMBER: SUB-36-2020
PLAT

LOT 1 & 2, BLOCK 1 SIGALA ADDITION 2 RESIDENTIAL LOTS

BEING A 5.390 ACRE RESIDENTIAL ADDITION OUT OF THE WC CALDER SURVEY, ABSTRACT NO. 2.35 AND THE SC WHITE SURVEY, ABSTRACT NO. 1249;

CITY OF WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS

JESUS H. SIGALA JOHANNA H. SIGALA OWNER (214) 534-6794 411 F.M. 879 Wardhochle, Taxos 75185 Contact: Jesus Sigala 3B LAND SURVEYING, INC SURVEYOR (972) 825-7949 656 Bacak Rd Ernis, Texas 75119 Contact: Edward Scott Bacak TBFLS No. 10194480

Revised: April 07, 2020 Dated: February 10, 2020

Sheet 2 of 2





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:	Jesus H. Sigai	Parcel ID #:	181796	
Subdivision Name:	Sigala	AddHigh		30

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.	卤	
2.	The platted lots fall within our CCN area.	र्व	
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	d	0
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines.		Q
5.	The water line size servicing the lots is inches.		

2.	The platted lots fall within our CCN area.	र्व	
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	Ø	0
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines.		ø
5.	The water line size servicing the lots is inches.		

Signature of General Manager of water provider or Designee



Planning & Zoning Department Plat Staff Report

Case: SUB-49-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

CAPTION

Consider request by William and Rebecca Lockridge for a Plat of Lockridge Manor for 1 residential lot being 1.203 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190521) situated in the Extra Territorial Jurisdiction — Owner: William and Rebecca Lockridge (SUB-000049-2020)

APPLICANT REQUEST

The applicant is platting this property for residential use.

CASE INFORMATION

Applicant:

Tim Jackson, Texas Reality Capture and Surveying, LLC.

Property Owner(s):

Rebecca Lockridge

Site Acreage:

1.240 acres

Number of Lots:

1 lot

Number of Dwelling Units:

0 units

Park Land Dedication:

N/A (ETJ)

Adequate Public Facilities:

A letter from Nash-Forreston states that adequate flow is

available for domestic use but not for fire flow.

SUBJECT PROPERTY

General Location:

This property is located one lot north of 209 Chisolm Trail.

Parcel ID Number(s):

278819

Current Zoning:

N/A (ETJ)

Existing Use:

Undeveloped

Platting History:

Located in the W Stewart Survey Abstract No. 956

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

 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:

- 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

(5)

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PLANNING & ZONING DEPARTMENT 401 South Rogers Street | Waxahachie, Texas 75168

(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning





Applicant Name:	Rehecca Lockaidge	Parcel ID #:	278819	
Subdivision Name:	Lockridge Mar	51		-

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.	EÎ.	
2.	The platted lots fall within our CCN area.		
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.		
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines.		ZÍ.
5.	The water line size servicing the lots is inches.	A	

STANLEY HLEWYS Print Name of General Manager of water provider or Designee

NASH-FORRESTON WSC

PASH-FORRESTUR WELL

Name of water provider company

4-2-2020

Planning & Zoning Department Plat Staff Report

Case: SUB-45-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

CAPTION

Public Hearing on a request by Michael McCorkle for a Replat of Lots 20, 21, and 58, Pecan Valley, to create Lot 20R, Pecan Valley, 3.149 Acres (Property ID 201951) – Owner: Michael McCorkle (SUB-000045-2020)

APPLICANT REQUEST

The applicant is requesting a replat that would merge three (3) lots into one (1) lot in order for the applicant to construct a single family residence.

CASE INFORMATION

Applicant:

Michael McCorkle

Property Owner(s):

Michael McCorkle

Site Acreage:

3.149 acres

Number of Lots:

1 lot

Number of Dwelling Units:

0 units

Park Land Dedication:

N/A (Going from 3 lots to 1 lot)

Adequate Public Facilities:

Adequate public facilities are available to this property.

SUBJECT PROPERTY

General Location:

This property is located off of Willow Run in the Pecan Valley

subdivision.

Parcel ID Number(s):

201951

Current Zoning:

FD

Existing Use:

The site is currently undeveloped.

Platting History:

The site was originally platted as Pecan Valley (B-279) which

was approved by City Council April 15, 1985.

(le)

Site Aerial:



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **9** 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 no letters of support or opposition for the replat.

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. PON List

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:

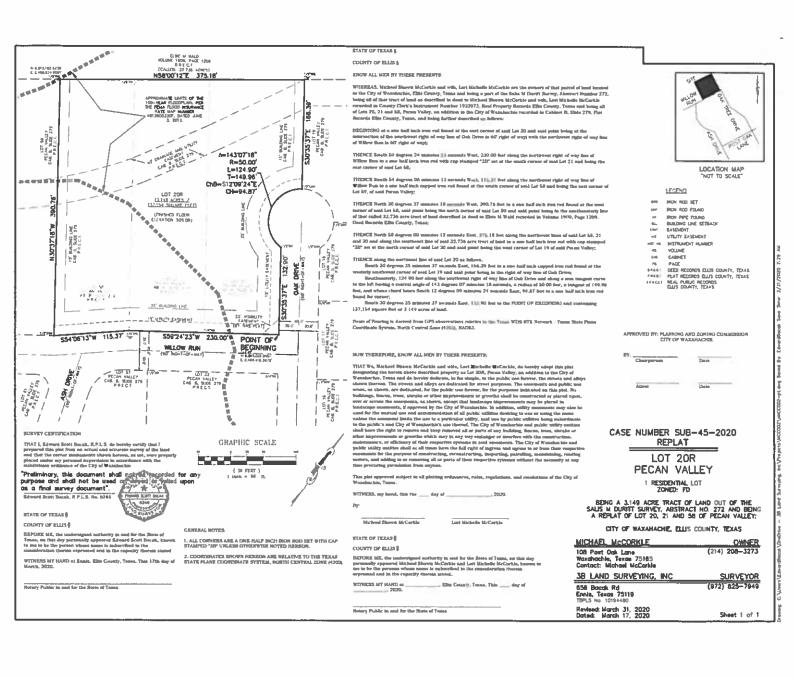
- All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
- 2. A drainage study has been conducted and/or a traffic impact analysis has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



1 (6)

PropertyID	Owner's Name	Owner's Address	Owner's City	Owner's State
201951	MCCORKLE MICHAEL S & LORI M	108 POST OAK LN	WAXAHACHIE	TX
201958	BUCHANAN JOSHUA	109 HEARNE LN	RED OAK	TX
201954	AKAMAI DESIGNS INC	145 ROYAL PARK LANE	WAXAHACHIE	TX
201955	AKAMAI DESIGNS INC	145 ROYAL PARK LANE	WAXAHACHIE	TX
201928	ARREDONDO ADAM & EMMA	159 WILLOW RUN	WAXAHACHIE	TX
201957	VILLANUEVA DEAN & SHEREE	230 OAK TREE DR	WAXAHACHIE	TX
205313	WALD CAROL R	3241 HOWARD RD.	WAXAHACHIE	TX
201926	BROOKS DONALD R & MARTHA T	330 ASH DR.	WAXAHACHIE	TX
175296	BOX DAVID B & DEBBIE J	331 ASH DR	WAXAHACHIE	TX

Planning & Zoning Department Plat Staff Report

Case: SUB-53-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

CAPTION

Consider request by Monty Nixon, Summit Surveying, for a Replat of the remainder of Lot 1, Block 2 and the remainder of Block 2 Interstate Industrial Park, to create Lot 2, Lot 3, and Lot 4, Block 2, 66 Crossing, 40.063 acres (Property ID 174460) – Owner: Mike Lyle, DML Land, LLC (SUB-000053-2020)

APPLICANT REQUEST

The applicant is requesting a replat of this lot to allow for Commercial and General Retail Development.

CASE INFORMATION

Applicant:

Monty Nixon, Summit Surveying

Property Owner(s):

Mike Lyle

Site Acreage:

40.063 acres

Number of Lots:

3 lots

Number of Dwelling Units:

0 units

Park Land Dedication:

Cash in lieu Park Land Dedication is \$22,836.00 (38.060 acres at

\$600.00 per acre; 2.003 acres are being dedicated for ROW

use).

Adequate Public Facilities:

Adequate facilities are available for this property.

SUBJECT PROPERTY

General Location:

Located just West of I-35 on the south side of F.M. 66.

Parcel ID Number(s):

174460

Current Zoning:

LI-1 and GR

Existing Use:

Currently undeveloped

Platting History:

The original plat for Interstate Industrial Park was approved by

City Council on April 6, 1987.

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

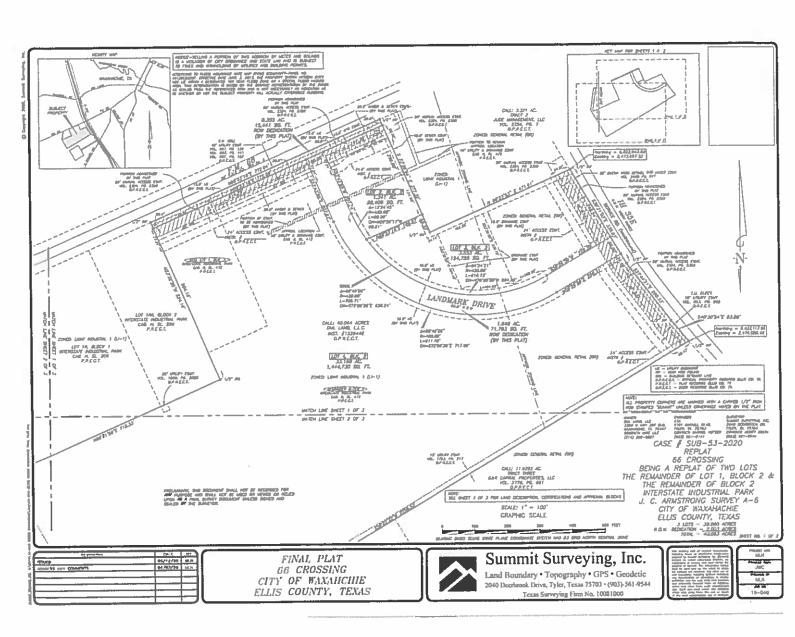
A plat shall not be filed with the Ellis County Clerk until:

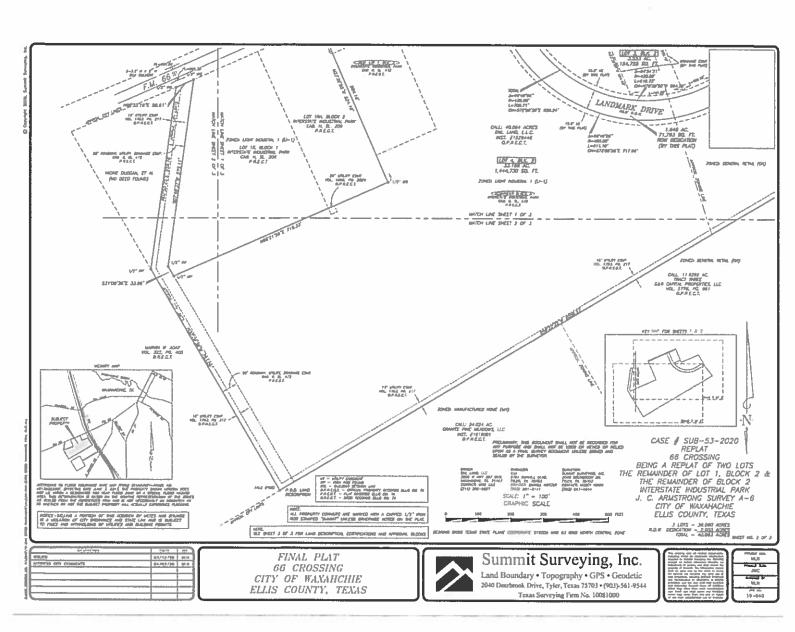
- All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
- 2. A drainage study has been conducted and/or a traffic impact analysis has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





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CASE | SUB-53-2020
REPLAT
GE CROSSING
BEING A REPLAT OF TWO LOTS
THE REMAINDER OF LOT I, BLOCK 2 & THE REMAINDER OF BLOCK 2
INTERSTATE INDUSTRIAL PARK
J. C. ARMSTRONG SURVEY A-6
CITY OF WAXAMACHE
ELLIS COUNTY, TEXAS

R.O.W. DEDMORROW - J. O.S. ACRES

ROTAL - ALDRES ACRES

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1979-159	93/17/190	MARIE
APPRING DPT COMMENTS	44/93/79	95.9

FINAL PLAT 66 CROSSING CITY OF WAXAIICHIE ELLIS COUNTY, TEXAS



Summit Surveying, Inc.

Land Boundary • Topography • GPS • Geodetic 2040 Deutstauk Drive, Tyler, Texas 75703 • (903)-561-9544 Texas Surveying Firm No. 10081000

MEAN TON MEAN TON Product Con JACC
MLN
15-040

Planning & Zoning Department Plat Staff Report

Case: SUB-50-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

CAPTION

Consider request by Cypress Creek Waxahachie LP for a Plat of Cypress Creek Apartment Homes at Waxahachie for 2 lots, being 13.48 acres situated in the J.B. & Ann Adams Survey, Abstract 5 and the John Gooch Survey, Abstract 393 (Property ID 184249) – Owner: Ladd Vien, Ameritai Partnership (SUB-000050-2020)

APPLICANT REQUEST

The applicant is platting this property to allow for a multi-family development that conforms to the Planned Development (PD-19-0174) that was approved by City Council on Jan. 21, 2020.

CASE INFORMATION

Applicant:

Cypress Creek Waxahachie, LP

Property Owner(s):

Ladd Vien, Ameritai Partnership

Site Acreage:

12.897 acres

Number of Lots:

2 lots and 1 'X' Lot

Number of Dwelling Units:

168 units in 8 buildings.

Park Land Dedication:

The cash in lieu of Park Land Dedication total \$67,200.00 (168

dwelling units at \$400.00 per unit).

Adequate Public Facilities:

Adequate public facilities are available for this site.

SUBJECT PROPERTY

General Location:

Located off of US Hwy 287 Byp; North of Farley St.

Parcel ID Number(s):

184249

Current Zoning:

PD-MF-2

Existing Use:

Undeveloped

Platting History:

J. Gooch Survey Abstract 393 and J.B. & A. Adams Survey

Abstract 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.

APPLICANT REQUIREMENTS

 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

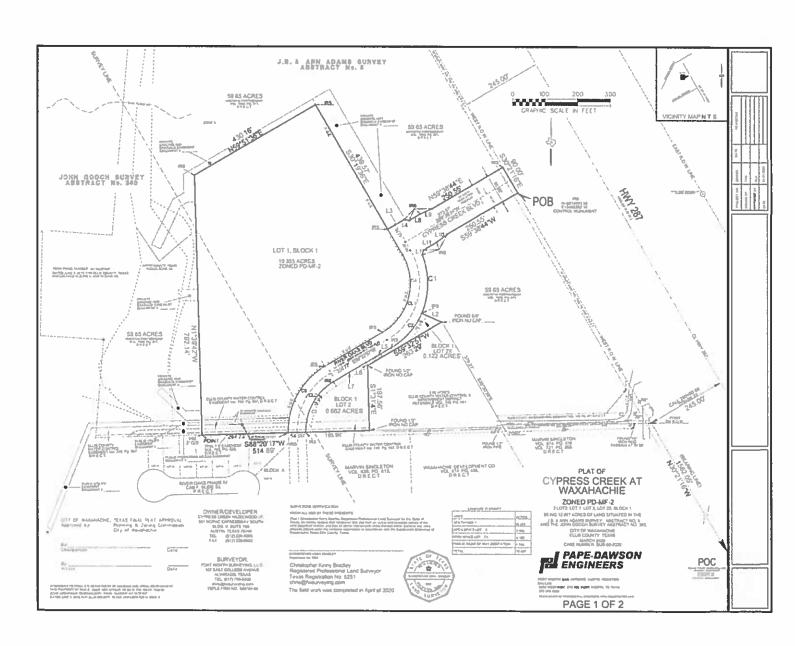
A plat shall not be filed with the Ellis County Clerk until:

- 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



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Planning & Zoning Department Zoning Staff Report

Case: ZDC-48-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

City Council:

May 4, 2020

CAPTION

Public Hearing on a request by Kevin Patel, Triangle Engineering, for a detailed Site Plan review for a proposed **Hotel** development within a Planned Development zoning district, located at the SW corner of Rae Boulevard and John Arden Drive (**Property ID 208656**) – AKSHAR 4 LLC (ZDC-000048-2020)

APPLICANT REQUEST

The applicant is proposing to construct a four story hotel on 1.8 acres.

CASE INFORMATION

Applicant:

Kevin Patel, Triangle Engineering

Property Owner(s):

AKSHAR 4 LLC

Site Acreage:

1.83 acres

Current Zoning:

Planned Development-Multi Family

Requested Zoning:

Planned Development-Multi Family

SUBJECT PROPERTY

General Location:

SW corner of Rae Boulevard and John Arden Drive

Parcel ID Number(s):

208656

Existing Use:

Currently Undeveloped

Development History:

N/A

Table 1: Adjoining Zoning & Uses

nt at the state of				
Direction	Zoning	Current Use		
North	PD-HI	Chevrolet Dealership		
East	PD-HI	Currently Undeveloped		
South	PD-LI1	Flowers Construction Co.		
West	PD-MF-GR	Oxfords at Crossroads Centre		

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 via Rae Blvd.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The purpose of this request is to construct a four story hotel on 1.8 acres.

Proposed Use:

The applicant is proposing to construct a 4-story, 102 room, 15,317 sq. ft. hotel (Home 2 Suites) on 1.8 acres located at the Southwest corner of Rae Boulevard and John Arden Drive. Home 2 Suites is considered an Extended Stay hotel, which allows for customers to choose how long they would like to stay at the hotel. Home 2 Suites offers amenities such as, (but not limited to), laundry center, fitness center, common area, and pool.

Table 2: Development Standards (Multi Family)

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

Standard	City of Waxahachie	Home 2 Suites	Meets Y/N
Min. Lot Width	60	348	Yes
Min. Lot Depth	120	224	Yes
Min. Front Yard (Ft.)	25	25	Yes
Min. Side Yard (Ft.)	25	58	Yes
Min. Rear Yard (Ft.)	25	60	Yes
Max. Height	3 stories	4 stories (allowed 6 stories per Ord. 3109)	Yes
Max. Lot Coverage (%)	40	20	Yes
Parking 1 space per guest room	102	102	Yes

^{*}Additional Note: The building is proposed to be constructed of masonry exterior with a mixture of stone and stucco.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>5</u> 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 has received two (2) letters of support for the proposed development.

SPECIAL EXCEPTION/VARIANCE REQUEST

Pool

Per the City of Waxahachie Zoning Ordinance, hotels shall "provide a swimming pool, interior or exterior, of no less than 1,000 square feet of water surface area".

• The applicant is proposing a pool size of 600 sq. ft.

Meeting Room

Per the City of Waxahachie Zoning Ordinance, hotels shall "provide a boardroom, meeting room, or hospitality room of no less than 1,000 square feet".

• The applicant does not intend to provide a meeting room within the 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. Per staff recommendation, a Development Agreement will be required for the property.
- 2. Extended Stay hotels are restricted to a maximum of thirty (30) days, per Section 5.11 of the City of Waxahachie Zoning Ordinance.
- 3. The applicant must be compliant with Section 5.11 "Hotel Standards" of the City of Waxahachie Zoning Ordinance.

ATTACHED EXHIBITS

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

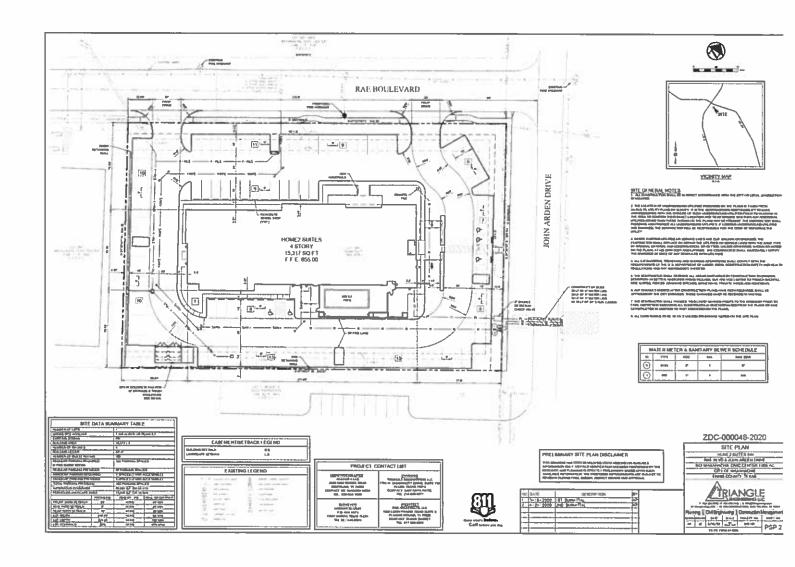
APPLICANT REQUIREMENTS

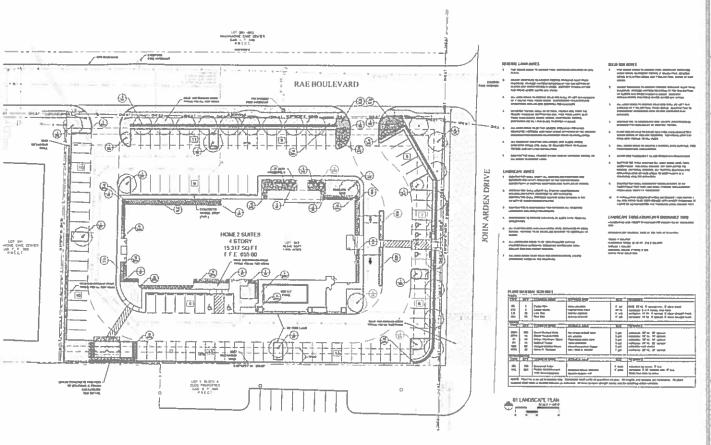
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

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

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





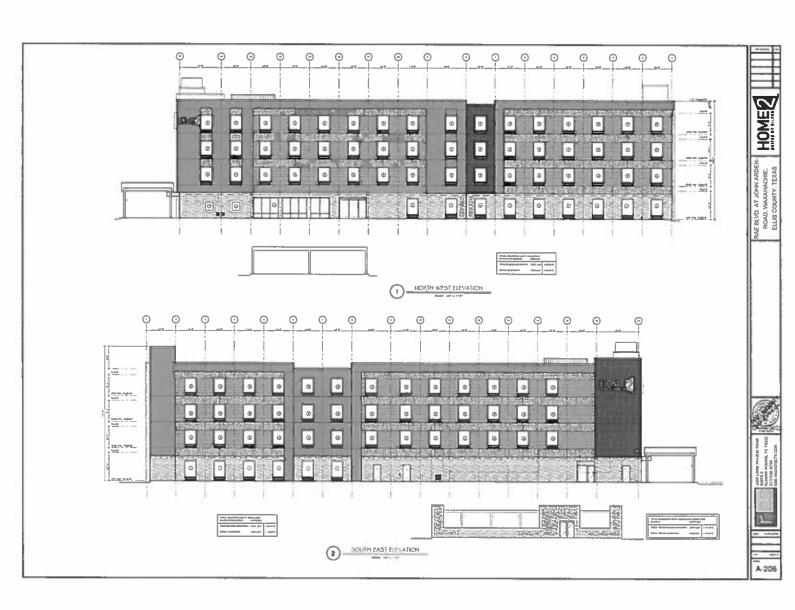


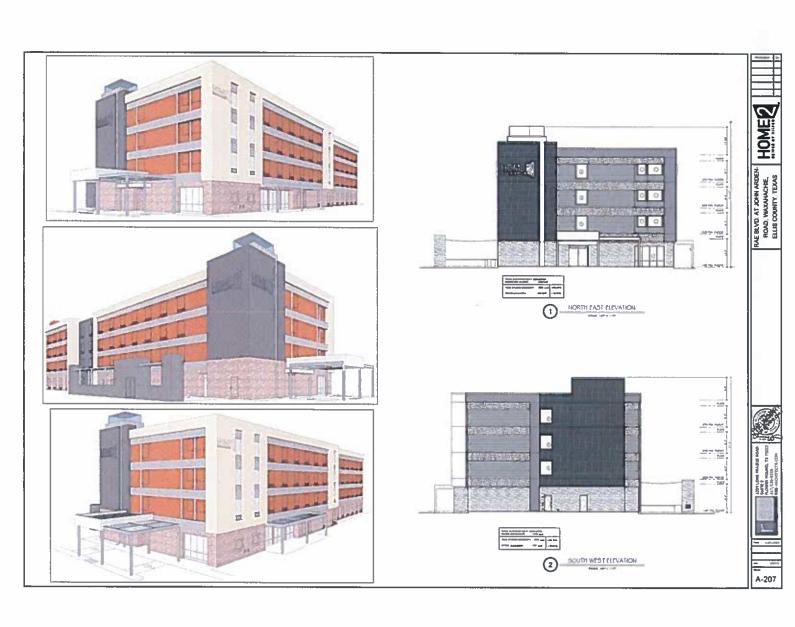
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Owner's Address	Owner's City	Owner's State	Owner's ZiP
Case ZDC-000048-2020			
Responses Received Inside			
Required 200' Notification Area			
Support: 2 Oppose: 0			
1789 S. BAGDAD RD STE 104	LEANDER	TX	78641
1789 S. BAGDAD RD STE 104	LEANDER	TX	78641
4220 VERSAILLES AVE	DALLAS	TX	75205
4220 VERSAILLES AVE	DALLAS	TX	75205
8411 PRESTON RDSTE 711	DALLAS	TX	75225
PO BOX 757	WAXAHACHIE	TX	75168

(10)



City of Waxahachie, Texas

Notice of Public Hearing

Case Number: <u>ZDC-000048-2020</u>

000

LOOKOUT PARTNERS LP 1789 S. BAGDAD RD STE 104 LEANDER, TX 78641

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 4, 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:

 Request by Kevin Patel, Triangle Engineering, for a detailed Site Plan review for a proposed Hotel development within a Planned Development zoning district, located at the SW corner of Rae Boulevard and John Arden Drive (Property ID 208656) – AKSHAR 4 LLC (ZDC-000048-2020)

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- 000048-2020	City Reference: 208655
5:00 P.M. on Wednesday, April 22, 2020 to ensu	If you choose to respond, please return this form by are inclusion in the Agenda Packet. Forms can be emay drop off/mail your form to City of Waxahachie Waxahachie, TX 75165.
SUPPORT Comments:	OPPOSE
00/1	
Signature	4/13/20 Date
Michael Siefert, UP	
Printed Name and Title	Address

(10)



City of Waxahachie, Texas Notice of Public Hearing

Case Number: <u>ZDC-000048-2020</u>

000

LOOKOUT PARTNERS LP 1789 S. BAGDAD RD STE 104 LEANDER, TX 78641

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 4, 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:

 Request by Kevin Patel, Triangle Engineering, for a detailed Site Plan review for a proposed Hotel development within a Planned Development zoning district, located at the SW corner of Rae Boulevard and John Arden Drive (Property ID 208656) – AKSHAR 4 LLC (ZDC-000048-2020)

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-000048-2020	City Reference: 208656
5:00 P.M. on Wednesday, April 22, 2020 to ensu	If you choose to respond, please return this form by re inclusion in the Agenda Packet. Forms can be enay drop off/mail your form to City of Waxahachie, Waxahachie, TX 75165.
SUPPORT	OPPOSE
Comments:	
n 11	
16/1	4/13/20
Signature Michael Sisfertill	Date
Printed Name and Title	Address

(12)

Planning & Zoning Department Zoning Staff Report

Case: ZDC-52-2020



MEETING DATE(S)

Planning & Zoning Commission:

April 28, 2020

City Council:

May 4, 2020

CAPTION

Public Hearing on a request by Dalton Bradbury, Acker Construction, for a Specific Use Permit (SUP) for a **Drive Through Establishment** use within a General Retail zoning district, located at the corner of Corporate Parkway and U.S. N Highway 77 (Property ID 273975) — Owner: ROUX PROPERTIES LLC (ZDC-000052-2020)

APPLICANT REQUEST

The applicant is requesting approval to allow a proposed drive through establishment (Bahama Bucks) within an existing retail strip center (North Grove Business Park).

CASE INFORMATION

Applicant:

Dalton Bradbury, Acker Construction

Property Owner(s):

Marc Roux, Roux Properties, LLC.

Site Acreage:

1.246 acres

Current Zoning:

General Retail

Requested Zoning:

General Retail w/ SUP

SUBJECT PROPERTY

General Location:

Intersection of Corporate Pkwy, and U.S. Highway 77

Parcel ID Number(s):

273975

Existing Use:

Partially constructed Retail/Commercial Strip Center (North

Grove Business Park)

Development History:

The Final Plat for North Grove Business Park, Phases 2 & 4 was

approved by City Council on April 2, 2018.

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-GR	North Grove Business Park
East	PD-GR	Currently Undeveloped
South	GR	Currently Undeveloped
West	С	Cancun's Amerimex Restaurant

Future Land Use Plan:

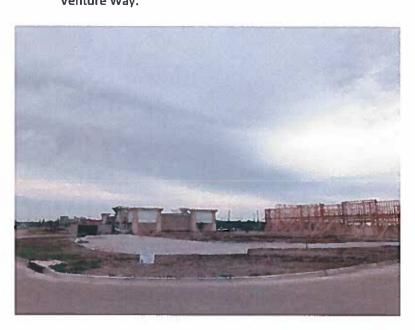
Retail

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 Corporate Pkwy. and Venture Way.



Site Image:

PLANNING ANALYSIS

Purpose of Request:

The purpose of this request is to allow a proposed drive through establishment (Bahama Bucks), within a retail strip center (North Grove Business Park). Per the City of Waxahachie Zoning Ordinance, a drive through establishment requires a Specific Use Permit.

Proposed Use:

The applicant is requesting approval to allow a proposed drive through establishment within a retail strip center (North Grove Business Park), located along U.S. Highway 77 and Corporate Pkwy.

On November 12, 2019, the applicant received a permit to construct a 5,000 sq. ft. retail strip center within the North Grove development. No tenants specified for the building at initial permitting. It was determined that a Specific Use Permit was required for the development due to a drive though being proposed with a tenant interior finish out application. At the time of this report (4/20/2020), the development is partially constructed.



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>6</u> 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.

PON RESPONSES

Staff has received two (2) letters of support for the proposed development.

SPECIAL EXCEPTION/VARIANCE REQUEST

Sidewalks

Staff suggests that sidewalks be provided around all four sides of the development.

 Due to the lack of sidewalks surrounding U.S. Highway 77, adjacent to the development, the applicant does not believe that sidewalks should be provided around the proposed development.

STAFF CONCERNS

1. Staff suggest that sidewalks be provided around all four sides of the development.

APPLICANT RESPONSE TO CONCERNS

1. The applicant understands staff's concerns and intends to state their reasoning at the April 28, 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. Staff suggests that sidewalks be provided along all four sides of the development.

ATTACHED EXHIBITS

- 1. Site Plan
- 2. Landscape Plan
- 3. Elevation/Facade Plan
- 4. Property Owner Notification Responses

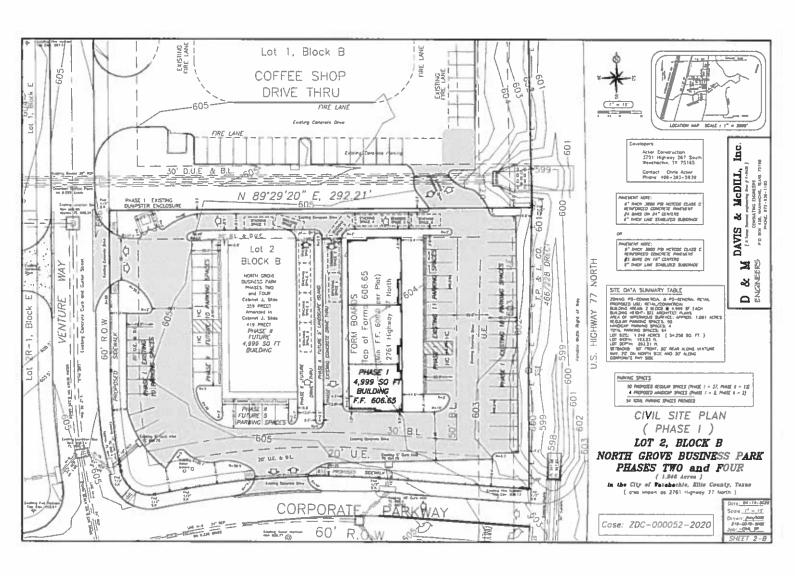
APPLICANT REQUIREMENTS

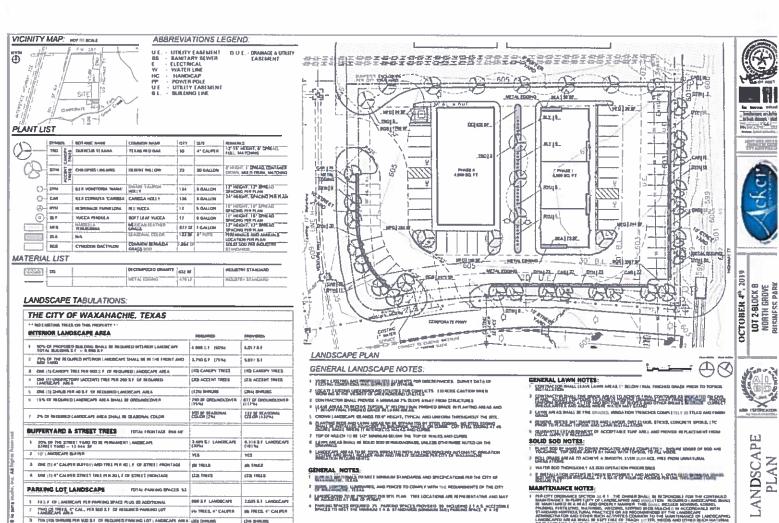
 If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

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

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







LOT 2-BLOCK B NORTH GROVE RHEIMFES PARK

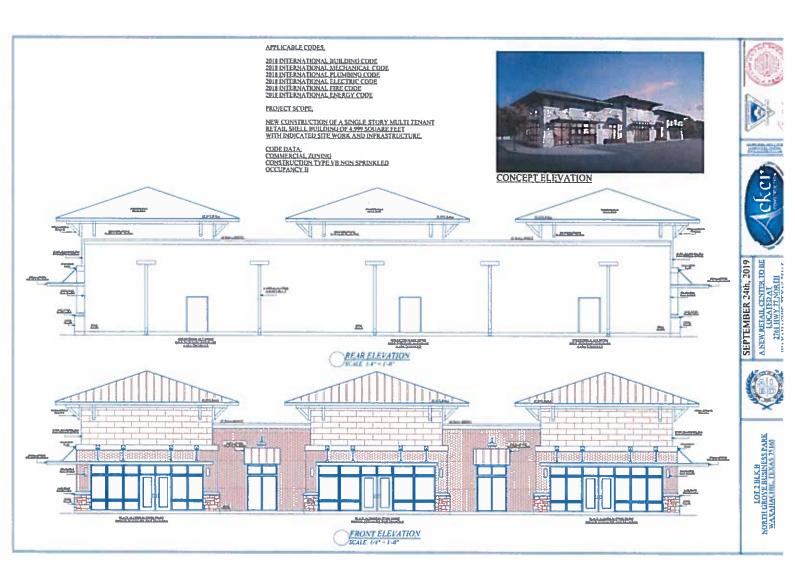


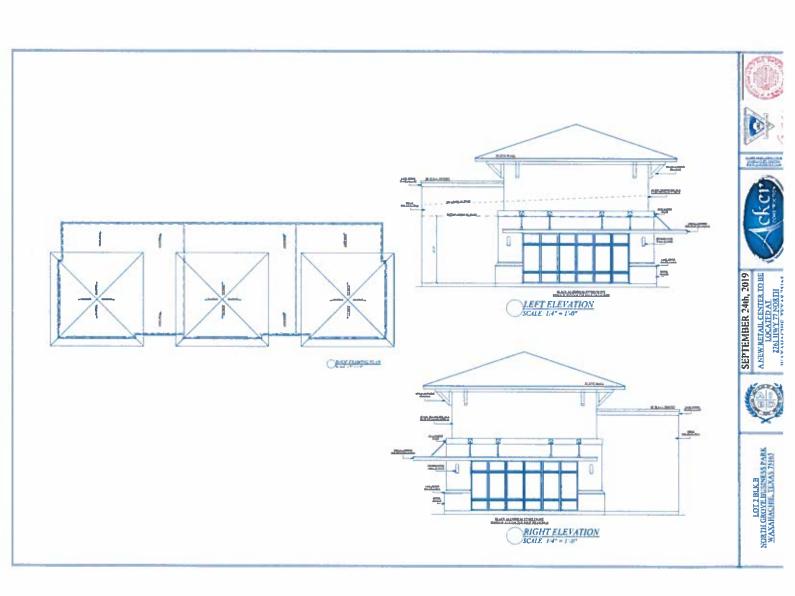
LP 1.0



THE CONTRACTOR OF THE CONTRACT

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PropertylD	Owner's Address	Owner's Address	Owner's City
		Case ZDC-000052-2020	-
		Responses Received Inside	
		Required 200' Notification Area	
		Support: 2 Oppose: 0	
273976	LEDBETTER REAL ESTATE LTD	105 RIDGECREST DR.	WAXAHACHIE
273977	LEDBETTER REAL ESTATE LTD	105 RIDGECREST DR	WAXAHACHIE
273981	CANCUN'S NG77 PROPERTIES LLC	117 TERRACE ST	DESOTO
189379	SHRIDHARANI CRYSTAL S	1204 TRAVIS CIR S	IRVING
273975	ROUX PROPERTIES LLC	1328 W HWY 287 BYP STE 100	WAXAHACHIE
189387	LRCA INVESTMENTS LLC	3751 HWY 287 S	WAXAHACHIE
272779	SAP PROPERTIES LLC	7851 CLARK CT	OVILLA
272782	SAP PROPERTIES LLC	7851 CLARK CT	OVILLA

(12)



City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>ZDC-000052-2020</u>

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ROUX PROPERTIES LLC 1328 W HWY 287 BYP STE 100 WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 4, 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:

Request by Dalton Bradbury, Acker Construction, for a Specific Use Permit (SUP) for a
 Drive Through Establishment use within a General Retail zoning district, located at the
 corner of Corporate Parkway and U.S. N Highway 77 (Property ID 273975) – Owner:
 ROUX PROPERTIES LLC (ZDC-000052-2020)

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: <u>ZDC-000052-2020</u>	City Reference: 273975
Your response to this notification is optional. If you c 5:00 P.M. on <i>Wednesday, April 22, 2020</i> to ensure inclumailed to <u>Planning@Waxahachie.com</u> or you may dro Attention: Planning, 401 South Rogers Street, Waxaha	op off/mail your form to City of Waxahachie
SUPPORT	OPPOSE
Comments:	
Signature Signature	1/17/20 Date
Printed Name and Title Muner	OZ761 Hay 77 Address Wax chadre Tx:
	@ 1725 W. 1/my 28
	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.

(12)



City of Waxahachie, Texas Notice of Public Hearing Case Number: ZDC-000052-2020

LRCA INVESTMENTS LLC 3751 HWY 287 S WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 28, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 4, 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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 Drive Through Establishment use within a General Retail zoning district, located at the
 corner of Corporate Parkway and U.S. N Highway 77 (Property ID 273975) – Owner:
 ROUX PROPERTIES LLC (ZDC-000052-2020)

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Case Number: ZDC-000052-2020	City Reference: 189387
Your response to this notification is optional. If you choos 5:00 P.M. on Wednesday, April 22, 2020 to ensure inclusion mailed to Planning@Waxahachie.com or you may drop of Attention: Planning, 401 South Rogers Street, Waxahachie	e to respond, please return this form by in the Agenda Packet. Forms can be e- f/mail your form to City of Waxahachie
SUPPORT Comments:	OPPOSE
Hance Rust Signature	4/14/20 Date
Printed Name and Title	707 Amherst Dr. Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37, 10)