

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on ***Monday, November 1, 2021 at 7:00 p.m.***

Council Members: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
David Hill, Council Member Place 1
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the five (5) minute time limit.***

5. ***Consent Agenda***

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager 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 City Council.

- a. Minutes of the City Council meeting of October 18, 2021
 - b. Minutes of the City Council briefing of October 18, 2021
 - c. Event application for 5th Annual Turkey Trot on November 18, 2021
 - d. Authorize supplemental appropriation for Administration Department
6. ***Present*** Proclamation proclaiming November 1-5, 2021 as “Municipal Court Week”
 7. ***Continue Public Hearing*** on a request by Andrew Garrett, for a Specific Use Permit (SUP) for an Accessory Dwelling located at 800 Sycamore St (Property ID 176411) - Owner: A GARRETT REAL ESTATE VENTURES, LLC (ZDC-134-2021)
 8. ***Consider*** proposed Ordinance approving ZDC-134-2021
 9. ***Continue Public Hearing*** on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development Zoning to Planned Development-General Retail zoning district, located at Broadhead Road (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021)

10. **Consider** proposed Ordinance approving ZDC-146-2021
11. **Public Hearing** on a request by Michael C. Jackson, Wynne Jackson, for Zoning Change from a Single Family-1 (SF1) zoning to Planned Development-Light Industrial-1 (PD-LI-1) for an Industrial Complex (Manufacturing/Distribution) use located West of Solon Road and East of Patrick Road (Property ID 284811) - Owner: REED LAND MANAGEMENT (ZDC-155-2021)
12. **Consider** proposed Ordinance approving ZDC-155-2021
13. **Continue Public Hearing** on a request by Sidney Stratton, Manhard Consulting, for a Specific Use Permit (SUP) for an Auto Repair, Major (Caliber Collision) use within a Light Industrial-1 zoning district located at the intersection of Dart Way and North Highway 77 (Property ID 222752) - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (ZDC-150-2021)
14. **Consider** proposed Ordinance approving ZDC-150-2021
15. **Public Hearing** on a request by Andria Moore, In York Industries, LLC for a Replat of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)
16. **Consider** approval of SUB-79-2021
17. **Public Hearing** on a request by Robert Morgan, Robert Morgan Construction, for a Specific Use Permit (SUP) for an Accessory Structure +700SF use within a Single Family-3 zoning district located at 1150 Dunaway St (Property ID 276925) - Owner: MORGAN ROBERT C & JENNIFER MORGAN (ZDC-152-2021)
18. **Consider** proposed Ordinance approving ZDC-152-2021
19. **Consider** proposed Resolution of votes cast to elect Directors for the Ellis Appraisal District for the years 2022-2023
20. **Consider** bid award to Douglas Dailey Construction associated with the Wyatt Street and Hill Street Branch sewer system capital improvement project
21. **Consider** professional services agreement with Birkhoff, Hendricks & Carter, LLP professional engineers for the design services of Lower Mustang Creek Lift Station Expansion, Phase 4
22. **Consider** request for funding from Sims Library for Bookmobile
23. **Convene** into Executive Session for consultation with attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code and for deliberation regarding real property as permitted under Section 551.072, Texas Government Code
24. **Reconvene** and take any necessary action

25. Comments by Mayor, City Council, City Attorney and City Manager

26. Adjourn

The City Council 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 469-309-4006 or (TDD) 1-800-RELAY TX

City Council
October 18, 2021

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A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, October 18, 2021 at 7:00 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Council Member Absent: David Hill, Council Member Place 1

Others Present: Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Gumaro Martinez, Executive Director Park & Leisure Services
Richard Abernethy, Director of Administrative Services
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Jared Reabel, Christ the King Lutheran Church gave the invocation. Mayor Pro Tem Billie Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Chris Wright, 808 W. Marvin, Waxahachie, Texas, thanked City Council and staff for their time. He expressed his opposition to placing the resolution regarding Public Comments on the consent agenda and for the lack of Public Hearing on the issue. He requested City Council stay consistent on their votes on what zoning uses they are allowing or not allowing in the city.

Alan Fox, 327 University, Waxahachie, Texas, inquired about the penalties of not complying with the Public Comments Resolution and requested the item be removed until it is addressed in the Resolution. He voiced his concern that five minutes is not adequate time for some citizens to express their thoughts.

5. Consent Agenda

- a. Minutes of the City Council meeting of October 4, 2021
- b. Minutes of the City Council briefing of October 4, 2021
- c. Event application for Neighborhood Family Night on October 24, 2021
- d. Event application for Community Tree Lighting & Parade on November 30, 2021
- e. Event application for Santa Run to be held December 11, 2021
- f. City Manager's appointment to Civil Service Commission

(5a)

- g. Resolution adopting time limit for Public Comments

RESOLUTION NO. 1318

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING TIME LIMITS ON PUBLIC COMMENTS AS AUTHORIZED BY THE TEXAS OPEN MEETINGS ACT.

Action:

Council Member Travis Smith moved to approve items a. through g. on the Consent Agenda. Mayor Doug Barnes seconded, the vote was as follows: Ayes: Doug Barnes, Billie Wallace, and Travis Smith. Noes: Melissa Olson.

The motion carried.

- 6. Continue Public Hearing on a request by Michael Cervantes, for a Specific Use Permit (SUP) for an Accessory Dwelling located at 240 Brookbend Drive (Property ID 208068) - Owner: EXOUSIA CONSTRUCTION, LLC (ZDC-133-2021)**

Mayor Barnes announced the applicant requested to withdraw ZDC-133-2021.

- 7. Consider proposed Ordinance approving ZDC-133-2021**

No action taken.

- 8. Public Hearing on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development zoning to Planned Development-General Retail zoning district, located at Broadhead Road (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021)**

Mayor Barnes opened the Public Hearing and announced the applicant requested to continue ZDC-146-2021 to the November 1, 2021 City Council meeting.

- 9. Consider proposed Ordinance approving ZDC-146-2021**

Action:

Mayor Pro Tem Billie Wallace moved to continue the Public Hearing on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development zoning to Planned Development-General Retail zoning district, located at Broadhead Road (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021) to the November 1, 2021 City Council meeting. Council Member Melissa Olson seconded, All Ayes.

- 10. Public Hearing on a request by Sidney Stratton, Manhard Consulting, for a Specific Use Permit (SUP) for an Auto Repair Facility (Caliber Collision) use within a Light Industrial-1 zoning district located at North Highway 77 (Property ID 222752) - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (ZDC-150-2021)**

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Mayor Barnes opened the Public Hearing and announced the applicant requested to continue ZDC-150-2021 to the November 1, 2021 City Council meeting.

11. Consider proposed Ordinance approving ZDC-150-2021

Action:

Mayor Pro Tem Billie Wallace moved to continue the Public Hearing on a request by Sidney Stratton, Manhard Consulting, for a Specific Use Permit (SUP) for an Auto Repair Facility (Caliber Collision) use within a Light Industrial-1 zoning district located at North Highway 77 (Property ID 222752) - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (ZDC-150-2021) to the November 1, 2021 City Council meeting. Council Member Travis Smith seconded, All Ayes.

12. Continue Public Hearing on a request by Josh Meredith, Van Trust Real Estate, for a Zoning Change from Planned Development – Commercial (PD-C) and Future Development (FD) to Planned Development – Light Industrial – 1 (PD-LI1), to allow Storage Warehouse use, located just West of Interstate 35 and South of Butcher Road (Property ID 188448 & 188453) - Owner: JAMES R PITTS TRUSTEE & BUCEES, LTD (ZDC-116-2021)

Mayor Barnes continued the Public Hearing and announced the applicant requested to continue ZDC-116-2021 to the November 1, 2021 City Council meeting.

13. Consider proposed Ordinance approving ZDC-116-2021

Action:

Council Member Melissa Olson moved to continue the Public Hearing on a request by Josh Meredith, Van Trust Real Estate, for a Zoning Change from Planned Development – Commercial (PD-C) and Future Development (FD) to Planned Development – Light Industrial – 1 (PD-LI1), to allow Storage Warehouse use, located just West of Interstate 35 and South of Butcher Road (Property ID 188448 & 188453) - Owner: JAMES R PITTS TRUSTEE & BUCEES, LTD (ZDC-116-2021) to the November 1, 2021 City Council meeting. Mayor Pro Tem Billie Wallace seconded, All Ayes.

14. Public Hearing on a request by Justin Bright, Bright Pools. LLC, for a Specific Use Permit (SUP) for an Accessory Structure +700SF use within a Single Family-2 zoning district located at 201 E University (Property ID 176324) - Owner: JASON W & JACLYN L WILSON (ZDC-141-2021)

Shon Brooks, Executive Director of Development Services, presented the case noting the applicant is requesting approval to construct a 264 sq. ft. accessory structure to be used as an outdoor kitchen and pergola. 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 structure shall not be used as a dwelling unit.
3. The structure shall in any case not be leased or sold separately and shall not be separately metered.

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Mayor Barnes opened the Public Hearing.

There being no others to speak for or against ZDC-141-2021, Mayor Barnes closed the Public Hearing.

15. Consider proposed Ordinance approving ZDC-141-2021

ORDINANCE NO. 3299

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE IN EXCESS OF 1000 SQUARE FEET USE WITHIN A SINGLE FAMILY – 2 (SF-2) ZONING DISTRICT, LOCATED AT 201 E UNIVERSITY AVENUE, BEING PROPERTY ID 176324, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 11 & 12, BLOCK 10 IN THE UNIVERSITY REVISION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Mayor Pro Tem Billie Wallace moved to approve Ordinance No. 3299. Council Member Melissa Olson seconded per staff comments, All Ayes.

16. Continue Public Hearing request by Ronald Fraser, Fraser Real Estate Group, for a Specific Use Permit (SUP) for a Unified Lot Sign located at 3298 S Interstate 35E (Property ID 225222, 223397, 179035) - Owner: H&D REALTY INVESTMENTS, LLC. (ZDC-140-2021).

Mr. Brooks presented the case noting the applicant is requesting a Specific Use Permit be approved to allow for a unified lot sign (pole sign and directional sign) and an electronic message sign for a carwash. Staff recommended approval per the following staff comments:

1. The exterior of the electronic message sign (side(s)/top of the sign) shall be constructed out of a masonry (stone or brick) material.
2. No approved sign shall not be located within a utility easement.
3. The applicant will need to apply for a sign permit with the Building and Community Services Department.

Mayor Barnes continued the Public Hearing.

There being no others to speak for or against ZDC-140-2021, Mayor Barnes closed the Public Hearing.

Council Member Travis Smith noted the property is on a hill and expressed concern with the applicant requesting an additional 15 feet to their previous pole sign height. Council Member Smith asked Council to take into consideration that a precedent was set with the St. Paul Episcopal Church sign case.

17. Consider proposed Ordinance approving ZDC-140-2021

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ORDINANCE NO. 3300

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A UNIFIED LOT SIGN USE WITHIN A GENERAL RETAIL (GR)/LIGHT INDUSTRIAL-1 (LI-1) ZONING DISTRICT, LOCATED AT 3298 S INTERSTATE 35, BEING PROPERTY ID 225222, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1R IN THE COLWELL OIL CO ADDITION AND SITUATED IN THE J.C. ARMSTRONG SURVEY, ABSTRACT 6, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Council Member Melissa Olson moved to approve Ordinance No. 3300 per staff comments, including masonry requirement, and allowing the 75 foot unified lot sign. Mayor Pro Tem Billie Wallace seconded, the vote was as follows: Ayes: Doug Barnes, Billie Wallace, and Melissa Olson. Noes: Travis Smith.

The motion carried.

- 18. Public Hearing on a request by George Salvador for a Zoning Change from a Single Family-1 Zoning to Planned Development-Single Family zoning district, located at 401 Ovilla Road (Property ID 205458 and 171253) - Owner: EIS DEVELOPMENT II, LLC (ZDC-142-2021)**

Mr. Brooks presented the case noting the applicant is requesting to create a Planned Development, known as Dominion Park to allow for the development of 207 single-family detached homes and staff recommended approval per the following staff comments:

1. A mutually agreed up Development Agreement will be required for the development.
2. A second traffic circle will need to be provided at the intersection of Burrow Drive and Territorial Way.
3. A minimum of seven (7) variations of floor plans will be required for each of the four architectural styles.

Mr. Brooks reviewed the following changes to the zoning request since the May 17, 2021 City Council meeting:

- Reduced the total number of lots from 209 lots to 207 lots
- Revised the plan to create a greater mix of lot sizes within the proposed development
- Removed the alleyways that were located behind lots along the edges of the subdivision
- Reduced the number of lots less than 10,000 sq. ft. in size from 134 lots to 121 lots
- Increased the number of 10,000+ sq. ft. lots from 75 lots to 86 lots
 - 22 of these lots are greater than 11,000 sq. ft.

Mayor Barnes opened the Public Hearing.

Brett Hess, 327 Blue Ribbon Road, Waxahachie, Texas, reviewed a presentation showing renderings of the proposed development noting the density is needed to provide landscaping and a playground

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in the development. He noted this will be a high standard development with mixed lot sizes and architectural styles. The park dedication is twice what is required noting the additional improvements will add character to the development.

Council Member Melissa Olson inquired about maintenance of the parks and Mr. Hess noted the Homeowner's Association will maintain.

Council Member Smith inquired about the average home cost and Mr. Hess noted it would be about \$200 a square foot and the streets will be standard width to allow for off-street parking if needed.

Those who spoke in favor:

Alan Fox, 327 University, Waxahachie, Texas

There being no others to speak for or against ZDC-142-2021, Mayor Barnes closed the Public Hearing.

Council Member Smith discussed traffic concerns and staff explained TxDOT is aware of the traffic concerns, but there is not a timeline of when Ovilla Road will be widened. Mr. Smith asked Council to consider if approving the development, allowing \$200 per square foot homes, will set a precedent. He also noted the development is not meeting the city's minimum standards.

Council Member Olson expressed her support to offer various housing price points.

19. Consider proposed Ordinance approving ZDC-142-2021

ORDINANCE NO. 3301

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-1 (SF1) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF3), LOCATED AT 401 OVILLA ROAD, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 78.22 ACRES, KNOWN AS PROPERTY ID 180391 OF ABSTRACT 101 OF E BELLOW SURVEY AND ABSTRACT 466 OF E HORTON SURVEY, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Mayor Pro Tem Billie Wallace moved to approve Ordinance No. 3301. Council Member Melissa Olson seconded per staff comments, the vote was as follows: Ayes: Doug Barnes, Billie Wallace, and Melissa Olson. Noes: Travis Smith.

The motion carried.

20. Consider approval of Development Agreement for ZDC-142-2021

Action:

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Council Member Melissa Olson moved to approve a Development Agreement for ZDC-142-2021. Mayor Pro Tem Billie Wallace seconded, the vote was as follows: Ayes: Doug Barnes, Billie Wallace, and Melissa Olson. Noes: Travis Smith.

The motion carried.

21. Consider adoption of Lake Parks Master Plan

Gumaro Martinez, Executive Director of Parks and Leisure Services, requested approval of the Waxahachie Lake Parks Master Plan. He explained the consultant has been working with the Lake Parks Steering Committee and staff over the last 10 months to develop a formal document to provide guidelines for projects that may be recommended to Council in the future for the city parks on Lake Waxahachie. He noted the final concept was presented and approved by the Park Board on July 1, 2021

Action:

Mayor Pro Tem Billie Wallace moved to approve the Waxahachie Lake Parks Master Plan. Council Member Travis Smith seconded, All Ayes

Council Member Olson thanked Mr. Martinez, his team, Park Board, and the steering committee for all their hard work.

Council Member Smith applauded the work from the Park Board and Mr. Martinez. He noted the future of Boat Dock Park will allow monitoring of boat limits on Lake Waxahachie.

22. Comments by Mayor, City Council, City Attorney and City Manager

Council Member Travis Smith encouraged everyone to prepare for the Texas Country Reporter Festival in downtown Waxahachie on October 23rd.

Council Member Melissa Olson explained she supports the 5-minute time limit on Public Comments but wanted to remove the item from the consent agenda to allow for a Public Hearing on the matter. She encouraged citizens to contact Council Members with questions or to voice their concerns.

Deputy City Manager Albert Lawrence thanked Mr. Martinez for his work on the Waxahachie Lake Parks Master Plan. He explained the Texas Country Reporter Festival is a city-wide effort which incorporates many City departments and community leaders.

Mayor Pro Tem Billie Wallace expressed her excitement for the adoption of the Lake Parks Master Plan and for the Texas Country Reporter Festival on October 23rd. She expressed her support for the 5-minute time limit on Public Comments and encouraged citizens to contact Council Members with questions, requests, or if additional time is needed.

City Attorney Robert Brown explained the Resolution setting the time limit for Public Comments does not set legal action or penalties. However, Texas Penal Code 42.05 states disruption of a public meeting is punishable by a Class B misdemeanor.

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Mayor Doug Barnes reported Waxahachie is experiencing a lot of growth and is busy with events. He noted it takes a lot of work by the city and community and it is great to be a Waxahachie citizen.

23. Adjourn

There being no further business, the meeting adjourned at 8:04 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

City Council
October 18, 2021

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, October 18, 2021 at 6:30 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem, Council Member Place 4
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Council Member Absent: David Hill, Council Member Place 1

Others Present: Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Gumaro Martinez, Executive Director Park & Leisure Services
Richard Abernethy, Director of Administrative Services
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Doug Barnes called the meeting to order.

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

Deputy City Manager Albert Lawrence reviewed the following items:

- Items 5c-5e., event applications for Neighborhood Family Night on October 24, 2021, Community Tree Lighting and Parade on November 30, 2021, and Santa Run on December 11, 2021. He confirmed the Christmas parade route will begin at Getzendaner Park and proceed down Main Street to Rogers Street.
- Item 5f., City Manager's appointment of Ms. Jackie Mims to Civil Service Commission to replace Mr. Samuel Baker who no longer resides in the city limits.
- Item 5g., proposed Resolution adopting time limit for Public Comments as discussed during the previous Work Session. He explained the time limit will be for Public Comments only and not Public Hearings.

City Attorney Robert Brown explained the proposed Resolution is in compliance with State law allowing City Council to set time limits on Public Comments.

- Item 21. The request is for City Council to adopt the Lake Parks Master Plan that was presented at the September 30th Work Session. Mr. Lawrence explained adoption will provide a long-term plan for the Lake Parks. He noted funding for park improvements has been set for the fiscal year and City Council will allocate at their discretion.

Shon Brooks, Executive Director of Development Services reviewed the following cases:

- ZDC-133-2021, applicant requested to withdraw the case.

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- ZDC-146-2021, applicant requested to continue this case to the November 1, 2021 City Council Meeting.
- ZDC-150-2021, applicant requested to continue this case to the November 1, 2021 City Council Meeting.
- ZDC-116-2021, applicant requested to continue this case to the November 1, 2021 City Council Meeting.
- ZDC-141-2021, applicant is requesting approval to construct a 264 sq. ft. accessory structure to be used for an outdoor kitchen and pergola. Staff recommends approval per staff comments.
- ZDC-140-2021, applicant is requesting a Specific Use Permit to allow for a unified lot sign use (pole sign and directional sign) and an electronic message sign for a carwash. He noted the current pole sign is 60 ft. in height and the applicant is requesting a 75 ft. sign. Staff recommends approval per staff comments to add masonry to the electronic message sign.
- ZDC-142-2021, applicant is requesting to create a Planned Development, known as Dominion Park, to allow for the development of 207 single-family detached homes. Staff recommends approval per staff comments which allows additional control of architectural styles, amenity locations, and regulate masonry requirements through a Development Agreement.

3. Adjourn

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



(5C)

Application for a Festival or Event Permit

Event Name and Description: 5th Annual Turkey Trot
5K run

Applicant Information

Name: Dinga Ochinka
Address: 1200 Sycamore St
City, State, Zip: Waxahachie, Tx, 75165 Phone: 214-433-1768
E-mail Address: smatreasurer@sagu.edu

Organization Information

Organization Name: Southwestern Mission Association
Address: 1200 Sycamore St.
Authorized Head of Organization: Nelson de Freitas
Phone: 972-415-3844 E-mail Address: nde Freitas@sagu.edu

Event Chairperson/Contact

Name: Dinga Ochinka
Address: 1200 Sycamore St
City, State, Zip: Waxahachie, Tx, 75165 Phone: ~~214~~ 214-433-1768
E-mail Address: smatreasurer@sagu.edu

Event Information

Event Location/Address: 1200 Sycamore St. (start/finish line)
Purpose: Fundraiser for SACU Giving Project
Event Start Date and Time: Nov 18th, 2021 at 4pm

(5c)

Event End Date and Time: Nov 17th, 2021 at 6:00 pm

Approximate Number of Persons Attending Event Per Day: 300

Site Preparation and Set-Up Date and Time: Nov 18th at 1:00 pm

Clean-Up Completion Date and Time: Nov 18th at 6:00 pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

100 cones

Will food and/or beverages be available and/or sold? YES/NO

*Will alcohol be available and/or sold? YES/NO

If yes, will the event be in the Historic Overlay District? YES/NO

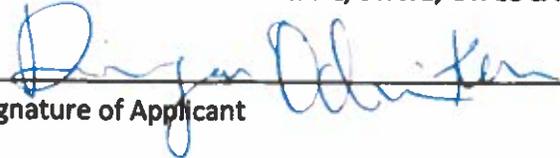
If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? NO

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations.

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT. DUE TO COVID-19, I ALSO UNDERSTAND APPROVAL OF MY EVENT IS SUBJECT TO THE THEN CURRENT NECESSARY PRECAUTIONS RESULTING FROM COVID CASE TRENDS AS WELL AS ANY CHANGE IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL ORDERS.

 10/12/21
Signature of Applicant Date

* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

(5C)

South on University Ave

Left on Martha

Left on Kirven St.

Left on Sycamore

Right on E University

Left after Regents apartments into the parking lot, left through the parking lot

Right out of the parking lot onto Brummett Dr.

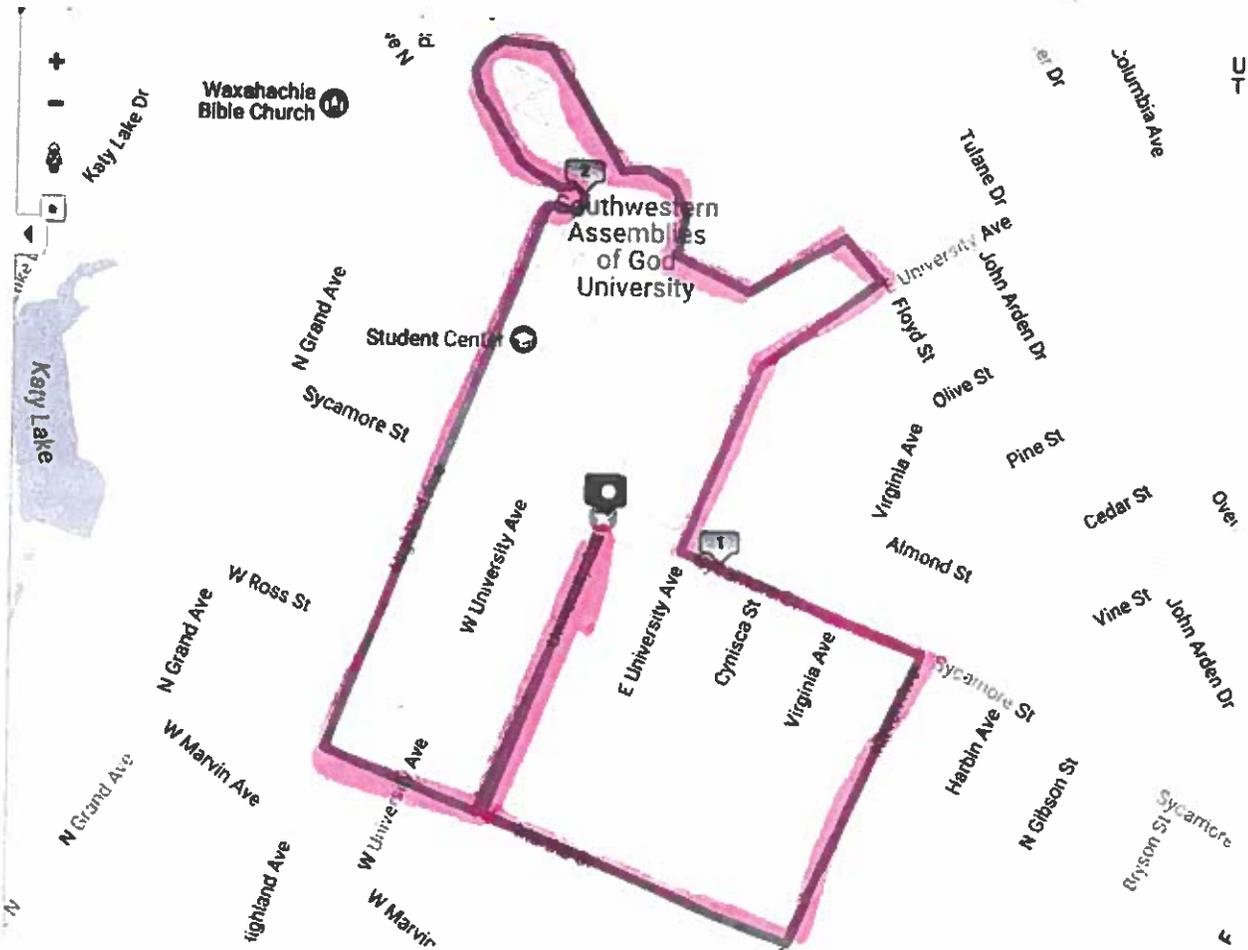
Circle behind the FLC, go behind GWC & Bridges, left to go in front of Teeter

Left back on to Brummett Dr.

Circle the turnabout and turn on to Highland Dr.

Go south on Highland to Martha and turn left

Left on University Dr. to head north all the way back to 1200 Sycamore St.



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Bonner, Jami

From: Simpson, Anita
Sent: Tuesday, October 12, 2021 4:38 PM
To: Bonner, Jami
Subject: RE: Event Application 5th Annual Turkey Trot 5K Run

No comments

From: Bonner, Jami
Sent: Tuesday, October 12, 2021 4:37 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoalsby@waxahachiepd.org>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brooks, Shon <sbrooks@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Event Application 5th Annual Turkey Trot 5K Run

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5L)

Bonner, Jami

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Wednesday, October 13, 2021 7:10 AM
To: Bonner, Jami
Subject: RE: Event Application 5th Annual Turkey Trot 5K Run

No concerns

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Bonner, Jami [mailto:jami.bonner@waxahachie.com]
Sent: Tuesday, October 12, 2021 4:37 PM
To: Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brooks, Shon <sbrooks@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Event Application 5th Annual Turkey Trot 5K Run

[EXTERNAL SENDER] – This email may be from an untrusted source. Links and attachments within this email may be at greater risk of being malicious or threatening in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(50)

Bonner, Jami

From: Martinez, Gumaro
Sent: Tuesday, October 12, 2021 5:50 PM
To: Bonner, Jami; Ricky Boyd; Wade Goolsbey; Massey, Matt; Gaertner, James; Griffith, Thomas; Barnes, Bradley; Campos, Yadira; Mosley, Laurie; Brooks, Shon; Martinez, Jose; Simpson, Anita
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber
Subject: Re: Event Application 5th Annual Turkey Trot 5K Run

No comments.

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, October 12, 2021 4:36 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brooks, Shon <sbrooks@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Event Application 5th Annual Turkey Trot 5K Run

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(5C)

Bonner, Jami

From: Brooks, Shon
Sent: Tuesday, October 12, 2021 5:34 PM
To: Bonner, Jami
Subject: RE: Event Application 5th Annual Turkey Trot 5K Run

Approved.

Shon Brooks, AICP
Executive Director of Development Services
City of Waxahachie
401 S Rogers St. Waxahachie, TX 75165
Phone: 469-309-4021



From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, October 12, 2021 4:37 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brooks, Shon <sbrooks@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Event Application 5th Annual Turkey Trot 5K Run

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Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(b)(c)

Bonner, Jami

From: Gaertner, James
Sent: Tuesday, October 12, 2021 5:18 PM
To: Bonner, Jami; Ricky Boyd; Wade Goolsbey; Massey, Matt; Griffith, Thomas; Martinez, Gumaro; Barnes, Bradley; Campos, Yadira; Mosley, Laurie; Brooks, Shon; Martinez, Jose; Simpson, Anita
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber
Subject: RE: Event Application 5th Annual Turkey Trot 5K Run

No comments.

James Gaertner, PE, CFM, CPM
Director of Public Works & Engineering
Office: 469-309-4301
jgaertner@waxahachie.com

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, October 12, 2021 4:37 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Massey, Matt <mmassey@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brooks, Shon <sbrooks@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Event Application 5th Annual Turkey Trot 5K Run

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Assistant City Secretary
City of Waxahachie
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www.waxahachie.com

(5C)

Bonner, Jami

From: Wade Goolsby <wgoalsby@waxahachiepd.org>
Sent: Thursday, October 14, 2021 5:17 PM
To: Bonner, Jami
Subject: RE: Event Application 5th Annual Turkey Trot 5K Run

I don't have any issues with it.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4414

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, October 12, 2021 4:37 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoalsby@waxahachiepd.org>; Matt Massey <mmassey@waxahachie.com>; James Gaertner <jgaertner@waxahachie.com>; Griffith, Thomas <john.griffith@waxahachie.com>; Gumaro Martinez <gmartinez@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Shon Brooks <sbrooks@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>
Cc: Michael Scott <mscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Event Application 5th Annual Turkey Trot 5K Run

For your review / comments. Thank you.

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City of Waxahachie
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www.waxahachie.com

(5d)



Memorandum

To: Honorable Mayor and City Council
From: Michael Scott, City Manager *[Signature]*
CC:
Date: October 26, 2021
Re: Supplemental Funding Request: Administration

As previously discussed with City Council, the funding for an Executive Assistant for Administration was not included in the FY21-22 budget. Many of the duties associated with this position were not reassigned when the City recently reorganized a number of positions. As such, I am requesting funding to reinstate an administrative position to manage many of the day-to-day administrative tasks of City administration. This request is to supplement the current budget by \$85,000. This amount includes salary, benefits and incidentals of establishing this position.

Thank you for your kind consideration of this request and will be available to answer any further questions on Monday evening.

(11)

PROCLAMATION

WHEREAS, municipal courts play a significant role in preserving public safety and promoting quality of life in Texas; and,

WHEREAS, more people come in contact with municipal courts than all other Texas courts combined and public impression of the Texas judicial system is largely dependent upon the public's experience in municipal court; and,

WHEREAS, state law authorizes a municipality to either appoint or elect a municipal judge for a term of office, the Waxahachie Municipal Court is a state court and its judges are members of the state judiciary; and,

WHEREAS, the procedures for the Waxahachie Municipal Court operations are set forth in the Texas Code of Criminal Procedure and other laws of the State of Texas; and,

WHEREAS, the City of Waxahachie is committed to the notion that our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us and that judges and court personnel should comply with the law and act in a manner that promotes public confidence in the integrity and impartiality of the judiciary; and,

WHEREAS, Waxahachie Municipal Judges are not policy makers for the City of Waxahachie but are bound by the law and the Canons of Judicial Conduct and are required to make decisions independent of the governing body of the City Council, city officials, and employees; and,

WHEREAS, the City Council recognizes that the Constitution and laws of the State of Texas contain procedural safeguards in criminal cases for all defendants, including indigent defendants, and supports the Waxahachie Municipal Court in complying with such legal requirements;

NOW, THEREFORE, be it resolved that I, Doug Barnes, Mayor of Waxahachie, along with the entire City Council, do hereby proclaim November 1-5, 2021 as

"MUNICIPAL COURT WEEK"

in recognition of the fair and impartial justice offered to our citizens by the Municipal Court of Waxahachie.

Proclaimed this 1st day of November 2021.

MAYOR

ATTEST:

CITY SECRETARY

(7+8)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Albert Lawrence, Deputy City Manager *AL*
Date: October 20, 2021
Re: ZDC-134-2021 – 800 Sycamore – Accessory Dwelling

On October 20, 2021, the applicant requested to continue case no. ZDC-134-2021 from the October 26, 2021 Planning and Zoning Commission agenda and the November 1, 2021 City Council meeting agenda to the November 9, 2021 Planning and Zoning Commission meeting agenda and the November 15, 2021 City Council meeting agenda.

(9+10)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Albert Lawrence, Deputy City Manager 
Date: October 20, 2021
Re: ZDC-146-2021 – Broadhead Road Mixed Use Development

On October 20, 2021, the applicant requested to continue case no. ZDC-146-2021 from the October 26, 2021 Planning and Zoning Commission agenda and the November 1, 2021 City Council meeting agenda to the November 9, 2021 Planning and Zoning Commission agenda and the November 15, 2021 City Council meeting agenda.

(11/18)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Albert Lawrence, Deputy City Manager *AL*
Date: October 15, 2021
Re: ZDC-155-2021 – Wynne Jackson Industrial Development

On October 15, 2021, the applicant requested to continue case number ZDC-155-2021 from the October 26, 2021 Planning and Zoning Commission agenda and the November 1, 2021 City Council meeting agenda and be placed on the November 9, 2021 Planning and Zoning Commission agenda and the November 15, 2021 City Council Agenda.

(17+14)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Executive Director of Development Services
Thru: Michael Scott, City Manager *[Signature]*
Date: October 27, 2021
Re: ZDC-150-2021 – Caliber Collision

At the October 26, 2021 Planning and Zoning meeting, the Planning and Zoning Commission voted 6-0 to continue case no. ZDC-150-2021 from the October 26, 2021 Planning and Zoning Commission agenda and the November 1, 2021 City Council meeting agenda, to the November 9, 2021 Planning and Zoning Commission agenda and the November 15, 2021 City Council meeting agenda.

(15+14)

Planning & Zoning Department Plat Staff Report



Case: SUB-79-2021

MEETING DATE(S)

Planning & Zoning Commission: October 26, 2021

City Council: November 1, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held October 26, 2021, the Commission voted 6-0 to recommend approval of replat SUB-79-2021, along with a Petition of Relief Waiver for ROW dedicaiton.

CAPTION

Public Hearing on a request by Andria Moore, In York Industries, LLC for a **Replat** of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)

APPLICANT REQUEST

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

CASE INFORMATION

Applicant: Andria Moore, In York Industries, LLC

Property Owner(s): In York Industries, LLC

Site Acreage: 0.325 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: N/A (Infill)

Adequate Public Facilities: Adequate facilities are available to the subject property.

SUBJECT PROPERTY

General Location: 917 MLK Blvd

Parcel ID Number(s): 175062

Current Zoning: SF-3 (Infill)

Existing Use: The site is currently undeveloped.

(15x110)

Platting History:

The subject property was platted as Lot 3, Block 14 of the Harriet I. Nowlin Addition

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to replat the subject property into two (2) lots for single family residential use. Each lot will be served by water and sewer. Due to the water line running along MLK Blvd, and the sewer line running in the alley behind the subject property, a private utility easement will be established with this replat that will allow each lot to have access to the necessary utilities. The applicant will be providing a 10' ROW dedication to MLK Blvd as well as establishing 15' utility easements along the roadway frontage (both MLK Blvd and Oneida St).

PETITION OF RELIEF REQUEST

MLK Blvd is shown to be a 110' ROW, per the City of Waxahachie Thoroughfare Map. Per Sec. 2.3.a (1) of the City Subdivision Ordinance, the plat will need to substantially conform to the thoroughfare plan. Per this language, the requirement for ROW dedication would be 55' from the centerline of the road (approx. 25' of ROW dedication is needed).

Waiver Request

The applicant is requesting a petition of relief waiver from the ROW dedication that has been requested by staff. The applicant's argument regarding this dedication request is that the dedication, coupled with the necessary utility easements would essentially render the property useless for any development purpose.

Staff believes a 10' ROW dedication for this property is sufficient. All other infill development standards will be adhered to which will allow for a single family structure. It is important to note that due to the property already being platted, the developer will be able to construct a single family residence on this property without giving up any ROW dedication.

Required City Council Action

Due to this case having a petition for relief waiver associated with it, City Council will need approve the Petition of Relief Request. The action required will be the following:

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

Note: These recommendations can be made in one motion.

(15 + 10)

PROPERTY OWNER NOTIFICATION

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received three (3) letters in support and one (1) letter in opposition of the proposed replat.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. PON Responses
2. Plat Drawing

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

Zack King
Planner
zking@waxahachie.com

Reviewed by:

Shon Brooks, AICP
Executive Director of Development Services
sbrooks@waxahachie.com

(15+16)

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
174057	MAHDI NIEM A	0.006	LOT 13 HIGHLAND PARK 0.06 AC	PO BOX 1	FORRESTON	TX	79041	308 PERRY AVE WAXAHACHIE TX 75165
174062	COOKS DOROTHY RUTH	0.006	LOT 8 HIGHLAND PARK 0.06 AC	206 PERRY AVE	WAXAHACHIE	TX	75165	308 PERRY AVE WAXAHACHIE TX 75165
174064	PACE CUSTOM HOMES INC	0.006	LOT 10 HIGHLAND PARK 0.06 AC	2730 MAJORIE AVE	DALLAS	TX	75218	302 PERRY AVE WAXAHACHIE TX 75165
174065	RODRIGUEZ SANDRA	0.052	LOT 11 HIGHLAND PARK 0.052 AC	1721 GIBSON RD	WAXAHACHIE	TX	75165	304 PERRY AVE WAXAHACHIE TX 75165
174066	HARNBERRY S M JR	0.006	LOT 12 HIGHLAND PARK 0.06 AC	PO BOX 2626	WAXAHACHIE	TX	75165	306 PERRY AVE WAXAHACHIE TX 75165
174069	FULCHER KIMBLE R & FULCHER DETRA D	0.006	LOT 5 HIGHLAND PARK 0.06 AC	202 PERRY AVE	WAXAHACHIE	TX	75165	202 PERRY AVE WAXAHACHIE TX 75165
174070	JOHNSON MELVIN ETAL MCCONNELLUS MC COWAN	0.006	LOT 6 HIGHLAND PARK 0.06 AC	1012 E JEFFERSON ST	WAXAHACHIE	TX	75165	204 PERRY AVE WAXAHACHIE TX 75165
174071	CASTRO MARY & LUTHER CASTRO	0.006	LOT 7 HIGHLAND PARK 0.06 AC	205 PERRY ST	WAXAHACHIE	TX	75165	206 PERRY AVE WAXAHACHIE TX 75165
174103	HATTER AUDIE RAE	0.138	80 HIGHLAND PARK 0.138 ACRES	305 PERRY AVE	WAXAHACHIE	TX	75165	305 PERRY AVE WAXAHACHIE TX 75165
174104	JEFFERSON LULA M	0.138	70 HIGHLAND PARK 0.138 ACRES	305 BADLER ST	WAXAHACHIE	TX	75165	301 PERRY AVE WAXAHACHIE TX 75165
174105	CRUX VENTURES LLC BERES A	0.125	LOT 71 HIGHLAND PARK 0.125 AC	14850 ROSELAWN LN	FRISCO	TX	75025	301 PERRY AVE WAXAHACHIE TX 75165
174106	CFLP INVESTMENTS LLC	0.221	LOT 72 HIGHLAND PARK 0.221 AC	1050 PIERCE RD	REDF OAK	TX	75154	206 PERRY AVE WAXAHACHIE TX 75165
174107	HERNANDEZ ISBELA & FRANCISCO	0.321	LOT 73 HIGHLAND PARK 0.321 AC	3490 S IN35 LOT 143	WAXAHACHIE	TX	75165	203 PERRY AVE WAXAHACHIE TX 75165
174666	ZPERACE LLC	0.609	1.8 CLR ST 6 HI NOWLN 0.609 ACRES	931 CRYSTAL COWS	WAXAHACHIE	TX	75165	814 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
174667	WILLIAMS KATHRYN JAMES & PATRINA WILLIAMS	0.172	PT 1.9 HI NOWLN 0.172 ACRES	912 DR MARTIN LUTHER KING JR BLVD	WAXAHACHIE	TX	75165	812 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
174668	LORIN GRAY INVESTMENTS LLC	0.172	1.9 HI NOWLN 0.172 ACRES	PO BOX 3886	WAXAHACHIE	TX	75165	102 ONEDA ST WAXAHACHIE TX 75165
174669	MAXWELL BERTRAND	0.344	2.4 CLR ST 2 HI NOWLN 0.344 ACRES	912 DR MARTIN LUTHER KING JR JR	WAXAHACHIE	TX	75165	812 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175054	REYNOLDS EDRYNE	0.23	1.19 HI NOWLN 0.23 ACRES	8021 DR MARTIN LUTHER KING JR	WAXAHACHIE	TX	75165	8001 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175055	JACKSON VINCENT G	0.382	3.15 HI NOWLN 0.382 ACRES	1412 DR MARTIN LUTHER KING JR	WAXAHACHIE	TX	75165	8005 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175056	WEDGEWORTH EMMETT B JR	0.382	LOT 1R BLK 14 HARRIET I NOWLN ADDN 0.382 AC	819 DR MARTIN LUTHER KING JR BLVD	WAXAHACHIE	TX	75165	813 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175061	MERRING GEORGE & TONYA	0.344	LOT 2 BLK 14 HARRIET I NOWLN ADDN 0.344 AC	915 DR MARTIN LUTHER KING BLVD	WAXAHACHIE	TX	75165	815 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175062	MAXWELL BERTRAND DR & BERTRAND JR	0.344	3.14 HI NOWLN 0.344 ACRES	1512 MOSSY RIDGE DR	DESOTO	TX	75115	917 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175064	JONES WILLIAM T & BRENDA F	0.371	1.13 HI NOWLN REV 0.371 ACRES	811 1/2 DR MARTIN LUTHER KING	WAXAHACHIE	TX	75165	911 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
175068	CHANDLER RODCOS	0.08	1.9 HI NOWLN 0.08 AC	7813 LISAC CT	FORT WORTH	TX	76132	181 ONEDA ST WAXAHACHIE TX 75165
183871	MACIAS RAFAEL & ESTER	0.172	LOT 3-4 HIGHLAND PARK 0.172 AC	106 PERRY AVE	WAXAHACHIE	TX	75165	106 PERRY AVE WAXAHACHIE TX 75165
202130	HALEY PATRICIA	0.23	PT 1.9 HI NOWLN 0.23 ACRES	PO BOX 881	WAXAHACHIE	TX	75160	1002 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
205427	FLANIGN KATHRYN ETAL & GLORIA WHITE	0.23	PT 1.9 HI NOWLN 0.23 ACRES	PO BOX 1283	DESOTO	TX	75123	1004 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
205428	FLANIGN KATHRYN ETAL & GLORIA WHITE	0.17	PT 1.9 HI NOWLN 0.17 ACRES	PO BOX 1283	DESOTO	TX	75123	1008 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165



(15+10)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-79-2021

RECEIVED OCT 14 2021

MAXWELL BERTRAND
910 DR MARTIN LUTHER KING JR B
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 26, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 1, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Andria Moore, In York Industries, LLC for a **Replat** of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: SUB-79-2021

City Reference: 174997

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, October 19, 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:

Bertrand Maxwell
Signature

10-14-2021
Date

BeATRANd Maxwell
Printed Name and Title

910 MLK BLD
Address Waxahachie

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

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

(15 file)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-79-2021

RECEIVED OCT 14 2021

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

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- 1. Request by Andria Moore, In York Industries, LLC for a Replat of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: SUB-79-2021

City Reference: 174990

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, October 19, 2021** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Signature

Brad Yates

Printed Name and Title

Date

10/13/21

Address

PO Box 2868

Address

Wax. TX. 75168

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

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

(15 file)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-79-2021

RECEIVED OCT 14 2021

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 26, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 1, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Andria Moore, In York Industries, LLC for a **Replat** of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)

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Case Number: SUB-79-2021

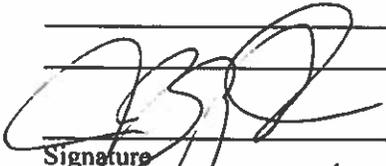
City Reference: 175055

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SUPPORT

OPPOSE

Comments:



Signature
Brad Yates

Printed Name and Title

10/13/21

Date
Po Box 2868

Address
Wax. Tx. 75168

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



(15+16)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SUB-79-2021

JOHNSON CHRISTOPHER JAMES & TATIANA BELLANOVA
918 DR MARTIN LUTHER KING JR BLVD
WAXAHACHIE, TX 75165

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1. Request by Andria Moore, In York Industries, LLC for a Replat of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: SUB-79-2021

City Reference: 174989

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Tuesday, October 19, 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:

Our historic neighborhood welcomes 1 residential lot.
Two lots causes overcrowding and detracts from beauty.

Christopher J. Johnson, Tatiana Bellanova 10/18/2021
Signature Date

Christopher J. Johnson 918 MLK Jr Blvd.
Printed Name and Title Address

Tatiana Bellanova, Ph.D.

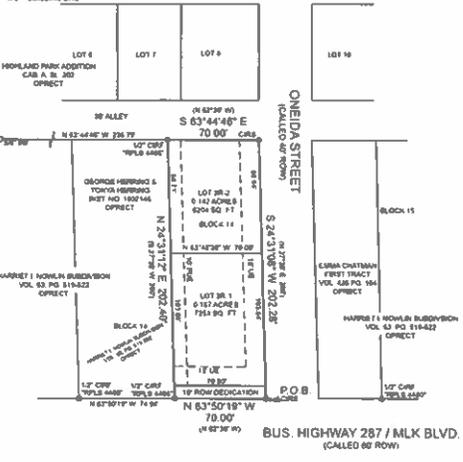
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(15 Hile)



LEGEND
CBS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "FORSY" SET
BR = IRON ROD FOUND
FSD = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
UE = UTILITY EASEMENT
PUF = PRIMARY UTILITY EASEMENT
BL = BOUNDARY LINE



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS BERTRAND MAXWELL, JR. BERTRAND MAXWELL, JR. ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE S.W. CORNER 11 SURVEY ABSTRACT NO. 270, CITY OF WAXAHACHE, ELLIS COUNTY TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BERTRAND MAXWELL, JR. AND BERTRAND MAXWELL, JR. RECORDED IN VOLUME 3522 PAGE 544 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY TEXAS AND PARTS THEREOF DESCRIBED AS THE SECOND TRACT IN DEED TO BIRMA CHATMAN RECORDED IN VOLUME 428 PAGE 194 OPRECT AND BEING A PORTION OF BLOCK 14 HARRETT 1 NOW IN SUB-DIVISION AS SHOWN FROM THE CITY OF WAXAHACHE ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 93 PAGE 832 OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TARCE" SET FOR THE SOUTHWEST CORNER OF SAID MAXWELL TRACT AND THE COMMON INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY LINE OF ONEDA STREET 1/4 CALLED BY ROW AND THE NORTH ROW LINE OF BUSINESS HIGHWAY 287 OR CALLED BY ROW, BEING 201', SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 14

THENCE N 83°00'19" W ALONG THE SOUTH LINE OF SAID MAXWELL TRACT SAME BEING THE SOUTH LINE OF SAID BLOCK 14 AND THE COMMON NORTH ROW LINE OF SAID BUS. 287 A DISTANCE OF 78.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WPL" ARE FOUND FOR THE SOUTHWEST CORNER OF SAID MAXWELL TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GEORGE HERRING AND TONY HERRING RECORDED IN INSTRUMENT NO. 100146 OPRECT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WPL" ARE FOUND ON THE SOUTHWEST CORNER OF SAID HERRING TRACT BEING 89'00" IN A DISTANCE OF 71.84 FEET

THENCE BY 1/2" IRON ROD ALONG THE WEST LINE OF SAID MAXWELL TRACT AND THE COMMON EAST LINE OF SAID HERRING TRACT A DISTANCE OF 383.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WPL" ARE FOUND FOR THE NORTHEAST CORNER OF SAID MAXWELL TRACT AND THE COMMON NORTHEAST CORNER OF SAID HERRING TRACT SAME BEING IN THE NORTH LINE OF SAID BLOCK 14 AND THE COMMON SOUTH LINE OF A CALLED BY ALLEY FROM HERRING 1/4" IRON ROD FOUND BEING 64'44" IN A DISTANCE OF 238 FEET

THENCE S 87°44'46" E ALONG THE NORTH LINE OF SAID MAXWELL TRACT SAME BEING THE NORTH LINE OF SAID BLOCK 14 AND THE COMMON SOUTH LINE OF SAID 3E ALLEY A DISTANCE OF 78.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TARCE" SET FOR THE NORTHEAST CORNER OF SAID MAXWELL TRACT AND THE COMMON INTERSECTION OF THE SOUTH LINE OF SAID 3E ALLEY AND THE WEST ROW LINE OF SAID ONEDA STREET SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 14

THENCE S 24°30'00" W ALONG THE EAST LINE OF SAID MAXWELL TRACT SAME BEING THE EAST LINE OF SAID BLOCK 14 AND THE COMMON WEST ROW LINE OF SAID ONEDA STREET A DISTANCE OF 202.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND MORE OR LESS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
THAT BERTRAND MAXWELL, JR. AND BERTRAND MAXWELL, JR. DO HEREBY ADOPT THIS PLAN (DELINATING THE HERRING ABOVE DESCRIBED PROPERTY AS LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) OF THE ORIGINAL TOWN MAP OF WAXAHACHE IN ADDITION TO THE CITY OF WAXAHACHE 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 OR FOR THE PURPOSES INDICATED ON THIS PLAN AND UNLESS THESE EASEMENTS OR OTHER IMPROVEMENTS OR OBLIGATIONS SHALL BE CONSTRUCTED OR PLACED UPON, DITCHED OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS IF AND ACCORDING TO ALL PUBLIC UTILITIES BEING TO USE OR CROSS THE SAME UNLESS THE EASEMENT LAWS THE USE OF PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC USE AND CITY OF WAXAHACHE USE THERE OF 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 OBLIGATIONS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN AND ABOUT THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OBTAINING PERMISSION FROM ANYONE

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

WITNESSE MY HAND THIS THE _____ DAY OF _____ 2021

BY
BERTRAND MAXWELL, JR. BERTRAND MAXWELL, JR.

STATE OF TEXAS
COUNTY OF TARRANT

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JERRY M. RUCKMAN, R.L.S. HEREBY CERTIFY THAT THIS PLAN 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 FILED OR VIEWED OR RELEASED TO ANYONE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR"
A FINAL SURVEY DOCUMENT

JEFFREY RUCKMAN
REGISTRATION NUMBER 5307

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

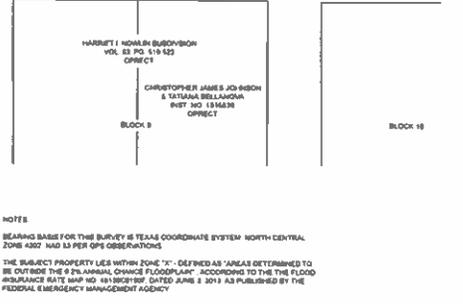
BY CHAIRPERSON DATE

ATTY DATE

APPROVED BY CITY COUNCIL CITY OF WAXAHACHE

BY MAYOR DATE

ATTY DATE



NOTES
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4307 HAD AS PER GPS OBSERVATIONS
THE SUBJECT PROPERTY LIES WITHIN ZONE "7" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 9' FLUSHING CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48136C0199, DATED JUNE 2, 2014 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

REPLAT
LOTS 3R-1 & 3R-2
BLOCK 14
BEING A REPLAT OF BLOCK 14,
HARRETT 1 NOW IN SUB-DIVISION
ORIGINAL TOWN MAP OF WAXAHACHE
0.225 ACRES
OWNER IS
S M DURRETT SURVEY ABSTRACT NO 272
CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS
CASE NO SUB-78-2021
ZONED SF-3
OWNER
BERTRAND MAXWELL, JR. &
BERTRAND MAXWELL, JR.
1111 HOBBS ROAD DR
DRETTO, TX 75115
714.28.1156
SURVEYOR
TEXAS REALTY CAPTURE &
SURVEYS, LLC
P.O. BOX 752
WAXAHACHE, TEXAS 75164
888.819.8239
TPLS FILING 49134369
JOB NO 14124
APRIL 2021
PAGE 1 OF 1

(17)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-152-2021



MEETING DATE(S)

Planning & Zoning Commission: October 26, 2021

City Council: November 1, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held October 26, 2021, the Commission voted 6-0 to recommend approval of zoning change ZDC-152-2021, subject to staff comments.

CAPTION

Public Hearing on a request by Robert Morgan, Robert Morgan Construction, for a **Specific Use Permit (SUP)** for an **Accessory Structure +700SF** use within a Single Family-3 zoning district located at 1150 Dunaway St (Property ID 276925) - Owner: MORGAN ROBERT C & JENNIFER MORGAN (ZDC-152-2021)

APPLICANT REQUEST

The applicant is requesting approval to construct a 1,589 sq. ft. accessory structure, to be used as a garage, personal office and storage space.

CASE INFORMATION

Applicant: Robert Morgan
Property Owner(s): Robert Morgan & Jennifer Morgan
Site Acreage: 2.517 acres
Current Zoning: Single Family-3 (SF-3)
Requested Zoning: Single Family-3 (SF-3) with an SUP for an Accessory Structure +700 square feet.

SUBJECT PROPERTY

General Location: 1150 Dunaway St.
Parcel ID Number(s): 276925
Existing Use: A single family home currently exists on the property.
Development History: The subject property is platted as Lot 1 Block A of Morgan Estate

(17)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-3	Cottages on Cantrell
East	SF-3	Bullard Heights Park
South	SF-3	Residential
West	SF-3 & PD-SF-3	Vacant Parcels & Residential

Future Land Use Plan: Retail

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

Thoroughfare Plan: This property is accessible via Dunaway Street.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting a Specific Use Permit to allow for the addition of a 1,589 sq. ft., 2-story accessory structure within a Single Family-3 zoning district. Per the City of Waxahachie Zoning Ordinance, an accessory structure exceeding 699 sq. ft. shall be reviewed by the Planning and Zoning Commission and City Council for a Specific Use Permit.

Proposed Use:

The accessory structure is proposed to be used by the property owner as a garage, personal office and storage space. A portion of the structure (780 sq. ft.) will consist of a two (2) car garage. The remainder of the first floor is comprised of "living space" to be used as a home office with no facilities constituting a dwelling unit (No bedroom, kitchen etc...). The second floor is proposed to be unfinished space for storage. The accessory structure is proposed to be constructed of siding, metal awnings and a brick skirt, which will match the existing home.

(17)

Staff requires accessory structures to connect to a ROW with a concrete drive. However, the existing home on the subject property received a variance from this requirement that allowed for the driveway to be constructed out of asphalt due to the unique configuration of the site. Due to this, staff has only requested that the immediate approach to the accessory structure be concrete (Note: The applicant has agreed to this request).

This SUP request, if approved, would allow an accessory structure that cannot be used or leased as dwelling unit or office space. Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

SPECIAL EXCEPTION/VARIANCE REQUEST:

Location

The applicant is proposing to place the accessory structure closer to the front property line than the existing home. Per Sec. 5.07 of the Waxahachie Zoning Ordinance, "Accessory structures are not allowed to be located closer to the front property line than the primary structure in a SF3 zoning district". The applicant has requested a variance from this requirement due to the unique shape of the lot.

Height

The accessory structure is proposed to be two (2) stories in height, with a maximum height of 23.75 feet. Per Sec. 5.07 of the Waxahachie Zoning Ordinance, "accessory structures shall not exceed one story in height". The applicant has requested a variance from this requirement due to the topography of the site. The existing home on the property has a height of 22.5 feet. However, the proposed location of the accessory structure is 3 feet lower than the location where the existing home sits. This will result in the overall height of accessory building being 1.75 feet lower than the home.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 15 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. 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 structure shall not be used as a dwelling unit.
 3. The structure shall in any case not be leased or sold separately and shall not be separately metered.

ATTACHED EXHIBITS

1. SUP Ordinance for an Accessory Structure +700SF
2. Exhibit A – Location Map
3. Exhibit B – Site Plan
4. Exhibit C – Floor Plan
5. Exhibit D – Elevation Plan
6. Exhibit E – Staff Report

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:

Zack King

Planner

zking@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Executive Director of Development Services

sbrooks@waxahachie.com

(18)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY STRUCTURE GREATER THAN 700 SQUARE FEET USE WITHIN A SINGLE FAMILY – 3 (SF-3) ZONING DISTRICT, LOCATED AT 1150 DUNAWAY STREET, BEING PROPERTY ID 276925, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK A IN THE MORGAN ESTATE SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the described property is classified in said ordinance and any amendments thereto as SF-3; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-152-2021. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; 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 SUP;

NOW, THEREFORE, this property is rezoned from SF-3 to SF-3, with an SUP in order to permit an Accessory Structure greater than 700 square feet use on the following property: Lot 1, Block A in the Morgan Estate subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, the Floor Plan attached as Exhibit C, the Elevation Plan attached as Exhibit D, and the Staff Report attached as Exhibit E.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

(18)

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN ACCESSORY STRUCTURE GREATER THAN 700 SQUARE FEET USE WITHIN A SINGLE FAMILY – 3 (SF-3) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. The site plan shall conform as approved by the City Council under case number ZDC-152-2021.
2. The development shall adhere to the City Council approved Exhibit A – Location Map, Exhibit B- Site Plan, Exhibit C – Floor Plan, Exhibit D – Elevation Plan, Exhibit E – Staff Report.
3. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
4. The accessory structure shall not be used as a dwelling unit.
5. The structure shall not in any case be leased or sold separately, and shall not be separately metered.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. If approved, City Council reserves the right to review the Specific Use Permit at any point in the future, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.

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

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

(18)

PASSED, APPROVED AND ADOPTED on this 1st day of November, 2021.

MAYOR

ATTEST:

City Secretary

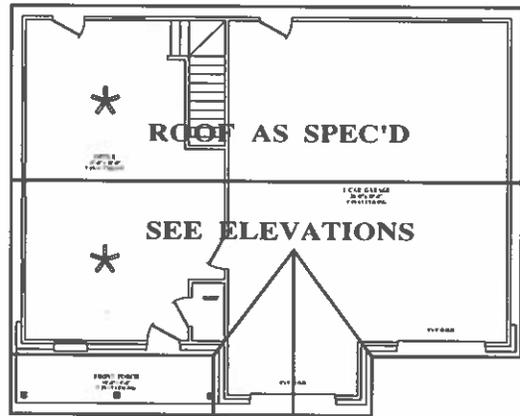
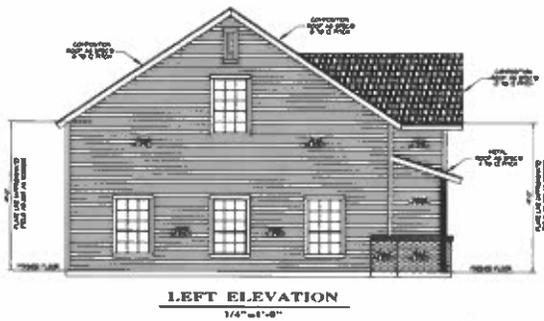
(18)

Exhibit A - Location Exhibit



(18)

Exhibit D - Elevation Plan



NOTES:

1. ALL PLATE LINES ARE ESTIMATES ONLY & MUST BE FIELD VERIFIED & ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
2. ALL ROOF FITTERS ARE ESTIMATES ONLY AND MUST BE FIELD VERIFIED AND ADJUSTED AS NEEDED TO MAKE ROOF ALIGN PROPERLY.
3. ALL CHANGES MUST BE FIELD VERIFIED AND APPROVED BY OWNER & BUILDER BEFORE ANY CEILING OR ROOF RAFTERS ARE FRAMED.
4. THESE ELEVATIONS ARE RECOMMENDATIONS ONLY AND CAN BE FIELD MODIFIED AND ADJUSTED AS NEEDED FOR BUILDER'S INSTRUCTIONS AND OWNER APPROVAL.
5. IT IS THE RESPONSIBILITY OF THE BUILDER, OWNER & FRAMER TO FOLLOW THE ABOVE NOTES AND VERIFY AND INFORM THE OWNER AND BUILDER OF ANY AND ALL DISCREPANCIES BEFORE ROOF IS COMPLETED.

NOTE:
Ellis County Reprographics, Inc. is a Drafting & Design firm only. In no way does E.C.R. represent itself as Architects or Engineers. All drawings are based on dimensions/specifications furnished to E.C.R. Inc. by the builder and/or owner on-site.

DRAWN BY: **Ellis County Reprographics, Inc.**
 230 JOHNSON BLVD.
 WAXAHACHIE, TEXAS 75090
 PHONE: 972-938-3421
 FAX: 972-938-3421
 WWW.ELLCOUNTYREPRO.COM

NOTICE OF NON-RESPONSIBILITY
 I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, hereby certify that I am not the author, creator, or originator of the design, design concept, or drawing shown on this sheet, and that I am not responsible for the design, design concept, or drawing shown on this sheet. I am not responsible for any errors or omissions in this drawing, and I am not responsible for any consequences arising from the use of this drawing.

PROJECT: **ROBERT MORGAN GARAGE**
1150 DUNAWAY
 WAXAHACHIE, TEXAS

SHEET NO. **A-2**

Exhibit E - Staff Report

(18)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-152-2021



MEETING DATE(S)

Planning & Zoning Commission: October 26, 2021

City Council: November 1, 2021

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held October 26, 2021, the Commission voted 6-0 to recommend approval of zoning change ZDC-152-2021, subject to staff comments.

CAPTION

Public Hearing on a request by Robert Morgan, Robert Morgan Construction, for a **Specific Use Permit (SUP)** for an **Accessory Structure +700SF** use within a Single Family-3 zoning district located at 1150 Dunaway St (Property ID 276925) - Owner: MORGAN ROBERT C & JENNIFER MORGAN (ZDC-152-2021)

APPLICANT REQUEST

The applicant is requesting approval to construct a 1,589 sq. ft. accessory structure, to be used as a garage, personal office and storage space.

CASE INFORMATION

Applicant: Robert Morgan

Property Owner(s): Robert Morgan & Jennifer Morgan

Site Acreage: 2.517 acres

Current Zoning: Single Family-3 (SF-3)

Requested Zoning: Single Family-3 (SF-3) with an SUP for an Accessory Structure +700 square feet.

SUBJECT PROPERTY

General Location: 1150 Dunaway St.

Parcel ID Number(s): 276925

Existing Use: A single family home currently exists on the property.

Development History: The subject property is platted as Lot 1 Block A of Morgan Estate

Exhibit E - Staff Report

(18)

Adjoining Zoning & Uses:

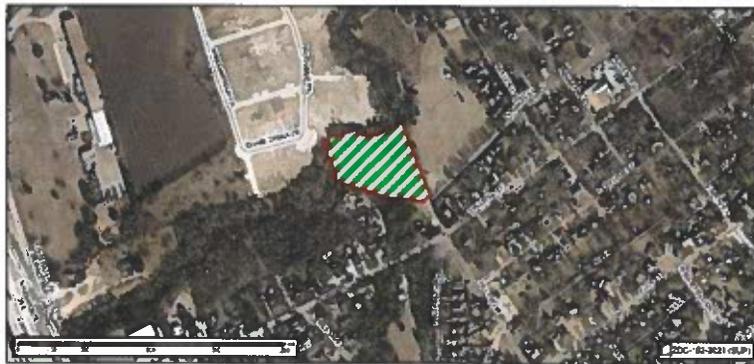
Direction	Zoning	Current Use
North	PD-SF-3	Cottages on Cantrell
East	SF-3	Bullard Heights Park
South	SF-3	Residential
West	SF-3 & PD-SF-3	Vacant Parcels & Residential

Future Land Use Plan: Retail

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

Thoroughfare Plan: This property is accessible via Dunaway Street.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting a Specific Use Permit to allow for the addition of a 1,589 sq. ft., 2-story accessory structure within a Single Family-3 zoning district. Per the City of Waxahachie Zoning Ordinance, an accessory structure exceeding 699 sq. ft. shall be reviewed by the Planning and Zoning Commission and City Council for a Specific Use Permit.

Proposed Use:

The accessory structure is proposed to be used by the property owner as a garage, personal office and storage space. A portion of the structure (780 sq. ft.) will consist of a two (2) car garage. The remainder of the first floor is comprised of "living space" to be used as a home office with no facilities constituting a dwelling unit (No bedroom, kitchen etc...). The second floor is proposed to be unfinished space for storage. The accessory structure is proposed to be constructed of siding, metal awnings and a brick skirt, which will match the existing home.

Exhibit E - Staff Report

(18)

Staff requires accessory structures to connect to a ROW with a concrete drive. However, the existing home on the subject property received a variance from this requirement that allowed for the driveway to be constructed out of asphalt due to the unique configuration of the site. Due to this, staff has only requested that the immediate approach to the accessory structure be concrete (Note: The applicant has agreed to this request).

This SUP request, if approved, would allow an accessory structure that cannot be used or leased as dwelling unit or office space. Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

SPECIAL EXCEPTION/VARIANCE REQUEST:

Location

The applicant is proposing to place the accessory structure closer to the front property line than the existing home. Per Sec. 5.07 of the Waxahachie Zoning Ordinance, "Accessory structures are not allowed to be located closer to the front property line than the primary structure in a SF3 zoning district". The applicant has requested a variance from this requirement due to the unique shape of the lot.

Height

The accessory structure is proposed to be two (2) stories in height, with a maximum height of 23.75 feet. Per Sec. 5.07 of the Waxahachie Zoning Ordinance, "accessory structures shall not exceed one story in height". The applicant has requested a variance from this requirement due to the topography of the site. The existing home on the property has a height of 22.5 feet. However, the proposed location of the accessory structure is 3 feet lower than the location where the existing home sits. This will result in the overall height of accessory building being 1.75 feet lower than the home.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 15 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. 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 structure shall not be used as a dwelling unit.
 3. The structure shall in any case not be leased or sold separately and shall not be separately metered.

ATTACHED EXHIBITS

1. SUP Ordinance for an Accessory Structure +700SF
2. Exhibit A – Location Map
3. Exhibit B – Site Plan
4. Exhibit C – Floor Plan
5. Exhibit D – Elevation Plan
6. Exhibit E – Staff Report

Exhibit E - Staff Report (18)

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:

Zack King

Planner

zking@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Executive Director of Development Services

sbrooks@waxahachie.com

(19)

TAXING UNIT: CITY OF WAXAHACHIE

RESOLUTION NO. _____

RESOLUTION OF VOTES CAST TO ELECT DIRECTORS FOR THE ELLIS
APPRAISAL DISTRICT FOR THE YEARS 2022-2023

WHEREAS, Section 6.03 (k) of the Texas Property Tax Code, requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser of the Ellis Appraisal District before December 15, 2021.

THEREFORE, the City of Waxahachie submits the attached Official Ballot, as issued by the Chief Appraiser, stating the votes cast for candidates in the 2022-2023 Board of Directors' Election for the Ellis Appraisal District.

ACTION TAKEN this _____ day of November, 2021, in Open Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of casting votes to elect the Board of Directors of the Ellis Appraisal District.

Presiding Officer

ATTEST:

City Secretary

(19)

OFFICIAL BALLOT
TO ELECT
BOARD OF DIRECTORS
FOR THE
ELLIS APPRAISAL DISTRICT
FOR 2022-2023

Issued to:

Number of Votes:

Directions: Please enter the number of votes cast on the blank space opposite the name of the candidate. You may cast all of your votes for one candidate or divide your votes among any number of the candidates.

NAME OF CANDIDATES
(listed alphabetically)

- | | |
|-------------------|-------|
| 1. LOGAN BRADY | _____ |
| 2. WALTER ERWIN | _____ |
| 3. RICHARD KEELER | _____ |
| 4. BRETT KEMP | _____ |
| 5. JOHN KNIGHT | _____ |
| 6. KEN MARKS | _____ |
| 7. DANI MUCKLEROY | _____ |
| 8. RYAN PITTS | _____ |

Issued under my hand this 20th day of October, 2021.

Kathy A. Rodrigue, RPA
Chief Appraiser
Ellis Appraisal District

Texas Property Tax Code Sec. 6.03. Board of Directors.

(a) The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a nonvoting director.

(19)

2022-2023 Ellis Appraisal District Board of Directors' Candidate Information

Please find information for the nominated candidates: Logan Brady, Walter Erwin, Richard Keeler, Brett Kemp, John Knight, Ken Marks, Dani Muckleroy and Ryan Pitts

Logan Brady - Born in California, Mr. Brady grew up in Waxahachie, graduating in 2006. He earned a Bachelors Degree in Computer Science from the University of Alabama, an MBA from Quinnipiac University and a Lean Six Sigma Blank Belt certification from Villanova University. He has worked in aerospace manufacturing, healthcare, banking and owned a dance studio with his wife. Through his work, he has enjoyed traveling and has spent time in Germany, China, India and the Middle East. Mr. Brady is the Branch President for Pinnacle Bank's forthcoming Waxahachie Branch and is involved locally in the Waxahachie Chamber of Commerce, Waxahachie Young Professionals and the Miracle League of Ellis County. He and his family returned to Waxahachie after 15 years following his high school graduation.

Walter Erwin - Mr. Erwin was nominated by the City of Ennis. Mr. Erwin has served on the Ellis Appraisal District Board of Directors as a member for a part of 2021. He was in the US Army Reserve from 1964-1971 while simultaneously earning his BBA from the University of Texas. From 1973-2018, he was the President and CEO of Erwin Distributing Co, Inc. DBA Wally's Party Factory while also founding Party Club of America and was co-owner/founder of Halloween and Party Expo, selling these businesses by 2018. Mr. Erwin remains the Managing Member of Erwin Properties, LP (I & II) and remains on the Ennis State Bank Board of Directors since 1985. He volunteered as the Vice-President of the Ennis Industrial Foundation in the 1970-80's and the Trinity River Authority of Texas from 1982-1993, serving as the President of their Board of Directors from 1991-1993.

Richard Keeler - Mr. Keeler was nominated by Waxahachie ISD. He has been a resident of Waxahachie since 1985, serving on the Waxahachie Planning and Zoning Commission as Chairman, on the City of Waxahachie Economic Development Commission and on the Steering Committee for the Waxahachie Economic Development Plan. He attended De Soto High School, received a BBA in Finance from Sam Houston State University and attended the School of Banking of the South at Louisiana State University. Professionally, Mr. Keeler has been with Options Real Estate Investments, Inc. since 1996, from 1981-1996 worked with Community and Commercial Banking and is a member of the Congress for the New Urbanism. He volunteers with Waxahachie Youth Baseball and the Waxahachie YMCA.

Brett Kemp - Mr. Kemp was nominated by the City of Midlothian. A resident of Midlothian since 1977, he graduated from Midlothian High School in 1987. He graduated from Tarleton State University with a BBA in Accounting, earned a Masters Certificate in Project Management from Villanova University and obtained a Series 22 and 63 for the SEC as a broker. Professionally, Mr. Kemp ran the Kemp CPA firm from 2010-2019, worked for Intuit for 12 years and received certification as a Green and Black Belt in Six Sigma. He has served the community as VP for the Midlothian Downtown Business Association for three years, as a Member of the Board of Directors for the Midlothian Foundation and volunteered with Manna House for two years. He served for eight years in all leadership roles on the Board of Directors of the Midlothian Chamber of Commerce and founded the Chamber Wine Walk event. Mr. Kemp graduated from Leadership Midlothian in 2012 and went on to Chair and run Leadership Midlothian from 2013-2019. From 2013-2014, he served on the Board of Directors for the Hope Clinic in Waxahachie and was appointed and served as a Planning and Zoning Commissioner for the City of Midlothian from 2014-2018. Mr. Kemp currently serves on the Board of Directors for the Midlothian Cemetery Association and as the Membership Director for the Midlothian Lions Club. His roots are deep in the community and continues to seek service opportunities.

(19)

2022-2023 Ellis Appraisal District Board of Directors' Candidate Information

Please find information for the nominated candidates: Logan Brady, Walter Erwin, Richard Keeler, Brett Kemp, John Knight, Ken Marks, Dani Muckleroy and Ryan Pitts

John Knight - Mr. Knight was nominated by Midlothian ISD and the City of Midlothian. Mr. Knight has served on the Ellis Appraisal District Board of Directors as the Secretary for 2020-2021. He has been a resident of Ellis County for 20 years, currently his family lives in Ovilla and his children attend Midlothian ISD. Working in the financial services industry for 25+ years, he is currently the Senior Vice President for First Financial Bank in Midlothian. He has a Bachelor of Business Administration from the University of Texas at Arlington and a Masters of Business Administration from the Cox School of Business at Southern Methodist University. Mr. Knight is active in the community, serving on the board of the Midlothian Chamber of Commerce, co-chairing the Leadership Midlothian program, mentoring at The MILE, and is the president of Texas CASA (Court Appointed Special Advocates).

Ken Marks - Mr. Marks was nominated by Midlothian ISD and the City of Midlothian. Mr. Marks has served on the Ellis Appraisal District Board of Directors since 2002 as a member, as Secretary from 2004-2005 and 2012-2013 and as Vice-Chairman from 2014-2021. He is a State Certified Residential Real Estate Appraiser working for E.T. Jones & Associates. Mr. Marks has been a resident of Ellis County for 32 years. He and his children graduated from Midlothian ISD.

Dani Muckleroy - Ms. Muckleroy was nominated by Midlothian ISD. Ms. Muckleroy has served on the Ellis Appraisal District Board of Directors as a member for a part of 2021. Ms. Muckleroy has been a resident of Ovilla for 28 years. She owned a retail gift shop in Duncanville for 14 years. She is a volunteer and supporter of several non-profit groups that meet the needs of marginal families with an emphasis on children. She has served on the Advisory Council of the Ellis County Salvation Army for 13 years and on the Board at Daniel's Den for one term. She presently serves, using her many years in accounting, on the Finance Committee of First United Methodist Church of Red Oak, understanding budgets and the reason for them. Ms. Muckleroy is a CASA volunteer and a mentor at Red Oak High School.

Ryan Pitts - Mr. Pitts was nominated by the City of Waxahachie. He, his wife Faith and their two children live in Waxahachie. Mr. Pitts, a 4th generation Waxahachie resident, graduated from Southern Methodist University and received his Doctor of Jurisprudence from the University of Texas School of Law. He is the Chief Executive Officer at Ellis County Title Company and has a heart to serve the community. Mr. Pitts is President of the Waxahachie Foundation, Secretary of the Waxahachie Chamber of Commerce Board of Directors and volunteers with Waxahachie Care, the Waxahachie Family YMCA and the Waxahachie Independent School District Community Education Advisory Council on their leadership boards. He was named to the 40 Under Forty list of business professionals in Ellis County in 2017 and was a member of the Leadership Waxahachie class of XXII in 2015-2016. Mr. Pitts was recently a candidate in the 2020 Republican Primary for Texas House District 10.



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Executive Director of Development Services

for Thru: Michael Scott, City Manager *MS* Deputy City Manager

Date: November 1, 2021

Re: Wyatt / Hill Street Branch Wastewater Improvements

On Monday, November 1, 2021, a bid award to Douglas Dailey Construction associated with construction rehabilitation project of the Wyatt/Hill Street Branch Sanitary Sewer Project will appear before the City Council for consideration of award in the amount of \$1,035,885.00.

The City received four proposers and Douglas Dailey Construction was the lowest responsible bidder. This project is part of the Utilities Department's Five-Year Capital Improvement Program (CIP), is a planned expense, and was included in the FY 2020-21 Bond Sale. The project was originally budgeted with an Engineering Estimated Opinion of Cost (EEOC) at \$2,605,693.00. The lowest responsible bid was \$1,035,885.00 and is a projected savings of \$1,569,808.

As a reminder, the project portion on Wyatt Street will replace approximately 1,885 linear feet of 10" and approximately 280 linear feet of 8" clay tile pipeline with PVC sanitary sewer line using open cut on, along with the appropriate street repairs. The section on the Hill Street Branch sanitary sewer rehabilitation will utilize the pipe bursting technology to replace approximately 1,021 linear feet of 12" and approximately 640 linear feet of 15" clay tile pipe with HDPE sanitary sewer pipe, manholes, services, and railroad crossing with all necessary appurtenances. The Hill Street Branch project parallels a drainage creek, is within numerous back yards and has limited working right of way.

I am available at your convenience should you need any additional information.

Shon Brooks



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Executive Director of Development Services

For Thru: Michael Scott, City Manager *MS* Deputy City Manager

Date: November 1, 2021

Re: Lower Mustang Creek Lift Station Expansion - Phase 4

On Monday November 1, 2021, an item authorizing professional services with Birkhoff, Hendricks, & Carter L.L.P., for the design of the Lower Mustang Creek Lift Station Expansion, Phase 4 will appear before the City Council in the amount of \$268,350.00

The item will authorize engineering design, bid specification preparation, and construction support services to design an additional, parallel wet well, (2) 185 HP pumps and motors, motor control center, new electrical building, SCADA System, additional emergency standby generator and appurtenances for the Lower Mustang Creek Lift Station Expansion, Phase 4. Design is estimated to be completed by late summer of 2022.

With the construction improvements, this project will expand the necessary capacity of the existing lift station from its current rated capacity of 8.64 mgd to 12.0 mgd. This expansion will provide for the additional development flows from the recently expanded Grove Creek Lift Station and the Cole Creek Trunk sewer. This project is included in the current five-year Capital Improvement Program.

As a reminder, the City's lift stations play an essential role in the overall operation of the sanitary sewer system. This project helps expand this portion of the system improving overall efficiency and effectiveness. This project is a planned and budgeted expense and was a part of the departments FY2020-21 Bond sale.

I am available at your convenience should you need any additional information.

Shon Brooks



Nicholas P. Sims Library & Lyceum
515 W. Main St.
Waxahachie, TX 75165

Request for Funding: Bookmobile

The Nicholas P. Sims Library is requesting funds to purchase a Bookmobile. Our mission with this Bookmobile is to provide mobile outreach services as we strive to make connections between the library, the community, and the patrons. As technology continues to advance, bookmobiles and mobile libraries will continue to develop new services, incorporate new methods for reaching patrons, and enhance engagement, all with the goal of providing access to every woman, man, and child regardless of social station, ethnicity, sexual orientation, education level or any other socially constructed label. The future of mobile outreach is promising as our city continues to grow and expand.

We anticipate being able to provide services such as a Wi-Fi Hotspot available for internet connection, laptops available for mobile computer usage, and mobile printing services. In addition, we would be able to provide services to rural and remote patrons with the same one-on-one services offered in the library. This would include a remote ability to pick up library holds, return library items, and browse the library's catalog. A bookmobile would provide outreach services for rural or remote communities to gather with events such as mobile storytimes, programs for all ages such as coding programs for teens, and events at our local nursing homes.

Sims Library is requesting \$200,000 to make this Bookmobile a reality. Please see the attached brochure and detailed price quote for a breakdown of the cost of the Bookmobile. The money requested from the City of Waxahachie is for the cost of the Bookmobile only; the cost of stocking and running the Bookmobile would fall within the library's annual budget and any grants or donations we receive. We are currently seeking grants and in-kind contributions to help pay for the Bookmobile and the items needed to stock the Bookmobile, such as books, hotspots, laptops, and printers.

(28) SIMS LIBRARY

Bookmobile



Providing Access

- **Bookmobiles and mobile outreach services provide access to technology:**
 - WiFi Hotspot available for internet connection
 - Tablets available for mobile computer use
 - Mobile printing service available
 - Mobile Robotics/Coding programs
- **Bookmobiles and mobile outreach services provide rural and remote patrons with the same one-on-one services offered in brick and mortar libraries:**
 - Remote ability to pick up library holds
 - Remote ability to return library items
 - Mobile ability to browse library's catalog
- **Bookmobiles and mobile outreach services provide a place for rural or remote communities to gather:**
 - Provide remote/rural storytimes
 - Provide remote/rural programs for all ages
 - Provide library materials/programs to nursing homes
- **Bookmobiles and mobile outreach services provide access to information about the various aspects and services a library offers to a community:**
 - Attendance at city events/ribbon cuttings/festivals would provide marketing and visibility of the library's services
 - Programs in rural areas would promote the library and draw more out-of-city patrons
 - The presence of the bookmobile would serve to remind citizens of the services provided by the library

MISSION

Bookmobiles and mobile outreach services strive to make connections between the library, the community, and the patrons. As technology continues to advance, bookmobiles and mobile libraries will continue to develop new services, incorporate new methods for reaching patrons, and enhance engagement, all with the goal of providing access to every woman, man, and child regardless of social station, ethnicity, sexual orientation, education level or any other socially constructed label. The future of mobile outreach is promising as our city continues to grow and expand.**

184,826

population of Ellis
County

17.8%

do not have computers
or broadband internet

825

estimated households
without a vehicle

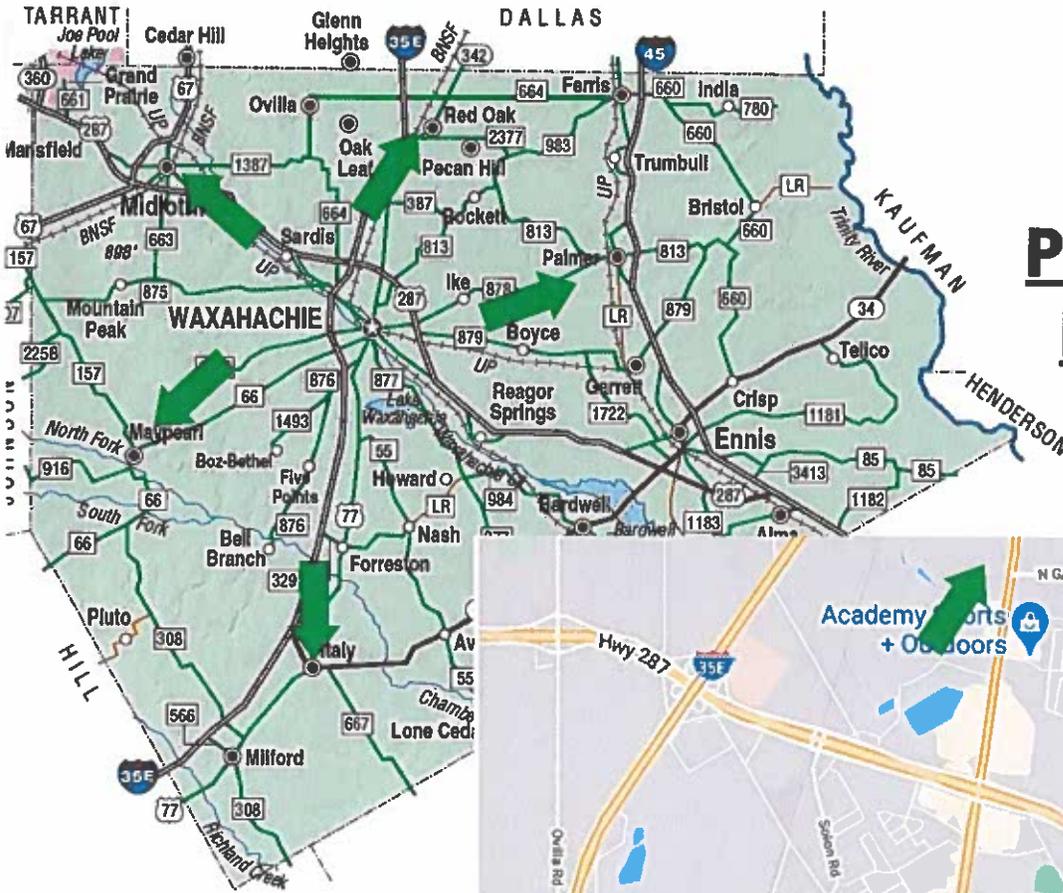
10,300

estimated single car
households

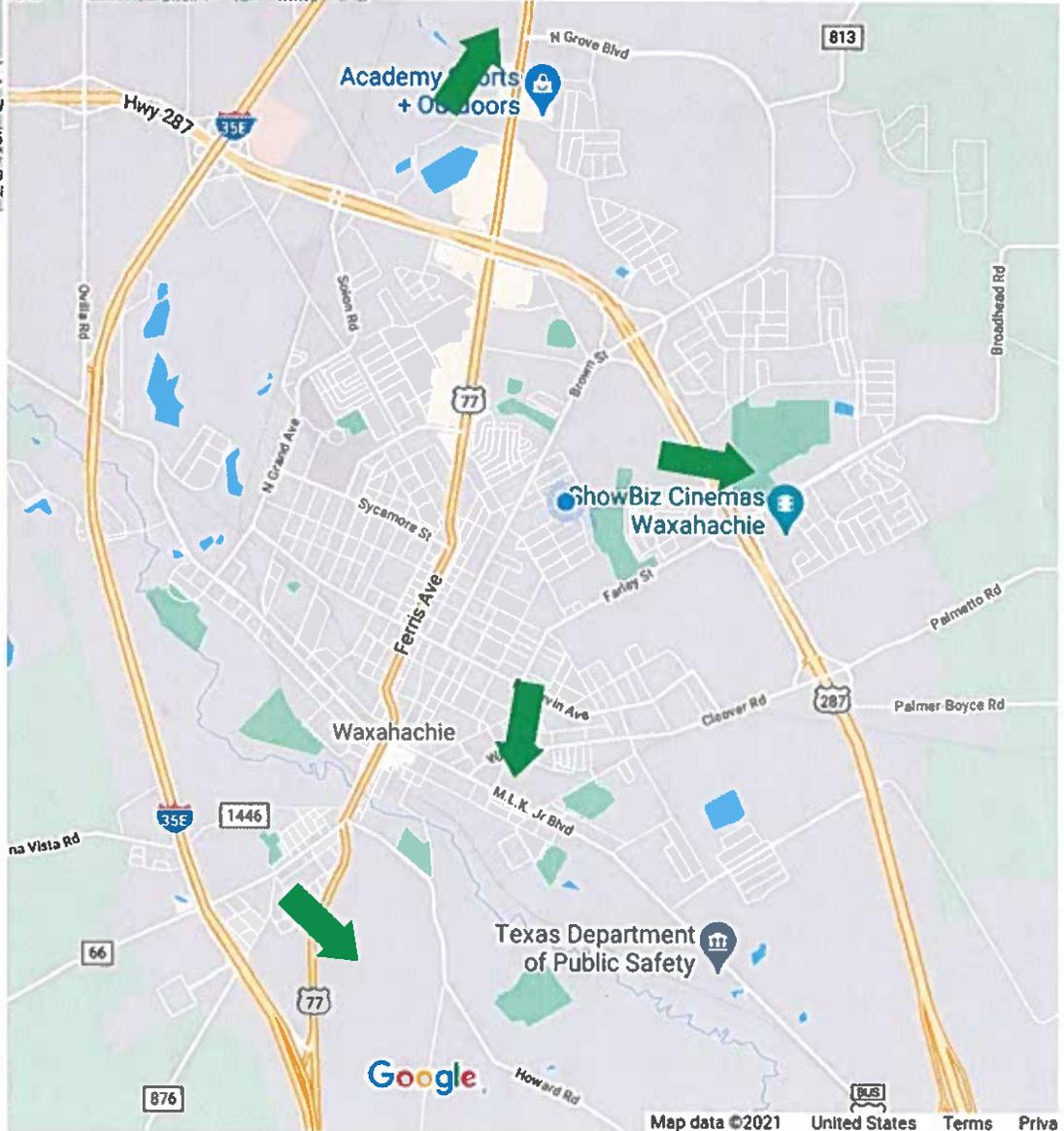
SIMS LIBRARY

Destinations Planned

County
Programming
Destinations



City
Programming
and
Pickup
Destinations



** Statistics can be found at <https://www.census.gov/quickfacts/elliscountytexas>