

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, April 27, 2021 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

4. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of April 13, 2021
- b. Minutes of the Planning and Zoning Commission briefing of April 13, 2021

5. ***Public Hearing*** on a request by David Freerksen for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 SF use within a Single-Family Residential-3 zoning district located at 1300 E Marvin (Property ID 171576) - Owner: DAVID J & RHONDA S FREERKSEN (ZDC-31-2021)
6. ***Consider*** recommendation of Zoning Change No. ZDC-31-2021
7. ***Public Hearing*** on a request by Jose Espinoza, Espinoza Stone, for a Specific Use Permit (SUP) for Outside Storage and Outside Display, use within a Light Industrial-1 and Future Development zoning district located at 4725 N Interstate 35 (Property ID 194416) - Owner: ESPINOZA STONE INC (ZDC-44-2021)
8. ***Consider*** recommendation of Zoning Change No. ZDC-44-2021

9. **Consider** request by Lonnie and Tracie Wood for a Plat of Wood Addition for one (1) lot being 4.456 acres situated in the Samuel M. Peters Survey, Abstract 831 (Property ID 189110) in the Extra Territorial Jurisdiction – Owner: LONNIE WOOD AND TRACIE WOODLLC (SUB-37-2021)
10. **Consider** request by Curt Calabretto for a Plat of Calabretto Addition for two (2) lots being 10.062 acres situated in the J. Barker Survey, Abstract 40 (Property ID 252893) in the Extra Territorial Jurisdiction – Owner: CURT CALABRETTO (SUB-38-2021)
11. **Public Hearing** on a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Lot 1R, Block 214, Town Addition, to create Lot 1R-A, Block 214, Town Addition, 0.204 acres (Property ID 226846) – Owner: MARIA D REFUGIO MARTINEZ (SUB-11-2021)
12. **Consider** approving SUB-11-2021
13. **Consider** request by John Fussell, Fuquez Property Company No. 105, LLC., for a Plat of Fuquez Addition for one (1) lot, being 10.385 acres situated in the J.B. & A. Adams Survey, Abstract 5 (Property ID 225651) – Owner: John Fussell (SUB-39-2021)
14. **Public Hearing** on a request by Jace Huffman, Huffman Consulting Engineers, for a Specific Use Permit (SUP) for Drive Through Establishment use within a Light Industrial-1 zoning district located West of 3298 S Interstate 35 (Property ID 223397) - Owner: H & D REALTY INVESTMENTS LLC (ZDC-45-2021)
15. **Consider** recommendation of Zoning Change No. ZDC-45-2021
16. **Public Hearing** on a request by Nicholas Balsamo, Kalterra Capital Partners, for a Zoning Change from a Planned Development-Multiple Family-2 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the SW corner of Garden Valley Parkway at Goodnight Lane (Property ID 275562) - Owner: KALTERRA CAPITAL PARTNERS LLC (ZDC-46-2021)
17. **Consider** recommendation of Zoning Change No. ZDC-46-2021
18. **Public Hearing** on a request by Donald Davis for a Specific Use Permit (SUP) for Home for Aged, Residence (Assisted Living) use within a Single-Family Residential-3 zoning district located at 110 Henry Street (Property ID 171316) - Owner: DONALD J & LAKEISHA B DAVIS (ZDC-36-2021)
19. **Consider** recommendation of Zoning Change No. ZDC-36-2021
20. **Continue Public Hearing** on a request by Mathew Williamson, MBW Engineering, for a Zoning Change from a Multiple Family-1 zoning district to Planned Development-Multiple Family-2, located just South of 865 Cantrell Street (being Property ID 142414) - Owner: WM C BUSTER LAND DEVELOPMENT LLC (ZDC-42-2021)
21. **Consider** recommendation of Zoning Change No. ZDC-42-2021

22. **Public Hearing** on a request by George Salvador, Lilian Custom Homes, for a Zoning Change from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-35-2021)
23. **Consider** recommendation of Zoning Change No. ZDC-35-2021
24. Adjourn

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

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

***Notice of Potential Quorum***

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

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

(4a)

Planning and Zoning Commission  
April 13, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, April 13, 2021 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary  
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of March 23, 2021
- b. Minutes of the Planning and Zoning Commission briefing of March 23, 2021

**Action:**

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

5. **Public Hearing on a request by Dalton Bradbury, Acker Construction, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, located at 1605 E Main (being Property ID 220820) - Owner: CULEGO INC (ZDC-41-2021)**

Chairman Keeler announced the applicant requested to withdraw ZDC-41-2021.

6. **Consider recommendation of Zoning Change No. ZDC-41-2021**

*No action taken.*

- 7. Public Hearing on a request by Mathew Williamson, MBW Engineering, for a Zoning Change from a Multiple Family-1 zoning district to Planned Development-Multiple Family-2, located just South of 865 Cantrell Street (being Property ID 142414) - Owner: WM C BUSTER LAND DEVELOPMENT LLC (ZDC-42-2021)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-42-2021 to the April 27, 2021 Planning and Zoning Commission meeting.

- 8. Consider recommendation of Zoning Change No. ZDC-42-2021**

**Action:**

*Mr. David Hudgins moved to continue the Public Hearing on a request by Mathew Williamson, MBW Engineering, for a Zoning Change from a Multiple Family-1 zoning district to Planned Development-Multiple Family-2, located just South of 865 Cantrell Street (being Property ID 142414) - Owner: WM C BUSTER LAND DEVELOPMENT LLC (ZDC-42-2021) to the April 27, 2021 Planning and Zoning Commission meeting. Mr. Erik Test seconded, All Ayes.*

- 9. Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Langston Hill Estates for one (4) lots being 7.348 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256323 and 252890) in the Extra Territorial Jurisdiction – Owner: PETER & ELIANA JAMES AND DAVID & JENNIFER JAMES (SUB-17-2021)**

Planner Chris Webb presented the case noting the applicant is requesting to plat their property into four (4) lots for residential use and staff recommended approval as presented.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Langston Hill Estates for one (4) lots being 7.348 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256323 and 252890) in the Extra Territorial Jurisdiction – Owner: PETER & ELIANA JAMES AND DAVID & JENNIFER JAMES (SUB-17-2021) as presented. Mr. David Hudgins seconded, All Ayes.*

- 10. Consider request by Hal Barrix, Sumeer Homes, for a Plat of Oxford Ranch Two, Phase 3, for eight (8) lots being 17.68 acres situated in the T. Cassidy Survey, Abstract 225 (Property ID 181695) in the Extra Territorial Jurisdiction – Owner: HARLAN PROPERTIES, INC. (SUB-24-2021)**

Mr. Webb presented the case noting the applicant is requesting to plat eight (8) lots for residential use as the third phase for Oxford Ranch Two Subdivisions and staff recommended approval as presented.

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Hal Barrix, Sumeer Homes, for a Plat of Oxford Ranch Two, Phase 3, for eight (8) lots being 17.68 acres situated in the T. Cassidy Survey, Abstract 225 (Property ID 181695) in the Extra Territorial Jurisdiction – Owner: HARLAN*

*PROPERTIES, INC. (SUB-24-2021) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.*

- 11. Consider request by Alan Lauhoff, Atlas Associates, Inc., for a Plat of Silverthorne Addition for 77 lots, being 32.564 acres situated in the B.B. Davis Survey, Abstract 290 and the W.C. Calder Survey, Abstract 235 (Property ID 182275) – Owner: BLUE BONNET TRAILS, LLC (SUB-15-2021)**

Mr. Webb presented the case noting the applicant is requesting to plat the subject property into 77 lots for residential use. He explained the applicant has revised the plat to address staff's request to provide 80' Right-of-Way on River Oaks Boulevard and staff recommended approval as amended.

**Action:**

*Mr. David Hudgins moved to approve a request by Alan Lauhoff, Atlas Associates, Inc., for a Plat of Silverthorne Addition for 77 lots, being 32.564 acres situated in the B.B. Davis Survey, Abstract 290 and the W.C. Calder Survey, Abstract 235 (Property ID 182275) – Owner: BLUE BONNET TRAILS, LLC (SUB-15-2021). Mr. Erik Test seconded, All Ayes.*

- 12. Public Hearing on a request by Ron Barson, Ledbetter Real Estate LTD, for a Zoning Change from Planned Development-37-General Retail to Planned Development-General Retail, located at 1014 Ferris Avenue, Suite 106 (being a portion of Property ID 176876) - Owner: LEDBETTER REAL ESTATE LTD (ZDC-43-2021)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reviewed the case noting the applicant is requesting approval of a Planned Development to allow for storage of wine within an existing building (1014 Ferris Avenue, Suite 106) and staff recommended approval per the following staff comments:

1. If the applicant's approved use exceeds two years from the City Council/Ordinance approval date, staff recommends that the applicant come back to City Council to amend the Planned Development to allow for more time.

There being no others to speak for or against ZDC-43-2021, Chairman Keeler closed the Public Hearing.

- 13. Consider recommendation of Zoning Change No. ZDC-43-2021**

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Ron Barson, Ledbetter Real Estate LTD, for a Zoning Change from Planned Development-37-General Retail to Planned Development-General Retail, located at 1014 Ferris Avenue, Suite 106 (being a portion of Property ID 176876) - Owner: LEDBETTER REAL ESTATE LTD (ZDC-43-2021) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.*

(4a)

- 14. Public Hearing on a request by Bryan Hull, Real Estate Buy Design, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to Planned Development-Light Industrial-1, located at 4743 N Interstate 35 (being Property ID 188458) - Owner: CARLINGFORD PROPERTIES LLC (ZDC-25-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed the case noting the applicant is requesting approval of a Planned Development to allow for outside storage and outdoor display and staff recommended approval per the following staff comments:

1. A mutually agreed upon Development Agreement will be required for the property.
2. The operation of crushing will not be allowed at the property.

Mr. Bryan Hull, 600 Wentworth, Richardson, Texas, requested approval noting the company does not sell infrastructure on site and the site will only be for storage. He explained the applicant will keep the screening in place and will finish the landscape as required by the previous owner.

Mr. Jim Phillips inquired about the request not to use concrete on site and Mr. Hull noted the heavy equipment stored will accelerate the deterioration of the concrete.

The Commission discussed screening and landscaping and staff requested at minimum a 6 foot ornamental iron fencing and landscaping along the north, south, and east property lines as well as any future pavement shall be concrete.

There being no others to speak for or against ZDC-25-2021, Chairman Keeler closed the Public Hearing.

- 15. Consider recommendation of Zoning Change No. ZDC-25-2021**

**Action:**

*Mr. David Hudgins moved to approve a request by Bryan Hull, Real Estate Buy Design, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to Planned Development-Light Industrial-1, located at 4743 N Interstate 35 (being Property ID 188458) - Owner: CARLINGFORD PROPERTIES LLC (ZDC-25-2021) subject to staff comments including adhering to screening and landscaping requirements as well as any future pavement shall be concrete. Ms. Bonney Ramsey seconded, All Ayes.*

- 16. Continue Public Hearing on a request by Ed Fleming, Walton Global Holdings, LTD, for a Zoning Change from a Future Development and Planned Development (Ordinance #2330) zoning district to a Planned Development-Mixed Use Residential (MUR) with Concept Plan, located South of FM 875, West of I-35, North of FM 1446, and East of Lone Elm Road (Property IDs 182520, 264568, 263786, 192306, 234203, 179534, 187960, 179468) - Owner: WALTON TEXAS LP (ZDC-7-2021)**

Chairman Keeler continued the Public Hearing.

Mr. Collins reviewed the case as revised by the applicant from the previous submission. He explained staff recommended denial due to the following staff comments:

1. A mutually agreed upon Development Agreement will be required for the property.
2. Confirmation of connection to I-35 and the Brookside Bridge through either an offsite access easement(s) or acquisition of property must be provided.
3. Staff suggests that the phasing plan be modified for multifamily (see "Total Permitted" section (pg. 8)) to the following below:

***Applicant Request***

Total Permitted

SFR District Lots Total to Maximum total multi-family units allowed to be permitted:

- 1,500 SFR lots to 500 MF units
- 2,250 SFR lots to 800 MF units
- 3,000 SFR lots to 1,100 MF units
- 3,750 SFR lots to 1,400 MF units
- 4,000 SFR lots to 1,700 MF units
- 5,000 SFR lots to all remaining multi-family units

***Staff Suggestion (see changes from "Applicant Request" in bold)***

Total Permitted

SFR District Lots Total to Maximum total multi-family units allowed to be permitted:

- 1,500 SFR lots to 500 MF units
- 2,250 SFR lots to 750 MF units**
- 3,000 SFR lots to 1,000 MF units**
- 3,750 SFR lots to 1,250 MF units**
- 4,000 SFR lots to 1,500 MF units**

**\*The remaining multi-family units can be constructed once all SFR lots (5,000) are constructed.**

4. Staff suggests that the Development Standards are revised to show a maximum percentage of front facing garages be provided for the development.
5. Staff suggests that the Development Standards are revised to show a minimum percentage of alleys be provided for the development.
6. At least one amenity center shall have a meeting room.
7. Staff suggests that all park and open space improvements funded be privately maintained, unless the land is dedicated and accepted by the City, or unless the City enters into a mutually agreed upon maintenance agreement with the developer.
  - a. The City of Waxahachie will not accept property dedication less than 5 acres.
8. The applicant, WISD, and city staff must mutually agree on the proposed location and required acreage for future schools within the development.

Mr. Ed Fleming, 500 Nighttime Avenue, Tampa, Florida, noted the Master Plan for Emory Lakes has been a couple decades in the making. He explained the plan was revised to take into consideration the comments by city staff, Planning & Zoning Commission, and the general public. He noted all staff comments have since been addressed and the applicant will comply. He explained the access point to the development was moved as far from Brookside Road as possible in response to existing property owner's concerns.

Mr. Aaron Duncan, 2000 Mesa, Dallas, Texas, reviewed the project history beginning in 2005. He explained the revised plan has a reduction in density, moved connectivity away from parcel boundaries on Brookside, improved traditional neighborhood design, and updated architectural standards.

Mr. Phillips expressed concern with front facing garages on the largest lots in the development.

Ms. Signe Tanksley, 801 Cox Road, Waxahachie, Texas, inquired about mixed use development, multi-family complexes, single-family lots, and requested lighting restrictions during certain hours.

Mr. Mike Bumford, 1650 Lone Elm, Waxahachie, Texas, expressed concerns about traffic and retail access from his property.

Ms. Kathy Cacel, 405 Brookside Road, Waxahachie, Texas, expressed concerns about entrance off of Brookside Bridge and water and sewer capacity.

Assistant City Manager Tommy Ludwig explained developers pay impact fees for infrastructure, there is a Water Master Plan in place, and the city has several water rights with other entities.

During a lengthy discussion, the Commission inquired about adequate school sites, green space, alleys, living space size, front facing garages, landscape and buffer plans for residents near Brookside Road.

There being no others to speak for or against ZDC-7-2021, Chairman Keeler closed the Public Hearing.

#### **17. Consider recommendation of Zoning Change No. ZDC-7-2021**

##### **Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Ed Fleming, Walton Global Holdings, LTD, for a Zoning Change from a Future Development and Planned Development (Ordinance #2330) zoning district to a Planned Development-Mixed Use Residential (MUR) with Concept Plan, located South of FM 875, West of I-35, North of FM 1446, and East of Lone Elm Road (Property IDs 182520, 264568, 263786, 192306, 234203, 179534, 187960, 179468) - Owner: WALTON TEXAS LP (ZDC-7-2021) subject to the following:*

1. A mutually agreed upon Development Agreement will be required for the property.
2. Confirmation of connection to I-35 and the Brookside bridge through either an offsite access easement(s) or acquisition of property must be provided.
3. Single Family Residential to Multi Family Residential unit ratio shall be:
  - 1,500 SFR lots to 500 MF units
  - 2,250 SFR lots to 750 MF units
  - 3,000 SFR lots to 1,000 MF units
  - 3,750 SFR lots to 1,250 MF units
  - 4,000 SFR lots to 1,500 MF units
4. At least one amenity center shall have a meeting room.

5. Staff suggests that all park and open space improvements funded be privately maintained, unless the land is dedicated and accepted by the City, or unless the City enters into a mutually agreed upon maintenance agreement with the developer. The City of Waxahachie will not accept property dedication less than 5 acres.
6. The applicant, WISD, and city staff must mutually agree on the proposed location and required acreage for future schools within the development.
7. The minimum living area for estate lots increased from 2,200 SF to 2,400 SF
8. The minimum living area for township lots increased from 2,000 SF to 2,100 SF
9. Lots along 80' ROW or greater must front a neighborhood street or thoroughfare
10. The applicant will work with residents on Brookside for adequate screening
11. 10% maximum for front entry on estate and township lots

*Mr. David Hudgins seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Jim Phillips, and David Hudgins. Noes: Bonney Ramsey and Erik Test.*

*The motion carried.*

## **18. Adjourn**

There being no further business, the meeting adjourned at 9:40 p.m.

Respectfully submitted,  
Amber Villarreal, Assistant City Secretary

(46)

Planning and Zoning Commission  
April 13, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 13, 2021 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Assistant City Secretary

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

**2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting**

Planning Director Shon Brooks announced there will be a Comprehensive Plan meeting on April 21, 2021 at 5:30 p.m.

Planner Chris Webb reviewed the following cases:

- ZDC-41-2021, the applicant withdrew the case.
- ZDC-42-2021, the applicant requested to continue the case to the April 27, 2021 Planning & Zoning Commission meeting.
- SUB-17-2021, staff recommended approval of plat as presented.
- SUB-24-2021, staff recommended approval of plat as presented.
- SUB-15-2021, staff recommended approval of plat with revised Right-of-Way width.

Senior Planner Colby Collins reviewed the following cases:

- ZDC-43-2021, staff recommended approval subject to staff comments.
- ZDC-25-2021, staff recommended approval subject to staff comments. Mr. Collins noted the applicant requested any new pavement added to the site will be crushed gravel opposed to the required concrete and staff suggested any pavement added in the future be concrete.
- ZDC-7-2021, staff recommended denial of the case in regards to concerns with the following staff comments:
  1. A mutually agreed upon Development Agreement will be required for the property.
  2. Confirmation of connection to I-35 and the Brookside Bridge through either an offsite access easement(s) or acquisition of property must be provided.

3. Staff suggests that the phasing plan be modified for multifamily (see “Total Permitted” section (pg. 8)) to the following below:

***Applicant Request***

Total Permitted

SFR District Lots Total to Maximum total multi-family units allowed to be permitted:

- 1,500 SFR lots to 500 MF units
- 2,250 SFR lots to 800 MF units
- 3,000 SFR lots to 1,100 MF units
- 3,750 SFR lots to 1,400 MF units
- 4,000 SFR lots to 1,700 MF units
- 5,000 SFR lots to all remaining multi-family units

***Staff Suggestion (see changes from “Applicant Request” in bold)***

Total Permitted

SFR District Lots Total to Maximum total multi-family units allowed to be permitted:

- 1,500 SFR lots to 500 MF units
- 2,250 SFR lots to 750 MF units**
- 3,000 SFR lots to 1,000 MF units**
- 3,750 SFR lots to 1,250 MF units**
- 4,000 SFR lots to 1,500 MF units**

**\*The remaining multi-family units can be constructed once all SFR lots (5,000) are constructed.**

4. Staff suggests that the Development Standards are revised to show a maximum percentage of front facing garages be provided for the development.
5. Staff suggests that the Development Standards are revised to show a minimum percentage of alleys be provided for the development.
6. At least one amenity center shall have a meeting room.
7. Staff suggests that all park and open space improvements funded be privately maintained, unless the land is dedicated and accepted by the City, or unless the City enters into a mutually agreed upon maintenance agreement with the developer.
  - a. The City of Waxahachie will not accept property dedication less than 5 acres.
8. The applicant, WISD, and city staff must mutually agree on the proposed location and required acreage for future schools within the development.

The Commission and staff discussed revisions to the Emory Lakes Planned Development. The Commission expressed concerns with density, front facing garages, connectivity, and traffic. Staff reported the applicant made changes to the plan to address concerns from staff, Commission, and citizens. Mr. Brooks explained the road connection will be from Brookside Bridge and not from Brookside Road.

### 3. Adjourn

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

Respectfully submitted,  
Amber Villarreal, Assistant City Secretary

(5+6)



## Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager *[Signature]*

Date: April 22, 2021

Re: ZDC-31-2021 - 1300 E Marvin Ave. - Accessory Building +700 sq. ft.

---

On April 1, 2021, the applicant requested to withdraw case number ZDC-31-2021 from the April 27, 2021 Planning and Zoning Commission meeting agenda and the May 3, 2021 City Council meeting agenda.

(7+8)



## Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Tommy Ludwig, Assistant City Manager *Tommy Ludwig*

Date: April 20, 2021

Re: ZDC-44-2021 - Espinoza Stone

---

On April 20, 2021, the applicant requested to continue case number ZDC-44-2021 from the April 27, 2021 Planning and Zoning Commission meeting agenda and the May 3, 2021 City Council meeting agenda to the May 11, 2021 Planning and Zoning Commission meeting agenda, and the May 17, 2021 City Council meeting agenda.

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-37-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

### CAPTION

Consider request by Lonnie and Tracie Wood for a Plat of Wood Addition for one (1) lot being 4.456 acres situated in the Samuel M. Peters Survey, Abstract 831 (Property ID 189110) in the Extra Territorial Jurisdiction – Owner: LONNIE WOOD AND TRACIE WOOD

### APPLICANT REQUEST

The applicant is requesting to plat the subject property into one lot for residential use.

### CASE INFORMATION

*Applicant:* Lonnie and Tracie Wood

*Property Owner(s):* Lonnie Wood and Tracie Wood

*Site Acreage:* 4.456 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 1 unit

*Park Land Dedication:* N/A (ETJ)

*Adequate Public Facilities:* Per Rockett SUD, domestic water flow is available to this site.

### SUBJECT PROPERTY

*General Location:* This site is located just west of 900 Boyce Rd.

*Parcel ID Number(s):* 189110

*Current Zoning:* N/A (ETJ)

*Existing Use:* This property is currently undeveloped.

*Platting History:* This property is situated in the Samuel M. Peters Survey, Abstract 831.

*Site Aerial:*



**PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into one lot for residential use. The proposed lot is located in the Waxahachie ETJ, and will be 4.456 acres in size. There will be a 40' Right-of-Way dedication for Boyce Road (existing 80' ROW), which aligns with the City's thoroughfare plan. A water letter from Rockett SUD states that the subject property will be serviced with an adequate amount of water for domestic use.

**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.

**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)



STATE OF TEXAS §  
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Lonnie Wood and wife, Tracie Wood are the owners of all that parcel of land located in the City of Waxahachie ETJ and in Ellis County, Texas and being a part of the Samuel M Peters Survey, Abstract No. 831, being all of that called 4.456 acre tract of land described in deed to Lonnie & Tracie Wood recorded in County Clerk's Instrument Number 2105010, Real Property Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "3B" found at the northwest corner of said 4.456 acre tract of land and being in the approximate centerline of Boyce Road (an unrecorded right-of-way);

THENCE North 86 degrees 35 minutes 39 seconds East, 150.00 feet along the approximate centerline of Boyce Road to a one-half inch iron rod with cap stamped "3B" found for corner;

THENCE along the easterly line of said 4.456 acre tract of land as follows:  
South 03 degrees 24 minutes 21 seconds East, at 30.00 feet passing a one-half inch iron rod with cap stamped "3B" found for witness, in all a total distance of 150.00 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

South 86 degrees 35 minutes 39 seconds West, 44.60 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

South 12 degrees 44 minutes 28 seconds East, 298.28 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

South 71 degrees 37 minutes 36 seconds East, 415.37 feet to a metal fence post found for corner;

South 48 degrees 00 minutes 45 seconds East, 300.98 feet to a metal fence post found at the southeast corner of said 4.456 acre tract of land;

THENCE along the south line of said 4.456 acre tract of land as follows:

South 41 degrees 59 minutes 15 seconds West, 75.00 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

South 82 degrees 16 minutes 18 seconds West, 300.00 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

North 80 degrees 49 minutes 04 seconds West, 100.00 feet to a one-half inch iron rod with cap stamped "3B" found at the southwest corner of said 4.456 acre tract of land;

THENCE along the west line of said 4.456 acre tract of land as follows:

North 30 degrees 49 minutes 21 seconds West, 440.00 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

North 12 degrees 44 minutes 28 seconds West, 330.00 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

South 86 degrees 35 minutes 39 seconds West, 44.60 feet to a one-half inch iron rod with cap stamped "3B" found for corner;

North 03 degrees 24 minutes 21 seconds West, at 120.00 feet passing a one-half inch iron rod with cap stamped "3B" found for witness, in all a total distance of 150.00 feet to the POINT OF BEGINNING and containing 194,100 square feet or 4.456 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

**SURVEY CERTIFICATION**

This is to certify that I, Edward Scott Bacak, a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, 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. 6248



**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Lonnie Wood and wife, Tracie Wood, 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, Block 1, Wood Addition, an addition to the Ellis County, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Lonnie Wood and wife, Tracie Wood, do herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
- Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Ellis County's use thereof.
- Ellis County and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 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, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Ellis County, Texas.

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Lonnie Wood Tracie Wood

STATE OF TEXAS §

COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Lonnie Wood and wife, Tracie Wood, 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

APPROVED BY: PLANNING AND ZONING COMMISSION  
CITY OF WAXAHACHIE

BY: \_\_\_\_\_  
Chairperson Date

\_\_\_\_\_  
Attest Date

STATE OF TEXAS  
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:  
Approved this date, the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Todd Little, County Judge

\_\_\_\_\_  
Randy Stinson  
Commissioner, Precinct No. 1

\_\_\_\_\_  
Lane Grayson  
Commissioner, Precinct No. 2

\_\_\_\_\_  
Paul Perry  
Commissioner, Precinct No. 3

\_\_\_\_\_  
Kyle Butler  
Commissioner, Precinct No. 4

ATTEST:

\_\_\_\_\_  
Krystal Valdes, 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, pending any and all information as may be required by the Ellis County Department of Development.

\_\_\_\_\_  
Department of Development Director

\_\_\_\_\_  
Approval Date:

CASE NUMBER: SUB-37-2021  
PLAT

LOT 1, BLOCK 1  
WOOD ADDITION  
1 RESIDENTIAL LOT

BEING A 4.456 ACRE RESIDENTIAL ADDITION OUT OF THE  
SAMUEL M PETERS SURVEY, ABSTRACT NO. 831  
CITY OF WAXAHACHIE ETJ AND IN ELLIS COUNTY, TEXAS

**LONNIE WOOD**  
**TRACIE WOOD** OWNER

P.O. Box 9 (214) 399-0817  
Waxahachie, Texas 75168  
Contact: Lonnie Wood

**JB LAND SURVEYING, INC** SURVEYOR  
(872) 825-7848

656 Bacak Rd  
Ennis, Texas 75119  
Contact: Edward Scott Bacak  
TBPLS No. 10194480

Revised: March 30, 2021  
Dated: February 02, 2021

(b)

(9)

109 South Jackson Street  
Waxahachie, TX 75165  
Main Phone:  
972-825-5200



Department Website:  
www.co.ellis.tx.us/dod  
Department Email:  
dod@co.ellis.tx.us

**WATER UTILITY PROVIDER ENDORSEMENT**

Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest adopted Fire Code. Subdivisions served by water providers will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest adopted Fire Code.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your plat application packet. If this letter is not submitted, it will be considered an incomplete application.

**PROPERTY INFORMATION**

Site Address/General Location: Boyce Rd Abx #831 City/State: Waxahachie TX ZIP: 75165  
Legal Description: 4.456 ac out of the Samuel M Peters Survey Abst 831  
Proposed Use of plat or development: Residential Acres: 4.456 Lots: 1

**APPLICANT/OWNER INFORMATION**

Applicant/Agent Name: Lonnie & Tracie Wood Company Name: N/A  
Mailing Address: \_\_\_\_\_ City/State: Waxahachie, TX ZIP: 75166  
Main Phone: 214-399-0384 Email: tracie@ywrdepa.com

**TO BE COMPLETED BY THE WATER UTILITY PROVIDER**

	YES	NO
1. I have reviewed a copy of the proposed plat/development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The proposed plat/development falls 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 the latest adopted TCEQ regulations and requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and Fire Code <u>no fire flow can be projected off 3'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The waterline size service the proposed plat/development is currently listed as <u>3</u> inches and located along <u>Boyce</u> <u>Rd/Dr/Ln/St/Blvd, etc.</u>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there plans to upsize or increase the existing water line mention in Question No. 5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Morgan Massey, Development Coordinator  
Print Name of General Manager of Water Provider or Designee

Rockett SUD  
Name of Water Provider Company

Morgan Massey  
Signature of General Manager of Water Provider or Designee

3/9/21  
Date

**CONTACT INFORMATION**

Buena Vista-Bethel SUD 972-937-1212  
Carroll Water Company 972-617-0817  
Files Valley 254-689-2331  
Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765  
Nash Forrester WSC 972-483-3039  
Rockett SUD 972-617-3524  
Sardis Lone Elm WSC 972-775-8566  
South Ellis County WSC 972-483-6885  
South Garrett Water 972-875-5893

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-38-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

### CAPTION

Consider request by Curt Calabretto for a Plat of Calabretto Addition for two (2) lots being 10.062 acres situated in the J. Barker Survey, Abstract 40 (Property ID 252893) in the Extra Territorial Jurisdiction – Owner: CURT CALABRETTO

### APPLICANT REQUEST

The applicant is requesting to plat the subject property into two (2) lots for residential use.

### CASE INFORMATION

<i>Applicant:</i>	Curt Calabretto
<i>Property Owner(s):</i>	Curt Calabretto
<i>Site Acreage:</i>	10.062 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	A water letter from Sardis-Lone Elm WSC states that adequate public facilities are available to this site.

### SUBJECT PROPERTY

<i>General Location:</i>	251 Lone Elm Rd
<i>Parcel ID Number(s):</i>	252893
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Undeveloped
<i>Platting History:</i>	The subject property is situated in the J. Barker Survey, Abstract 40.

*Site Aerial:*



**PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into two (2) lots for residential use. The smaller of the lots will be 1.827 acres and the larger lot will be 8.000 acres. Both lots are located in the City of Waxahachie ETJ, and meet all City and Ellis County requirements. A 30-foot ROW dedication to Lone Elm Road has been included with this plat as well. A Water Letter from Sardis-Lone Elm shows adequate domestic and fire flow are available to this site.

**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.

**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)



STATE OF TEXAS )  
COUNTY OF ELLIS )

OWNER'S CERTIFICATE

WHEREAS, CURTIS D. CALABRETTO AND CHRISTINA L. CALABRETTO ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE R. DE LA PENA SURVEY, ABSTRACT NO. 3, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO CURTIS D. CALABRETTO AND CHRISTINA L. CALABRETTO, RECORDED IN INSTRUMENT NO. 178466, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREIN, "DEED") AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID CALABRETTO TRACT, THE COMMON SOUTHWEST CORNER OF PEACEFUL PRAIRIE ESTATES, RECORDED IN INSTRUMENT NO. 182,638, OPRECT AND IN THE APPROXIMATE CENTERLINE OF LONE ELM ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED RIGHT-OF-WAY);

THENCE S 7°14'40" E, ALONG THE NORTH LINE OF SAID CALABRETTO TRACT AND THE COMMON SOUTH LINE OF SAID PEACEFUL PRAIRIE ESTATES, PASSING AT A DISTANCE OF 38.83 FEET A 1/2" IRON ROD FOUND FOR WITHNESS, A TOTAL DISTANCE OF 1279.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WILLIAMS 1351" FOUND FOR THE NORTHEAST CORNER OF SAID CALABRETTO TRACT, THE COMMON SOUTHWEST CORNER OF SAID PEACEFUL PRAIRIE ESTATES AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ARMS TRONCO IN LLC, RECORDED IN VOLLAGE 2451 PAGE 182L, OPRECT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "TARCE" FOUND FOR THE NORTHEAST CORNER OF LOT 3, OF SAID PEACEFUL PRAIRIE ESTATES, BEARS N 30°10'41" W A DISTANCE OF 255.69 FEET;

THENCE S 30°19'41" E, ALONG THE EAST LINE OF SAID CALABRETTO TRACT AND THE COMMON WEST LINE OF SAID ARMS TRONCO TRACT, A DISTANCE OF 177.23 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER, THE COMMON SOUTHWEST CORNER OF SAID ARMS TRONCO TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO WALTON TX DALLAS KE WP RIDGE LP, RECORDED IN INSTRUMENT NO. 915489, OPRECT;

THENCE S 87°17'37" W, ALONG THE EAST LINE OF SAID CALABRETTO TRACT AND THE COMMON WEST LINE OF SAID WALTON TRACT, A DISTANCE OF 574.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WILLIAMS 1887" FOUND FOR THE SOUTHEAST CORNER OF SAID CALABRETTO TRACT AND THE COMMON NORTH-EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOSE FELIPE MARTINEZ AND MARIA DEL CARMEN MARTINEZ, RECORDED IN INSTRUMENT NO. 163098, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MARTINEZ TRACT, BEARS S 87°17'37" W A DISTANCE OF 788.81 FEET;

THENCE N 1°19'17" W, ALONG THE SOUTH LINE OF SAID CALABRETTO TRACT AND THE COMMON NORTH LINE OF SAID MARTINEZ TRACT, A DISTANCE OF 1088.48 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID CALABRETTO TRACT, THE COMMON NORTHWEST CORNER OF SAID MARTINEZ TRACT AND IN THE APPROXIMATE CENTERLINE OF SAID LONE ELM ROAD;

THENCE N 1°18'21" E, ALONG THE WEST LINE OF SAID CALABRETTO TRACT AND THE APPROXIMATE CENTERLINE OF SAID LONE ELM ROAD, A DISTANCE OF 348.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.882 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT CURTIS D. CALABRETTO AND CHRISTINA L. CALABRETTO, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PLAT CALABRETTO STATES, AN ADDITION TO ELLIS COUNTY AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. CURTIS D. CALABRETTO AND CHRISTINA L. CALABRETTO, DO HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEETS, ENCUMBRANCES AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR LEASE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH 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 ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, READING METERS AND ACCESS TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

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

WITNES MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY

CURTIS D. CALABRETTO CHRISTINA L. CALABRETTO

STATE OF TEXAS -  
COUNTY OF ELLIS

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

GIVEN UNDER MY HAND AND SEAL THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS -  
COUNTY OF ELLIS

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

GIVEN UNDER MY HAND AND SEAL THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

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

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPRODUCED OR REPRODUCED AS A FINAL SURVEY DOCUMENT."  
TIMOTHY L. JACKSON  
REGISTRATION NUMBER 5644

STATE OF TEXAS  
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TODD LITTLE  
COUNTY JUDGE

RANDY S TRIBICH LANE GRAYSON  
COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

PAUL PERRY KYLE BUTLER  
COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

ATTEST

JAYRUEL VALDEZ  
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SERVICE FACILITY BYTES PECHING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY CHAIRPERSON DATE

ATTEST DATE

OWNER  
CURTIS D. CALABRETTO &  
CHRISTINA L. CALABRETTO  
14347 208TH AVE HWY  
ELK RIVER, MN 56330  
763 847 0422

SURVEYOR  
TEXAS REALTY CAPTURE &  
SURVEYING, LLC.  
P.O. BOX 252  
WAXAHACHIE, TEXAS 75168  
409 616 8238  
TBLPS FROM NO 10194360

PLAT  
CALABRETTO ESTATES  
10.082 ACRES

SITUATED IN THE  
J. BARKER SURVEY  
ABSTRACT NO 40  
EJLS CITY OF WAXAHACHIE  
ELLIS COUNTY, TEXAS  
2 RESIDENTIAL LOT  
CAS NO. SUB-38-2021

(10)



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:** Curt Calabretto **Parcel ID #:** 252893  
**Subdivision Name:** Calabretto Estates

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

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

**Contact Information:**

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

**To be completed by the water utility provider:**

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>8</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Paul Teschke

Print Name of General Manager of water provider or Designee

Smaenis

Name of water provider company

Signature of General Manager of water provider or Designee

4-16-21

Date

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-11-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

### CAPTION

Request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Lot 1R, Block 214, Town Addition, to create Lot 1R-A, Block 214, Town Addition, 0.204 acres (Property ID 226846) – Owner: MARIA D REFUGIO MARTINEZ (SUB-11-2021)

### APPLICANT REQUEST

The applicant is requesting to replat the subject property into one (1) lot for residential use.

### CASE INFORMATION

*Applicant:* Time Jackson, Texas Reality Capture & Surveying, LLC.

*Property Owner(s):* Maria D. Refugio Martinez

*Site Acreage:* 0.204 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 1 unit

*Park Land Dedication:* N/A

*Adequate Public Facilities:* A sewer line will need to be extended to this property.

### SUBJECT PROPERTY

*General Location:* 1011 E Ross St

*Parcel ID Number(s):* 226846

*Current Zoning:* Single Family – 3 (Infill)

*Existing Use:* Undeveloped

*Platting History:* The subject property is part of Lot 1R, Block 214, Town Addition

*Site Aerial:*



**PLATTING ANALYSIS**

The applicant is requesting to replat the subject property into one (1) lot for residential use. The subject property is currently a portion of Lot 1R, Block 214, Town Addition, and this replat would establish the subject property as its own standalone lot.

**Sewer Access**

It should be noted that the subject property currently does not have a sewer line running to the property. This will not impact staff's recommendation for approval of the plat, but it will impact staff's ability to file the plat. Per a City of Waxahachie utility investigation, the Utility director states that the sewer main must be extended to reach the property. This work will need to meet construction standards, and Public Works will need to inspect the work.

**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)

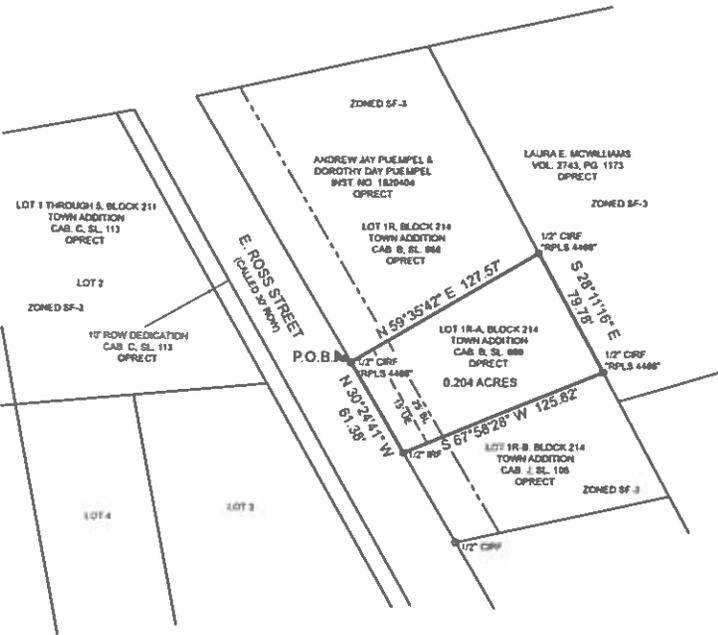
*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



0' 25' 50"  
SCALE: 1" = 50'



VICINITY MAP  
NOT TO SCALE



STATE OF TEXAS  
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS  
WHEREAS, MARIA DEL RUFUGIO MARTINEZ, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE S. RAMSEY SURVEY, ABSTRACT NO. 913, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO MARIA DEL RUFUGIO MARTINEZ, RECORDED IN INSTRUMENT NO. 2044754, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING A PORTION OF LOT 1R, BLOCK 214, TOWN ADDITION AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 894, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1R, THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ANDREW JAY PUEMPEL AND DOROTHY DAY PUEMPEL, RECORDED IN INSTRUMENT NO. 1820404, OPRECT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF EAST ROSS STREET (A CALLED 30' ROW),

THENCE N 58°33'42" E, ALONG THE NORTH LINE OF SAID LOT 1R AND THE COMMON SOUTH LINE OF SAID PUEMPEL TRACT, A DISTANCE OF 127.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE NORTH-EAST CORNER OF SAID LOT 1R, THE COMMON SOUTHEAST CORNER OF SAID PUEMPEL TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LAURA E. MCWILLIAMS, RECORDED IN VOLUME 3743, PAGE 1173, OPRECT,

THENCE S 28°11'16" E, ALONG THE EAST LINE OF SAID LOT 1R AND THE COMMON WEST LINE OF SAID MCWILLIAMS TRACT, A DISTANCE OF 79.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4486" FOUND FOR THE SOUTH-EAST CORNER OF SAID LOT 1R AND THE COMMON NORTHEAST CORNER OF LOT 1R, B, BLOCK 214, TOWN ADDITION, RECORDED IN CABINET J, SLIDE 108, OPRECT,

THENCE S 87°58'20" W, ALONG THE SOUTH LINE OF SAID LOT 1R AND THE COMMON NORTH LINE OF SAID LOT 1R-B, A DISTANCE OF 125.82 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1R, THE COMMON NORTHWEST CORNER OF SAID LOT 1R-B AND IN THE EAST ROW LINE OF SAID EAST ROSS STREET,

THENCE N 30°24'41" W, ALONG THE WEST LINE OF SAID LOT 1R AND THE COMMON EAST ROW LINE OF SAID EAST ROSS STREET, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.204 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WE, MARIA DEL RUFUGIO MARTINEZ, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF LOT 1R-A, BLOCK 214, TOWN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING TO USE OR USING THE SAME, UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MARIA DEL RUFUGIO MARTINEZ

STATE OF TEXAS  
COUNTY OF ELLIS

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

GIVEN UNDER MY HAND AND SEAL, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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

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

TIMOTHY L. JACKSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
REGISTRATION NUMBER 5644

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4203, NAD 83 PER GPS OBSERVATIONS.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4418C01005, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

CRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARCS" SET FIND FOUND  
RR = IRON ROD FOUND  
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
(XXXX) = RECORD CALL  
U/E = UTILITY EASEMENT

OWNER:  
MARIA DEL RUFUGIO MARTINEZ  
611 TATER BROWN  
RED OAK, TX 75158  
214 635 7037

SURVEYOR:  
TEXAS REALTY CAPTURE &  
SURVEYING, LLC.  
P.O. BOX 252  
WAXAHACHIE, TEXAS 75168  
409.518.0338  
TBPLS FIRM NO 10104359

REPLAT  
LOT 1R-A, BLOCK 214  
TOWN ADDITION

BEING A REPLAT OF LOT 1R, BLOCK 214,  
TOWN ADDITION, SITUATED IN THE  
S. RAMSEY SURVEY, ABSTRACT NO. 913  
CITY OF WAXAHACHIE, TEXAS  
ELLIS COUNTY, TEXAS  
0.204 ACRES  
1 RESIDENTIAL LOT  
ZONED SF-3  
CAS NO. SUB-11-2021

(11)

# Planning & Zoning Department

## Plat Staff Report

---

Case: SUB-39-2021

---



### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

*City Council:* May 3, 2021

### CAPTION

*Consider* request by John Fussell, Fuquez Property Company No. 105, LLC., for a Plat of Fuquez Addition for one (1) lot, being 10.385 acres situated in the J.B. & A. Adams Survey, Abstract 5 (Property ID 225651) – Owner: John Fussell (SUB-39-2021)

### APPLICANT REQUEST

The applicant is requesting is to plat the subject property into one (1) lot for residential use. The applicant is also requesting a petition for hardship waiver due to a lack of available fire flow to the subject property.

### CASE INFORMATION

*Applicant:* John Fussell, Fuquez Property Company No. 105, LLC.

*Property Owner(s):* John Fussell

*Site Acreage:* 10.385 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 1 unit

*Park Land Dedication:* Cash in lieu of park land dedication will be \$400.00 (1 residential lot at \$400.00 per lot).

*Adequate Public Facilities:* A water letter from Rockett SUD states that adequate domestic flow is available to this site. However, adequate fire flow is not available to this site.

### SUBJECT PROPERTY

*General Location:* Located just west of 611 Wilson Rd.

*Parcel ID Number(s):* 225651

*Current Zoning:* Planned Development – Single Family – 1 (PD-SF-1)

**Existing Use:**

The subject property has a few buildings dedicated to agricultural use located on it. However, the location related to the plat is undeveloped.

**Platting History:**

The subject property is situated in the J.B. & A. Adams Survey, Abstract 5

**Site Aerial:**



**PLATTING ANALYSIS**

The applicant is requesting to plat the subject property into one (1) lot for residential use. The plat is for 10.385 acres. This property is located within City Limits, and is zoned PD-SF-1 (Ord. 2429). The proposed plat will align with the requirements of this zoning. Rockett SUD will be the water provider at this location.

Rockett SUD has provided staff with a water letter stating that adequate domestic flow is available to the subject property. However, there is not adequate fire flow to this area. Since this plat is located within City limits, per Section 5.8 of the City of Waxahachie Subdivision Ordinance, a petition for hardship waiver will need to be approved to allow for the subject property to be platted.

**PETITION FOR HARDSHIP WAIVER REQUEST**

**Waiver Request**

The applicant has requested a petition for hardship waiver for inadequate fire flow within City limits as required per Sec. 5.8 of the City of Waxahachie Subdivision Ordinance. Staff reached out to the Waxahachie Fire Department to discuss this case with them. Since there are additional homes built in the area, WFD is in support of the waiver request. With the support of WFD, City Planning staff is also in support of the Petition for Hardship waiver request.

**Required Planning and Zoning Commission Action**

Due to this case having a petition for hardship waiver associated with it, the Planning and Zoning Commission must provide City Council with a recommendation on two separate items:

1. Either a recommendation for approval or disapproval of the petition for hardship waiver.
2. Either a recommendation for approval or disapproval of the plat.

**PETITION FOR HARDSHIP WAIVER 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.

**PLAT 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.

**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**

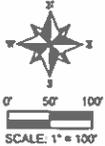
A plat shall not be filed with the Ellis County Clerk until:

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)



REMAINDER  
FUQUEZ PROPERTY  
COMPANY NO. 105 LLC  
VOL. 2705 PG. 085  
OPRECT

CITY OF  
WAXAHACHE

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF ELLIS

WHEREAS FUQUEZ PROPERTY COMPANY NO. 105, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J.B. AND A. ADAMS SURVEY, ABSTRACT NO. 5, CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO FUQUEZ PROPERTY COMPANY NO. 105, LLC, RECORDED IN VOLUME 2706, PAGE 085, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID FUQUEZ TRACT, THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO W.L. WALLACE AND JEANETTE WALLACE, RECORDED IN VOLUME 1181, PAGE 803, OPRECT FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FUQUEZ TRACT, BEARS N 89°27'35" E, A DISTANCE OF 100.00 FEET.

THENCE S 89°27'35" W ALONG THE SOUTH LINE OF SAID FUQUEZ TRACT AND THE COMMON NORTH LINE OF SAID WALLACE TRACT, PASSING AT A DISTANCE OF 180 FEET THE NORTH EDGE OF WILSON ROAD CONTINUING ALONG THE SOUTH LINE OF SAID FUQUEZ TRACT, THE COMMON NORTH LINE OF SAID WALLACE TRACT AND THE APPROXIMATE CENTERLINE OF SAID WILSON ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), A TOTAL DISTANCE OF 471.22 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID FUQUEZ TRACT, AS FOLLOWS:

N 0°32'25" W, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 980.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER.

N 99°27'35" E, A DISTANCE OF 471.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER.

S 0°32'25" E, PASSING AT A DISTANCE OF 830.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.385 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT FUQUEZ PROPERTY COMPANY NO. 105, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT FUQUEZ ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE INITIAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, REPAIRING, REPLACING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OBTAINING PERMISSION FROM ANYONE.

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

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY:

FUQUEZ PROPERTY COMPANY NO. 105 LLC  
JOHN FUSSELL

STATE OF TEXAS  
COUNTY OF ELLIS.

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

GIVEN UNDER MY HAND AND SEAL THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

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

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

THOMAS L. JACKSON  
REGISTRATION NUMBER 5644

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

N 89°27'35" E 471.22'

LOT 1, BLOCK A  
9.952 ACRES

S 89°27'35" W 471.22'

W.L. WALLACE &  
JEANETTE WALLACE  
VOL. 1181 PG. 803  
OPRECT

NOTES  
BEARING BASES FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 432, NAD 83 PER GPS OBSERVATIONS.  
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 5% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48190C0100F, DATED JUNE 3, 2011, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON-SITE SEWAGE FACILITY SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.  
ASE = ROCKETT SPECIAL UTILITY DISTRICT EASEMENT  
UE = UTILITY EASEMENT

OWNER  
JOHN FUSSELL  
438 WILSON ROAD  
WAXAHACHE, TX 75105  
409 964 9373  
SURVEYOR  
TEXAS REALTY CAPTURE &  
SURVEYING, LLC.  
P.O. BOX 213  
WAXAHACHE, TEXAS 75108  
409 518 8256  
TBP#LS FRM NO 10194256

PLAT  
FUQUEZ ADDITION  
10.385 ACRES  
SHOWN IN THE  
J.B. & A. ADAMS SURVEY,  
ABSTRACT NO 5  
CITY OF WAXAHACHE  
ELLIS COUNTY, TEXAS  
1 RESIDENTIAL LOT  
ZONED PD-SF-1  
CAS NO. SUB-39-2021  
MARCH 2021  
PAGE 1 OF 1

(15)



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: FULGEEZ PROPERTY CO. NO. 185, LLC  
Parcel ID #: 22.5651  
Subdivision Name: JANUARY ELLSOME TRACT  
10.385 ACRES IN THE T.B. MATA, ADAMS SWILLEY, HASEBOLT TRACT

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

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

**Contact Information:**

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

**To be completed by the water utility provider:**

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

JACOB MORALEZ  
Print Name of General Manager of water provider or Designee  
  
Signature of General Manager of water provider or Designee

Rockett SUD  
Name of water provider company

3/31/21  
Date

# Planning & Zoning Department

## Zoning Staff Report

Case: ZDC-45-2021



### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

*City Council:* May 3, 2021

### CAPTION

**Public Hearing** on a request by Jace Huffman, Huffman Consulting Engineers, for a Specific Use Permit (SUP) for Drive Through Establishment use within a Light Industrial-1 zoning district located West of 3298 S Interstate 35 (Property ID 223397) - Owner: H & D REALTY INVESTMENTS LLC (ZDC-45-2021)

### APPLICANT REQUEST

The applicant is requesting approval to allow a Car Wash on 0.964 acres.

### CASE INFORMATION

*Applicant:* Jace Huffman, P.E., Huffman Consulting Eng.

*Property Owner(s):* Anwar Dossani, H&D Realty Investments

*Site Acreage:* 0.964 acres

*Current Zoning:* Light Industrial-1

*Requested Zoning:* Light Industrial-1 w/ SUP

### SUBJECT PROPERTY

*General Location:* Located West of 3298 S Interstate 35

*Parcel ID Number(s):* 223397

*Existing Use:* Currently Undeveloped

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	LI1	Undeveloped Land
East	GR/LI1	Scarborough Travel Stop (Shell Gas Station/Sonic Drive-In Restaurant)
South	LI1	Undeveloped Land (Ord. 3207 (McDonald's))
West	LI1	Currently Undeveloped

*Future Land Use Plan:* Retail and Mixed Use Non-Residential

**Comprehensive Plan:**

**Retail:** 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).

**Mixed Use Non-Residential:** 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 FM 66.

**Site Image:**



**PLANNING ANALYSIS**

**Purpose of Request:**

The applicant is requesting approval to allow a Car Wash on 0.964 acres. Due to a proposed drive thru for the car wash, a Specific Use Permit is required. Per the City of Waxahachie Zoning Ordinance, a Specific Use Permit must be approved by City Council.

**Proposed Use:**

Per the Operational Plan, the applicant (Scarborough Express Car Wash) plans to operate an express car wash located West of 3298 S Interstate 35 (Scarborough Travel Stop). The location will operate 7 days a week, 8am-8pm. The applicant intends to have 10 employees for the development.

Note: The SUP request is only for the proposed car wash. The submitted Site Plan shows that there will be a proposed fueling station in the future by a separate project. Per the applicant, this fuel area improvement is shown only to highlight the fact that a section of pavement and cross access easement will be necessary to provide access to the proposed car wash development. The proposed fuel island improvement project will be submitted to the City of Waxahachie in the future for review, once the general contractor agreement has been finalized.

**Table 2: Proposed Development Standards (Light Industrial-1)**

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

Standard	City of Waxahachie	Scarborough Express Car Wash	Meets Y/N
Min. Lot Area (Sq. Ft.)	7,000	41,992	Yes
Min. Lot Width (Ft.)	70	240	Yes
Min. Lot Depth (Ft.)	100	175	Yes
Min. Front Yard (Ft.)	40	40	Yes
Min. Side Yard (Ft.)	30	30	Yes
<b>Min. Rear Yard (Ft.)</b>	<b>30</b>	<b>0</b>	<b>No</b>
Max. Height	6 stories	1 story	Yes
Max. Lot Coverage (%)	60	13	Yes
Parking 1 space per 150 sq. ft.	4	6	Yes

*\*The applicant will provide 23 vacuum/bay spaces*

*\*\*Additional Note: The building is proposed to be constructed of stone/stone veneer and metal.*

#### **SPECIAL EXCEPTION/VARIANCE REQUEST**

##### **Setback (Rear Yard)**

Per the City of Waxahachie Zoning Ordinance, Light Industrial-1 requires a 30ft. rear yard setback.

- The applicant is requesting to propose a 0ft. rear yard setback.

#### **PUBLIC NOTIFICATIONS**

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

#### **PROPERTY OWNER NOTIFICATION RESPONSES**

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

#### **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 the applicant's request, a Development Agreement will be required for the property.

**ATTACHED EXHIBITS**

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

**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)

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
139445	HIDEAWAY SELF STORAGE INC	2.29	LOT 1 THE HIDEAWAY STORAGE ADDN 2.29 AC	1624 FM 66	WAXAHACHIE	TX	75167	1624 FM 66 WAXAHACHIE TX 75167
174460	DML LAND LLC	40.049	TR 2R 2 INTERSTATE INDUSTRIAL PARK-REV 40.049 ACRES	2200 W HIGHWAY 287 BUSINESS	WAXAHACHIE	TX	75167	E FM 66 WAXAHACHIE TX 75167
174468	L C G INVESTMENT CO	4.597	LOT 1R BLK 1 INTERSTATE INDUSTRIAL PARK-REV 4.597 AC	14902 PRESTON RD STE 404-323	DALLAS	TX	75254	1501 FM 66 WAXAHACHIE TX 75167
174469	ESTES GARY W	2.411	LOT 1RA BLK 2 INTERSTATE INDUSTRIAL PARK-REV 2.411 AC	100 OAK CREEK	WAXAHACHIE	TX	75165	1499 W FM 66 WAXAHACHIE TX 75167
176479	VISTA HILLS MHC LTD	49.3508	1-275 ABST 6 VISTA HILLS MHP JE AMRSTRONG 49.3508 ACRES	PO BOX 22048	WACO	TX	76702	2900 S INTERSTATE 35 WAXAHACHIE TX 75165
179033	DUGGAN NICKIE	2.04	6 J C ARMSTRONG 2.04 ACRES	1651 FM 66	WAXAHACHIE	TX	75167	1651 FM 66 WAXAHACHIE TX 75167
179035	H&D REALTY INVESTMENTS LLC	20.276	6 J C ARMSTRONG 20.276 ACRES	520 E NORTHWEST HWY STE 100	GRAPEVINE	TX	76051	68 INTERSTATE 35 WAXAHACHIE TX 75165
179110	ACE RESOURCES INC	2.264	6 J C ARMSTRONG 2.264 ACRES	PO BOX 803194	DALLAS	TX	75380	1650 FM 66 WAXAHACHIE TX 75167
179116	DMJ PROPERTIES LTD	0.5	6 J C ARMSTRONG 0.5 ACRES	PO BOX 2599	WAXAHACHIE	TX	75168	3300 S INTERSTATE 35 WAXAHACHIE TX 75165
223397	H & D REALTY INVESTMENTS LLC	0.964	6 J C ARMSTRONG 0.964 ACRES	520 E NORTHWEST HIGHWAY STE 100	GRAPEVINE	TX	76051	FM 66 WAXAHACHIE TX 75167
225222	H & D REALTY INVESTMENTS LLC	2.77	LOT 1R COLWELL OIL CO ADDN 2 77 AC	520 E NORTHWEST HIGHWAY STE 100	GRAPEVINE	TX	76051	3298 S INTERSTATE 35 WAXAHACHIE TX 75165
240457	JUDE MANAGEMENT LLC	3.371	TR 2R 2 INTERSTATE INDUSTRIAL PARK-REV 3.371 ACRES	PO BOX 2599	WAXAHACHIE	TX	75168	E FM 66 WAXAHACHIE TX 75167
279756	TEXAS DEPARTMENT OF TRANSPORTATION	0.1692	VISTA HILLS MHP 0.1692 ACRES	125 E 11TH ST	AUSTIN	TX	78701	INTERSTATE 35 WAXAHACHIE TX 75165

(14)

RECEIVED APR 12 2021



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-45-2021

VISTA HILLS MHC LTD  
PO BOX 22048  
WACO, TX 76702

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 27, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 3, 2021 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. **Public Hearing** on a request by Jace Huffman, Huffman Consulting Engineers, for a Specific Use Permit (SUP) for Drive Through Establishment use within a Light Industrial-1 zoning district located West of 3298 S Interstate 35 (Property ID 223397) - Owner: H & D REALTY INVESTMENTS LLC (ZDC-45-2021)

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-45-2021

City Reference: 176479

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, April 20, 2021 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:

We support this request for SUP as long as all issues concerning water runoff and drainage are properly addressed so as not to negatively impact our adjoining property.

Laura Crawford  
Signature

4/12/21  
Date

Laura Crawford, Partner  
Printed Name and Title

P.O. Box 22048, Waco, TX  
Address 76702

*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.*



883,025 SQ. FT. OR  
20.292 ACRES  
(RESIDUAL OF A CALLED 26.03 ACRES - FIRST TRACT)

J.C. ARMSTRONG SURVEY, ABSTRACT 06  
VOL. 20170384, PG. DG-1707771  
O.P.R.E.C.T.

H&D REALTY INVESTMENTS, LLC

BOUNDARY OF LANDSCAPE IMPROVEMENTS

FUTURE DEVELOPMENT

**LANDSCAPE NOTES**

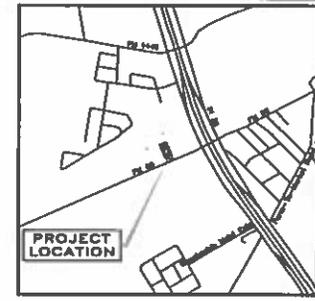
1. AN APPROVED PROVISIONS FORM WILL BE COMPLETED, PRINTED, INSTALLED, AND MAINTAINED PRIOR TO THE APPROVAL OF THE CONSTRUCTION OF COOKING.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPLACEMENT, AND PERFORMANCE OF PLANT MATERIALS.
3. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOULDING, EXTERIOR FURNITURE, SIGNAGE, WEEDING, AND OTHER DASH ACTIVITIES. COORDINATE WITH THE MAINTENANCE OF LANDSCAPING. LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIALS WHICH DIE OR BECOME DAMAGED OR CHANGING COLOR OR CHANGING OF PHYSICAL GROWTH PATTERN AND RETURN TO THE APPROVED LANDSCAPE PLAN WITHIN ONE YEAR FROM THE DATE OF BALANCE OF THE CONSTRUCTION OF COOKING. PLANT MATERIALS WHICH SHALL BE REPLACED WITH PLANT MATERIALS OF EQUAL VARIETY AND QUALITY. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN SUCH NECESSARY REPLACEMENTS WITHIN 90 DAYS OF NOTIFICATION BY THE OWNER.
5. THE LOCATION OF UNDERGROUND UTILITIES AS KNOWN OR DISCOVERED ARE SHOWN ON EXISTING RECORD PLANS. LOCATION OF TRENCHING AND NEW CONDUIT RUNS SHOULD BE VERIFIED BY CONTACTING THE UTILITY COMPANIES AND RECORDS PRIOR TO CONSTRUCTION.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CLAIMS ON THE PLAN IS CORRECT FOR THE USE AND DIMENSIONS ON THE LANDSCAPE PLAN AND ACCEPTABLE TO THE APPROVAL OF LANDSCAPE CONTRACT PRIOR TO PLANTING AND APPROVAL BY THE CITY.

(CALLED 0.064 ACRES)  
J.C. ARMSTRONG SURVEY, ABSTRACT 06  
VOL. 2770-PC, 1418  
O.P.R.E.C.T.

H&D REALTY INVESTMENTS, LLC

F.M. ROAD 66  
(A VARIABLE WIDTH R.O.W.)

**GRAPHIC SCALE**



VICINITY MAP  
SCALE: 1" = 100'

**LANDSCAPE CALCULATIONS**

- BUILDING AREAS:** 630 SF.
1. **REQUIRED LANDSCAPE AREA REQUIREMENT (L.A. REQUIREMENT)**  
MINIMUM INTERIOR LB AREA REQUIRED: 328 X 6.50 SF. = 2132 SF.  
INTERIOR LB AREA PROVIDED: 4382 SF.
  2. **REQUIRED LB PLANTING REQUIREMENTS**  
REQUIRED CANOPY TREES: 100 SF. ÷ 1 TREE / 200 SF. = 5 TREES REQUIRED  
PROVIDED CANOPY TREES: 2
  3. **REQUIRED UNDERSTORY TREES** 100 SF. ÷ 1 TREE / 200 SF. = 4 TREES REQUIRED  
PROVIDED UNDERSTORY TREES: 0
  4. **REQUIRED 2-FUZZ** 100 SF. ÷ 1 2-FUZZ / 70 SF. = 1.43 = 2 2-FUZZS REQUIRED.  
PROVIDED 2-FUZZS: 24
  5. **REQUIRED GROUNDCOVER** 100 SF. ÷ 2% = 50 SF. REQUIRED.  
PROVIDED GROUNDCOVER: 250 SF.
  6. **REQUIRED SEASONAL COLOR** 100 SF. ÷ 2% = 50 SF. REQUIRED.  
PROVIDED SEASONAL COLOR: 50 SF.
  7. **PARKING LOT LANDSCAPING REQUIREMENTS**  
REQUIRED PARKING LOT LB: 6 SPACES ÷ 10 SF. / SPACE = 70 SF. REQUIRED  
PROVIDED PARKING LOT LB: 80 SF.
  8. **REQUIRED PARKING LOT TREES** 70 SF. ÷ 2 (6" CALL) TREE / 100 SF. = 1 TREE REQUIRED  
PROVIDED PARKING LOT TREES: 1
  9. **REQUIRED PARKING LOT 2-FUZZS** 70 SF. ÷ 2 2-FUZZS / 100 SF. = 2 2-FUZZS REQUIRED  
PROVIDED PARKING LOT 2-FUZZS: 4 2-FUZZS
  10. **LANDSCAPE STREET BUFFER TARD REQUIREMENTS (REQ.)**  
REQUIRED STREET BUFFER TARD LB AREA: 7000 SF. ÷ 0.5% = 1400 SF.  
PROVIDED STREET BUFFER TARD LB AREA: 532 SF.
  11. **REQUIRED STREET BUFFER TARD TREES** 50 LB. ÷ 1 TREE / 40 LB. = 4 TREES  
PROVIDED STREET BUFFER TARD TREES: 4

**PLANT LIST**

SYMBOL	KEY	QTY	COMMON NAME	SCIENTIFIC NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
(Symbol)	CC	3	Circle Elm	Ulmus Cruciatula	1.5" dia.	10'-12'	6'-8'	0.5' or 2" Sap/Container	Single Plant
(Symbol)	CC	11	Drum Maple	Liquidambar styraciflua	1.5" dia.	10'	14'	13 dia.	One Plant
(Symbol)	AP	23	Edward Ginkgo	Ginkgo biloba	0.75"	20'	24'	3 dia.	20' O.C.
(Symbol)	LA	20	Red Linden	Liriodendron tulipifera	0.75"	20'	24'	1 dia.	24' O.C.
(Symbol)	AD	44	Shrub Dogwood	Swida persea	0.75"	20'	24'	3 dia.	20' O.C.
(Symbol)	DT	2	Red Maple	Acer rubrum	0.75"	20'	24'	3 dia.	20' O.C.
(Symbol)	MS	12	Star Coral Bark	Quercus laevis	0.75"	20'	24'	2.5 dia.	2000 dia.
(Symbol)	MS	24	Arizona Star Bark	Quercus laevis	0.75"	20'	24'	2.5 dia.	1' O.C.
(Symbol)	SC	24	Scallop Cedar	Juniperus horizontalis	0.75"	20'	24'	0.75 dia.	1' O.C.
(Symbol)	ZS	24	Little Star	Juniperus horizontalis	0.75"	20'	24'	0.75 dia.	1' O.C.
(Symbol)	MS	24	Shrubbed Redwood Bark	Quercus laevis	0.75"	20'	24'	2.5 dia.	1' O.C.
(Symbol)	MC	24	6" Steel Caping	Quercus laevis	0.75"	20'	24'	2.5 dia.	1' O.C.

PROJECT NAME: SCARBOROUGH CAR WASH  
LEGAL NAME: J.C. ARMSTRONG SURVEY, ABSTRACT 06  
AREA: 0.964 ACRES & 26.23 ACRES = 27.194 ACRES  
CITY / COUNTY: WAXAHACHE / ELLIS COUNTY, TEXAS  
PREPARATION DATE: MARCH 17, 2021

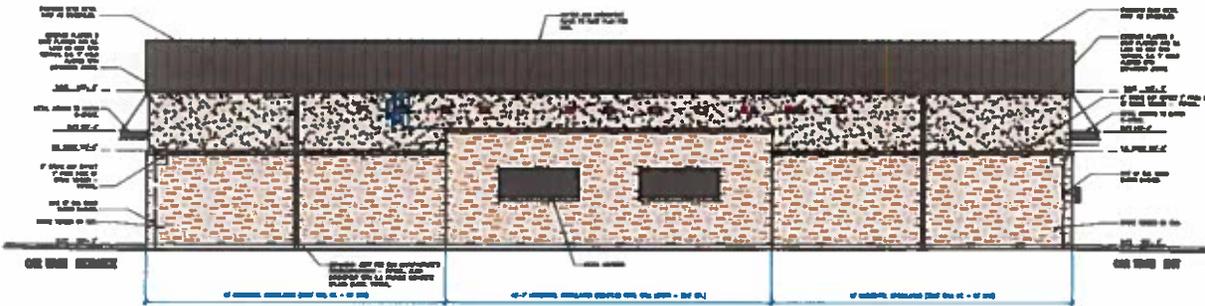
**ROFFMAN CONSULTING ENGINEERS**  
1000 WEST 10TH STREET, SUITE 100  
WAXAHACHE, TEXAS 75090  
PHONE: (817) 533-1111  
FAX: (817) 533-1112  
WWW.ROFFMAN-CE.COM

CONSTRUCTION PLANS OF  
**TUNNEL CAR WASH IMPROVEMENTS**  
FOR  
**H&D REALTY INVESTMENTS, LLC**  
WAXAHACHE, TEXAS

**ROFFMAN CONSULTING ENGINEERS**  
Professional Engineer Seal for Ruffman Consulting Engineers

LANDSCAPE PLAN  
DATE: 03/17/21  
BY: RSG  
CHECKED BY: AMN  
DESIGNED BY: DOSSANI  
SCALE: L1

(71)



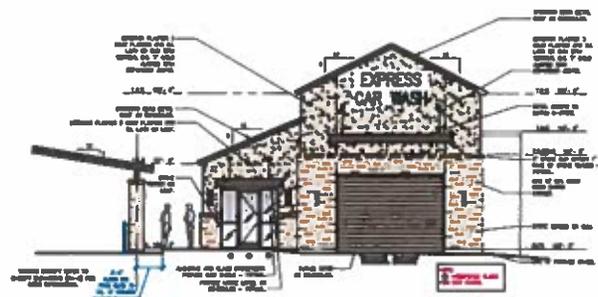
1 WEST ELEVATION SCHEME B  
SCALE 1"=16'-0"



2 EAST ELEVATION SCHEME B  
SCALE 1"=16'-0"



3 SOUTH ELEVATION SCHEME B  
SCALE 1"=16'-0"



4 NORTH ELEVATION SCHEME B  
SCALE 1"=16'-0"

**EXTERIOR WALL MATERIAL LIST:**

STONE VENEER	STONE IN MATCH SCARBOROUGH TRAVEL SHOP (202)	ANCHOR ANCHOR
EXTERIOR PLASTER	3 STEP PLASTER	COLOR: IN MATCH STG. SMOOTH TEXTURE
MORTAR	"MORTAR"	COLOR: IN MATCH STONE
STAINLESS STEEL METAL ROOF	"TWO LAYER"	COLOR: MOUNTAIN BRONZE (SIGNATURE JOB)
		1/2" PANEL 22 GAUGE
GLASS	TYPE "TEMPER"	COLOR: SOLARSHIELD LOW E
ALUMINUM SCREWFIT	"TEMPER"	COLOR: BARK BRONZE
METAL LAMINA	"TEMPER"	COLOR: CYAN 200 TO MATCH MOUNTAIN BRONZE
BRONZE	EXTERIOR IN MATCH STG.	COLOR: CYAN 200 TO MATCH MOUNTAIN BRONZE
OVERHEAD AND DOOR		COLOR: CYAN 200 TO MATCH MOUNTAIN BRONZE
		FRAMED GLASS

**WALL MATERIAL CALCULATIONS IN SQUARE FEET:**

FACED NET	NET	MOUNTY	MOUNTY	EXL PLASTER	METAL LAMINA/
TOTAL	NETO SIZE	PROFILES	PROFILES	WOODS AND DOORS	
NORTH (2x4)	276	273 (482)	300 (215)	300 (215)	300 (215)
SOUTH (2x4)	340	337 (492)	340 (242)	340 (242)	340 (242)
EAST (2x7)	248	245 (412)	248 (178)	248 (178)	248 (178)
WEST (2x7)	320	318 (478)	320 (232)	320 (232)	320 (232)
FACED BRICK	6200	MOUNTY	MOUNTY	METAL PANEL	METAL LAMINA/
TOTAL	NETO SIZE	PROFILES	PROFILES	WOODS AND DOORS	
NETO (2x 4)	400	2400	2700 (210)	2225 (410)	530 (215)

MINIMUM MOUNTY REQUIREMENT IS 200

63.11.2021  
SITE PLAN SUBMITTAL  
64.11.2021  
SEE PLAN SET - SUBMITTAL



DEVELOPER  
**H&D REALTY INVESTMENT, INC**  
530 E. NORTHWEST HWY SUITE 100  
DALLAS, TEXAS 75201  
CONTACT: KADIN HAWMAN 817.442.1158 X208

KEY EXPRESS CARWASH  
**SCARBOROUGH CAR WASH**  
202.5 IN USE  
WAXAHACHE, TEXAS 75148  
(71)

**EURHYTHMIC DESIGN GROUP ARCHITECTS**  
V. G. JARRARD A.L.A.  
11700 PIEDMONT ROAD SUITE 500 DALLAS, TX 75228  
Tel 214.521.1544 Fax 214.728.1211 email vjarrard@eurhythmic.com  
© JARRARD, V. G. ARCHITECT ASSOCIATES P.C. MEMBERSHIP: 0000000000



PROJECT NAME: SCARBOROUGH CAR WASH  
LEGAL NAME: J.C. ARMSTRONG SURVEY, ABSTRACT 06  
AREA: 8.944 ACRES & 26.25 ACRES = 21.25 ACRES  
CITY/COUNTY: WAXAHACHE / ELLIS COUNTY, TEXAS  
PREPARATION DATE: APRIL 19, 2021  
CASE NUMBER: ZDC-45-2021

SHEET:  
**FA-1**  
1 OF 2 FA SHEETS



# Planning & Zoning Department

## Zoning Staff Report

---

**Case: ZDC-46-2021**

---



### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

*City Council:* May 3, 2021

### CASE HISTORY

At the City Council meeting, held October 21, 2019, the Commission voted 5-0 to recommend approval of case number PD-19-0114, subject to staff comments. Per the approved Ordinance (Ord. 3150), City Council approved a Senior Age-Restricted residential development with a Skilled Nursing Facility.

### CAPTION

**Public Hearing** on a request by Nicholas Balsamo, Kalterra Capital Partners, for a Zoning Change from a Planned Development-Multiple Family-2 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the SW corner of Garden Valley Parkway at Goodnight Lane (Property ID 275562) - Owner: KALTERRA CAPITAL PARTNERS LLC (ZDC-46-2021)

### APPLICANT REQUEST

Kalterra Capital Partners (property owner) is proposing a redesign to The Hamilton's (Garden Valley Senior Living) previously approved Planned Development/Site Plan that interchanges the 18 cottage-units, which were designed at the western portion of the property, into the main building while converting the cottage building detached garages. Per the City of Waxahachie Zoning Ordinance, City Council must review the requested Planned Development Amendment.

### CASE INFORMATION

*Applicant:* Nicholas Balsam, Kalterra Capital Partners

*Property Owner(s):* Kalterra Capital Partners LLC

*Site Acreage:* 7.793 acres

*Current Zoning:* Planned Development-Multiple Family-2

*Requested Zoning:* Planned Development-Multiple Family-2 Amendment (Ord. 3150)

### SUBJECT PROPERTY

*General Location:* SW corner of Garden Valley Parkway at Goodnight Lane

*Parcel ID Number(s):* 275562

*Existing Use:* Currently Undeveloped

*Development History:*

N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	MF2	Currently Undeveloped
East	PD-SF2	Garden Valley Phase I
South	PD-GR & GR	Currently Undeveloped
West	SF1	Sports Complex

*Future Land Use Plan:*

Low Density Residential

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The subject property is accessible via Garden Valley Pkwy.

*Site Image:***PLANNING ANALYSIS****Purpose of Request:**

Kalterra Capital Partners (property owner) is proposing a redesign to The Hamilton's (Garden Valley Senior Living) previously approved Planned Development/Site Plan that interchanges the 18 cottage-units, which were designed at the western portion of the property, into the main building while converting the cottage building to detached garages. Per the City of Waxahachie Zoning Ordinance, City Council must review the requested Planned Development Amendment.

**Proposed Use:**

The applicant is requesting to interchange the 18 cottage-units, which were designed at the western portion of the property, into the main building while converting the cottage building detached garages. The applicant has added 10 attached garages into the main building, locating them in the backside of the property so that they are not visible from the street.

Staff Analysis

Though fewer attached garages are provided than before, the potential benefit is that all of the structures are located along the back (south) side of the building, and the garages that were on the south and north side of the building have been replaced with first floor units (which provides views for units on the pond to the north and open land to the south). Furthermore, an original concern of the Planning and Zoning Commission was that the location of the cottage buildings would obstruct the tenant’s view of the pond. Staff believes that the revised plan helps address that concern.

Per the revised exhibits, the proposal will provide a similar footprint to the approved site plan, including the same articulations in the cottage building. In addition, the revised site plan will include changes to the previously approved parking layout. Listed below is a summary of changes made by the applicant.

CHANGES FROM THE 10/21/2019 CC MEETING

- 18 detached cottage units, originally proposed along western boundary of the property, will be integrated into the main building.
- 36 detached garages will replace the original location of the 18 cottage units
- Total Parking increased 180 to 189
- Uncovered parking decreased from 96 to 88
- Attached Garages decreased from 54 to 10
  - 18 of the 54 spaces were attached to cottage units separate from the main building
- Clubhouse spaces increased from 12 to 37
  
- Parking Changes (see below):

**Table 2: Parking Information**

Parking Information	Original Submittal (10/21/2019 CC Meeting)	Proposed Submittal 4/27/2021 PZ Proposal
Total Parking Provided	180	189
Uncovered	96	88
Attached	54 <i>*18 of the 54 spaces were attached to cottage units separate from the main building</i>	10
Detached	0	36
Carport	18	18
Clubhouse Spaces	12	37

PUBLIC NOTIFICATIONS

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

PROPERTY OWNER NOTIFICATION RESPONSES

Staff has received two (2) letters of support and one (1) letter of opposition for the proposed development.

**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. A revised mutually agreed upon Development Agreement/Ordinance must be signed by the applicant and city staff.

**ATTACHED EXHIBITS**

1. Property Owner Notification Responses
2. Ordinance 3150
3. Explanation for Resubmittal
4. Site Comparison Exhibit
5. Proposed Landscape Plan
6. Proposed Elevations

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
178923	EQUITY TRUST COMPANY CUSTODIAN FBO	4.649	5 J B & A ADAMS 4.649 ACRES KENNETH BOX IRA	330 HUNTER PASS	WAXAHACHIE	TX	75165	BROADHEAD RD WAXAHACHIE TX 75165
209231	KNIGHTS COLUMBIAN CLUB INC	5	5 J B & A ADAMS LOCKED GATES ACRES	PO BOX 242	WAXAHACHIE	TX	75168	325 BROADHEAD RD WAXAHACHIE TX 75165
215824	WAXAHACHIE COMMUNITY	99.28	LOT 1R BROADHEAD ROAD SPORTS COMPLEX 99.28 AC DEVELOPMENT CORP	PO BOX 757	WAXAHACHIE	TX	75168	501 BROADHEAD RD WAXAHACHIE TX 75165
231109	WP LEGACY LTD	4.327	5 J B & A ADAMS 4.327 ACRES	101 VALLEY RIDGE DR	RED OAK	TX	75154	FM 813 WAXAHACHIE TX 75165
232244	DAVISON JANE A	0.1912	1 1 GARDEN VALLEY RANCH PH I 0.1912 ACRES	115 VALLEY RANCH CT	WAXAHACHIE	TX	75165	115 VALLEY RANCH CT WAXAHACHIE TX 75165
232245	OMERO HERRERA & BRENDA I	0.1912	2 1 GARDEN VALLEY RANCH PH I 0.1912 ACRES	113 VALLEY RANCH CT	WAXAHACHIE	TX	75165	113 VALLEY RANCH CT WAXAHACHIE TX 75165
232247	DELEON ARTURO L & EMILY A	0.3189	LOT 4 BLK 1 GARDEN VALLEY RANCH PH I 0.3189 AC	109 VALLEY RANCH CT	WAXAHACHIE	TX	75165	109 VALLEY RANCH CT WAXAHACHIE TX 75165
232248	CLAROS RAUL E M & NANCY MACHUCA	0.719	LOT 5 BLK 1 GARDEN VALLEY RANCH PH I 0.719 AC	107 VALLEY RANCH CT	WAXAHACHIE	TX	75165	107 VALLEY RANCH CT WAXAHACHIE TX 75165
232355	LETT KAYLA N & JAMES R	0.1793	LOT 13 BLK 8 GARDEN VALLEY RANCH PH I 0.1793 AC	117 VALLEY RANCH DR	WAXAHACHIE	TX	75165	117 VALLEY RANCH DR WAXAHACHIE TX 75165
242234	WP LEGACY LTD	3.411	5 J B & A ADAMS 3.411 ACRES	101 VALLEY RIDGE DR	RED OAK	TX	75154	PARK PLACE BLVD WAXAHACHIE TX 75165
275562	KALTERRA CAPITAL PARTNERS LLC	7.67	5 J B & A ADAMS 7.67 ACRES	3710 RAWLINS ST STE 1390	DALLAS	TX	75219	GARDEN VALLEY PKWY WAXAHACHIE TX 75165
275563	KALTERRA CAPITAL PARTNERS LLC	13.17	5 J B & A ADAMS 13.17 ACRES	3710 RAWLINS ST STE 1390	DALLAS	TX	75219	PARK PL WAXAHACHIE TX 75165

(16)

(16)

RECEIVED APR 12 2021



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-46-2021

KALTERRA CAPITAL PARTNERS LLC  
3710 RAWLINS ST STE 1390  
DALLAS, TX 75219

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 27, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 3, 2021 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. **Public Hearing** on a request by Nicholas Balsamo, Kalterra Capital Partners, for a Zoning Change from a Planned Development-Multiple Family-2 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the SW corner of Garden Valley Parkway at Goodnight Lane (Property ID 275562) - Owner: KALTERRA CAPITAL PARTNERS LLC (ZDC-46-2021)

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-46-2021

City Reference: 275563

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, April 20, 2021* 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:

---

Phillip Sanchez  
Signature

4/12/2021  
Date

PHILLIP SANCHEZ, MANAGER  
Printed Name and Title

3710 RAWLINS ST, STE 1390  
Address  
DALLAS, TX 75219

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

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

(16)

RECEIVED APR 12 2021



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-46-2021

KALTERRA CAPITAL PARTNERS LLC  
3710 RAWLINS ST STE 1390  
DALLAS, TX 75219

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 27, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 3, 2021 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. **Public Hearing** on a request by Nicholas Balsamo, Kalterra Capital Partners, for a Zoning Change from a Planned Development-Multiple Family-2 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the SW corner of Garden Valley Parkway at Goodnight Lane (Property ID 275562) - Owner: KALTERRA CAPITAL PARTNERS LLC (ZDC-46-2021)

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-46-2021

City Reference: 275562

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, April 20, 2021* 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:

\_\_\_\_\_

Phillip Sanchez  
Signature

4/12/2021  
Date

PHILLIP SANCHEZ, MANAGER  
Printed Name and Title

3710 RAWLINS ST., STE 1390  
Address  
DALLAS, TX 75219

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

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

Case Number: ZDC-46-2021

City Reference: 232246

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, April 20, 2021** 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

RECEIVED APR 15 2021

Comments:

Larry & Diana Mercer  
Signature

04-13-2021  
Date

Larry W. Mercer - Resident  
Printed Name and Title

111 Valley Ranch Ct.  
Address

(16)

*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.*

**ORDINANCE NO. 3150**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM MULTI FAMILY-2 (MF2) TO PLANNED DEVELOPMENT-MULTI-FAMILY-2 (PD-MF2), WITH CONCEPT PLAN LOCATED AT THE SOUTHWEST CORNER OF GARDEN VALLEY AND GOODNIGHT LANE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 7.793 ACRES, KNOWN AS PROPERTY ID 275562, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:**

**WHEREAS**, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

**WHEREAS**, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-19-0114. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from MF2 to PD-MF2, with Concept Plan; and

**WHEREAS**, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

**WHEREAS**, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

**NOW, THEREFORE**, this property is rezoned from MF2 to PD-MF2, with Concept Plan in order to facilitate development of the subject property in a manner that allows Senior Age-Restricted residential development on the following property: Property ID 275562, which is shown on Exhibit A, in accordance with the Planned Development Provisions/Land Use Statement attached as Exhibit B, Site Plan attached as Exhibit C, and Landscape Plan attached as Exhibit D.

**PLANNED DEVELOPMENT**

**Purpose and Intent**

The purpose of this planned development to create a senior age-restricted residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**Development Standards**

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Site Plan (Exhibit C).

**Development Regulations**

1. Per the applicant's request, a Developer's Agreement will be required for the property.
2. A 6 ft. wrought iron fence shall be provided along the side(s) and rear of the property. A 6 ft. wrought iron fence with masonry columns (positioned every 30 ft.) shall be provided facing the right-of-way (ROW).
3. Per this Planned Development, a Skilled Nursing Facility shall be defined as "Skilled nursing, physical therapy, and similar health care professional are allowed as an accessory use not exceeding 5% of the total floor area. Treatments may take place within individual residences or designated facilities within the building. These services are limited to residents of the facility for the purpose of maintaining, restoring, and improvement movement, activity and body function, thereby providing well-being and an improved quality of life." The therapy and rehabilitation services can only be provided by a skilled or licensed nurse (or LVN), physical therapist, or trainer.

(16)

4. The Site Plan shall conform as approved by the City Council under case number PD-19-0114.
5. Any zoning, land use requirement, or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibits B – Planned Development Provisions. Where regulations are not specified in Exhibit B or in this ordinance, the regulations of Multi Family-2 zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.
6. A detailed Site Plan shall be administratively reviewed and can be approved in accordance with the Concept Plan.
7. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

**PASSED, APPROVED, AND ADOPTED** on this 21<sup>st</sup> day of October, 2019.



*David Hill*  
\_\_\_\_\_  
MAYOR

ATTEST:

*Amber Villarreal*  
\_\_\_\_\_  
Acting City Secretary



# Exhibit A - Location Exhibit

(16)

PD-19-0114

# **Exhibit B**

## **DEVELOPMENT PROVISIONS**

### *Garden Valley Planned Development*

**Use Allowed by Right:** All uses of the MF-2 District including a senior, age-restricted residential community that may or may not include the following uses: Housing for the Elderly/Senior Apartments and Home for Aged, Residence (Assisted Living).

**Concept Plans:** Concept plans are not required.

**Detailed Site Plan:** Senior, age-restricted residential community uses are subject to approval of a Detailed Site Plan. All other MF-2 Uses, including Multi-Family, are not subject to approval of a Detailed Site Plan. In the event of conflict between the Detailed Site Plan and the conditions herein, the conditions herein prevail.

**Landscape Plan:** Landscaping shall be provided as generally shown on the Landscape Plan. In the event of a conflict between the Landscape Plan and the conditions herein or in the Code of Ordinances, the PD conditions prevail.

**Development Standards:** Unless specified herein, development is subject to the MF-2 District Regulations. An age-restricted residential community is subject to the following standards:

**Density:** A maximum of 23 dwelling units per acre

The maximum number of units is 175.

The maximum number of 3-bedroom units is 8.

**Lot area, width, depth, and coverage:**

- Minimum lot area: 1,930 square foot per unit
- Minimum lot width: 60 feet
- Minimum lot depth: 120 feet
- Maximum lot coverage: 40 percent

**Yard depths and widths:**

- Minimum front yard: 25'/75'
- Minimum side yard: 25'/100', 3-story building
- Minimum rear yard: 25'/75'

**Building height:** 3 stories/ 1 story

**Minimum Dwelling Unit Area:**

- 1-bed: 650 SF
- 2-bed: 980 SF

**Building elevations:**

- Roof pitch: 4:1 or greater

**Maximum building length**

- 420 feet for main building
- 200 feet for peripheral buildings

**Parking and Access:** Unless specified herein, development is subject to the MF-2 District Regulations. An age-restricted residential community is subject to the following standards:

A minimum of 25% of required parking spaces provided in garages.

**Landscape and Screening:** Unless specified herein, development is subject to the MF-2 District Regulations. An age-restricted residential community is subject to the following standards:

- Canopy trees: A minimum of 78 canopy trees.
- Understory trees: A minimum of 100 understory trees.

Solid perimeter screening is not required. An ornamental iron fence is required around the perimeter and generally shown on the site plan.

**Exterior Building Materials:** A minimum of 90% of each exterior building elevation shall be comprised of masonry material as defined the Waxahachie Zoning Ordinance with one exception. Cementitious fiberboard siding is an acceptable masonry material provided that no single elevation is comprised of more than 50% cementitious fiberboard siding.

**Accessory Buildings:** Accessory buildings are not anticipated, as the clubhouse and leasing facilities are anticipated to be incorporated into the larger central structure on the site; however, any accessory structure will comply with the requirements as set forth in the City of Waxahachie Zoning Ordinance.

**Signs and Lighting:** Unless specified herein, development is subject to the MF-2 District Regulations and Performance Standards.

**Amenities:** The following amenities are required: trash collection, a private salon, a pool, common area and transit service.

**Project Phasing:** The project is anticipated to be constructed in a single phase, with construction expected to commence approximately one year from zoning approval. Construction is expected to take approximately 18 months upon commencement.

**Management Associations:** No management association has been identified for the project at this time. Professional leasing and management of the facility is expected.

**Miscellaneous**

- **Refuse Facilities:** A waiver to the minimum distance to a trash facility is also requested. The proposed project will include valet trash pick-up for residents as an amenity to reduce resident trips to refuse facilities, and this waiver will allow for greater flexibility in placement to reduce impact on the pedestrian path on the north side of the property. No waiver is requested to the minimum number of facilities needed or required screening.

# Exhibit B

## Land Use Statement

### *Garden Valley Planned Development*

#### Introduction

This rezoning request seeks to modify zoning on the subject property to accommodate development of a luxury senior, age-restricted residential community on 7.793 acres. The subject property is located on Garden Valley Parkway between Park Place Boulevard and Broadhead Road.

#### Proposed Uses

The proposed Planned Development would retain all the MF-2 uses currently permitted and allow a senior living age-restricted facility. These rights carried forward would include by-right apartment development subject to the use, zoning and development regulations of the MF-2 District.

#### Proposed Yard, Lot, and Space Regulations

The proposed project would increase the allowable density and decrease the minimum lot area per unit to accommodate the associated density with a senior, age-restricted residential community. These requirements would only apply to age-restricted living facilities. Any other multi-family uses currently allowed in MF-2 would be required to meet all City of Waxahachie development standards for MF-2. The deviations from the MF-2 Standards are in bold font.

Standard	MF-2 Standards	Proposed PD
Maximum Density	18 DU/A	<b>23 DU/A</b>
Minimum Lot Area	2,420 SF/unit	<b>1,930 SF/unit</b>
Maximum Unit Count	140	<b>175</b>
Minimum Lot Width	No Change (60 feet)	
Minimum Lot Depth	No Change (120 feet)	
Maximum Lot Coverage	No change (40 percent)	
Minimum Front Yard	No Change (25'/75')	
Minimum Side Yard	25'/100'	25'/100'
Minimum Rear Yard	50'/75'	<b>25'/75'</b>
Building Height	No Change (1 and 3 stories)	
Minimum DUA	1-bed – 600 SF 2-bed – 700 SF	1-bed – 650 SF 2-bed – 980 SF

**Building Elevations (VARIANCE REQUESTED)**

The proposed development includes one- and three-story buildings that will meet the required architectural requirements of the City of Waxahachie Zoning Ordinance. The proposed project will be made up of five buildings. Single-story buildings will be located along the east and west perimeter to maintain a more residential feel and buffer to the larger three-story facility in the center of the site.

Two minor adjustments to building elevation requirements are requested with this project:

Standard	MF-2 Standards	Proposed PD
Roof Pitch	7:12	4:1 or greater
Building Length	200 feet	420 feet

The perimeter one-story buildings all comply with the maximum length requirement. The 3-story building exceeds the length parameter. This adjustment is necessary to accommodate unit yield and provide an expansive interior courtyard. The building is located interior and will be partially blocked by the perimeter buildings and landscaping. Moreover, the architecture detail and building articulation further break up the building and create visual appeal.

**Exterior Building Materials (VARIANCE REQUESTED)**

A minimum of 90% of each elevation shall be comprised of masonry as defined in the Waxahachie Zoning Ordinance with one exception. Cementitious fiberboard siding is an allowed material provided no single building elevation is comprised of more than 50% of such material.

**Number of Off-Street Parking Spaces**

Due to the nature of senior, age-restricted community, parking generation is limited. Many residents either do not drive or drive seldomly. One of the many services is an on-site van service that is available to take residents to local destinations. Much of the parking demand is generated by visitors and employees.

**Parking Garages (VARIANCE REQUESTED)**

MF-2 development standards require 50% of parking spaces be provided in garages. The proposed PD for senior, age restricted residential community includes a minimum of 25% of spaces provided in garages. The additional garages will not be needed or demanded by residents as a majority do not drive or will use the on-site transit service. Providing unnecessary ground-floor parking garage disrupts ground floor activities. Additional garages displace ground floor living units and discourages interaction among residents.

**Access**

Access to the property would be from two locations on Garden Valley Parkway. Additional sidewalks will be provided along Garden Valley Parkway along the property frontage and connecting to the pedestrian path along the north property line. Additional connection to the pedestrian path will be provided with gated access in the approximate location depicted on the Site Plan.

**Landscaping and screening (VARIANCE REQUESTED)**

Landscaping and screening will be provided in accordance with the enclosed Landscaping Plan. Perimeter screening is not required along all perimeters. Screening walls would detract from aesthetics and cut the development off from surrounding properties. The proposal includes an ornamental iron fence around the facility along with plant material.

The proposed landscaping program provides a proportional amount of landscape material for the use, density and open space.

**Proposed Amenities**

The facility will offer the following amenities including trash collection, a private salon, pool, common area, and transit service.

**Accessory Buildings**

Accessory buildings are not anticipated at this time, as the clubhouse and leasing facilities are anticipated to be incorporated into the larger central structure on the site; however, any accessory structure will comply with the requirements as set forth in the City of Waxahachie Zoning Ordinance.

**Signs**

All signage will comply with the City of Waxahachie Zoning Ordinance.

**Lighting**

All lighting will comply with the City of Waxahachie Zoning Ordinance.

**Project Phasing or scheduling**

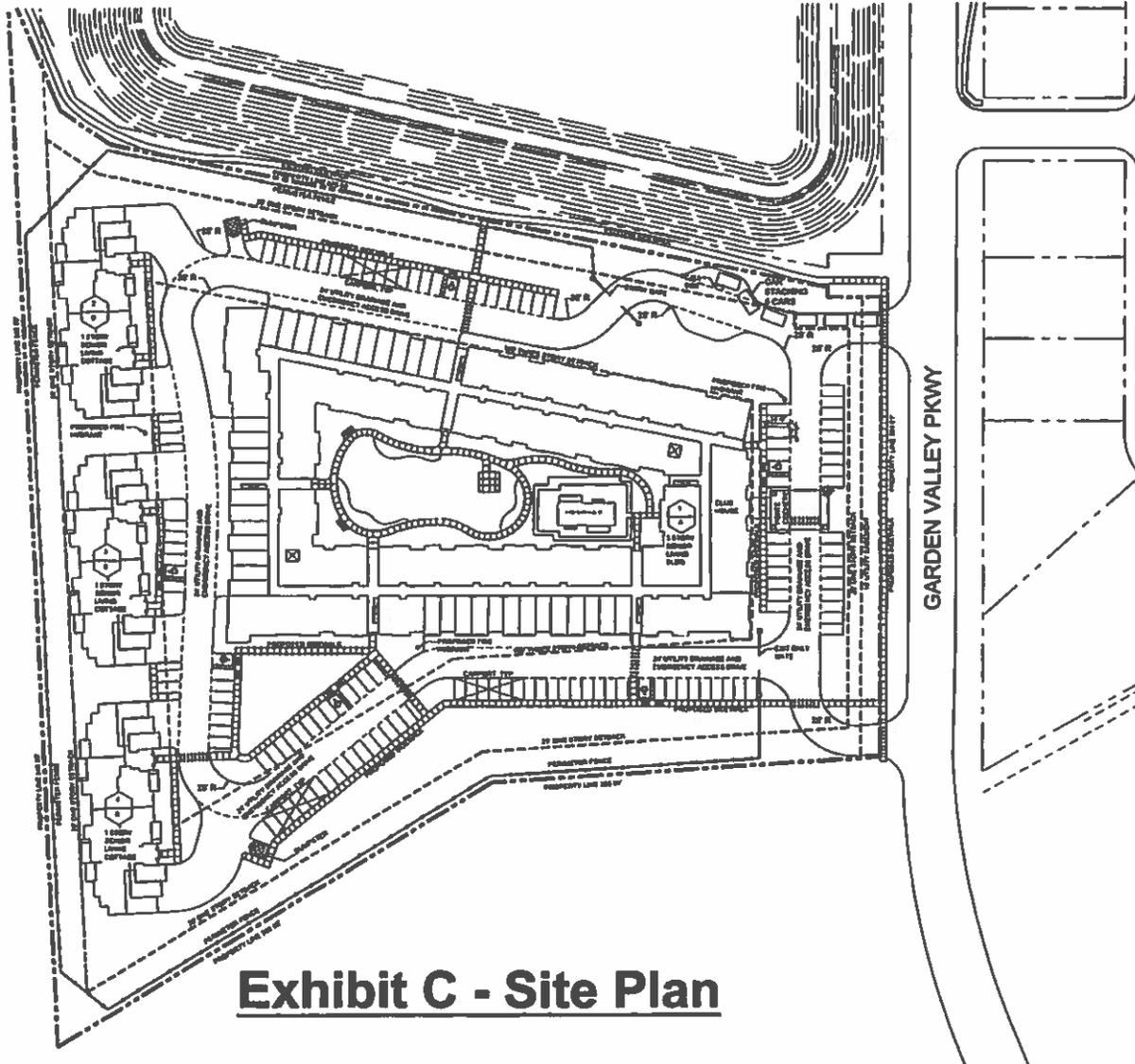
The project is anticipated to be constructed in a single phase, with construction expected to commence approximately one year from zoning approval. Construction is expected to take approximately 18 months upon commencement.

**Management associations**

No management association has been identified for the project at this time. Professional leasing and management of the facility is expected.

**Miscellaneous**

**Refuse Facilities:** A waiver to the minimum distance to a trash facility is also requested. The proposed project will include valet trash pick up for residents as an amenity to reduce resident trips to refuse facilities, and this waiver will allow for greater flexibility in placement to reduce impact on the pedestrian path on the north side of the property. No waiver is requested to the minimum number of facilities needed or required screening.



# Exhibit C - Site Plan

GRAPHIC SCALE  
 1" = 100'  
 1" = 400'



SITE PLAN  
 DATE: 7-11-19

CASE NUMBER: PD-19-0114: THE VILLAGE AT GARDEN VALLEY, SENIOR LIVING FACILITY AGES 55+  
 PLANNED DEVELOPMENT, PROPOSED LOT 1 BLOCK 1, 7.75+ ACRES  
 THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.  
 KALFERRA CAPITAL PARTNERS  
 3710 RAWLINS STREET  
 GALLAS, TEXAS 75219  
 PH. 214.675.2499



**SITE INFORMATION**

ZONING USE: MF-2  
 TOTAL UNITS: 175  
 SITE ACREAGE: 7.75+ ACRES

UNITS/ACRE: 22.87

BUILDING TABULATION	TYPE	# BLDG	UNITS/BLDG	UNIT TOTALS
A	1	152	152	
B	3	6	18	
<b>TOTAL</b>	<b>4</b>			<b>170</b>

**BUILDING SETBACKS**

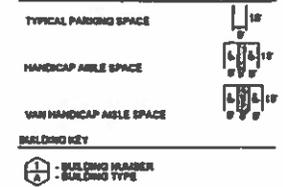
FRONT:	ONE STORY	35'-0"
	THREE STORY	152'-0"
SIDE:	ONE STORY	35'-0"
	THREE STORY	152'-0"
REAR:	ONE STORY	35'-0"
	THREE STORY	152'-0"

**PARKING COUNT REQUIRED**

PARKING SPACES REQUIRED  
 1 SPACE PER UNIT = 175

**PARKING COUNT PROVIDED**

UNCOVERED PARKING	= 96
GARAGE - ATTACHED	= 54
CARPORIT	= 15
CLUBHOUSE SPACES	= 12
<b>TOTAL PROVIDED SPACES</b>	<b>= 180</b>



ARCHITECT: CROSS ARCHITECTS, PLLC  
 1133 W. 18TH STREET, SUITE 125  
 PLANO, TEXAS 75075  
 P. 972.422.8888  
 WWW.CROSSARCHITECTS.COM

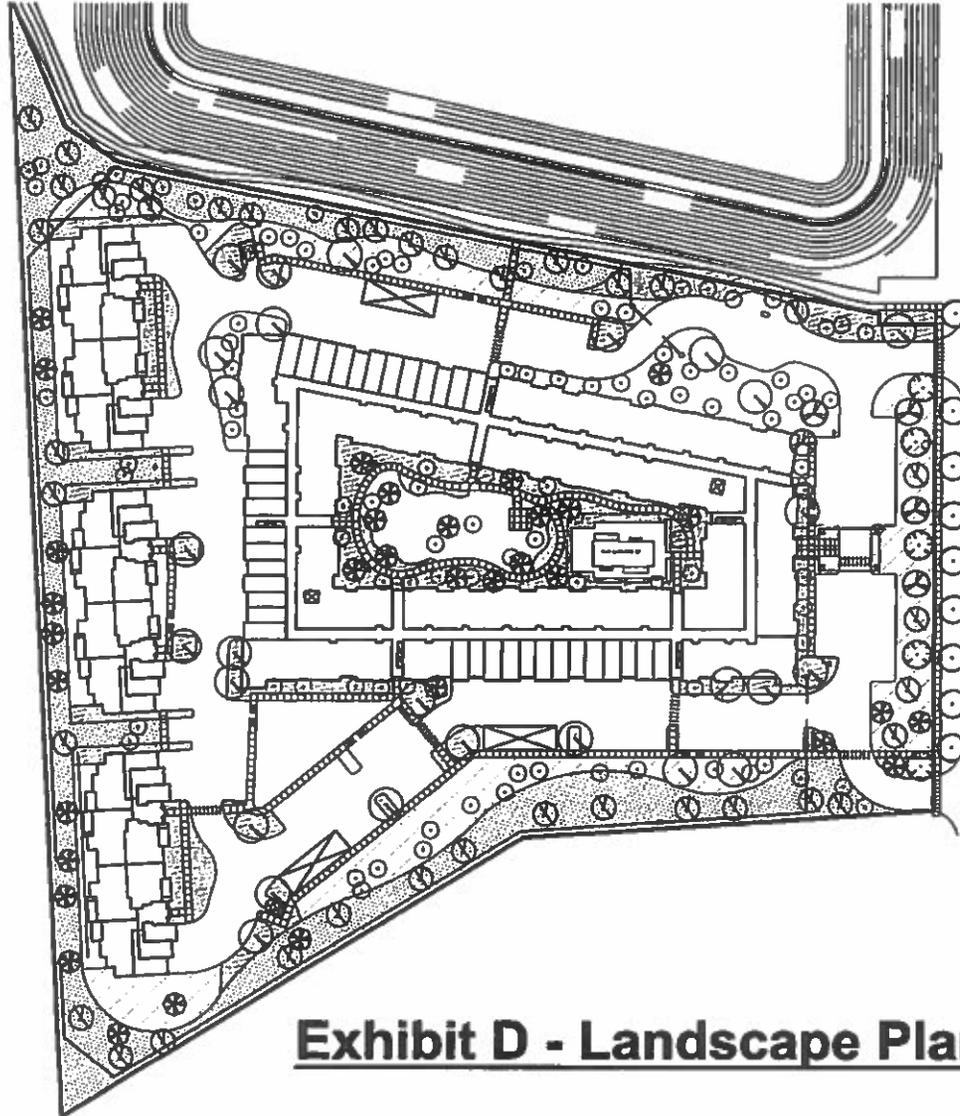
WAXAHACHIE SENIORS  
 WAXAHACHIE, TEXAS

DATE: 10/24/2019  
 PROJECT NUMBER: 17844

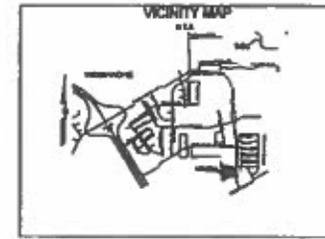
REVISIONS

EXHIBIT  
 A1.0  
 PROPOSED  
 SITE PLAN

(16)



# Exhibit D - Landscape Plan



Item	Description	Quantity	Notes
1	Planting	100	See Schedule B
2	Planting	200	See Schedule B
3	Planting	150	See Schedule B
4	Planting	50	See Schedule B
5	Planting	100	See Schedule B
6	Planting	100	See Schedule B
7	Planting	100	See Schedule B
8	Planting	100	See Schedule B
9	Planting	100	See Schedule B
10	Planting	100	See Schedule B

Item	Description	Quantity	Notes
1	Planting	100	See Schedule B
2	Planting	200	See Schedule B
3	Planting	150	See Schedule B
4	Planting	50	See Schedule B
5	Planting	100	See Schedule B
6	Planting	100	See Schedule B
7	Planting	100	See Schedule B
8	Planting	100	See Schedule B
9	Planting	100	See Schedule B
10	Planting	100	See Schedule B

Item	Description	Quantity	Notes
1	Planting	100	See Schedule B
2	Planting	200	See Schedule B
3	Planting	150	See Schedule B
4	Planting	50	See Schedule B
5	Planting	100	See Schedule B
6	Planting	100	See Schedule B
7	Planting	100	See Schedule B
8	Planting	100	See Schedule B
9	Planting	100	See Schedule B
10	Planting	100	See Schedule B

**ANEXIA**  
ARCHITECTURAL, P.L.L.C.  
1381 W. LESH STREET, SUITE 120  
PLANO, TEXAS 75075  
P: 972.386.8844  
F: 972.312.8888  
WWW.ANEXIAARCHITECT.COM

**WAXAHACHIE SENIORS  
WAXAHACHIE, TEXAS**

10/04/2019  
17544  
REVISIONS

EXHIBIT

**L10**  
Landscape Plan  
10/04/2019



**SITE PLAN**

CASE NUMBER PD-10-0116  
PLANNED DEVELOPMENT,  
PROPOSED LOT 1 BLOCK 1  
7.754 ACRES

THE VILLAGE AT GARDEN VALLEY,  
SENIOR LIVING FACILITY ACRES 55+  
THE CITY OF WAXAHACHIE,  
ELLIS COUNTY, TEXAS.

KALTERA CAPITAL PARTNERS  
3710 RANLUS STREET  
DALLAS, TEXAS 75219  
PH: 214.675.2488

(91)

(16)

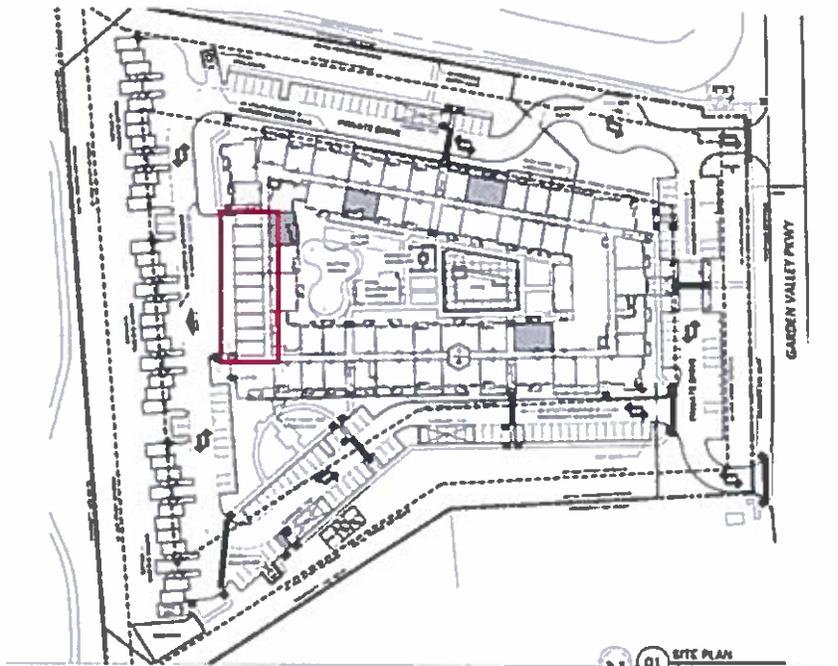
## The Hamilton – Site Plan Redesign

### Summary:

Kalterra Capital Partners is proposing a redesign to The Hamilton's previously approved site plan that swaps the 18 cottage-units, which were designed at the western portion of the property, into the main building while converting the cottage building detached garages. The redesign will result in nearly identical building footprints, the unit count will remain unchanged, and the redesigned plan will still fully comply with the approved PD. We are proposing the redesign in order to develop a safer and more aesthetically pleasing development for future residents.

### Attached garages:

The site plan now includes 10 attached garages in the main building located in the backside of the property. While it does replace some of the attached garages with detached garages, the net benefit is that all the garages along the south and north side of the building have been replaced with first floor units which are more visually appealing and provides those tenants direct views of the retention pond to the north and of the open land to the south. The change also allows those first-floor units to have private yards and reduces traffic in/out of the attached garages at those locations. In a previous P&Z meeting, Kalterra received questions as to why we would want to have parking obstructing tenant views of the pond. The redesign solves this issue and creates a more visually appealing, community-integrated look to the project.

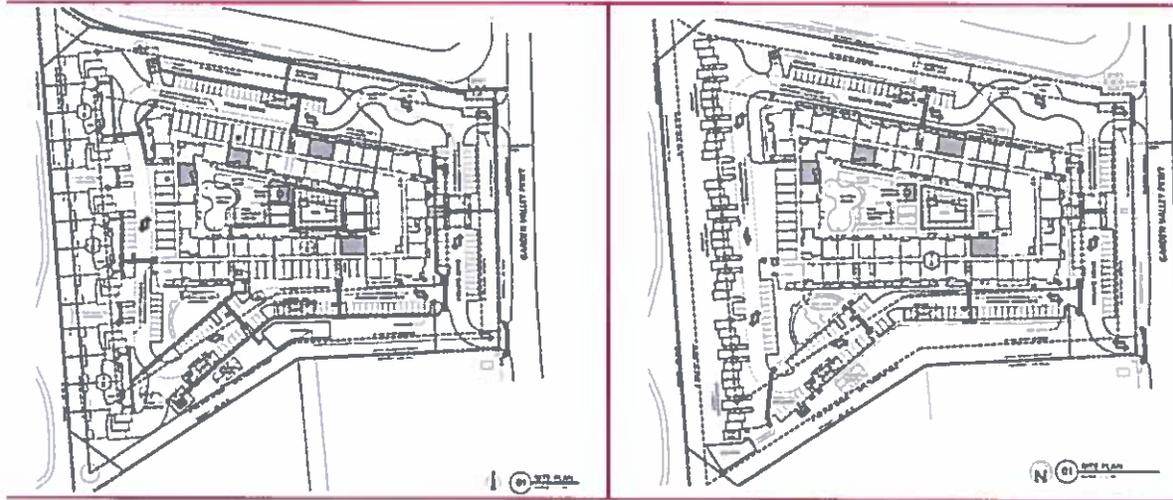


**Safety:**

The average age for tenants at a 55+ Active Adult community is 84 years old. For this reason, we feel it is safer to have all units incorporated into the enclosed building allowing management to provide consistent monitoring and accessibility for all tenants. The Hamilton shall be a safe, resident focused community where residents and their family will have total peace of mind.

**Building Footprint:**

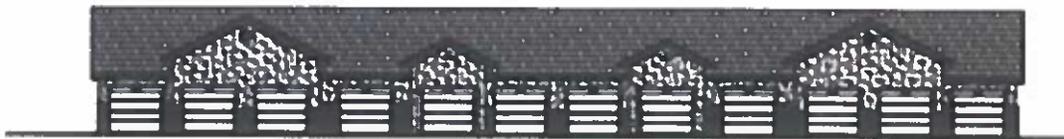
The redesigned site plan has almost an identical footprint to the approved site plan, including the same articulations in the cottage building. Visibly from Garden Valley Parkway or the internal drive, the garage building will look almost identical to the cottages we initially. See below side-by-side comparison of the approved and proposed site plan.



**Garage Elevation:**

The below elevation of the garage building shows what the structure looks like. We will use the same façade and building material as the cottages resulting in the same look and feel for the project.

BUILDING CUT

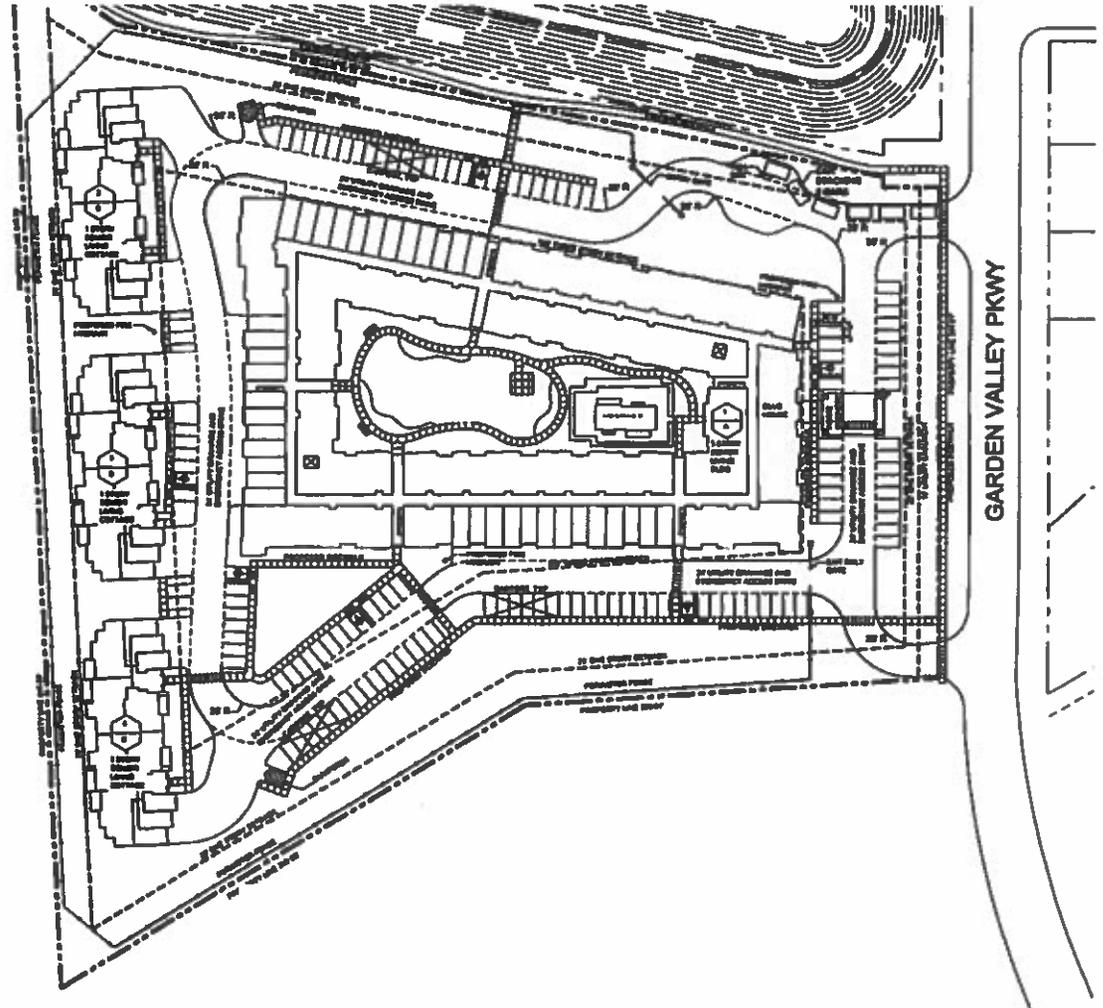


**02** GARAGE BUILDING - ELEVATION  
N.T.S.

Concept Plan Approved with PD

**PARKING DATA - APPROVED SITE**

TOTAL REQUIRED PARKING 1 SPACE PER UNIT	175	1
TOTAL PARKING PROVIDED	180	
UNCOVERED	96	
TUCKUNDER GARAGES	36	
DETACHED GARAGES	18	
CARPORTS	18	
CLUBHOUSE SPACES	12	



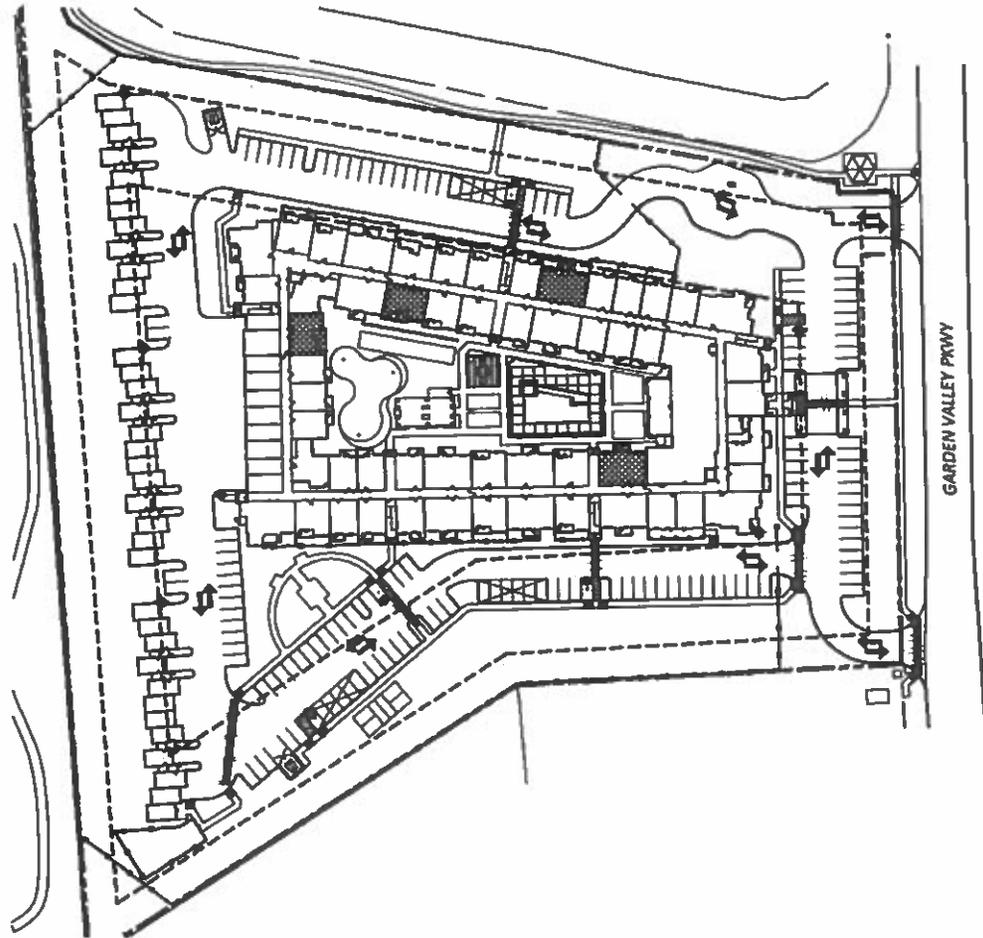
(917)

# Proposed Revised Site Plan

## PARKING DATA - PROPOSED SITE

TOTAL REQUIRED PARKING 1 SPACE PER UNIT	175
TOTAL PARKING PROVIDED	189
UNCOVERED	88
TUCKUNDER GARAGES	10
DETACHED GARAGES	36
CARPORTS	18
CLUBHOUSE SPACES	37

The proposed revised site plan conforms with the approved site plan while reallocating the tuckunder and detached garages.



(16)



01

SITE PLAN - PROPOSED  
SCALE: 1" = 60'





## Planning & Zoning Department

### Zoning Staff Report

**Case: ZDC-36-2021**



#### MEETING DATE(S)

*Planning & Zoning Commission:* April 27, 2021

*City Council:* May 3, 2021

#### CAPTION

**Public Hearing** on a request by Donald Davis for a Specific Use Permit (SUP) for Home for Aged, Residence (Assisted Living) use within a Single-Family Residential-3 zoning district located at 110 Henry Street (Property ID 171316) - Owner: DONALD J & LAKEISHA B DAVIS (ZDC-36-2021)

#### APPLICANT REQUEST

The applicant is requesting approval of a Specific Use Permit to allow the use of Home for Aged (Assisted Living).

#### CASE INFORMATION

*Applicant:* Donald J. Davis

*Property Owner(s):* Donald J. Davis

*Site Acreage:* 0.468 acres

*Current Zoning:* Single Family Residential-3

*Requested Zoning:* Single Family Residential-3 with SUP

#### SUBJECT PROPERTY

*General Location:* 110 Henry St.

*Parcel ID Number(s):* 171316

*Existing Use:* Existing Single Family Residential

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	SF3	Oak Lawn Park
East	SF3	Single Family Residential
South	SF3	Undeveloped Land
West	SF3	Single Family Residential

*Future Land Use Plan:*

Low Density Residential

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The subject property is accessible via Henry St.

*Site Image:*



### **PLANNING ANALYSIS**

#### **Purpose of Request:**

The applicant is requesting to use a single family home to allow the use of Home for Aged (Assisted Living). Ellis County Appraisal District states that the primary structure on the property is 2,025 sq. ft. Per the City of Waxahachie Zoning Ordinance, a Home for Aged (Assisted Living) use requires a SUP to be approved by City Council.

#### **Proposed Use:**

The applicant, Warm Heart Residential Assistant Living, is requesting to use the subject property 110 Henry St. as an Assisted Living home. Per the Operational Plan, the applicant intends to serve people 65 and older, as well as disabled persons of any age. The applicant intends to provide supervision or assistance with activities of daily living (ADL) and monitor resident activities to ensure their health, safety, and well-being, including oversight of medication and personal care services. The maximum capacity for the development shall be 8 residents. In addition, the home intends to provide 24-hour resident monitoring, doctor visits and physical therapy, on-site meal preparation/special diets, individualized service plan, on-call physician and nursing services, medication management, and day trips and transportation to appointments.

It should be noted that the applicant intends to use the adjacent property as a home for veterans with a similar setup as the proposed Assisted Living home. At the time of this report (4/20/2021), staff has yet to receive any correspondence from surrounding neighbors.

**Staff Concerns**

**Character of District**

Staff does not believe that the proposed use is consistent with the intent of the surrounding neighborhood district. Staff believes that the use for the subject property, as well as the adjacent property, shall remain single family residential.

- **Applicant Response:** The applicant understands staff concerns and intends to state their reasoning at the April 27, 2021 Planning and Zoning meeting.

**Potential Traffic**

Due to visitors that would visit the home, staff has concerns with the potential traffic flow that could come to the property.

- **Applicant Response:** Traffic concerns for visitors and healthcare professionals have been duly noted. Please note, majority of medical visits will be take place at the doctor's facility. There will be an adequate amount of parking for visitors/healthcare professionals can utilize without causing traffic congestion.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 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.

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Operational Plan
2. Site Layout Plans

**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)

March 4, 2021

Mr. Colby Collins  
Senior Planner  
City of Waxahachie  
401 S. Rogers  
Waxahachie, Texas

Dear Mr. Collins:

Subject: Warm Heart Residential Assistant Living LLC Introduction Letter

This letter is an introduction on behalf of Warm Heart Residential Assistant Living. My name is Donald Davis, and I am the Founder and Director.

Warm Heart Residential Assistant Living is currently in process of being registered and licensed to operate in Texas and serve persons 65 and older as well as disabled persons of any age. We will be providing supervision or assistance with activities of daily living (ADL) and monitor resident activities to ensure their health, safety, and well-being, including oversight of medication and personal care services. We will have the capacity to board no more than 8 residents.

The staff will be knowledgeable and proficient caregivers whose backgrounds and competency levels will be intensely checked prior to employment. Our goal is to meet the care and safety standards set by the State of Texas and are licensed by Department of Social Services, Community Care Licensing. We will be offering respite care and long-term care, 24-hour resident monitoring, doctor visits and physical therapy, on-site meal preparation/special diets, individualized service plan, on-call physician and nursing services, medication management, day trips and transportation to appointments.

I would like to credit the founding of this business to the first black high school in Waxahachie with a continued desire to give back to the community. In the coming years, it is my plan to open a mother home next door for veterans with the same setup as our first house.

I appreciate this opportunity to introduce my company and believe it would be beneficial to the City of Waxahachie. You may reach me at 469-397-9395 or 469-530-7348. Thank you for your time and I look forward to hearing from you.

Sincerely,

Donald Davis  
Founder and Director  
Warm Heart Residential Assistant Living



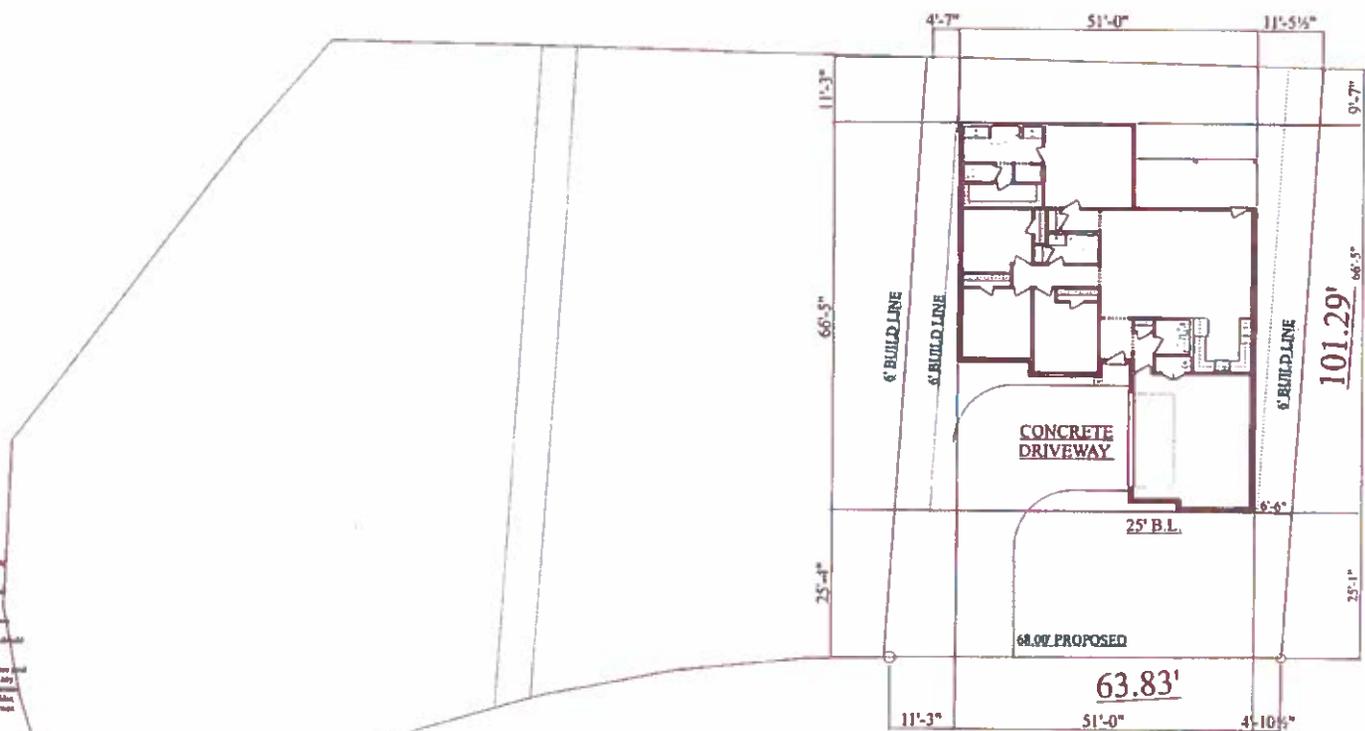
**Plan Copyright, Ownership and Liability**  
 These plans are copyrighted and are subject to copyright protection as per "Architectural Plans" under section 102 of the Copyright Act, (17 U.S.C. 102) as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these plans in design solely to be used to construct any form and in preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of these plans in any way transfers any copyright or other proprietary interest in it to the buyer for use for a limited time to use that set of plans for the construction of one dwelling unit. The purchaser includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. These plans are the property of Design Year Way LLC.

Design Year Way LLC, accepts no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:

1. Verify all structural design, size and conditions as all local engineer and building officials.
2. Verify all dimensions and all aspects of plan as compliance with all local codes and conditions which have to be constructed.
3. Plans indicate location only engineering aspects shall be performed before start and end conditions.

Level of Designer's liability is not to exceed the actual price paid for the plans. Design Year Way assumes no liability for any changes made to the plans or data Design Year Way assumes no liability for advice given or methods used by the builder, contractor or other professionals involved in the construction of a home from the plans. Design Year Way is not a registered Architect.

- NOTES**
1. These plans are intended to provide the basic construction information necessary to construct this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error or omission of kind which is in breach to the intention of the designs before any construction work or production from these plans.
  2. These plans are designed to be in substantial compliance with the IRC International Residential Code. The contractor shall coordinate all required, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
  3. Contractor must verify all dimensions and note changes. All wall and roof are dimensional 1" nominal, level 1" nominal and this note 1" nominal.
  4. Lining shows and gables to have 1/2 inches unless other is noted.
  5. Porches 3/4 inch x 1/2 inch for substructure.
  6. One meter below of the garage are to be on a 10" platform.
  7. All foundation construction must be 1" above grade.
  8. In absence of making schedule prepared by designer or supervisor, and arranged by building official use Table R602.5 in the International Residential Code.
  9. Refer to engineer drawings for all foundations.
  10. See drawings to comply with the International Residential Code.
  11. Building must be finished at least 10 days and requires 1" x 4" joists to a maximum of 2" below grade and 4" below height.
  12. Check plans for level changes, door markers and plumbing fixture locations.



110 HENRY STREET

**SITE PLAN**  
 SCALE: 1" = 20'-0"

REGISTERED  
**A I**  
**B D**  
 ARCHITECT  
 BUILDING DESIGNER

A NEW SINGLE FAMILY HOME TO BE CONSTRUCTED @  
 110 HENRY ST  
 LOT 7 BLOCK 7 - ORIGINAL TOWN  
 WAXAHACHIE, TEXAS - ELLIS COUNTY

JUNE 5th, 2020  
 PLAN ID  
 1852

Residential Home Design  
 (214) 399-0663  
 DesignYearWayBC@gmail.com  
 12214 Lakeside Drive, Suite 200  
 Dallas, Texas 75244



(181)





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



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

**Plot Copyright, Ownership and Liability**  
These plans are copyrighted and no subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act 17 U.S.C. as amended (December 31, 1976) and Section 101 of the Copyright Act of 1976. Infringement of these Plans or design office in which it is part, including any form or medium, including any electronic or digital means, without prior written permission is strictly prohibited. The purchaser of a set of these plans to use any drawings or copyright or other electronic means to be the basis for the construction of any building shall be the responsibility of the purchaser. The purchaser includes but is not limited to the smallest item or work as the construction and completion of plans and drawings of the design. These plans are the property of Design Your Way LLC.

Design Your Way LLC, assumes no liability for any errors or omissions in these drawings. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:  
1. Verify all dimensions for design, size and construction with local engineer and building officials.  
2. Verify all dimensions and all aspects of plan for compliance with all local codes and ordinances where home to be constructed.  
3. Have independent business only, engineering reports should accompany critical size and construction.

None of Designers liability is to be limited in any way for the plans. Design Your Way assumes no liability for any changes made to the plans over those Design Your Way issues and liability for safety, price or workmanship by the builder, contractor or other professionals involved in the construction of a home from the plans. Design Your Way is not a registered Architect.

- NOTES**
1. These plans are provided as general construction information only and do not constitute a contract. These plans must be verified and checked completely by the builder. Any discrepancy must be corrected at build time to be brought to the attention of the designer before the construction work is performed from these plans.
  2. These plans are designed to be in accordance with the 2015 International Residential Code. The construction must conform to all national, state and local building codes and ordinances. These notes shall take precedence over anything noted on these drawings.
  3. Contractor shall verify all dimensions and note drawings.
  4. All wall studs are dimensioned "finished" (not "nominal" and this with "F" omitted).
  5. Lining shown and provide to have "F" attached unless other notes noted.
  6. Provide 3/8 inch rebar base in exterior walls.
  7. See notes below in the garage for a 1/2" concrete.
  8. See foundation notes below for "F" above grade.
  9. In absence of anything clearly provided by designer or engineer, and approved by building official see Table B002.3 in the International Residential Code.
  10. Refer to engineer drawings for all foundations.
  11. See drawings to verify with the International Residential Code.
  12. Building shall be finished with 5/8 inch steel and rebar. Cut slabs to a minimum of 2" below grade and 4" below basement.
  13. Check plans for local changes, their notes and phrasing before building.

**MINIMAL**  
**AI**  
**BD**  
 ARCHITECTS & DESIGNERS  
 1001 W. 11TH ST. SUITE 100  
 WAXAHACHIE, TEXAS 75090

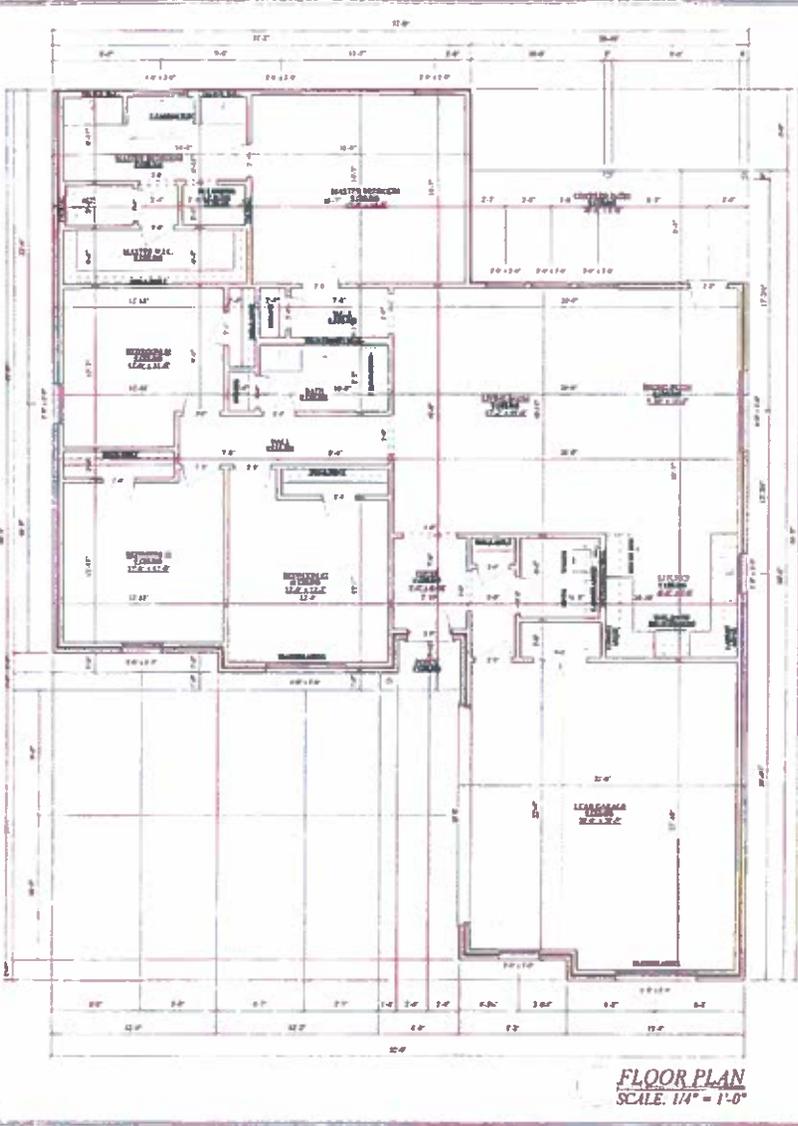
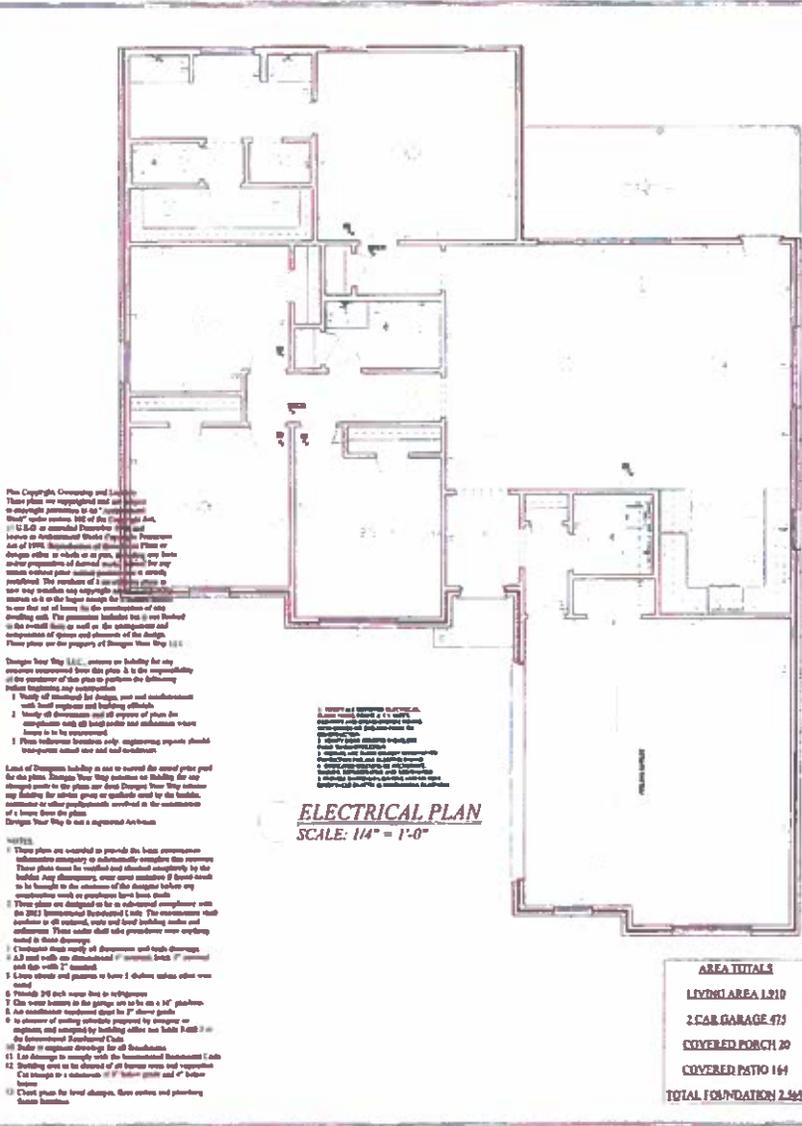
A NEW SINGLE-FAMILY HOME  
 TO BE CONSTRUCTED FOR  
 LOTT BLOCK 3 - ORIGINAL TOWN  
 WAXAHACHIE, TEXAS - ELLIS COUNTY

JUNE 25th, 2020  
 PLAN ID  
 1852

Residential Home Designs  
 (214) 399-0663  
 Design Your Way, LLC@gmail.com  
 1808 Avenue Oak Drive, Suite 200  
 Waxahachie, TX 75090


**dyw**  
 DESIGN YOUR WAY  
 ARCHITECTS & DESIGNERS

(81)



A NEW SINGLE FAMILY HOME  
 TO BE CONSTRUCTED @  
 110 HENRY ST.  
 LOT 2, BLOCK 2 - ORIGINAL TOWN  
 WAXAHACHIE, TEXAS - ELLIS COUNTY

JUNE 25th, 2020  
 PLAN ID  
 1852

Residential Home Design  
 (214) 399-0663  
 Design Your Way LLC@gmail.com  
 18704 Stone Oak Place, Suite 200  
 San Antonio, TX 78258

dyw  
 DESIGN YOUR WAY  
 RESIDENTIAL HOME DESIGN

(18)

# Planning & Zoning Department Zoning Staff Report



**Case: ZDC-42-2021**

**MEETING DATE(S)**

*Planning & Zoning Commission:* April 27, 2021 (continued from April 13, 2021 PZ meeting)

*City Council:* May 3, 2021

**CAPTION**

**Public Hearing** on a request by Mathew Williamson, MBW Engineering, for a **Zoning Change** from a Multiple Family-1 zoning district to Planned Development-Multiple Family-2, located just South of 865 Cantrell Street (being Property ID 142414) - Owner: WM C BUSTER LAND DEVELOPMENT LLC (ZDC-42-2021)

**APPLICANT REQUEST**

The applicant is requesting approval of a Planned Development to allow for construction of 216 multi-family residential units on approximately 12.85 acres.

**CASE INFORMATION**

*Applicant:* Matthew Williamson, MBW Engineering, LLC

*Property Owner(s):* Mark Buster, WM C Buster Development

*Site Acreage:* 12.85 acres

*Current Zoning:* MF1

*Requested Zoning:* PD-MF2

**SUBJECT PROPERTY**

*General Location:* South of 865 Cantrell Street

*Parcel ID Number(s):* 142414

*Existing Use:* Currently Undeveloped

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	GR	Poston Gardens/Undeveloped Land
East	PD-SF3	Cottages on Cantrell
South	SF3	Single Family Residences
West	LI1	CMC Coating

*Future Land Use Plan:*

Retail

*Comprehensive Plan:*

*Retail:* 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 Cantrell St.

*Site Image:*



**PLANNING ANALYSIS**

**Purpose of Request:**

The purpose of this request is to create a multi-family residential Planned Development to allow for construction of 216 multi-family residential units on approximately 12.85 acres. The existing zoning permits multi-family development, however, the applicant seeks variance requests (as mentioned below "Special Exception/Variance Request") to allow for the development.

**Proposed Use:**

The applicant is requesting approval for a Planned Development to accommodate development of a 216 unit multi-family residential complex on 12.85 acres located just South of 865 Cantrell Street and adjacent to the Cottages on Cantrell residential development. The development will consist of twenty-seven (27) total apartment buildings with a maximum height of three (3) stories, and one (1) amenity center building. Access to the property will be limited to one main driveway onto Cantrell Street (FM1446), as well as a second emergency access only driveway, that will be gated and accessible by emergency vehicles only. If approved, the project is anticipated to be constructed in a single phase.

The Concept Plan depicts a residential development that includes elements such as *(but not limited to)*:

- Pool
- Community Green Space
- Dog Park
- Walk/Jog Trail
- Resident Clubhouse (grill house, conference center fitness center, and mailroom)

Conformance with the Comprehensive Plan:

Residential developments can include low density residential, medium density residential, and high density residential. The proposed development is consistent with the following goals and objectives in the 2016 Comprehensive Plan Addendum:

- Growth Strategies – Goal 1: Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.
- Growth Strategies – Goal 12: Promote growth of the community where infrastructure exists.

Development Standards:

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

## Permitted Uses:

- Multi-Family Apartments

**Table 2: Proposed Multi-Family Residential (per MF2 standards)**

\*\*\*Items highlighted in bold do not meet the City of Waxahachie MF2 requirements\*\*\*

Standard	City of Waxahachie	Bungalows at Cantrell	Meets
Max. Density	18 DU per acre	18 DU per acre	Yes
Min. Dwelling Unit (SF)	1 Bedroom – 600 2 Bedroom – 700	1 Bedroom – 802 2 Bedroom – 1,052	Yes
Max. Unit Count	231	216	Yes
Min. Lot Width	60 ft.	495 ft.	Yes
Min. Lot Depth	120 ft.	1110 ft.	Yes
Min. Front Setback	75 ft. if over two stories (adj. to SF)	105 ft.	Yes
Min. Interior Setback	100 ft. western boundary 75 ft. eastern boundary	20 ft. along western boundary 50 ft. along eastern boundary	No
Min. Rear Setback	50 ft. if over two stories	75 ft.	Yes
Max. Height	3 stories (main structure); 1 story (accessory structure)	3 stories (main structure); 1 story (accessory structure)	Yes
Max. Lot Coverage	40%	40%	Yes
Parking	Total: 324 spaces 162 attached garages	Total: 326 spaces 164 open parking 162 attached garages	Yes

Note: Per the Elevation/Façade Plan(s), the exterior of the façades will consist of brick, stone, and siding.

**Table 3: Apartment Unit Breakdown**

Unit Description	Unit Count	Percentage Breakdown
1 Bedroom/1 Bath	126	58%
2 Bedroom/2 Bath	90	42%
Total	216	100%

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PROPERTY OWNER NOTIFICATION RESPONSES**

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

**Special Exception/Variance Request:****Side Setback (Western Boundary)**

For Multi-Family zoning, any side setback adjacent to Multi-Family or Nonresidential shall be 100 ft. (if over 2 stories)

- The applicant is proposing a side yard setback of 20 ft. along the western boundary of the property.

**Side Setback (Eastern Boundary)**

For Multi-Family zoning, any side setback adjacent to Single Family shall be 75 ft. (if over 2 stories)

- The applicant is proposing a side yard setback of 50 ft. along the eastern boundary of the property.

**Roof Pitch**

The minimum roof pitch allowed for MF2 zoning is 7:12.

- The applicant is proposing a roof pitch of 5:12.

**Screening**

Due to being adjacent to Single Family zoning (along the east and rear of the property), a min. 6ft. masonry wall is required.

- The applicant is proposing a 6 ft. ornamental iron fence along the east and rear property lines.

**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. A mutually agreed upon Development Agreement shall be required for the development.

**ATTACHED EXHIBITS**

1. Property Owner Notification Responses
2. Planned Development Provisions
3. Site Plan
4. Landscape Plan

5. Elevation/Façade Plan

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
142414	WM C BUSTER LAND DEVELOPMENT LLC	12.849	6 J C ARMSTRONG 12.849 ACRES	238 DAKOTA DR	WAXAHACHIE	TX	75167	CANTRELL ST WAXAHACHIE TX 75165
142425	WALKER L GORDON ETAL	27.1392	6 J C ARMSTRONG 27.1392 ACRES	2215 FM 1446	WAXAHACHIE	TX	75167	900 CANTRELL ST WAXAHACHIE TX 75165
175671	SERVIN PRISCILIANA ALCANTARA	1.835	ALL 4 SOUTH PARK 1.835 ACRES	1010 S ROGERS ST	WAXAHACHIE	TX	75165	ABANDONED RD WAXAHACHIE TX 75165
175672	GARCIA JOSE A & ROSALIA	2.562	BLK 5 SOUTH PARK-REV 2.562 AC	312 LYNN AVE	WAXAHACHIE	TX	75165	ABANDONED RD WAXAHACHIE TX 75165
176911	GONZALEZ MARIA R & JESUS Z	2.2803	LOT PT 2 WINNINGHAM PL 2.2803 AC	3105 S 1 35E	WAXAHACHIE	TX	75165	3105 S INTERSTATE 35 WAXAHACHIE TX 75165
179041	CMC STEEL FABRICATORS INC	5.288	6 J C ARMSTRONG 5.288 ACRES	PO BOX 1046	DALLAS	TX	75221	901 CANTRELL ST WAXAHACHIE TX 75165
179112	LEMERE JESSI N	0.51	6 TR 3A J C ARMSTRONG 0.51 ACRES	855 CANTRELL ST	WAXAHACHIE	TX	75165	855 CANTRELL ST WAXAHACHIE TX 75165
195085	CMC STEEL FABRICATORS INC	5.4847	6 J C ARMSTRONG 5.4847 ACRES	PO BOX 1046	DALLAS	TX	75221	1446 INTERSTATE 35 WAXAHACHIE TX 75165
199424	RIDGWAY MATTHEW BERT	1.464	1 RIDGWAY ADDN 1.464 ACRES	1204 S ROGERS ST	WAXAHACHIE	TX	75165	1204 S ROGERS ST WAXAHACHIE TX 75165
244351	SAP PROPERTIES LLC C/O YOUNG & COMPANY	17.521	6 J C ARMSTRONG 17.521 ACRES	21700 OXNARD ST STE 2030	WOODLAND HILLS	CA	91367	FM 1446 WAXAHACHIE TX 75165
279911	MULTIPLE OWNERS	1	6 JC ARMSTRONG 1 ACRE	855 CANTRELL ST	WAXAHACHIE	TX	75165	855 CANTRELL ST WAXAHACHIE TX 75165



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-42-2021



LEMERE JESSI N  
865 CANTRELL ST  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 13, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 19, 2021 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. **Public Hearing** on a request by Mathew Williamson, MBW Engineering, for a **Zoning Change** from a Multiple Family-1 zoning district to Planned Development-Multiple Family-2, located just South of 865 Cantrell Street (being Property ID 142414) - Owner: WM C BUSTER LAND DEVELOPMENT LLC (ZDC-42-2021)

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-42-2021

City Reference: 179113

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, April 6, 2021 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:

I would appreciate the opportunity to respond to this matter and that it be added to the Agenda Packet.

Jessi LeMere  
Signature

March 28<sup>th</sup>, 2021  
Date

Jessi LeMere  
Printed Name and Title

865 Cantrell St.  
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.*

**EXHIBIT B**

**ZDC--2021**

**Zoning Change**

**Zone Change from MF-1 to MF-2**

**PURPOSE**

This Planned Development is put forth to modify the current zoning regulations for an approximately 12.849 acre parcel, parcel ID 142414, situated in the J.C. Armstrong Abstract. The property is located on Cantrell Street (FM1446), between 901 and 865 Cantrell Street.

**PURPOSE**

The proposed planned development's intended use is for Multi-Family Apartment dwellings. The Proposed Zone change would follow the current MF-2 zoning, with the changes as outlined in the following sections.

And to Provide the following adjustments and enhanced amenities to the proposed development:

- Community Pool
- Community green space and enhanced landscaping above minimum requirements
- Dog Park
- Walk/Jog Trail
- Residential Clubhouse (grillhouse, conference center fitness center, and mailroom)
- Interior landscaping and Usable Open Space that exceeds minimum requirements

**PLANNED DEVELOPMENT STANDARDS**

Proposed base zoning of Multi-Family-2 (MF-2). Allowed uses shall be those provided within the City of Waxahachie Zoning Ordinance for Multi-Family-2 with additional changes listed below

**Density**

Maximum allowable density shall be 18 dwelling units per acre.

**Lot Area/Lot Coverage**

The maximum Lot coverage shall be 40%.

**Lot Depth/Lot Width**

The minimum Lot depth shall be 150 ft. The minimum Lot Width shall be 60 ft.

Setbacks

Standard	MF-2 Standard	Proposed MF-2
Min Lot Width (Ft.)	60	495
Min Lot Depth (Ft.)	120	1110
Min. Front Yard (Ft.)	25 50 (75>2) SF 25 (100>2)	105
Min Side Yard (Ft.)	50 (75>2) SF 25 (100>2)	20 (West Boundary) 50 (east Boudary)
Min. Rear Yard (Ft.)	50 (75>2) SF	75
Max. Height	3 Stories	3 Stories

Building Height

The maximum Building Height shall be 36'-2"

Building Elevations

Building elevations will be provided in accordance with Exhibit B – Building elevations. Any deviation from Exhibit B shall require the approval of the City of Waxahachie Planning Department.

Parking

Current MF-2 standards require that "At least one half of the required minimum off-street spaces shall be provided in attached fully enclosed garages." All proposed garages have dwelling units attached. Garages shall not be used for storage.

Access

In Accordance with Exhibit A – Concept Plan, access to the property will be limited to one main driveway onto Cantrell Street (FM1446), as well as a second emergency access only driveway, that will be gated and accessible by emergency vehicles only.

Landscape and Screening

Landscape and screening will be provided in accordance with Exhibit C – Concept Landscape Plan. Any deviation from Exhibit C shall require the approval of the City of Waxahachie Planning Department.

Accessory Building

As shown in Exhibit A, the Site Plan includes attached garages, a clubhouse and 2 grill house & pools. No outdoor storage is proposed for this facility. All accessory buildings shall have the same elevation requirements as the main buildings and shall comply with the requirements as set forth in the City of Waxahachie Zoning Ordinance.

Signs

All signage shall comply with the City of Waxahachie Zoning Ordinance.

Lighting

All lighting shall comply with the City of Waxahachie Zoning Ordinance.

Project Phasing or Scheduling

The project is anticipated to be constructed in a single phase.

Management Associations

No management association has been identified for the project at this time. Professional leasing and management of the facility is anticipated.

-  3 STORY BUILDING
-  2 STORY BUILDING
-  1 STORY BUILDING

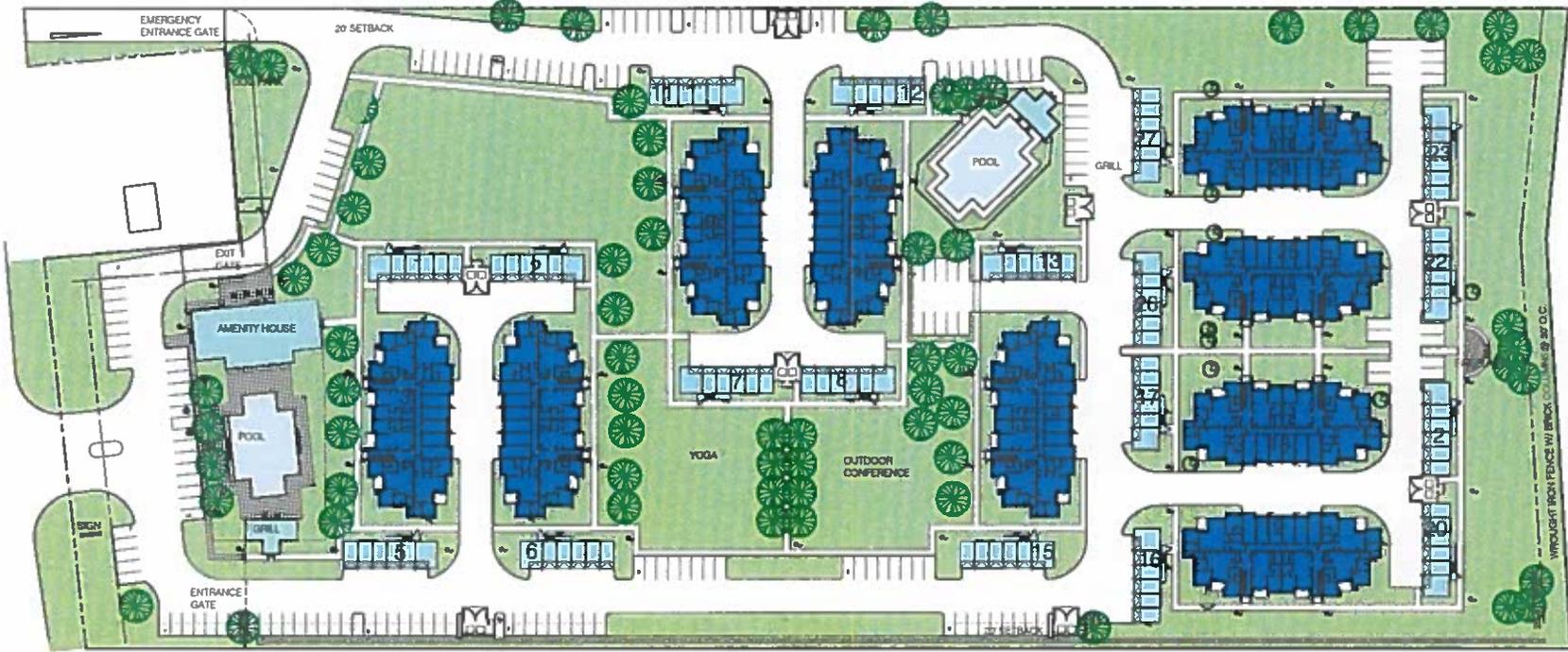


**CONTACT INFORMATION**

**ARCHITECT**  
 BUSINESS TMA CHA ARCHITECTS INC.  
 ADDRESS 814 PENNSYLVANIA AVE. SUITE 140  
 FORT WORTH, TEXAS 76104  
 OFFICE NUMBER 817 737 3000  
 FAX NUMBER 817 737 1000

**OWNER**  
 BUSINESS WMA BUFFERLAND DEVELOPMENT, LLC  
 238 DIACOTA DRIVE, BURNHAMVILLE, TX 79407  
 CONTACT MARK BUSTAR  
 MARK@BUFFERLAND.COM

FOR SITE DIMENSIONS REFERENCE CIVIL DRAWINGS



**PROJECT SUMMARY**

**APARTMENTS**

TYPE	QTY
1 BR	126
2 BR	90
<b>TOTAL</b>	<b>216</b>

APARTMENTS AREA TOTAL	228,591 SF
AMENITY CENTER	2,590 SF
GRILLE HOUSE	920 SF
GARAGES	44,541 SF
<b>TOTAL</b>	<b>276,642 SF</b>

**PARKING REQUIRED:**  
 216 UNITS @ 1.5 CAR/UNIT = 324 CARS  
**PARKING PROVIDED:**

OPEN PARKING 164  
 GARAGES 162  
 TOTAL PARKING PROVIDED 326

LP DENOTES LIGHT POLE REF. PHOTOMETRIC PLAN

**APARTMENT AREAS**

**BLDG. TYPE 1**

1 BR TYPE 'E' 802 SF  
 1 BR TYPE 'P' 838 SF

**BLDG. TYPE 2**

2 BR TYPE '2A' 1,192 SF  
 2 BR TYPE '2B' 1,192 SF  
 1 BR TYPE '2C' 831 SF  
 1 BR TYPE '2D' 870 SF  
 2 BR TYPE '3A' 1,052 SF

**SITE PLAN**  
 1" = 40'-0"

PROPOSED  
 PD MF-2

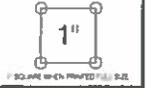
CASE #  
 ZDC-42-2021

**THE BUNGALOWS**  
 APARTMENT HOMES  
 WAXAHACHIE, TEXAS  
 PROJECT NO. 2007

**tma cha**  
 architects

THESE DOCUMENTS ARE  
 NOT TO BE USED FOR  
 PERMIT OR CONSTRUCTION.

FOR REPRODUCTION CONTROL:



**SITE PLAN**

DATE: 02/11/2021  
 DRAWN BY: TMA  
 PROJECT NO. 2007

**SUBMITTAL**  
 1. 2021/02/03  
 2. 2021/02/24  
 3. 2021/04/08  
 4. 2021/04/15

**A0.1**

(20)





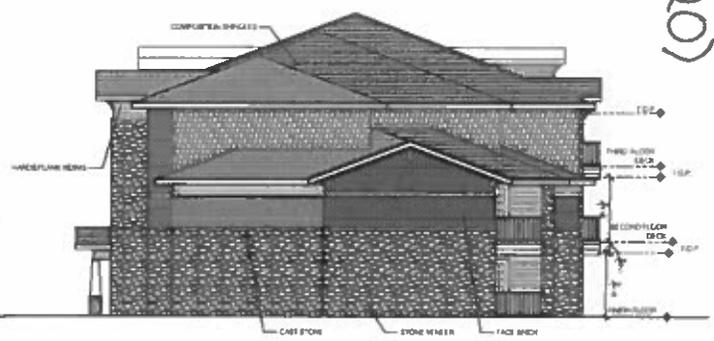




1 FRONT ELEVATION BUILDING TYPE 2  
1/8" = 1'-0"



1 BACK ELEVATION BUILDING TYPE 2  
1/8" = 1'-0"



1 SIDE ELEVATION BUILDING TYPE 2  
1/8" = 1'-0"

(20)

THE BUNGALOWS  
WAXAHACHIE, TX  
OPTION 1

FOR REVIEW  
2021.04.15





① FRONT ELEVATION BUILDING TYPE 2  
1/8" = 1'-0"



② BACK ELEVATION BUILDING TYPE 2  
1/8" = 1'-0"



③ SIDE ELEVATION BUILDING TYPE 2  
1/8" = 1'-0"

(02)

THE BUNGALOWS  
WAXAHACHIE, TX

**Planning & Zoning Department**  
**Zoning Staff Report**

**Case: ZDC-35-2021**

**MEETING DATE(S)**

*Planning & Zoning Commission:* April 27, 2021

*City Council:* May 3, 2021

**CAPTION**

**Public Hearing** on a request by George Salvador, Lillian Custom Homes, for a Zoning Change from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-35-2021)

**APPLICANT REQUEST**

The applicant is requesting to create a Planned Development, known as Dominion Park, to allow for the development of 212 single family detached homes.

**CASE INFORMATION**

*Applicant:* George Salvador, Waxahachie One Development

*Property Owner(s):* George Salvador, Waxahachie One Development

*Site Acreage:* 78.22 acres

*Current Zoning:* Single Family-1

*Requested Zoning:* Planned Development-Single Family-3

**SUBJECT PROPERTY**

*General Location:* 401 Ovilla Rd.

*Parcel ID Number(s):* 180391

*Existing Use:* Currently Undeveloped

*Development History:* N/A

**Table 1: Adjoining Zoning & Uses**

Direction	Zoning	Current Use
North	PD-SF2	Sheppard's Place Development
East	C & GR	Single Family Residences
South	SF1	Currently Undeveloped
West	SF1	Currently Undeveloped

*Future Land Use Plan:*

Low Density Residential with a portion on the Northern boundary being Mixed Use Non-Residential

*Comprehensive Plan:*

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

*Mixed Use Non-Residential:* 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 Ovilla Rd.

*Site Image:*



**PLANNING ANALYSIS**

**Purpose of Request:**

The applicant is requesting to create a Planned Development, known as Dominion Park, to allow for the development of 212 single family detached homes. Per the City of Waxahachie Zoning Ordinance, a Planned Development requires approval from City Council.

Proposed Use:

The applicant is proposing a zoning change request from a Single Family-1 (SF1) zoning district to Planned Development-Single Family-3, with Concept Plan, located at 401 Ovilla Rd. The proposed development will consist of two hundred twelve (212) single family lots and three lot types (Type 1: 60' wide lots, Type 2: 70' wide lots, and Type 3: 80' wide lots) on 78.22 acres. Of the 78.22 acres for the development, 21 acres is located within a floodplain (will not be used), and 6.41 acres will be used as park space/open space. The park area is proposed to include a kid's soccer play area and multi-purpose sports court. It should also be noted that no homes within the development will have front facing garages. 172 lots (81%) will consist of rear entry lots, and 40 lots (19%) will be side entry lots.

Per "Table 3" of the staff report, the applicant is stating that of the 212 proposed lots, 152 lots will be below the 10,000 sq. ft. Per the City of Waxahachie Zoning Ordinance, the minimum lot size for Single Family-3 (SF3) zoning is 10,000 sq. ft. Per the Concept Plan, the applicant is proposing a minimum lot size of 7,200 sq. ft. If approved, over half of the residential development will be constructed under the SF3 minimum lot size requirement.

Conformance with the Comprehensive Plan:

Residential developments can include low density residential, medium density residential, and high density residential. The proposed development is consistent with the FLUP and the following goals and objectives in the 2016 Comprehensive Plan Addendum:

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

**Table 2: Proposed Single Family Residential (per SF3 standards)**

*\*The second column depicts the standards for the current zoning (Single Family-1) of the property. Items reflected in the second column are not represented in the "Meets" column.*

*\*\*The third column depicts the Single Family-3 zoning standards (what applicant is requesting)*

*\*\*\*Items highlighted in bold do not meet the City of Waxahachie SF3 requirements\*\*\**

Standard	City of Waxahachie (Existing SF1 Standards)	City of Waxahachie SF3 Standards	Dominion Park	Meets
Min. Lot Area	16,000 sq. ft.	10,000 sq. ft.	Type 1 Lots: 7,200 sq. ft. Type 2 Lots: 8,400 sq. ft.	No
Min. Lot Width	90 ft.	80 ft.	Type 1 Lots: 60 ft. Type 2 Lots: 70 ft.	No
Min. Lot Depth	140 ft.	100 ft.	100 ft.	Yes
Min. Front Setback	40 ft.	30 ft.	20 ft.	No
Min. Interior Setback	15 ft.; 20 ft. (ROW)	10 ft.; 15 ft. (ROW)	Type 1 Lots: 5 ft.; 10 ft. on corner lots Type 2 Lots: 10 ft.; 10 ft. on corner lots	No
Min. Rear Setback	25 ft.	25 ft.	20 ft.	No
Min. Dwelling Size	2,200 sq. ft.	1,200 sq. ft.	1,800 sq. ft.	Yes
Max. Lot Coverage	50%	50%	50%	Yes

Note: Per the Elevation/Façade renderings and Planned Development Provisions, the homes will be constructed of 75% masonry (min.)

**Table 3: Single Family Lot Notes (212 Total Lots)****\*\*\*Items highlighted in bold do not meet the City of Waxahachie SF3 requirements\*\*\***

Lot Size (Sq. Ft.)	Number of Lots	Lot Percentage
<b>7,200 – 8,000 SF</b>	<b>61 lots</b>	<b>28.77%</b>
<b>8,000 – 9,000 SF</b>	<b>84 lots</b>	<b>39.15%</b>
<b>9,000 – 10,000 SF</b>	<b>7 lots</b>	<b>3.77%</b>
10,000+ SF	60 lots	28.30%
REAR ENTRY LOTS	172	81.13%
SIDE ENTRY LOTS	40	18.86%

**SPECIAL EXCEPTION/VARIANCE REQUEST:****Lot Area**

The minimum lot area requirement is 10,000 sq. ft.

- The applicant is proposing a minimum lot size of 7,200 sq. ft. for Type 1 lots
- The applicant is proposing a minimum lot size of 8,400 sq. ft. for Type 2 lots

**Front Yard Setback**

The minimum front yard setback requirement is 30ft.

- The applicant is proposing a minimum front yard setback of 20ft.

**Side Setback**

The minimum side yard setback requirement is 10 ft. (interior) and 15 ft. (adjacent to ROW)

- The applicant is proposing a minimum side yard setback of 5 ft. (interior) and 10 ft. (adjacent to ROW) for Type 1 lots.
- The applicant is proposing a minimum side yard setback of 10 ft. (adjacent to ROW) for Type 2 lots.

**Rear Setback**

The minimum rear yard setback requirement is 25ft.

- The applicant is proposing a minimum rear yard setback of 20ft.

**Lot Width**

The minimum lot width requirement is 80ft.

- The applicant is proposing a minimum lot width of 60ft. for Type 1 lots.
- The applicant is proposing a minimum lot width of 70ft. for Type 2 lots.

**Screening**

Single Family residential developments require masonry material for fencing/screening.

- The applicant is proposing a 6ft. wood fence at the North and South boundaries of the development.

**STAFF CONCERNS****Lot Area**

Staff has concerns with the proposed lot sizes for the development. As shown above in "Table 2" and "Table 3", the applicant is asking for a deviation request from the requested Single Family-3 zoning minimum lot size requirement (10,000 sq. ft.). In addition, staff also has concerns with the percentage of alleys for the proposed development. Staff suggests that a greater mixture of j-swing and side entry units for the development.

**Residential Screening**

Per the City of Waxahachie Zoning Ordinance, for screening of single family residential developments, the approved materials requirement is 100% masonry (limited to brick and/or stone). The applicant is proposing a 6ft. wood fence at the North and South boundaries of the development. Staff suggests that the applicant meet the screening requirement.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant understands staff's concerns and intends to state their reasoning at the April 27, 2021 Planning and Zoning meeting.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 46 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

**PROPERTY OWNER NOTIFICATION RESPONSES**

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

**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  
Due to staff concerns, staff is recommending denial.
- Approval, as presented.
- Approval, per the following comments:

**ATTACHED EXHIBITS**

1. Property Owner Notification Responses
2. Planned Development Provisions
3. Dominion Park Exhibit Packet

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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

PropertyID	Owner's Address	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
138586	BROOME REX A & CONSTANCE M	70.6875	101 E BELLOW 70.6875 ACRES	731 BROADHEAD RD	WAXAHACHIE	TX	75165	HIGHWAY 287 WAXAHACHIE TX 75165
179584	SEVEN-FIVE WAXAHACHIE	7.5	41 J BARKER 7.5 ACRES	113 WILLOWCREST	WAXAHACHIE	TX	75165	INTERSTATE 35 WAXAHACHIE TX 75165
178591	FRISBEE MICHAEL	1	41 J BARKER 1 ACRES	306 W MADISON ST	WAXAHACHIE	TX	75165	FM 684 WAXAHACHIE TX 75167
180318	OTTS KARON E & JOEL P	1	99 J B BOUNDS 1 ACRES	410 OVILLA RD	WAXAHACHIE	TX	75167	410 OVILLA RD WAXAHACHIE TX 75167
180321	MARLIN ODENA	0.984	99 J B BOUNDS 0.984 ACRES	400 OVILLA RD	WAXAHACHIE	TX	75167	400 OVILLA RD WAXAHACHIE TX 75167
180383	MARTINEK & ASSOC. LP	31.107	101 E BELLOW 31.107 ACRES	2256 BELLS CHAPEL RD	WAXAHACHIE	TX	75165	HIGHWAY 287 WAXAHACHIE TX 75165
180391	WAXAHACHIE ONE DEVELOPMENT	78.22	101 E BELLOW & 408 E HORTON 78.22 ACRES	6350 N INTERSTATE HIGHWAY 35 E	WAXAHACHIE	TX	75165	401 OVILLA RD WAXAHACHIE TX 75167
180503	WAXAHACHIE ISD	117.2	108 J BOYD, 108 W J BOYD, 488 E HORTON, 1080 WM C TUNNELL 117.20 ACRES	411 N GIBSON ST	WAXAHACHIE	TX	75165	HIGHWAY 287 BYPASS WAXAHACHIE TX 75165
180664	JBS PARTNERS LLC	2.851	101 E BELLOW 2.851 ACRES	P O BOX 837	WAXAHACHIE	TX	75168	301 OVILLA RD WAXAHACHIE TX 75167
221765	PETERS SCOTT S	1.209	LOT 1 NAL ESTS-REV 1.209 AC	408 OVILLA RD	WAXAHACHIE	TX	75167	408 OVILLA RD WAXAHACHIE TX 75167
281820	BOZE D WAYNE & MARIA M	20	101 E BELLOW 20 ACRES	2322 W HWY 287 BUSINESS	WAXAHACHIE	TX	75165	2322 HIGHWAY 287 WAXAHACHIE TX 75165
277458	SHEPPARD'S PLACE DEVELOPMENT CO LLC	54.929	488 E HORTON 54.929 ACRES	5137 DAVIS BLVD	FT WORTH	TX	76180	FM 684 WAXAHACHIE TX 75167
281573	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1758	LOT 1 BLK 3 SHEPPARDS PLACE PH 1 0.1758 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2224 SHEPPARDS LN WAXAHACHIE TX 75167
281574	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1748	LOT 2 BLK 3 SHEPPARDS PLACE PH 1 0.1748 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2228 SHEPPARDS LN WAXAHACHIE TX 75167
281575	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1827	LOT 3 BLK 3 SHEPPARDS PLACE PH 1 0.1827 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2232 SHEPPARDS LN WAXAHACHIE TX 75167
281576	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1829	LOT 4 BLK 3 SHEPPARDS PLACE PH 1 0.1829 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2238 SHEPPARDS LN WAXAHACHIE TX 75167
281577	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1826	LOT 5 BLK 3 SHEPPARDS PLACE PH 1 0.1826 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2240 SHEPPARDS LN WAXAHACHIE TX 75167
281578	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1827	LOT 6 BLK 3 SHEPPARDS PLACE PH 1 0.1827 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2244 SHEPPARDS LN WAXAHACHIE TX 75167
281579	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1826	LOT 7 BLK 3 SHEPPARDS PLACE PH 1 0.1826 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2248 SHEPPARDS LN WAXAHACHIE TX 75167
281580	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1826	LOT 8 BLK 3 SHEPPARDS PLACE PH 1 0.1826 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2252 SHEPPARDS LN WAXAHACHIE TX 75167
281581	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1906	LOT 9 BLK 3 SHEPPARDS PLACE PH 1 0.1906 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2256 SHEPPARDS LN WAXAHACHIE TX 75167
281581	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1722	LOT 1 BLK 4 SHEPPARDS PLACE PH 1 0.1722 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2213 SHEPPARDS LN WAXAHACHIE TX 75167
281582	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1881	LOT 2 BLK 4 SHEPPARDS PLACE PH 1 0.1881 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2217 SHEPPARDS LN WAXAHACHIE TX 75167
281583	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1854	LOT 3 BLK 4 SHEPPARDS PLACE PH 1 0.1854 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2221 SHEPPARDS LN WAXAHACHIE TX 75167
281584	JB SANDLIN REAL ESTATE INC	0.1885	LOT 4 BLK 4 SHEPPARDS PLACE PH 1 0.1885 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2225 SHEPPARDS LN WAXAHACHIE TX 75167
281585	HMH LIFESTYLES LP	0.1727	LOT 5 BLK 4 SHEPPARDS PLACE PH 1 0.1727 AC	5137 DAVIS BLVD	NORTH RICHLAND HILLS	TX	76180	2229 SHEPPARDS LN WAXAHACHIE TX 75167
281586	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1856	LOT 6 BLK 4 SHEPPARDS PLACE PH 1 0.1856 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2233 SHEPPARDS LN WAXAHACHIE TX 75167
281587	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1853	LOT 7 BLK 4 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2237 SHEPPARDS LN WAXAHACHIE TX 75167
281588	MSAND BUILD LLC	0.1853	LOT 8 BLK 4 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	NORTH RICHLAND HILLS	TX	76180	2241 SHEPPARDS LN WAXAHACHIE TX 75167
281589	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1853	LOT 9 BLK 4 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2245 SHEPPARDS LN WAXAHACHIE TX 75167
281600	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1853	LOT 10 BLK 4 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2249 SHEPPARDS LN WAXAHACHIE TX 75167
281801	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1853	LOT 11 BLK 4 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2253 SHEPPARDS LN WAXAHACHIE TX 75167
281602	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.171	LOT 12 BLK 4 SHEPPARDS PLACE PH 1 0.171 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2257 SHEPPARDS LN WAXAHACHIE TX 75167
281603	SHEPPARDS PLACE PROPERTY OWNERS ASSOCIATION INC	0.0539	LOT A BLK 4 (HOA) SHEPPARDS PLACE PH 1 0.0539 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78759	2201 SHEPPARDS LN WAXAHACHIE TX 75167
281608	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1917	LOT 1 BLK 5 SHEPPARDS PLACE PH 1 0.1917 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2280 WINDY HILL LN WAXAHACHIE TX 75167
281623	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.2313	LOT 18 BLK 5 SHEPPARDS PLACE PH 1 0.2313 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	404 GREEN HILL DR WAXAHACHIE TX 75167
281624	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.2082	LOT 1 BLK 7 SHEPPARDS PLACE PH 1 0.2082 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	405 GREEN HILL DR WAXAHACHIE TX 75167
281633	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1817	LOT 1 BLK 8 SHEPPARDS PLACE PH 1 0.1817 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2261 SHEPPARDS LN WAXAHACHIE TX 75167
281634	SHEPPARD'S PLACE DEVELOPMENT CO LLC	0.1853	LOT 2 BLK 8 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	FT WORTH	TX	76180	2265 SHEPPARDS LN WAXAHACHIE TX 75167
281835	HMH LIFESTYLES LP	0.1853	LOT 3 BLK 8 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	NORTH RICHLAND HILLS	TX	76180	2269 SHEPPARDS LN WAXAHACHIE TX 75167
281836	HMH LIFESTYLES LP	0.1853	LOT 4 BLK 8 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	NORTH RICHLAND HILLS	TX	76180	2277 SHEPPARDS LN WAXAHACHIE TX 75167
281837	HMH LIFESTYLES LP	0.1853	LOT 5 BLK 8 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	NORTH RICHLAND HILLS	TX	76180	2281 SHEPPARDS LN WAXAHACHIE TX 75167
281838	HMH LIFESTYLES LP	0.1853	LOT 6 BLK 8 SHEPPARDS PLACE PH 1 0.1853 AC	5137 DAVIS BLVD	NORTH RICHLAND HILLS	TX	76180	2285 SHEPPARDS LN WAXAHACHIE TX 75167
281839	SHEPPARDS PLACE PROPERTY OWNERS ASSOCIATION INC	0.0508	LOT X (HOA) SHEPPARDS PLACE PH 1 0.0508 AC	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78759	2288 SHEPPARDS LN WAXAHACHIE TX 75167
180392		0		303 OVILLA RD	WAXAHACHIE	TX	75167	303 OVILLA RD WAXAHACHIE TX 75167

(22)



RECEIVED APR 12 2021

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-35-2021

MARTINEK & ASSOC. LP  
2256 BELLS CHAPEL RD  
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 27, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 3, 2021 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. **Public Hearing** on a request by George Salvador, Lilian Custom Homes, for a **Zoning Change** from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-35-2021)

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-35-2021

City Reference: 180383

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, April 20, 2021* 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:

I support the SF 3 request

Ernest Martinek  
Signature

4/12/21  
Date

ERNEST MARTINEK owner/  
Printed Name and Title MANAGER

PROP I.D # 180383  
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.*



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: ZDC-35-2021

WILLIAMS MICHAEL W & KELLY J  
312 OVILLA RD  
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 27, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 3, 2021 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. **Public Hearing** on a request by George Salvador, Lilian Custom Homes, for a **Zoning Change** from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-35-2021)

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-35-2021

City Reference: 205402

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, April 20, 2021** 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:

Please do NOT allow this!

*Kelly Williams*  
Signature

4.9.21  
Date

Kelly Williams, Owner  
Printed Name and Title

312 Ovilla Rd.  
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.*

## EXHIBIT "B"

Purpose and intent of this Planned Development (PD) known as Dominion Park is to allow for the development of 212 single family detached homes as shown in the enclosed PD site plan. Any standards not written herein should default to the Base Zoning District (SF-3) as described in the City of Waxahachie's Code of Ordinances.

**Compliance with City's Comprehensive Plan:**

Single Family – 3 (SF-3) zoning district is the intended base zoning classification underlying this PD. The proposed PD zoning district is intended to be similar to the SF-3 with principal permitted uses include single family detached dwellings.

*Description of the request:*

- We intend to modify the existing Single Family 1 (SF-1) requirements under a planned development which will allow for the development of 212 single family detached homes.

*Proposed use of the property:*

- Dominion Park consists of a mix of residential dwellings with majority of the dwellings being rear entry. Three different lot types are proposed. Type 1 is 60' wide with a minimum lot area of 7,200 SF. Type 2 is 70' wide with a minimum lot area of 8,400 SF. Type 3 is 80' wide with a minimum lot area of 10,200 SF. Overall, lots vary from 7200 SF up to 19,000 SF that blends with the adjacent development. The development will provide a high-quality residential neighborhood that will serve as a model for future developments in this area. The development will feature an elegant entrance monument, water feature, wider roadways, and a masonry fence at the front. Parks, jogging trails, multipurpose sports courts, community gathering areas, 6' sidewalks and lush landscaping are proposed for amenities. Common areas will be maintained by the HOA.

*General development requirements*

- The development site plan is attached in Exhibit "C"
- Elevations are attached in Exhibit "C"
- Density of the proposed development is 3.3 units per acre (outside the floodplain).
- Entrance monument sign, Landscaping and Screening plans are attached in Exhibit "C"
- Main access to Dominion Park will be provided by connecting the proposed entrance to the existing Ovilla Rd and additional access will be provided by connecting to the existing Shephard's Place PD to the north.
- Internal streets: proposed 50' right of way with 30' back to back curb and gutter streets with 6' sidewalks.
- 140' right of way is proposed near the entrance with divided roadway.
- Multiple park areas with amenities are proposed in the development.
- Homeowners association (HOA) will be established.
- All common areas landscaping, playground equipment will be maintained by the HOA.
- Park Benches, Pergolas, Playground, Trash receptacles throughout the open space and park areas.

(22)

- All park areas are within walkable distance to the residences.
- Sidewalk connectivity throughout the development and to the adjacent developments.
- SF lot coverage @50% maximum.
- Proposed masonry percentage for SF residential lots @75%. All materials should be in accordance with the City of Waxahachie requirements.
- Accessory buildings for SF Residential lots limited to 1 per lot with
- Size of Type 1 SF Residential lots
  - Minimum lot area – 7,200 Square Ft.
  - Minimum lot width – Sixty (60')
  - Minimum lot depth – 100'
- Sizes of SF Residential yards:
  - Minimum Front Yard – 20'
  - Minimum Side Yard – 5' Regular. 10' on corner lots.
  - Minimum Rear Yard – 20'
- Size of Type 2 SF Residential lots
  - Minimum lot area – 8,400 Square Ft.
  - Minimum lot width – Seventy (70')
  - Minimum lot depth – 100'
- Sizes of SF Residential yards:
  - Minimum Front Yard – 20'
  - Minimum Side Yard – 10' Regular and 10' on corner lots.
  - Minimum Rear Yard – 20'
- Size of Type 3 SF Residential lots
  - Minimum lot area – 10,000 Square Ft.
  - Minimum lot width – Eighty (80')
  - Minimum lot depth – 100'
- Sizes of SF Residential yards:
  - Minimum Front Yard – 20'
  - Minimum Side Yard – 10' Regular. 15' on corner lots.
  - Minimum Rear Yard – 20'
- SF lot coverage @50% maximum.
- SF Maximum height at Two (2) stories for the main building. One story for accessory building buildings.
- At a minimum, each lot should follow the landscaping requirements shown in exhibit C. A minimum of one (1) canopy tree with a minimum caliper of two (2) inches per tree shall be required for each dwelling unit.
- A minimum of 2 enclosed parking spaces per dwelling unit in front of rear building line on the same lot as main structure for rear entry houses and rear of front building line on the same lot as main structure for front entry homes.

Single Family Residential (SF1) –  
Existing Zoning

<b>Height Regulations</b>	
	2 Stories for the main building. 1 story for accessory buildings without garages
<b>Area Regulations</b>	
<b>Minimum Lot Area</b>	16,000 SF
<b>Minimum Lot Width</b>	90'
<b>Minimum Lot Depth</b>	140'
<b>Minimum Front Yard</b>	40'
<b>Minimum Side Yard</b>	15' Required; 20' from a street ROW
<b>Minimum Rear Yard</b>	25'
<b>Maximum Lot Coverage</b>	50% by main and accessory buildings
<b>Parking Regulations</b>	Minimum 2 enclosed parking spaces behind the front building line on the same
	lot as the main structure
<b>Minimum DUA</b>	2,200 SF

## Type 1 - 60' Wide Lots

Required in base zoning SF3	Type 1	Variances Required for Type 1
Min lot area - 10,000 SF	7,200 SF	Yes
Min lot width - 80'	60'	Yes
Min lot depth -100'	100'	No
Min front yard - 30'	20'	Yes
Min side yard - 10' and 15' on Corner lots	5' and 10' on corner lots	Yes
Minimum rear yard 25'	20'	Yes
Min lot coverage - 50% by main and accessory buildings	50% by main and accessory buildings	No
Min DUA - 1,200 SF	1,800 SF	No

## Type 2 - 70' Wide Lots

Required in base zoning SF3	Type 2	Variances Required for Type 2
Min lot area - 10,000 SF	8,400 SF	Yes
Min lot width - 80'	70'	Yes
Min lot depth -100'	100'	No
Min front yard - 30'	20'	Yes
Min side yard - 10' and 15' on Corner lots	10' and 10' on corner lots	Yes
Minimum rear yard 25'	20'	Yes
Min lot coverage - 50% by main and accessory buildings	50% by main and accessory buildings	No
Min DUA - 1,200 SF	1,800 SF	No

## Type 3 - 80' Wide Lots

Required in base zoning SF3	Type 3	Variances Required for Type 3
Min lot area - 10,000 SF	10,000 SF	No
Min lot width - 80'	80'	No
Min lot depth -100'	100'	No
Min front yard - 30'	20'	Yes
Min side yard - 10' and 15' on Corner lots	10' and 15' on corner lots	No
Minimum rear yard 25'	20'	Yes
Min lot coverage - 50% by main and accessory buildings	50% by main and accessory buildings	No
Min DUA - 1,200 SF	1,800 SF	No







VICINITY MAP (N.T.S)



COLOR CODED PLAN



No.	Revision/Issue	Date

WAXAHACHE ONE DEVELOPMENT  
 GEDRGE SALVADOR  
 6350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@blincustomhomes.com

ALL RIGHTS RESERVED  
 THIS DOCUMENT IS THE PROPERTY OF BLINCUSTOMHOMES.COM  
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

TURNKEY TRACT  
 2770 MAIN ST., #171  
 FRISCO, TX 75033  
 nick@lengthear4@gmail.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

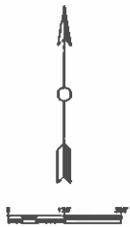
Project	3
Draw	OF
Sheets	18



SITE PLAN - COLOR CODED

LOT DISTRIBUTION TABLE			
7500 - 8000 SF	01	28.77%	Blue
8000 - 9000 SF	04	38.19%	Green
9000 - 10000 SF	7	5.77%	Red
10000 + SF	00	38.80%	White
PERM ENTRY LOTS	172	81.19%	Blue
SIDE ENTRY LOTS	00	18.80%	White

(22)



PRELIMINARY WATER AND SANITARY SEWER

LEGEND  
 — PROPOSED 8" SANITARY SEWER  
 — PROPOSED 8" WATER LINE



PRELIMINARY WATER AND SANITARY SEWER

PRELIMINARY WATER AND SANITARY SEWER



No.	Revision/Issue	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 6350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@turnkeytrac.com

JOB NUMBER: 202002047  
 \*OFFICE: 2801 S. W. 101st Ave., Suite 100, Frisco, TX 75033  
 \*FIELD: 1000 E. Highway 177, Waxahatchee, TX 75165

TURNKEY TRACT  
 2770 MAIN ST., #171  
 FRISCO, TX 75033  
 nkch@turnkeytrac.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Sheet	4
Drawn	OF
Total	18

(22)



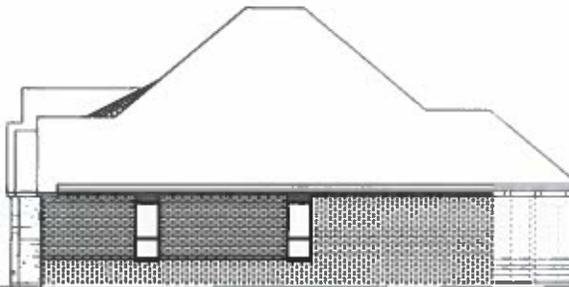
FRONT ELEVATION



2750 FRONT ELEVATION  
MODERN FARMHOUSE



2750 LEFT ELEVATION  
MODERN FARMHOUSE



2750 RIGHT ELEVATION  
MODERN FARMHOUSE



2750 REAR ELEVATION  
MODERN FARMHOUSE

RENDERING 1



No.	Revision/Issue	Date

WAXAHACHE ONE DEVELOPMENT  
GEORGE SALVADOR  
8350 N I-35E, SERVICE ROAD  
WAXAHACHE, TX 75165  
info@illanoustomhomes.com

JOB NUMBER 20200207  
DATE 11/11/2020  
PROJECT 2750 DOMINION PARK

TURNKEY TRACT  
2770 MAIN ST. #171  
FRISCO, TX 75033  
rick@engineer4@gmail.com  
214-377-0388

PROJECT NAME AND ADDRESS  
DOMINION PARK  
WAXAHACHE, TEXAS, USA

Sheet	5
Of	18

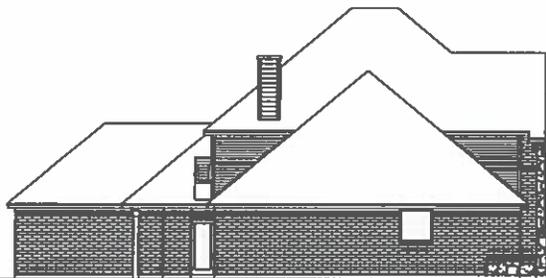
(p.p.)



FRONT ELEVATION



3100 FRONT ELEVATION  
FRENCH ECCLECTIC



3100 LEFT ELEVATION  
FRENCH ECCLECTIC



3100 RIGHT ELEVATION  
FRENCH ECCLECTIC



3100 FRONT ELEVATION  
FRENCH ECCLECTIC

RENDERING 2



No.	Revisions/Issues	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 8350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@blissvourstamhomes.com

Project Name: 202202007  
 Date: 2/2/2022

TURNKEY TRACT  
 2770 MAIN ST. #171  
 FRESNO, TX 75033  
 rick@turnkeytract.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Sheet	6
Drawn	OF
Total	18

(2/2)



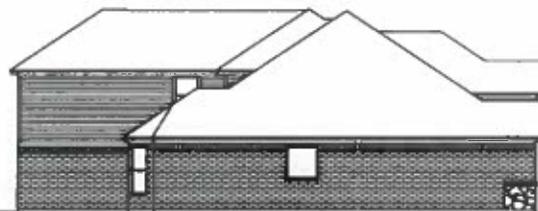
FRONT ELEVATION



2994 FRONT ELEVATION  
FRENCH ECCLECTIC



2994 RIGHT ELEVATION  
FRENCH ECCLECTIC



2994 LEFT ELEVATION  
FRENCH ECCLECTIC



2994 REAR ELEVATION  
FRENCH ECCLECTIC

RENDERING 3



No.	Revision/Notes	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 6350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@kianousofthomes.com

DATE: 2/28/2017  
 BY: [Signature]

TURNKEY TRACT  
 2770 WASH ST. #171  
 FRISCO, TX 75033  
 nrci@enghear4@gmail.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Page	7
Of	18

(22)



FRONT ELEVATION



2420 FRONT ELEVATION  
HILL COUNTRY - FRONT ELEVATION



2420 FRONT ELEVATION  
HILL COUNTRY - LEFT ELEVATION



2420 FRONT ELEVATION  
HILL COUNTRY - RIGHT ELEVATION



2420 FRONT ELEVATION  
HILL COUNTRY - REAR ELEVATION

RENDERING 4



No.	Revision/Notes	Date

Client/Owner  
**WAXAHACHE ONE DEVELOPMENT**  
 GEORGE SALVADOR  
 6350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@818kcustomhomes.com

Job Number: 202002007  
 Date: 02/20/2020  
 Project Name: Waxahache One Development  
 2770 Main St., #171  
 Frisco, TX 75033  
 ntc@818kcustomhomes.com  
 214-377-0386

Arch Name and Address  
**TURNKEY TRACT**  
 2770 MAIN ST. #171  
 FRISCO, TX 75033  
 ntc@818kcustomhomes.com  
 214-377-0386

Project Name and Address  
**DOMINION PARK**  
 WAXAHACHE, TEXAS, USA

Pages	8
DWG	18

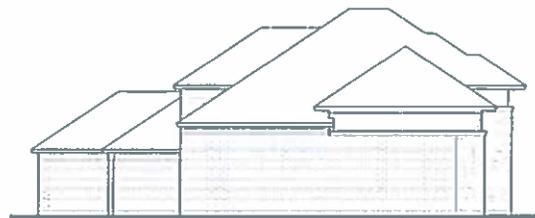
(2.2)



FRONT ELEVATION



3200 RIGHT ELEVATION  
PRAIRE SCHOOL



3200 LEFT ELEVATION  
PRAIRE SCHOOL



3200 REAR ELEVATION  
PRAIRE SCHOOL



3200 REAR ELEVATION  
PRAIRE SCHOOL

RENDERING 5



NO.	DESCRIPTION/REVISION	DATE

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 8350 N H-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@tktracustomhomes.com

DATE: 08/20/2017  
 TIME: 10:00 AM  
 PROJECT: 3200 PRAIRE SCHOOL

TURNKEY TRACT  
 2770 MAIN ST. #171  
 FRISCO, TX 75033  
 rich@turnkeytract.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

NO.	9
OF	18

(17)



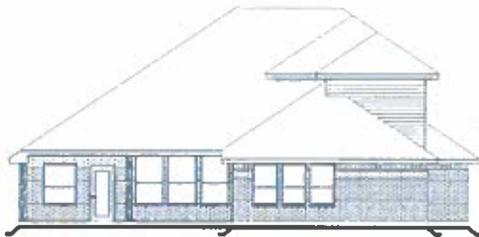
FRONT ELEVATION



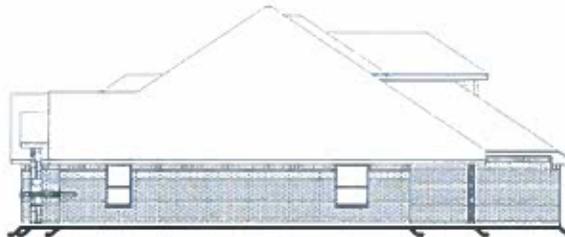
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RENDERING 6



No.	Revision/Notes	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 8350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 Info@BlancaTurnkey.com

Job Number: 20200207  
 Date: 11/20/2020  
 Project Name and Address:  
 "Model Plans are not to be used for construction."  
 Plans are for informational purposes only.  
 © 2020 Turnkey Tract, LLC

Project Name and Address:  
 TURNKEY TRACT  
 2770 MAIN ST. #171  
 FORT WORTH, TX 76103  
 nitzh@engr.com  
 214-377-0388

Project Name and Address:  
 DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Sheet	10
Drawn	OF
Total	18

(22)



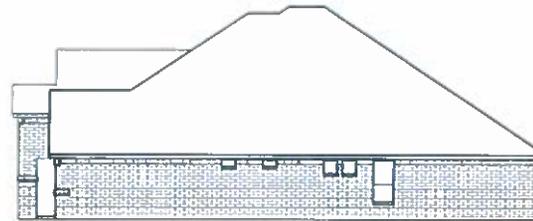
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

RENDERING 7



No.	Revision/Issue	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 6350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@blancturnkeyhomes.com

File Number: 28802007  
\*All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

File Name and Address  
 TURNKEY TRACT  
 2770 MAH ST. #171  
 FRISCO, TX 75033  
 nkchdesigner@gmail.com  
 214-377-0388

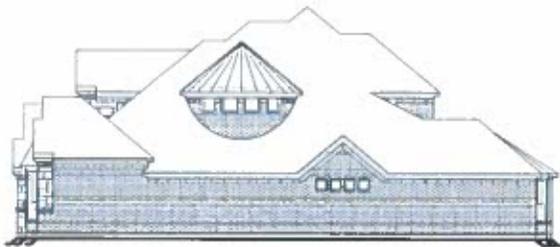
Project Name and Address  
 DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Sheet	11
Of	18

(2/2)



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

RENDERING 8



No.	Revision/Notes	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 8350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@blancustomhomes.com

DATE: 12/22/2021  
 TIME: 10:00 AM  
 PROJECT: WAXAHACHE ONE DEVELOPMENT  
 DRAWING: 8

TURNKEY TRACT  
 2770 MAIN ST. #171  
 FRISCO, TX 75033  
 nkch@engrhouse@gmail.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

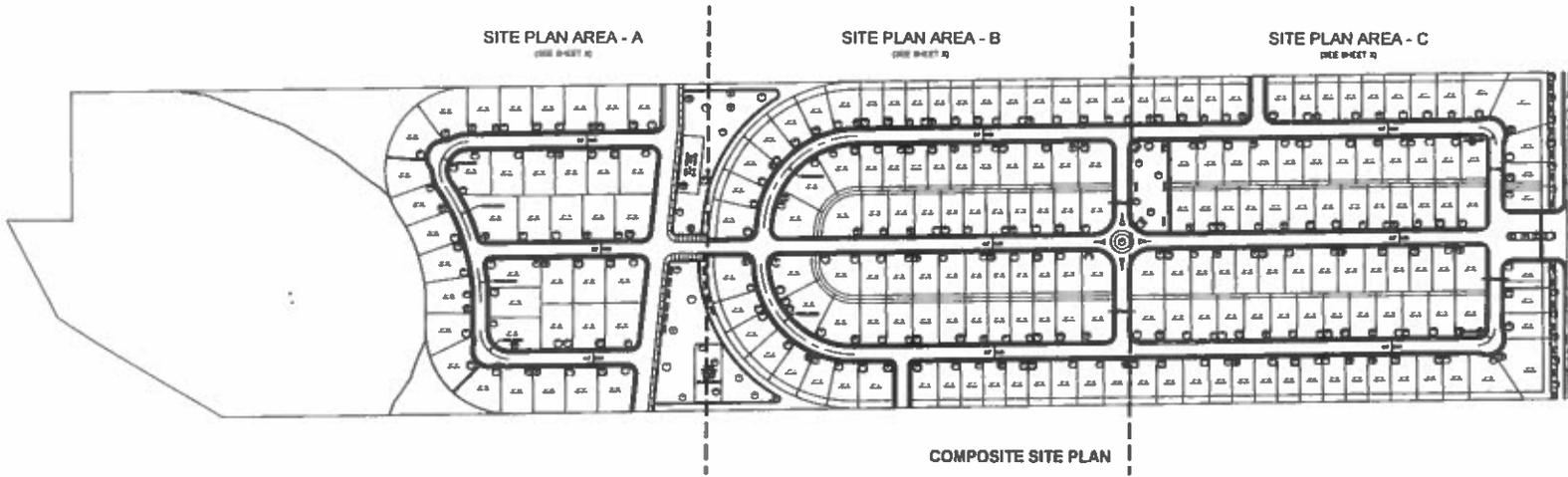
Sheet	12
Date	06
Scale	18

(P.P.)

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	QUANTITY	COMMENTS
<u>Trees</u>						
	<i>Quercus shumardii</i>	Shumard Red Oak	12 Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Ulmus crassifolia</i>	Cedar Elm	12 Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Quercus virginiana</i>	Southern Live Oak	12 Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Pistacia chinensis</i>	Chinese Pistache	12 Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Pinus edulis</i>	Algerian Pine	12 Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	<i>Taxodium distichum</i>	Bald Cypress	12 Min.	Ref. Plans	Ref. Plans	Single Straight Trunk

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QUANTITY	COMMENTS
<u>Shrubs</u>							
	<i>Ilex cornuta</i>	Dwarf Burford	Dwarf Burford Holly	5 Gal.	18" x 24"	36" O.C.	Ref. Plans
	<i>Ilex vomitoria</i>	'Nana'	Dwarf Yaupon	5 Gal.	12 Min.	36" O.C.	Ref. Plans
	<i>Juncus horizontalis</i>	'Bar Harbor'	Bar Harbor Creeping Juniper	3 Gal.	12 Min.	48" O.C.	Ref. Plans
	<i>Lindheeria brycei</i>	Lindheimer's Murdy		5 Gal.	12 Min.	36" O.C.	Ref. Plans
	<i>Myrica pauciflora</i>	Dwarf Southern Wax Myrtle		5 Gal.	12 Min.	36" O.C.	Ref. Plans

Landscape Requirements  
 A maximum of one (1) canopy tree with a minimum caliper of two (2) inches per tree shall be required for each dwelling unit.  
 Canopy Trees Required: 212  
 Canopy Trees Provided: 290



**LANDSCAPE PLAN**



No.	Revision/Issue	Date

**WAXAHACHE ONE DEVELOPMENT**  
 GEORGE SALVADOR  
 8350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75185  
 info@blanckustomhomes.com

ISSUE NUMBER: 20200207

DATE: 02/07/20

PROJECT NAME: Waxahatche One Development

FOR MORE INFO CONTACT:

**TURNKEY TRACT**  
 2770 MAIN ST. #171  
 FRISCO, TX 75033  
 nkc@turnkeytract.com  
 214-377-0308

PROJECT NAME AND ADDRESS:

**DOMINION PARK**  
 WAXAHACHE, TEXAS, USA

Project	Sheet
Date	13
Scale	OF
	18

C-221

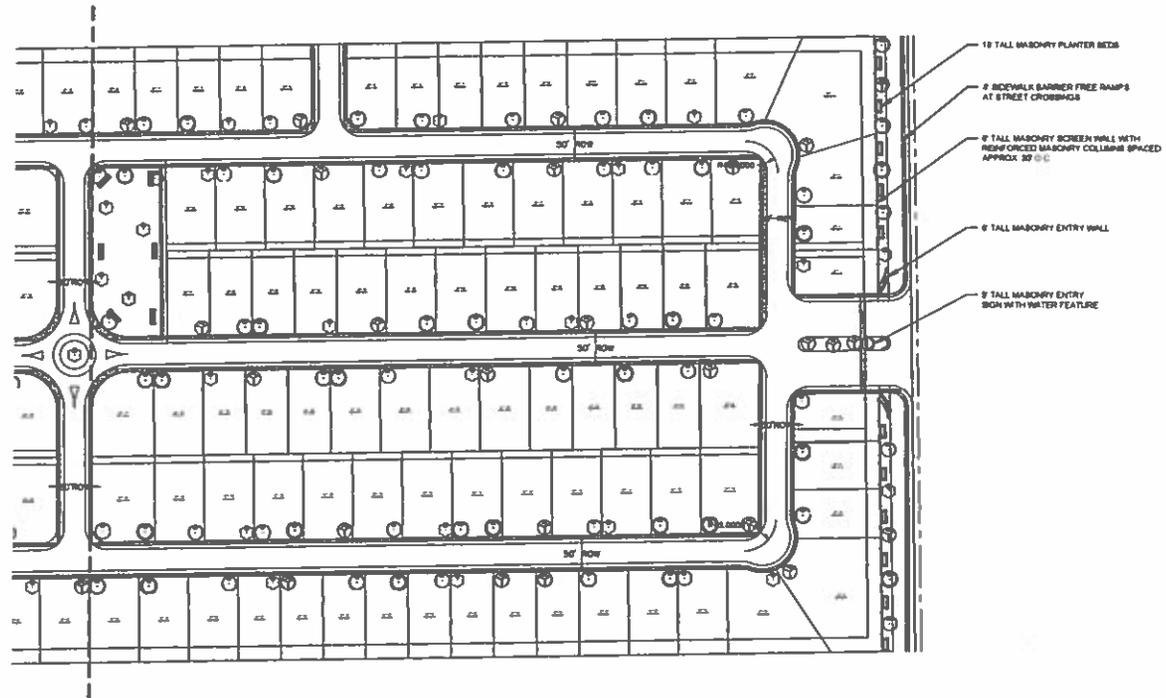




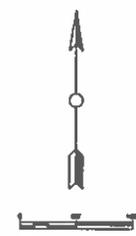
SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	QUANTITY	COMMENTS
<b>Trees</b>						
	Quercus shumardii	Shumard Red Oak	12' Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	Ulmus crassifolia	Cedar Elm	12' Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	Quercus virginiana	Southern Live Oak	12' Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	Pistacia chinensis	Chinese Pistacho	12' Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	Pinus edulis	African Pine	12' Min.	Ref. Plans	Ref. Plans	Single Straight Trunk
	Taxodium distichum	Bald Cypress	12' Min.	Ref. Plans	Ref. Plans	Single Straight Trunk

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QUANTITY	COMMENTS
<b>Shrubs</b>							
	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 Gal.	18"-24"	36" O.C.	Ref. Plans	
	Ilex vomitoria 'Yates'	Dwarf Yaupon	5 Gal.	12' Min.	36" O.C.	Ref. Plans	
	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	3 Gal.	12' Min.	48" O.C.	Ref. Plans	
	Muhlenbergia brechtiana	Lindheimer's Muhly	5 Gal.	12' Min.	36" O.C.	Ref. Plans	
	Myrica pauciflora	Dwarf Southern Wax Myrtle	5 Gal.	12' Min.	36" O.C.	Ref. Plans	

**Landscape Requirements**  
 A minimum of one (1) canopy tree with a minimum caliper of two (2) inches per tree shall be required for each dwelling unit.  
 Canopy Trees Required: 212  
 Canopy Trees Provided: 230



SITE PLAN AREA - C



LANDSCAPE PLAN-AREA - C



No.	Revision/Notes	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 8350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@waxcustormhomes.com

DATE: 2/22/2007  
 BY: [Signature]

TURNKEY TRACT  
 2770 WAM ST. #171  
 FRISCO, TX 75033  
 nichole@turnkey4@gmail.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Project	Sheet
	16
	OF
	18

(7P)



ENTRY SIGN AND FENCES



SCREEN WALL

**Edge** LED Street Light  
 Smart and Professional  
 IP68 10KV K08 Photocell

- Tailor made track
- Size in Lm's for all kinds of roads
- Design Series compatible

FENCE AND LIGHTING



No.	Revision/Issue	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 6350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@turnkeytrac.com

Job Number	
Date	

TURNKEY TRACT  
 2770 MAIN ST. #171  
 FRESNO, TX 75033  
 tkch@turnkey4@gmail.com  
 214-377-0388

Project Name and Location  
**DOMINION PARK**  
 WAXAHACHE, TEXAS, USA

Sheet	17
Of	18

(27)



ENTRY RENDERING



No.	Revision / Notes	Date

WAXAHACHE ONE DEVELOPMENT  
 GEORGE SALVADOR  
 8350 N I-35E, SERVICE ROAD  
 WAXAHACHE, TX 75165  
 info@turnkeytracustomhomes.com

JOB NUMBER: 20200007

TURNKEY TRACT  
 2770 MAIN ST. #171  
 FRISCO, TX 75033  
 nich@engineer4@gmail.com  
 214-377-0388

DOMINION PARK  
 WAXAHACHE, TEXAS, USA

Sheet	18
Of	18

(set)