

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, May 25, 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 May 11, 2021
 - b. Minutes of the Planning and Zoning Commission briefing of May 11, 2021
5. ***Public Hearing*** on a request by Ross Graves, Triten Real Estate Partners, for a Specific Use Permit (SUP) for **Auto Parking Lot, Trucks and Trailers & Outdoor Storage** use within a Light Industrial-1 zoning district located at 7240 N I35 (Property ID 186924) - Owner: TPRF V/TREP ISF WAXA, LLC (ZDC-60-2021)
6. ***Consider*** recommendation of Zoning Change No. ZDC-60-2021
7. ***Consider*** request by Falguni Patel, Hickman Consulting Engineers, for a Plat of Sheppard's Place, Phase 2, for 87 lots, being 25.460 acres situated in the E. Horton Survey, Abstract 466 (Property ID 277458) – Owner: SHEPPARD'S PLACE HOLDING CO, LLC (SUB-174-2020)

8. **Consider** request by Wes Dorough, JH Development, for a Final Plat of The Haven, Phase Two, for 109 lots, being 31.543 acres situated in the Henry Sanger Survey, Abstract 1009 & the Robert Russell Survey, Abstract No. 911 (Property ID 190002, 277577, and 277576) – Owner: JHH THE HAVEN DEVELOPMENT, LLC (SUB-57-2021)
9. **Public Hearing** on a request by Tim Jackson, Texas Reality Capture and Surveying, LLC, for a Replat of Lots 2R, 4R and 6, Block 1, Crystal Cove Estates, Phase Three, to create Lots 2RR, 4RR & 6R, Crystal Cove Estates, Phase Three, 16.512 acres (Property ID 229594, 138317, 229592 & 180771) partially located in the Extra Territorial Jurisdiction – Owners: CHARLES B & SHARON S WILLIAMS, AND BRIAN K. & KIMBERLY A. GARLITZ (SUB-53-2021)
10. **Consider** approving SUB-53-2021
11. **Public Hearing** on a request by Chris Freeman for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to Planned Development-Single Family-1, with Concept Plan, located at 303 Lakeshore Drive (Property ID 171975) - Owner: VIRGINIA K FREEMAN (ZDC-63-2021)
12. **Consider** recommendation of Zoning Change No. ZDC-63-2021
13. **Public Hearing** on a request by Marsha Rowan for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF** use within a Single-Family Residential-1 zoning district located at 2341 Marshall Rd (Property ID 203836) - Owner: JOHN E & MARSHA L ROWAN (ZDC-65-2021)
14. **Consider** recommendation of Zoning Change No. ZDC-65-2021
15. **Public Hearing** on a request by Lenvill Phipps for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, located at 1604 E. Main Street, (Property ID 195689) - Owner: 6TH STREET MIDLOTHIAN, LLC (ZDC-59-2021)
16. **Consider** recommendation of Zoning Change No. ZDC-59-2021
17. **Public Hearing** on a request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)
18. **Consider** recommendation of Zoning Change No. ZDC-58-2021
19. 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
May 11, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, May 11, 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
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
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 April 27, 2021
- b. Minutes of the Planning and Zoning Commission briefing of April 27, 2021

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

5. **Consider request by Mikel J. Craig, Waxahachie ISD, for a Plat of WISD – Elementary School No. 10 for 1 lot, being 14.000 acres situated in the G. Carpenter Survey, Abstract 190 (Property ID 189842) – Owner: 287 WAXAHACHIE LP (SUB-55-2021)**

Planner Chris Webb presented the case noting the applicant is requesting to plat the subject property into one lot for a proposed elementary school site and staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Mikel J. Craig, Waxahachie ISD, for a Plat of WISD – Elementary School No. 10 for 1 lot, being 14.000 acres situated in the G. Carpenter Survey, Abstract 190 (Property ID 189842) – Owner: 287 WAXAHACHIE LP (SUB-55-2021) as presented. Mr. David Hudgins seconded, All Ayes.

- 6. Consider a request by Dalton Bradbury, Acker Construction, for a Replat of Block 22 and 34, Town Addition, two (2) lots, being 3.032 acres (Property ID 193493, 193491, and 170678) – Owner: SOUTHFORK CAPITAL LLC (SUB-50-2021)**

Mr. Webb presented the case noting the applicant is requesting to replat the subject property into two (2) lots and staff recommended approval per the following conditions:

1. Prior to plat filing, all private onsite utilities must be separated to each platted lot pursuant to Sec. 5.8: Water and Sewer Requirements of the City of Waxahachie Subdivision Ordinance.
2. Due to the proximity of the proposed property lines the structures are required to comply with Table 705.8 of the 2018 IBC for fire separation distance requirements, prior to plat filing.
3. Prior to plat filing, methods for meeting the fire separation requirements must comply with the construction type selected referencing *Chapter 6 Types of Construction* in addition to *Chapter 7 Fire and Smoke Protection Features*.
4. Depending on construction type that is selected structure must comply with section 705 *Exterior Walls* of the 2018 IBC, prior to plat filing.
5. Prior to plat filing, the structures are required to comply with Table 601& 602 of the 2018 IBC.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Dalton Bradbury, Acker Construction, for a Replat of Block 22 and 34, Town Addition, two (2) lots, being 3.032 acres (Property ID 193493, 193491, and 170678) – Owner: SOUTHFORK CAPITAL LLC (SUB-50-2021) subject to staff conditions. Mr. David Hudgins seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Betty Square Coleman, Bonney Ramsey, Jim Phillips, and David Hudgins. Noes: None. Abstain: Erik Test.

The motion carried.

- 7. Public Hearing on a request by Mikel J. Craig, Waxahachie ISD for a renewal of Specific Use Permit (SUP) Ordinance 3116 located at 411 N. Gibson (Property ID 193942) - Owner: WAXAHACHIE ISD (ZDC-52-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting to renew the Specific Use Permit (SUP) Ordinance No. 3116 which allows for the use of portable storage structures or temporary building at 411 N. Gibson St. He noted staff recommended approval per the following staff comments:

1. Planning Department staff has informed the applicant that if the Specific Use Permit is approved, the SUP shall expire and the temporary building shall be removed, once WISD leaves the property. Also, if the applicant is still occupying the building after two years, staff recommends that the applicant come back to City Council to renew the Specific Use Permit.
2. Note: This site plan does not include any site improvements.

There being no others to speak for or against ZDC-52-2021, Chairman Keeler closed the Public Hearing.

8. Consider recommendation of Zoning Change No. ZDC-52-2021

Action:

Ms. Betty Square Coleman moved to approve a request by Mikel J. Craig, Waxahachie ISD for a renewal of Specific Use Permit (SUP) Ordinance 3116 located at 411 N. Gibson (Property ID 193942) - Owner: WAXAHACHIE ISD (ZDC-52-2021) subject to staff comments. Ms. Bonney Ramsey seconded, All Ayes.

9. Public Hearing on a request by Nora De Los Santos for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-2, with Concept Plan, located at 211 Cumberland (Property ID 172281) - Owner: NORA DE LOS SANTOS (ZDC-48-2021)

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting to rezone the subject property from Single-Family-2 zoning district to Planned Development-Single-Family-2, to adjust the front yard building setbacks on the lot to allow for a carport to be constructed and staff recommended approval per the following staff comments:

1. The carport will be allowed and the front yard setback for the proposed carport will be reduced to 10'. Any additional construction or improvement, whether it be to the primary structure, or an accessory use, will be the base SF-2 standard. Any deviation would require approval from City Council.
2. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.

There being no others to speak for or against ZDC-48-2021, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-48-2021

Action:

Ms. Bonney Ramsey moved to approve a request by Nora De Los Santos for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-2, with Concept Plan, located at 211 Cumberland (Property ID 172281) - Owner: NORA DE LOS SANTOS (ZDC-48-2021) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

11. Continue 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)

Chairman Keeler continued the Public Hearing.

Senior Planner Colby Collins reviewed the case noting the applicant is requesting approval of a Specific Use Permit to allow for outside storage and outdoor display. He reviewed the case history noting Espinoza Stone was at the previous adjacent property to the north of the subject site for the same use where Council approved a Specific Use Permit in 2013 and required the applicant to meet specific compliance requirements, which they did not do. Staff recommended approval of ZDC-44-2021 subject to the following comments:

1. All staff recommendations shall be completed prior to the applicant receiving an official Certificate of Occupancy.
2. The front portion of the property shall be concrete.
3. Staff suggests that any pavement added in the future be concrete.
4. 6ft. ornamental fencing with landscaping (per the City of Waxahachie Zoning Ordinance) should be provided along the front and side(s) of the property.
 - a. Landscaping shall be designed by a licensed Registered Landscape Architect and approved by the City.
5. All storage shall be palletized and stored in an orderly fashion.
6. Any outdoor storage/display at the front of the property may only be a single pallet high and shall be limited in amount in front of the current building. Any display located at the front of the property shall be on concrete.
7. Any storage in the rear of the property shall be screened from public view.

Mr. Jim Phillips confirmed there will not be a Certificate of Occupancy issued until all staff comments are met and Mr. Collins noted that was correct.

Mr. Rex Hamilton, 3505 Ronald Reagan Blvd., Jarrell, Texas, apologized for the lack of compliance at the previous site but assured the Commission he will make sure all staff comments are met prior to moving to the location.

There being no others to speak for or against ZDC-44-2021, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. ZDC-44-2021

Action:

Vice Chairman Melissa Ballard moved to approve 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) subject to staff comments. Ms. Bonney Ramsey seconded, All Ayes.

13. **Public Hearing on a request by Sam Anderson, WCA Construction, for a Specific Use Permit (SUP) for Trailer and Heavy Load Vehicle Repair use within a Light Industrial-1 zoning district located at 2270 & 2290 Highway 287 Business (Property ID 180390 & Property ID 180394) - Owner: MYTI PROPERTIES, LLC (ZDC-49-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting approval to construct a facility for the use of office and trailer and heavy load vehicle repair on 5.48 acres. He reviewed staff concerns for the applicant to reduce the seven bay doors facing US Business 287 to two bay doors. Staff recommended approval per the following comments:

1. Per the applicant's request, a Development Agreement will be required for the property.
2. Any additional pavement added to the site shall be concrete material.

Mr. Greg Guerin, 2000 Rushing Creek, Heartland, Texas, reviewed the depth from the property line to the entrance.

Mr. Sam Anderson, 610 Kauffman, Waxahachie, Texas, explained when entering the property, trucks will be able to enter directly to the bays for inspection.

Mr. Tim Balch, 1021 W. Chambers, Italy, Texas, explained the additional bay doors will provide ventilation and air flow through the area. He also noted the bay doors will allow for trucks to drive through without obstructing traffic or having to reverse out of the bays.

The Commission expressed concerns with traffic safety and discussed additional screening in front of the bay doors.

Vice Chairman Melissa Ballard confirmed that exiting trucks will only be allowed to turn right on Business 287 and Mr. Balch noted that is preferable.

Mr. Phillips confirmed the egress and ingress on Ovilla Road and Mr. Balch noted that is for personal vehicles to enter and park on the property and not heavy trucks.

There being no others to speak for or against ZDC-49-2021, Chairman Keeler closed the Public Hearing.

14. **Consider recommendation of Zoning Change No. ZDC-49-2021**

Action:

Mr. Jim Phillips moved to approve a request by Sam Anderson, WCA Construction, for a Specific Use Permit (SUP) for Trailer and Heavy Load Vehicle Repair use within a Light Industrial-1 zoning district located at 2270 & 2290 Highway 287 Business (Property ID 180390 & Property ID 180394) - Owner: MYTI PROPERTIES, LLC (ZDC-49-2021) subject to staff comments, with additional landscaping screening in front of the bay doors, egress and ingress only on US Business 287 with a right turn exit only. Ms. Betty Square Coleman seconded, All Ayes.

15. **Continue 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)**

Chairman Keeler continued the Public Hearing.

Mr. Collins reviewed the case noting the applicant is requesting to create a Planned Development, known as Dominion Park to allow for the development of 209 single-family detached homes. He reviewed the variances requested from Single-Family-3 zoning, including lot area, front yard setback, side setback, rear setback, lot width, and screening. He also reviewed the staff concerns in regards to lot area, residential screening, and elevation/façade and noted staff recommended denial. In regards to elevation/façade, staff noted (1) no single building elevation shall be duplicated within six (6) lots or tracts either direction on the same block face and (2) elevations may not be duplicated on any lot directly across a street or within four (4) lots either direction.

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, Texas, reviewed presentation showing renderings of the proposed development noting the applicant is asking for variance request to allow for more density to provide alleys, landscaping, and playground in the development. He explained the owner will sell 50% of the lots to allow for design variations and there will not be a single front facing garage while driving through the entrance of the development. He noted this will be a high standard development with many attractive features not seen in Waxahachie.

The Commission expressed concerns with duplicating elevations and styles throughout the development and suggested quantifying elevation styles. After a brief discussion, the Commission agreed on 15% on each of the housing styles: Contemporary, Modern Farm, Traditional, and Tudor.

Mr. Erik Test inquired about fencing and Mr. Hess noted the entrance will be masonry, estate lots will have wrought iron, and the request is for wood fencing on the north and side lots due to adjacent lots on the established developments having wood fencing.

There being no others to speak for or against ZDC-35-2021, Chairman Keeler closed the Public Hearing.

16. **Consider recommendation of Zoning Change No. ZDC-35-2021**

Action:

Vice Chairman Melissa Ballard moved to approve 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) subject to staff comments, with the following architectural styles: 15% Contemporary, 15% Modern Farm, 15% Traditional, and 15% Tudor, wrought iron fence on the back lots, wood fence on north and south lots, and incorporating staff notes on the building elevation variations. Ms. Bonney Ramsey seconded, All Ayes.

(4a)

Planning and Zoning Commission
May 11, 2021
Page 7

17. Adjourn

Mr. Phillips suggested a driving tour of Waxahachie, Midlothian, and Ennis.

There being no further business, the meeting adjourned at 8:36 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning and Zoning Commission
May 11, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 11, 2021 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

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

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Planner Chris Webb reviewed the following cases:

- SUB-55-2021, staff recommended approval of plat as presented.
- SUB-50-2021, staff recommended approval per staff conditions.
- ZDC-52-2021, staff recommended approval per staff comments.
- ZDC-48-2021, staff recommended approval per staff comments.

Senior Planner Colby Collins reviewed the following cases:

- ZDC-44-2021, Mr. Collins reviewed the case history and noted staff recommended approval with the condition that all staff comments must be addressed and completed prior to a Certificate of Occupancy being issued by the City of Waxahachie.
- ZDC-49-2021, staff recommended approval per staff comments. Mr. Collins noted staff requested reducing the seven (7) bay doors to two (2) bay doors facing US Business 287. The Commission discussed traffic safety concerns.
- ZDC-35-2021, staff recommended denial of the case due to staff concerns of lot area, residential screening, and elevation/façade. The Commission discussed incorporating different elevation styles.

(4b)

Planning and Zoning Commission
May 11, 2021
Page 2

3. Adjourn

There being no further business, the meeting adjourned at 7:02 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

Date: May 17, 2021

Re: ZDC-60-2021 – Truck Depot and Outdoor Storage

On May 12, 2021, the applicant requested to continue case number ZDC-60-2021 from the May 25, 2021 Planning and Zoning Commission meeting agenda and the June 7, 2021 City Council meeting agenda to the June 15, 2021 Planning and Zoning Commission meeting agenda, and the June 21, 2021 City Council meeting agenda.

Planning & Zoning Department

Plat Staff Report

Case: SUB-174-2020



MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021

CAPTION

Consider request by Falguni Patel, Hickman Consulting Engineers, for a Plat of Sheppard's Place-Phase 2 for 90 lots, being 25.460 acres situated in the E. Horton Survey, Abstract 466 (Property ID 277458) – Owner: SHEPPARD'S PLACE DEV, LLC. (SUB-174-2020)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into 87 single family lots and 3 open space lots as part of a second phase of the Sheppard's Place subdivision.

CASE INFORMATION

Applicant: Falguni Patel, Hickman Consulting Engineers

Property Owner(s): Sheppard's Place Dev, LLC.

Site Acreage: 25.460 acres

Number of Lots: 90 lots

Number of Dwelling Units: 87 units

Park Land Dedication: N/A; Per the PD, a green belt area will be provided on the western edge of the property for a future City Park.

Adequate Public Facilities: Adequate public facilities will be available to this subdivision.

SUBJECT PROPERTY

General Location: Located adjacent to and to the west of the lots facing Green Hill Drive in the Sheppard's Place – Phase 1 subdivision.

Parcel ID Number(s): 277548

Current Zoning: Planned Development – Single Family – 2 (PD-SF-2)

Existing Use: Undeveloped

Platting History: The subject property was preliminary platted as part of Sheppard's Place (PP-17-0157).

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to plat the subject property into 90 lots as part of a second phase of the Sheppard's Place subdivision. The overall acreage to be platted with this development is 25.460 acres and will consist of eighty-seven (87) single family lots and three (3) open space lots. The overall layout closely aligns with the approved preliminary plat for the subject property. In addition to the single family lots, the applicant also shows an approximately 2.7 acre open space in the middle of this phase. This will house a drainage easement in the southern and western portion of the open space. The developer is also going to include an HOA park along the eastern portion of this open space that will be complete with playground equipment. Additional sidewalks are also being proposed to traverse this open space.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Plat Drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;

2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

Planning & Zoning Department
Plat Staff Report

Case: SUB-57-2021



MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021

CAPTION

Consider request by Wes Dorough, JH Development, for a Plat of the Haven Phase Two for 109 lots, being 31.543 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property ID 190002, 277577, and 277576) – Owner: JHH The Haven Development, LLC (SUB-57-2021)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into 109 lots as part of the second phase of The Haven located within the North Grove subdivision.

CASE INFORMATION

Applicant: Wes Dorough, JH Development

Property Owner(s): JHH The Haven Development, LLC.

Site Acreage: 31.543 acres

Number of Lots: 109 lots

Number of Dwelling Units: 100 units

Park Land Dedication: N/A

Adequate Public Facilities: Adequate public facilities will be available for this site.

SUBJECT PROPERTY

General Location: The subject properties are located within the North Grove subdivision. The primary thoroughfares running through the subject site will be Washington Ave, Dean Box Dr, Haven Rd, and Bessie Coleman Blvd.

Parcel ID Number(s): 190002, 277577, and 277576

Current Zoning: North Grove PD

Existing Use: Infrastructure is currently being constructed within the subject site.

Platting History:

The subject site was originally approved as part of the North Grove Preliminary Plat for Phases 3-7 & 12 (PLM2016-41).

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to plat 109 lots as the second phase of the Haven addition to the North Grove subdivision. These lots will consist of 100 single family residential lots and 9 open lots. These lots align with the requirements of the North Grove PD and also the previously approved preliminary plat for this portion of the North Grove subdivision. Adequate facilities 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.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

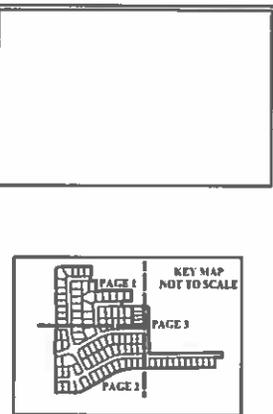
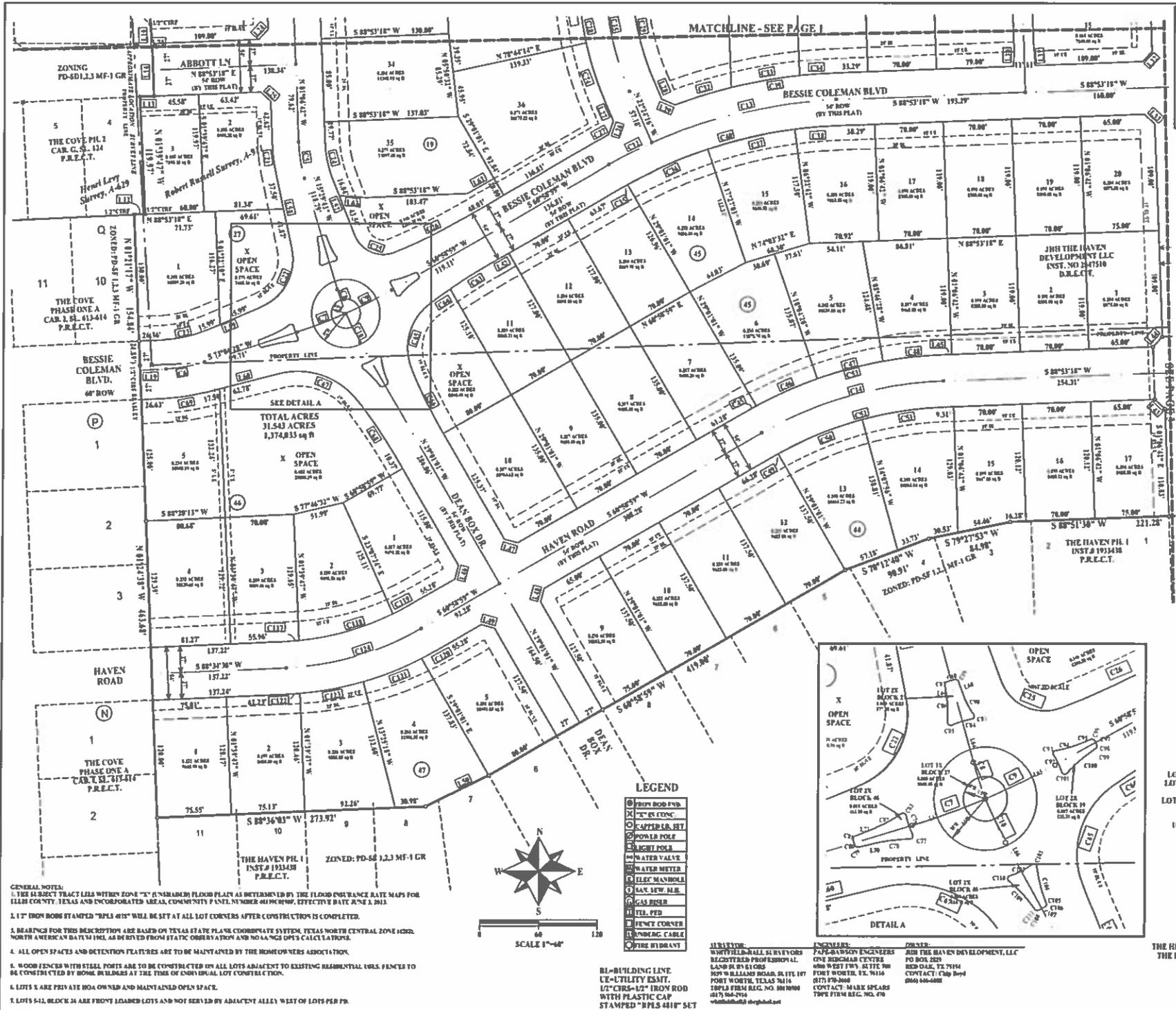
cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

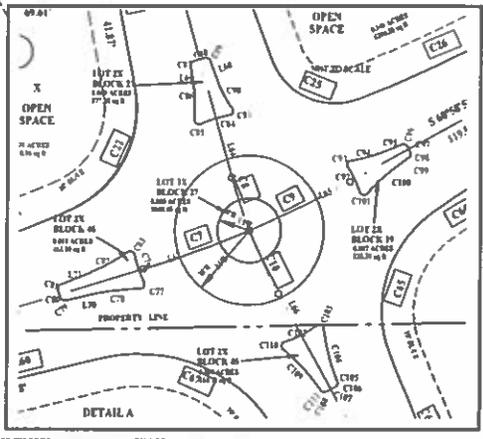
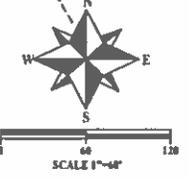


MATCHLINE

MATCHLINE

MATCHLINE - SEE PAGE 1

- LEGEND**
- FROM BOB FNB
 - ⊗ TO BOB FNB
 - ⊗ CATTLE PIT
 - ⊗ POWER POLE
 - ⊗ LIGHT POLE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ FLEX MANHOLE
 - ⊗ SAN SEW. M.B.
 - ⊗ GAS RISER
 - ⊗ TEL. P.D.
 - ⊗ FENCE CORNER
 - ⊗ UNDERG. CABLE
 - ⊗ FIRE HYDRANT



FINAL PLAT OF
 LOTS 24-8, X, 2X, BLOCK 19; LOTS 1-15, BLOCK 20
 LOTS 1-12, BLOCK 26; LOTS 1-3, X, 2X, BLOCK 27
 LOTS 1-11, BLOCK 46; LOTS 9-17, BLOCK 44;
 LOTS 1-38, X, 2X, BLOCK 45, LOT 1-3, X, 2X, BLOCK 44,
 LOT 1-3, BLOCK 47

100 RESIDENTIAL LOTS & 9 OPEN SPACE LOTS
 PREPARED APRIL 27, 2021

**THE HAVEN
 PHASE TWO
 31.543 ACRES**

AN ADDITION TO
 THE CITY OF WAKAHACHE
 ELLIS COUNTY, TEXAS,
 AND BEING A PORTION OF
 THE HENRY SARGE SURVEY, ABSTRACT NO. 1009 AND
 THE ROBERT RUSSELL SURVEY, ABSTRACT NO. 911
 ELLIS COUNTY, TEXAS.

CASDE NO. 818-07-2021

- GENERAL NOTES:**
1. THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNIMPROVED FLOOD PLAIN) AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 001900909, EFFECTIVE DATE JUNE 1, 2012.
 2. 1/2" IRON RODS STAMPED "RPLS 4818" WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION IS COMPLETED.
 3. HEARINGS FOR THIS DESCRIPTION ARE BASED ON TEXAS STATE PLAT & COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE HORIZ. NORTH AMERICAN DATUM 83, AS DERIVED FROM STATE COORDINATIONS AND NO HORIZONTAL CALCULATIONS.
 4. ALL OPEN SPACES AND DETENTION FEATURES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 5. WOOD FENCES WITH STEEL POSTS ARE TO BE CONSTRUCTED ON ALL LOTS ADJACENT TO EXISTING RESIDENTIAL LOTS. FENCES TO BE CONSTRUCTED BY HOME BUILDERS AT THE TIME OF INDIVIDUAL LOT CONSTRUCTION.
 6. LOTS 5 ARE PRIVATE HOA OWNED AND MAINTAINED OPEN SPACE.
 7. LOTS 5-11, BLOCK 24 ARE FRONT LOADED LOTS AND NOT SERVED BY ADJACENT ALLEYS WEST OF LOTS PER FR.

BL-BUILDING LINE.
 UL-UTILITY ESMIT.
 1/2" CHRS-1/2" IRON ROD
 WITH PLASTIC CAP
 STAMPED "RPLS 4818" SET

PREPARED BY:
 HENRY SARGE SURVEYORS
 REGISTERED PROFESSIONAL
 LAND SURVEYORS
 500 W. BELLAS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 817.756.7916
 www.henrysarge.com

ENGINEER:
 PAPER ENGINEERS
 ONE RICHMAN CENTRE
 6800 WEST F.W. BLVD. #200
 FORT WORTH, TX 76116
 (817) 750-3000
 CONTACT MARK SPARS
 TOWER FIRM REG. NO. 076

OWNER:
 THE HAVEN DEVELOPMENT, LLC
 PO BOX 222
 REED OAK, TX 75154
 CONTACT: Chad Boyd
 (940) 640-6888

(8)

ACCEPTED FOR RECORD BY THE COUNTY CLERK OF ELLIS COUNTY, TEXAS, APRIL 23, 2021

ISLAND CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C74	147°39'41"	53.00	14.66	14.62	S 1°12'48" E
C77	116°18'09"	2.00	2.80	2.80	N 31°56'43" E
C78	15°06'23"	180.00	24.64	24.59	S 83°13'39" W
C79	83°32'21"	2.00	2.91	2.67	S 61°29'24" E
C80	82°25'25"	94.00	3.98	3.98	S 18°27'33" E
C81	89°14'32"	2.00	2.90	2.71	S 25°22'26" W
C82	15°06'23"	180.00	19.81	19.77	N 64°17'43" E
C83	131°27'54"	2.00	3.19	3.15	N 48°42'19" W
C84	164°51'03"	54.00	14.29	14.25	S 72°32'06" W
C85	107°29'38"	4.17	3.44	3.44	S 59°09'38" E
C86	15°05'14"	80.00	21.76	21.70	N 61°17'38" W
C87	82°58'59"	2.00	2.84	2.69	S 39°15'29" W
C88	83°48'55"	94.00	4.59	4.59	S 72°25'14" W
C89	64°01'48"	2.00	2.93	2.68	N 47°32'11" E
C90	147°37'10"	59.00	15.65	15.61	S 37°56'37" E
C91	115°17'06"	2.00	4.82	3.28	S 22°31'34" E
C92	131°27'54"	55.00	13.65	13.62	N 25°59'43" W
C93	115°17'06"	2.00	4.82	3.38	S 24°49'23" W
C94	131°27'54"	59.00	14.32	14.29	N 75°25'18" E
C95	81°00'46"	614.00	10.85	10.85	N 68°01'06" E
C96	84°21'59"	2.00	2.94	2.89	N 79°12'28" W
C97	82°05'59"	94.00	3.88	3.88	N 27°04'25" W
C98	89°28'03"	2.00	3.81	2.58	N 18°12'54" E
C99	89°37'45"	614.00	6.74	6.74	S 54°07'45" W
C100	131°27'54"	64.00	11.15	10.31	S 47°17'01" W
C101	128°03'06"	2.00	2.77	2.68	S 79°13'27" W
C102	175°08'58"	55.00	12.82	12.82	N 61°06'45" E
C103	128°03'06"	2.00	4.19	3.47	N 65°51'46" W
C104	151°16'10"	94.00	22.39	22.32	S 19°29'19" E
C105	89°28'07"	564.00	3.41	3.41	S 21°17'44" E
C106	82°16'19"	2.00	3.67	2.83	N 19°33'59" E
C107	83°22'43"	94.00	4.95	4.95	N 62°29'30" E
C108	79°34'39"	2.00	2.77	2.55	S 74°31'54" E
C109	131°27'54"	164.00	23.99	23.94	S 43°25'17" E
C110	122°59'39"	2.00	4.14	3.58	S 81°01'00" W
C111	82°16'26"	564.00	3.32	3.32	N 58°41'42" W

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C5	147°39'41"	150.00	31.64	31.56	S 89°18'13" E
C6	151°15'45"	150.00	39.94	39.84	N 88°42'21" E
C7	96°43'10"	500.00	52.82	52.80	N 78°02'53" E
C8	87°00'01"	500.00	26.18	26.18	S 18°29'48" E
C9	86°59'59"	500.00	52.67	52.67	S 64°00'00" E
C10	83°45'27"	500.00	32.79	32.78	S 25°15'27" E
C11	85°58'24"	500.00	49.22	49.20	N 65°45'57" E
C12	22°15'59"	500.00	194.31	193.89	N 77°46'08" E
C13	22°15'59"	500.00	194.31	193.89	N 78°56'08" W
C14	22°15'59"	500.00	194.31	193.89	N 78°56'08" W
C15	21°17'33"	300.00	111.49	110.85	S 11°45'29" E
C114	81°03'49"	500.00	26.73	26.73	N 87°21'23" E
C115	84°04'18"	500.00	48.75	48.74	N 83°29'24" E
C116	72°36'53"	298.00	164.88	163.88	S 32°46'45" W

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	90°00'00"	40.00	63.81	64.00	N 43°31'10" E
C113	86°38'01"	954.21	64.00	64.36	N 86°26'37" E
C118	81°58'57"	572.00	37.81	37.81	S 82°58'48" W

LOT CURVE TABLES					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C16	69°17'13"	52.80	62.88	59.11	N 89°33'34" W
C17	49°02'23"	52.80	43.69	42.42	S 31°39'38" E
C18	42°49'44"	52.80	39.64	38.49	S 14°49'34" E
C19	162°15'28"	52.80	147.26	143.74	S 43°53'18" W
C21	89°53'25"	177.80	30.52	30.52	S 06°35'25" E
C22	78°59'49"	53.80	73.87	67.42	N 28°29'47" E
C23	28°29'22"	128.80	42.46	42.46	N 78°09'57" E
C24	195°31'44"	123.80	41.82	41.72	S 11°29'25" E
C25	86°58'02"	31.50	49.94	44.87	S 64°32'28" E
C26	87°32'32"	586.50	72.21	72.15	N 64°45'13" E
C27	81°59'13"	527.80	15.21	15.21	S 61°48'25" W
C28	111°17'13"	327.80	111.52	108.22	S 11°45'39" E
C29	21°17'13"	273.80	101.45	100.87	S 11°45'39" E
C31	86°30'21"	527.80	59.81	59.81	N 73°57'11" E
C33	87°41'17"	527.80	78.71	78.64	N 81°03'00" E
C34	83°59'39"	527.80	36.79	36.79	S 86°53'22" E
C35	88°46'02"	473.80	63.32	63.32	N 61°22'00" E
C36	18°47'37"	473.80	89.15	89.82	N 67°08'59" E
C37	18°04'28"	473.80	91.41	91.24	N 78°05'07" E
C38	65°16'08"	473.80	43.48	43.48	N 88°15'10" E
C39	148°11'17"	473.80	45.29	45.29	N 89°42'59" E
C40	175°51'19"	473.80	236.37	228.18	S 74°04'06" W
C44	84°18'16"	51.80	115.63	96.19	S 18°19'10" W
C45	81°18'11"	427.80	8.72	8.72	N 61°34'04" E
C46	89°12'41"	427.80	48.45	48.55	N 64°53'31" E
C47	89°17'23"	427.80	64.47	64.47	N 78°19'14" E
C48	89°12'41"	427.80	61.12	61.80	N 64°47'16" E
C49	89°34'16"	373.80	3.72	3.72	N 68°58'59" E
C50	181°05'11"	373.80	93.19	92.94	N 68°43'28" E
C51	138°11'13"	373.80	84.58	84.58	N 82°22'47" E
C52	37°54'10"	373.80	101.67	179.88	S 74°56'08" W
C53	175°51'19"	427.80	287.97	285.92	S 74°56'08" W
C63	64°36'54"	586.50	47.24	47.23	N 58°48'31" E
C64	82°33'12"	586.50	38.14	38.14	N 55°05'29" E
C65	82°58'11"	586.50	71.98	71.98	S 14°29'45" W
C66	87°53'39"	537.80	73.99	73.91	S 25°04'12" E
C67	64°24'09"	77.80	89.34	84.31	N 78°06'31" W
C68	87°53'39"	537.80	73.95	73.98	N 32°07'44" W
C69	113°58'59"	537.80	36.59	36.59	N 82°58'09" E
C71	59°57'43"	51.80	51.48	52.48	S 53°09'54" W
C72	75°56'01"	51.80	67.59	62.75	S 14°16'34" E
C73	108°09'04"	327.80	57.93	57.96	S 86°18'14" E
C74	118°03'08"	327.80	63.59	63.49	S 16°30'01" E
C75	84°14'31"	327.80	51.80	52.67	S 85°48'44" E
C117	82°58'55"	273.80	14.65	14.85	N 87°06'01" E
C118	21°08'01"	273.80	106.07	99.51	N 75°07'34" E
C119	83°07'27"	273.80	37.88	37.35	N 62°48'12" E
C120	82°54'48"	327.80	14.73	14.73	N 62°16'23" E
C121	118°13'19"	327.80	63.89	63.89	N 49°09'49" E
C122	82°15'48"	327.80	12.98	12.98	N 87°24'41" E
C123	115°37'43"	327.80	65.96	65.85	N 88°32'02" E

ISLAND LINE TABLE				
Id	Bearing	Distance		
L44	N 15°29'43" W	28.54		
L45	N 68°59'59" E	2.33		
L46	S 29°01'01" E	22.24		
L47	S 61°29'24" E	2.24		
L48	S 28°19'27" E	10.16		
L49	N 11°08'07" W	3.94		
L78	S 76°41'24" W	11.67		
L79	N 62°58'42" E	14.87		

BOUNDARY LINE TABLE				
Id	Bearing	Distance		
L1	S 89°15'29" W	2.88		
L2	S 72°25'14" W	14.11		
L3	S 89°15'29" W	2.88		
L4	S 72°25'14" W	14.11		
L5	N 43°53'18" E	14.16		
L6	S 46°06'42" W	14.14		
L7	S 01°06'42" E	68.00		
L8	S 46°06'42" E	14.14		
L9	N 43°53'18" E	14.14		
L10	S 01°06'42" E	14.16		
L11	N 89°15'29" W	2.88		
L12	N 75°25'18" E	14.14		
L13	N 89°15'29" W	2.88		
L14	N 01°06'42" W	54.00		
L15	N 03°56'27" W	28.82		
L16	N 89°15'29" W	2.88		
L17	N 89°15'29" W	2.88		
L18	S 01°06'42" W	28.82		
L19	S 64°51'00" W	71.50		
L20	S 28°19'27" E	91.68		
L21	S 79°13'27" W	79.37		
L22	S 61°29'24" E	68.00		
L23	N 76°41'24" E	80.18		
L24	S 64°51'00" W	14.16		
L25	S 49°49'23" E	13.22		
L26	S 08°58'41" E	54.00		
L27	N 08°58'41" E	8.00		

CENTERLINE TABLE				
Id	Bearing	Distance		
L19	N 89°15'29" E	14.30		
L20	S 01°06'42" E	30.00		
L21	S 01°06'42" E	30.00		
L22	N 81°06'42" W	48.00		
L23	N 81°06'42" W	48.00		
L24	N 81°06'42" W	48.00		

LOT LINE TABLES				
Id	Bearing	Distance		
L21	S 43°53'18" W	14.16		
L22	S 89°15'29" W	3.00		
L23	S 43°53'18" W	14.16		
L24	N 43°53'18" E	14.16		
L25	N 46°06'42" W	14.14		
L26	N 89°15'29" E	14.00		
L27	N 22°34'16" W	31.87		
L28	S 22°34'16" W	38.40		
L29	S 64°07'31" E	14.51		
L30	N 01°05'29" E	28.82		
L31	S 03°59'27" E	28.82		
L32	N 43°53'18" E	14.16		
L33	N 46°06'42" W	14.14		
L34	S 43°53'18" W	14.16		
L35	S 43°53'18" W	14.16		
L36	S 46°06'42" E	14.14		
L37	N 43°53'18" E	14.16		
L38	N 46°06'42" W	14.14		
L39	N 43°53'18" E	14.16		
L40	N 46°06'42" W	14.14		
L41	N 43°53'18" E	14.16		
L42	N 46°06'42" W	14.14		
L43	N 46°06'42" W	14.14		
L44	N 43°53'18" E	14.16		
L45	S 89°15'29" W	93.31		
L46	S 15°58'59" W	14.16		
L47	S 74°01'01" E	14.14		
L48	S 15°58'59" W	14.16		
L49	S 74°01'01" E	14.14		
L50	S 68°58'59" W	39.82		
L51	S 08°58'59" W	28.82		
L52	N 89°15'29" W	2.88		
L53	N 89°15'29" W	2.88		
L54	N 84°54'21" W	71.50		
L55	S 82°58'42" E	8.00		

APPROVED BY: PLANNING AND ZONING COMMISSION
CITY OF WAXAHACHE, TEXAS

BY: _____ DATE: _____
CHAIRPERSON

ATTEST: _____ DATE: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, JOHNNY B.L. WILLIAMS, R.P.L.S. No. 4811, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are and were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahatchee.

**PRELIMINARY - FOR REVIEW ONLY
NOT TO BE FILED FOR ANY REASON**

JOHNNY B.L. WILLIAMS DATE _____
Waxahatchee Surveyors
3550 W. Wilshire Road, Suite 107
Fort Worth, Texas 76116
TDRS FIRM REG. NO. 10128508



**Planning & Zoning Department
Plat Staff Report**

Case: SUB-53-2021



MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021

CAPTION

Public Hearing on a request by Tim Jackson, Texas Reality Capture and Surveying, LLC, for a Replat of Lots 2R, 4R, and 6, Block 1, Crystal Cove Estates, Phase Three, to create Lots 2RR, 4RR & 6R, Block 1, Crystal Cove Estates, Phase Three, 16.512 acres (Property IDs 229594, 138317, 229592, and 180771) – Owners: CHARLES B & SHARON S WILLIAMS AND BRIAN & KIMBERLY GARLITZ (SUB-53-2021)

APPLICANT REQUEST

The applicant is requesting to replat the subject property to allow access to the rear of lot 2RR and establish the newly purchased property as part of Lot 2RR.

CASE INFORMATION

Applicant: Tim Jackson, Texas Reality Capture and Surveying, LLC

Property Owner(s): Charles & Sharon Williams and Brian and Kimberly Garlitz

Site Acreage: 16.512 acres

Number of Lots: 3 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A; No new lots are being created by this replat.

Adequate Public Facilities: Adequate public facilities are available to this site.

SUBJECT PROPERTY

General Location: 201 & 203 Hunter Pass

Parcel ID Number(s): 229594, 138317, 229592, and 180771

Current Zoning: Planned Development – 23 – Single Family – 1 (PD-23-SF-1) and Future Development (FD)

Existing Use: Single family residences are located on these sites.

Platting History: Both of these lots are located within the Crystal Cove Estates Phase 3 subdivision.

Site Aerial:



PLATTING ANALYSIS

Charles & Sharon Williams (owners of Lot 4RR and Lot 6R) are selling a portion of their property to Brian & Kimberly Garlitz (owner of Lot 2RR). The purpose of this replat drawing is to allow access to the newly purchased property located adjacent to and south of Lot 4RR and Lot 6R. The replat will also allow for the newly purchased property and lot 2RR to be one contiguous lot.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PON RESPONSES

Staff has received one (1) response in opposition of the proposed replat.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. PON Responses
2. Plat Drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

(9)

Property ID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
136317	GARLITZ BRIAN & KIMBERLY	10	145 WM BASKINS 10 ACRES	P O BOX F	WAXAHACHIE	TX	75168	FM 877 WAXAHACHIE TX 75165
180771	WILLIAMS CHARLES B & SHARON S	31.549	143 WM BASKINS 31.549 ACRES	201 HUNTER PASS	WAXAHACHIE	TX	75165	FM 877 WAXAHACHIE TX 75165
205440	ELLIS COUNTY WATER CONTROL & IMP DIST	5.501	145 WM BASKINS 5.501 ACRES	PO BOX 757	WAXAHACHIE	TX	75168	PENN COVE WAXAHACHIE TX 75165
218978	CRYSTAL COVE ESTATES HOMEOWNERS ASSOCI INC % DON MARTIN	1.422	44 A CRYSTAL COVE ESTS BOAT RAMP 1.422 ACRES	P O BOX 942	WAXAHACHIE	TX	75168	100 PENN COVE WAXAHACHIE TX 75165
218986	CASTLEBERRY THOMAS R & TERESA R	1.111	LOT 42 BLK A CRYSTAL COVE ESTS-REV 1.111 AC	210 HUNTER PASS	WAXAHACHIE	TX	75165	210 HUNTER PASS WAXAHACHIE TX 75165
218987	BELEW DAVID A & STEPHEN C SPENCE	1.658	LOT 43 BLK A CRYSTAL COVE ESTS-REV 1.658 AC	102 PENN COVE	WAXAHACHIE	TX	75165	102 PENN COVE WAXAHACHIE TX 75165
218948	HOFFMANN CHARLES M & STACIE E Sipes	2.896	LOT 11 BLK E CRYSTAL COVE PH 2 2.896 AC	115 HUNTER PASS	WAXAHACHIE	TX	75165	HUNTER PASS WAXAHACHIE TX 75165
218953	SMITH WANDA M	2.803	10 E CRYSTAL COVE PH 2 2.803 ACRES	115 HUNTER PASS	WAXAHACHIE	TX	75165	115 HUNTER PASS WAXAHACHIE TX 75165
219053	LEEK DUSTIN & AMANDA	5.001	LOT 4 BLK E CRYSTAL COVE PH 2 5.001 AC	4018 HOWARD RD	WAXAHACHIE	TX	75165	4018 HOWARD RD WAXAHACHIE TX 75165
219054	PARKER EDWARD L & CRYSTAL	5.001	LOT 5 BLK E CRYSTAL COVE PH 2 5.001 AC	4018 HOWARD RD	WAXAHACHIE	TX	75165	4018 HOWARD RD WAXAHACHIE TX 75165
219057	REYES FAUSTINO	4.653	88R D CRYSTAL COVE PH 3-REV 4.653 ACRES	PO BOX 711	HUTCHINS	TX	75141	136 HUNTER PASS WAXAHACHIE TX 75165
218936	GRONDS GLENH	1.331	10 D CRYSTAL COVE PH 2 1.331 ACRES	PO BOX 486	DESOTO	TX	75122	146 HUNTER PASS WAXAHACHIE TX 75165
219137	GERRON KRISTI & MICHAEL	1.782	LOT 13 BLK E CRYSTAL COVE PH 2 1.782 AC	133 HUNTER PASS	WAXAHACHIE	TX	75165	133 HUNTER PASS WAXAHACHIE TX 75165
229091	VINTON PATRICK & MARITZA D	3.038	LOT 1 BLK 1 CRYSTAL COVE PH 3 3.038 AC	207 HUNTER PASS	WAXAHACHIE	TX	75165	207 HUNTER PASS WAXAHACHIE TX 75165
228982	GARLITZ BRIAN & KIMBERLY	8.477	LOT 2R BLK 1 CRYSTAL COVE EST PH 3 REV 8.477 AC	P O BOX F	WAXAHACHIE	TX	75168	203 HUNTER PASS WAXAHACHIE TX 75165
228984	WILLIAMS CHARLES B & SHARON S	9.264	4R & S 1 CRYSTAL COVE PH 3-REV 9.264 ACRES	PO BOX 3875	CEDAR HILL	TX	75108	201 HUNTER PASS WAXAHACHIE TX 75165
254541	CARROLL JIMMY D & MELISSA W	1.347	LOT 1A BLK A CRYSTAL HILLS 1.347 AC	208 HUNTER PASS LN	WAXAHACHIE	TX	75165	208 HUNTER PASS LN WAXAHACHIE TX 75165
254542	SULLIVAN JOHN P & JANIE R	4.371	LOT 1B BLK A CRYSTAL HILLS & 145 WM BASKINS 4.371 AC	PO BOX 844	WAXAHACHIE	TX	75168	211 HUNTER PASS LN WAXAHACHIE TX 75165
219145	PROPERTY OWNER	0		127 HUNTER PASS	WAXAHACHIE	TX	75165	127 HUNTER PASS WAXAHACHIE TX 75165



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-53-2021

FOARD JAMES K & LEAH P
139 HUNTER PASS
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 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. Request by Tim Jackson, Texas Reality Capture and Surveying, LLC, for a Replat of Lots 2R, 4R and 6, Block 1, Crystal Cove Estates, Phase Three, to create Lots 2RR, 4RR & 6R, Crystal Cove Estates, Phase Three, 16.512 acres (Property ID 229594, 138317, 229592 & 180771) partially located in the Extra Territorial Jurisdiction - Owners: CHARLES B & SHARON S WILLIAMS, AND BRIAN K. & KIMBERLY A. GARLITZ. (SUB-53-2021)

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 for additional information on this request.

Case Number: SUB-53-2021

City Reference: 219138

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, May 18, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Without Details, this seems to box my property in on both sides.
I am concerned about Home Value and the ability to sell if desired.

James K. Foard
Signature

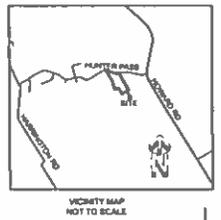
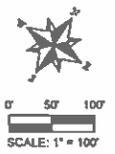
05/11/2021
Date

James K. Foard
Printed Name and Title

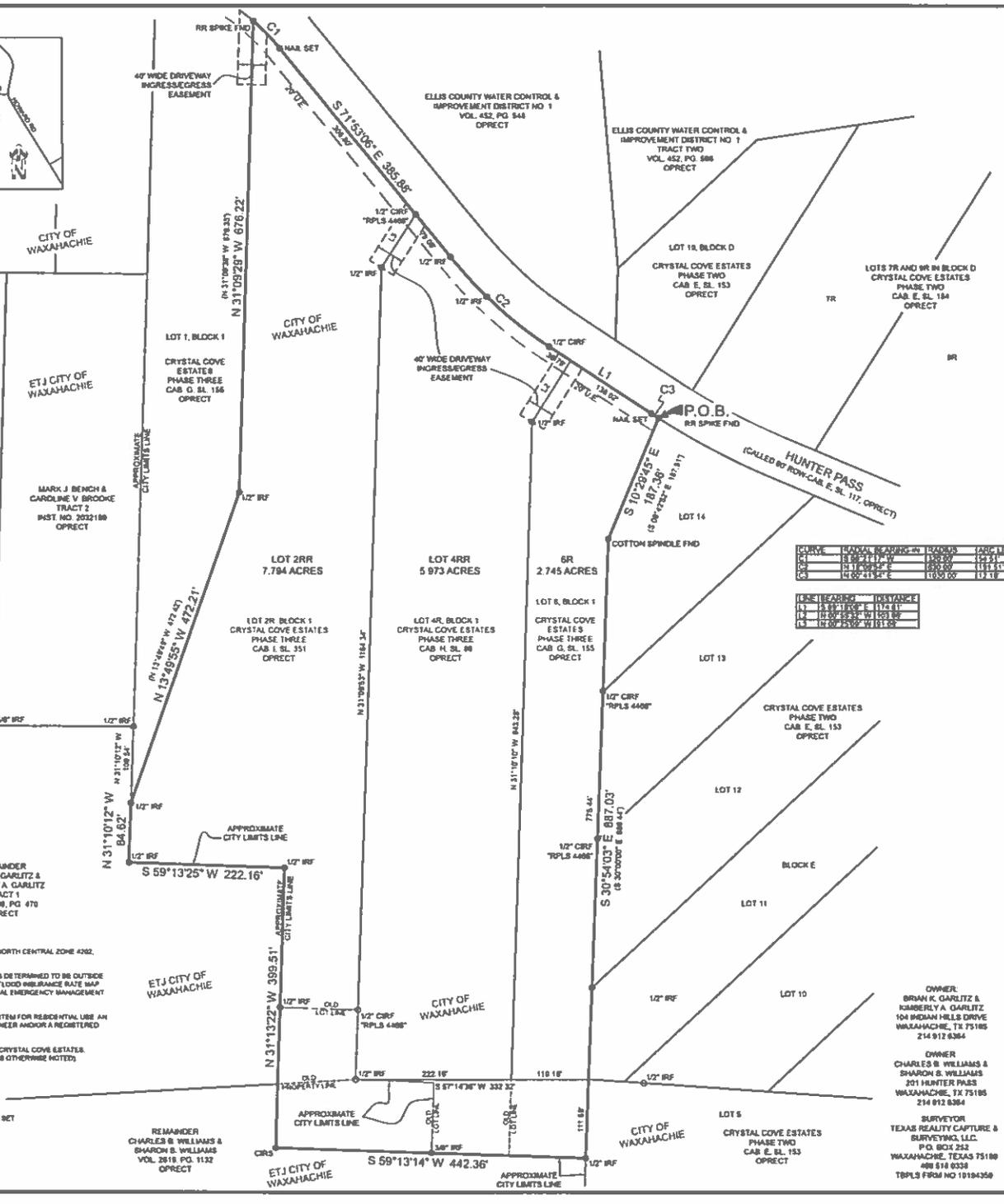
139 Hunter Pass, Waxahachie, Tx.
Address
75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code §7.10)

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.



VICINITY MAP
NOT TO SCALE



CURVE	BEARING	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 71° 53' 00" E	385.85'	127° 00' 00"	127.00'	127° 00' 00"	127.00'	127° 00' 00"	127.00'
C2	S 10° 29' 45" E	187.36'	127° 00' 00"	127.00'	127° 00' 00"	127.00'	127° 00' 00"	127.00'
C3	S 30° 54' 03" E	887.03'	127° 00' 00"	127.00'	127° 00' 00"	127.00'	127° 00' 00"	127.00'

NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4262, 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. 48190C022F, DATED JUNE 3, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

ALL EASEMENTS SHOWN HEREON WERE CREATED ON THE PLAT OF CRYSTAL COVE ESTATES, PHASE THREE, RECORDED IN CABINET Q, SLIDE 15A, OPRECT (UNLESS OTHERWISE NOTED).

LEGEND

CRB = 60 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRAC" SET
 IRF = IRON ROD FOUND
 FND = FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 (E.L.S.) = RECORD INFORMATION
 E.B.T. = EASEMENT TO BE ABANDONED BY THIS PLAT

REPLAT

**LOTS 2RR, 4RR & 6R BLOCK 1
CRYSTAL COVE ESTATES
PHASE THREE**

BEING A REPLAT OF LOTS 2R, 4R AND 6, BLOCK 1
CRYSTAL COVE ESTATES, PHASE THREE
16.512 ACRES
ZONED: PD-SF-1 & FD

OWNER:
BRIAN K. GARLITZ &
KIMBERLY A. GARLITZ
104 INDIAN HILLS DRIVE
WAXAHACHIE, TX 75105
214-912-8364

OWNER:
CHARLES B. WILLIAMS &
SHARON S. WILLIAMS
201 HUNTER PASS
WAXAHACHIE, TX 75105
214-912-8364

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, L.L.C.
P.O. BOX 252
WAXAHACHIE, TEXAS 75109
409.518.0339
TBPLS FRM NO 18194350

W.M. BASKINS SURVEY, ABSTRACT NO 145,
CITY OF WAXAHACHIE & ETJ CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS
CASE NO. SUB-S3-2021

JOB NO 1782 MARCH 2021 PAGE 1 OF 2

(6)

Planning & Zoning Department Zoning Staff Report

Case: ZDC-63-2021



MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021

City Council: June 7, 2021

CAPTION

Request by Chris Freeman for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to Planned Development-Single Family-1, with Concept Plan, located at 303 Lakeshore Drive (Property ID 171975) - Owner: VIRGINIA K FREEMAN (ZDC-63-2021)

APPLICANT REQUEST

The applicant is requesting to rezone the subject property from Planned Development – 23 – Single Family – 1 (PD-23-SF-1) to Planned Development – Single Family – 1 (PD-SF-1) to adjust the front yard building setback requirement to allow for the construction of a carport on the property.

CASE INFORMATION

Applicant: Chris Freeman

Property Owner(s): Virginia K Freeman

Site Acreage: 0.672 acres

Current Zoning: PD-23-SF-1

Requested Zoning: PD-SF-1

SUBJECT PROPERTY

General Location: 303 Lakeshore Dr.

Parcel ID Number(s): 171975

Existing Use: Single Family Residence

Development History: The subject property is located in the Akin Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF-1	Single Family Residence
East	PD-23-SF-1	Single Family Residence
South	PD-23-SF-1	Single Family Residence
West	PD-23-SF-1	Single Family Residence

Future Land Use Plan: Estate Residential

Comprehensive Plan:

This use is representative of traditional, single-family detached dwellings on large lots that are over one acre in size. This type of land is envisioned to primarily be located in the southern portion of the City and in the ETJ area south and west of Waxahachie.

Thoroughfare Plan:

This property is accessible via Lakeshore Dr.

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

The applicant is requesting to rezone the subject property from Planned Development – 23 – Single Family – 1 (PD-23-SF-1) to Planned Development – Single Family – 1 (PD-SF-1) to allow for the construction of a carport that would encroach into the front yard building setback. Per Sec. 5.07 of the City of Waxahachie Zoning Ordinance, accessory structures shall not be located closer to the front property line than the main building or the front yard setback requirement for the zoning district, whichever is greater.

Proposed Use:

In this instance, the proposed carport will be located closer to the front property line than the main structure. However, the carport will still be approximately 80' from the front property line and approximately 130' from the edge of Lakeshore Dr. The proposed structure will be 22' long by 12' wide (264 sq. feet), and the height proposed structure will be 8'. The applicant is proposing to construct the carport out of wood. The proposed location of the carport is already accessible by the driveway and has been constructed out of concrete.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PON RESPONSES

Staff has received three (3) responses in support of the proposed zoning change.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:
 1. The applicant will need to obtain a building permit form the City of Waxahachie Building Inspections department prior to construction of the proposed structure.

ATTACHED EXHIBITS

1. PON Responses
2. Site Plan
3. Conceptual Elevation 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:
Chris Webb
Planner
cwebb@waxahachie.com

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

(11)

Property ID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
171975	FREEMAN ROY D & VIRGINIA K LIE JOHN C FREEMAN	0.672	LOT 8B & 8C AKN .672 AC	303 LAKESHORE DR	WAXAHACHIE	TX	75185	303 LAKE SHORE DR WAXAHACHIE TX 75185
171978	LINDOP BRIAN A & KECIA R	0.48	LOT 8A AKN .48 AC	307 LAKESHORE DR	WAXAHACHIE	TX	75185	307 LAKE SHORE DR WAXAHACHIE TX 75185
171862	CRADDOCK DAN L & MINX PATRICIA	0.726	LOT PT 6 AKN .726 AC	225 LAKESHORE DR	WAXAHACHIE	TX	75185	225 LAKE SHORE DR WAXAHACHIE TX 75185
174601	WILSON CHARLEY JR	0.769	LOT 1R BLK 1 LAKEBREEZE EST .769 AC	300 LAKESHORE DR	WAXAHACHIE	TX	75185	300 LAKE SHORE DR WAXAHACHIE TX 75185
174602	TAYLOR MICHAEL L & THERESA K	0.803	LOT 2R BLK 1 LAKEBREEZE EST .803 AC	302 LAKESHORE DR	WAXAHACHIE	TX	75185	302 LAKE SHORE DR WAXAHACHIE TX 75185
174603	MARCHBANKS JOHN ROY JR	0.574	3.1 LAKEBREEZE EST 0.574 ACRES	PO BOX 472	WAXAHACHIE	TX	75186	304 LAKE SHORE DR WAXAHACHIE TX 75185

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-63-2021

RECEIVED MAY 12 2021

THOMPSON KIMBERLY S
301 LAKESHORE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Chris Freeman for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to Planned Development-Single Family-1, with Concept Plan, located at 303 Lakeshore Drive (Property ID 171975) - Owner: VIRGINIA K FREEMAN (ZDC-63-2021)

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 for additional information on this request.

Case Number: ZDC-63-2021

City Reference: 171976

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, May 18, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Kimberly S Thompson
Signature

5-9-21
Date

Kimberly S Thompson
Printed Name and Title

301 Lakeshore Dr.
Address
Waxahachie, TX
75165

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

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

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-63-2021

RECEIVED MAY 12 2021

MERRILL PATRICK HENRY
227 LAKESHORE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Chris Freeman for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to Planned Development-Single Family-1, with Concept Plan, located at 303 Lakeshore Drive (Property ID 171975) - Owner: VIRGINIA K FREEMAN (ZDC-63-2021)

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 for additional information on this request.

Case Number: ZDC-63-2021

City Reference: 171983

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, May 18, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

I STRONGLY SUPPORT MR FREEMAN'S REQUEST -
HE AND FAMILY ALWAYS TAKE RIDE IN THEIR BEAUTIFUL
YARD

Pat Merrill
Signature

5/10/21
Date

PAT MERRILL
Printed Name and Title

227 LAKESHORE DR
WAXAH
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.



(11)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-63-2021

NOLTE HAROLD E JR & LYNN L
2008 WINDSONG WAY
DODGE CITY, KS 67801

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Chris Freeman for a Zoning Change from a Planned Development-23-Single Family-1 zoning district to Planned Development-Single Family-1, with Concept Plan, located at 303 Lakeshore Drive (Property ID 171975) - Owner: VIRGINIA K FREEMAN (ZDC-63-2021)

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 for additional information on this request.

Case Number: ZDC-63-2021

City Reference: 171969

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, May 18, 2021* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Lynn Nolte
Signature

5/8/21
Date

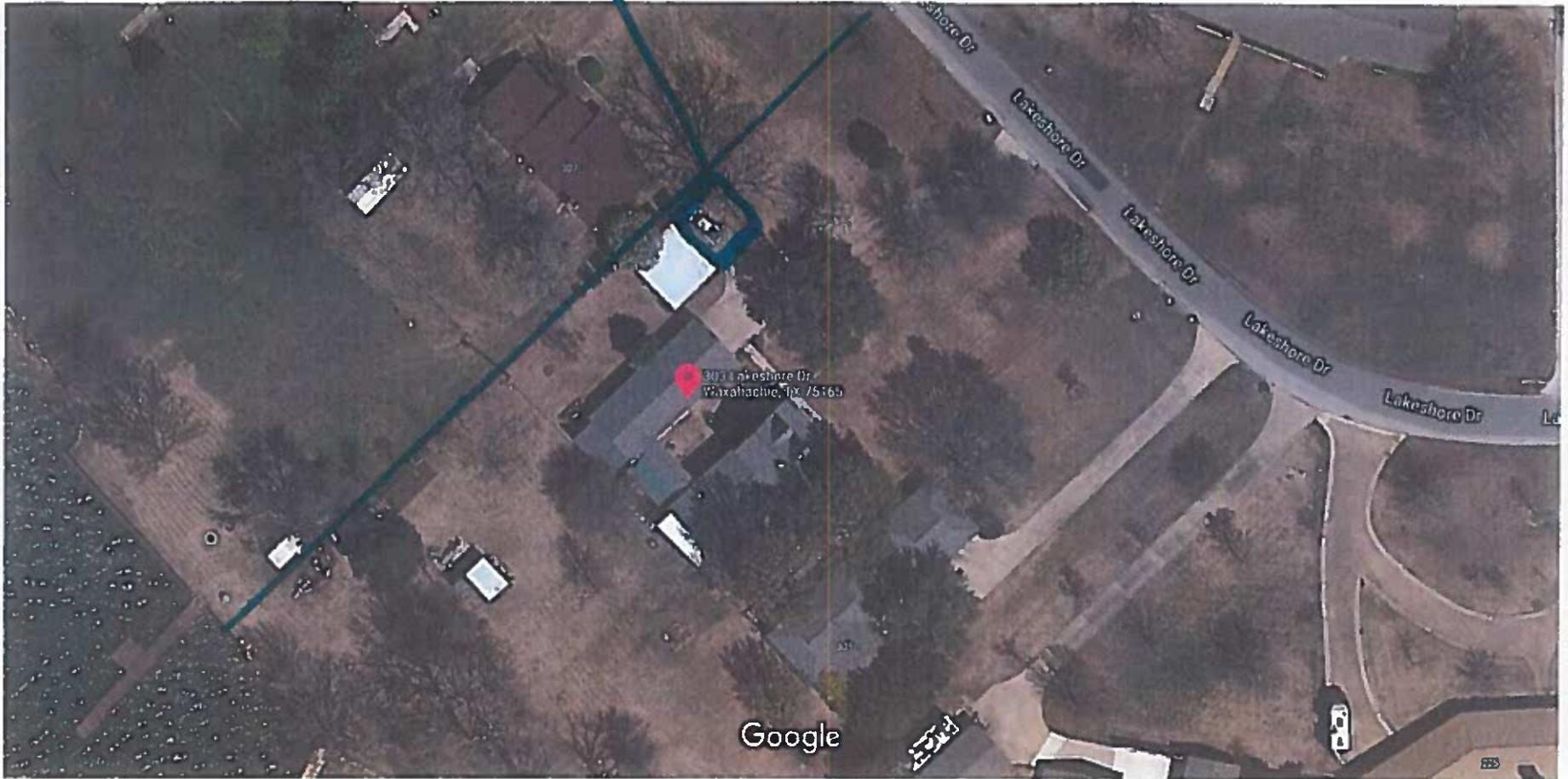
Lynn Nolte
Printed Name and Title

309 Lakeshore Dr Waxahachie
Address
TX 75165

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

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

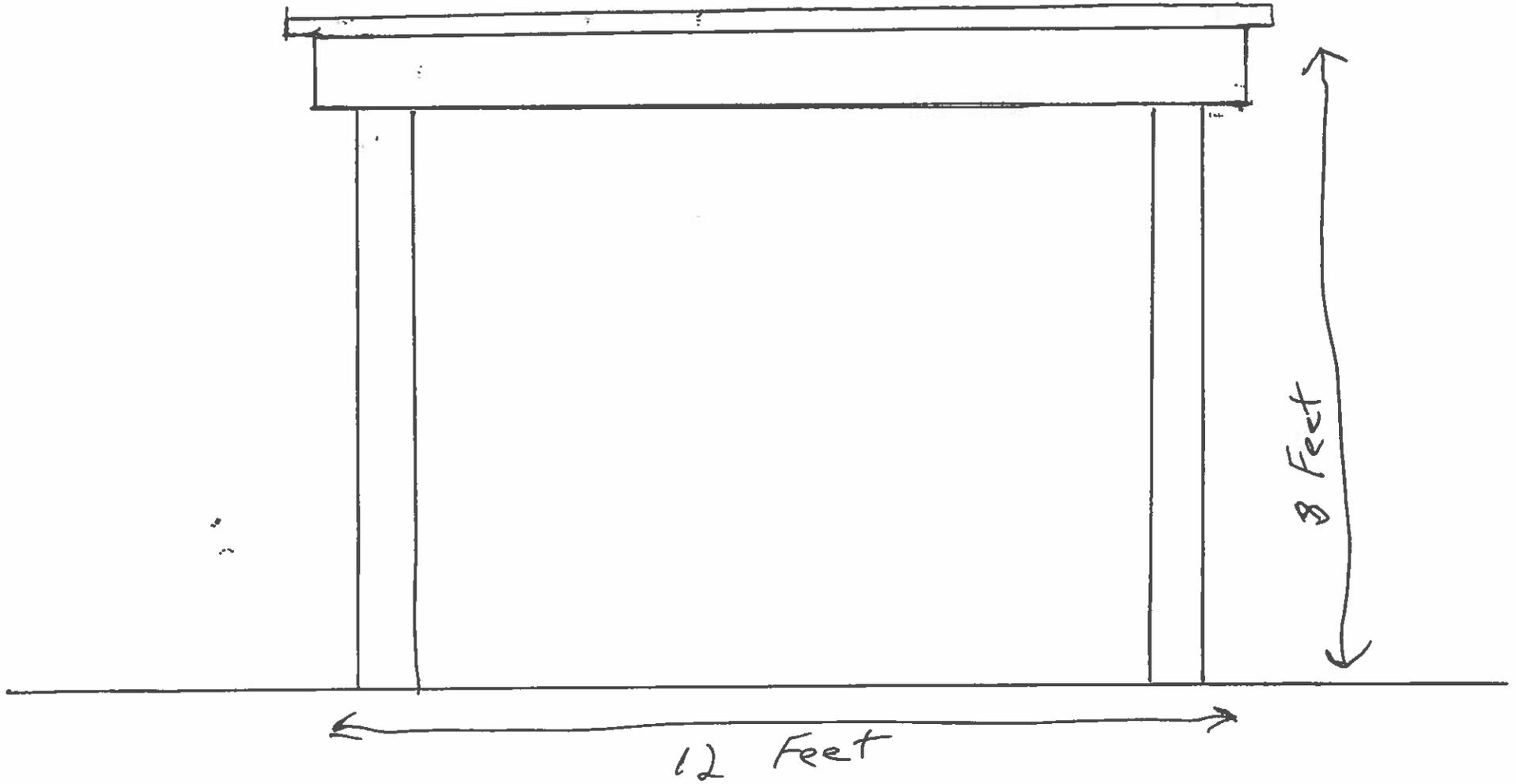
Proposed Carport
Location
Property Line
↓



(11)

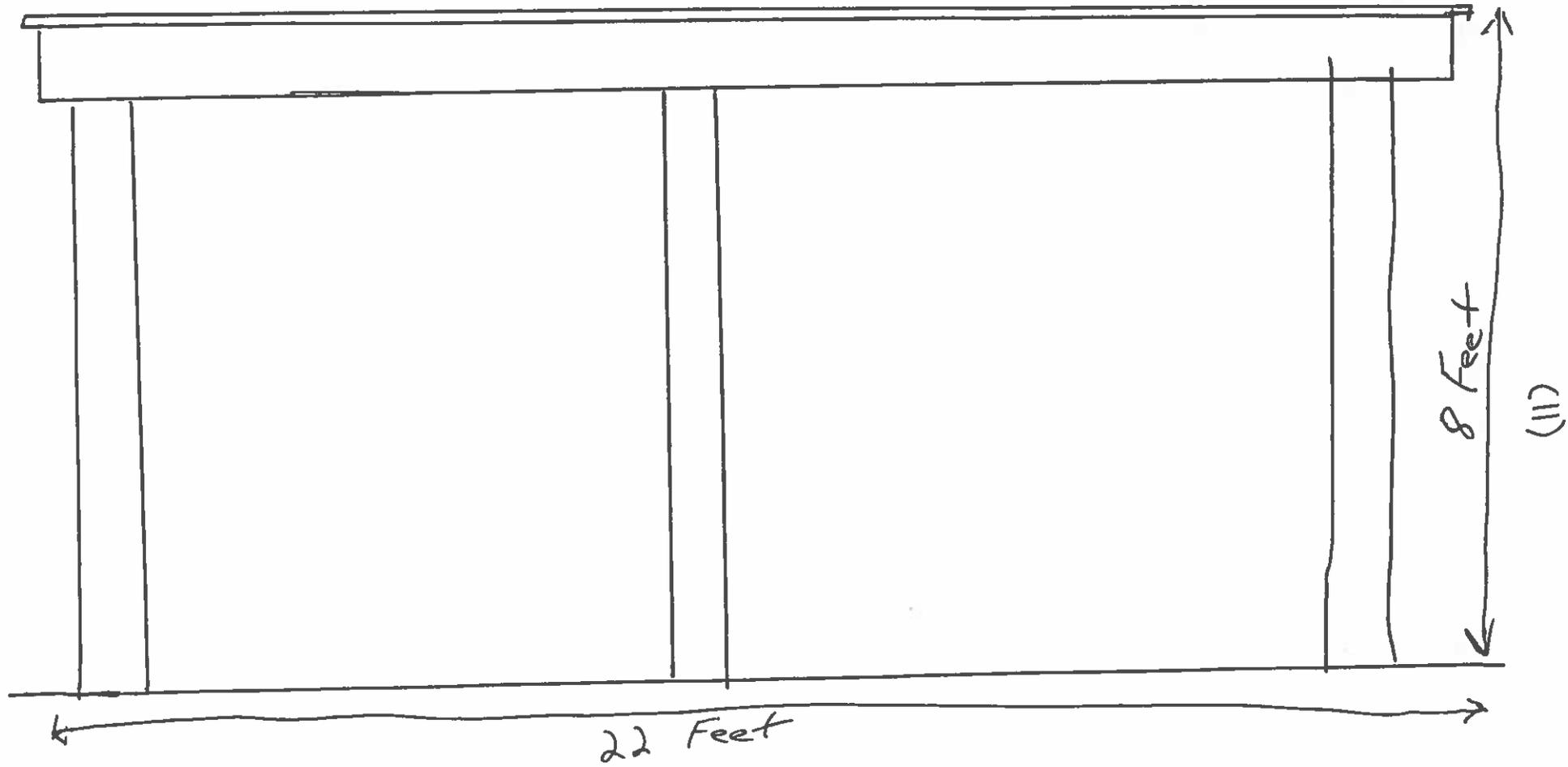
Google

Front View



(11)

Side View





(11)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-65-2021

MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021
City Council: June 7, 2021

CAPTION

Request by Marsha Rowan for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 SF** use within a Single-Family Residential-1 zoning district located at 2341 Marshall Rd (Property ID 203836) - Owner: JOHN E & MARSHA L ROWAN (ZDC-65-2021)

APPLICANT REQUEST

The applicant is requesting a Specific Use Permit (SUP) to allow for the construction of an accessory building greater than 700 sq. feet on their property.

CASE INFORMATION

Applicant: John Rowan
Property Owner(s): John and Marsha Rowan
Site Acreage: 7.244 acres
Current Zoning: Single Family – 1 (SF-1)
Requested Zoning: SF-1 with SUP

SUBJECT PROPERTY

General Location: 2341 Marshall Rd
Parcel ID Number(s): 203836
Existing Use: Single Family Residence
Development History: The subject property was platted as part of Marshall Road Estates.
Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Undeveloped
East	SF-1	Single Family Residence
South	SF-1	Single Family Residence
West	SF-1	Single Family Residence

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 a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan:

This property is accessible via Marshall Rd.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to construct an accessory structure in excess of 700 sq. feet (720 sq. feet) to in the side yard of a single family property located at 2341 Marshall Rd. Per ECAD, the primary structure located on the subject property is 1,368 sq. feet in area. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 sq. feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting approval to construct a 30' x 24' x 12' tall accessory structure. The applicant is proposing to construct the structure out of metal, and intends to use it as a shed for storage. During site visits, staff noticed that there are other accessory structures in the area.

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

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
 2. The structure shall not be used as a dwelling.

ATTACHED EXHIBITS

1. Site Plan
2. Elevation 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:
Chris Webb
Planner
cwebb@waxahachie.com

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

GENERAL NOTES

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE AND DIRECTION OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE BUILDING MANUFACTURER WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS METAL BUILDING IS DESIGNED WITH THE BUILDING MANUFACTURER'S STANDARD PRACTICES WHICH ARE BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES AS APPLICABLE.

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS
2. AMERICAN IRON AND STEEL INSTITUTE, SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS
3. AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODES AWS D1.1
4. METAL BUILDING MANUFACTURER'S ASSOCIATION, LOW RISE BUILDING SYSTEMS MANUAL
5. INTERNATIONAL CODE COUNCIL, INTERNATIONAL BUILDING CODE

ALL WELDING ELECTRODES SHALL BE A233 CLASS E-70 SERIES MINIMUM WELDS ON PRIMARY STRUCTURAL MEMBERS SHALL BE 3/16" FILLET WELDS UNLESS SHOWN OTHERWISE ON SHOP FABRICATION DRAWINGS.

ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED UNLESS NOTED.

MATERIAL PROPERTIES OF STEEL PLATE AND SHEET USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND ALL PRIMARY STRUCTURAL FRAMING MEMBERS (OTHER THAN COLD-FORMED SECTIONS) CONFORM TO THE CHEMISTRY REQUIREMENTS OF ASTM-A36 WITH MINIMUM YIELD POINT OF 30,000 P.S.I. OR 36,000 P.S.I. AS REQUIRED BY DESIGN.

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF A S T M A-570, GRADE 50, WITH A MINIMUM YIELD POINT OF 57,000 P.S.I.

ALL PIPE SHALL BE MINIMUM SCHEDULE 40 AND 36,000 P.S.I. UNLESS OTHERWISE NOTED.

CABLE BRACING TO BE "BRACE GRIP" SYSTEM AS MANUFACTURED BY FLORIDA WIRE AND CABLE COMPANY. DISC CABLE OR EQUAL, BRACING IN FLUSH GIRT SIDEWALL / ENDWALL BAYS MAY REQUIRE THE FIELD CUTTING OF SLOTS SO THAT CABLE IS INSTALLED WITHIN GIRTS.

STRUCTURAL JOINTS WITH A S T M A-325 HIGH STRENGTH BOLTS, WHERE INDICATED ON THE DRAWINGS, SHALL BE ASSEMBLED AND THE FASTENERS TIGHTENED IN ACCORDANCE WITH "WING-TIGHT" METHOD AS DESCRIBED IN THE SPECIFICATION FOR STRUCTURAL JOINTS USING A S T M A-325 OR A 490 BOLT (18th EDITION, 2004 EDITION), UNLESS OTHERWISE NOTED. ALL JOINTS WILL BE ASSEMBLED WITHOUT WARMERS UNLESS OTHERWISE NOTED.

ALL STEEL MEMBERS EXCEPT BOLTS AND FASTENERS SHALL RECEIVE ONE SHOP COAT OF IRON OXIDE CORROSION INHIBITIVE PRIMER.

SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS OTHERWISE NOTED, ALL SCREWED-DOWN ROOF AND WALL PANELS ARE TO BE INSTALLED USING A MINIMUM OF ONE SCREW PER FOOT AT EACH PURLIN / GIRT AND ONE STITCH SCREW EVERY 24 INCH ALONG THE PANEL LAPS AND ENDS AS DESCRIBED IN THE INSTALLATION MANUAL. SINCE BEARING FRAME ENDWALLS DEPEND ON DIAPHRAGM STRENGTH TO PROVIDE LATERAL SUPPORT, THE NUMBER AND SIZE OF FIELD INSTALLED OPENINGS IN THESE WALLS MAY BE LIMITED SEE THE APPLICABLE WALL DRAWING OR CONTACT YOUR SALES REPRESENTATIVE FOR MORE INFORMATION.

BUILDING DESCRIPTION

BLDG	WIDTH	LENGTH	HEIGHT		ROOF PITCH	
			BACK	FRONT	BACK	FRONT
1	24'-0"	30'-0"	12'-0"	12'-0"	3.00:12	3.00:12

PRODUCT CERTIFICATIONS

THIS IS TO CERTIFY THE ABOVE REFERENCED BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH A I S C AND A I S I DESIGN PROCEDURES AND GOOD ENGINEERING PRACTICE AND FOR THE FOLLOWING LOADS. ALL WELDING JOINTS PER THE A I W S D 1.1 & D 1.3 CODES LOADS ARE APPLIED IN ACCORDANCE WITH THE M S M A. LOW RISE BUILDING SYSTEMS MANUAL, AND THE DESIGN SATISFIES THE REQUIREMENTS OF IBC'15

DEAD LOAD: METAL BLDG STRUCTURE ONLY AS FURNISHED BY MUELLER, INC

LIVE LOAD (ROOF): 20.0 (psf) GROUND SNOW LOAD: $P_s = 5.0$ (psf)

LIVE LOAD REDUCED PER CODE? YES ROOF SNOW LOAD (Flat): $P_r = 5.0$ (psf)

WIND EXPOSURE: C $C_r = 1.0$ $I_s = 1.0$

RISK CATEGORY: II Normal WIND LOAD: $V_{100} = 115.0$ MPH

$V_{50} = 90.0$ MPH

SEISMIC LOADS

$I_s = 1.0$ SEISMIC DESIGN CATEGORY: B

$S_s = 0.085$ $S_{ms} = 0.091$ SITE CLASS: D

$S_1 = 0.048$ $S_{m1} = 0.077$ ANALYSIS PROCEDURE: Equivalent Lateral Force Method

BUILDING-SPECIFIC LOADING INFORMATION

BLDG	Collateral Load (psf)	C_r	SNOW C_s	Roof (Sloped) P_s (psf)	WIND Enclosure	GC _s	R	SEISMIC	
								C_s	V (mph)
1	1.0	1.0	1.0	5.00	Partially Enclosed	± 0.55	3.25	0.028	0.15

THIS LETTER OF CERTIFICATION APPLIES SOLELY TO THIS BUILDING AND ITS COMPONENT PARTS AS FURNISHED AND/OR FABRICATED BY MUELLER, INC. AND SPECIFICALLY EXCLUDES FOUNDATION, MASONRY OR GENERAL CONTRACT WORK INCLUDING ERECTION CERTIFICATION. THE DESIGN AND CERTIFICATION FOR THIS PROJECT IS IN ACCORDANCE WITH THE PROVISIONS AND LOADS SPECIFIED ON THE CONTRACT DOCUMENTS. THE CUSTOMER IS TO INSURE ALL LOADS ARE IN COMPLIANCE WITH LOCAL REGULATORY AUTHORITIES. ALL COMPONENTS AND PARTS MUST WITHSTAND THE WIND LOAD AND DESIGN SPECIFICATIONS MENTIONED ABOVE.

PANEL ACCESSORY INFORMATION

	PANEL TYPE	PANEL COLOR	TRIM COLOR
WALL SHEETS	126 R	LGR Lt Gray	CHR Charcoal Gray
ROOF SHEETS	126 PBR	GP Galvalume Plus	CHR Charcoal Gray

WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSION EFFECTS ON THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO GALVALUME SHOULD BE AVOIDED.

DEFLECTION LIMIT TABLE

EW Column	L / 110
EW Rafter (Live)	L / 180
EW Rafter (Wind)	L / 180
Wall Girt	L / 90
Roof Purlin (Live)	L / 150
Roof Purlin (Wind)	L / 150
Rigid Frame (Horizontal)	H / 80
Rigid Frame (Vertical)	L / 160
Wind Framing	H / 60

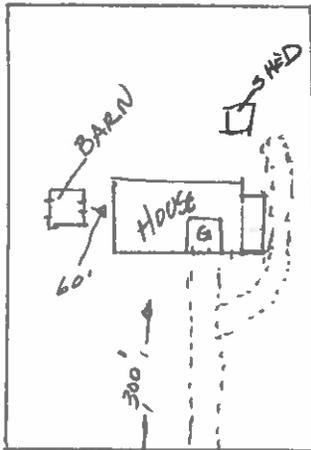
INSTALLATION NOTE

For videos and manuals to help you with the erection of your building, visit our website: www.muellerinc.com

Go to the "Downloads" tab near the top of the page and click on "Videos" or "Manuals". These will help you with topics from site planning and safety through erection and installation of accessories.

WARRANTY NOTE

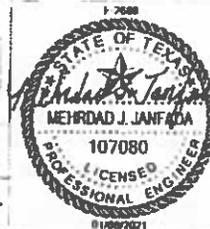
ENGINEERING CALCULATIONS AND DESIGN ARE BASED ON PRE-FABRICATED METAL BUILDINGS AS SHOWN IN THESE DRAWINGS AND SUPPLIED BY MUELLER, INC. AND ANY FIELD FABRICATION AND/OR MODIFICATION OF SAID BUILDINGS IS THE SOLE RESPONSIBILITY OF THE CUSTOMER AND MAY VOID ALL ENGINEERING AND WARRANTY.



FOR CONSTRUCTION

For help with installation of your building, please visit our website: www.muellerinc.com/downloads/download-manuals

NOTE: THE UNDERSIGNED ENGINEER IS NOT THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE NOR ENGINEER OF RECORD FOR THE OVERALL PROJECT



REV 01/08/2021 For Construction
 DATE DESCRIPTION
MUELLER, INC.
 STEEL BUILDING SYSTEMS A COMPANY
 1915 Hollister Wc. Rellinger TX 75821
 (800) 277-1000

COVER SHEET

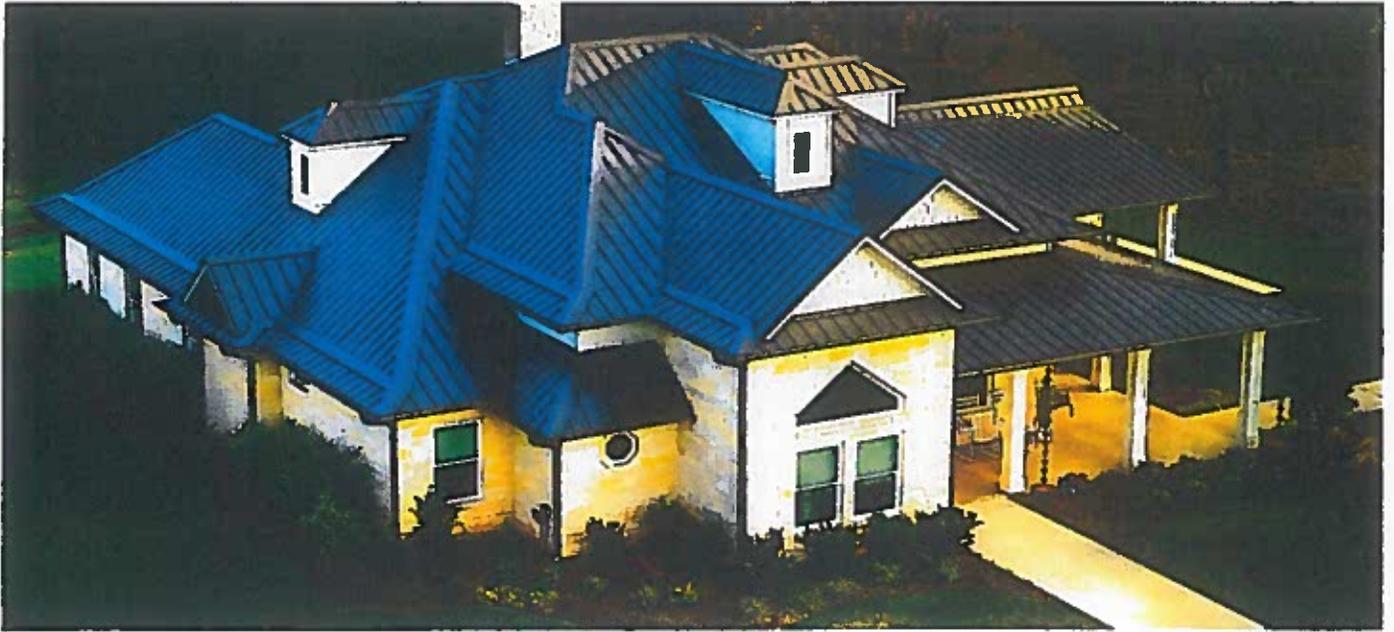
Building description: 24' W x 30' L X 12' H
 City: Willsboro, TX 75165
 Job No: 6025082
 Date: 01/08/2021
 Scale: NONE
 Rev: 0

DRAWING INDEX

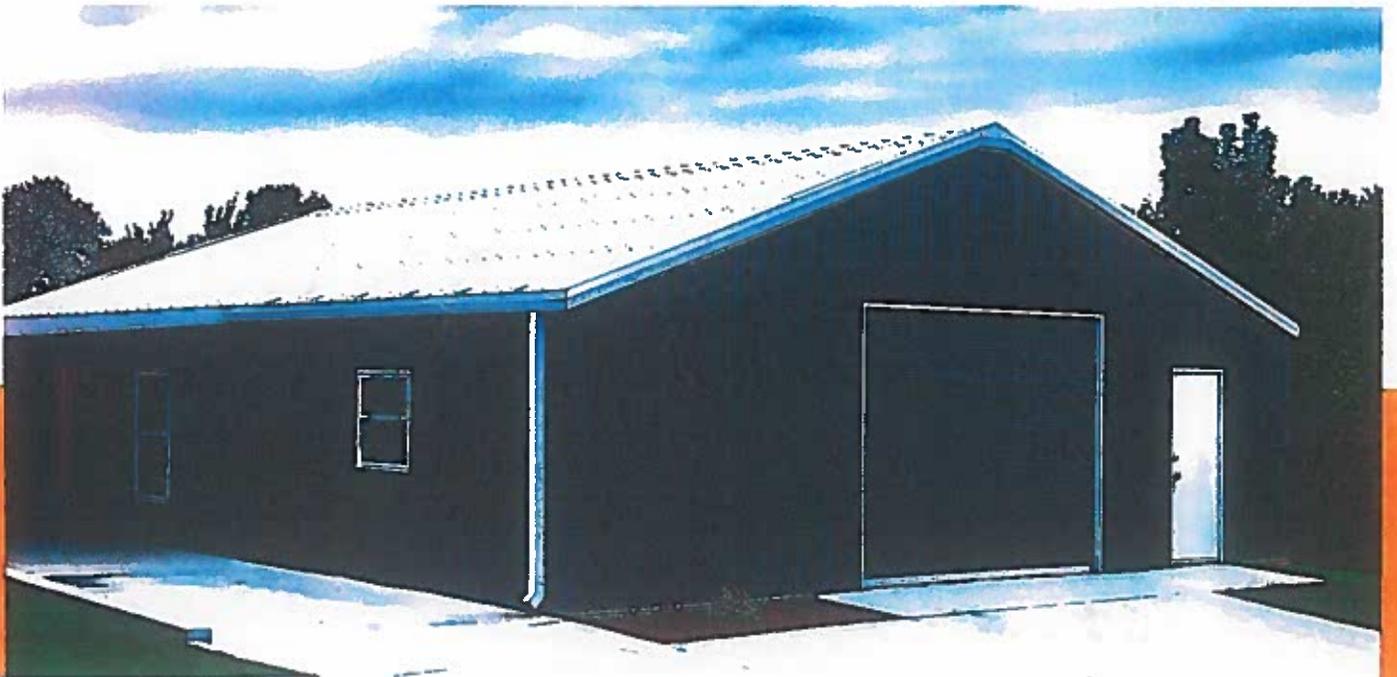
PAGE	DESCRIPTION
C1	COVER SHEET
A01	ANCHOR BOLT PLAN
A02	ANCHOR BOLT DETAILS
A03	REACTIONS
E1	ROOF PLAN
E2	WALL ELEVATION AT GRID E
E3	WALL ELEVATION AT GRID A
E4	WALL ELEVATION AT GRID 1
E5	WALL ELEVATION AT GRID 3
E6	FRAME ELEVATION ON GRID 1
E7	FRAME ELEVATION ON GRID 2
E8	FRAME ELEVATION ON GRID 3
E101	ERECTION DETAILS
E102	ERECTION DETAILS
E103	ERECTION DETAILS
S101	SHEETING DETAILS
T101	TRIM DETAILS
T102	TRIM DETAILS

(13)

(13)



CHOOSE THE HUE THAT'S
RIGHT FOR YOU.



Planning & Zoning Department

Zoning Staff Report



Case: ZDC-59-2021

MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021

City Council: June 7, 2021

CAPTION

Public Hearing on a request by Lenvill Phipps for a **Zoning Change** from a Commercial zoning district to Planned Development-Commercial, located at 1604 E. Main Street, (Property ID 195689) - Owner: 6TH STREET MIDLOTHIAN, LLC (ZDC-59-2021)

APPLICANT REQUEST

The applicant is requesting approval of a Planned Development (variance request) from City Council to not require a sidewalk along the front of his business (1604 E. Main St.).

CASE INFORMATION

Applicant: Lenvill Phipps, 6th Street Midlothian, LLC.

Property Owner(s): Lenvill Phipps, 6th Street Midlothian, LLC.

Site Acreage: 0.541 acres

Current Zoning: Commercial

Requested Zoning: Planned Development-Commercial

SUBJECT PROPERTY

General Location: 1604 E. Main St.

Parcel ID Number(s): 195689

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	LI1	Multi-Tenant Commercial/Industrial Building(s)
East	SF3	Undeveloped Land
South	LI1	Undeveloped Land
West	LI1	Undeveloped Land

Future Land Use Plan: Mixed Use Non-Residential

Comprehensive Plan:

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 E. Main St.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval of a Planned Development (variance request) from City Council to not require a sidewalk along the front of his business (1604 E. Main St.). The applicant intends to construct a 6,000 sq. ft. building on the subject property. Proposed use(s) for the site are currently unknown. Per the City of Waxahachie Zoning Ordinance, a Planned Development request must be reviewed by City Council.

Proposed Use:

Due to no sidewalks within the surrounding area, the applicant is requesting a Planned Development (variance request) to not construct a sidewalk. Though staff understands the applicant's reasoning for not wanting to construct a sidewalk, Section 3.5 (a) (Sidewalks) of the City of Waxahachie Subdivision Ordinance (Ord. 3151) states that "sidewalks not less than six feet (6') shall be provided within all non-residential developments." Although there are no sidewalks located within the surrounding area, as (residential and non-residential) growth continues to develop along E. Main St., sidewalks will be

advantageous as they provide a safe path for pedestrians to walk along, and also further minimize any potential interaction between pedestrians and motorized traffic.

STAFF CONCERNS

Sidewalk

Though staff understands the applicant’s reasoning for not wanting to construct a sidewalk, the City of Waxahachie envisions the surrounding area to have sidewalks for the safety of pedestrians within the surrounding area.

APPLICANT RESPONSE TO CONCERNS

- 1. The applicant believes that due to no surrounding sidewalks near the subject property, a sidewalk should not be required of the applicant. The applicant intends to further state their reasoning at the May 25, 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, 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC OWNER NOTIFICATION RESPONSES

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

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 recommends denial for the proposed request.
- Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

- 1. Property Owner Notification Responses
- 2. Location Exhibit
- 3. Site Photo

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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

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

(15)

Property ID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
182087	ARLINGTON BANK & TRUST %PAUL MC GINNIS	0.285	272 S M DURRETT 0.285 ACRES	PO BOX 528	MAYPEARL	TX	78084	1519 E MAIN ST WAXAHACHIE TX 75185
182124	LEE TURNER MINISTRIES-LIFE OF VICTORY GLOBAL OUTREACH CENTER	0.1	272 S M DURRETT 0.1 ACRES	PO BOX 133	WAXAHACHIE	TX	75188	1521 MLK JR BLVD WAXAHACHIE TX 75185
193908	GREATER NEW MT ZION MISSIONARY BAPTIST CHURCH	1.03	272 S M DURRETT 1.03 ACRES	PO BOX 133	WAXAHACHIE	TX	75188	DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75185
193984	AMERICAS	0.541	B DAVIS YOUNG ADDN 0.541 ACRES	8200 N INTERSTATE -35E	WAXAHACHIE	TX	75185	1808 HIGHWAY 287 WAXAHACHIE TX 75185
195688	6TH STREET MIDLOTHIAN LLC	0.541	LOT C DAVIS YOUNG ADDN 0.541 AC	213 HIDDEN MEADOW CIR	MIDLOTHIAN	TX	78085	1804 E MAIN ST WAXAHACHIE TX 75185
195690	FB POTTER HOLDINGS LLC	0.544	LOT D DAVIS YOUNG ADDN 0.544 AC	1802 E MAIN ST STE 100	WAXAHACHIE	TX	75185	1802 E MAIN ST WAXAHACHIE TX 75185
195691	QS INVESTMENT PROPERTIES LLC SERIES F	0.744	LOT E DAVIS YOUNG ADDN 744 AC	PO BOX 938	WAXAHACHIE	TX	75188	1800 E MAIN ST WAXAHACHIE TX 75185
195701	AMERICAS	1.447	1A 1 B R KMSALA ADDN-REV 1.447 ACRES	8200 N INTERSTATE 35E	WAXAHACHIE	TX	75185	1810 HIGHWAY 287 WAXAHACHIE TX 75185



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-59-2021

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Lenvill Phipps for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, located at 1604 E. Main Street, (Property ID 195689) - Owner: 6TH STREET MIDLOTHIAN, LLC (ZDC-59-2021)

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 for additional information on this request.

Case Number: ZDC-59-2021

City Reference: 182021

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, May 18, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

Printed Name and Title

Date

Address

Brad Yates

5/11/21
PC Box 2868 Wax. Tex.
75168

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.



(15)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-58-2021

MEETING DATE(S)

Planning & Zoning Commission: May 25, 2021

City Council: June 7, 2021

CAPTION

Public Hearing on a request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)

APPLICANT REQUEST

The applicant is requesting approval of a Planned Development to allow an industrial business park on 93 acres.

CASE INFORMATION

Applicant: Kirkman Engineering

Property Owner(s): Sandstone 93 Partners, LTD

Site Acreage: 93.18 acres

Current Zoning: Commercial

Requested Zoning: Planned Development-Light Industrial

SUBJECT PROPERTY

General Location: Located just North of 1800 W Highway 287 Bypass

Parcel ID Number(s): 279123

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF1	Undeveloped Land
East	PD-C	Undeveloped Land
South	C	Waxahachie Autoplex
West	LI & PD-SF3	Walgreens Distribution Center & Settler's Glen Subdivision

Future Land Use Plan:

Highway Commercial and Low Density Residential

Comprehensive Plan:

Highway Commercial: Highway Commercial areas are intended to allow for traditional commercial land uses, but such uses should be developed to a higher standard. For example, outside storage may be permitted, but would have to be screened and not visible from the road. In addition, a more limited array of commercial uses would be permitted. Hotels, motels, and car dealerships would be permitted, for example, but manufactured home sales and self-storage buildings would not. The idea is for these areas to show a positive image of Waxahachie and make visitors want to travel into the main part of the City.

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.

Thoroughfare Plan:

The subject property is accessible via Patrick Rd. The applicant is also proposing a "potential future access" drive from IH-35 service road.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval of a Planned Development to allow an industrial business park on 93 acres. Per the City of Waxahachie Zoning Ordinance, a Planned Development request is required to be reviewed by City Council.

Proposed Use:

The applicant intends to create a Planned Development to allow for an industrial business park. The project is located on the east side of Patrick Road, approximately 850 feet north of the intersection of Patrick Road and the US 287 Access Road, and east of the Walgreens Distribution Center. Per the Concept Plan, the applicant is proposing to construct three industrial buildings. The buildings are proposed to be constructed based on the tenants that will use the property. The development intends to allow uses such as Call Center and Telemarketing Services, Cold Storage Warehouse, Data Processing Center and/or Services, Distribution Warehouse, General Warehouse, Logistics Warehouse, Office Showroom, and Package Delivery Services uses. At this time, the applicant has stated that no tenants are currently known and the phasing has not been determined.

Planned Development Notes

- A. There will be a maximum height of 6 stories for all structures within the Planned Development.
- B. Landscape Buffer (Residential Adjacency) – A twenty-five foot (25') landscape buffer is proposed along Patrick Road where adjacent to the existing residential development. Within that landscape buffer, a three foot earthen berm shall be provided along with trees spaced at one tree per 100' of adjacency to the roadway. All trees shall be three-inch (3") minimum caliper diameter at breast height (dbh) at the time of planting. Utilities may be located in the landscape buffer.
- C. Landscape Buffer (Non-Residential Adjacency) – A ten foot (10') landscape buffer is proposed along Patrick Road where adjacent to existing non-residential developments. Within that landscape buffer, trees shall be provided and spaced at one tree 100' of adjacency to the roadway. All trees shall be three-inch (3") minimum caliper diameter at breast height (dbh) at the time of planting. Utilities may be located in the landscape buffer.
- D. *Staff Note: No access from US 287 to Patrick Rd. will be supported by staff.

SPECIAL EXCEPTION/VARIANCE REQUEST:Sidewalks

Per the City of Waxahachie Subdivision Ordinance, "sidewalks not less than six feet (6') shall be provided within all non-residential developments."

- The applicant is not proposing any sidewalks for the development.

Masonry Screening Wall

Due to being adjacent to Single Family zoning along the north and northwest boundary of the property, a minimum 6ft. masonry screening wall is required.

- The applicant is requesting an option of 6ft. masonry wall or a 3ft. landscape berm and landscaping as options along Patrick Rd.

Submittal Deadlines

Detailed site plan submittals have a 1 year deadline.

- The applicant is proposing the deadline be extended from 1 -year to 3-years.

STAFF CONCERNS**Unknown Uses/Upzoning**

Staff has concerns with upzoning the subject property without knowing the specific uses/tenants that will potentially occupy the development. Staff suggests that the applicant specify which uses are likely to be used within the development, opposed to the wide-ranging list provided.

Current proposed uses include: Call Center and Telemarketing Services, Cold Storage Warehouse, Data Processing Center and/or Services, Distribution Warehouse, General Warehouse, Logistics Warehouse, Office Showroom, and Package Delivery Services

Traffic/Noise

Staff has concerns with the potential truck traffic/noise concerns that could come with approving the proposed Planned Development. In addition, staff has received letters of opposition from the adjacent subdivision (Settler's Glen Subdivision) regarding similar concerns.

Masonry Screening Wall

Due to being adjacent to Single Family zoning along the north and northwest boundary of the property, a minimum 6ft. masonry screening wall is required. The applicant is requesting an option of 6ft. masonry wall or a 3ft. landscape berm and landscaping as options along Patrick Rd. Staff suggests that the applicant revise the Planned Development Provisions and Concept Plan to specifically label where a screening wall and landscape wall will be placed on the site.

Sidewalks

Per the City of Waxahachie Subdivision Ordinance, "sidewalks not less than six feet (6') shall be provided within all non-residential developments." The applicant is not proposing any sidewalks for the development.

APPLICANT RESPONSE TO CONCERNS

1. The applicant understands staff's concerns and intends to state their reasoning at the May 25, 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, 29 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 five (5) letters 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. Sandstone 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

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

(17)

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
175862	THORNHILL IP LLC	8.84	LOT 1 THORNHILL IND 8.84 AC	408 VICTORIAN DR	WAXAHACHIE	TX	75165	1800 W HIGHWAY 287 WAXAHACHIE TX 75165
189171	REED LAND MANAGEMENT LTD	100	835 WM PAINÉ 100 ACRES	4125 WINDSOR PKWY	DALLAS	TX	75205	PATRICK RD WAXAHACHIE TX 75167
189176	WALGREEN CO RENATA A EVTIMOV	149.617	835 WM PAINÉ 149.617 ACRES	PO BOX 1159	DEERFIELD	IL	60015	710 FM 864 WAXAHACHIE TX 75167
189177	BAYLOR HEALTH CARE SYSTEM	19.842	835 WM PAINÉ 19.842 ACRES	2001 BRYAN ST STE 2200	DALLAS	TX	75201	INTERSTATE 35 WAXAHACHIE TX 75165
189180	BAYLOR HEALTH CARE SYSTEM	59.938	835 WM PAINÉ N/A 59.938 ACRES	2001 BRYAN ST STE 2200	DALLAS	TX	75201	SOLOM RD WAXAHACHIE TX 75165
220557	WAXAHACHIE REALTY LLC	5	835 WM PAINÉ 5 ACRES	425 WEST CAPITOL STE 3600	LITTLE ROCK	AR	72201	2405 N INTERSTATE 35 WAXAHACHIE TX 75167
269118	HUCKABY HAYDEN & COURTNEY	0.141	LOT 59 BLK A SETTLERS GLEN ADDN PH 4 0.141 AC	182 COLTER DR	WAXAHACHIE	TX	75167	182 COLTER DR WAXAHACHIE TX 75167
269119	POMMELL KEITH A & GWENDOL	0.156	LOT 60 BLK A SETTLERS GLEN ADDN PH 4 0.156 AC	184 COLTER DR	WAXAHACHIE	TX	75167	184 COLTER DR WAXAHACHIE TX 75167
269201	TAIBI CAROLINA M & JORDAN A TAIBI	0.143	LOT 14 BLK U SETTLERS GLEN ADDN PH 4 0.143 AC	192 COLTER DR	WAXAHACHIE	TX	75167	192 COLTER DR WAXAHACHIE TX 75167
269202	DICKERSON AUTUMN R & WILLIAM T	0.143	LOT 15 BLK U SETTLERS GLEN ADDN PH 4 0.143 AC	190 COLTER DR	WAXAHACHIE	TX	75167	190 COLTER DR WAXAHACHIE TX 75167
269203	VARA ALYSSA & ROBERT GARZA	0.143	LOT 16 BLK U SETTLERS GLEN ADDN PH 4 0.143 AC	188 COLTER DR	WAXAHACHIE	TX	75167	188 COLTER DR WAXAHACHIE TX 75167
269204	STREET JASON & MISTY	0.158	LOT 17 BLK U SETTLERS GLEN ADDN PH 4 0.158 AC	186 COLTER DR	WAXAHACHIE	TX	75167	186 COLTER DR WAXAHACHIE TX 75167
272151	CHARLES JOSE C III	0.137	LOT 54 BLK A SETTLERS GLEN ADDN PH 5 0.137 AC	172 COLTER DR	WAXAHACHIE	TX	75167	172 COLTER DR WAXAHACHIE TX 75167
272154	LUNA MARIA C Z & FLORES JOSE R	0.143	LOT 57 BLK A SETTLERS GLEN ADDN PH 5 0.143 AC	178 COLTER DR	WAXAHACHIE	TX	75167	178 COLTER DR WAXAHACHIE TX 75167
272155	TAY MICHAEL A & DEBRA L	0.143	LOT 58 BLK A SETTLERS GLEN ADDN PH 5 0.143 AC	180 COLTER DR	WAXAHACHIE	TX	75167	180 COLTER DR WAXAHACHIE TX 75167
275967	MATTHE JORDAN D & LORI B	0.148	LOT 44 BLK A SETTLERS GLEN ADDN PH 6 0.148 AC	156 WAGON MOUND DR	WAXAHACHIE	TX	75167	156 WAGON MOUND WAXAHACHIE TX 75167
275968	ARNOLD JEFFREY W	0.314	LOT 45 BLK A SETTLERS GLEN ADDN PH 6 0.314 AC	154 COLTER DR	WAXAHACHIE	TX	75167	154 COLTER DR WAXAHACHIE TX 75167
275970	MOORE GREGORY L & DEBORAH J	0.135	LOT 47 BLK A SETTLERS GLEN ADDN PH 6 0.135 AC	158 COLTER DR	WAXAHACHIE	TX	75167	158 COLTER DR WAXAHACHIE TX 75167
275971	WILLIAMS-SIDERS PAMELA	0.137	LOT 46 BLK A SETTLERS GLEN ADDN PH 6 0.137 AC	160 COLTER DR	WAXAHACHIE	TX	75167	160 COLTER DR WAXAHACHIE TX 75167
275972	STANDERFER BLAKE J	0.137	LOT 49 BLK A SETTLERS GLEN ADDN PH 6 0.137 AC	162 COLTER DR	WAXAHACHIE	TX	75167	162 COLTER DR WAXAHACHIE TX 75167
275975	HAMILTON MARLEE J	0.137	LOT 52 BLK A SETTLERS GLEN ADDN PH 6 0.137 AC	168 COLTER DR	WAXAHACHIE	TX	75167	168 COLTER DR WAXAHACHIE TX 75167
275976	LUD RAN	0.137	LOT 53 BLK A SETTLERS GLEN ADDN PH 6 0.137 AC	170 COLTER DR	WAXAHACHIE	TX	75167	170 COLTER DR WAXAHACHIE TX 75167
279123	SANDSTONE 93 PARTNERS LTD	93.18	835 WM PAINÉ 93.18 ACRES	5560 TENNYSON PKWY STE 250	PLANO	TX	75024	PATRICK RD WAXAHACHIE TX 75167
275969	PROPERTY OWNER			156 COLTER DR	WAXAHACHIE	TX	75167	156 COLTER DR WAXAHACHIE TX 75167

(17)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-58-2021

RECEIVED MAY 12 2021

COONE CNE A & RYAN A
174 COLTER DR
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)

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 for additional information on this request.

Case Number: ZDC-58-2021

City Reference: 272152

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, May 18, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

RC
Signature

5/18/21
Date

Ryan Coone
Printed Name and Title

174 Colter Dr.
Address Waxahachie, TX
75167

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-58-2021

ROWELL MATTHEW R & ASHLEY F
176 COLTER DR
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)

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 for additional information on this request.

Case Number: ZDC-58-2021

City Reference: 272153

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, May 18, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

We didn't buy this home thinking there would be a industrial park in my backyard. No so, no airports, no flights and ect.

Signature

Matthew Rowell
Printed Name and Title

Date

5-14-21
176 Colter Dr
Address

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

If you are not the addressee on 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-58-2021

TEDESCO JOSEPH & MELINDA
194 COLTER DR
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)

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 for additional information on this request.

Case Number: ZDC-58-2021

City Reference: 269200

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, May 18, 2021* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

The roadway this project is being used will not support the traffic. Patrick Rd has to be resurfaced at least once a year

Joseph Tedesco
Signature

5-16-21
Date

Joseph Tedesco
Printed Name and Title

194 Colter Dr
Address

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

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

Case Number: ZDC-58-2021

City Reference: 275974

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, May 18, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

RECEIVED MAY 17 2021

Jennifer R. Bodey Kevin D. Bodey
Signature

5/12/2021
Date

Jennifer R. Bodey Kevin D. Bodey
Printed Name and Title

166 Colter Dr., Waxahachie, TX
Address
75167

(17)

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.

(17)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-58-2021

RECEIVED MAY 18 2021

VANZANTEN ANDRE & BRIANNA
164 COLTER DR
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 25, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 7, 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. Request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)

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 for additional information on this request.

Case Number: ZDC-58-2021

City Reference: 275973

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, May 18, 2021 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Brianna Van Zanten
Signature

5/17/21
Date

Brianna Vanzanten, home owner
Printed Name and Title

164 Colter Dr Waxahachie TX 75147
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.

SANDSTONE 93 ACRES PLANNED DEVELOPMENT DISTRICT

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of an industrial business park on 93.357 acres of land within the City of Waxahachie, Texas. These regulations are intended to provide flexibility in terms of development while maintaining standards that will encourage future growth. Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the City of Waxahachie Code of Ordinances.

Project Location

The project is located on the east side of Patrick Road approximately 850 feet north of the intersection of Patrick Road and the US 287 Access Road. It is west of Interstate 35 and directly east of the Walgreens Distribution Center. It is situated in the William Paine Survey, Abstract No. 835 and is more fully described in the attached legal description (Exhibit A) and depicted on the Location Map Exhibit (Exhibit B).

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

Exhibit A	Legal Description of Property
Exhibit B	Location Map Exhibit
Exhibit C	Concept Plan Exhibit
Exhibit D	Utility Exhibit
Exhibit E	Access Exhibit
Exhibit F	Landscape Exhibit
Exhibit G	Building Elevation Examples

Development Regulations

1. Except as otherwise defined in this Agreement, terms used herein shall be the same as those found in the Code of Ordinances City of Waxahachie, Texas Appendix A - Zoning in effect on the effective date of this Agreement (hereinafter, the "Zoning Ordinance").
2. The base zoning for the subject property shall comply with the Light Industrial-1 (LI1) Zoning District as it exists in the Zoning Ordinance. In addition to the uses allowed by right under the Light Industrial – 1 (LI1) Zoning District , the following uses shall be permitted by right within the subject property:

Call Center and Telemarketing Services
Cold Storage Warehouse

Data Processing Center and/or Services
Distribution Warehouse
General Warehouse
Logistics Warehouse
Office Showroom
Package Delivery Services

3. Building and area regulations are the same standards set forth in the Light Industrial-1 (LI1) Zoning District and are as follows:

Building Area Requirements:

Minimum Lot Size:	7,000 SF
Maximum Height:	6 stories
Minimum Lot Width:	70 feet.
Minimum Lot Depth:	100 feet.
Minimum Front Yard:	40 feet.
Minimum Side Yard:	30 feet.
Minimum Rear Yard:	30 feet.
Maximum Lot Coverage:	50% for the main structure. 60% for all structures, accessory buildings, and pavement.

4. Parking:

One (1) parking space per 1,000 s.f. of warehouse space up to 20,000 sf and one (1) space per 4,000 s.f. thereafter. Parking for office shall be one (1) parking space per 300 s.f. of office area. Truck court areas may be striped to meet this requirement if necessary. The utilization of shared and/or converted parking is encouraged to reduce impervious coverage. The Planning Director or his/her designee is authorized to permit on a case by case basis a reduction in the required parking based on the actual demonstrated needs of a specific tenant or user.

5. Exterior Construction and Building Articulation Requirements:

Main Façade : (Exterior building sides which face a public street or residentially zoned property)

Main Façade Elements

Two (2) masonry accent materials which comprise 50% of the vertical surface area of the facade. Masonry accent material is defined as either brick, stone, cast stone, cultured stone, tilt wall concrete with minimum 2" reveals or Portland cement (stucco). Metal panel or engineered wood may substitute for masonry on a maximum of 15% of each façade.

Glass curtainwall or storefront of a minimum of 40% of the wall surface in which it resides, for 10% of the length of the façade. Articulation of at least two separate areas of both horizontal and vertical offsets of a minimum of 5% of the building height, for a cumulative total of 30% of the building length.

The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of a typical façade elevation. Loading dock doors and walls are exempt from the articulation requirements.

Secondary Façade: (Exterior sides not defined as Main Facades)

Secondary Façade Elements

Masonry accent or accent color comprising 10% - 25% of the area of the façade. Articulation with at least two separate areas of vertical offset at a dimension of at least 5% of the building height with a cumulative length of 15% of the overall building length and 2 areas of horizontal offset with a dimension of at least 15% of the building height with a cumulative length of 10% of the overall building length.

The Planning Director may allow exceptions to the Exterior Construction and Building Articulation Requirements upon review and approval of a typical façade elevation. Loading dock doors and walls are exempt from the articulation requirements .

Examples of acceptable building facades are shown on Exhibit " G".

6. Landscape Buffer Requirements:

Street trees and buffer planting will be credited against on-site landscaping requirements.

Landscape Buffer (Residential Adjacency)– A twenty-five foot (25') landscape buffer shall be provided along Patrick Road where adjacent to the existing residential development. Within that landscape buffer, a three foot earthen berm shall be provided along with trees spaced at one tree per 100' of adjacency to the roadway. All trees shall be three-inch (3") minimum caliper diameter at breast height (dbh) at the time of planting. Utilities may be located in the landscape buffer.

Landscape Buffer (Non-Residential Adjacency) – A ten foot (10') landscape buffer will be provided along Patrick Road where adjacent to existing non- residential developments. Within that landscape buffer, trees shall be provided and spaced at one tree 100' of adjacency to the roadway. All trees shall be three-inch (3") minimum caliper diameter at breast height (dbh) at the time of planting. Utilities may be located in the landscape buffer.

Landscape Areas – This PD shall meet the landscaping requirement from Section 5.04 of the zoning ordinance with the following exceptions:

- a. Landscape buffers will be provided as shown in this PD and attached exhibits
- b. A minimum of 10% landscape area shall be provided
- c. Landscape buffers, open spaces and detention ponds shall be included in the required landscape area calculations
- d. Truck court and truck parking areas shall be excluded from section 4.05 (f) pertaining to parking lot landscaping

7. Parking Areas Within Truck Loading and Maneuvering Areas: There shall be no required landscaped islands or trees.

8. Concept Plan:

The Concept Plan attached hereto as Exhibit C and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time. Revisions to the Concept Plan shall not be considered to be an amendment to the PD zoning requirements.

9. Site Plan:

The detailed Site Plan submittal deadline shall be three (3) years instead of one (1) year. Site Plans shall be required for all developments within this PD and shall be administratively reviewed and approved in accordance with the Concept Plan by the Planning Director, or his/her designee, such approval not to be unreasonably withheld, delayed or conditioned and with full rights of appeal to the Planning and Zoning Commission and/or City Council. The process for approving required Concept Plans and Site Plans may not be used to require conditions that conflict with or are inconsistent with the terms of this document. Concept Plans and Site Plans may be submitted and approved on a project by project basis and no particular phasing or development schedule shall be required.

EXHIBIT A
Legal Description of Property

BEING all that parcel of land located in the City of Waxahachie, Ellis County, Texas and being a part of the William Paine Survey, Abstract No. 835, being all of that called 46.59 acre tract of land described in deed to M & I Jackson Properties, Ltd. recorded in Volume 1434, Page 318, Deed Records Ellis County, Texas, being all of that called Tract One, a 46.59 acre tract of land described in deed to M & I Jackson Properties, Ltd. recorded in Volume 2059, Page 1411, Deed Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 46.59 acre tract of land, said point being the northeast corner of Lot 1, Thornhill Industrial Park, an addition to the City of Waxahachie, recorded in Cabinet B, Slide 286, Plat Records Ellis County, Texas, and said point being in the west line of that called 4.9972 acre tract of land described in deed to Waxahachie Realty, LLC recorded in Volume 2672, Page 181, Deed Records Ellis County, Texas;

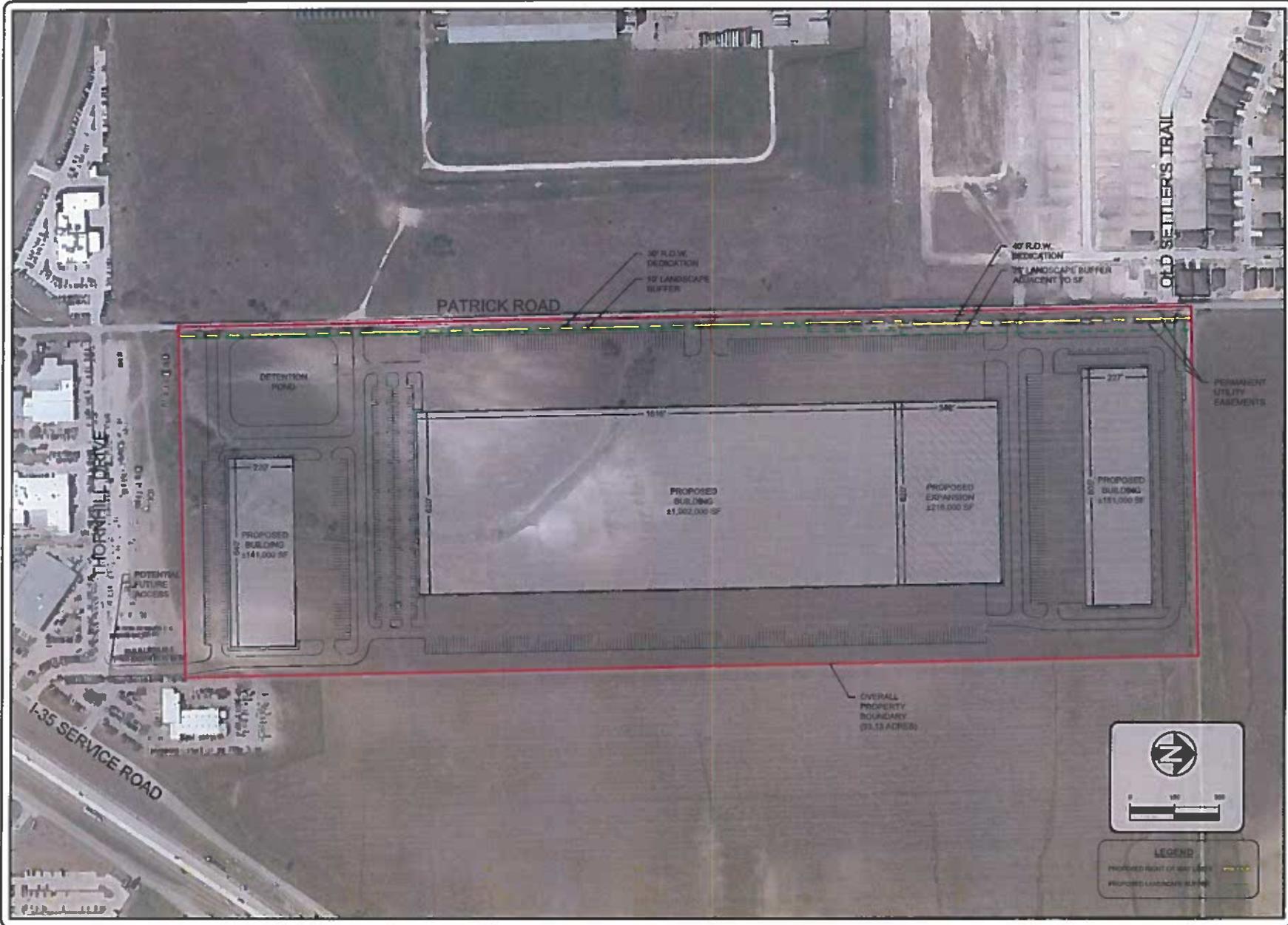
THENCE South 88 degrees 39 minutes 12 seconds West, at 1,168.05 feet passing the northwest corner of said Lot 1, in all a total distance of 1,191.79 feet to a one-half inch iron rod with cap stamped "3B" set at the southwest corner of said 46.59 acre tract of land and being the northwest corner of said Thornhill Industrial Park, said point being in the east line of that called 149.617 acre tract of land described in deed to Walgreen Co. recorded in Volume 1709, Page 158, Deed Records Ellis County, Texas, and said point being in the approximate centerline of Patrick Road (a variable width right-of-way);

THENCE North 01 degrees 06 minutes 25 seconds West, along the approximate centerline of Patrick Road, at 1,711.59 feet passing the northwest corner of said 46.59 acre tract of land and being the southwest corner of said Tract One, in all a total distance of 3,421.11 feet to a one-half inch iron rod with cap stamped "3B" set at the northwest corner of said Tract One, said point being in the east line of Settler's Glen Addition, Phase 4, an addition to the City of Waxahachie, recorded in Cabinet J, Slide 51, said point being at the southwest corner of that called 575.9698 acre tract of land described in deed to Reed Land Management, Ltd. recorded in Volume 1880, Page 1988, Deed Records Ellis County, Texas and said point being at the intersection with the approximate centerline of Patrick Road with the approximate centerline of an east/west unimproved road (an unrecorded right-of-way);

THENCE North 88 degrees 46 minutes 02 seconds East, 1,186.35 feet along the south line of said 575.9698 acre tract of land to a one-half inch iron rod with cap found at the northeast corner of said Tract One, said point being the northwest corner of that called Tract 1, a 63.88 acre tract of land described in deed to Baylor Health Care System recorded in Volume 2352, Page 881, Deed Records Ellis County, Texas, and said point being in the approximate centerline of an unimproved road;

THENCE South 01 degrees 11 minutes 53 seconds East, at 1,613.18 feet passing a one half inch iron rod found at the northwest corner of that called Tract 2, a 19.62 acre tract of land described in said Baylor Health Care System deed, to which a capped one-half inch iron rod bears North 88 degrees 33 minutes 58 seconds East, 2.03 feet to the southwest corner of said Tract 1, at 1,714.27 feet passing the southeast corner of said Tract One and said point being the northeast corner of said 46.59 acre tract of land, at 2,960.48 feet passing a one-half inch iron rod found at the most westerly southwest corner of said Tract 2, and in all a total distance of 3,418.73 feet to the POINT OF BEGINNING and containing 4,066,507 square feet or 93.354 acres of land.

DATE: 08/14/2018 10:58:10 AM
PROJECT: SANDSTONE 93 ACRES
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN
APP: 10/18/18

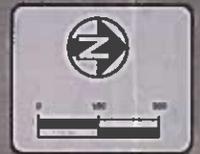


SANDSTONE 93 ACRES

EXHIBIT C - CONCEPT PLAN

WAXAHACHIE, TEXAS

(11)



LEGEND
PROPOSED RIGHT OF WAY LIMITS
PROPOSED LANDSCAPE BUFFER

DATE: 08/14/2018
APP: 10/18/18
C2.0
© 2018 K&K Kimman



THE BOUNDARY PLAN DESIGNATIONS

Red line	Proposed Major Thoroughfare A (150' ROW)
Orange line	Proposed Major Thoroughfare A (Proposed 150' ROW)
Yellow line	Proposed Major Thoroughfare B (150' ROW)
Green line	Proposed Major Thoroughfare B (Proposed 150' ROW)
Blue line	Proposed Major Thoroughfare C (150' ROW)
Light Blue line	Proposed Major Thoroughfare C (Proposed 150' ROW)
Dark Blue line	Proposed Major Thoroughfare D (150' ROW)
Light Green line	Proposed Major Thoroughfare D (Proposed 150' ROW)
Light Blue line	Proposed Major Thoroughfare E (150' ROW)
Light Green line	Proposed Major Thoroughfare E (Proposed 150' ROW)
Light Blue line	Proposed Major Thoroughfare F (150' ROW)
Light Green line	Proposed Major Thoroughfare F (Proposed 150' ROW)
Light Blue line	Proposed Major Thoroughfare G (150' ROW)
Light Green line	Proposed Major Thoroughfare G (Proposed 150' ROW)
Light Blue line	Proposed Major Thoroughfare H (150' ROW)
Light Green line	Proposed Major Thoroughfare H (Proposed 150' ROW)

KE
Linkman

SANDSTONE 93 ACRES
EXHIBIT E - ACCESS
WAXAHACHIE, TEXAS

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SANDSTONE 93 ACRES
EXHIBIT F - LANDSCAPE
WAXAHACHIE, TEXAS

111

EXHIBIT G
Building Elevation Examples



(17)

