

A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, February 13, 2024 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
 Erik Test, Vice Chairman
 Bonney Ramsey
 David Hudgins
 Ron Ansell
 Adrian Cooper
 Marlene Norcross

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. ***Speakers are requested to observe five (5) minute time limit***
4. ***Consider*** minutes of the regular Planning & Zoning Commission meeting of January 23, 2024
5. ***Public Hearing*** on a request by Brenda Arellano, for a Specific Use Permit (SUP) for a Private Club (Event Venue) use within a Central Area (CA) zoning district, located at 200 S Rogers Street, Suite 303 (Property ID: 170521) – Owner: Rogers & Franklin LLC (ZDC-195-2023) Staff: Zack King
6. ***Consider*** recommendation of Zoning Change No. ZDC-195-2023
7. ***Continue Public Hearing*** on a request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King
8. ***Consider*** recommendation of Zoning Change No. ZDC-150-2023
9. ***Public Hearing*** on a request by Ido Pistiner, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development Single-Family Dwelling-2 (PD-SF-2) zoning district located at 462 Wintergreen Drive (Property ID 265831) - Owner: Ido Pistiner (ZDC-190-2023) Staff: Oanh Vu
10. ***Consider*** recommendation of Zoning Change No. ZDC-190-2023
11. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. 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

Notice of Potential Quorum

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

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

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 23, 2024 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Adrian Cooper
Marlene Norcross

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Macey Martinez, City Engineer
Amber Villarreal, City Secretary
Chris Wright, Council Representative

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

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

3. **Public Comments**

Brenda Marvidis, 5 Sargent Place, Waxahachie, Texas, spoke in reference to SUB-104-2022 and expressed concern with the platting of twenty-four (24) lots on 2.662 acres.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of January 9, 2024**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of January 9, 2024 as presented. Motion was seconded by David Hudgins and carried unanimously (7-0).

5. **Present a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Plat of Falcon's Landing, being 2.662 acres, 24 residential lots, located at the intersection of Vermont Street and Parks School House Road, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 226116) – Owner: Falcon's Landing A Series of EIS Development II LLC (SUB-104-2022) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

6. **Consider approval of SUB-104-2022**

Action:

Erik Test moved to approve SUB-104-2022, a Plat of Falcon's Landing, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (7-0).

7. **Public Hearing on a request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King**

Action:

Erik Test moved to continue the Public Hearing for ZDC-150-2023 to the February 13th Planning and Zoning Commission meeting. Motion was seconded by Ron Ansell and carried unanimously (7-0).

8. **Consider recommendation of Zoning Change No. ZDC-150-2023**

No action taken.

9. **Adjourn**

There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(546)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-195-2023



MEETING DATE(S)

Planning & Zoning Commission:
City Council:

February 13, 2024
February 19, 2024

CAPTION

Public Hearing on a request by Brenda Arellano, for a **Specific Use Permit (SUP)** for a Private Club (Event Venue) use within a Central Area (CA) zoning district, located at 200 S Rogers Street, Suite 303 (Property ID: 170521) – Owner: Rogers & Franklin LLC (ZDC-195-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-195-2023, a Specific Use Permit (SUP) request for a Private Club (Emma Grace Events & Studio) use at 200 S Rogers Street, Suite 303, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for a Private Club (Emma Grace Events & Studio) use in Suite 303 of 200 S Rogers Street.

CASE INFORMATION

Applicant: Brenda Arellano, Emma Grace Events & Studio

Property Owner(s): Rogers & Franklin LLC

Site Acreage: 0.224 acres

Current Zoning: Central Area (CA)

Requested Zoning: Central Area (CA) with SUP for a Private Club use.

SUBJECT PROPERTY

General Location: 200 S Rogers Street

Parcel ID Number(s): 170521

Existing Use: The subject property currently houses multiple suites with active office, restaurant, and custom personal services uses.

Development History: The subject property is currently platted as lots 1A-C, 2B-C, and 3A-C, Block 16 of the Original Town Addition.

(5+6)

Adjoining Zoning & Uses:

| Direction | Zoning | Current Use |
|-----------|-------------------|---------------------------------|
| North | Central Area (CA) | Prime 115 & Office Uses |
| East | Central Area (CA) | Farm Luck & Various Retail Uses |
| South | Central Area (CA) | Various Retail & Office Uses |
| West | Central Area (CA) | Webb Gallery & Office Uses |

Future Land Use Plan:

Downtown

Comprehensive Plan:

It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single-family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Thoroughfare Plan:

The property is accessible via W Franklin Street and S Rogers Street.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit (SUP) to allow for a Private Club (Emma Grace Events & Studio) use in Suite 303 of 200 S Rogers Street. Suite 303 is approximately 761 square feet in size. Suite 303 is accessible from entrances on both W Franklin Street and S Rogers Street. The applicant has noted that the venue will play host to private events such as birthdays, tea parties, and photography sessions. No food will be provided by the operator and no food preparation area is proposed in the venue. The venue is anticipated to be open from 7:00 am to 9:00 pm and events are scheduled by appointment only. The applicant anticipates retaining between 2 and 3 staff members for the venue. No external signage is proposed with this SUP.

PUBLIC NOTIFICATIONS

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

PUBLIC NOTIFICATION RESPONSES

Staff has received no letters of support or opposition for the proposed SUP.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request subject to the conditions noted below.

Conditions:

1. Permission to operate a Private Club use in Suite 303 at 200 S Rogers Street is granted only to Brenda Arellano, owner of "Emma Grace Events & Studio". Approval to operate a Private Club use at this location will not transfer to another Private Club establishment or owner of Emma Grace Events & Studio.
2. An amendment to the SUP will be required in the event that the property owner wishes to expand the Private Club area beyond the approximately 761 square foot area in Suite 303.
3. Food preparation is not permitted in the Private Club. An amendment to the SUP will be required to be approved by City Council to allow food preparation in the Private Club.
4. Alcohol Sales are not permitted in the Private Club. An amendment to the SUP will be required to be approved by City Council to allow alcohol sales in the Private Club. A TABC approval will also be required to allow alcohol sales in the Private Club.
5. Events are required to be scheduled by appointment only. Events are only permitted between the hours of 7:00 am and 9:00 pm. Modifications to the hours of operation shall require an amendment to the SUP to be approved by City Council.
6. A Certificate of Occupancy shall be issued by the Building and Community Services Department for "Emma Grace Events & Studio" prior to the opening of the business.
7. All exterior signage shall require a sign permit from the Building & Community Services Department and approval by the Heritage Preservation Commission.
8. If the premises covered by this Specific Use Permit is vacated and/or cease to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to re-establish the use.

ATTACHED EXHIBITS

1. Exhibit A – Location Map
2. Exhibit B – Floor Plan
3. Exhibit C – Operational Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION*Prepared by:*

Zack King, AICP

Senior Planner

zking@waxahachie.com

Reviewed by:

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

Senior Director of Planning

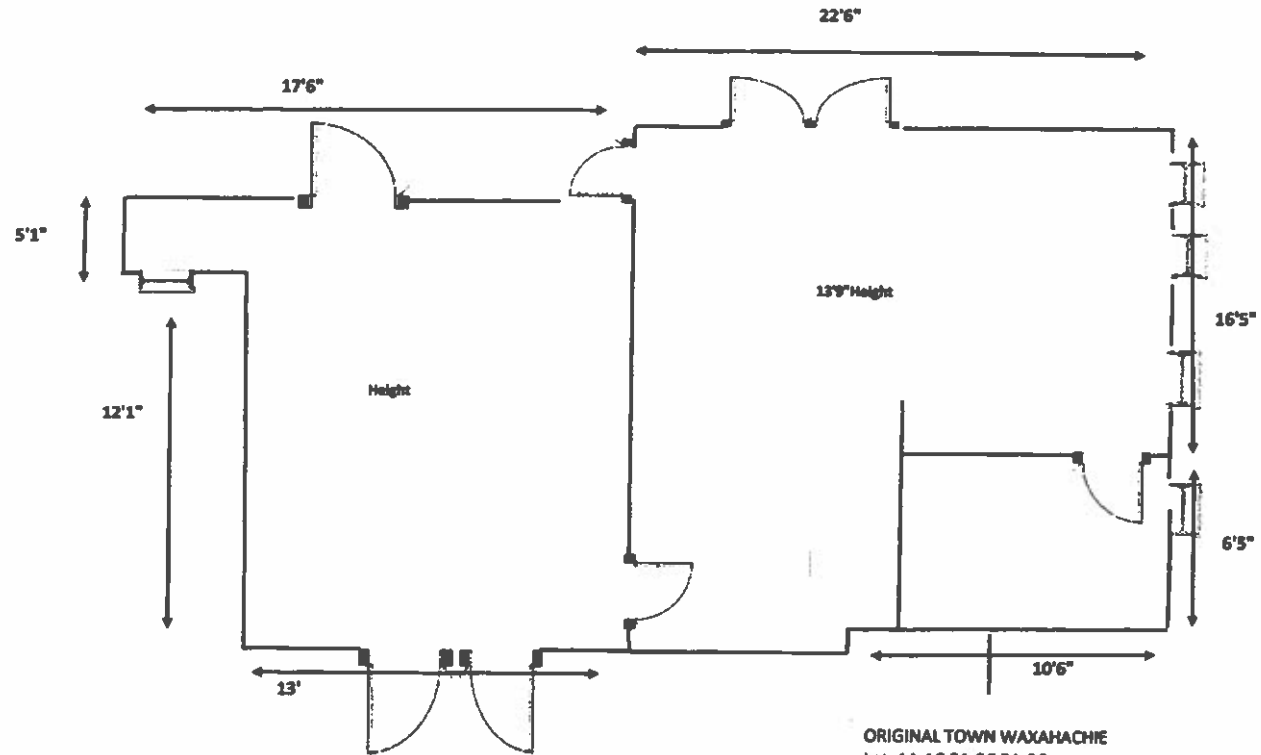
jennifer.pruitt@waxahachie.com

Exhibit A - Location Map



(546)

Exhibit B - Floor Plan



ORIGINAL TOWN WAXAHACHIE
Lot: 1A-1C, 2A-2C, 3A-3C
Block: 16 OT WAXAHACHIE 224AC
Downtown Area
Waxahachie, Texas
Ellis County

(546)

Exhibit C - Operational Plan

Proposal hours of operation: 7am-9pm (By appointment only)

Number of Employees: 2-3

Compatibility with adjoining uses: This Event/Studio will fit in very well with surrounding areas. There is no foreseen problem that would be an issue with other businesses.

Dumpster: Is located on Rogers St. at the end of the building

There will not be anything that generates smoke, fumes, odor, dust, glare vibration or heat associated with this space.

Waxahachie does not have many local space for small children or photography studios. Our plan is to have this space available for small girls can celebrate their birthday party- Renting the space decorated with girly areas such as a pretend spa area (girls are able to put on nail polish, small makeup tables, runway area and a table set up for the birthday girl. The other section will be an area set up with different back drops for photographers to schedule photo sessions for individuals. This space if for young girls to "play princess pretend and celebrate their special day!"

There will be a designated area for renters to stage cupcakes and children beverages. Parents have the option to bring the Cupcakes or we can provide them from local vendors listed below. No food will be heated or prepared at this space.

Everyone entering the space will be asked to fill out a waiver. (Draft provided with application)

We plan to partner up with different local vendors such as Bittersweet Bakery, Nothing Bundt Cakes, HEB to help families have options from our locals for their event.

This space will make an amazing addition to downtown Waxahachie. This idea is to allow your girls and families around the area to come make and capture memories.

(546)

(7+8)

Planning & Zoning Department Zoning Staff Report

Case: ZDC-150-2023



MEETING DATE(S)

Planning & Zoning Commission:

February 13, 2024

City Council:

February 19, 2024

CAPTION

Public Hearing on a request by Brad Yates, for a **Zoning Change** from a Commercial zoning district to a **Planned Development-Multi-Family-2 (PD-MF-2)** zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-150-2022, a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district at 600 S Rogers Street, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests to rezone the subject property to allow for the development of four (4) 3.5-story townhome style multi-family units on a single lot.

CASE INFORMATION

Applicant:

Brad Yates, Colonial Restoration

Property Owner(s):

Billy K. Pruitt

Site Acreage:

0.41 acres

Current Zoning:

Commercial (C)

Requested Zoning:

Planned Development-Multi-Family-2 (PD-MF-2)

SUBJECT PROPERTY

General Location:

600 S Rogers Street

Parcel ID Number(s):

298309

Existing Use:

The subject property is currently undeveloped.

Development History:

The subject property is currently platted as portions of Lots 1, 2, 4, 5, & 6, Block 19 of the Bullards Revision.

Adjoining Zoning & Uses:

| Direction | Zoning | Current Use |
|-----------|---|------------------------------|
| North | Commercial (C) | Undeveloped |
| East | S Rogers Street & S Monroe Street | Right-of-Way (ROW) |
| South | Commercial (C) | Southbound Tattoo |
| West | Planned Development-Single Family-3 (PD-SF-3) | Single Family Detached Homes |

Future Land Use Plan:

Downtown

Comprehensive Plan:

Downtown: It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single-family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Thoroughfare Plan:

The subject property fronts onto S Rogers Street; but will only be accessible by vehicles via Dunaway Street. Only pedestrian access via a sidewalk will be provided along S Rogers Street.

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property to allow for the development of four (4) 3.5-story 3,600+ square foot townhomes on a single 17,860 square foot lot. The applicant intends for the dwelling units to be nearly identical to the existing townhomes on W Franklin Street and S Monroe Street. However, it should be clearly noted that this is a multi-family PD proposal, not a PD proposal for fee-simple and individually platted single-family townhomes. The applicant intends to keep all four units on a single lot and lease each of the individual units. While the development will function as multi-family project, the design of each unit is intended to match the existing townhomes on W Franklin Street and S Monroe Street. Each unit is proposed to include an elevator, two-car garage, and rooftop patio. Despite the intent to lease each unit, the small-scale multi-family use is consistent with the type of residential development recommended for the Downtown Placetype by the 2023 Comprehensive Plan.

Proposed Use: The proposed development is designed to face the intersection of S Rogers Street and S Monroe Street. This site design was chosen to ensure the primary façade is visible when traveling along Highway 77 as opposed to the rear façade. The applicant is proposing to install a walkway to connect the front door of each unit to the parking lot and existing sidewalk along S Monroe Street. Each unit is proposed to include 3-bedrooms and 3 ½ baths. In order to facilitate the planned development on the subject property, the applicant has proposed several planned development (PD) standards that deviate from the base MF-2 zoning district. These PD standards are necessary to facilitate a multi-family development due to the small size and irregular shape of the subject property. The table below, along with Exhibit B, can be referenced for the proposed PD development standards.

PROPOSED PD DEVELOPMENT STANDARDS

The following table identifies the development standard requirements in the base MF-2 zoning district in comparison to the proposed development standards for this PD. **Items highlighted in bold indicate a deviation from the base Multi Family-2 (MF-2) requirements.*

| <u>Standard</u> | <u>Base MF-2</u> | <u>Proposed PD</u> |
|-------------------------------|---|---|
| Dwelling Units Per Acre (DUA) | 18 DUA | 4 units proposed on .41 acres |
| Maximum Height | 3 stories | 3.5 stories with a rooftop patio |
| Minimum Dwelling Size | 800 SF (3-bedroom units) | 2,000 SF |
| Minimum Utility Easement | 15' | 10' |
| Minimum Water Line Size | 12" | 8" |
| Minimum Front Yard Setback | 25' up to 100' | 10' |
| Minimum Side Yard Setback | 25' up to 100' | 5' |
| Minimum Rear Yard Setback | 75' | 20' |
| Parking Regulations | Minimum of 2.5 parking spaces per unit. (10 spaces total with a minimum of 5 attached garage spaces.) | Minimum of 2 attached garage parking spaces per unit. Plus, an additional two (2) off-street spaces per unit. (16 total spaces) |
| Screening | 6' masonry wall directly adjacent to Single Family and Non-Residential zoning districts. | 8' wood board on board with cap fence with masonry columns along the southern property line. 4' ornamental iron front yard fences. |

Access: Each unit is proposed to have direct driveway access to from Dunaway Street. In addition to the driveway for each unit, the applicant is proposing an 8-stall parking lot with access off of Dunaway Street. A concrete sidewalk is proposed to connect the parking lot to the front door of each unit.

Landscaping: The applicant is proposing to exceed all landscaping requirements for the development and has notably proposed to preserve four (4) large existing trees on the site. Additionally, the applicant proposes to incorporate several crape myrtles into the Landscape Plan for the site. Landscape islands are proposed between each driveway along Dunaway Street to help soften the rear façade.

Elevation/Façade Plan: The applicant has provided a detailed elevation/façade plan with the PD proposal. The elevation/façade plan closely resembles the existing townhomes on W Franklin Street and S Monroe Street. The applicant proposes to utilize a minimum of 90% brick for each elevation. Accent siding is proposed for select architectural elements and the portion of the building providing roof-top access. Due to the topography of the site, each unit will “step down” from south to north. In effect, this will enhance the vertical articulation of the building. All HVAC equipment is proposed to be roof-mounted and screened from view of the right-of-way (ROW). Exhibit D can be referenced below for a detailed look at the elevation/façade plan.

Screening:

The Waxahachie Zoning Ordinance typically requires a 6’ solid masonry wall to be installed between residential and commercial uses. The applicant proposes to deviate from the typical requirement with this PD. Specifically, the applicant proposes to utilize an 8’ wood board-on-board fence with a cap and masonry columns to provide screening between the development and the adjacent commercial business to the south. The proposed screening is superior to the standard 6’ wood fence used along the rear of the existing townhomes at W Franklin Street and S Monroe Street; but still does not meet the City’s typical requirement.

Variance Requests:

Water line size: An 8” waterline currently exists along Dunaway Street adjacent to the subject property. Typically, a multi-family project is required to install a 12” waterline to serve the development. Due to the limited number of dwelling units proposed with this development, the applicant has requested to utilize the existing 8” water line as opposed to installing a new 12” water line along Dunaway Street. In order to determine if the 8” water line is sufficient to serve the development; the applicant will be required to conduct a fire flow test and engineering analysis in the area around the development and provide the results to staff. The Fire Flow test and engineering analysis must demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to replatting the property.

Utility Easement Width: The applicant proposes to reduce the minimum utility easement width from 15’ to 10’ along Dunaway Street and S Monroe Street. The applicant has provided Letters of No Objection from franchise utility providers in the area. Due to the presence of existing infrastructure in the area and the provision of No Objection letters, staff does not have concerns with this request.

Thoroughfare Plan: The applicant is not proposing to dedicate right-of-way (ROW) with this planned development. The Waxahachie Thoroughfare Plan currently identifies a 120’ thoroughfare crossing through the center of the subject property. This thoroughfare is intended to connect Cantrell Street directly to US Highway 77 and Howard Road at the existing intersection south of the viaduct bridges. The Waxahachie Thoroughfare Plan proposes to replace the existing intersection with a roundabout. However, expansion of Cantrell Street and the construction of a roundabout at the intersection south of the viaduct is not currently feasible without the purchase of multiple adjacent properties. Due to the questionable near-term feasibility of the 2023 Thoroughfare Plan, staff has evaluated alternative thoroughfare options in the area. After discussions with TxDOT, staff has identified viable alternatives that can be pursued via a future amendment to the Thoroughfare Plan. These options would allow for development to occur on the subject property while still allowing for future thoroughfare improvements south of downtown. Staff is supportive of a deviation from the thoroughfare plan for this PD due to the fact that viable alternatives are available.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received two (2) letters of support and zero (0) letters of opposition for the proposed zoning change. Notably, one letter of support was provided by the property owner.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the PD request, subject to the conditions noted below.

Conditions:

1. A mutually agreed upon Development Agreement will be required for the property.
2. The property is required to be replatted into a single lot prior to development.
3. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Façade Plan (Exhibit D).
4. The owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit E - Landscape Plan and maintain the required landscaping at all times.
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
6. The applicant is required to conduct a fire flow test and engineering analysis in the area around the subject property to demonstrate the presence of a minimum fire flow and domestic flow that is acceptable to the Director of Utilities. This fire flow test and engineering analysis are required to be conducted prior to replatting the property.

ATTACHED EXHIBITS

1. Letter of Support
2. Exhibit A – Location Map
3. Exhibit B – Development Standards
4. Exhibit C – Site Plan
5. Exhibit D – Elevation/Façade Plan
6. Exhibit E – Landscape Plan
7. Exhibit F – Floor Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION***Prepared by:***

Zack King, AICP

Senior Planner

zking@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(7+8)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-150-2023

PRUITT BILLY K REVOCABLE TRUST
4915 THUNDER RD
DALLAS, TX 75244-6544

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 23, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 5, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 600 S Rogers Street, (Property ID: 298309) - Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King

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

Case Number: ZDC-150-2023

City Reference: 298309

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on January 17, 2024 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, 409 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Billy K Pruitt
Signature

1-6-2024
Date

Billy K Pruitt
Printed Name and Title

4915 Thunder Rd.
Address
Dallas, Tx. 75244

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

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

(7+8)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-150-2023

BREKENGLENN LTD
238 KATY LAKE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 23, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, February 5, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Brad Yates, for a **Zoning Change** from a Commercial zoning district to a **Planned Development-Multi-Family-2 (PD-MF-2)** zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King

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

Case Number: ZDC-150-2023

City Reference: 172321

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *January 17, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

We support All development in this area.

John Ed Justice
Signature

01/22/24
Date

John Ed Justice
Printed Name and Title

238 Katy Lake Dr
Address

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

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

Exhibit A - Location Map



Dunaway Townhomes

Overall concept is 3 story townhomes with rooftop balcony for residential living. Development of this lot encourages walkability to the downtown area and moves entrance from Rogers to Dunaway. With an adaptive use, this takes an otherwise challenging vacant commercial lot and allows for more residents in and near the downtown area.

- *Front yard setback to be 10'

- * Side yard setback to be 5'

- *Building height not to exceed 55'

- *Provide a minimum of two off street parking spaces per townhome. Remainder of lot will be maximized for guest parking

- *Any accessory buildings to match style of townhome

- *Minimum of 2000 sq. ft. living

- *Fence to be wood with masonry columns no greater than 8' tall to separate PD from residential/commercial neighbors on back and sides and ornamental iron on front

- *Exterior materials shall include wood, masonry, stone and hardie. Buildings to be 90% masonry

- *Infill lot language shall apply to this project because project will remain on one lot

- *Mail receptacles to be on structure if allowed by USPS. If structure mounted receptacles are not allowed a suitable mail receptacle will be placed per USPS recommendation.

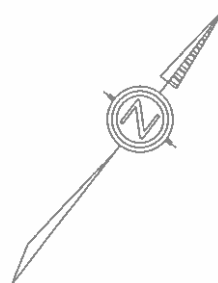
- *Utility easement to be 10' in width.

- *Water line size serving the lot to be 8".

Exhibit C - Site Plan



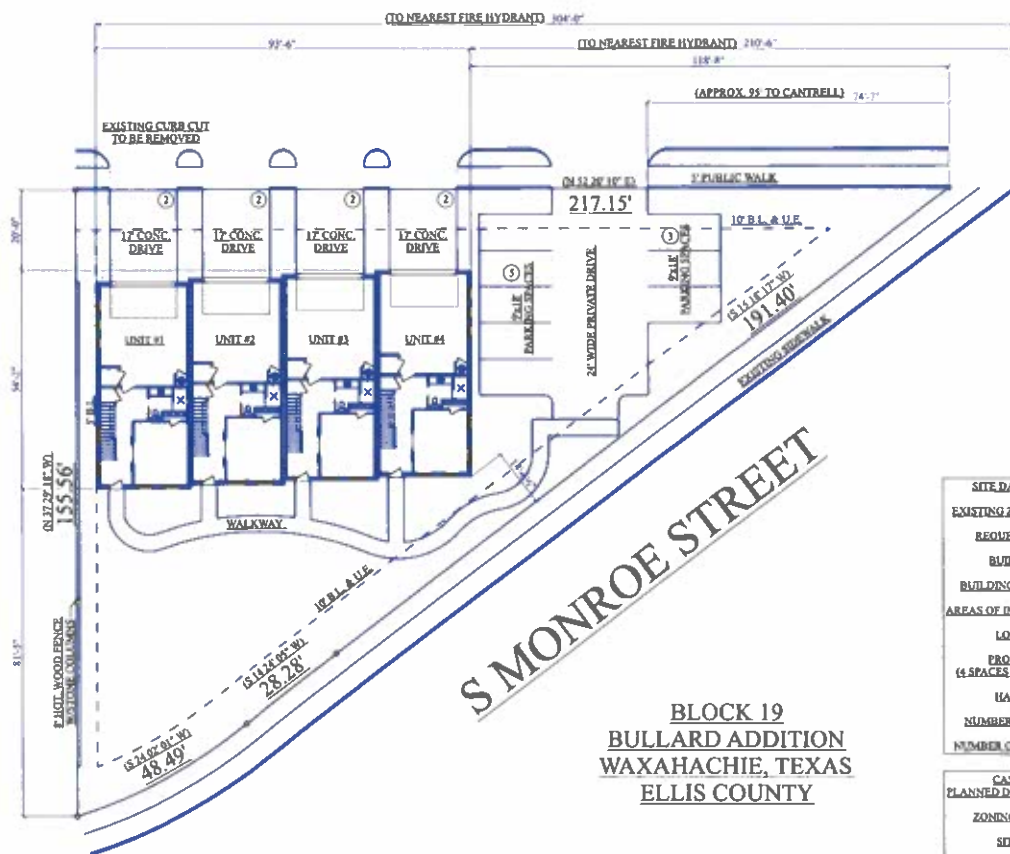
(7+8)



VICINITY MAP
SCALE: N.T.S.

T.B.D. DUNAWAY STREET

(APPROX. 1/2" R.O.W. VERIFIED)



| SITE DATA SUMMARY TABLE |
|---|
| EXISTING ZONING: COMMERCIAL (C) |
| REQUESTED ZONING: PD-ME |
| BUILDING AREAS: 4,716 |
| BUILDING HEIGHT(S) MAX: 43'-6" |
| AREAS OF IMPERVIOUS SURFACE: 4,853 |
| LOT COVERAGE: 54% |
| PROVIDED PARKING: 16 (4 SPACES PER UNIT - 16 REQUIRED) |
| HANDICAP SPACES: 3 |
| NUMBER OF DWELLING UNITS: 4 |
| NUMBER OF BEDROOMS PER UNIT: 3 |

CASE & SHEET TYPE:
PLANNED DEVELOPMENT - SITE PLAN
ZONING (PROPOSED): PD-ME
SITE ACREAGE: 0.41
WAXAHACHIE, TEXAS
PREPARATION DATE: 9/15/23
CASE NUMBER: ZDC-150-2023

GRAPHIC SCALE: 1" = 30'



130 CHESTNUT DRIVE
SUITE 101
WAXAHACHIE, TX 75162
OFFICE: (972) 913-9710
WWW.PLAN-MASTER.COM



DECEMBER 14th, 2023

A NEW SINGLE-FAMILY
RESIDENCE TO BE LOCATED @
BLOCK 19
BULLARD ADDITION
WAXAHACHIE, TEXAS
ELLIS COUNTY

**BILLY KIIRK
PRUITT**
P.O. BOX 2868
WAXAHACHIE, TEXAS 75168
CELL 714-882-4699



Exhibit D - Elevation/Facade Plan



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
(VISIBLE FROM DUNAWAY)

Plan Copyright, Ownership and Liability

These plans are copyrighted and the design is copyright property of the Architectural Firm. All rights are reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architectural Firm. The Architectural Firm shall not be held responsible for any errors or omissions in these plans. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The Architectural Firm shall not be held responsible for any damage or injury resulting from the use of these plans.

When these plans are used, the user shall be responsible for the accuracy of the information provided. The Architectural Firm shall not be held responsible for any errors or omissions in these plans. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The Architectural Firm shall not be held responsible for any damage or injury resulting from the use of these plans.

These plans are intended to provide the basic information necessary to construct the building. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The Architectural Firm shall not be held responsible for any damage or injury resulting from the use of these plans.

NOTES:

1. These plans are intended to provide the basic information necessary to construct the building. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The Architectural Firm shall not be held responsible for any damage or injury resulting from the use of these plans.
2. The user of these plans shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The Architectural Firm shall not be held responsible for any damage or injury resulting from the use of these plans.
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COLONIAL
RESTORATION
P.O. BOX 2868
WAXAHACHIE, TEXAS 75168
CELL 214-882-4699

DECEMBER 14th, 2023
A NEW MULTI-FAMILY
RESIDENCE TO BE LOCATED @
BLOCK 19
BULLARD ADDITION
WAXAHACHIE, TEXAS
TARRANT COUNTY



110 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TEXAS 75168
OFFICE (972) 315-2718
WWW.PLANMASTER.COM



(847)

[illegible]

REAR ELEVATION
SCALE: 1/4" = 1'-0"
(VISIBLE FROM S MONROE)



**COLONIAL
RESTORATION**
P.O. BOX 2868
WAXAHACHIE, TEXAS 75168
CELL 214-882-4699

DECEMBER 14th, 2023
A NEW MULTIFAMILY
RESIDENCE TO BE LOCATED @
BLOCK 19
BULLARD ADDITION
WAXAHACHIE, TEXAS
ELLIS COUNTY



110 CHESTNUT DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE (972) 935-9710
WWW.PLANMASTER.COM



(74)

Exhibit D - Elevation/Facade Plan



NOTE: MINIMAL ANTERIOR BOX-OUT WINDOWS
& BALCONIES NOT SHOWN FOR CLARITY
SEE LT OUTLINE DETAIL FOR REFERENCE FLOOR PLAN.

Plan, Coordinate, Own, and Liberate

[illegible]

How-Like Design Co. solicited an exhibit for the museum assembled from this plan. It is the responsibility of the museum to this plan to perform the following before preparing any materials:

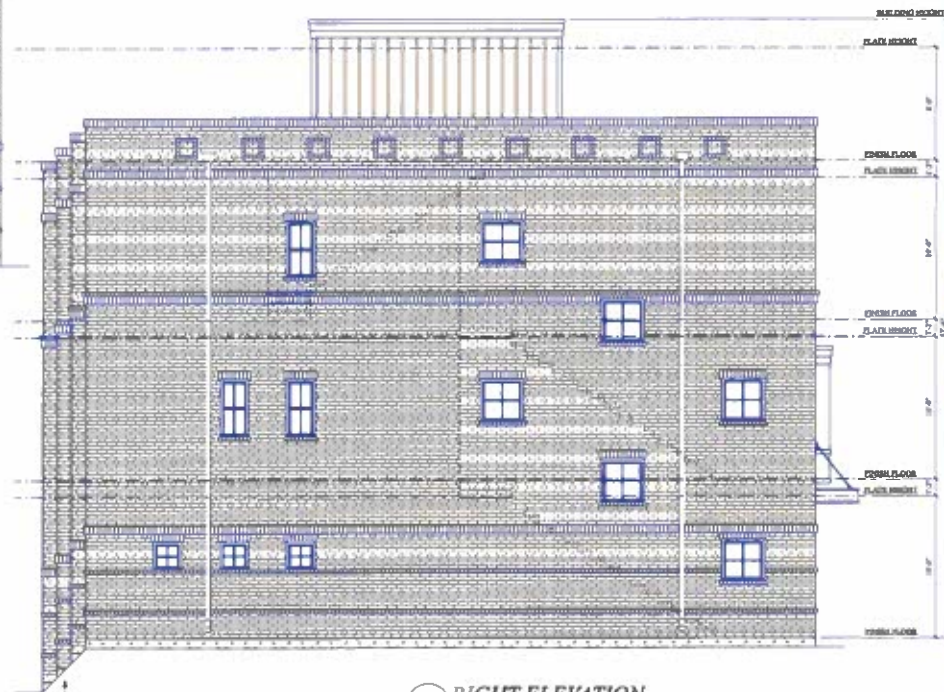
1. Verify dimensions and all aspects of plans for compliance with all local, state and international safety health & environmental codes.
2. Verify all structural for design, size and construction with local engineer and building officials.
3. Make adequate provision for engineering against direct windloads on all sides and all heights.

Last of Rodgers' funding is set to arrive your good by phone after Lake George Co. finishes its bidding for one damper stone to their gate but as we cannot see before the other group or students start by the bridge, however, it often prearranged completed to the construction of a house from their place. When Lake George Co. is also a registered American Jewellery, When Lake George Co. is assigned and established next conflict with our American Institute of Building Stone.

NOTES:

- [illegible]

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



ENTER METAL SPINDLER, ROLL-OUT YOURSELF
A SAILBOAT, AND JOIN THE FLEET!
OF 47 CRYSTAL BAYONET SUPERNOVA FLOOR PLANS,
A BRAND NEW LOCATION FOR LOCATION.

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



**COLONIAL
RESTORATION**
P.O. BOX 2868
WAXAHACHIE, TEXAS 75168
CELL 214 882 4699

DECEMBER 14th, 2023

CLIMBING, 2011
A NEW MULTIFAMILY

RESIDENCE TO BE LOCATED AT
BLOCK 10

BLOCK 19
BUTLARD ADDITION

WAXAHACHIE, TEXAS
ELLIS COUNTY

CHAPTER 1

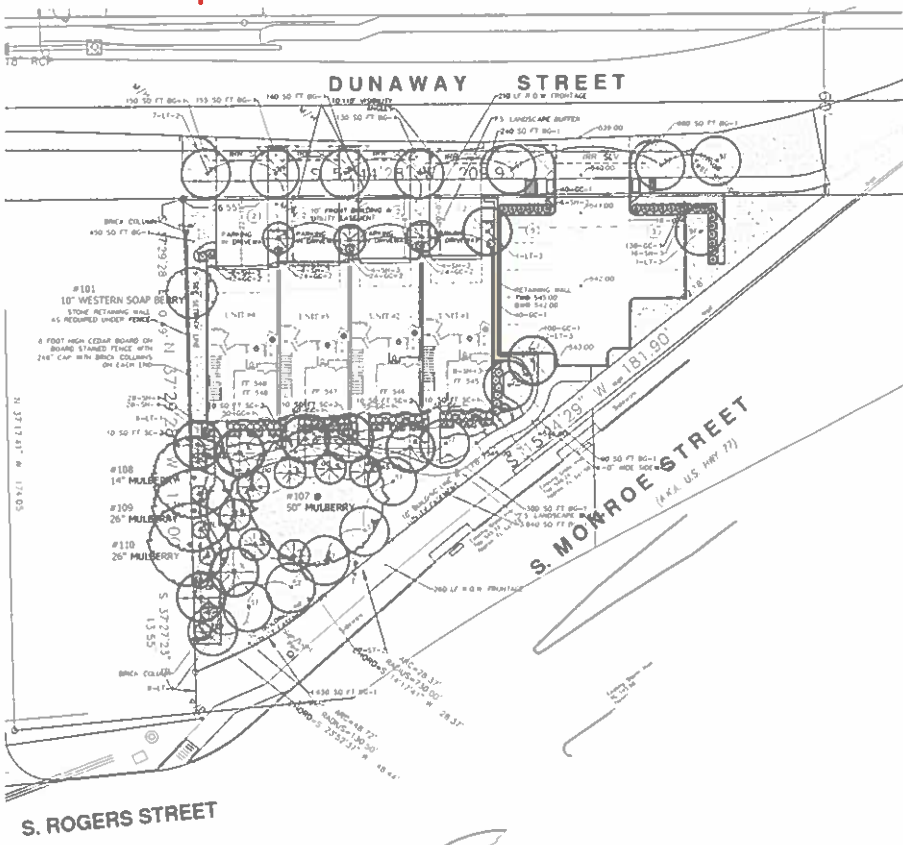
**101 SUITE 101
30 CHIEFTAIN DRIVE**

AXMINSTER, TX 75165
DISTRICT 19771915.0210

OFFICE: (972) 935-9710
WWW.PLAN-MASTER.COM

(84L)

Exhibit E - Landscape Plan



CITY OF WAXAHACHIE LANDSCAPE ORDINANCE

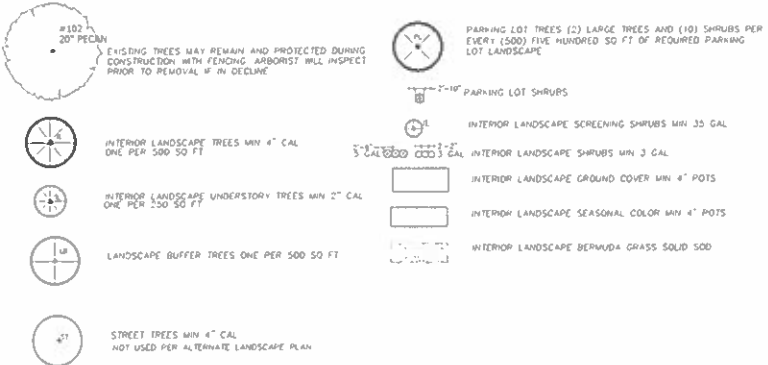
SECTION 3.04 LANDSCAPE REQUIREMENTS

(a) INTERIOR LANDSCAPE AREA REQUIREMENTS

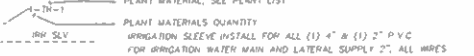
- 1 SQUARE FOOT OF THE BUILDING: 4,790 SQ FT (147-1) MULTI-FAMILY ZONING REQUIRES 50% LANDSCAPE AREA TO THE INTERIOR OF THE LOT, EXCLUDING BUFFER YARDS. REQUIRES 2,395 SQ FT INTERIOR LANDSCAPE AREA PROVIDED 5,120 SQ FT 214%
- 2 PLANTING REQUIREMENTS WITHIN THE INTERIOR LANDSCAPE AREA

| | REQUIRED | PROVIDED |
|--|-------------|------------------|
| ONE (1) CANOPY TREE PER 500 SQ FT TREES | 5 | 4 NEW 1 EXISTING |
| ONE (1) UNDERSTORY TREE PER 250 SQ FT | 10 | 10 TREES |
| ONE (1) SHRUB PER 70 SQ FT | 36 SHRUBS | 89 SHRUBS |
| GROUND COVER 15% OF REQUIRED AREA | 360 SQ FT | 650 SQ FT |
| SEASONAL COLOR 2% OF REQUIRED AREA | 48 SQ FT | 50 SQ FT |
| 75% OF THE REQUIRED INTERIOR LANDSCAPE SHALL BE IN THE FRONT AND SIDES OF THE BUILDING AND EDGE OF THE REQUIRED BUFFER YARD | | |
| WATER CONSERVATION CREDITS MAY REDUCE THE SHRUBS BY 75% AND REQUIRED LANDSCAPE BY 5% | | |
| (1) PARKING LOT LANDSCAPING | | |
| 1 ALL SURFACE PARKING LOT AREAS SHALL SUPPLY A LEAST (1) 50 FT OF PARKING LOT LANDSCAPE PER PARKING SPACE 18 PARKING SPACES | 234 SQ FT | 650 SQ FT |
| 2 ADDITIONAL PARKING LOT LANDSCAPING IS REQUIRED BETWEEN BUILDING FACADE AND STREET RIGHT OF WAY A. LESS THAN 20% MIN (15) SQ FT PER SPACE B. 20%-75% MIN (20) SQ FT PER SPACE C. MORE THAN 75% MIN (30) SQ FT PER SPACE | 240 SQ FT | 260 SQ FT |
| 3 TWO (2) FOUR (4) INCH CALIPER TREES REQUIRED PER 500 SQ FT OF REQUIRED PARKING LANDSCAPE AREA TOTAL 475 SQ FT | 2, 4" TREES | 2, 4" CAL TREES |
| TEN (10) SHRUBS REQUIRED PER 500 SQ FT OF REQUIRED PARKING LANDSCAPE AREA | 10 SHRUBS | 19 SHRUBS |
| ALL NEW TREES MUST BE INSTALLED MINIMUM AT LEAST 100 SQ FT AND HAVE A MINIMUM INTERIOR DIMENSION OF EIGHT AND ONE-HALF FEET | | |
| 4 ADDITIONAL LANDSCAPE REQUIREMENTS | | |
| 1 BUFFER YARD AREA FOR ALL NON-RESIDENTIAL PARCELS WITH MORE THAN 250 FEET OF FRONTAGE ADJACENT TO R.O.W. AT LEAST 20% STREET YARD SHALL BE PERMANENT LANDSCAPE AREA THE EXISTING FRONTAGE ON DUNAWAY ST 210' THE EXISTING FRONTAGE ON S. MONROE IS 260' | 315 SQ FT | 735 SQ FT |
| 2 LANDSCAPE BUFFER MIN 15' WIDE FOR PARCELS MORE THAN TWO FRONTAGES THEN THE REQUIRED LANDSCAPE BUFFER IS NO MORE THAN SEVEN AND ONE-HALF FEET | 7.5' BUFFER | 7.5' BUFFER |
| REQUIRED TREES IN LANDSCAPE BUFFER ONE LARGE TREE (1) PER FORTY (40) LINEAR FT DUNAWAY ST S. MONROE ST | 0 TREES | 0 TREES |
| 5 STREET TREES | | |
| (1) STREET TREES MUST BE LOCATED WITHIN THE R.O.W. UP TO 20 PERCENT OF STREET TREES MAY BE PLANTED BETWEEN THE SIDEWALK AND THE PRIMARY BUILDING | | |
| TREES SHALL BE MIN 4" CALIPER, MEASURED DBH ABOVE GRADE. STREET TREES MUST BE PLANTED AT A RATE OF ONE (1) TREE FOR EVERY 50 FEET DUNAWAY ST S. MONROE ST | 7 TREES | 7 TREES |
| ALL TREES TO BE INSTALLED OVER 5'-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED. EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES | | |
| 6 IMPROVEMENTS IN THE PUBLIC R.O.W. A MINIMUM OF (10) PERCENT OF THE REQUIRED LANDSCAPING MAY BE PLACED IN THE PUBLIC R.O.W. | | |

LANDSCAPE SYMBOLS



PLANT SYMBOLS



| PLANT LIST | | | |
|--|-----------------------------|---|----------|
| NOTE: NOT ALL PLANT MAY BE REQUIRED FOR THIS PLAN OR USED. SEE ADDITIONAL NOTES ON PLANT SYMBOL FOR MORE DETAILED INFORMATION IN BASES AND | | | |
| CANOPY TREES | BOTANICAL NAME | SIZE | QUANTITY |
| LT-1 | CELESTIAL | 4'00"-6'25" CALIPER, 100 GAL | 1 |
| LT-2 | CHINESE PISTACHE MALE | 4'00"-6'25" CALIPER, 100 GAL | 1 |
| LT-3 | AUTUMN BLAZE MAPLE | 4'00"-6'25" CALIPER, 100 GAL | 1 |
| ORNAMENTAL TREES | BOTANICAL NAME | SIZE | QUANTITY |
| ST-1 | CREPE MYRTLE 'TUSCANDORA' | 35 GAL 4 CANE MINIMUM | 1 |
| ST-2 | TAUPON HOLLY | 35 GAL SINGLE TRUNK | 1 |
| ST-3 | SAVANNAH HOLLY | 35 GAL B 3'0" CAL | 1 |
| SHRUBS | BOTANICAL NAME | SIZE | QUANTITY |
| SH-1 | DWARF TAUPON HOLLY | 3 GAL | 1 |
| SH-2 | NELLIE R. STEVENS HOLLY | 35 GAL | 1 |
| SH-3 | DWARF BURFORD HOLLY | 5 GAL | 1 |
| SH-4 | DWARF ABELIA 'KALEIDOSCOPE' | 5 GAL | 1 |
| GROUND COVER/PERENNIALS | BOTANICAL NAME | SIZE | QUANTITY |
| GC-1 | WINTER CREEPER | 1 GAL | 1 |
| GC-2 | DAINT LINDSEY | 1 GAL | 1 |
| SEASONAL COLOR | BOTANICAL NAME | SIZE | QUANTITY |
| SC-1 | TRAILING LANTANA 'GOLDEN | 3 GAL | 1 |
| SC-2 | BLACK EYED SUSAN | 1 GAL | 1 |
| GRASS | BOTANICAL NAME | SIZE | QUANTITY |
| BG-1 | BERMUDA 419 GRASS | SOLID 500 GRASS IN IRRIGATED AREAS | 1 |
| | OTHER ITEMS | GRASS 500, INSTALL OVER FINE GRADED SOIL AND IRRIGATION SYSTEM ADJUSTMENT | 1 |

COLONIAL RESTORATION



T. H. Pritchett / Associates

1208 E. Main St., Suite 101, Waxahachie, TX 76791

Phone: 817.939.1234 Fax: 817.939.1235

www.thpritchett.com

LANDSCAPE PLAN

DUNAWAY TOWN HOMES

BLOCK 19, BULLARD ADDITION

CITY OF WAXAHACHIE

ELLIS COUNTY, TEXAS

Scale: 1" = 10' Date: 12/12/20

(84L)

Exhibit F - Floor Plan

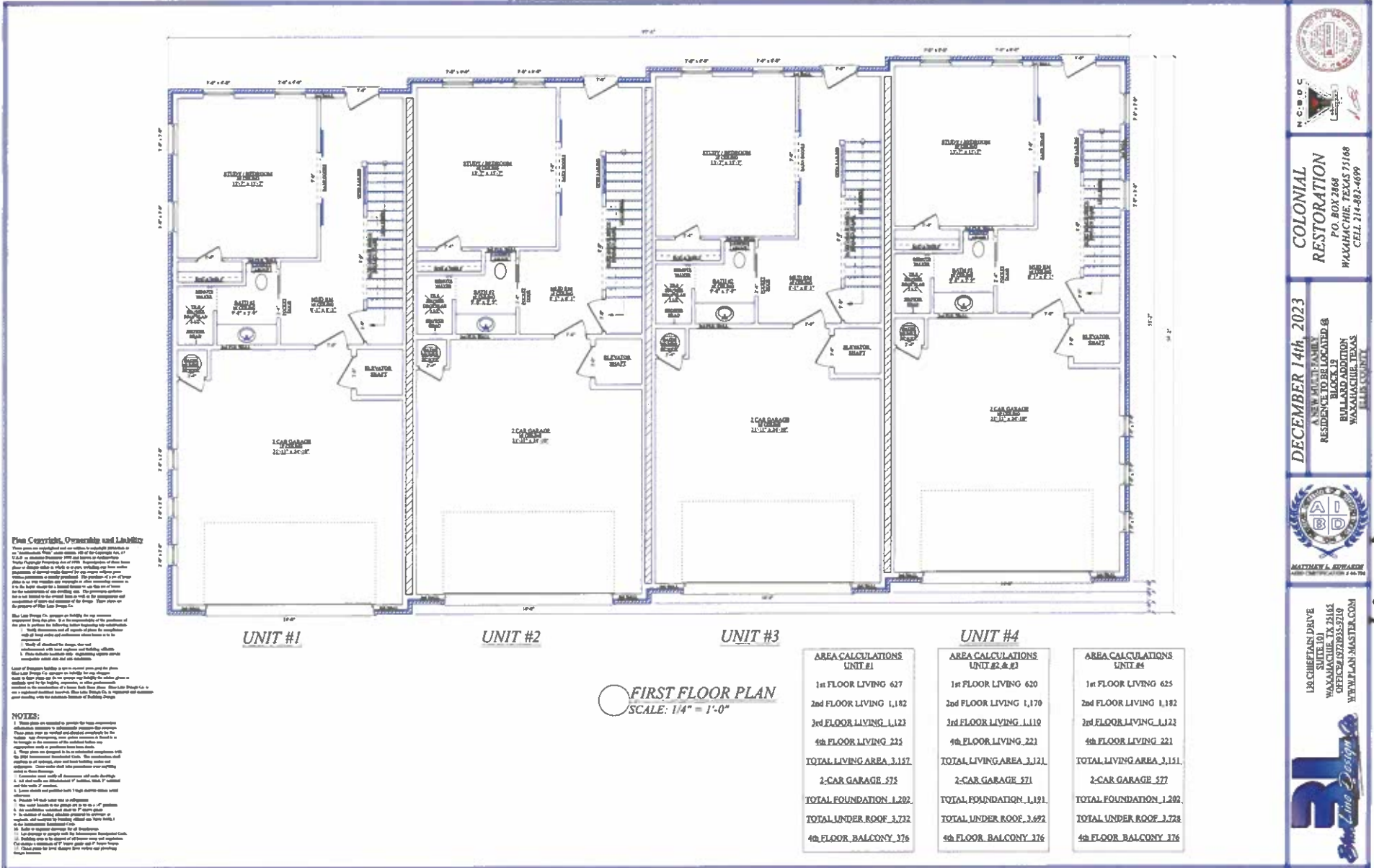


Exhibit F - Floor Plan

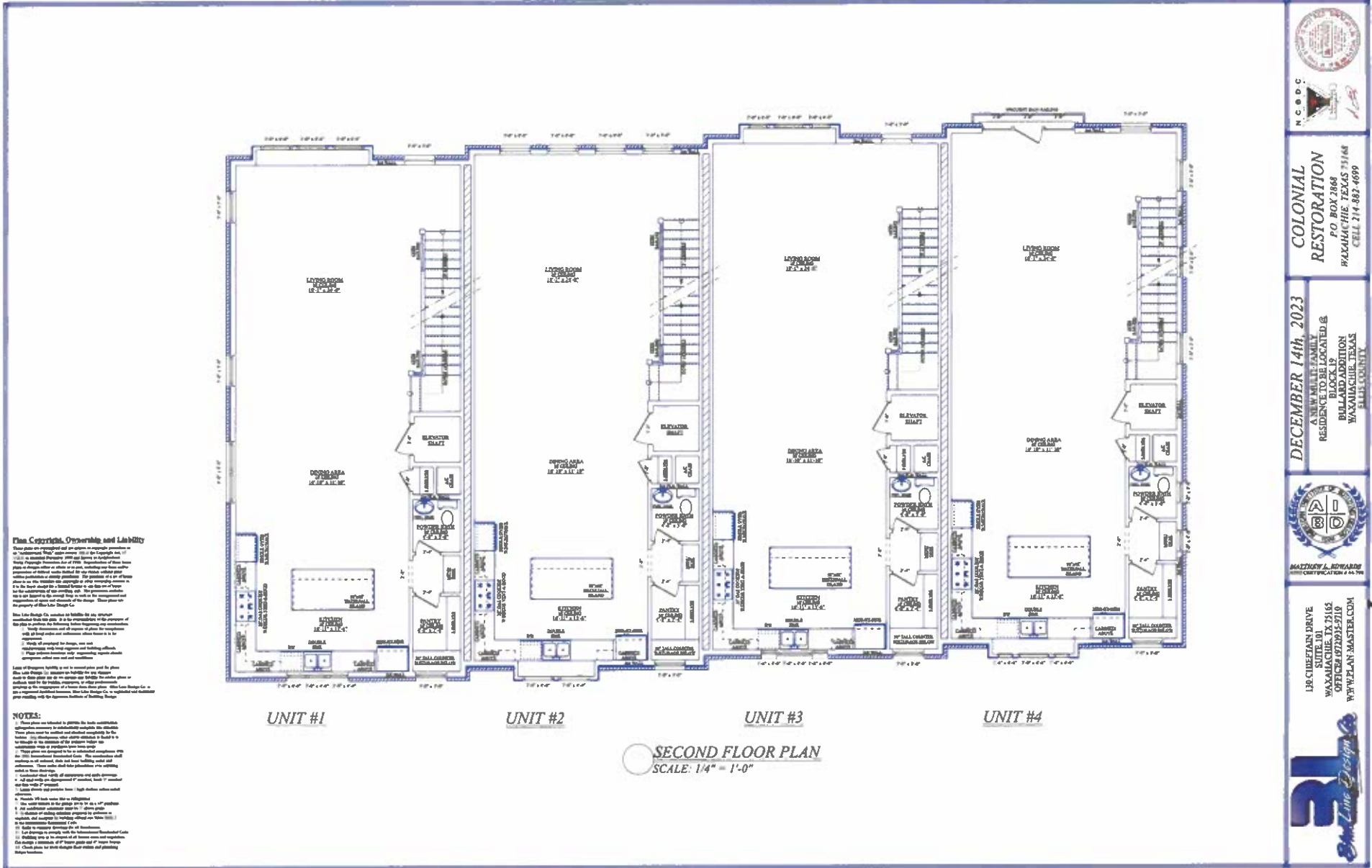


Exhibit F - Floor Plan

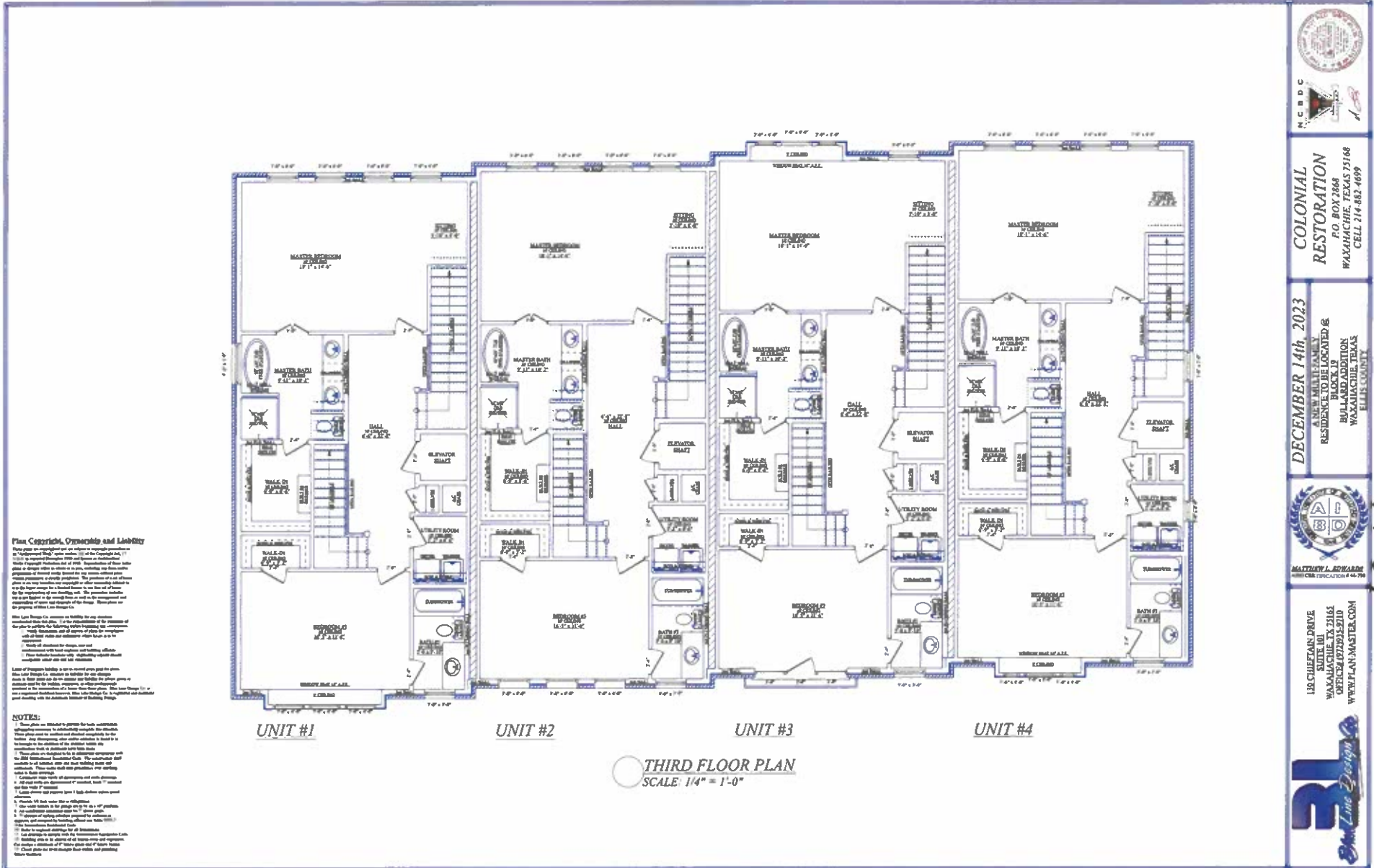
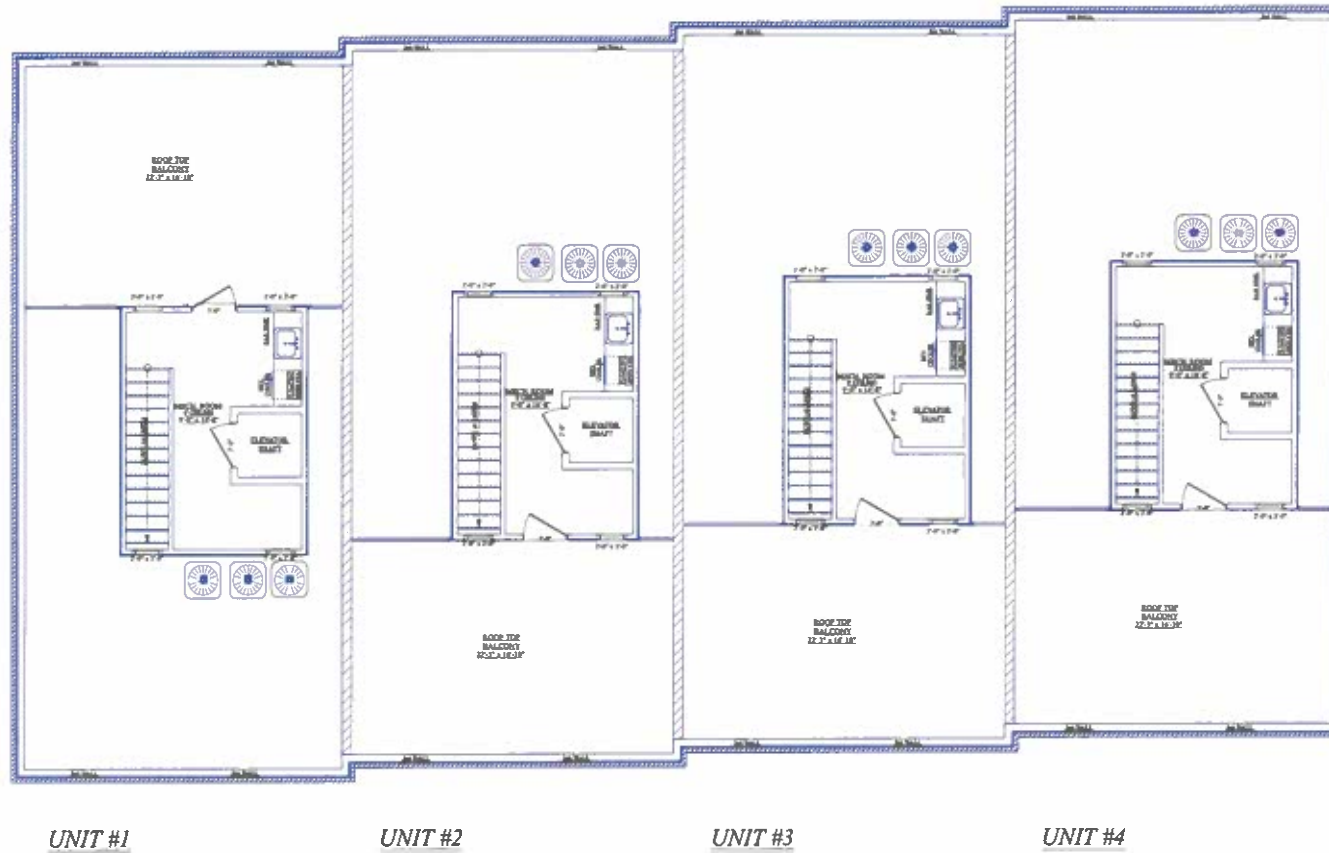


Exhibit F - Floor Plan



Plan Copyright, Ownership and Liability

[illegible]

Also, Liao Pingsheng Co. reserves the right to terminate any agreement entered into by this page. It is the responsibility of the purchaser of the plan to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances, zoning laws or to be approved.
2. Verify all abandoned the design, new and engineering with local agencies and building officials.
3. Place notices in accordance with engineering agencies should appropriate codes and city and county conditions.

[illegible]

NOTES:

1. These are presented in parallel to the basic translation of the text. The student is asked to write down the translation of the text in his own words. This is done in order to test the student's understanding of the text. The student is asked to write down the translation of the text in his own words. This is done in order to test the student's understanding of the text. The student is asked to write down the translation of the text in his own words. This is done in order to test the student's understanding of the text.

FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

**COLONIAL
RESTORATION**
P.O. BOX 2868
WAXAHACHIE, TEXAS 75168
CELL 214.882.4699

DECEMBER 14th, 2023

RESIDENCE TO BE LOCATED @
BLOCK 19
BULLARD ADDITION
WAXAHACHIE, TEXAS
THIS COUNTY



130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM



(9+10)



Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: January 30, 2024

Re: ZDC-190-2023 – SUP for a STR at 462 Wintergreen Drive

On January 30, 2024, the applicant requested to continue this application from the February 13, 2024, Planning and Zoning and the February 19, 2024, City Council meeting to the February 27, 2024, Planning and Zoning Commission meeting and the March 4, 2024, City Council meeting.