

## **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](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 G E N D A**

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

(b)(1)

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.*

(na)

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*

(30)

*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**

(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.*

(na)

- 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 3<sup>rd</sup> 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:



(34)

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.

(2A)

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 Rocekt 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:*

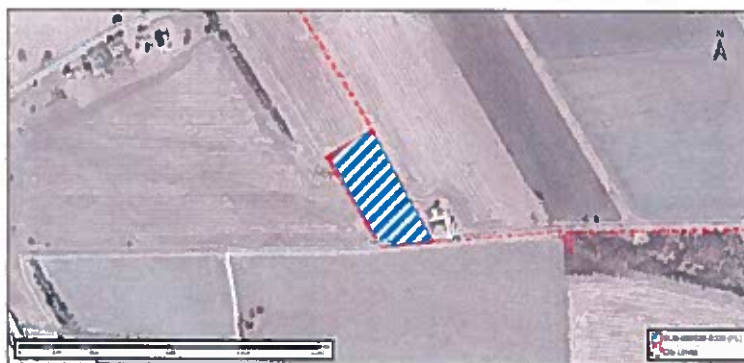
Residential

*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:

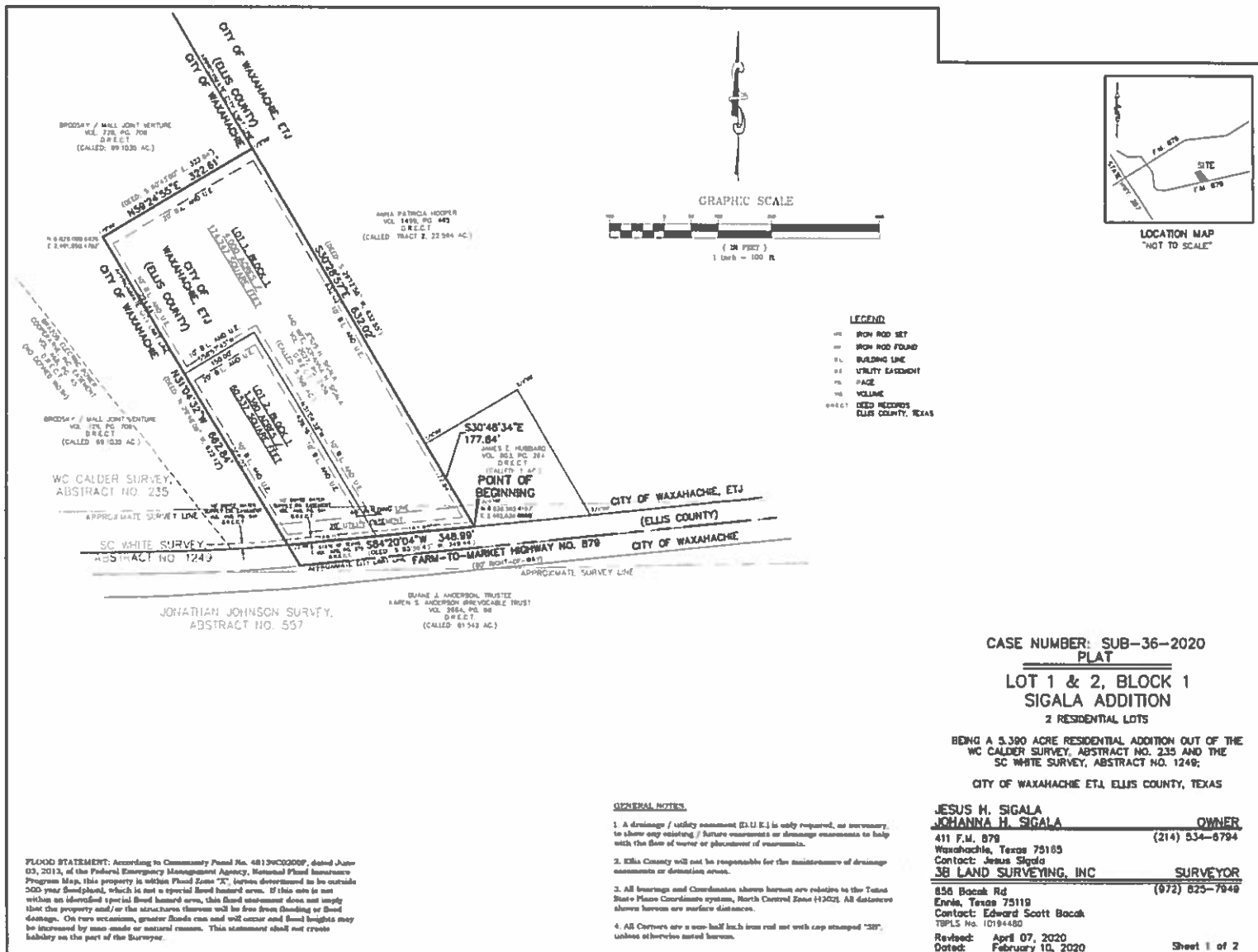
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

#### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

(4)



STATE OF TEXAS §  
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, Jesus H. Sigala and wife, Johanna H. Sigala are the owners of that parcel of land located in the City of Watahachia, ETJ, Ellis County, Texas and being a part of the WC Calder Survey, Abstract Number 235 and a part of the SC White Survey, Abstract Number 1249, being all of that called 5.390 acre tract of land described in deed to Jesus H. Sigala and wife, Johanna H. Sigala recorded in Volume 2027, Page 2436, Deed Records Ellis County, Texas, and being further described as follows:

BEGINNING at a three-quarter inch iron rod found at the southwest corner of said 5.390 acre tract of land, said point being the southeast corner of that called 1 acre tract of land described in deed to Jesus H. Sigala and wife, Johanna H. Sigala recorded in Volume 2027, Page 2436, Deed Records Ellis County, Texas, and being in the north right of way line of Farm to Market Highway No. 679 807 right of way;

THENCE South 84 degrees 20 minutes 32 seconds West, 248.00 feet along the north right of way line of Farm to Market Highway No. 679 to a one-half inch iron rod found at the southwest corner of said 5.390 acre tract of land and said point being the southeast corner of that called 0.1035 acre tract of land described in deed to Brudsky / Mall Joint Venture recorded in Volume 726, Page 706, Deed Records Ellis County, Texas;

THENCE North 31 degrees 04 minutes 32 seconds West, 667.84 feet along the east line of said 0.1035 acre tract of land to a one-half inch iron rod found at the southeast corner of said 5.390 acre tract of land;

THENCE North 59 degrees 24 minutes 33 seconds East, 322.61 feet along the east line of said 0.1035 acre tract of land to a one-half inch iron rod found at the northeast corner of said 5.390 acre tract of land and said point being in the west line of that called Tract 2, a 22.264 acre tract of land described in deed to Anna Patricia Hooper recorded in Volume 1 090, Page 483, Deed Records Ellis County, Texas;

THENCE along the east line of said 5.390 acre tract of land as follows:  
South 30 degrees 28 minutes 37 seconds East, 632.02 feet along the west line of said Tract 2 in a three-quarter inch iron rod found at the northeast corner of said 1 acre tract of land;

South 30 degrees 42 minutes 34 seconds East, 177.84 feet along the west line of said 1 acre tract of land to the POINT OF BEGINNING and containing 734,784 square feet or 5.390 acres of land

Books of Showing is derived from GPS observations relative to the Texas WGS 84 Network - Texas State Plane Coordinate System, North Central Zone (NAD83), NAD83

#### SURVEY CERTIFICATION

This is to certify that I, Edward Scott Bacak, a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivisions from an actual survey on the ground and that all bearings, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document".

Edward Scott Bacak, R.P.L.S. No. 0248



#### OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT we, Jesus H. Sigala and wife, Johanna H. Sigala, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Lot 1 & 2, Block 1, Sigala Addition, an addition to the Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Jesus H. Sigala and wife, Johanna H. Sigala, do hereby certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvement and dedications shall be free and clear of all debt, liens, 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 intended on this plat.
4. No building, fence, tree, shrub 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, and 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 replaced all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. Ellis County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, improving, repairing, maintaining, making repairs, 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 planning ordinances, rules, regulations and resolutions of the Ellis County, Texas.

WITNESS MY HAND, THIS 7th DAY OF \_\_\_\_\_, 2020.

By \_\_\_\_\_  
Jesus H. Sigala \_\_\_\_\_  
Johanna H. Sigala \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF ELLIS §

EXPOSE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jesus H. Sigala and wife, Johanna H. Sigala, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

APPROVED BY: PLANNING AND ZONING COMMISSION  
CITY OF WAXAHACHE

BY \_\_\_\_\_  
Chairperson \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ \_\_\_\_\_  
Attest \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:  
Approved this date, the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Todd Little, County Judge

Reuben Stinson  
Commissioner, Precinct No. 1

Lane Orjosen  
Commissioner, Precinct No. 2

Paul Perry  
Commissioner, Precinct No. 3

Kyle Butler  
Commissioner, Precinct No. 4

ATTEST:

Kristal Valdez, County Clerk

#### ON SITE SEWAGE FACILITY STATEMENT

This Plat has been approved by the Department of Development of Ellis County, Texas for on site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, providing any and all information as may be required by the Ellis County Department of Development.

Department of Development Director

Approval Date:

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. 235 AND THE  
SC WHITE SURVEY, ABSTRACT NO. 1249;

CITY OF WAXAHACHE ETJ, ELLIS COUNTY, TEXAS

JESUS H. SIGALA  
JOHANNA H. SIGALA OWNER  
411 F.W. 879 (214) 534-6794  
Watahachia, Texas 75185  
Contact: Jesus Sigala  
38 LAND SURVEYING, INC SURVEYOR  
656 Bacak Rd (972) 825-7849  
Ennis, Texas 75119  
Contact: Edward Scott Bacak  
TSP/Ls No. 10194480

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

Sheet 2 of 2



(4)  
PLANNING & ZONING DEPARTMENT  
401 South Rogers Street | Waxahachie, Texas 75168  
(469) 309-4290 | [www.waxahachie.com/Departments/PlanningandZoning](http://www.waxahachie.com/Departments/PlanningandZoning)



## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Jesús H. Sigala Parcel ID #: 181 796  
Subdivision Name: Sigala Addition

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>3</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Robert Woodall

Print Name of General Manager of water provider or Designee

Rockett SUD

Name of water provider company

[Signature]

Signature of General Manager of water provider or Designee

2/19/20

Date

(5)

## 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



(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](mailto:cwebb@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)





(5)  
PLANNING & ZONING DEPARTMENT  
401 South Rogers Street | Waxahachie, Texas 75168  
(469) 309-4290 | [www.waxahachie.com/Departments/PlanningandZoning](http://www.waxahachie.com/Departments/PlanningandZoning)



## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Rebecca Lockridge Parcel ID #: 278819  
Subdivision Name: Lockridge Manor

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>2"</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STANLEY H LEWIS  
Print Name of General Manager of water provider or Designee

Stanley H Lewis  
Signature of General Manager of water provider or Designee

**NASH-FORRESTON WSC**  
NASH-FORRESTON WSC  
Name of water provider company

4-2-2020  
Date

(11)

## 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

<i>Applicant:</i>	Michael McCorkle
<i>Property Owner(s):</i>	Michael McCorkle
<i>Site Acreage:</i>	3.149 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	N/A (Going from 3 lots to 1 lot)
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to this property.

#### SUBJECT PROPERTY

<i>General Location:</i>	This property is located off of Willow Run in the Pecan Valley subdivision.
<i>Parcel ID Number(s):</i>	201951
<i>Current Zoning:</i>	FD
<i>Existing Use:</i>	The site is currently undeveloped.
<i>Platting History:</i>	The site was originally platted as Pecan Valley (B-279) which was approved by City Council April 15, 1985.

(4)

**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:

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.

(u)

**STAFF CONTACT INFORMATION**

*Prepared by:*

Chris Webb

Planner

[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

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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



(8)

## 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**

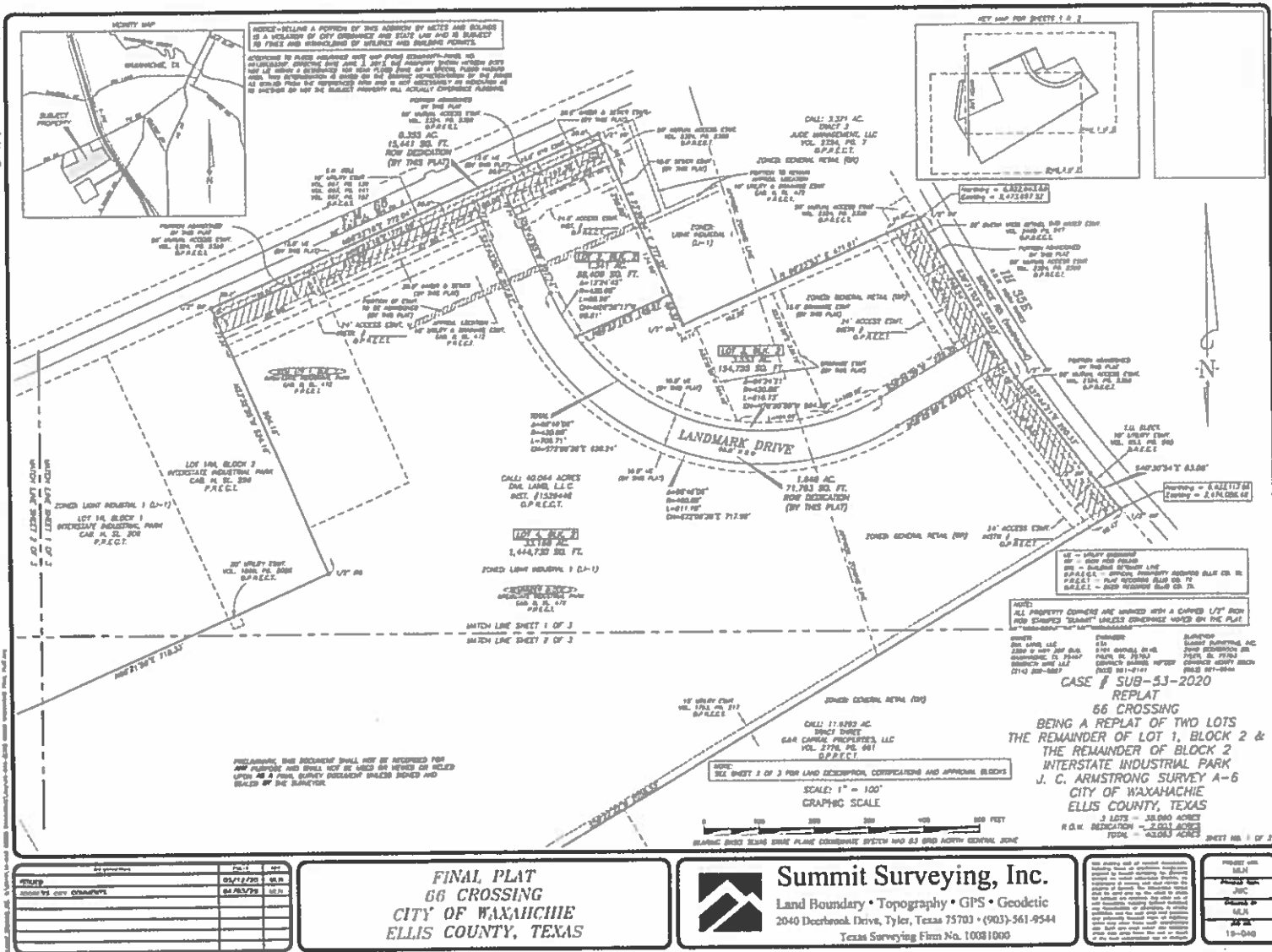
A plat shall not be filed with the Ellis County Clerk until:

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](mailto:cwebb@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



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FINAL PLAT  
66 CROSSING  
CITY OF WAXAHCHIE  
ELLIS COUNTY, TEXAS





(9)

## 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**

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](mailto:cwebb@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)







(10)

## 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

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.

(10)

**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, 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 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.

(10)

### **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**

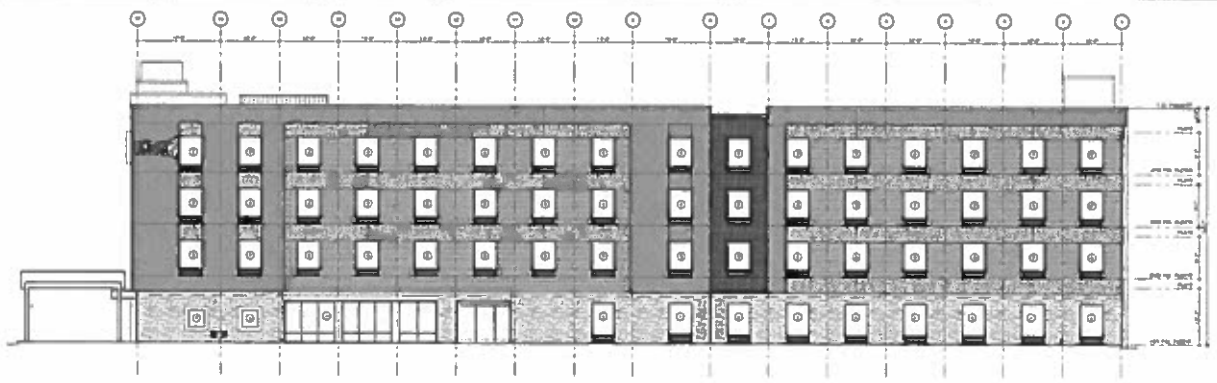
*Prepared by:*  
Colby Collins  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

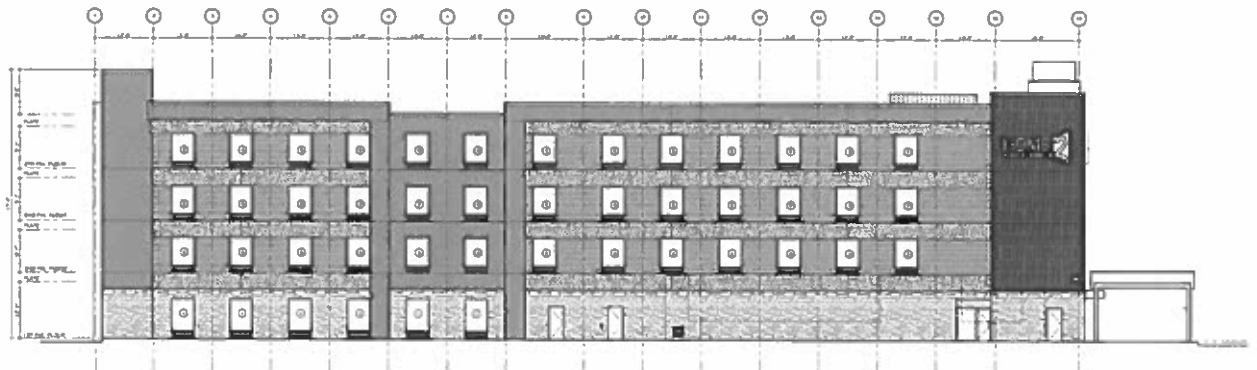
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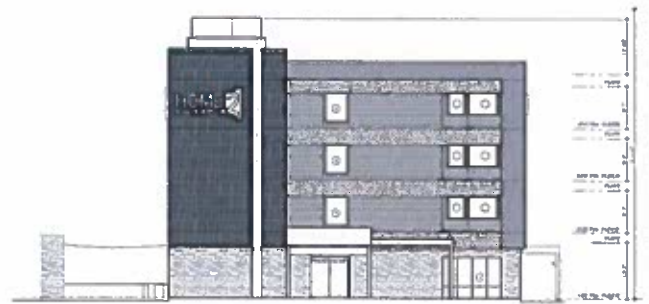
1 NORTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



(10)



Notes:	1. All elevations are shown in perspective.
2. All elevations are shown in perspective.	3. All elevations are shown in perspective.
4. All elevations are shown in perspective.	5. All elevations are shown in perspective.
6. All elevations are shown in perspective.	7. All elevations are shown in perspective.
8. All elevations are shown in perspective.	9. All elevations are shown in perspective.
10. All elevations are shown in perspective.	11. All elevations are shown in perspective.

1 NORTH EAST ELEVATION  
Scale: 1/8" = 1'-0"



Notes:	1. All elevations are shown in perspective.
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8. All elevations are shown in perspective.	9. All elevations are shown in perspective.
10. All elevations are shown in perspective.	11. All elevations are shown in perspective.

2 SOUTH WEST ELEVATION  
Scale: 1/8" = 1'-0"

3 (10)

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



(1b)

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-000048-2020

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:

1. 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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-000048-2020

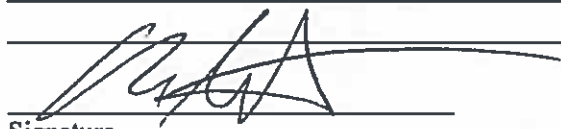
City Reference: 208655

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, April 22, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:



Signature

Michael Siefert, VP

Printed Name and Title

4/13/20

Date

Address

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

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



(10)

**City of Waxahachie, Texas**  
**Notice of Public Hearing**  
**Case Number: ZDC-000048-2020**

**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:

1. 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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: **ZDC-000048-2020**

City Reference: 208656

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, April 22, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ **SUPPORT**

☐ **OPPOSE**

Comments:

Signature

Michael S. Fort, LP

Printed Name and Title

Date

4/13/20

Address

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

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

(18)

## 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.

(12)

**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	C	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 through being proposed with a tenant interior finish out application. At the time of this report (4/20/2020), the development is partially constructed.



(12)

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 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/Façade Plan
4. Property Owner Notification Responses

### **APPLICANT REQUIREMENTS**

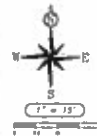
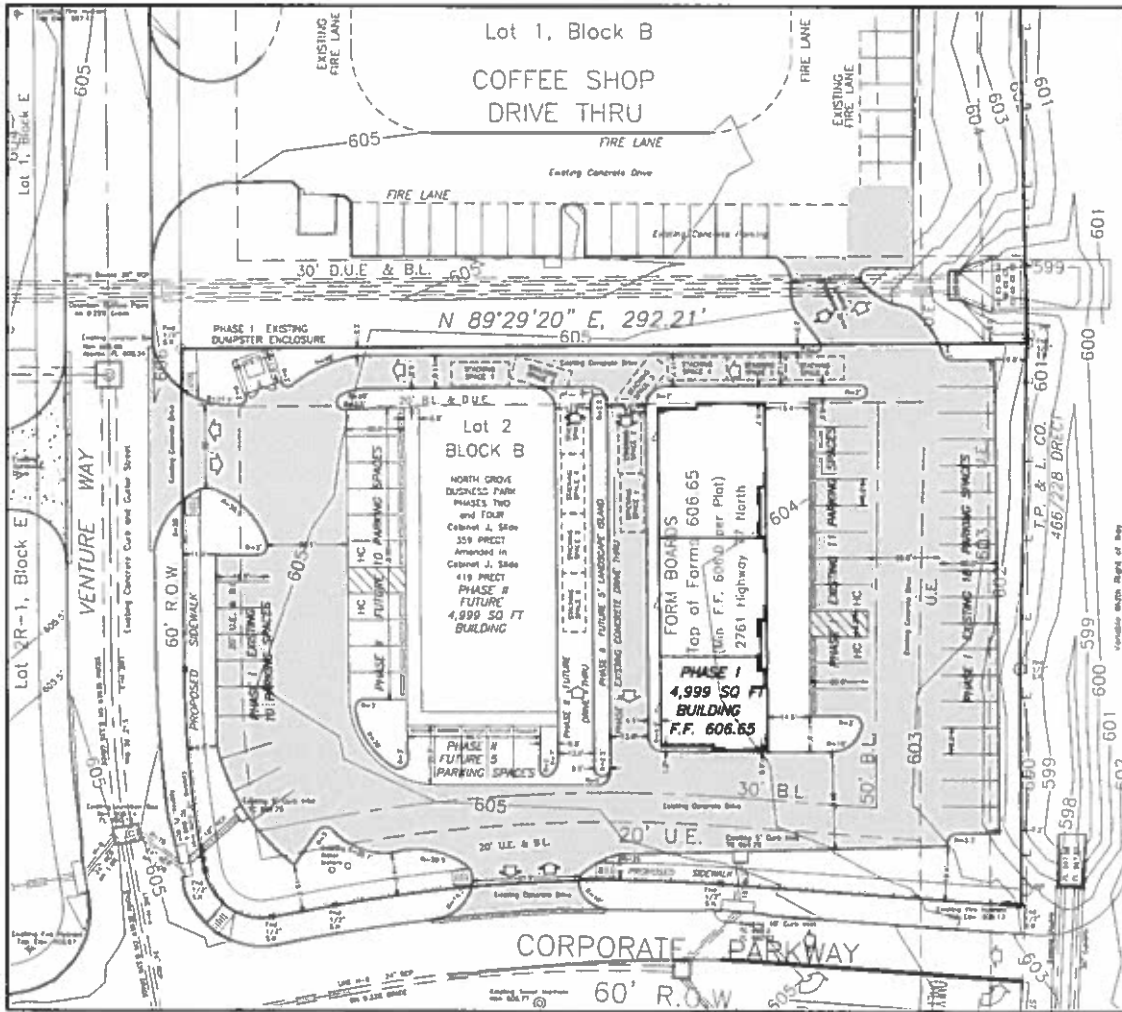
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Colby Collins  
Senior Planner  
[ccollins@waxahachie.com](mailto:ccollins@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

(12)



Developers  
Acker Construction  
3751 Highway 287 South  
Newark, TX 75745  
Contact: Chris Acker  
Phone: 409-383-5839

PERMIT NOTE:  
6" THICK 3000 PSI NCTCOE CLASS C  
REINFORCED CONCRETE PAVEMENT  
#4 BARS ON 24" CENTER  
8" DEEP LIME STABILIZED SUBGRADE

OR  
PERMIT NOTE:  
8" THICK 3000 PSI NCTCOE CLASS C  
REINFORCED CONCRETE PAVEMENT  
#4 BARS ON 18" CENTER  
8" DEEP LIME STABILIZED SUBGRADE

**SITE DATA SUMMARY TABLE**  
ZONING: PD-COMMERCIAL, & PD-GENERAL RETAIL  
PROPOSED USE: RETAIL/COMMERCIAL  
BUILDING AREA: 2,222 SQ. FT. OF EACH  
BUILDING HEIGHT: SEE ARCHITECT PLANS  
AREA OF IMPROVED SURFACE: APPROX. 1,001 ACRES  
REGULAR PARKING SPACES: 54  
TOTAL PARKING SPACES: 64  
LOT SIZE: 1,248 ACRES (54,258 SQ. FT.)  
LOT NORTH: 19,323 FT.  
LOT SOUTH: 23,321 FT.  
SETBACK: 30' FRONT, 30' REAR ALONG VENTURE  
WAY, 30' ON NORTH SIDE AND 30' ALONG  
CORPORATE PARKWAY

**PARKING SPACES**  
30 PROPOSED REGULAR SPACES (PHASE 1 = 32, PHASE 2 = 12)  
4 PROPOSED HANDICAP SPACES (PHASE 1 = 2, PHASE 2 = 2)  
54 TOTAL PARKING SPACES PROVIDED

**CIVIL SITE PLAN  
(PHASE I)  
LOT 2, BLOCK B  
NORTH GROVE BUSINESS PARK  
PHASES TWO AND FOUR  
(1.248 Acres)  
in the City of Forrester, Ellis County, Texas  
(area subject to 2761 Highway 77 North)**

Case: ZDC-000052-2020

Date: 04-16-2020  
Scale: 1" = 10'  
Drawn: JMB  
Title: CIVIL SITE PLAN  
Job: ZDC-000052-2020  
SHEET 2-B



(12)



#### ABBREVIATIONS LEGEND:

U.E. - UTILITY EASEMENT	D.U.E. - DRAINAGE & UTILITY EASEMENT
BS - BASTIARY SEWER	
E - ELECTRICAL	
W - WATER LINE	
HC - HANDICAP	
PP - POWER POLE	
U.E. - UTILITY EASEMENT	
B.L. - BUILDING LINE	

#### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TRD	OLIVEBARK YUCCA	YUCCA RED OAK	10	4" CALIPER	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
STW	CHRISPIES (SILVER)	CHRISPIES	22	30 GALLON	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
DPH	6.5.9 VONSTROMA YUCCA	YUCCA VONSTROMA	134	5 GALLON	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
CAR	6.5.9 CORNUTA YUCCA	CORNUTA YUCCA	136	5 GALLON	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
RYU	6.5.9 YUCCA	YUCCA	12	5 GALLON	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
BYF	YUCCA PIRELLA	YUCCA PIRELLA	12	5 GALLON	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
MR	YUCCA PIRELLA	YUCCA PIRELLA	877	1 GALLON	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
BLA	BLA	BLA	137	2" POTS	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
BLA	BLA	BLA	137	2" POTS	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING
BLA	BLA	BLA	137	2" POTS	12" HGT. 1" SPACED, CONTAINER GROWN, ALL PLANTS MATCHING

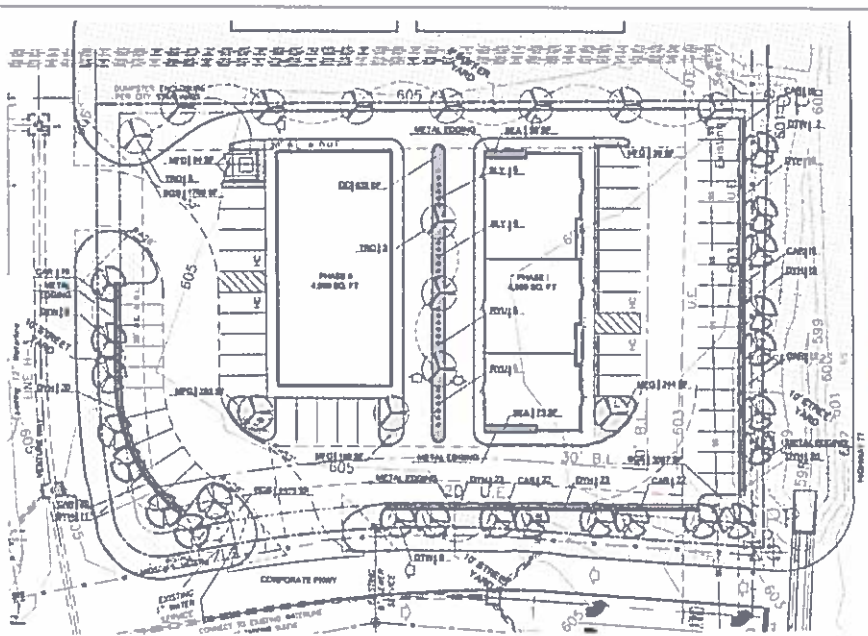
#### MATERIAL LIST

2550	GR	DIAMOND GRANITE	132 SF	INDUSTRY STANDARD
		METAL EDGING	276 LF	INDUSTRY STANDARD

#### LANDSCAPE TABULATIONS:

##### THE CITY OF WAXAHACHIE, TEXAS

INTERIOR LANDSCAPE AREA		
	REQUIRED	PROVIDED
1. 10% OF PROPOSED BUILDING SHALL BE REQUIRED INTERIOR LANDSCAPE TOTAL BUILDING 5.7 = 5.700 S.F.	4,800 S.F. (82%)	5,017 S.F.
2. 75% OF THE REQUIRED INTERIOR LANDSCAPE SHALL BE IN THE FRONT AND SIDE YARD	3,750 S.F. (78%)	5,017 S.F.
3. ONE (1) CANOPY TREE PER 100 S.F. OF REQUIRED LANDSCAPE AREA	110 CANOPY TREES	123 CANOPY TREES
4. ONE (1) UNDERSTORY (ACCENT) TREE PER 250 S.F. OF REQUIRED LANDSCAPE AREA	192 ACCENT TREES	228 ACCENT TREES
5. ONE (1) SHRUB PER 40 S.F. OF REQUIRED LANDSCAPE AREA	1125 SHRUBS	1234 SHRUBS
6. 15% OF REQUIRED LANDSCAPE AREA SHALL BE GROUNDCOVER	790 SF GROUNDCOVER (13%)	877 SF GROUNDCOVER (17%)
7. 2% OF REQUIRED LANDSCAPE AREA SHALL BE SEASONAL COLOR	110 SF SEASONAL COLOR (2%)	137 SF SEASONAL COLOR (2.7%)
BUFFERYARD & STREET TREES		
TOTAL FRONTAGE 500 LF		
1. 20% OF THE STREET YARD TO BE PERMANENT LANDSCAPE STREET YARD = 11,000 S.F.	5,000 S.F. LANDSCAPE (45%)	6,318 S.F. LANDSCAPE (57%)
2. 10' LANDSCAPE BUFFER	YES	YES
3. ONE (1) 4" CALIPER BUFFER TREE PER 10 LF OF STREET FRONTAGE	50 TREES	50 TREES
4. ONE (1) 4" CALIPER STREET TREE PER 20 LF OF STREET FRONTAGE	125 TREES	125 TREES
PARKING LOT LANDSCAPE		
TOTAL PARKING SPACES 53		
1. 12 S.F. OF LANDSCAPE PER PARKING SPACE PLUS 30 ADDITIONAL S.F. OF LANDSCAPE PER 100 S.F. OF REQUIRED PARKING LOT	888 S.F. LANDSCAPE	2,025 S.F. LANDSCAPE
2. TWO (2) TREES, 4" CAL. PER 50 S.F. OF REQUIRED PARKING LOT	10 TREES, 4" CALIPER	10 TREES, 4" CALIPER
3. TEN (10) SHRUBS PER 500 S.F. OF REQUIRED PARKING LOT, LANDSCAPE AREA	100 SHRUBS	123 SHRUBS



#### LANDSCAPE PLAN

##### GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE SHALL BE DESIGNED TO MEET THE MINIMUM STANDARDS AND SPECIFICATIONS FOR THE CITY OF WAXAHACHIE, TEXAS.
2. THE LANDSCAPE SHALL BE DESIGNED TO MEET THE MINIMUM STANDARDS AND SPECIFICATIONS FOR THE CITY OF WAXAHACHIE, TEXAS.
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##### GENERAL NOTES:

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##### GENERAL LAWN NOTES:

1. THE LAWN SHALL BE MAINTAINED AT ALL TIMES TO MEET THE MINIMUM STANDARDS AND SPECIFICATIONS FOR THE CITY OF WAXAHACHIE, TEXAS.
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##### SOLID SOIL NOTES:

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##### MAINTENANCE NOTES:

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10. THE MAINTENANCE SHALL BE MAINTAINED AT ALL TIMES TO MEET THE MINIMUM STANDARDS AND SPECIFICATIONS FOR THE CITY OF WAXAHACHIE, TEXAS.

City of Waxahachie

ACKCO

OCTOBER 4<sup>th</sup> 2019

LOT 2-BLOCK 8

NORTH GROVE

WAXAHACHIE PARK

LANDSCAPE PLAN

LP 1.0

(18)

**APPLICABLE CODES:**

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL ELECTRIC CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CODE

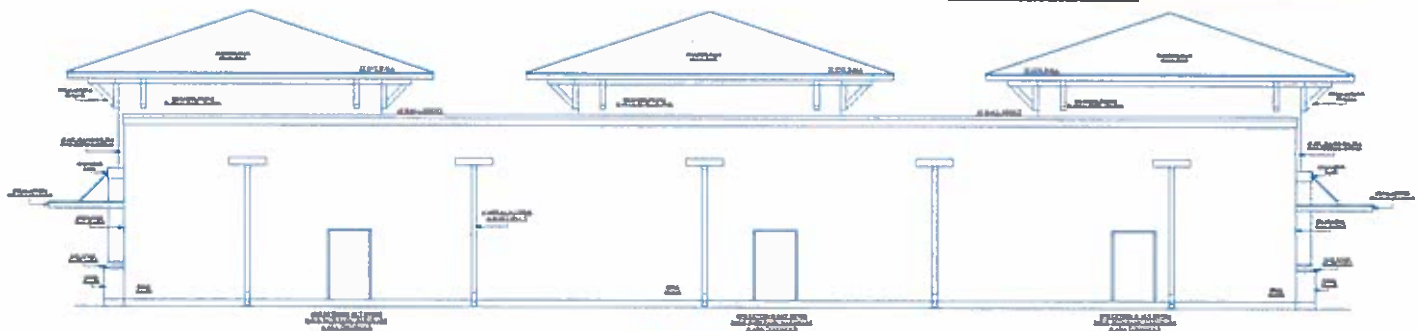
**PROJECT SCOPE:**

NEW CONSTRUCTION OF A SINGLE STORY MULTITENANT  
RETAIL, SHELL BUILDING OF 4,999 SQUARE FEET  
WITH INDICATED SITE WORK AND INFRASTRUCTURE.

CODE DATA:  
COMMERCIAL ZONING  
CONSTRUCTION TYPE VB NON SPRINKLED  
OCCUPANCY B



**CONCEPT ELEVATION**



**REAR ELEVATION**  
SCALE: 3/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"

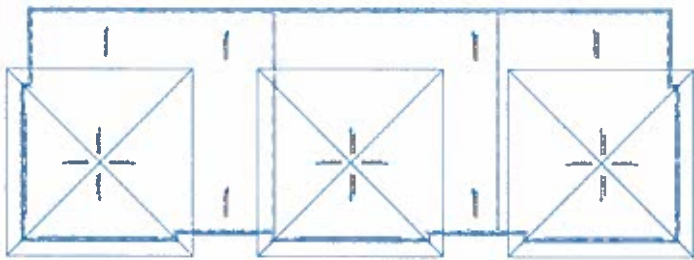


SEPTEMBER 24th, 2019  
A NEW RETAIL CENTER TO BE  
LOCATED AT  
2761 HWY 71 NORTH  
TACOMA, WASHINGTON 98157

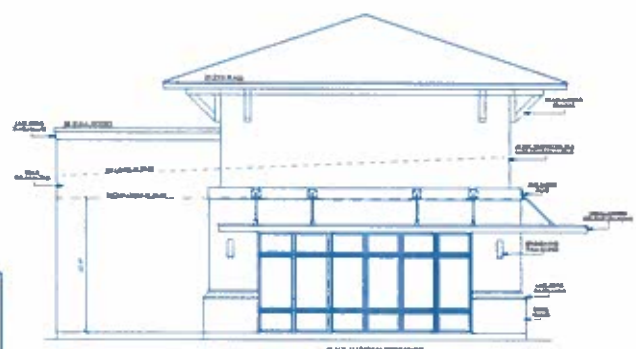


LOT 2 BLK B  
NORTH GROVE BUSINESS PARK  
TACOMA, WASHINGTON 98157

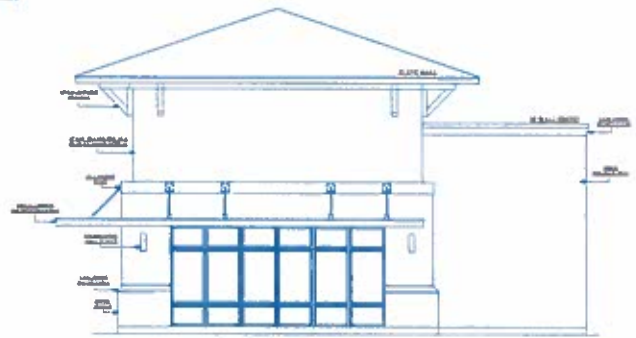
(12)



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



LEFT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



STATE OF TEXAS  
PROFESSIONAL ENGINEER



SEPTEMBER 24th, 2019  
A NEW RETAIL CENTER TO BE  
LOCATED AT  
2761 HWY 77 NORTH  
WAXAHACHIE, TEXAS 75165



LOT 2 IN K.B.  
NORTH GROVE BUSINESS PARK  
WAXAHACHIE, TEXAS 75165

(12)

PropertyID	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: ZDC-000052-2020**

**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:

1. 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](mailto:Planning@Waxahachie.com) for additional information on this request.

Case Number: ZDC-000052-2020

City Reference: 273975

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, April 22, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com) or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ **SUPPORT**

☐ **OPPOSE**

Comments:

Signature

Printed Name and Title

*Mark Roux*  
*Mark Roux President/Owner*

Date

*4/17/20*

Address

*2761 Hwy 77*  
*Waxahachie Tx 75165*

*1328 W. Hwy 287 Bypass*  
*STE 100*  
*Waxa. Tx 75165*

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

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



(12)

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

**LRCA INVESTMENTS LLC**  
**3751 HWY 287 S**  
**WAXAHACHIE, TX 75165**

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Case Number: ZDC-000052-2020

City Reference: 189387

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☒ **SUPPORT**

☐ **OPPOSE**

Comments:

Lance Rust

Signature

Lance Rust

Printed Name and Title

4/14/20

Date

707 Amherst Dr.

Address

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

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