

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, August 10, 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 July 27, 2021
 - b. Minutes of the Planning and Zoning Commission briefing of July 27, 2021
5. ***Continue Public Hearing*** on a request by Josh Dunlap, for a **Zoning Change** from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)
6. ***Consider*** recommendation of Zoning Change No. ZDC-105-2021
7. ***Consider*** a request by Brian Wade, RLG, Inc. for a **Plat** of Lone Star Storage Addition for one (1) lot, being 3.0946 acres situated in the A.W. Brown Survey, Abstract 102 (Property ID 180374) – Owner: Connell Storage Partners #1, LLC. (SUB-93-2021)

8. **Consider** a request by Dalton Bradbury, Southfork Capital LLC, 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)
9. **Public Hearing** on a request by Jaclyn Archer, Archer Recycling Inc., for a **Specific Use Permit (SUP)** for a Clothing Donation Box within a Planned Development General Retail zoning district located at 2100 Brown Street (Property ID 204843) - Owner: HUH HAYOUNG & LEE SANG HUH (ZDC-111-2021)
10. **Consider** recommendation of Zoning Change No. ZDC-111-2021
11. **Public Hearing** on a request by Jaclyn Archer, Archer Recycling Inc., for a **Specific Use Permit (SUP)** for a Clothing Donation Box within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)
12. **Consider** recommendation of Zoning Change No. ZDC-112-2021
13. **Public Hearing** on a request by Matthew Smith, Vaquero Ventures, for a **Specific Use Permit (SUP)** for Convenience Store with Gasoline Sales (7-Eleven) within a General Retail zoning district located at 1851 N. Hwy 77 (Property ID 262430) - Owner: TRIUMPH SQUARE, LLC (ZDC-113-2021)
14. **Consider** recommendation of Zoning Change No. ZDC-113-2021
15. **Public Hearing** request by Anita Linney-Isaacson, HKS, Inc., for an **Amendment to Ordinance No. 2649** to allow for an additional Medical Facility, within an approved commercial planned development located at 2400 N I-35 (Property IDs 180334) - Owner: BAYLOR HEALTH CARE SYSTEM (ZDC-110-2021)
16. **Consider** recommendation of Zoning Change No. ZDC-110-2021
17. 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.

<p><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>

(4a)

Planning and Zoning Commission
July 27, 2021

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

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

Member Absent: Melissa Ballard, Vice Chairman

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

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

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

3. **Public Comments**

Joseph Tedesco, 194 Colter Drive, Waxahachie, Texas, spoke in opposition to ZDC-58-2021.

4. **Consent Agenda**

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

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Jim Phillips seconded, All Ayes.

5. **Continue Public Hearing on a request by George Salvador, Waxahachie One, LLC, for a Zoning Change from a Single Family-1 to Single Family-3, located at 401 Ovilla Road (being Property ID 180391) - Owner: EIS DEVELOPMENT II, LLC (ZDC-84-2021)**

Chairman Keeler announced the applicant requested to withdraw ZDC-84-2021.

6. **Consider recommendation of Zoning Change No. ZDC-84-2021**

Action:

No action taken.

7. **Continue 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)**

Chairman Keeler announced the applicant requested to withdraw ZDC-58-2021.

8. **Consider recommendation of Zoning Change No. ZDC-58-2021**

Action:

No action taken.

9. **Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-105-2021 to the August 10, 2021 Planning and Zoning Commission meeting.

10. **Consider recommendation of Zoning Change No. ZDC-105-2021**

Action:

Ms. Bonney Ramsey moved to continue the Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021) to the August 10, 2021 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.

11. **Consider a Plat request by Todd Wintters, Engineering Concept and Design, L.P., for a Plat of Garden Valley Ranch Church for one (1) lot, being 1.017 acres situated in the J.B. & Ann Adams Survey, Abstract 5 (Property ID 231109) – Owner: The Church of Jesus Christ (SUB-86-2021)**

Senior Planner Chris Webb reviewed the case noting the applicant is requesting to plat this property into one (1) lot to allow for a church and staff recommended approval as presented.

Action:

Mr. David Hudgins moved to approve a plat request by Todd Wintters, Engineering Concept and Design, L.P., for a Plat of Garden Valley Ranch Church for one (1) lot, being 1.017 acres situated in the J.B. & Ann Adams Survey, Abstract 5 (Property ID 231109) – Owner: The Church of Jesus Christ (SUB-86-2021). Mr. Erik Test seconded, All Ayes.

12. **Public Hearing on a request by Heather Fritz for a Specific Use Permit (SUP) for an Accessory Building, Used as a Dwelling Unit use within a Single Family-2 zoning district located at 605 W Main Street (Property ID 171009) - Owner: HEATHER M FRITZ (ZDC-103-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting to amend Ordinance 1986 to alter an existing two-story accessory structure (600 sq. ft.), to an accessory dwelling. Staff recommended approval per the following staff 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 accessory dwelling unit shall not be used for residence by a non-family member.
3. The structure shall in any case not be leased or sold and shall not be separately metered.
4. Any revision not included in the Planned Development Amendment shall meet the Ordinance 1986 requirements.

There being no others to speak for or against ZDC-103-2021, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. ZDC-103-2021

Action:

Ms. Bonney Ramsey moved to approve a request by Heather Fritz for a Specific Use Permit (SUP) for an Accessory Building, used as a Dwelling Unit use within a Single Family-2 zoning district located at 605 W Main Street (Property ID 171009) - Owner: HEATHER M FRITZ (ZDC-103-2021) per staff comments. Mr. Erik Test seconded, All Ayes.

14. Public Hearing on request by Kristy Smith, Signs Manufacturing & Maintenance Corporation, for a Specific Use Permit (SUP) for a Pole Sign use within a Commercial zoning district located at 624 Ovilla Road (Property ID 223977) - Owner: EPISCOPAL DIOCESE OF DALLAS (ZDC-96-2021)

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting to install a ground monument electronic message sign at St. Paul Episcopal Church and staff recommended approval per the following staff comments:

1. Staff suggest that the applicant use brick, opposed to stucco, for the bottom portion of the monument sign.
2. The monument shall not be located within a utility easement.
3. The sign shall not be illuminated between the hours of 10pm-6am.

Mr. Webb noted the applicant originally proposed a pole sign at the subject property, however, the proposal was revised to a ground monument sign to be more aesthetically pleasing to the site.

Mr. David Hudgins expressed his support for the monument sign in lieu of the pole sign.

There being no others to speak for or against ZDC-96-2021, Chairman Keeler closed the Public Hearing.

(4a)

Planning and Zoning Commission

July 27, 2021

Page 4

15. Consider recommendation of Zoning Change No. ZDC-96-2021

Action:

Mr. David Hudgins moved to approve a request by Kristy Smith, Signs Manufacturing & Maintenance Corporation, for a Specific Use Permit (SUP) for a Pole Sign use within a Commercial zoning district located at 624 Ovilla Road (Property ID 223977) - Owner: EPISCOPAL DIOCESE OF DALLAS (ZDC-96-2021) per staff comments. Ms. Betty Square Coleman seconded, All Ayes.

16. Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery And Equipment Rental, Sales, Or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-100-2021 to the August 24, 2021 Planning and Zoning Commission meeting.

17. Consider recommendation of Zoning Change No. ZDC-100-2021

Action:

Ms. Bonney Ramsey moved to continue the Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery and Equipment Rental, Sales, or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021) to the August 24, 2021 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.

18. Adjourn

Planning Director Shon Brooks recognized Assistant City Manager Tommy Ludwig for his service to the City of Waxahachie and wished him well on his future endeavors.

Commissioners and Staff thanked Mr. Ludwig for his service and wished him well.

Chairman Rick Keeler congratulated Mr. Brooks on his promotion to Executive Director Development Services.

There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(4b)

Planning and Zoning Commission
July 27, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 27, 2021 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Members Absent: Melissa Ballard, Vice Chairman

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

Planning Director Shon Brooks announced Assistant City Manager Tommy Ludwig resigned and thanked him for his leadership and mentoring. Mr. Brooks also announced he was promoted to Executive Director Development Services and the search for a Planning Director is forthcoming.

Senior Planner Chris Webb reviewed the following cases:

- ZDC-84-2021, the applicant requested to withdraw the case.
- ZDC-58-2021, the applicant requested to withdraw the case.
- ZDC-105-2021, the applicant requested to continue the case to the August 10, 2021 Planning & Zoning Commission meeting.
- ZDC-100-2021, the applicant requested to continue the case to the August 24, 2021 Planning & Zoning Commission meeting.
- SUB-86-2021, staff recommended approval as presented.
- ZDC-103-2021, staff recommended approval per staff comments.
- ZDC-96-2021, staff recommended approval per staff comments.

3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Albert Lawrence, Deputy City Manager *AL*
Date: August 5, 2021
Re: ZDC-105-2021 – Gibson Crossing

On August 5, 2021, 2021 the applicant requested to continue case number ZDC-105-2021 from the August 10, 2021 Planning and Zoning Commission meeting agenda and the August 16, 2021 City Council meeting agenda to the August 24, 2021 Planning and Zoning Commission meeting agenda, and the September 7, 2021 City Council meeting agenda.

**Planning & Zoning Department
Plat Staff Report**

Case: SUB-93-2021



MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

CAPTION

Consider a plat request by Brian Wade, RLG, Inc. for a Plat of Lone Star Storage Addition for one (1) lot, being 3.0946 acres situated in the A.W. Brown Survey, Abstract 102 (Property ID 180374) – Owner: Connell Storage Partners #1, LLC. (SUB-93-2021)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into one lot for the purpose of commercial use.

CASE INFORMATION

Applicant: Brian Wade, RLG, Inc.

Property Owner(s): Connell Storage Partners #1, LLC.

Site Acreage: 3.0946 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: The cash-in-lieu of park land dedication for this plat is **\$1,856.76** (\$600.00 per acre at 3.0946 acres).

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

SUBJECT PROPERTY

General Location: The subject property is located at the southwest corner of Cardinal Rd and North Town Blvd.

Parcel ID Number(s): 180374

Current Zoning: Light Industrial - 2

Existing Use: Undeveloped

Platting History: The subject property is situated in the A.W. Brown Survey, Abstract 102.

Site Aerial:



PLATTING ANALYSIS

Overview:

The applicant is requesting to plat the subject property into one lot for commercial use. The subject property is 3.0946 acres in size and located at the southwest corner of Cardinal Ln and North Town Blvd. Per this plat, a 20' right-of-way (ROW) dedication will be made to Cardinal Rd. Adequate water and sanitary sewer is also 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

Senior Planner

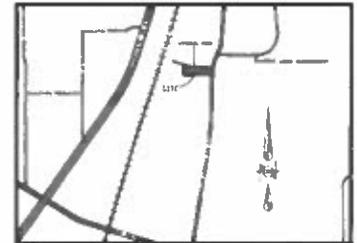
cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

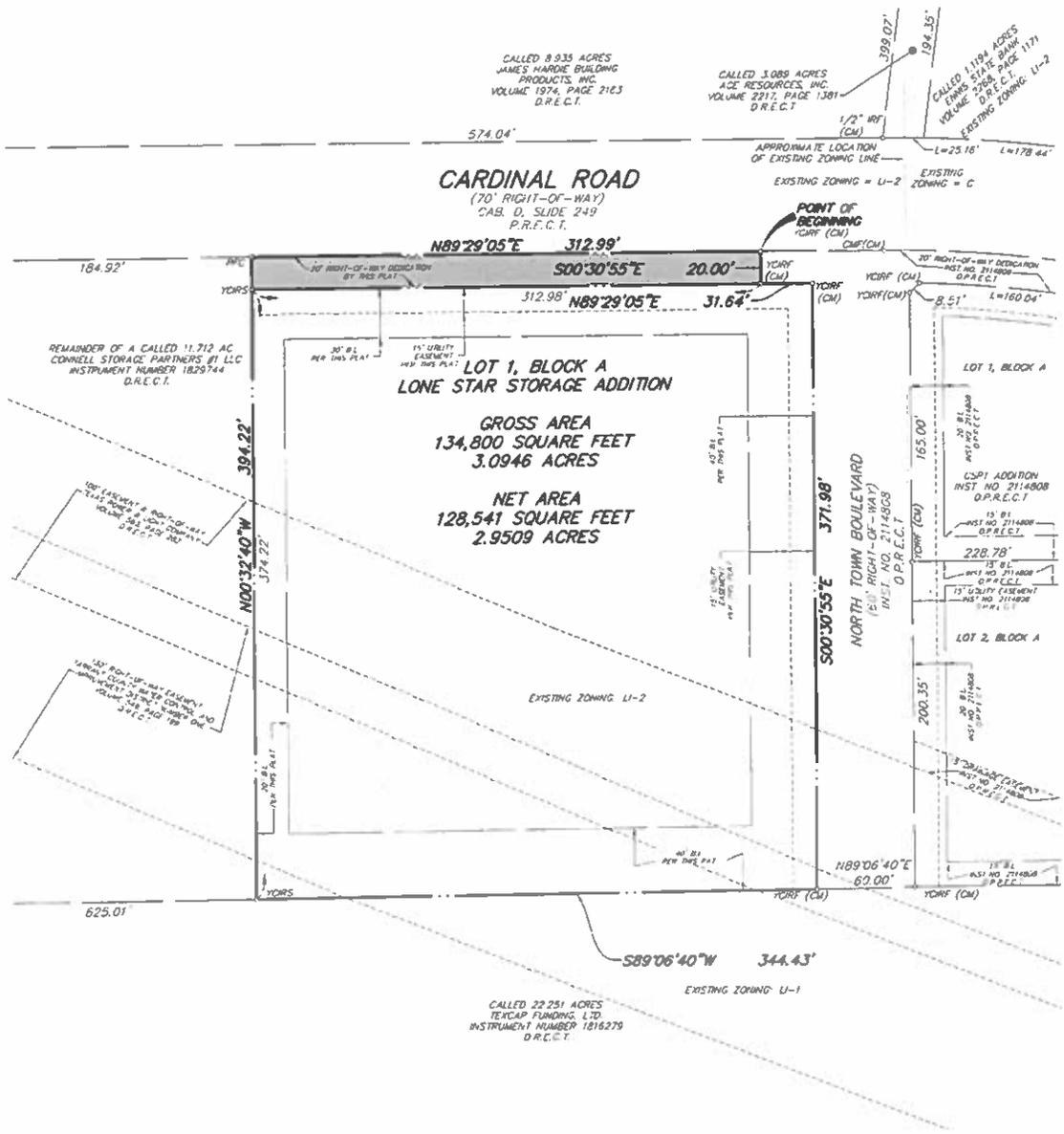
Director of Planning

sbrooks@waxahachie.com



VICINITY MAP
NOT TO SCALE

0 25 50 100
(FEET)
1 inch = 50 ft.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 1/2" IRON ROD WITH YELLOW PLASTIC
- CAP STAMPED "PLC A/C" SET
- YORF --- 1/2" IRON ROD WITH YELLOW PLASTIC
- CAP STAMPED " " FOUND
- RF --- IRON ROD FOUND
- PTC --- POINT FOR CORNER
- MNS --- MAG NAIL SET / FOUND
- CMP --- CHASED " " SET / FOUND
- PMS --- PM NAIL SET / FOUND
- CM --- CONTROLLING MONUMENT
- PLC --- PLAT RECORD, ELLIS COUNTY, TX
- REC --- DEED RECORDS, ELLIS COUNTY, TX
- OPREC --- OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TX
- NO --- INSTRUMENT NUMBER
- AD --- VOLUME
- AC --- PAGE
- BL --- BUILDING SETBACK LINE

PLAT
OF
LONE STAR STORAGE ADDITION
LOT 1, BLOCK A
3.0946 ACRE TRACT
EXISTING ZONING=L1-2
A.W. BROWN SURVEY, ABSTRACT NO. 102
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE 1" = 50' DATE 02-11-2021

CASE NO. SUB-93-2021 SURVEYOR:
OWNER: RAYMOND L. GOODSON JR., INC.
CONNELL STORAGE PARTNERS #1 LLC 12001 N. CENTRAL EXPRESSWAY, STE 300
6310 LEMMON AVENUE #250 DALLAS, TX 75243
DALLAS, TEXAS 75209 214-739-8100
214-357-4694 rlg@rlginc.com
MARK CONNELL TX PE REG #P-493
TOPELS REG #100341-00 SHEET 1 OF 2

RECORDED INST#	-	JOB NO.	2111.014	E-FILE	2111.014PP	DWG NO.	27.565Z
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(7)

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ELLIS

Whereas, Connell Storage Partners #1, LLC, is the owner of a 134,800 square foot (3.0946 acres) tract of land situated in the A.W. Brown Survey, Abstract No. 102, City of Waxahachie, Ellis County, Texas, being a portion of a called 11.712 acre tract of land described in a Warranty Deed with Vendors Lien to Connell Storage Partners #1 LLC, recorded in Instrument No. 1829744, Deed Records, Ellis County, Texas, (O.P.R.E.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found on the south right-of-way line of Cardinal Road (a 70' right-of-way) according to the plat, recorded in Csb. D. Slide 249, Plat Records, Ellis County, Texas (P.R.E.C.T.) for the northwest corner of a 20-foot right-of-way dedication, recorded in Instrument Number 2114808, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);

THENCE along said right-of-way dedication for Cardinal Road, the following bearings and distances.

South 00°30'55" East, a distance of 20.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found;

North 89°29'05" East, a distance of 31.64 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found on the west right-of-way of North Town Boulevard (a 60' right of way, according to the plat recorded in Instrument Number 2114808 (O.P.R.E.C.T.);

THENCE South 00°30'55" East, along the west line of said North Town Boulevard, a distance of 371.98 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" from on the north line of a called 22.251 acre tract of land described in General Warranty Deed to Texcap Funding, LTD, recorded in Instrument Number 1816279, D.R.E.C.T., from which a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found bears North 89°06'40" East,

THENCE South 89°06'40" West, along the common line between said 11.712 acre tract and said 22.251 acres, tract, a distance of 344.43 feet to a point for corner.

THENCE North 09°32'40" West, over and across said 11.712 acre tract a distance of 394.22 feet to 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the south right-of-way line of said Cardinal Road;

THENCE North 89°29'05" East, along the south right-of-way line of said Cardinal Road, a distance of 312.99 feet to the POINT OF BEGINNING, containing 134,800 square feet or 3.0946 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CONNELL STORAGE PARTNERS #1 LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Lone Star Addition, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this the _____ day of _____ 2021.

By:

Mark Connell, President of Connell Realty Services, Inc.
Managing Member of Connell Storage Partners, #1 LLC

State of Texas
County of Dallas

Before me, the undersigned, a notary public in and for said county and state on this day appears Mark Connell, President of Connell Realty Services, Inc., Managing Member of Connell Storage Partners, #1 LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, THE _____ OF _____ 2021

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
- The purpose of this plat is to create a lot from unplatted land.
- There are no buildings to be removed from subject property.
- Any structure new or existing may not extend across property lines.
- This property may be subject to charges relating to impact fees, and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- Flood Insurance Rate Map number 48139CC200F, effective date of June 3, 2010, shows the subject property shown hereon lies within Zone "X" defined as "areas determined to be outside the 0.2% annual chance floodplain."

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS

That I, Brian R. Wade, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

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

Brian R. Wade R.P.L.S. 6098 Date

Approved by the Planning and Zoning Commission

Chairperson Date

Attest Date

PLAT
OF
LONE STAR STORAGE ADDITION
LOT 1, BLOCK A
3.0946 ACRE TRACT
EXISTING ZONING=L1-2
A.W. BROWN SURVEY, ABSTRACT NO. 102
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 50' DATE: 02-11-2021

CASE NO. SUB-93-2021

SURVEYOR:

OWNER
CONNELL STORAGE PARTNERS #1 LLC
6310 LEMON AVENUE #250
DALLAS, TEXAS 75209
214-357-4694
MARK CONNELL

RAYMOND L. COODSON JR., INC.
12001 N CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlj@rljinc.com
TX PE REG #P-433
TBPELS REG #100341-00

CASE NO. -----
SHEET 2 OF 2

RECORDED INST# - - - - - JOB NO. 2:11.014 E-FILE 2111.014PP DWG NO. 27,565Z

(7)

Planning & Zoning Department Plat Staff Report

Case: SUB-50-2021



MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held May 11, 2021, the Commission voted 7-0 to recommend approval of case no. SUB-50-2021, subject to the following conditions:

1. Prior to plat filing, all private on-site 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.

CAPTION

Consider request by Dalton Bradbury, Southfork Capital LLC, 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)

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two (2) lots for the purpose of constructing an administration building for Ellis County.

CASE INFORMATION

<i>Applicant:</i>	Dalton Bradbury, Southfork Capital, LLC
<i>Property Owner(s):</i>	Southfork Capital, LLC.
<i>Site Acreage:</i>	3.032 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	N/A

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

SUBJECT PROPERTY

General Location: 315 N Rogers St

Parcel ID Number(s): 193493, 193491, 170678

Current Zoning: General Retail and Commercial

Existing Use: The subject property currently consists of three (3) separate buildings. One of these structures is currently occupied by the Bridge Church.

Platting History: The subject property consists of Lots 2 and 4 of Block 34 Town Addition and Lots 1, 2, and 3 Block 22 Town Addition.

Site Aerial:



PLATTING ANALYSIS

The applicant is requesting to replat the subject property into two (2) lots for the purpose of constructing and administration building for Ellis County.

Case History

This particular location came before the Planning and Zoning Commission and City Council as a replat in 2019, and received conditional approval. However, that particular replat has not been filed. In the time since the 2019 replat went before City Council, the applicant has separated the structure on the subject property into three (3) separate buildings. The current replat proposal will add a lot line that will separate the newer admin building located in the center of the property from the two additional structures. Due to the separation of the structure into three separate buildings and the placement of the proposed lot lines, conditions must be met in order to file the plat with the County.

Conditions

- Prior to plat filing, all private on-site utilities must be separated to each platted lot pursuant to Sec. 5.8: Water and Sewer Requirements of the City of Waxahachie Subdivision Ordinance.
- 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.
- 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*.
- Depending on construction type that is selected structure must comply with section 705 Exterior Walls of the 2018 IBC, prior to plat filing.
- Prior to plat filing, the structures are required to comply with Table 601& 602 of the 2018 IBC.

Plat Update

This particular case will be for the first phase of Cathedral Addition which consists only of Lot 1. Since the conditional approval of SUB-50-2021 Cathedral Addition, Ellis County has established an escrow that satisfies all of the conditions with this plat with the intent on constructing an administration building on the site. Due to this, Phase 1 (Lot 1) of the Cathedral Addition replat is now considered to be complete. However, the conditions for Lot 2 will still need to be satisfied before it can be deemed complete.

There is a 30' Access Easement that runs across Lot 2 and onto Lot 1. The 30' easement that is on Lot 1 will be filed as part of this plat. The remaining access easement that is located on Lot 2 will be filed by separate instrument.

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.
 - This approval will only be for Lot 1 of this subdivision.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing

APPLICANT REQUIREMENTS

1. In the event the Planning and Zoning Commission conditionally approves a plat, the Planning and Zoning Commission shall provide the applicant a written statement of the conditions for the conditional approval, in accordance with Section 212.0091 of the Texas Local Government Code, as amended. After the conditional approval of a plat, the applicant may submit to the Commission a written response that satisfies each condition for the conditional approval, in accordance with Section 212.0093 of the Texas Local Government Code, as amended. In the event the Planning and Zoning Commission receives such a response from the applicant, the Planning and Zoning Commission shall determine whether to approve or disapprove the applicant's previously conditionally approved plat not later

than the 15th day after the date the response was submitted, in accordance with Section 212.0095 of the Texas Local Government Code, as amended.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

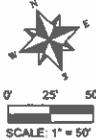
A plat shall not be filed with the Ellis County Clerk until:

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



LEGEND

CRS = 6/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRXCS" SET
 FND = FOUND
 IRF = IRON ROD FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
 BC = BUILDING CORNER
 UE = UTILITY EASEMENT

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4813001900, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ELLIS

WHEREAS, SOUTHFORK CAPITAL, LLC IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF BLOCKS 22 AND 34, OF THE ORIGINAL MAP OF THE CITY OF WAXAHACHE, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 181, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN INSTRUMENT NUMBER 1809427, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5874" FOUND IN THE WEST LINE OF SAID TRACT 2, IN THE WEST LINE OF SAID BLOCK 34, FOR THE INTERSECTION OF THE EAST RIGHT-OF-WAY (ROW) LINE OF SAID US HIGHWAY 77 AND THE EAST ROW LINE OF MONROE STREET;

THENCE N 28°29'41" E, ALONG THE WEST LINE OF SAID BLOCK 34, THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST ROW LINE OF SAID MONROE STREET, A DISTANCE OF 113.88 FEET TO A 1/2" IRON PIPE FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 2 AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE INTERNATIONAL COUNCIL FOR GENDER STUDIES (ICGS), RECORDED IN VOLUME 1813, PAGE 928, OPRECT;

THENCE S 08°55'51" E, ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON SOUTH LINE OF SAID ICGS TRACT, A DISTANCE OF 121.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4487" FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 2 THE COMMON SOUTHEAST CORNER OF SAID ICGS TRACT;

THENCE, OVER AND ACROSS SAID TRACT 2, SAID BLOCK 34 AND SAID BLOCK 22, AS FOLLOWS

- S 23°57'33" W A DISTANCE OF 20.18 FEET TO A POINT;
- S 67°38'00" E A DISTANCE OF 110.87 FEET TO A POINT;
- N 23°00'00" E A DISTANCE OF 9.01 FEET TO A POINT;
- S 67°47'58" E A DISTANCE OF 81.64 FEET TO A POINT;

S 22°18'48" W A DISTANCE OF 221.14 FEET TO A 6/8" IRON ROD WITH CAP STAMPED "TRXCS" SET IN THE SOUTH LINE OF SAID TRACT 2, THE SOUTH LINE OF SAID BLOCK 22 AND THE NORTH ROW LINE OF A UNION PACIFIC RAILROAD ROW (UPRR), FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BLOCK 22, THE SOUTHEAST CORNER OF SAID TRACT 2, FOR THE INTERSECTION OF THE WEST ROW LINE OF ROGERS STREET AND THE NORTH ROW LINE OF SAID UPRR;

THENCE N 04°35'47" W ALONG THE SOUTH LINE OF SAID BLOCK 22, THE SOUTH LINE OF SAID TRACT 2 AND THE COMMON NORTH ROW LINE OF SAID UPRR ROW, A DISTANCE OF 210.28 FEET TO A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE INTERSECTION OF THE NORTH ROW LINE OF SAID UPRR ROW AND THE EAST ROW LINE OF US HIGHWAY 77 (N ELM STREET) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 517.88', A CHORD BEARING OF N 24°48'03" W, AND A CHORD DISTANCE OF 160.25 FEET.

THENCE ALONG THE WEST LINE OF SAID TRACT 2 AND THE COMMON EAST ROW LINE OF SAID US HIGHWAY 77 AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 160.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.445 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

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

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2021

CHRIS ACKER
 SOUTHFORK CAPITAL, LLC.

STATE OF TEXAS
 COUNTY OF ELLIS:

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

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

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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

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

TIMOTHY L. JACKSON
 REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY: _____ DATE _____

ATTEST _____ DATE _____

REPLAT
**CATHEDRAL ADDITION
 PHASE 1**

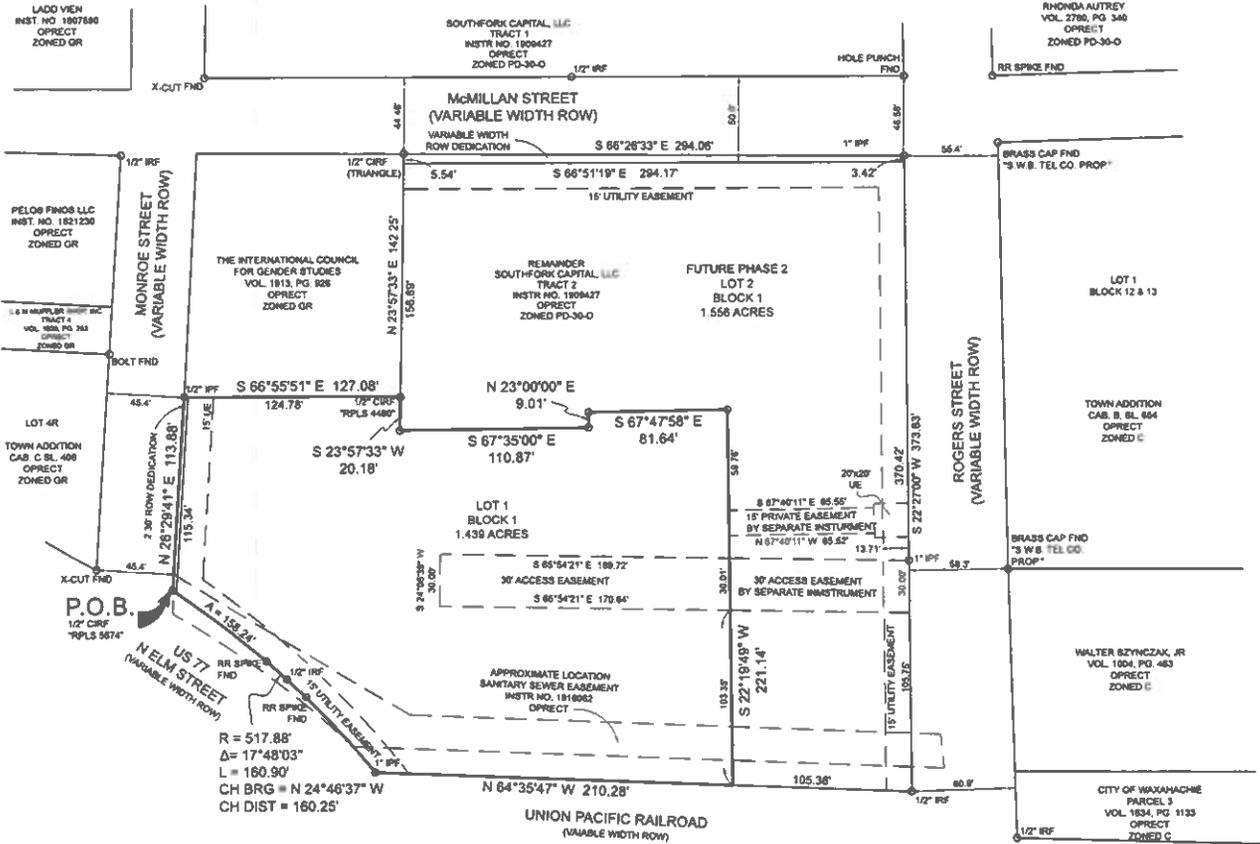
BEING A REPLAT OF PART OF BLOCKS 22 & 34 OFFICIAL MAP OF WAXAHACHE, CABINET A, SLIDE 181 PLAT RECORDS, ELLIS COUNTY TEXAS OF CITY OF WAXAHACHE, TEXAS ELLIS COUNTY, TEXAS 1.445 ACRES 1 LOT ZONED GR ZONED C

OWNER
 SOUTHFORK CAPITAL, LLC
 3781 US HIGHWAY 287
 WAXAHACHE, TEXAS 75108
 409.383.9809

SURVEYOR
 TEXAS REALTY CAPTURE & SURVEYING, LLC
 P.O. BOX 252
 WAXAHACHE, TEXAS 75108
 408.518.0338
 TBPLS FROM NO 10194359

WALTER SZYNCAK, JR
 VOL. 1004, PG. 483
 OPRECT
 ZONED C

CITY OF WAXAHACHE
 PARCEL 3
 VOL. 1834, PG. 1133
 OPRECT
 ZONED C



(8)

(9)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-111-2021

MEETING DATE(S)

Planning & Zoning Commission: Tuesday, August 10, 2021

City Council: Monday, August 16, 2021

CAPTION

Public Hearing on a request by Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for **Clothing Bin Donation Box** use within a Planned Development-25-Commercial zoning district located at 2102 Brown Street (Property ID 179006) - Owner: BRIDGEPOINT JOINT VENTURE (ZDC-111-2021)

APPLICANT REQUEST

The applicant is requesting approval to allow four (4) clothing bin donation boxes to operate in the parking lot of the proposed site.

CASE INFORMATION

Applicant: Jaclyn Archer, Archer Recycling Inc.

Property Owner(s): Bridgepoint Joint Venture

Site Acreage: 0.172 acres

Current Zoning: Planned Development-25-Commercial (PD-25-C)

Requested Zoning: Planned Development-25-Commercial (PD-25-C) w/ SUP

SUBJECT PROPERTY

General Location: 2102 Brown Street

Parcel ID Number(s): 179006

Existing Use: A gas station and convenience store is currently located on the site.

Development History: The subject property was platted as part of Indian Plaza. (Lot 1R, Block A)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD & GR w/ SUP	Undeveloped & Car Wash
East	PD-25-GR	Assisted Living Facility
South	PD-26-MF-1	Apartment Complex
West	PD-GR	General Retail Strip

Future Land Use Plan:

Retail

Comprehensive Plan:

Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan:

This property is accessible via Brown Street.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval of a Specific Use Permit (SUP) to allow for the continued use of four (4) clothing recycling bins in the parking lot the Tiger Mart gas station at 2100 Brown Street. A Specific Use Permit is required to be reviewed by City Council.

Proposed Use:

The applicant is requesting to place four (4) Clothing Recycling Bins in the parking lot of 2100 Brown Street. The bins are used to accept donations of clothes, shoes and textiles exclusively. The bins are placed in a single parking space on the subject property; which the applicant leases monthly.

The bins are equipped with an electronic monitoring system which senses the capacity of each bin and sends a notification to the owner when the container is full. Once the owner receives the notification, the bins are emptied and/or cleaned within 48 hours. The applicant is also alerted by the property owner via phone when a bin is full or items are accumulating outside the bin. At that point, an employee is sent to service the bins within 24-48 hours. Additionally, the bins are tentatively scheduled for regular service on Mondays and Fridays.

Staff Concerns

Staff does not believe that continuing to operate the clothing recycling bins on the subject property would be the highest and best use for the site. This is due to the unsightly nature of the bins themselves along with the subsequent trash accumulation outside the bins. Additionally, the presence of the bins may harm the value or hinder the primary use of the site. Staff reached out to the applicant regarding these concerns as noted below:

Maintenance/Service

Staff has concerns regarding the accumulation of donations and trash around the bin site. To address this concern, staff has asked the applicant to provide their operational plan as it pertains to maintenance and the pick-up schedule for the bins.

- The applicant has informed staff that the bins are required to be maintained in an orderly state as per the applicant’s franchise agreement. In addition, the applicant stated that they are required to service the bins within 48 hours of any notification of a full bin or trash accumulation at the site. The applicant also noted that the bins are typically, serviced regularly on Monday’s and Fridays.

Location

Staff has concerns that the proposed location of the bins. The bins are currently located within a utility easement and a visibility easement. Due to this, the bins are not be allowed in the proposed location on the site. Staff has requested an updated an update layout plan, showing setbacks, easements and/or an alternative location for the bins, in order to address this concern. At the time of this report (8/3/2021), staff has yet to receive an updated plan.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, eight (8) notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

- Denial**
Due to staff concerns, staff recommends denial for the proposed use.
- Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

1. Site Photos

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for a Certificate of Occupancy from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Zack King
Planner
zking@waxahachie.com

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

Exxon

AIR

CLOTHES & SHOES
RECYCLING BIN

(9)





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BIN**

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out of local landfills

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**CLOTHES
BIN**

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out of local landfills

**CLOTHES & SHOES
RECYCLING BIN**
**CLOTHES
BIN**

Keep your clothes and shoes
out of local landfills

(a)



(b)

(11)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-112-2021

MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

City Council: August 16, 2021

CAPTION

Public Hearing on a request by Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a **Clothing Bin Donation Box** within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)

APPLICANT REQUEST

The applicant is requesting a Specific Use Permit (SUP) to allow for one (1) clothing bin to be located at 1713 W Hwy 287 Business.

CASE INFORMATION

Applicant: Jaclyn Archer, Archer Recycling

Property Owner(s): Nick Pandey, Raju Corporation

Site Acreage: 0.555 acres

Current Zoning: Commercial

Requested Zoning: Commercial with SUP for a Clothing Donation Box

SUBJECT PROPERTY

General Location: 1713 W Hwy 287 Bus.

Parcel ID Number(s): 201987

Existing Use: Convenience Store with Gasoline Sales; Laundromat

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped
East	C	Office/Medical Office
South	C	RV Storage
West	C	Commercial Garage

Future Land Use Plan: Commercial

Comprehensive Plan:

Commercial areas are intended for establishments that provide services to customers. Examples include car dealerships, self-storage businesses, and repair shops. Such uses are generally not significant contributors to a municipality's tax revenue, and, by their nature, commercial businesses can detract from positive aesthetics. Primarily for these reasons, commercial uses have generally only been recommended in locations consistent with where such uses currently exist.

Thoroughfare Plan:

The subject property is accessible via both W US Hwy 287 Business and Brookside Rd.

Site Image:



PLANNING ANALYSIS

Purpose of Request

The applicant is requesting an SUP to allow for one (1) clothing bin to be located at 1713 W Hwy 287 Business. A Specific Use Permit is required to be reviewed by City Council.

Proposed Use:

The applicant is requesting a SUP to allow an existing Clothing Recycling Bin at 1713 W Highway 287. The bin is used to accept donations of clothes, shoes and textiles exclusively. The bins are placed in a single parking space on the subject property, which the applicant leases monthly.

The bins are equipped with an electronic monitoring system which senses the capacity of each bin and sends a notification to the owner when the container is full. Once the owner receives the notification, the bins are emptied and/or cleaned within 48 hours. The applicant is also alerted by the property owner via phone when a bin is full or items are accumulating outside the bin. At that point, an employee is sent to service the bins within 24-48 hours.

Staff Concerns:

Maintenance

Staff has concerns regarding the accumulation of trash around the bin on the site. Though the bins are equipped with electronic monitoring devices, and per the applicant, require a 48 hour site pick-up once notified, staff has observed trash accumulation and overflow surrounding the bin on the site.

Location

The bin is currently located in TXDOT right-of-way (ROW) and not on the subject property. Due to this, it creates an increased hazard for motorists that are driving by the site, as well as creating safety concerns for individuals making donations.

PUBLIC NOTIFICATIONS

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

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received two (2) 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 recommends denial for the proposed use.
- Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

1. PON Responses
2. Site Photos

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
 Senior Planner
cwebb@waxahachie.com

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

(11)

PropertyID	Owner's Address	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
138314	GRYPHONS MC INC ATTN KEVIN LONGVILLE TREASURER	6.452	827 A POLK 10-12 6.452 ACRES	PO BOX 1443	MIDLOTHIAN	TX	76065	HIGHWAY 287 BUS WAXAHACHIE TX 75165
189005	MENSER TOMMY	0.23	827 A POLK 14 0.23 ACRES	2297 W HIGHWAY 287 BUSINESS	WAXAHACHIE	TX	75167	1705 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
189006	MENSER TOMMY	0.19	827 A POLK 13 0.19 ACRES	2297 W HIGHWAY 287 BUSINESS	WAXAHACHIE	TX	75167	1701 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
189008	GRAHAM GREGORY & GINGER CLINTON	0.692	827 A POLK 0.692 ACRES	P O BOX 3099	WAXAHACHIE	TX	75168	1711 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
189012	JUST SETTLE INVESTMENTS LLC	0.913	827 A POLK 0.913 ACRES	101 BROOKSIDE RD	WAXAHACHIE	TX	75165	101 BROOKSIDE RD WAXAHACHIE TX 75167
189024	BENSON TOM R	0.382	827 A POLK 0.382 ACRES	6259 WOODCREST LN	DALLAS	TX	75214	1702 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
189025	GARZA JAMES G	1.61	827 A POLK 1.61 ACRES	1804 W HIGHWAY 287 BUSINESS	WAXAHACHIE	TX	75165	1804 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
189091	DML LAND LLC	14.585	827 A POLK 14.585 ACRES	487 CLUNNINGHAM MEADOWS RD	WAXAHACHIE	TX	75167	1829 W HIGHWAY 287 WAXAHACHIE TX 75165
196500	TEXAS STATE OF TX EMPLOYMENT COMMISSION	1.42	1.1 TEC ADDN 1.42 ACRES	101 W 15TH ST	AUSTIN	TX	78701	1712 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
201987	RAJU CORPORATION	0.555	827 A POLK 0.555 ACRES	1713 W HIGHWAY 287 BUSINESS	WAXAHACHIE	TX	75165	1713 W HIGHWAY 287 BUS WAXAHACHIE TX 75165
221816	STRENGTH M KEVIN & M JEAN STRENGTH	0.788	1 STRENGTH ADDN 0.788 ACRES	1710 W HIGHWAY 287 BUSINESS STE 100	WAXAHACHIE	TX	75165	1710 W HIGHWAY 287 BUS WAXAHACHIE TX 75165

(11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-112-2021

RECEIVED JUL 26 2021

JUST SETTLE INVESTMENTS LLC
101 BROOKSIDE RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 10, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 16, 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 Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a Clothing Donation Box within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)

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-112-2021

City Reference: 189012

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, August 3, 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 box that is there is always trashy
and actually sits on the state right away


Signature

7/23/21
Date

Drew Settlemeyer
Printed Name and Title

101 Brookside
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-112-2021

STRENGTH M KEVIN & M JEAN STRENGTH
1710 W HIGHWAY 287 BUSINESS STE 100
WAXAHACHIE, TX 75165

RECEIVED JUL 27 2021

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 10, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 16, 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 Jaclyn Archer, Archer Recycling Inc., for a Specific Use Permit (SUP) for a Clothing Donation Box within a Commercial zoning district located at 1713 W Hwy 287 Business (Property ID 201987) - Owner: RAJU CORPORATION (ZDC-112-2021)

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-112-2021

City Reference: 221818

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, August 3, 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.

Comments: SUPPORT OPPOSE
No

Signature [Handwritten Signature]

Date 7-27-21

Printed Name and Title MJ Strength

Address 1710 W. 287 Business Ste 100 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.



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D SELTZER

MAXON

SPEED
LIMIT
30

CLOTHES & SHOES
RECYCLING BIN
CLOTHES
BIN

your clothes and shoes
of local landfills

(11)



REACH
THEIR OWN
FLAVOR

SPEED
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30

HARD S

CLOTHES & SHOES
RECYCLING BIN

CLOTHES & SHOES
RECYCLING BIN

your clothes and shoes
of local landfills

HYUNDAI
Translead

HYUNDAI
Translead

(11)



CLOTHES & SHOES
RECYCLING BIN
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BIN

THEIR O
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HARD SELTZER | 5% ALC./VOL. | 1

(13)

Planning & Zoning Department

Zoning Staff Report



Case: ZDC-113-2021

MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

City Council: August 16, 2021

CAPTION

Public Hearing on a request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for **Convenience Store with Gasoline Sales (7-Eleven)** within a General Retail zoning district located at 1851 N. Hwy 77 (Property ID 262430) - Owner: TRIUMPH SQUARE, LLC (ZDC-113-2021)

APPLICANT REQUEST

The applicant is requesting approval to allow a Convenience Store with Gasoline Sales (7-Eleven) on 1.52 acres.

CASE INFORMATION

Applicant: Matthew Smith, Vaquero Ventures

Property Owner(s): Triumph Square, LLC

Site Acreage: 1.52 acres

Current Zoning: General Retail (GR)

Requested Zoning: General Retail with SUP for Convenience Store with Gasoline Sales use

SUBJECT PROPERTY

General Location: 1851 N Hwy 77

Parcel ID Number(s): 262430

Existing Use: Undeveloped

Development History: An SUP for a Convenience Store with Gasoline Sales was approved on August 17, 2020 (Ordinance 3204). However, after approval, 7-Eleven decided to not proceed with any construction on the site.

Table 1: Adjoining Zoning and Uses

Direction	Zoning	Current Use
North	GR	Community National Bank
East	North Grove PD	Undeveloped
South	GR	Medical Office
West	LI1	Undeveloped

Future Land Use Plan: Retail

Comprehensive Plan: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan: The subject property is accessible via N Hwy 77, W North Grove Blvd, and North Town Blvd.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval to allow a Convenience Store with Gasoline Sales (7-Eleven) on 1.52 acres.

Case History:

At the City Council meeting, held August 17, 2020, City Council voted 5-0 to recommend approval of case number ZDC-89-2020 (original case number), to allow a 7-Eleven Convenience Store/Gas Station on the subject property. Prior to any construction on the site, 7-Eleven elected to not proceed with development on the property. After further consideration, 7-Eleven decided to revive the project proposal and submitted a zoning application to staff on June 30, 2021.

The applicant is proposing to primarily remain consistent with what was originally approved by City Council, with the exception of the following modifications:

CHANGES FROM THE 8/17/2021 CC MEETING

Building Size (Sq. ft.)

The building size will be increased from 4,088 sq. ft. to 4,872 sq. ft. The increase in square footage would allow the development to be consistent with the 7 Eleven 2.0 prototype (*per Elevation/Façade Plan*). The size increase would allow the store to incorporate concepts such as a larger coffee bar as well as more food options to provide to customers.

Elevation/Façade

At the August 17, 2020 City Council meeting, City Council approved a "standard" 7-Eleven concept design which consisted of a 4,088 sq. ft. building primarily constructed of brick and stone. The applicant is now requesting approval of a new design, "7-Eleven 2.0 prototype" (*per Elevation/Façade plan*), that provides a more modern aesthetic to the structure.

Fueling pumps

The new layout will feature a straight, in-line canopy (opposed to stacked fueling canopy) with 6 pumps and 12 fueling stations. This change would allow the store employees to have full visibility of the customers at the pumps, providing a safer fueling environment for customers.

Proposed Use:

Per the operational plan, 7-Eleven plans to operate a convenience store and gas station at 1851 N Hwy 77. This store will operate 24 hours a day, 7 days a week. 7-Eleven anticipates there will be an average of three (3) staff members per shift that will be on hand at all times, day and night. There will be six (6) pumps which will allow for up to 12 vehicles to get gas at any given time. The fuel pumps will be able to service both gasoline and diesel vehicles.

Table 2: Proposed Development Standards (General Retail)

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

Standard	City of Waxahachie	7-Eleven	Meets Y/N
Min. Lot Area (Sq. Feet)	7,000	66,385	Yes
Min. Lot Width (Feet)	60	250.08	Yes
Min. Lot Depth (Feet)	100	268.53	Yes
Min. Front Yard (Feet)	40	40	Yes
Min. Side Yard (Feet)	20	20	Yes
Min. Rear Yard (Feet)	20; 25 (adjacent to residential)	40	Yes
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40	7	Yes
Parking: Convenience Store 1 space per 200 sq. feet	25 spaces	25 spaces	Yes
Parking: Gasoline Sales 1 space per 3 gas pumps	2 spaces	2 spaces	Yes

**Additional Note: The building is proposed to be constructed with fiber cement panels and metal.*

STAFF CONCERNS

Masonry

Staff suggests that the applicant incorporate a minimum of 40% masonry material for the proposed building. Currently, the applicant is proposing to construct the building of fiber cement panels and metal.

Windows

Staff suggests that the applicant provide more windows (specifically along the rear and right elevation) to the building to help enhance the aesthetic of the development.

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.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A mutually agreed upon Development Agreement will be required for the development.
 2. Staff suggests that the applicant incorporate a minimum of 40% masonry material for the proposed building.
 3. Staff suggests that the applicant provide more windows (specifically along the rear and right elevation) to the building to help enhance the aesthetic of the development.
 4. The screening wall surrounding the dumpster shall be constructed of brick or stone material.
 5. The canopy support poles for the fueling stations shall be constructed of brick and/or stone.
 6. The base of the monument sign be constructed out of a masonry material (stone or brick).

ATTACHED EXHIBITS

1. Operational Plan
2. Site Plan
3. Building Elevations
4. Landscape Plan
5. Sign 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

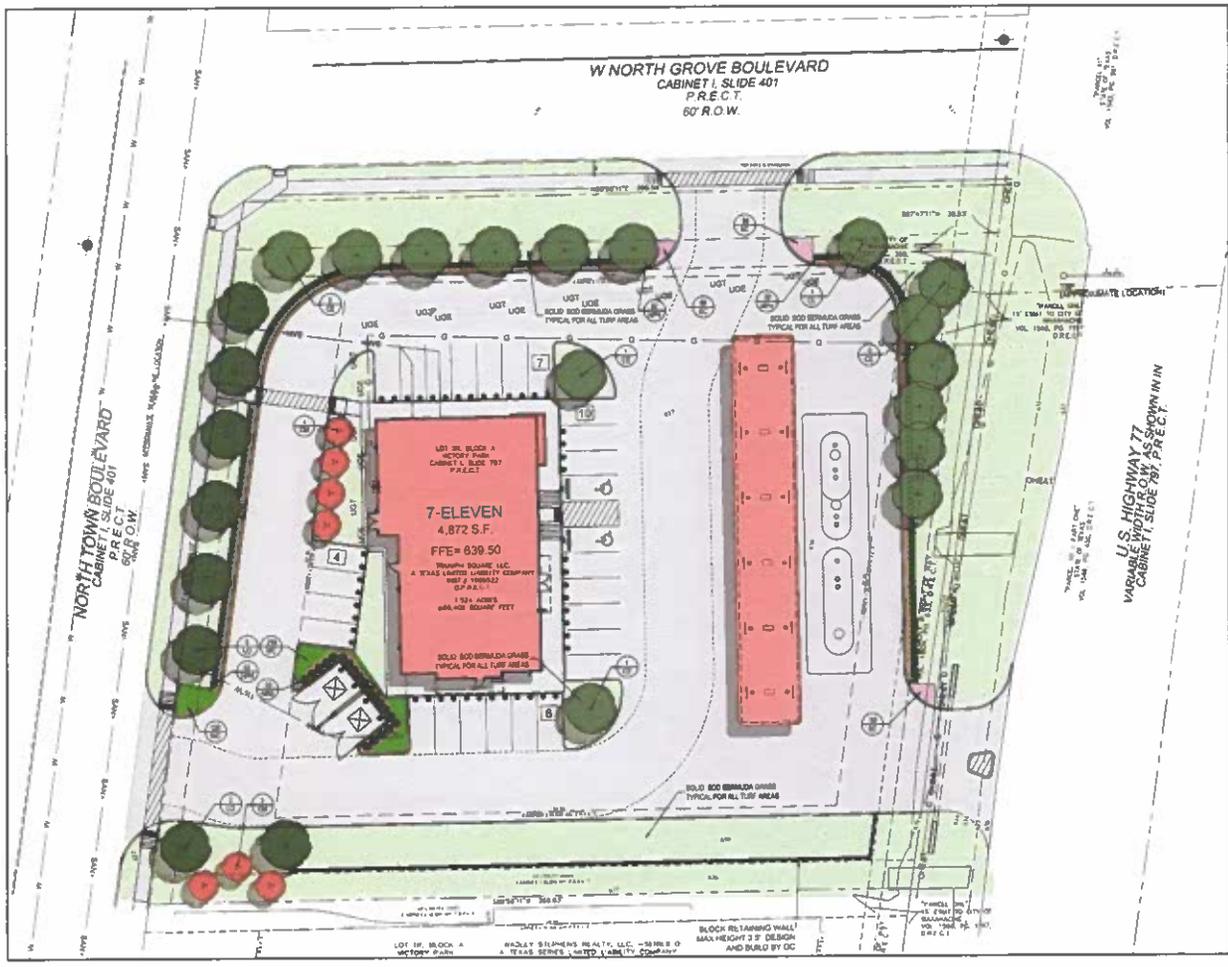
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

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Operational Plan

7 Eleven plans to operate a convenience store and gas station at 1851 N. Highway 77 Waxahachie, TX 75165. The location will operate 24 hours a day, 7 days a week. There will be six gas pumps which allows for a maximum of 12 cars to fuel at any given time. The pumps will service both gasoline and diesel vehicles. There will be an average of three employees per shift throughout the day and night.



LANDSCAPE TABULATIONS

COMMENTS: 6% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA

BUILDING AREA 4,899 S.F.	PROVIDED	21,416 S.F. (434%)
REQUIRED 7,835 S.F.		
PLANTING REQUIREMENTS		
LANDSCAPE TREE 1 TREE PER 500 S.F.	PROVIDED	21 TREES
REQUIRED 2 TREES		
LANDSCAPE TREE 2 TREE PER 200 S.F.	PROVIDED	13 TREES
REQUIRED 1 TREES		
SHRUBS 1 SHRUB PER 10 S.F.	PROVIDED	238 SHRUBS
REQUIRED 23 SHRUBS		
SPREADER 1% OF REQUIRED AREA	PROVIDED	378 SQUARE FEET
REQUIRED 378 SQUARE FEET		
SPREADER 2% OF 7% OF REQUIRED AREA	PROVIDED	150 SQUARE FEET
REQUIRED 150 SQUARE FEET		

PARKING LOT LANDSCAPING

REQUIREMENTS: 1.5% OF UNDERGRADING PER PARKING SPACE

TWO (2) TREES 4" CAL. AND FIVE (5) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA

TOTAL PARKING SPACES = 27

LANDSCAPE TREE 1 TREE PER 500 S.F.	PROVIDED	13 TREES
REQUIRED 13 TREES		
SHRUBS 1 SHRUB PER 10 S.F.	PROVIDED	138 SHRUBS
REQUIRED 138 SHRUBS		

1. LINEAR LANDSCAPING ISLAND 10" WIDE IS PROVIDED FOR EVERY 2 PARKING SPACES

STREET TREES

REQUIREMENTS: 1 TREE PER 40' OF STREET FRONTAGE

NORTH HIGHWAY 77 (296' F.)

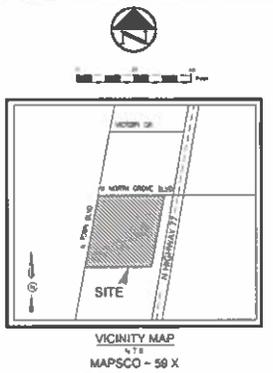
REQUIRED 6 TREES	PROVIDED	6 TREES
REQUIRED 6 TREES		

TOWN LANE (200' F.)

REQUIRED 1 TREES	PROVIDED	1 TREES
REQUIRED 1 TREES		

NORTH TOWN BLVD (200' F.)

REQUIRED 6 TREES	PROVIDED	6 TREES
REQUIRED 6 TREES		



- SOLID 300 NOTES**
1. THE GRASS AREAS TO ACHIEVE FINAL CONTROLS INDICATED IN THIS PLAN SHALL BE PLANTED WITH 1" SOLID 300 BERM GRASS. PLANTING SHALL BE COMPLETED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
 2. ADJUST CONTROLS TO ACHIEVE FIVE PERCENT (5%) DRAINAGE AREA FROM SOLID 300. PROVIDE LAWN AREAS AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRASS. CORRECT PROBLEMS AND AREAS WHERE THE 5% IS NOT MET.
 3. ALL LAWN AREAS TO RECEIVE SOLID 300 SHALL BE LEFT IN A MANNER OF FIVE PERCENT (5%) DRAINAGE. CONTRACTOR TO COORDINATE WITH OWNER'S CONSTRUCTION MANAGER.
 4. CONTRACTOR TO COORDINATE WITH OWNER'S CONSTRUCTION MANAGER FOR AVAILABILITY OF LAWNING TOPOGRAPHY.
 5. PLANT 300 BY HAND TO COVER REMAINING AREA COMPLETELY. INSURE PROPER SOIL PREPARATION. TOP DRESS JOINTS WITH 1/4" SAND. WATER WITHIN 14 DAYS.
 6. SOIL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE WITH PROPER TOLERANCE, UNDULATIONS.
 7. WATER 300 THROUGHOUT AS SOIL OPERATION PROGRESS.
 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS WITH 1" SOLID 300. THIS INCLUDES, BUT NOT LIMITED TO, WORKING, MAINTENANCE, WEEDING, CLEANING, AND WEEDING. CONTRACTOR SHALL MAINTAIN LAWN AREAS TO MEET ALL APPLICABLE MOBILE HEALTH CONDITIONS.
 9. CONTRACTOR SHALL MAINTAIN ESTABLISHMENT OF AN ACCEPTABLE LAWN AREA AND SHALL PROVIDE REPLACEMENT TOPOGRAPHY AS NECESSARY.
 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL 300 AREAS TO BE OVER SEED WITH WINTER SEEDS AT A RATE OF 2.0 POUNDS PER 1,000 SQUARE FEET.
- GENERAL LAWN NOTES**
1. THE GRASS AREAS TO ACHIEVE FINAL CONTROLS INDICATED ON THIS PLAN.
 2. ADJUST CONTROLS TO ACHIEVE FIVE PERCENT (5%) DRAINAGE AREA FROM SOLID 300. PROVIDE LAWN AREAS AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRASS. CORRECT PROBLEMS AND AREAS WHERE THE 5% IS NOT MET.
 3. ALL LAWN AREAS TO RECEIVE SOLID 300 SHALL BE LEFT IN A MANNER OF FIVE PERCENT (5%) DRAINAGE. CONTRACTOR TO COORDINATE WITH OWNER'S CONSTRUCTION MANAGER.
 4. UNPROTECTED TOPSOIL SHALL BE MAINTAINED WITHIN 14 DAYS FROM THE START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN LAWN AREAS TO MEET ALL APPLICABLE MOBILE HEALTH CONDITIONS.
 5. ALL LAWN AREAS TO BE MAINTAINED WITHIN 14 DAYS FROM THE START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN LAWN AREAS TO MEET ALL APPLICABLE MOBILE HEALTH CONDITIONS.
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LANDSCAPE NOTES

1. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS WITHIN 14 DAYS FROM THE START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN LAWN AREAS TO MEET ALL APPLICABLE MOBILE HEALTH CONDITIONS.
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SITE DATA SUMMARY TABLE

SITE ACREAGE	1.43 ACRES (39,398 S.F.)
PROPOSED USE	GR-GENERAL RETAIL, CONVENIENCE STORE
BUILDING AREA	4,872 S.F.
NUMBER OF STORES	1
BUILDING HEIGHT	30' 0"
BUILDING COVERAGE	33%
FLOOR AREA RATIO	0.87
SUPERVISORY AREA	21,416 S.F. (23.3%)
PERVIOUS LANDSCAPE AREA	27 SPACES (23.2%)
REGULAR PARKING REQUIRED	25 SPACES
HANDICAP PARKING REQUIRED	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	28 SPACES
REGULAR PARKING PROVIDED	25 SPACES
HANDICAP PARKING PROVIDED	3 SPACES (1 VAN ACCESSIBLE)
CONCRETE PARKING PROVIDED	27 PARKING SPACES
OFF-SITE SHARED PARKING PROVIDED	0 PARKING SPACES

ZONING SUMMARY TABLE

ZONING	REQUIRED	PROVIDED
MIN LOT AREA	1,000 S.F.	89,365 S.F.
MIN LOT WIDTH	40'	250'
MIN LOT DEPTH	100'	246.52'
MIN FRONT SETBACK	40'	40'
MIN REAR SETBACK	20' OR ADJACENT TO RESIDENTIAL	40'
MIN SIDE SETBACK	20'	20'
MAX BUILDING HEIGHT	3 STOREYS	3 STOREYS
MAX LOT COVERAGE	40%	33%

PLANT MATERIAL SCHEDULE

TREES	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
CF	15	Circle Elm	Ulmus crinitus	4" cal.	8-12' H, 8" spread, 1" clear base
CU	7	Crane Apple 'Dixie Red'	Malus domestica 'Dixie Red'	8" cal.	container 3' or 5' H, 10" spread
LO	6	Live Oak	Quercus virginiana	4" cal.	container 12" H, 8" spread, 1" clear base
SHRUBS	QTY <td>COMMON NAME <td>SCIENTIFIC NAME <td>SIZE <td>REMARKS</td> </td></td></td>	COMMON NAME <td>SCIENTIFIC NAME <td>SIZE <td>REMARKS</td> </td></td>	SCIENTIFIC NAME <td>SIZE <td>REMARKS</td> </td>	SIZE <td>REMARKS</td>	REMARKS
AGN	226	Andromeda Holly	Illicium parviflorum	3 1/2"	container 24" H, 20" spread
YHS	30	Yucca R. Starburst	Yucca filamentosa 'Starburst'	3 1/2"	container 24" H, 20" spread
COMMON NAME	QTY <td>COMMON NAME <td>SCIENTIFIC NAME <td>SIZE <td>REMARKS</td> </td></td></td>	COMMON NAME <td>SCIENTIFIC NAME <td>SIZE <td>REMARKS</td> </td></td>	SCIENTIFIC NAME <td>SIZE <td>REMARKS</td> </td>	SIZE <td>REMARKS</td>	REMARKS
WC	15	Woolly Cater	Chrysomelids	4" pots	minimum by center 17" x 6"
PC	370	Purple Wintercreeper	Euonymus alatus 'Compacta'	4" pots	minimum by center 17" x 6"

NOTE: Plant list is as an aid to selection only. Contractor shall verify all quantities on job. All heights and spreads are minimums. All plant material shall meet or exceed standards as indicated. All trees to have straight trunks and be supported with stakes.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND NO DISBURSEMENTS

PROJECT CONTACT LIST

OWNER/DEVELOPER	LANDSCAPE ARCHITECT	ENGINEER
WALSH SILVERMAN REALTY, LLC 1524 ACRES WAXAHACHIE, TEXAS CONTACT: WALTER BARNETT TEL: 817-307-8084	TRIANGLE ENGINEERING LLC 1784 MADISON ST. DR., SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN KAMA (409) 388-4448	TRIANGLE ENGINEERING LLC 1784 MADISON ST. DR., SUITE 110 ALLEN, TX 75013 CONTACT: KEVIN KAMA TEL: 409-213-2298

NO.	DATE	DESCRIPTION	BY

LANDSCAPE PLAN

7-ELEVEN

1851 NORTH HIGHWAY 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS 75165

VICTORY PARK
LOT 2R, BLOCK A

TRIANGLE ENGINEERING LLC

1409-2002 ST. 100, SUITE 210
WAXAHACHIE, TEXAS 75165
PH: 409-213-2298

Planning | Civil Engineering | Construction Management

DATE: 07-21-21
SCALE: AS SHOWN
PROJECT NO.: 21-001
SHEET NO.: 1

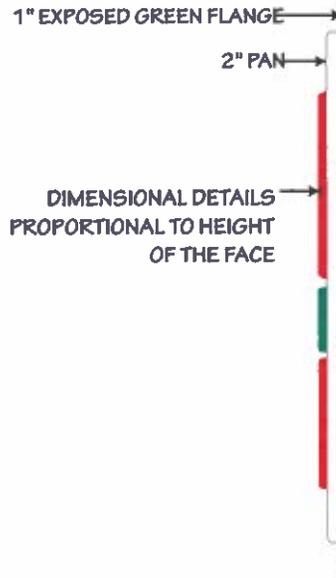
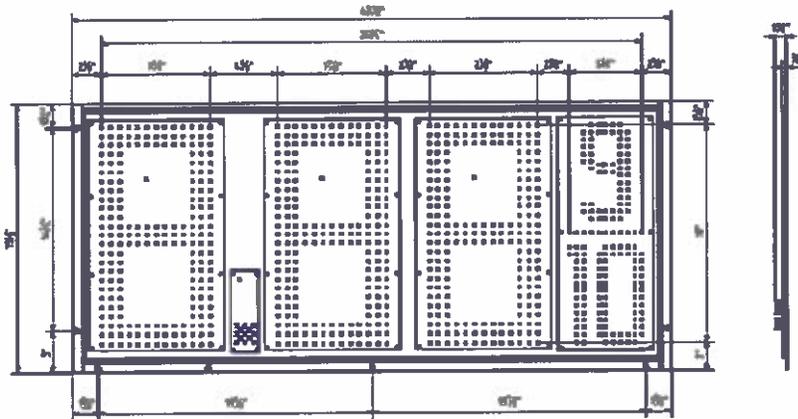
07/21/2021

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

L & M 37 DF MONUMENT SIGN - (PWM FLAT PCU TRACK) -W/WORDPLATES

M



7-ELEVEN FACE DETAIL

DF INTERNALLY ILLUMINATED MONUMENT SIGN

7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED TRICORN BLACK SW 6258
- PAN-FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/1ST SURFACE DECORATION
- LED ILLUMINATION

FUEL PRICE SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINER PAINTED TRICORN BLACK SW 6258
- PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEDED FROM BLACK & GREEN BACK-GROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS. **FLAT PCU TRACK (PWM) 16" WHITE LED DIGTS.**

- LED ILLUMINATION

WORD PLATES:

4.75" X 46" CLEAR ACRYLIC W/ 3.5" COPY WEDED FROM BLACK VINYL TM FACE.

REGULAR UNLEADED

4.75" X 46" CLEAR ACRYLIC W/ 3.5" COPY WEDED FROM 3M 3630-26 GREEN VINYL

DIESEL

BASE

FABRICATED ALUMINUM PAINTED TRICORN BLACK

7-ELEVEN COLORS

- 3M 3630-26
- 3M 3630-33
- 3M 3630-44
- WHITE

7-ELEVEN STREET SIDE



73.3 S.F.

SETBACK: MINIMUM OF 15' FROM ROW

MAX ALLOWED: 80 SQ. FT.

Job Location: 1048297

N. Town BLVD & Triumph Ln
Waxahachie, TX 75165

Date: July 28, 2021



CUMMINGS

D-ORDER# 715848470.02 WSI

Project Mgr.: Jennifer Atkinson

jennifer.atkinson@cummingsigns.com

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Planning & Zoning Department

Zoning Staff Report



Case: ZDC-110-2021

MEETING DATE(S)

Planning & Zoning Commission: August 10, 2021

City Council: August 16, 2021

CAPTION

Public Hearing request by Anita Linney-Isaacson, HKS, Inc., for an **Amendment to Ordinance No. 2649** to allow for an additional **Medical Facility**, within an approved commercial planned development located at 2400 N I-35 (Property IDs 180334) - Owner: BAYLOR HEALTH CARE SYSTEM (ZDC-110-2021)

APPLICANT REQUEST

The applicant is requesting to amend Ordinance No. 2649 to allow for an additional Medical Facility for Baylor Scott & White Hospital. The proposed project will include an additional building to the site that will house a second hospital, medical office suites, and shell space that will be connected to the existing hospital with a second floor connector.

CASE INFORMATION

Applicant: Anita Linney-Isaacson, HKS, Inc.

Property Owner(s): Baylor Health Care System

Site Acreage: 43.76 acres

Current Zoning: Planned Development-Commercial

Requested Zoning: Planned Development-Commercial (w/ amendment to Ord. 2649)

SUBJECT PROPERTY

General Location: 2400 N. Interstate 35E

Parcel ID Number(s): 180334

Existing Use: Existing Balor Scott & White Hospital

Development History: At the February 1, 2021 City Council meeting, City Council approved the relocation of a billboard sign on the property.

At the November 17, 2014 City Council meeting, City Council approved a Final Plat for the site.

Table 1: Adjoining Zoning & Uses

Directionn	Zoning	Current Use
North	HI	Undeveloped Land
East	HI	Lifoam Industries
South	N/A	W. US Highway 287
West	N/A	N. Interstate 35 E.

Future Land Use Plan: Medical District

Comprehensive Plan: The Medical District area signifies an area that revolves solely around the medical industry. This area will provide all of the uses one would need when siting or working at Baylor Scott & White and other medical offices, specialty healthcare facilities, or research and development locations that are anticipated to develop in the area. Therefore, appropriate businesses in the district include retail, dining, hotel, office building, multi-family housing, and gyms.

Thoroughfare Plan: The subject property is accessible via N. Interstate 35 E. service road and W. US Highway 287 Bypass.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to amend Ordinance No. 2649 to allow for an additional Medical Facility for Baylor Scott & White Hospital. The proposed project will include an additional building to the site that will house a second hospital, medical office suites, and shell space that will be connected to the existing hospital with a second floor connector. Due to the proposed amendment request, the case must be reviewed by City Council.

Proposed Use:

The applicant, Baylor Scott & White Hospital, is requesting to construct a 78,697 sq. ft. building addition to the existing hospital campus. The building will house both hospital and clinical space, and will be connected to the existing hospital at the second floor through an elevated connector. The exterior façade of the building addition is proposed to consist of brick, calcium silicate masonry, glass, EIFS, and composite metal panel. The proposed materials all have precedent on the existing hospital building, and will be consistent with the overall development.

Access to the proposed structure will be provided by the existing site drives, and additional parking will be provided to serve the new building. Landscaping for the site is intended to match the design of the existing site. Though the applicant intends to remove some existing trees for the construction of the new structure, additional understory trees and shrubs will be provided to replace the removed trees. All landscaping areas will be fully irrigated with an automatic underground irrigation system that will be connected to the existing irrigation system for the site.

The existing primary signage (two monument signs) at the site is proposed to remain at the main entries of the campus. Once the building addition is completed, the applicant intends to provide additional directional signage to the site. The existing signage will be utilized and updated to include information for the new building as needed to provide wayfinding for the new structure.

The project is planned to begin construction in October 2021 and substantial completion is expected in April 2023. Staff believes that the proposed amendment will remain consistent with the intent of the previously approved Ordinance (Ord. 2649).

SPECIAL EXCEPTION/VARIANCE REQUEST:

Window Glazing

Sec 5.01(b) (iv) (7) (b) (v): Windows and glazing shall be a minimum of thirty (30) percent and up to a maximum of seventy (70) percent of each building elevation.

- Applicant Response

The design of the building proposes as little as 5.73% up to 19.06% glazing. The reason that this percentage falls below the prescribed 30% is a result of the use of the building. Typically, healthcare construction must accommodate for privacy as well as infrastructure to support the building use. As a result, there is much less need for glazing; however, as a design firm we always try to incorporate windows wherever possible as access to daylight and exterior views improves the experience and outcomes for patients, visitors, and staff.

Landscaping

Sec 5.04 (f) (v): In addition to the required landscaping per parking space above, one (1) linear island with a minimum width of ten (10) feet is required for every two (2) parking bays. The intent is to prevent the massing of a large number of parking spaces and to address safety issues concerning the flow of traffic in the parking lot.

- Applicant Response

To maximize parking adjacent to the building a parking area to the south of the existing ring road is being proposed. This parking is bound by the ring road and the property setback line; due to the two boundaries the lot is unable to provide the ten-foot linear landscaped island. In lieu of the island we are proposing a landscape diamond every third car.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A mutually agreed upon Development Agreement must be signed by the applicant.
 2. Any revisions not included in the Planned Development Amendment shall meet the Ordinance 2649 requirements.

ATTACHED EXHIBITS

1. Site Layout Plan
2. Landscape Plan
3. Elevation/Façade Plan
4. Ordinance 2649

APPLICANT REQUIREMENTS

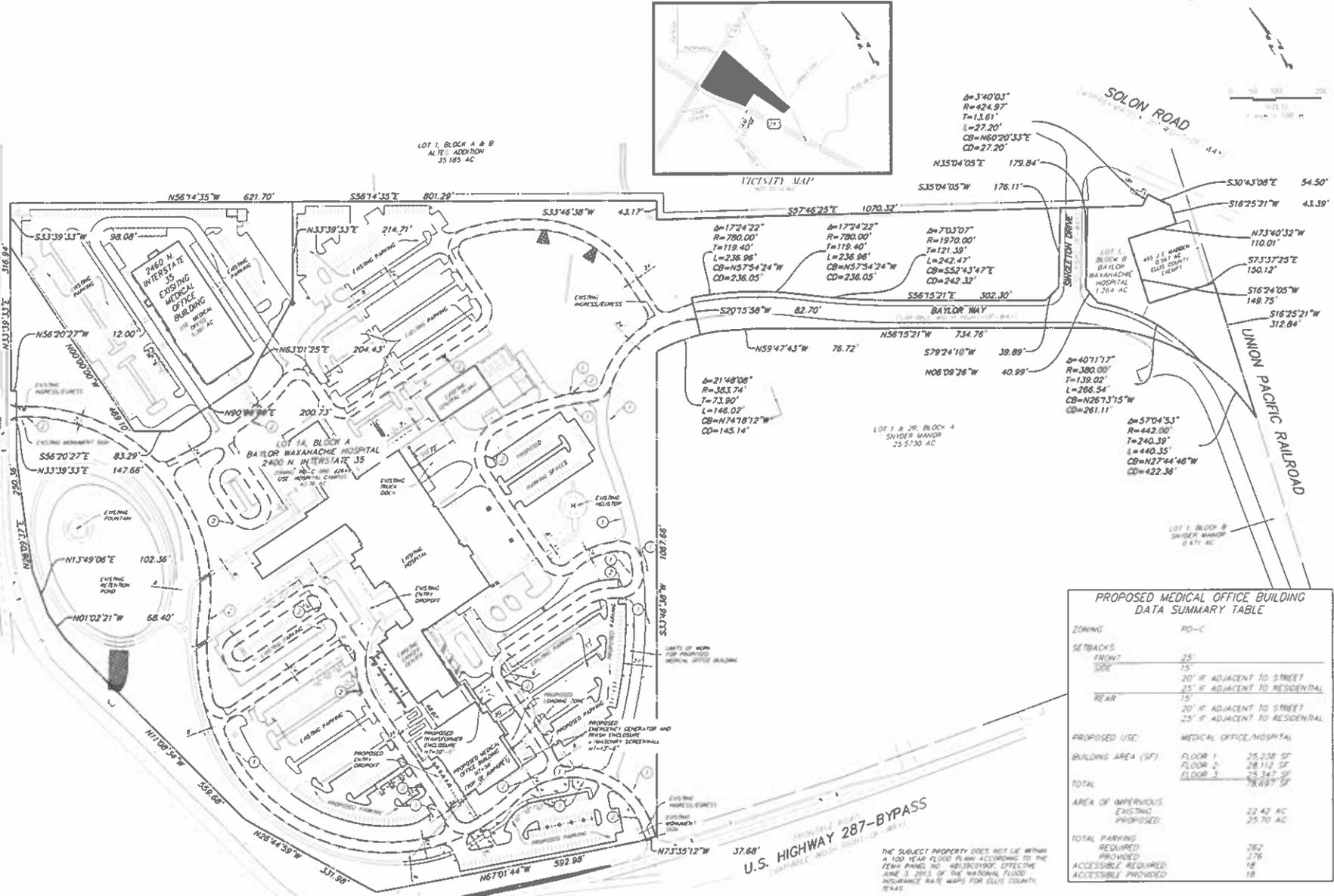
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then 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
 Planning Manager
ccollins@waxahachie.com

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

INTERSTATE HIGHWAY 35E



PROPOSED MEDICAL OFFICE BUILDING II DATA SUMMARY TABLE

ZONING	PD-C
SETBACKS	
FRONT	25'
SIDE	20' IF ADJACENT TO STREET 25' IF ADJACENT TO RESIDENTIAL
REAR	15' 20' IF ADJACENT TO STREET 25' IF ADJACENT TO RESIDENTIAL
PROPOSED USE	MEDICAL OFFICE/HOSPITAL
BUILDING AREA (SF)	FLOOR 1: 25,238 SF FLOOR 2: 28,112 SF FLOOR 3: 25,147 SF
TOTAL	78,507 SF
AREA OF IMPERVIOUS EXISTING PROPOSED	22.42 AC 25.70 AC
TOTAL PARKING REQUIRED	262
PROVIDED	276
ACCESSIBLE REQUIRED	18
ACCESSIBLE PROVIDED	18

- LEGEND**
- DRAINAGE
 - ① EXISTING DIRECTIONAL SIGNAGE
 - ② FIRE HYDRANT

MEDICAL OFFICE BUILDING II
BAYLOR WAXAHACHIE HOSPITAL
 LOT 1, BLOCK A - 4378ac
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ZDC-110-2021

HKS

ARCHITECT: INTERIOR DESIGN
 HKS INC
 3005 ET PAUL STREET SUITE 500
 DALLAS TEXAS 75201

MEP ENGINEER
 CANTON CONSULTING ENGINEERS
 1400 QUORAM DRIVE SUITE 600
 DALLAS TX 75201

STRUCTURAL ENGINEER
 HKS INC
 3005 ET PAUL STREET SUITE 500
 DALLAS TEXAS 75201

LANDSCAPE
 T&B
 2075 WYMAN STREET SUITE 1000
 DALLAS TEXAS 75201

CIVIL ENGINEER
 HKS INC
 3005 ET PAUL STREET SUITE 500
 DALLAS TEXAS 75201

BaylorScott & White
 HEALTH
 MEDICAL OFFICE BUILDING II
 AT WAXAHACHIE
 CORNER SHELL AND RTE

OWNER
 BAYLOR SCOTT & WHITE HEALTH
 1616 WASHINGTON ST
 DALLAS TX 75201

OWNER REPRESENTATIVE
 AGNES MANNING SERVICES CORPORATION
 810 W. BOUTWELL BOULEVARD SUITE 120
 BOWLING GREEN TX 76907

ARCHITECT CONTRACTOR
 THE CHRISTIAN CHURCH
 101 JOHN W. LAWRENCE FREEMAN SUITE 200
 IRVING TX 75039

(15)

HKS PROJECT NUMBER
24348.0000

DATE
23 JULY 2021

HKS
PLANNING & ZONING
SUBMISSION
 SHEET NO.
SITE PLAN

SHEET NO.
C1.00

EXTERIOR MATERIALS

01	06
02	07
03	08
04	09
05	10
11	12



VEHICULAR APPROACH FROM HWY 387 ENTRY



PEDESTRIAN APPROACH FROM SOUTH PARKING LOT



BIRD'S EYE VIEW - SOUTHWEST CORNER

SOUTH FACADE MATERIAL TAKEOFF

Material	Quantity	Unit	Cost
...

WEST FACADE MATERIAL TAKEOFF

Material	Quantity	Unit	Cost
...

TOTAL BUILDING MATERIAL TAKEOFF

Material	Quantity	Unit	Cost
...



02 OVERALL SOUTH ELEVATION



01 OVERALL WEST ELEVATION

EXTERIOR MATERIALS

01 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF	06 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF
02 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF	07 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF
03 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF	08 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF
04 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF	09 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF
05 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF	10 Solid Red Brick 18" x 8" x 3 1/2" 1.500 SF



BIRDBEYE VIEW - NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER (EXISTING EMERGENCY ENTRY)



VEHICULAR APPROACH FROM NORTHERN ENTRY

NORTH FACADE MATERIAL TAKEOFF

1. Solid Red Brick	10,000 SF	1.500 SF
2. Solid Red Brick	5,000 SF	0.750 SF
3. Solid Red Brick	1,000 SF	0.150 SF
4. Solid Red Brick	1,000 SF	0.150 SF
5. Solid Red Brick	1,000 SF	0.150 SF
6. Solid Red Brick	1,000 SF	0.150 SF
7. Solid Red Brick	1,000 SF	0.150 SF
8. Solid Red Brick	1,000 SF	0.150 SF
9. Solid Red Brick	1,000 SF	0.150 SF
10. Solid Red Brick	1,000 SF	0.150 SF



02 OVERALL NORTH ELEVATION

EAST FACADE MATERIAL TAKEOFF

1. Solid Red Brick	10,000 SF	1.500 SF
2. Solid Red Brick	5,000 SF	0.750 SF
3. Solid Red Brick	1,000 SF	0.150 SF
4. Solid Red Brick	1,000 SF	0.150 SF
5. Solid Red Brick	1,000 SF	0.150 SF
6. Solid Red Brick	1,000 SF	0.150 SF
7. Solid Red Brick	1,000 SF	0.150 SF
8. Solid Red Brick	1,000 SF	0.150 SF
9. Solid Red Brick	1,000 SF	0.150 SF
10. Solid Red Brick	1,000 SF	0.150 SF



01 OVERALL EAST ELEVATION

TOTAL BUILDING MATERIAL TAKEOFF

1. Solid Red Brick	10,000 SF	1.500 SF
2. Solid Red Brick	5,000 SF	0.750 SF
3. Solid Red Brick	1,000 SF	0.150 SF
4. Solid Red Brick	1,000 SF	0.150 SF
5. Solid Red Brick	1,000 SF	0.150 SF
6. Solid Red Brick	1,000 SF	0.150 SF
7. Solid Red Brick	1,000 SF	0.150 SF
8. Solid Red Brick	1,000 SF	0.150 SF
9. Solid Red Brick	1,000 SF	0.150 SF
10. Solid Red Brick	1,000 SF	0.150 SF

BaylorScott&White
 HEALTH
 MEDICAL OFFICE BUILDING II
 AT WAKAHACHIE
 CORE, SHELL AND SITE

OWNER REPRESENTATIVE
 BAYLOR SCOTT & WHITE
 1000 N. MOORE STREET, SUITE 100
 HOUSTON, TEXAS 77002
 281.416.1000
 HKS.COM

GENERAL CONTRACTOR
 HKS
 1000 N. MOORE STREET, SUITE 100
 HOUSTON, TEXAS 77002
 281.416.1000
 HKS.COM

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DATE: 08/30/21
SCALE: AS SHOWN
PROJECT: MEDICAL OFFICE BUILDING II AT WAKAHACHIE
SHEET: EXTERIOR ELEVATIONS

DATE: 08/30/21
SCALE: AS SHOWN
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SHEET: EXTERIOR ELEVATIONS

(51)

EXTERIOR MATERIALS	
01 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)	06 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)
02 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)	07 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)
03 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)	08 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)
04 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)	09 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)
05 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)	10 Solid Brick 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard) 1/2" x 3 1/2" x 7 1/2" (Standard)



BRIDGE VIEW - NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER (EXISTING EMERGENCY ENTRY)

HKS

ARCHITECT / INTERIOR DESIGN
 200 N. ST. LOUIS
 SUITE 1000
 ST. LOUIS, MO 63102
 (314) 433-3000
 hks.com

BaylorScott & White
 HEALTH
 MEDICAL OFFICE BUILDING II
 AT WAKAMACHE
 CORE, SHELL AND SITE

OWNER
 BAYLOR SCOTT & WHITE
 200 N. ST. LOUIS
 SUITE 1000
 ST. LOUIS, MO 63102
 (314) 433-3000
 bsw.com

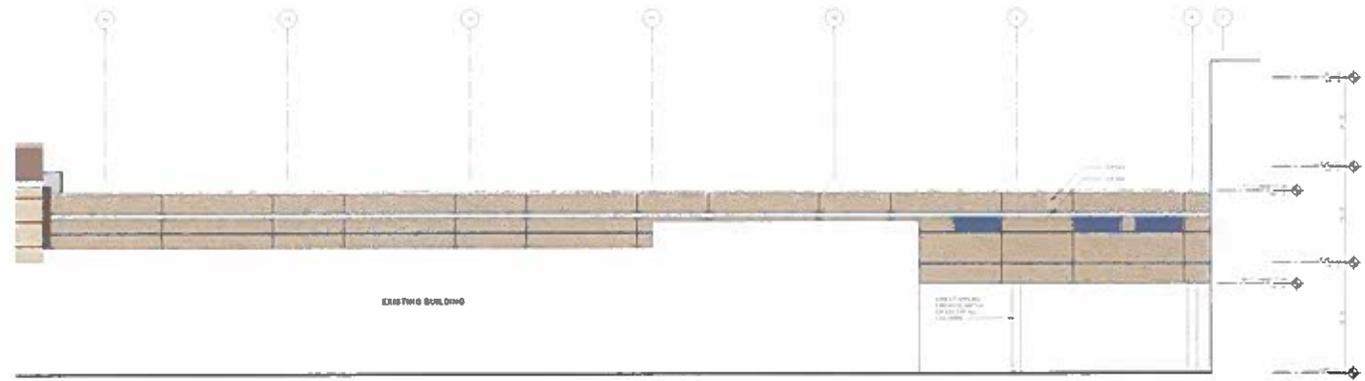
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 CIRCLED NUMBER IN THE MARGINS.

DATE: 06/20/21
 TIME: 10:00 AM
 PROJECT: MEDICAL OFFICE BUILDING II AT WAKAMACHE
 SHEET: EXTERIOR ELEVATIONS - LEVEL 2 CONNECTOR
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

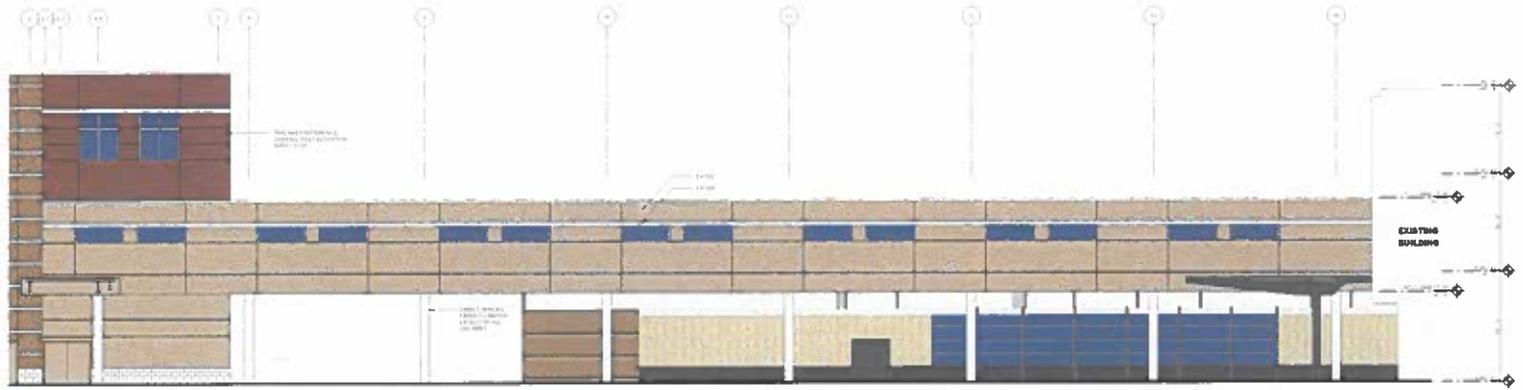
DATE: 06/20/21
 TIME: 10:00 AM
 PROJECT: MEDICAL OFFICE BUILDING II AT WAKAMACHE
 SHEET: EXTERIOR ELEVATIONS - LEVEL 2 CONNECTOR
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

A1.03

TOTAL CONNECTOR MATERIAL TAKEOFF	
01	1,200.00
02	1,200.00
03	1,200.00
04	1,200.00
05	1,200.00
06	1,200.00
07	1,200.00
08	1,200.00
09	1,200.00
10	1,200.00



02 CONNECTOR WEST ELEVATION



01 CONNECTOR EAST ELEVATION

ORDINANCE NO. 2649

AN ORDINANCE CHANGING THE ZONING ON 50.23 ACRES LOCATED AT THE INTERSECTION OF I-35E AND Hwy 287 BYPASS, IN THE WILLIAM PAINE SURVEY, ABSTRACT NO. 835, JONATHAN PRINCE SURVEY, ABSTRACT NO. 844, JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99, JAMES E. HADDON SURVEY, ABSTRACT NO. 495, AND N. P. NEAL SURVEY, ABSTRACT NO. 1320, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AS DESCRIBED IN EXHIBIT "A" TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C), WITH AMENDED PROVISIONS, AND BEING FURTHER DESCRIBED ON EXHIBIT "A", AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE, DECLARING AN EMERGENCY, AND SETTING AN EFFECTIVE DATE.

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

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

WHEREAS, proper application for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Heavy Industrial-1 (HI-1) to Planned Development-Commercial (PD-C), with amended provisions; and

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning to Planned Development-Commercial (PD-C), and the amendments to provisions on use and development;

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned as follows:

50.23 acres located at the intersection of I-35E and Hwy 287 Bypass, in the William Paine Survey, Abstract No. 835, Jonathan E. Prince Survey, Abstract No. 844, John B. Bounds Survey, Abstract No. 99, James E. Haddon Survey, Abstract No. 495, and N. P. Neal Survey, Abstract No. 1320, City of Waxahachie, Ellis County, Texas, as shown on Exhibit "A" attached hereto.

To:

Planned Development-Commercial (PD-C) as follows:

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the Commercial (C) District, subject to the approval of a Site Plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy. Such site plans shall set forth the building areas off-street parking, points of access, screening walls as required by the City, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, suitable water and sewer facilities, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site and for safe access thereto.

The density, coverage, height, parking and off-street loading standards shall be set forth on the Site Plan or as specified for the Planned Development-Commercial (PD-C) District. A detailed site plan must be submitted and approved within four (4) years from the date of this ordinance.

The following provisions shall apply over the general provisions hereinabove stated:

- (1) Detailed site plan shall be submitted for approval within four (4) years from the approval of this ordinance establishing this Planned Development District;
- (2) In addition to uses allowed in Commercial Zoning Districts, the following uses will be allowed:

- A. Child Care Center

- B. Retirement housing for the elderly
- C. Laboratory, medical or dental
- D. Laboratory Scientific or Research
- E. Auto parking lot or structure
- F. Helistop
- G. Multi-family Dwelling
- H. Temporary Batch Plant

The maximum height will be three (3) stories on A. through H., and following uses I. through O. which will be allowed to be up to fourteen (14) stories, a story will be defined as twelve (12') feet

- I. Hospital, Acute or Chronic Care
- J. Medical or Dental Clinic
- K. Medical or Dental Laboratory
- L. Scientific or Research Laboratory
- M. Medical Facilities
- N. Office professional or administrative
- O. Parking structure as an accessory use
- P. Any building all of which complies with one or more of the uses listed in A.- O. of this section and any other use allowed in this district, with heights to be not over three (3) stories, except in I. through O.

(3) Set back for buildings over thirty-six (36') feet – one additional foot for each two feet above thirty-six (36') feet.

(4) Size of Lot

- A. Minimum area – Five thousand (5000) square feet
- B. Minimum lot width – Fifty (50') feet
- C. Minimum lot depth – One hundred (100') feet

(5) Size of Yard

- A. Minimum front yard – twenty five (25') feet
- B. Minimum side yard – fifteen (15') feet, twenty (20') feet, if adjacent to a street, twenty-five (25') feet when adjacent to residential
- C. Interior side yard- When retail or medical uses are platted adjacent to other compatible uses (non-residential) no side yard is required provided that adequate fire lanes and circulation is provided on site and appropriate building codes can be met

(6) Maximum lot coverage is sixty (60%) percent

(7) Required parking for any use allowed in the district may be located anywhere in the district.

(8) Ten (10%) percent of required parking may be compact space.

(9) Use of temporary buildings are allowed if attached to permanent foundation. Maximum size is 5,000 square feet for the entire district.

(10) Maximum height for poles with lights is thirty (30') feet, unless approved on site plan

(11) Communications antennas and support structures may exceed building height by twelve (12) feet

- A. No additional setbacks are required for adjacency to residential
- B. Satellite dishes are limited to twelve (12') feet in diameter or less

(12) Maximum height and size provisions for signs located along Interstate 35-E and Highway 287 Bypass apply to this Planned Development District.

- A. Except as provided in this subsection, the provision for wall signs as specified in Section 43, Waxahachie Zoning Ordinance, Sign Regulations, apply to this Planned Development District

