

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, March 15, 2022 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

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

 - a. Minutes of the regular Planning & Zoning Commission meeting of March 1, 2022
 - b. Minutes of the Planning and Zoning Commission briefing of March 1, 2022
5. ***Public Hearing*** on a request by Natasha Harris, Heritage of Love Academy, for a Specific Use Permit (SUP) for a Child Daycare Center use within an Office (O) zoning district located at 3084 W Hwy 287 (Property ID 202589) - Owner: ELLIS COUNTY BAPTIST ASSOCIATION (ZDC-10-2022)
6. ***Consider*** recommendation of Zoning Change No. ZDC-10-2022
7. ***Consider*** request by Andrew Tweedie for a Plat of The Shire, lots 1 & 2, Block A, being 4.278 acres, located at 430 Angus Road, situated in the R.M. Wyatt Survey, Abstract 1318, and R.M. Wyatt Survey, Abstract 1323, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 209052) – Owner: ANDREW & ROBIN K TWEEDIE (SUB-8-2022)

8. **Public Hearing** on a request by Robert Fillingim for a Specific Use Permit (SUP) for an Accessory Structure equal to or greater than 700SF use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 112 Homestead Ln (Property ID 269663) - Owner: ROBERT & VANESSA FILLINGIM (ZDC-19-2022)
9. **Consider** recommendation of Zoning Change No. ZDC-19-2022
10. **Public Hearing** on a request by Angela Glass for a Specific Use Permit (SUP) for an Accessory Structure equal to or greater than 700SF use within a Single Family-1 (SF1) zoning district located at 808 W Main St (Property ID 171906) - Owner: ROBERT V & ANGELA GLASS (ZDC-17-2022)
11. **Consider** recommendation of Zoning Change No. ZDC-17-2022
12. Adjourn

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

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4006 or (TDD) 1-800-RELAY TX.

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

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 1, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Others Present: Jennifer Pruitt, Director of Planning
Zack King, Planner
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of February 15, 2022
- b. Minutes of the Planning and Zoning Commission briefing of February 15, 2022
- c. Minutes of the City Council and Planning & Zoning Commission Joint Work Session of February 15, 2022

Action:

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

5. **Consider request by Tim Jackson, TXRCS, for a Replat of Lot 2, Park Place Professional Center, to create Lots 2A & 2B, Block A, Park Place Professional Center, 2 Commercial Lots, being 5.798 acres, located North of 114 & 115 Park Place Court (Property ID 247585) – Owner: STARPEACH TEXAS LP (SUB-4-2022)**

Planner Zack King presented the case noting the applicant is requesting to replat the subject property into two (2) lots for commercial use and staff recommended approval as presented. Mr. King noted a 24' mutual access easement is proposed to be created with this replat in order to provide cross-lot access between Lot 2A and 2B.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Tim Jackson, TXRCS, for a Replat of Lot 2, Park Place Professional Center, to create Lots 2A & 2B, Block A, Park Place Professional Center, 2 Commercial Lots, being 5.798 acres, located North of 114 & 115 Park Place Court (Property ID 247585) – Owner: STARPEACH TEXAS LP (SUB-4-2022) as presented. Mr. Erik Test seconded, All Ayes.

6. Adjourn

There being no further business, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 1, 2022 at 6:45 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

- Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test
- Member Absent: Betty Square Coleman
- Others Present: Jennifer Pruitt, Director of Planning
Zack King, Planner
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Planner Zack King reviewed the following cases:

- SUB-4-2022, the applicant is requesting approval to replat the subject property into two (2) lots for commercial use. Staff recommends approval as presented.

3. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary

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Memorandum

To: Honorable Mayor and City Council
From: Jennifer Pruitt, Senior Director of Planning
Thru: Michael Scott, City Manager *[Signature]*
Date: March 8, 2022
Re: ZDC-10-2022- Heritage of Love Academy daycare

On March 7, 2022, the applicant requested the withdrawal of case no. ZDC-10-2022, Heritage of Love Academy daycare from the March 15, 2022, Planning and Zoning Commission meeting and the March 21, 2022, City Council meeting.

Planning & Zoning Department

Plat Staff Report

Case: SUB-8-2022



MEETING DATE(S)

Planning & Zoning Commission: March 15, 2022

CAPTION

Consider request by Andrew Tweedie, for a **Plat** of The Shire, lots 1 & 2, Block A, being 4.278 acres, located at 430 Angus Road, situated in the R.M. Wyatt Survey, Abstract 1318, and R.M. Wyatt Survey, Abstract 1323, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 209052) – Owner: ANDREW & ROBIN K TWEEDIE (SUB-8-2022)

APPLICANT REQUEST

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

CASE INFORMATION

<i>Applicant:</i>	Andrew Tweedie
<i>Property Owner(s):</i>	Andrew Tweedie & Robin K Tweedie
<i>Site Acreage:</i>	4.278 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Adequate Public Facilities, for domestic services only, are available via BVBSUD and on-site sewage systems.

SUBJECT PROPERTY

<i>General Location:</i>	430 Angus Road
<i>Parcel ID Number(s):</i>	209052
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	A single family home currently exists on the subject property.
<i>Platting History:</i>	The subject property is currently a part of the R.M. Wyatt Survey, Abstract 1318 and the R.M. Wyatt Survey, Abstract 1323.

Site Aerial:



PLATTING ANALYSIS

The applicant is proposing to plat the subject property into two (2) lots for single family residential use. The applicant is providing a 40' ROW dedication along Angus Road in conformance with the Ellis County Thoroughfare Plan. All county lot size and dimension requirements have been met.

Adequate public facilities can be provided to the site via Buena Vista-Bethel SUD (BVBSUD) and on-site sewage systems. However, a Water Endorsement Letter received from BVBSUD stated that adequate water flow is available to the site for domestic services only. Water flow and pressure for firefighting and fire suppression purposes is not available. The City of Waxahachie Subdivision Ordinance allows plats of fewer than 4 lots in the Waxahachie ETJ to be approved without adequate fire flow; provided that the plat include a note indicating this fact. The applicant will provide this required note on the plat prior to plat filing.

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, per the following comments:
 1. A revised version of the plat shall be provided to staff that includes a note stating the following: "NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES."

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide five signed, hard-copy plats.

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:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: ANDREW TWEED Parcel ID #:
Subdivision Name: THE SHIRE

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

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

Contact Information:

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

To be completed by the water utility provider:

Table with 3 columns: Question, Yes, No. Contains 5 questions regarding plat review, CCN area, water flow/pressure for domestic service, firefighting, and water line size.

Joe Buchanan
Print Name of General Manager of water provider or Designee

Buena Vista-Bethel SUD
Name of water provider company

Joe Buchanan
Signature of General Manager of water provider or Designee

2-15-2022
Date

(8)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-19-2022



MEETING DATE(S)

Planning & Zoning Commission: March 15, 2022

City Council: March 21, 2022

CAPTION

Public Hearing on a request by Robert Fillingim, for a **Specific Use Permit (SUP)** for an **Accessory Structure equal to or greater than 700SF** use within a **Planned Development-23-Single Family-1 (PD-23-SF-1)** zoning district located at 112 Homestead Ln (Property ID 269663) - Owners: ROBERT & VANESSA FILLINGIM (ZDC-19-2022)

APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (1,840 sq. ft.) accessory structure to the side and rear of a single family residential lot.

CASE INFORMATION

Applicant: Robert Fillingim

Property Owner(s): Robert Fillingim

Site Acreage: 1.0 acres

Current Zoning: PD-23-SF-1

Requested Zoning: PD-23-SF-1 with a Specific Use Permit (SUP) for an accessory structure greater than 700 square feet.

SUBJECT PROPERTY

General Location: 112 Homestead Lane

Parcel ID Number(s): 269663

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

Development History: The subject property is platted as Lot 4, Block A of the Homestead Estates subdivision.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF-1	Single Family Residential Home
East	PD-23-SF-1	Single Family Residential Home (Homestead Estates)
South	PD-23-SF-1	Single Family Residential Home (Homestead Estates)
West	PD-23-SF-1	Single Family Residential Home (Homestead Estates)

Future Land Use Plan:

Estate Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Homestead Lane.

Site Image:



PLANNING ANALYSIS

The applicant is proposing to construct a +700 sq. ft. (1,840 sq. ft.) accessory structure to the side and rear of a single family residential lot at 112 Homestead Lane. The Ellis County Appraisal District states that the primary structure on the property is 4,116 square feet. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a Specific use Permit (SUP) to be approved by City Council.

Proposed Use:

The proposed accessory structure is comprised of 1,200 square feet of fully enclosed space and 640 square feet of partially covered patio space. The applicant is proposing to construct the structure out of exterior metal panels. The structure is intended to be used for the storage of vehicles and equipment, and serve as a workshop space. During site visits, staff noticed that there are other accessory structures in the surrounding area of a similar design and function. Larger comparable accessory structures (2,400 square feet & 3,100 square feet in size) were approved in the vicinity recently at 101 & 125 Homestead Lane respectively. However, the approved accessory structure at 125 Homestead Lane has yet to be constructed.

The applicant has confirmed to staff that the structure will not be used as a dwelling of any kind and will not be metered, sold, or leased separately from the existing home. The accessory structure will be connected to the exiting driveway with a concrete drive. At the time of this report (March 9, 2022), staff has yet to receive any correspondence from neighbors in the surrounding area regarding this SUP request, in support or opposition.

PUBLIC NOTIFICATIONS

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

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:
 1. The accessory structure shall not be used as a dwelling.
 2. The accessory structure shall not be used for commercial purposes.
 3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
 4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

1. Site Layout Exhibit
2. Site Plan
3. Elevations

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:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

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Shop Survey V2

(8)

FINAL SURVEY

THIS IS TO CERTIFY THAT PERSONS UNDER MY DIRECTION HAVE, THIS DATE, MADE AN ON-THE-GROUND SURVEY OF PROPERTY LOCATED AT 112 HOMESTRAD LANE, CITY OF WAXAHACHIE, TEXAS, BEING LOT 4, BLOCK A OF HOMESTRAD ESTATES, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S INSTRUMENT NO. 1720298, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.

NOTES:

1. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOLUME X
2. ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO.48139C0190F.

NOTE: SURVEY PREPARED WITHOUT BENEFIT OF TITLE

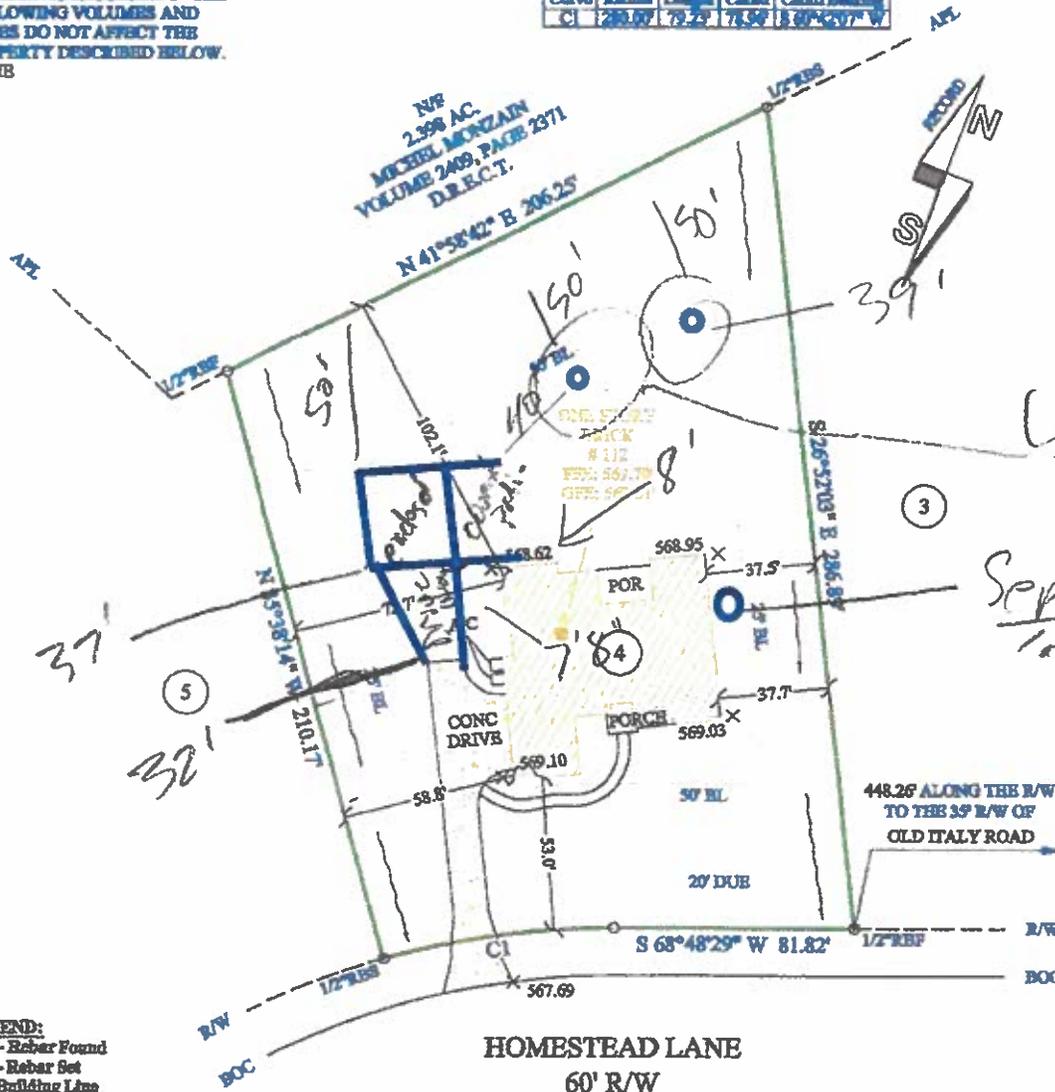
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE PROPERTY DESCRIBED BELOW.
NONE



GRAPHIC SCALE: 1" = 50'

AREA: 43,563 S.F. ~ 1.00 ACRES

Curve	Radius	Length	Chord	Chord Bearing
CI	280.07	79.24	74.50	S 69° 30' 07" W



6' MIC
1-heads
Space
lines

LEGEND:

- RBF- Rebar Found
- RBS- Rebar Set
- HL- Building Line
- APL- Approximate Property Line
- BOC- Back of Curb
- R/W- Right of Way
- N/F- Now or Formerly
- DUE- Drainage & Utility Easement
- POR- Porch
- CONC- Concrete
- A/C- Air Conditioning Unit
- FEE- Finished Floor Elevation
- GFE- Garage Floor Elevation

HOMESTRAD LANE
60' R/W

NOTE: BASE ELEVATION IS ASSUMED.
(FOR REFERENCE ONLY)

I, David J. Baggett, Texas Registered Professional Land Surveyor No. 6226, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY _____ ACCEPTED BY _____ DATE _____

SURVEY FOR:
JOHN HOUSTON HOMES

SUBDIVISION: HOMESTRAD ESTATES
LOT: 4 BLOCK: A
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

FIELD WORK DATE: 07/24/2021
20210703056 JHHOMES FC: ES

CARTER & CLARK
LAND SURVEYORS AND PLANNERS

3090 Premiere Parkway, Suite 600
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 888.637.1048
www.carterandclark.com
FIRM LICENSE: 10193759



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Planning & Zoning Department

Zoning Staff Report

Case: ZDC-17-2022



MEETING DATE(S)

Planning & Zoning Commission: March 15, 2022

City Council: March 21, 2022

CAPTION

Public Hearing on a request by Angela Glass, for a **Specific Use Permit (SUP)** for an **Accessory Structure equal to or greater than 700SF** use within a Single Family-1 (SF1) zoning district located at 808 W Main St (Property ID 171906) - Owners: ROBERT V & ANGELA GLASS (ZDC-17-2022)

APPLICANT REQUEST

The applicant is requesting a specific use permit to construct a 952 square foot accessory structure on the rear portion of the single-family lot. The subject property is a double frontage lot with the front facade of the primary structure facing West Main Street and the rear oriented towards Water Street.

CASE INFORMATION

Applicant: Angela Glass

Property Owner(s): Angela and Robert Glass

Site Acreage: 0.77 acres

Current Zoning: SF-1

Requested Zoning: SF-1 with a specific use permit (SUP) for an accessory structure equal to or greater than 700 square feet.

SUBJECT PROPERTY

General Location: 808 W Main Street

Parcel ID Number(s): 171906

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

Development History: No previous development history.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Church (Water Street Baptist Church)
East	SF-1	Single Family Residential Home
South	SF-1	Single Family Residential Home
West	SF-1	Single Family Residential Home

Future Land Use Plan: Low Density Residential

Comprehensive Plan: The proposed SUP request will remain compatible with the Comprehensive Plan since the subject property is currently designated for low-density single-family uses in the Future Land Use Plan.

Thoroughfare Plan: The subject property is a double frontage lot with access from West Main Street and Water Street.

Site Image:



PLANNING ANALYSIS

The Applicant is requesting a specific use permit to construct a +700 sq. ft. (952 square foot) accessory structure on the rear portion of the lot. The subject property is a double frontage lot with the front facade of the primary structure (approximately 7,727 square feet) facing West Main Street and the rear oriented toward Water Street. Per the City of Waxahachie Zoning Ordinance, an accessory structure equal to or greater than 700 square feet shall require a specific use permit approved by City Council.

Proposed Use

The accessory structure will have an enclosed space of 952 square feet and an open covered patio of 336 square feet. The Applicant has indicated to Staff that the accessory structure will not consist of a dwelling unit and will be used as a pool house for a pool that the property owner intends to construct in the future. Additionally, the Applicant has confirmed that the structure will not be metered, sold or leased separately from the primary structure. Since the subject property is within the West End Historic District, the Applicant has indicated that the property owner will use similar exterior finishing materials used on the primary structure, consisting of a combination of siding and brick.

The specific use permit request does not approve any future expansion or addition to the primary structure other than the accessory structure. The future addition to the primary structure and the pool on the site plan were shown and provided for informational purposes only. City staff has received one letter of support for this request at the time of this report (March 9, 2022).

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 17 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:
 1. The accessory structure shall not be used as a dwelling.
 2. The accessory structure shall not be used for commercial purposes.
 3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
 4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

1. Site Plan
2. Elevations
3. Letter of Support

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:
 Eleana Tuley, AICP
 Senior Planner
eleana.tuley@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

(10)

From: Becky Kauffman <beckykauffman@hotmail.com>
Sent: Sunday, February 27, 2022 5:51 PM
To: Planning@waxahachie.com
Subject: Approval

Please notify of receipt of this. Thank you, Becky Kauffman

Case Number: ZDC-17-2022 **City Reference:** 171886

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Tuesday, March 8, 2022** 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:

Becky Kauffman 2-27-22
Signature Date

James + Rebekah Kauffman 817 W. Main
Printed Name and Title Address

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

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

Sent from my iPhone