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 on ***Monday, August 19, 2019 at 7:00 p.m.***

Council Members: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, Councilmember
Melissa Olson, Councilmember

1. Call to Order

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

4. ***Consent Agenda***

   All matters listed under Item 4, 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 August 5, 2019
   b. Minutes of the City Council briefing of August 5, 2019
   c. Set City Council meeting of September 3, 2019
   d. Hispanic Heritage Kickoff Festival to be held September 14, 2019
   e. 5th Annual IOOF Lodge #80 Oddfest to be held October 5, 2019

5. ***Introduce*** Honorary Councilmember

6. ***Consider*** request by William Jilbert for a Preliminary Plat of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (PP-19-0092)

7. ***Consider*** request by William Jilbert for a Final Plat of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (FP-19-0093)

8. ***Public Hearing*** on a request by Chris Cooper, Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-3 zoning district, located at 636 Oliver Lane (Property ID 230582) – Owner: JAIME MUNOZ (SU-19-0086)

9. ***Consider*** proposed Ordinance approving SU-19-0086

10. ***Public Hearing*** on a request by Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

11. ***Consider*** proposed Ordinance approving SU-19-0094

12. ***Public Hearing*** on a request by Tracy Leonard, Razor Signs, for a Specific Use Permit (SUP) for Electronic Message Center use within a General Retail zoning district, located at 2471 Brown Street (Property ID 230757) – Owner: COLLEGE STREET CHURCH OF CHRIST (SU-19-0087)

13. ***Consider*** proposed Ordinance approving SU-19-0087

14. ***Public Hearing*** on a request by Megan Silva, PE, Wantman Group, Inc., for a Specific Use Permit (SUP) for Outdoor Storage use within a Light Industrial-1 zoning district, located at 103 E. Sterrett (Property ID 209624) – Owner: MAGNABLEND INC. (SU-19-0091)

15. ***Consider*** proposed Ordinance approving SU-19-0091

16. ***Continue Public Hearing*** on a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) – Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022)

17. ***Consider*** proposed Ordinance approving PD-19-0022

18. ***Public Hearing*** on a request by Mark Thedford, Akamai Designs, for a Zoning Change from a Single-Family Residential-1 zoning district to Single-Family Residential-2, located at 106 Santa Fe Trail (Property ID 221873) - Owner: AKAMAI DESIGNS INC (ZC-19-0089)

19. ***Consider*** proposed Ordinance approving ZC-19-0089

20. ***Consider*** request by Mark Thedford, Akamai Designs, for a Preliminary Plat of Fountain Court Addition for 5 lots, being a 1.74 acre addition in the JB & A Adams Survey, Abstract 5 (Property ID 221873) – Owner: AKAMAI DESIGNS INC (PP-19-0090)

21. ***Consider*** proposed Resolution designating The Waxahachie Sun as the official newspaper for the City of Waxahachie

22. ***Consider*** proposed Ordinance ordering a special election on a proposed Home-Rule Charter Amendment; providing for the appointment of election officers; providing for the designation of the places and manner of holding said election; and providing for a contract for election services with Ellis County Elections Administration

23. ***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

24. ***Convene*** into Executive Session for deliberation regarding real property as permitted under Section 551.072 of the Texas Government Code

25. ***Reconvene*** and take any necessary action

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

27. 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 469-309-4005 or (TDD) 1-800-RELAY TX

(40)

City Council
August 5, 2019

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 on Monday, August 5, 2019 at 7:00 p.m.

Council Members Present:	David Hill, Mayor Mary Lou Shipley, Mayor Pro Tem Chuck Beatty, Councilmember Kevin Strength, Councilmember Melissa Olson, Councilmember
Others Present:	Michael Scott, City Manager Albert Lawrence, Assistant City Manager Tommy Ludwig, Assistant City Manager Robert Brown, City Attorney Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance

City Manager Michael Scott gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Consent Agenda

a. Minutes of the City Council meeting of July 15, 2019
b. Minutes of the City Council briefing of July 15, 2019
c. Minutes of the City Council work session of July 15, 2019
d. Minutes of the City Council work session of July 24, 2019
e. Approval of Supplemental Appropriation and loan to Roadway Impact Fee Service Area 2 associated with the Vista Way Development Agreement
f. Walk to End Alzheimer's event to be held October 19, 2019
g. Waxahachie Chautauqua Reception to be held September 27, 2019
h. 2019 Waxahachie Labor Day Triathlon to be held September 2, 2019
i. Approve street closure for Farm to Table Dinner on the Square

Action:
Mayor Pro Tem Mary Lou Shipley moved to approve items a. through i. on the Consent Agenda. Councilmember Kevin Strength seconded, ***All Ayes.***

5. Introduce Honorary Councilmember

Councilmember Melissa Olson introduced Nicole Olson as the Honorary Councilmember. She is the daughter of Councilmember Olson and Cutler Olson and is 16 years old. Nicole lives with her parents and 5-year-old sister and her favorite hobbies include reading, playing the piano, and making crafts. This spring, she graduated summa cum laude from Navarro College with an

(4a)

Associate of Science in General Studies; two weeks later, she graduated 4th in her class from Waxahachie Global High School. Nicole was a member of the National Honors Society in her junior year and a member of the National Honors Society, National Art Education Association, and Phi Theta Kappa Honors society during her senior year. Due to her achievements, Nicole received the Academic Excellency Scholarship to the University of Texas at Dallas, which consists of 4 years of tuition and fees plus a $1,000 stipend per semester. In the fall, Nicole will begin studying neuroscience, visual arts, and teaching while continuing her internship at the Campbell Wilson consulting firm in Dallas.

6. Proclamation proclaiming August 4-10, 2019 as "National Health Center Week"

Mayor Hill read a Proclamation proclaiming August 4-10, 2019 as "National Health Center Week" and presented it to representatives of Hope Clinic.

7. Consider request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080)

Planning Director Shon Brooks reported the applicant proposes to divide one lot into two lots. He stated the applicant has met the Subdivision Ordinance and provided a letter from Buena Vista-Bethel SUD stating adequate public services were available and adequate fire flow is available for this property. Mr. Brooks recommended approval.

Action:
Councilmember Melissa Olson moved to approve a request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080). Councilmember Kevin Strength seconded, ***All Ayes.***

8. Consider request by Dennis Little for a Final Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081)

Action:
Councilmember Kevin Strength moved to approve a request by Dennis Little for a Final Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081). Mayor Pro Tem Mary Lou Shipley seconded, ***All Ayes.***

9. Public Hearing on a request by Logan Garrett for a Replat of Lot 1, Block A, Hidden Falls Addition, to create Lots 1A, 1B, and 1C, Block A, Hidden Falls Addition, 6.023 acres (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: LOGAN GARRETT (RP-19-0082)

Mayor Hill opened the Public Hearing.

(4a)

Mr. Brooks reported some outstanding comments were satisfied by applicant and recommended approval per the following staff comment: 1. a drainage study needs to be conducted before the plat can be filed.

There being no others to speak for or against RP-19-0082, Mayor Hill closed the Public Hearing.

10. Consider approval of RP-19-0082

Action:
Councilmember Chuck Beatty moved to approve a request by Logan Garrett for a Replat of Lot 1, Block A, Hidden Falls Addition, to create Lots 1A, 1B, and 1C, Block A, Hidden Falls Addition, 6.023 acres (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: LOGAN GARRETT (RP-19-0082) subject to staff comments. Councilmember Kevin Strength seconded, ***All Ayes.***

11. Public Hearing on a request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID 228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)

Mayor Hill opened the Public Hearing.

Mr. Brooks reported the applicant satisfies the requirement for placement of the rooftop solar panel system and recommended approval.

There being no others to speak for or against SU-19-0085, Mayor Hill closed the Public Hearing.

12. Consider proposed Ordinance approving SU-19-0085

ORDINANCE NO. 3125

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-43-SINGLE FAMILY-3 (PD-43-SF-3) ZONING DISTRICT, LOCATED AT 3033 COVENTRY LANE, BEING PROPERTY ID 228671, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 17, BLOCK A IN THE WINDCHASE ADDITION PHASE V, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
Councilmember Melissa Olson moved to approve Ordinance No. 3125 as presented. Mayor Pro Tem Mary Lou Shipley seconded, ***All Ayes.***

13. Public Hearing on a request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP) for Outdoor Display use within a Planned Development-24-General Retail zoning district, located at 500 N Highway 77 (Property ID 180847, 247596, 247595) – Owner: STEVEN F & RICHARD A CHAPMAN (SU-19-0084)

(4A)

Mayor Hill opened the Public Hearing.

Mr. Brooks reported the applicant is proposing an outdoor display for patio furniture. The applicant intends to update the facade of the existing structure to stucco to help make the site more aesthetically pleasing and the ice machine will be removed. Mr. Brooks recommended approval per the following staff comments:

- Outdoor display shall only be used for product presentation
- Outside storage will be prohibited
- An 8 foot masonry screening wall shall be constructed along the rear of the property

Mr. Brooks recommended approval as presented.

There being no others to speak for or against SU-19-0084, Mayor Hill closed the Public Hearing.

14. Consider proposed Ordinance approving SU-19-0084

ORDINANCE NO. 3126

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN OUTDOOR DISPLAY USE WITHIN A PLANNED DEVELOPMENT-24-GENERAL RETAIL (PD-24-GR) ZONING DISTRICT, LOCATED AT 500 N HIGHWAY 77, BEING PROPERTY ID 180847, 247596, AND 247595, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING ABSTRACT 148 WM BASKINS, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
*Councilmember Mary Lou Shipley moved to approve Ordinance No. 3126 as presented. Councilmember Melissa Olson seconded, **All Ayes.***

15. Continue Public Hearing on a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) – Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022)

Mayor Hill continued the Public Hearing and announced the applicant requested to continue the Public Hearing to the City Council meeting of August 19, 2019.

16. Consider proposed ordinance approving Zoning Change No. PD-19-0022

Action:
Councilmember Chuck Beatty moved to continue a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) – Owner: FUSCOM

(4a)

PROPERTY COMPANY NO. 1 LLC (PD-19-0022) to the City Council meeting of August 19, 2019. Councilmember Kevin Strength seconded, ***All Ayes.***

17. Discuss proposed Tax Rate for fiscal year 2019 – 2020 and schedule first Public Hearing for the Tax Rate

City Manager Scott reported at the July 24th Council budget workshop for fiscal year 2019-2020, the draft budget was constructed assuming to maintain a $0.68/$100 tax rate. He reviewed the following breakdown of the rate and recommended to maintain the same:

Maintenance & Operation Tax Rate:	$0.479500
Interest & Sinking Tax Rate:	$0.170000
Library Tax Rate:	$0.030500

Mr. Scott noting, per our budget adoption schedule, staff is requesting the first public hearing on the tax rate be set for Wednesday, August 21, 2019 at 12:00 p.m.

Action:
Mayor Pro Tem Mary Lou Shipley moved to schedule the first Public Hearing for the Tax Rate for fiscal year 2019-2020 on August 21, 2019 at 12:00 p.m. Councilmember Chuck Beatty seconded. The vote was as follows:

Ayes: David Hill
Mary Lou Shipley
Chuck Beatty
Kevin Strength
Melissa Olson

The motion carried.

18. Consider authorization of an emergency ratification for the replacement of air handling units at Waxahachie City Hall

Assistant City Manager Tommy Ludwig reported staff had to spend funding to replace three (3) air conditioning units that failed at City Hall. He stated there are insufficient funds to pay for the air handling unit replacements in the 2018-2019 Facilities Department current budget and requested an emergency ratification by City Council to increase the Facilities Department's budget in the amount of $25,664.80.

Action:
Mayor Pro Tem Mary Lou Shipley moved authorization of an emergency ratification for the replacement of air handling units at City Hall as presented. Councilmember Chuck Beatty seconded, ***All Ayes.***

19. Public Comments

Downtown Development Director Anita Simpson reported the Farmer's Market is half way through the season and it is scheduled to go twenty-seven weeks. She stated vendors have reported

(4a)

sales of $106,240.97 and if they don't get falls rains the market could reach $200,000 in sales. Ms. Simpson stated four new vendors signed up in July which indicates there is a great interest in joining the market even half way through the season. She stated the Farmer's Market continues to be a great amenity for the community.

20. Convene into Executive Session for consultation with City Attorney regarding potential Charter Amendment Election as permitted under Section 551.071, Texas Government Code

Mayor Hill announced at 7:17 p.m. the City Council would convene into Executive Session for consultation with the City Attorney regarding potential Charter Amendment Election as permitted under Section 551.071, Texas Government Code.

21. Reconvene and take any necessary action

The meeting reconvened at 7:44 p.m.

Action:
None

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

Councilmember Kevin Strength thanked Councilmember Beatty for his involvement with the local youth.

Councilmember Chuck Beatty stated the recent activities in Penn Park were well attended. He thanked Police Chief Goolsby for his attendance.

Councilmember Melissa Olson thanked everyone for the continued prayers for the Library Director. She offered up thoughts and prayers for the citizens of El Paso.

City Attorney Robert Brown stated his office continues to work with staff to bring Ordinances pertaining to the recent legislative changes before City Council for consideration.

Director of Communications and Marketing Amy Borders stated there are ten spots for the upcoming Waxahachie 101 program. She stated it is in its tenth year and over 200 people have participated. Ms. Borders stated the program starts in September.

23. Adjourn

There being no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(4b)

City Council
August 5, 2019

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, August 5, 2019 at 6:15 p.m.

Council Members Present:	David Hill, Mayor Mary Lou Shipley, Mayor Pro Tem Chuck Beatty, Councilmember Kevin Strength, Councilmember Melissa Olson, Councilmember
Others Present:	Michael Scott, City Manager Albert Lawrence, Assistant City Manager Tommy Ludwig, Assistant City Manager Robert Brown, City Attorney Lori Cartwright, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

Convention and Visitors Bureau Director Laurie Mosley introduced Ms. Kelly Skistimas, Cultural Arts & Programming Manager, noting she will oversee the bookings of the Amphitheater. Ms. Skistimas stated she is excited to be a part of the CVB team and is already working on a calendar and logo for the Amphitheater.

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

City Manager Michael Scott reviewed the Consent Agenda and spoke on item 4e: approval of Supplemental Appropriation and loan to Roadway Impact Fee Service Area 2 associated with the Vista Way Development Agreement. He explained in 2018 City Council approved a cost sharing development agreement with John Houston Homes which authorized the City to contribute $750,000 toward the construction of Vista Way. Mr. Scott stated staff anticipated being able to fully fund the City's share of the construction cost through the use of Roadway Impact Fees. He explained, since that time, final pricing for the project has come in and only $571,267 of the cost are eligible for payment by Roadway Impact Fees. Mr. Scott stated staff is requesting a supplemental appropriation from the General Fund in the amount of $178,733 to fully fund the development agreement with John Houston Homes. Mr. Scott stated the expected completion date of Vista Way is June 2020. He stated staff anticipates that there will be more than sufficient funding in Roadway Impact Fee Service Area 2 to fully fund the total impact fee eligible cost by June 2020. Since there are currently insufficient funds to cover the full cost of construction, staff requested City Council to authorize a loan to Roadway Impact Fees Service Area 2, if needed, not to exceed $106,985. Mr. Scott stated if the loan was needed, the General Fund would be fully reimbursed once funding became available with Service Area 2.

Planning Director Shon Brooks reviewed the following cases:

- PP-19-0080, applicant proposing Preliminary Plat to divide one lot into two lots. Staff recommended approval.

(46)

- FP-19-0081, companion case to PP-19-0080. Staff recommended approval.
- RP-19-0082, applicant proposing Replat to divide one lot into four lots. Staff recommended approval per staff comments due to applicant is working through some final details.
- SU-19-0085, applicant proposes a roof top solar panel system. Staff recommended approval.
- SU-19-0084, applicant proposes outdoor display for outdoor patio furniture and will only be used for patio furniture display. The store will have a facelift and an eight foot brick wall will be at the rear of the property. The ice machine will be removed. Staff recommended approval.
- PD-19-0022, applicant requested to continue to the City Council meeting of August 19, 2019.

Mr. Scott reviewed the proposed tax rate noting the 2019-2020 budget has been constructed assuming to maintain a $0.68/$100 tax rate. He stated staff is requesting the first public hearing on the tax rate to be set for Wednesday, August 21st at 12:00 p.m.

Assistant City Manager Tommy Ludwig reported three air handling units at City Hall failed affecting the Finance Department, the Building and Community Services Department, the City's Server Room, and the Break Room. He stated staff authorized the replacement of three air handling units on July 31, 2019. Mr. Ludwig stated there are insufficient funds in the Facilities fiscal year 2018-2019 budget and requested an emergency ratification to increase the Facilities budget in the amount of $25,664.80.

3. Adjourn

There being no further business, the meeting adjourned at 6:38 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(4d)

Application for a Festival or Event Permit

Event Name and Description: Hispanic Heritage Kickoff Festival

Applicant Information

Name: Maria Urias

Address: 1165 Chazylnn Ct, Waxahachie TX. 75165

City, State, Zip: Waxahachie TX. 75165 Phone: (972) 268-0521

E-mail Address: maria_urias_01@yahoo.com

Organization Information

Organization Name: Ellis County Hispanic Organization

Address: P.O. Box 2021, Waxahachie TX. 75165

Authorized Head of Organization: Maria Urias and Cindy Herrera

Phone (972) 268-0521 E-mail Address: echoorg1@gmail.com

Event Chairperson/Contact

Name: Maria Urias

Address: 1165 Chazlynn Ct.

City, State, Zip: Waxahachie TX. 75165 Phone: (972) 268-0521

E-mail Address: maria_urias_01@yahoo.com

Event Information

Event Location/Address: Singleton Plaza

Purpose: Celebration OF Hispanic Heritage Month

Event Start Date and Time: September 14, 2019 3:00 p.m.

Received in
City Secretary's Office
8/2/19
City of Waxahachie, Texas

(4d)

Event End Date and Time: September 14, 2019 @ 11:00 p.m

Approximate Number of Persons Attending Event Per Day: 300

Site Preparation and Set-Up Date and Time: September 14, 2019 @ 12:00 p.m

Clean-Up Completion Date and Time: September 14-15, 2019

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.

Festival with live music, Food Vendors, and a Kids zone

-Requests portable toilets from city-

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? please

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.

Maria Urias — July 31, 2019

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).*

SINGLETON PLAZA, SEPTEMBER 14, 2019,
HISPANIC HERITAGE FESTIVAL
STAGE
BEER
GARDEN
KID
ZONE
FOOD VENDORS
Rogers Street
Rogers Street
N College St
N College St
Wolf Waxahachie
The Wyatt &...

(4d)

Villarreal, Amber

From: Simpson, Anita
Sent: Thursday, August 01, 2019 1:53 PM
To: maria_urias_01@yahoo.com
Cc: Villarreal, Amber; Cartwright, Lori
Subject: FW: Hispanic Heritage Month Festival at Singleton Plaza
Attachments: SEPTEMBER 14 2019 HISPANIC HERITAGE MONTH.pdf; SINGLETON PLAZA MAP.jpg

Maria,

This is supposed to be submitted to the city secretary's office, not me. I am copying them on this reply so they will have the information.

I did briefly look at the application and you requested dumpsters but not portable toilets. Will you be needing those as well?

And do you have permission to use Singleton Plaza that day? The bank will be the one to talk to for that approval.

September 14th should be a good day downtown! The DMA is having their quarterly Junk in the Trunk that morning until 1. ☺

Anita Simpson
Director of
Downtown Development
Heritage Preservation Officer

City of Waxahachie
401 S. Rogers
P.O. Box 757
Waxahachie, Texas 75165

Office 469-309-4111
Cell 972-672-3035
Fax 469-309-4003
asimpson@waxahachie.com

From: Maria Urias <maria_urias_01@yahoo.com>
Sent: Thursday, August 1, 2019 1:44 PM
To: Simpson, Anita <asimpson@waxahachie.com>
Subject: Hispanic Heritage Month Festival at Singleton Plaza

[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 threating in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

Good Afternoon,

I just wanted to touch base with you regarding an event that the Ellis County Hispanic Organization would like to do. I have attached a copy of the application and map for your review.

Please feel free to contact me with any questions or concerns.

Sincerely,
Maria Urias

(4A)

Villarreal, Amber

From: Simpson, Anita
Sent: Thursday, August 08, 2019 10:06 AM
To: Villarreal, Amber
Subject: FW: Hispanic Heritage Month Festival at Singleton Plaza

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From: Maria Urias <maria_urias_01@yahoo.com>
Sent: Thursday, August 8, 2019 10:01 AM
To: Simpson, Anita <asimpson@waxahachie.com>
Subject: Re: Hispanic Heritage Month Festival at Singleton Plaza

[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 threating in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

Dear Amber,

Please if at all possible we would like to request portable toilets. Also, permission has been obtained regarding Singleton Plaza.

Thank you for all that you do it is greatly appreciated.

Sincerely,
Maria
On Thursday, August 1, 2019, 01:53:15 PM CDT, Simpson, Anita <asimpson@waxahachie.com> wrote:

Maria,

This is supposed to be submitted to the city secretary's office, not me. I am copying them on this reply so they will have the information.

I did briefly look at the application and you requested dumpsters but not portable toilets. Will you be needing those as well?

And do you have permission to use Singleton Plaza that day? The bank will be the one to talk to for that approval.

September 14th should be a good day downtown! The DMA is having their quarterly Junk in the Trunk that morning until 1. ☺

(4d)

Villarreal, Amber

From: Simpson, Anita
Sent: Friday, August 09, 2019 11:38 AM
To: Villarreal, Amber; Wade Goolsbey; Ricky Boyd; Hill, Krystyne; Martinez, Jose; Smith, John; Martinez, Gumaro; Mosley, Laurie
Cc: Scott, Michael; Cartwright, Lori; Ludwig, Tommy; Lawrence, Albert
Subject: RE: Event Application-Hispanic Heritage Kickoff Festival

Since no street closures are requested I don't have any concerns with this event.

Anita Simpson
Director of
Downtown Development
Heritage Preservation Officer

City of Waxahachie
401 S. Rogers
P.O. Box 757
Waxahachie, Texas 75165

Office 469-309-4111
Cell 972-672-3035
Fax 469-309-4003
asimpson@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Friday, August 9, 2019 10:25 AM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-Hispanic Heritage Kickoff Festival

Please review the attached event application and send me your comments/concerns.

John/Gumaro, please note the request for portable toilets & dumpsters. Not sure if you have money left in your budget for those.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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(4d)

Villarreal, Amber

From: Hill, Krystyne
Sent: Friday, August 09, 2019 10:27 AM
To: Villarreal, Amber
Subject: RE: Event Application-Hispanic Heritage Kickoff Festival

The beverage and food vendors will need to apply for a temporary food event if they do not hold an annual food permit with us in the building department.
Thanks!

Krystyne Hill
Health Inspector
City of Waxahachie
O: 469-309-4020
D:469-309-4138

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Friday, August 9, 2019 10:25 AM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: Event Application-Hispanic Heritage Kickoff Festival

Please review the attached event application and send me your comments/concerns.

John/Gumaro, please note the request for portable toilets & dumpsters. Not sure if you have money left in your budget for those.

Thank you,

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(4d)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Friday, August 09, 2019 10:31 AM
To: Villarreal, Amber
Subject: Re: Event Application-Hispanic Heritage Kickoff Festival

I have no concerns with this request.

Sent from my iPhone

On Aug 9, 2019, at 10:25, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

[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 threating in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

Please review the attached event application and send me your comments/concerns.

John/Gumaro, please note the request for portable toilets & dumpsters. Not sure if you have money left in your budget for those.

Thank you,

Amber Villarreal, TRMC, CMC
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<Event Application-Hispanic Heritage Kickoff Festival.pdf>

(4d)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Friday, August 09, 2019 3:04 PM
To: Villarreal, Amber
Subject: RE: Event Application-Hispanic Heritage Kickoff Festival

Amber,

Based on the number of people and the alcohol, they will need two officers to work the event. Also, I strongly suggest that they stop serving any alcohol at 10pm if the event is ending at 11pm. Other than that, I have no other issues.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4411

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Friday, August 09, 2019 10:25 AM
To: Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; John Smith <jsmith@waxahachie.com>; Gumaro Martinez <gmartinez@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>
Cc: Michael Scott <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>
Subject: Event Application-Hispanic Heritage Kickoff Festival

Please review the attached event application and send me your comments/concerns.

John/Gumaro, please note the request for portable toilets & dumpsters. Not sure if you have money left in your budget for those.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(4d)

Villarreal, Amber

From: Smith, John
Sent: Monday, August 12, 2019 11:21 AM
To: Villarreal, Amber
Subject: RE: Event Application-Hispanic Heritage Kickoff Festival

Yes, they are ordered.

Thanks

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, August 12, 2019 10:08 AM
To: Smith, John <jsmith@waxahachie.com>
Subject: RE: Event Application-Hispanic Heritage Kickoff Festival

Will you also provide portable toilets?

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
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From: Smith, John <jsmith@waxahachie.com>
Sent: Monday, August 12, 2019 9:25 AM
To: Villarreal, Amber <avillarreal@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>
Subject: RE: Event Application-Hispanic Heritage Kickoff Festival

Approved. However, we will provide the poly carts instead of the dumpster. I believe, for 300 attendees, we can save the cost and use the large trash cans.

Thanks,
John

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Friday, August 9, 2019 10:25 AM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>

(4c)

Application for a Festival or Event Permit

Event Name and Description: 5th Annual IOOF #80 Oddfest. Art, [redacted], craft Beer & Food. Annual fundraiser for Waxahachie IOOF lodge building fundraiser.

Applicant Information

Name: Wayne Strickland

Address: 210 N. College St.

City, State, Zip: Waxahachie Phone: 972-938-2062

E-mail Address: collegestreetpub@yahoo.com

Organization Information

Organization Name: Waxahachie IOOF #80

Address: 208 1/2 S. Rogers St

Authorized Head of Organization: Wayne Strickland

Phone: 972-814-0605 E-mail Address: collegestreetpub@yahoo.com

Event Chairperson/Contact

Name: Wayne Strickland

Address: 210 N. College St.

City, State, Zip: Waxahachie, TX 75165 Phone: 972-814-0605

E-mail Address: collegestreetpub@yahoo.com

Event Information

Event Location/Address: Singleton Plaza

Purpose: Annual Building Fundraiser - IOOF #80

Event Start Date and Time: 10/5/19 @ 10:00am

Received in
City Secretary's Office
8-6-19 AV
City of Waxahachie, Texas

(42)

Event End Date and Time: 10/5/19 @ 5pm

Approximate Number of Persons Attending Event Per Day: 2,000

Site Preparation and Set-Up Date and Time: 10/4/19 @ 6pm.

Clean-Up Completion Date and Time: 10/5/19 @ 6pm

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.

Art sale; Craft Beer; Food Vendors. Portable toilets, Dumpsters, Barriers & cones are Requested. Also, we are Requesting permission to hold A parade downtown Saturday morning @ ~~10AM~~ 10:30 am.

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? YES

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

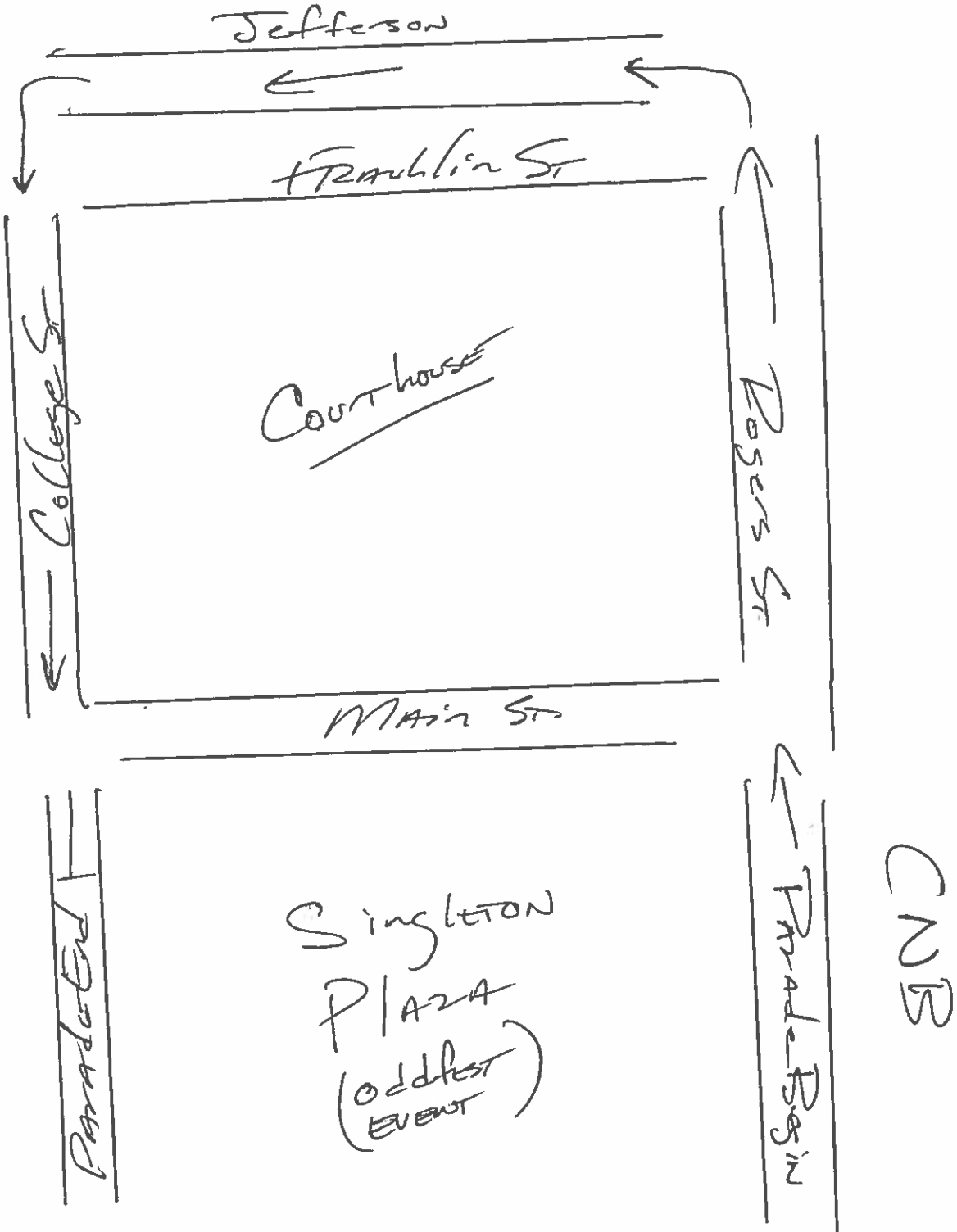
I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

Dayne [illegible] 8/6/19

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).*

Proposed (4e) Parade Route
for
5th Annual IOOF #80
Oddfest.



Proposed Parade Start Time 10:30 am
10/5/19

(4e)

Villarreal, Amber

From:	Simpson, Anita
Sent:	Tuesday, August 06, 2019 3:49 PM
To:	Villarreal, Amber; Wade Goolsbey; Ricky Boyd; Griffith, Thomas; Hill, Krystyne; Martinez, Jose; Smith, John; Martinez, Gumaro
Cc:	Scott, Michael; Lawrence, Albert; Ludwig, Tommy; Cartwright, Lori
Subject:	RE: Event Application-Oddfest

I have no concerns with this event. It takes place in a private parking lot so no businesses are inconvenienced. The parade is a new element but no streets will be blocked for significant periods of time so it's fine with me if police and fire are up for it.

Anita Simpson
Director of
Downtown Development
Heritage Preservation Officer

City of Waxahachie
401 S. Rogers
P.O. Box 757
Waxahachie, Texas 75165

Office 469-309-4111
Cell 972-672-3035
Fax 469-309-4003
asimpson@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, August 6, 2019 1:24 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Oddfest

Please review the attached event application and send me your comments/concerns.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
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(4e)

Villarreal, Amber

From: Hill, Krystyne
Sent: Tuesday, August 06, 2019 2:35 PM
To: Villarreal, Amber
Subject: RE: Event Application-Oddfest

If the food vendors / beer vendors do not hold a food establishment permit with the City, they will need to apply for a temporary event permit. Thank you!

Krystyne Hill
Health Inspector
City of Waxahachie
469-309-4138

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Tuesday, August 6, 2019 1:24 PM
To: Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Oddfest

Please review the attached event application and send me your comments/concerns.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
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(4e)

Villarreal, Amber

Subject: FW: Event Application-Oddfest

Sent: Tuesday, August 06, 2019 3:14 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: RE: Event Application-Oddfest

Then I don't have any other concerns with this application.

Ricky Boyd, Fire Chief
Waxahachie Fire-Rescue
214-463-9335

From: College St. Pub Waxahachie <collegestreetpub@yahoo.com>
Sent: Tuesday, August 06, 2019 2:36 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Re: Event Application-Oddfest

Amber,

Answers to the Chief Boyd's questions are as follows:

1.) Police support will be requested at the intersections of Rogers and Main and Rogers and College Street.

2.) The parade will be organized by Waxahachie IOOF lodge # 80. The Point of Contact will be myself.

3.) The estimated size of largest floats would be no larger than a standard size tandem axle trailer. 16 - 18 ft.

4.) The estimated duration of the parade would be less than 30 minutes start to finish.

If any of the information provided changes we will update the city ASAP.

Regards,
Wayne Strickland

Sent from Yahoo Mail for iPhone

On Tuesday, August 6, 2019, 2:03 PM, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Hi Wayne,

Please see Chief's questions below.

(4e)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Wednesday, August 07, 2019 8:34 AM
To: Villarreal, Amber
Subject: RE: Event Application-Oddfest

Amber,
I have no issues with this event. We have not had any issues in the past.

Wade G. Goolsby
Chief of Police
Waxahachie Police Department
630 Farley St.
Waxahachie, TX 75165
469-309-4411

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Tuesday, August 06, 2019 1:24 PM
To: Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; John Smith <jsmith@waxahachie.com>; Gumaro Martinez <gmartinez@waxahachie.com>
Cc: Michael Scott <mscott@waxahachie.com>; Albert Lawrence <alawrence@waxahachie.com>; Tommy Ludwig <tludwig@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Oddfest

Please review the attached event application and send me your comments/concerns.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(4e)

Villarreal, Amber

From: Smith, John
Sent: Monday, August 12, 2019 3:00 PM
To: Villarreal, Amber; Martinez, Gumaro
Subject: RE: Event Application-Oddfest

We'll provide the portas and the poly carts. We'll provide a small dumpster as well.

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, August 12, 2019 12:57 PM
To: Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Subject: FW: Event Application-Oddfest

John/Gumaro,

The applicant is requesting portable toilets and dumpsters for the Oddfest event. Are you able to provide?

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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From: Villarreal, Amber
Sent: Tuesday, August 06, 2019 1:24 PM
To: Wade Goolsby <wgoolsby@waxahachiepd.org>; Ricky Boyd <RBoyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Hill, Krystyne <khill@waxahachie.com>; Martinez, Jose <jose.martinez@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Ludwig, Tommy <tludwig@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Oddfest

Please review the attached event application and send me your comments/concerns.

Thank you,

Amber Villarreal, TRMC, CMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(4)

Planning & Zoning Department

Plat Staff Report

Case: PP-19-0092

MEETING DATE(S)

Planning & Zoning Commission:	August 13, 2019
City Council:	August 19, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 13, 2019, the Commission voted 4-0 to recommend approval of plat no. PP-19-0092, as presented.

CAPTION

Consider request by William Jilbert for a Preliminary Plat of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (PP-19-0092)

CASE INFORMATION

Applicant:	William R. Jilbert
Property Owner(s):	William R. and Virginia L. Jilbert
Site Acreage:	10.011 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	ETJ (N/A)
Adequate Public Facilities:	A water letter was provided to staff from Rockett SUD stating that adequate service could be provided to this property. Adequate fire flow is available for this property.

SUBJECT PROPERTY

General Location:	1410 Broadhead
Parcel ID Number(s):	201198
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped.
Platting History:	89 E R BALCH Survey

(4)

Site Aerial:

STAFF CONCERNS
The applicant has addressed all staff concerns.

APPLICANT RESPONSE TO CONCERNS
On 7/30/19, the applicant provided staff with an updated plat drawing that addressed all staff concerns.

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:

ATTACHED EXHIBITS
Identify the exhibits that will be included as agenda backup material.

1. Plat drawing.
2. Water letter.

APPLICANT REQUIREMENTS

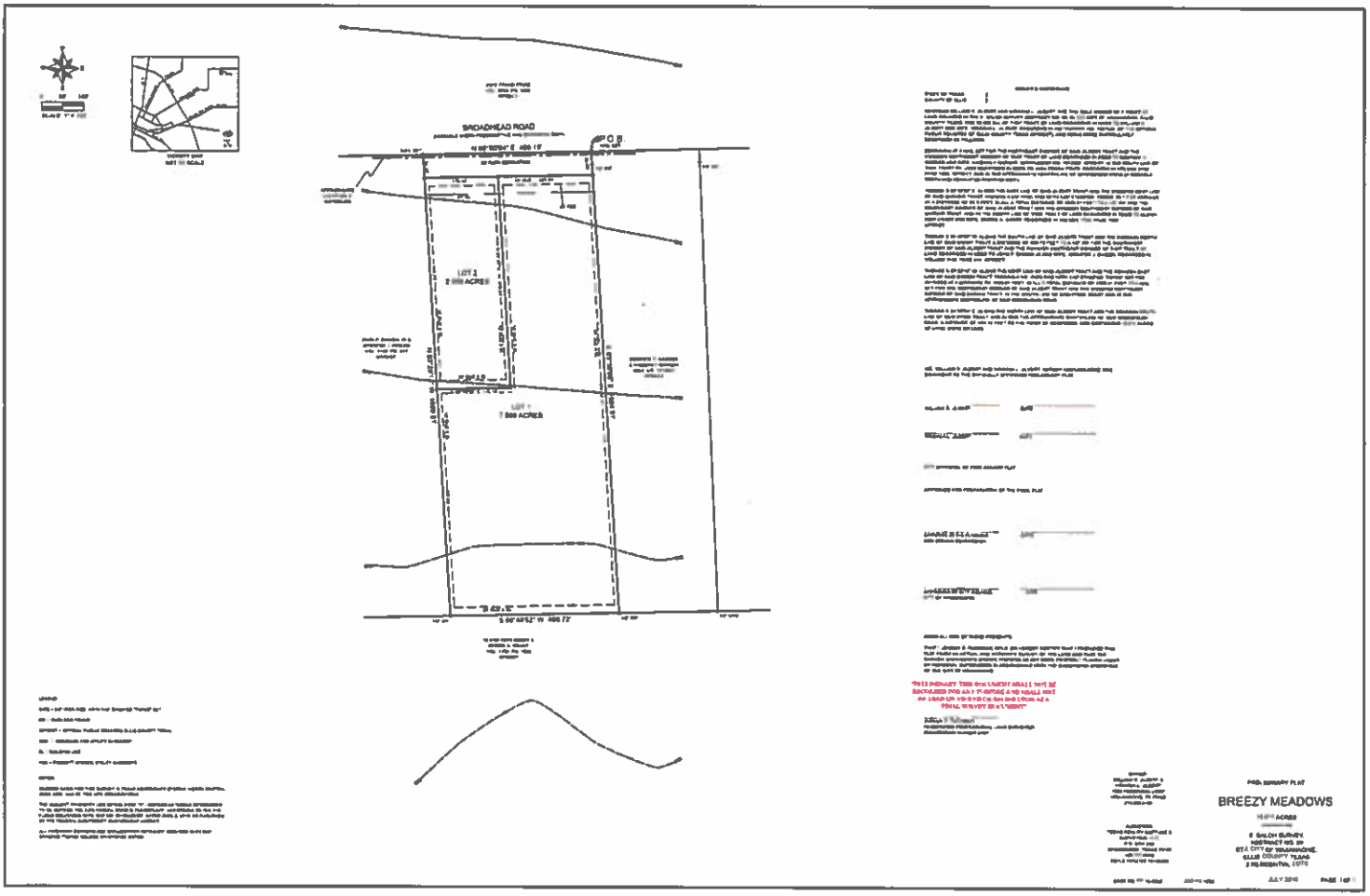
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied,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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

(16)


BROADHEAD ROAD
LOT 1
2.000 ACRES
LOT 2
2.000 ACRES
BREEZY MEADOWS

(4)

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: William R. Silbert **Parcel ID #:** 201198
Subdivision Name: Breezy Meadows

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:

		Yes	No
1.	I have reviewed a copy of the proposed plat.	☑	☐
2.	The platted lots fall within our CCN area.	☑	☐
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines. 1,000 gpm	☑	☐
5.	The water line size servicing the lots is 6 inches.	☐	☐

Morgan Massey, Development Coordinator
Print Name of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

08-01-19
Date

(1)

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0093

MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 13, 2019, the Commission voted 4-0 to recommend approval of plat no. FP-19-0093, as presented.

CAPTION

Consider request by William Jilbert for a **Final Plat** of Breezy Meadows for 2 lots, being 10.011 acres situated in the E. Balch Survey, Abstract 89 (Property ID 201198) in the Extra Territorial Jurisdiction – Owner: WILLIAM R & VIRGINIA L JILBERT (FP-19-0093)

CASE INFORMATION

Applicant:	William R. Jilbert
Property Owner(s):	William R. and Virginia L. Jilbert
Site Acreage:	10.011 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	ETJ (N/A)
Adequate Public Facilities:	A water letter was provided to staff from Rockett SUD stating that adequate service could be provided to this property. Adequate fire flow is available for this property.

SUBJECT PROPERTY

General Location:	1410 Broadhead
Parcel ID Number(s):	201198
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped
Platting History:	89 E R BALCH Survey

(1)

Site Aerial:

STAFF CONCERNS
The applicant has addressed all staff concerns.

APPLICANT RESPONSE TO CONCERNS
The applicant provided an updated plat drawing to staff on 7/30/19 that addressed all staff concerns.

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:

ATTACHED EXHIBITS
Identify the exhibits that will be included as agenda backup material.

1. Plat drawing.
2. Water letter.

APPLICANT REQUIREMENTS

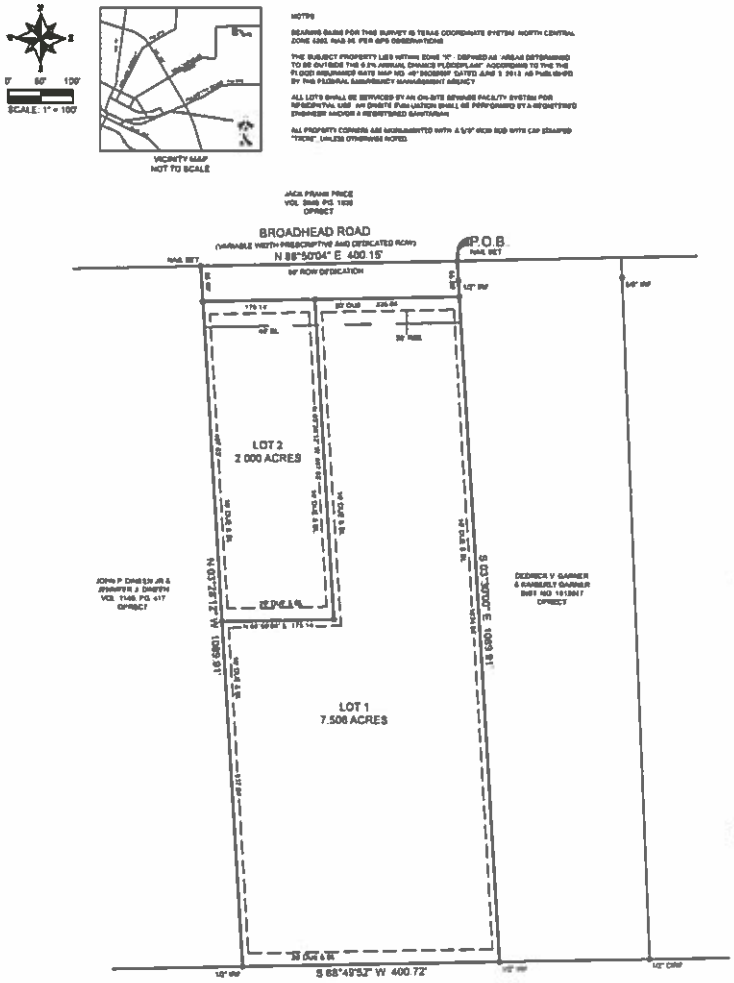
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied,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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

(1)



NOTES

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0390F DATED JUNE 3 2013 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

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

ALL PROPERTY CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TRACP" UNLESS OTHERWISE NOTED.

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRACP SET
IRF = IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS
D&E = DRAINAGE AND UTILITY EASEMENT
BL = BUILDING LINE
WSE = WAXAHACHIE SPECIAL UTILITY DISTRICT EASEMENT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS WILLIAM R. ALBERT AND VIRGINIA L. ALBERT ARE THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE B. SIN ON SURVEY ABSTRACT NO. 86 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM R. ALBERT AND WIFE VIRGINIA L. ALBERT RECORDED IN INSTRUMENT NO. 1001845 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE NORTHEAST CORNER OF SAID ALBERT TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DEDRICK V GARNER AND WIFE, KIMBERLY GARNER, INSTRUMENT NO. 1013867 OPRECT IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JACK FRANK PRICE, RECORDED IN VOLUME 3949, PAGE 1938 OPRECT AND IN THE APPROXIMATE CENTERLINE OF BROADHEAD ROAD (A VARIABLE WIDTH AND DEDICATED RIGHT OF WAY);

THENCE S 00°30'00" E ALONG THE EAST LINE OF SAID ALBERT TRACT AND THE COMMON WEST LINE OF SAID GARNER TRACT, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TRACP SET FOR VERTEX AT A DISTANCE OF 30.0 FEET, IN ALL A TOTAL DISTANCE OF 1089.91 FEET TO A 1/2" IRF FOR THE SOUTHEAST CORNER OF SAID ALBERT TRACT AND THE COMMON SOUTHWEST CORNER OF SAID GARNER TRACT AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO GLENN RICE CRADY AND WIFE, DEBBIE A. CRADY RECORDED IN VOLUME 1192, PAGE 1888 OPRECT;

THENCE S 88°49'52" W ALONG THE SOUTH LINE OF SAID ALBERT TRACT AND THE COMMON NORTH LINE OF SAID CRADY TRACT A DISTANCE OF 400.72 FEET TO A 1/2" IRF FOR THE SOUTHWEST CORNER OF SAID ALBERT TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN P DINESEN JR AND WIFE, JENNIFER J. DINESEN RECORDED IN VOLUME 1148, PAGE 417, OPRECT;

THENCE N 00°37'12" W ALONG THE WEST LINE OF SAID ALBERT TRACT AND THE COMMON EAST LINE OF SAID DINESEN TRACT, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TRACP SET FOR WITNESS AT A DISTANCE OF 1059.91 FEET, IN ALL A TOTAL DISTANCE OF 1089.91 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF SAID ALBERT TRACT AND THE COMMON NORTHEAST CORNER OF SAID DINESEN TRACT, IN THE SOUTH LINE OF SAID PRICE TRACT AND IN THE APPROXIMATE CENTERLINE OF SAID BROADHEAD ROAD;

THENCE N 88°50'04" E ALONG THE NORTH LINE OF SAID ALBERT TRACT AND THE COMMON SOUTH LINE OF SAID PRICE TRACT AND ALONG THE APPROXIMATE CENTERLINE OF SAID BROADHEAD ROAD A DISTANCE OF 400.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.011 ACRES OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM R. ALBERT AND VIRGINIA L. ALBERT DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BREEZY MEADOWS, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. WILLIAM R. ALBERT AND VIRGINIA L. ALBERT DO HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED BY THE PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS OR, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, AND USE BY PUBLIC UTILITIES SHALL BE SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL IMPROVEMENTS TO THE SUBDIVISION SHALL BE BY MEANS OF PLAN AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCE'S, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2019

BY

_____
WILLIAM R. ALBERT

_____
VIRGINIA L. ALBERT

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WILLIAM R. ALBERT AND VIRGINIA L. ALBERT, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED

GIVEN UNDER MY HAND AND SEAL, THIS THE _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WILLIAM R. ALBERT AND VIRGINIA L. ALBERT, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED

GIVEN UNDER MY HAND AND SEAL, THIS THE _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

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

_____
WILLIAM R. BUCHANAN
REGISTRATION NUMBER 5187

APPROVED FOR PREPARATION OF THE FINAL PLAT

_____ _____
APPROVED BY THE PLANNING AND ZONING COMMISSION DATE

_____ _____
APPROVED BY CITY COUNCIL CITY OF WAXAHACHIE DATE

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2019

_____
KARE LITTLE
COUNTY JUDGE

ATTEST

_____
MYRON WILDER
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT

_____
ELLIS COUNTY DEPARTMENT
OF DEVELOPMENT DIRECTOR

DATED _____

FINAL PLAT - CITY OF WAXAHACHIE
SIMPLIFIED PLAT - ELLIS COUNTY

BREEZY MEADOWS

10.011 ACRES

SITUATED IN THE

E. BALCH SURVEY
ABSTRACT NO. 86
ETJ, CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS

OWNER
WILLIAM R. ALBERT &
VIRGINIA L. ALBERT
1003 PANORAMA LOOP
WAXAHACHIE, TX 75165
214.669.6180

SURVEYOR
TEXAS REALTY CAPTURE &
SURVEYING, LLC.
P.O. BOX 202
WAXAHACHIE, TEXAS 75168
469.518.5530
TBPLS FIRM NO 10194300

CASE NO. PP 19-0000 JOB NO 1300 JULY 2019 PAGE 1 OF 1

(1)

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: William R. Jillbert **Parcel ID #:** 201198
Subdivision Name: Breezy Meadows

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:

	Yes	No
1. I have reviewed a copy of the proposed plat.	☑	☐
2. The platted lots fall within our CCN area.	☑	☐
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. 1,000 gpm	☑	☐
5. The water line size servicing the lots is 6 inches.	☐	☐

Morgan Massey, Development Coordinator — Rockett SUD
Print Name of General Manager of water provider or Designee — Name of water provider company

Signature of General Manager of water provider or Designee — 08-01-19 Date

(8)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0086

MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 13, 2019, the Commission voted 4-0 to recommend approval of case number SU-19-0086, as presented by staff.

CAPTION

Public Hearing on a request by Chris Cooper, Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-3 zoning district, located at 636 Oliver Lane (Property ID 230582) – Owner: JAIME MUNOZ (SU-19-0086)

CASE INFORMATION

Applicant: Chris Cooper, Sunpro Solar

Property Owner(s): Jaime Munoz

Site Acreage: .0147 acres

Current Zoning: Single Family-3

Requested Zoning: SF3 with Specific Use Permit

SUBJECT PROPERTY

General Location: 636 Oliver Lane

Parcel ID Number(s): 230582

Existing Use: Single Family Residence

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Single Family Residential
East	SF-3	Single Family Residential
South	SF-3	Single Family Residential
West	SF-3	Single Family Residential

Future Land Use Plan: Mixed Use Residential

Comprehensive Plan: Areas with a mixture of residential and nonresidential uses, with a larger percentage of residential. Approximately 80 percent of the acreage or square footage of any proposed development should be residential, with the remaining 20 percent of the acreage or square footage nonresidential. Acreage would apply in a horizontal mixed use development, while square footage would apply in a vertical development. Both vertical and horizontal mixed use could be provided together.

Thoroughfare Plan: The subject property is accessible via Oliver Ln.

Site Image:

PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current site plan submitted by the applicant, there will be no solar panel systems facing the public ROW.

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 Daily Light and a sign was visibly posted at the property on 7/24/19.

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

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.

ATTACHED EXHIBITS

1. Site Plan
2. Ordinance

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:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

(9)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A SINGLE FAMILY-3 (SF-3) ZONING DISTRICT, LOCATED AT 636 OLIVER LANE, BEING PROPERTY ID 230582, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 18, BLOCK D IN CLIFT ESTATES PHASE II, 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 SU-19-0086. 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 a Rooftop Solar Panel System use on the following property: Lot 18, Block D of Clift Estates Phase II, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B.

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.

PASSED, APPROVED AND ADOPTED on this 19th day of August, 2019.

_____
MAYOR

ATTEST:

_____
City Secretary

(9)

(9)

Install Map - Jaime Munoz-

Quantity: 12
Panel: LG 335
Inverter: Enphase iQ7

Estimated Energy Savings

Annual Results 5,758 kWh per Year

	Low	High
Estimated Solar Energy Production	5,458	6,058
Estimated Energypro Efficiency Savings	2,000	6,000
Solar + Energypro Estimated Annual Benefit	7,458	12,058
Monthly Estimates	354	617

*The solar energy production provided here is only an estimate and does not take into account any pre existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

**Results from the energy efficiency work conducted by Energypro are estimates only and cannot be guaranteed as every home utilizes different construction methods

TREE AFFECTING PRODUCTION...REMOVING/TRIMMING TREE CAN INCREASE PRODUCTION

I,_____, APPROVE THE PROPOSED DESIGN AND ESTIMATED* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

Exhibit B - Site Plan

X_____

MARCJONES CONSTRUCTION residential·commercial·solar

SUNPRO SOLAR HOME SPECIALISTS

636 Oliver Lane, Waxahachie, TX 75165			
Install:	4.02 kW Solar Panel System		
Jurisdiction:	City Of Waxahachie		
Utility:	Oncor ESI ID : 10443720007844100		
Designer:	D Greenaway		
Date:	5.29.19	REV: 1	Sheet: 1 of 1

(10)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0094

MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

CAPTION

Public Hearing on a request by Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

CASE INFORMATION

Applicant: Jerimiah Read, Kosmos Solar

Property Owner(s): Gerald Cornwell

Site Acreage: .2292 acres

Current Zoning: Planned Development-Single Family-2

Requested Zoning: PD-SF2 with Specific Use Permit

SUBJECT PROPERTY

General Location: 210 Goodnight Lane

Parcel ID Number(s): 232289

Existing Use: Single Family Residence

Development History: The Final Plat for Garden Valley Ranch Phase I, was approved by City Council on March 7, 2005.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-2	Single Family Residential
East	PD-SF-2	Single Family Residential
South	PD-SF-2	Single Family Residential
West	PD-SF-2	Single Family Residential

Future Land Use Plan: Low Density Residential

Comprehensive Plan: This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan: The subject property is accessible via Goodnight Ln.

Site Image:

PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of the single family residence. Per the City of Waxahachie Zoning Ordinance, solar panels are permitted with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current site plan submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **34** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 7/24/19.

PROPERTY OWNER NOTIFICATIONS

Staff has received one (1) letter of opposition, three (3) letters of support, and one (1) incomplete response for the proposed development.

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

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:

ATTACHED EXHIBITS

1. Site Plan
2. Property Owner Notification Responses
3. Ordinance

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:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

(10)

CASE SU-19-0094

Request by Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 3 Support
- 1 Oppose
- 1 Incomplete Response

SUPPORT

1. Gerald E. Cornwell, 210 Goodnight Lane, Waxahachie, TX 75165
2. Melissa Allcock, 214 Goodnight Lane, Waxahachie, TX 75165
3. Helen Brock, 114 Valley Ranch Court, Waxahachie, TX 75165

OPPOSE

1. Gary Giles, 211 Goodnight Lane, Waxahachie, TX 75165

INCOMPLETE RESPONSE

1. Bernard Ryan, 1426 W Hawkins Street, Kankakee, IL 60901

Case Number: SU-19-0094
City Reference: 232289

(10)

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* **to ensure inclusion in the Agenda Packet. Forms can be e-mailed to** planningandzoning@waxahachie.com.

RECEIVED 8/2/19

☒ SUPPORT ☐ OPPOSE

Comments: see attached

Gerald E. Cornwell
Signature

8/2/19
Date

Gerald E. Cornwell
Printed Name and Title

210 Goodnight Lane
Address Waxahachie, TX 75165

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

(10)

I will not be able to attend the scheduled meeting. My needs related to the request will be represented and addressed through the attendance of Kosmos Solar. The specific use permit for the installation of a rooftop solar panel system is for my home that I currently reside in and have done so for the last thirteen years.

It is my belief, now is time for all of us to consider making our city as "green" and environmentally friendly as feasibly possible. My concern is the continued use of fossil fuels and nuclear power plants in the generation of electricity and their impact upon the environment. I certainly don't have all of the answers in terms of what the current state of electrical production will be for the future. However, there are some supplemental systems such as wind and solar which currently bring the benefit of minimizing individual consumption. The direct advantage in this is to reduce further strain upon the existing electrical grid at times of peak consumption.

This rooftop solar system is my personal effort towards this goal. As a Marine Corps Vietnam veteran, I am thankful for the freedom which allows me to participate in this decision making process. I am sure that we can agree that our legacy to our children, grandchildren, and future generations should be at the least a healthy planet. I also want to thank the commission members for their willingness to step up and serve our city. Finally, I would ask that my request for this installation of this rooftop solar system be approved.

Sincerely,

Gerald E. Cornwell

Gerald E. Cornwell
210 Goodnight Lane
Waxahachie, TX 75165

(10)

Case Number: SU-19-0094
City Reference: 232291

RECEIVED 8/1/19

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☑ SUPPORT ☐ OPPOSE

Comments: That is a wonderful idea !!!

Melissa Allcock
Signature

7/26/19
Date

Melissa Allcock - Homeowner
Printed Name and Title

214 Goodnight Lane
Address

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

(10)

Wright, Destiny

From: Helen Brock <brockhr560@gmail.com>
Sent: Tuesday, August 13, 2019 2:08 PM
To: Wright, Destiny
Subject: Re: Support for solar power

[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 threating in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

Address 210 Goodnight Garden Valley HOA

On Aug 13, 2019, at 1:16 PM, Wright, Destiny <dwright@waxahachie.com> wrote:

Part of your form was cut off. Which case is this for?

Destiny Wright
City of Waxahachie
Planning Technician

<image001.jpg>

From: Helen Brock <brockhr560@gmail.com>
Sent: Tuesday, August 13, 2019 1:15 PM
To: Planning and Zoning Department <planningandzoning@waxahachie.com>
Subject: Support for solar power

[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 threating in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

<image002.png>

(10)

Forms can be e-mailed to planningandzoning@waxahachie.com.

☒ SUPPORT ☐ OPPOSE

Comments: Helen Brock

Helen Brock
Signature

7-29-2019
Date

Helen Brock - homeowner
Printed Name and Title

114 Valley Ranch Court
75165
Address

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

(10)

Wright, Destiny

From: Gary Giles <outlook_289CBE4F220C4AC5@outlook.com>
Sent: Friday, July 26, 2019 4:04 PM
To: Wright, Destiny
Subject: SU-19-0094

[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 threating in nature. If this is an unexpected email, please contact the sender via phone to verify authenticity prior to opening or accessing contents.

I am opposed. Unsightly.

Gary Giles
211 Goodnight LN
Sent from Mail for Windows 10

(10)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0094

RYAN BERNARD E JR & NANCY D
1426 W HAWKINS
KANKAOKEE, IL 60901

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 13, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 19, 2019 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 Jerimiah Read, Kosmos Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 210 Goodnight Lane (Property ID 232289) – Owner: GERALD CORNWELL (SU-19-0094)

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: planningandzoning@waxahachie.com for additional information on this request.

Case Number: SU-19-0094
City Reference: 232301

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, August 7, 2019* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐ SUPPORT ☐ OPPOSE

Comments: I DO OWN THIS PROPERTY (204 LONGHORN DR) BUT I LIVE IN ILLINOIS, UNFORTUNATELY. I THINK THIS TECHNOLOGY WILL END UP BEING WIDE SPREAD. SENSIBLE REGULATION IS WHAT I RECOMMEND. THANK YOU!

Bernard E. Ryan, DDS
Signature

July 27, 2019
Date

BERNARD RYAN
1426 W. HAWKINS ST.
KANKAKEE, IL 60901
Printed Name and Title

KANKAKEE, (NOT KANKAOKEE)
Address

WWW.CESA.ORG/ASSETTS/2017-FILES/... ALSO WWW.SUNRUN.COM

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

RECENT VISIT TO HONOLULU TO VISIT A SON IN THE NAVY, MANY HOMES HAD ROOFTOP SOLAR SYSTEMS.

(11)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 210 GOODNIGHT LANE, BEING PROPERTY ID 232289, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 3 IN THE GARDEN VALLEY RANCH PHASE I 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 PD-SF-2; 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 SU-19-0094. 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 PD-SF-2 to PD-SF-2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 1, Block 3 of the Garden Valley Ranch Phase I subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

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.

PASSED, APPROVED AND ADOPTED on this 19th day of August, 2019.

_____
MAYOR

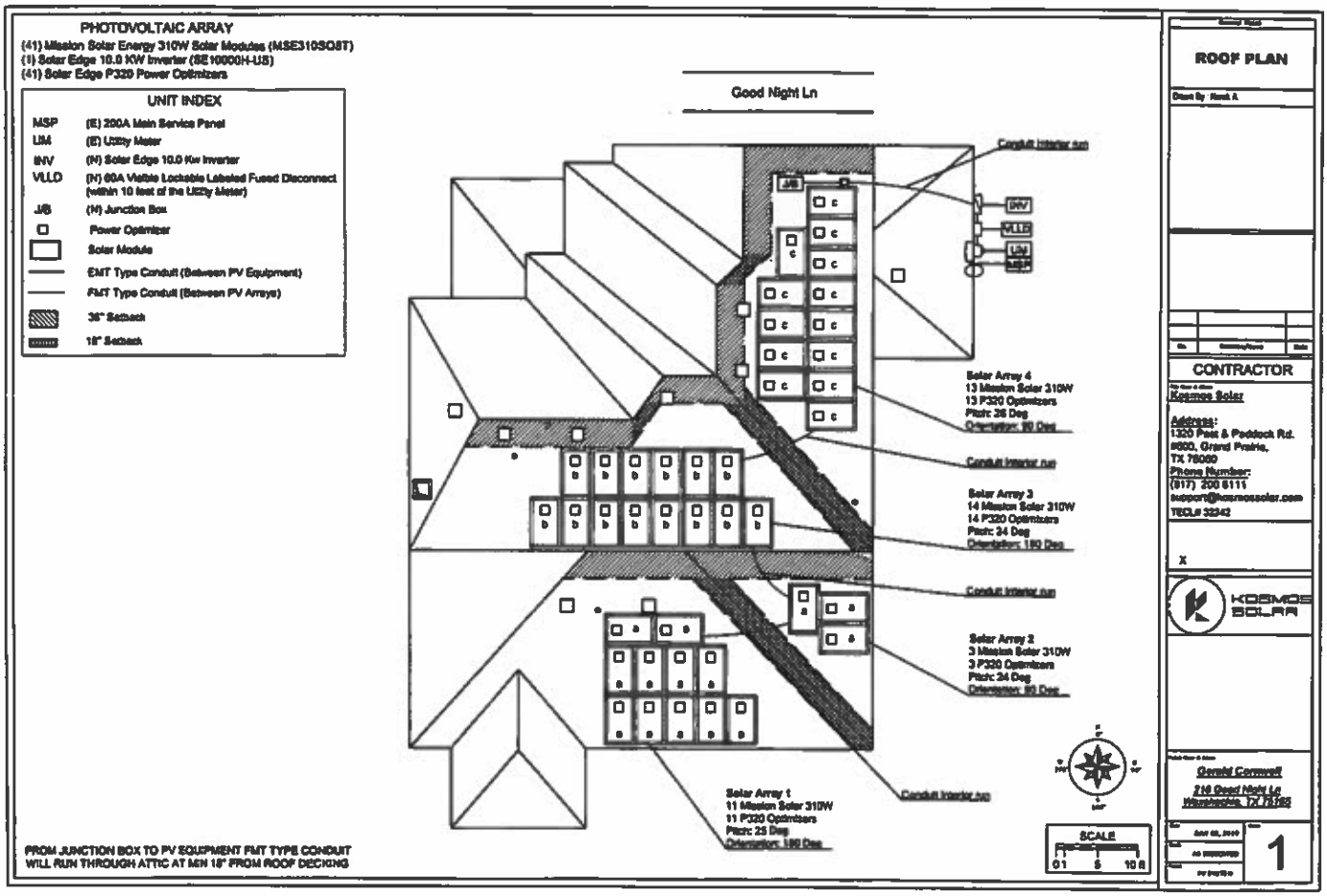
ATTEST:

_____
City Secretary

(11)

(11)

Exhibit B - Site Layout Plan



(12)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0087

MEETING DATE(S)

Planning & Zoning Commission:	August 13, 2019
City Council:	August 19, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 13, 2019, the Commission voted 4-0 to recommend approval of case number SU-19-0087, as presented by staff.

CAPTION

Public Hearing on a request by Tracy Leonard, Razor Signs, for a Specific Use Permit (SUP) for **Electronic Message Center** use within a General Retail zoning district, located at 2471 Brown Street (Property ID 230757) – Owner: COLLEGE STREET CHURCH OF CHRIST (SU-19-0087)

CASE INFORMATION

Applicant:	Tracy Leonard, Razor Signs
Property Owner(s):	College Street Church of Christ
Site Acreage:	16.831 acres
Current Zoning:	General Retail
Requested Zoning:	GR with Specific Use Permit

SUBJECT PROPERTY

General Location:	2471 Brown Street
Parcel ID Number(s):	230757
Existing Use:	Church of Christ
Development History:	The Final Plat for Church of Christ was approved by City Council on October 5, 2019.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Single Family Residential (Sandstone Ranch Phase 2)
East	SF-1	Single Family Residential (Sandstone Ranch Phase 2)
South	PD-27-SF-2	Single Family Residential (Indian Hill Phase 5)
West	GR	Eddie Finley Jr High School

Future Land Use Plan: Low Density Residential

Comprehensive Plan: This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan: The subject property is accessible via Brown St.

Site Image:

PLANNING ANALYSIS

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a new electronic message ground monument sign for Church of Christ. The proposed monument sign will be 78 square feet and 7'-5" tall, and will be constructed with brick and stone to match the existing building. Per the City of Waxahachie Zoning Ordinance, all new electronic messaging signs shall have an approved SUP from City Council, and meet the following stipulations:

Electronic Messaging Sign (City of Waxahachie)	Church of Christ
Signage shall not be located within the public right-of-way.	The sign is not located in the public ROW
Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.	The electronic messaging sign will only provide information regarding the church.
Due to being within 400 ft. of single family residences, the sign shall not be lighted between the hours of 10 pm and 6 am.	The electronic messaging sign will not be lit
Max. Size= 80 sq. ft.	Proposed Size= 78.6 sq. ft.
Max. Height= 8 ft.	Proposed Height= 7 ½ ft. tall
Setback= 15 ft. from public ROW	Proposed sign will be setback 15 ft. from public ROW

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **34** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 7/24/19.

STAFF CONCERNS

1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. Staff has no outstanding concerns for the applicant.

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:

ATTACHED EXHIBITS

1. Site Plan
2. Sign Exhibit
3. Ordinance

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:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

(13)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ELECTRONIC MESSAGE SIGN USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED AT 2471 BROWN STREET, BEING PROPERTY ID 230757, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, IN THE CHURCH OF CHRIST 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 GR; 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 SU-19-0087. 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 GR to GR, with an SUP in order to permit an Electronic Message Sign use on the following property: Lot 1 of the Church of Christ subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and Sign Rendering attached as Exhibit C.

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.

Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR AN ELECTRONIC MESSAGE SIGN USE IN THE GENERAL RETAIL (GR) 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 SU-19-0087.
2. 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.

3. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B – Site Layout Plan, and Exhibit C – Sign Rendering.
4. The maximum height for the sign shall not exceed 8 ft.
5. The maximum square footage for the sign shall not exceed 80 sq. ft.
6. The sign shall be setback a minimum of 15 ft. from the public right-of-way.
7. Due to being within 400 ft. of single family residences, the sign shall not be lit between the hours of 10 pm and 6 am.
8. The electronic message sign shall only provide information regarding the church.
9. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months 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.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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.

PASSED, APPROVED AND ADOPTED on this 19th day of August, 2019.

_____
MAYOR

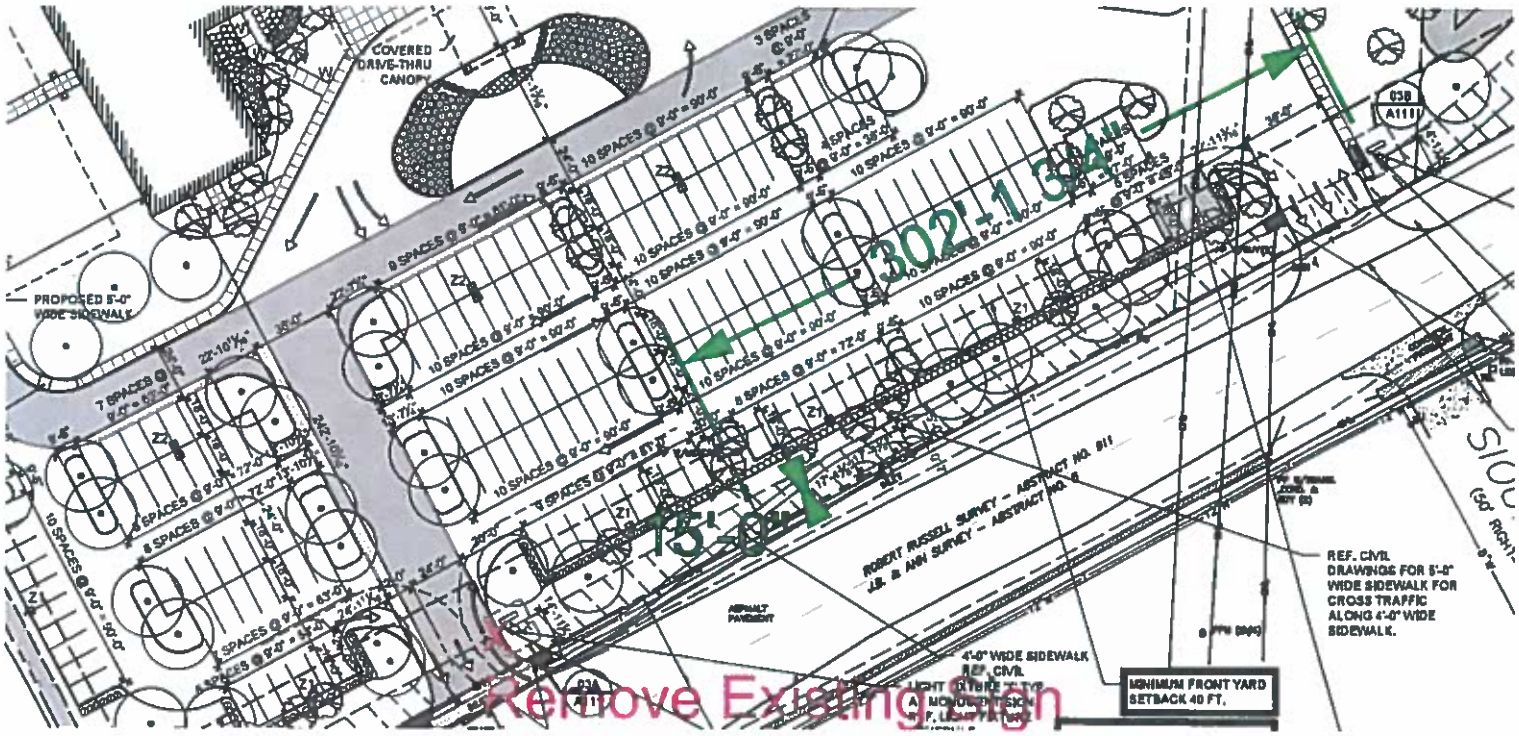
ATTEST:

_____
City Secretary

(13)

(13)

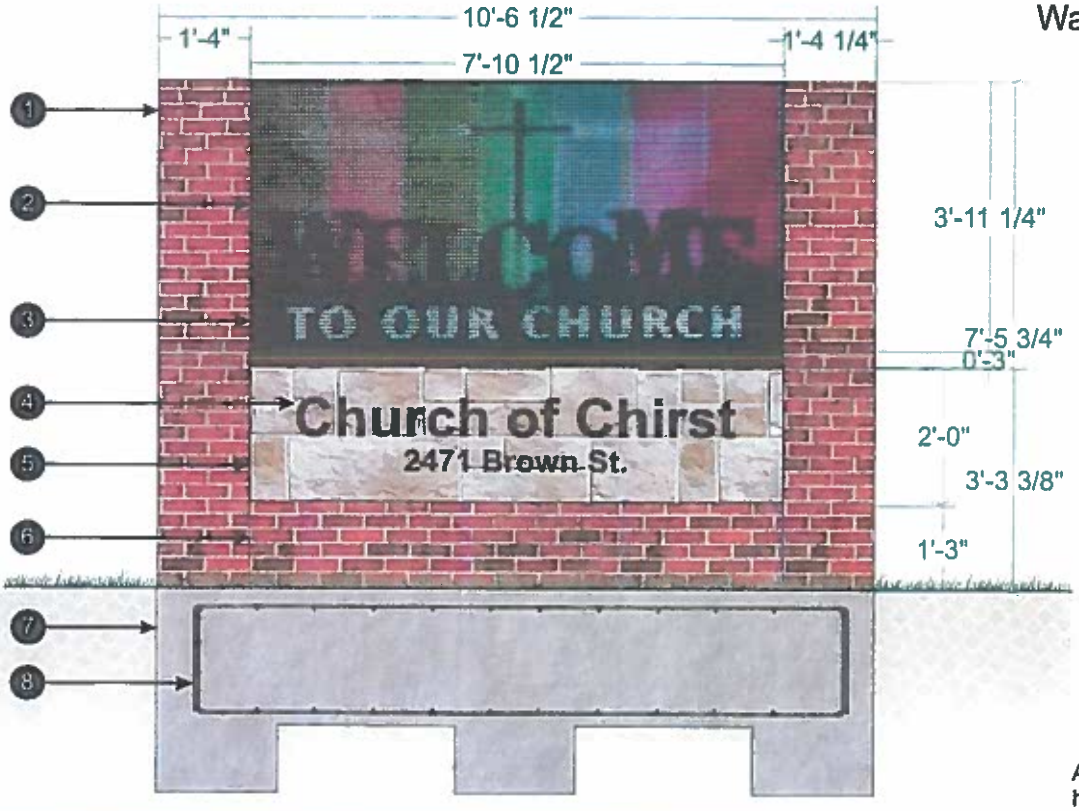
Exhibit B - Site Plan



(13)

Exhibit C - Sign Rendering

Brown Street
Church of Christ
2471 Brown St
Waxahachie, TX 75165



1. Brick columns to match existing building.
2. 12mm full color 100x200 LED sign. (16mm sign pictured)
3. Perforated aluminum venting material.
4. Flat cut lettering from existing monument.
5. Stone to match existing building.
6. Brick base to match existing building
7. Pour in place concrete foundation with support piers. Actual dimensions TDB.
8. Rebar reinforcement.

Approx dimensions for brick on hand.

entech Info Displays

This drawing is the property of Entech Signs and may not be disclosed to others without written permission from EntechSigns-Alpha LED, LLC. Entech Signs reserves the right to change elements of the design to meet local code or best practices. This is a conceptual design for approval. Finished product may differ due to material availability.

Approved By:

Date:

(14)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0091

MEETING DATE(S)

Planning & Zoning Commission: August 13, 2019

City Council: August 19, 2019

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 13, 2019, the Commission voted 4-0 to recommend approval of case number SU-19-0091, subject to staff comments.

CAPTION

Public Hearing on a request by Megan Silva, PE, Wantman Group, Inc., for a Specific Use Permit (SUP) for **Outdoor Storage** use within a Light Industrial-1 zoning district, located at 103 E. Sterrett (Property ID 209624) – Owner: MAGNABLEND INC. (SU-19-0091)

CASE INFORMATION

Applicant: Megan Silva, PE, Wantman Group, Inc.

Property Owner(s): Magnablend, Inc.

Site Acreage: 5.077 acres

Current Zoning: Light Industrial-1

Requested Zoning: LI1 with Specific Use Permit

SUBJECT PROPERTY

General Location: 103 E. Sterrett

Parcel ID Number(s): 209624

Existing Use: Vacant Land

Development History: On May 18, 1998, City Council approved the Final Plat for Sterrett Industrial Complex.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped Land
East	FD	Single Family Residential
South	HI	Industrial Uses
West	-	Interstate 35

Future Land Use Plan: Industrial

Comprehensive Plan: Industrial applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to major roadways and air transportation are becoming increasingly difficult to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base. Examples of desirable uses within these areas include company headquarters, computer technology businesses, and other types of large businesses.

Thoroughfare Plan: The subject property is accessible via Sterrett Rd. and Interstate 35 Frontage Rd.

Site Image:

PLANNING ANALYSIS

The applicant (SRS Distribution) is requesting a Specific Use Permit approval for Outside Storage. The applicant intends to use the existing warehouse as a distribution building to operate and store roofing and building materials on 5.077 acres. Per the operational plan, the warehouse building will consist of a showroom and office for sales and customer ordering. Materials will be stored in the warehouse, and outside in the new yard area in the rear of the property. Operational hours for the business will be 7:00 am – 5:00 pm (Monday – Friday).

Additional anticipated operations include 3 delivery vehicles and could be receiving 5-10 deliveries per day. The location would employ 7-9 full time employees.

Table 1: Development Standards (Light Industrial-1)

Standard	SRS Distribution	City of Waxahachie	Meets Y/N
Min. Lot Width	325 ft.	70 ft.	Yes
Min. Lot Depth	502 ft.	100 ft.	Yes
Min. Front Setback	285 ft.	40 ft.	Yes
Min. Rear Setback	30 ft.	30 ft.	Yes
Min. Side Setback	30 ft.	30 ft.	Yes
Max. Building Height	1 story	6 stories	Yes

AREAS OF CONCERN

-Water Tower:

Per the Site Plan, the applicant is proposing a water tower on the west side of the existing building. Due to the size and location of the water tower, staff has concerns with the applicant not being able to provide sufficient screening for the water tower along Interstate 35.

On 8/13/2019, the applicant submitted a revised Landscape Plan proposing Arizona Cypress trees around the water tower that will be planted at 12 feet in height.

-Additional Landscaping:

Due to the use of Outside Storage being near Interstate 35, staff has suggested additional landscaping be provided by the applicant to make the property more aesthetically pleasing. Adjacent to the subject property (100 W. Sterrett Rd.), staff is requesting the applicant to screen their property along Interstate 35 Frontage Rd. for a proposed Outside Storage use.

The applicant submitted a revised Landscape Plan on 8/13/2019, showing added landscaping (Live Oak and Crepe Myrtle) along the Interstate 35 frontage road, in addition to a six foot tall ornamental iron fence. Additionally, the applicant is proposing a six foot masonry wall directly adjacent to the materials stored.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 7/24/19.

STAFF CONCERNS

1. The applicant is aware of staff's concerns, and will state their reasoning at the August 19, 2019 City Council meeting.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is aware of staff's concerns, and will state their reasoning at the August 19, 2019 City Council meeting.

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
While the applicant has attempted to mediate the outside storage use through the addition of landscaping, a wall, and ornamental iron fencing, the use of outside storage must receive additional scrutiny.

☐ Approval, as presented.

☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan
3. Operational Plan
4. Ordinance
5. Water Storage Tank Information

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:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

(15)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN OUTDOOR STORAGE USE WITHIN A LIGHT INDUSTRIAL-1 (LI-1) ZONING DISTRICT, LOCATED AT 103 E. STERRETT ROAD, BEING PROPERTY ID 209624, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, STERRETT INDUSTRIAL COMPLEX, 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 LI-1; 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 SU-19-0091. 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 LI-1 to LI-1, with an SUP in order to permit an Outdoor Storage use on the following property: Lot 1, Sterrett Industrial Complex, which is shown on Exhibit A, in accordance with Site Plan attached as Exhibit B, Landscape Plan shown in Exhibit C, and Exhibit D Operational Plan.

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.

Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR AN OUTDOOR STORAGE USE IN THE LIGHT INDUSTRIAL-1 (LI-1) 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 SU-19-0091.
2. 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.

3. The outdoor storage, facing Interstate 35, shall be screened with a 6 ft. masonry screening wall. A 6 ft. chain link fence is allowed along the side of the outdoor storage area.
4. Paved concrete shall be provided within the outdoor storage area, as well as the drive access located in the rear of the property behind the existing one story building.
5. The water tower for the property shall be screened with 8 Arizona Cypress trees. When initially planted, the Arizona Cypress trees shall be a minimum of 12 ft. tall.
6. There shall be one (1) Southern Live Oak tree planted every forty (40) ft. along Interstate 35 service road.
7. There shall be one (1) Crape Myrtle tree planted every twenty (20) ft. along Interstate 35 service road.
8. A 6 ft. ornamental fence shall be provided along Interstate 35 service road.
9. The development shall adhere to the City Council approved in Exhibit A- Location Exhibit, Exhibit B–Site Plan, Exhibit C–Landscape Plan, and Exhibit D – Operational Plan.
10. If approved, the City Council shall have the right to review the Specific Use Permit after 12-months if needed.

Compliance

All development must conform to the approved site plan and all exhibits incorporated as exhibits to this ordinance, as well as those incorporated herein by reference.

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.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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.

PASSED, APPROVED AND ADOPTED on this 19th day of August, 2019.

_____
MAYOR

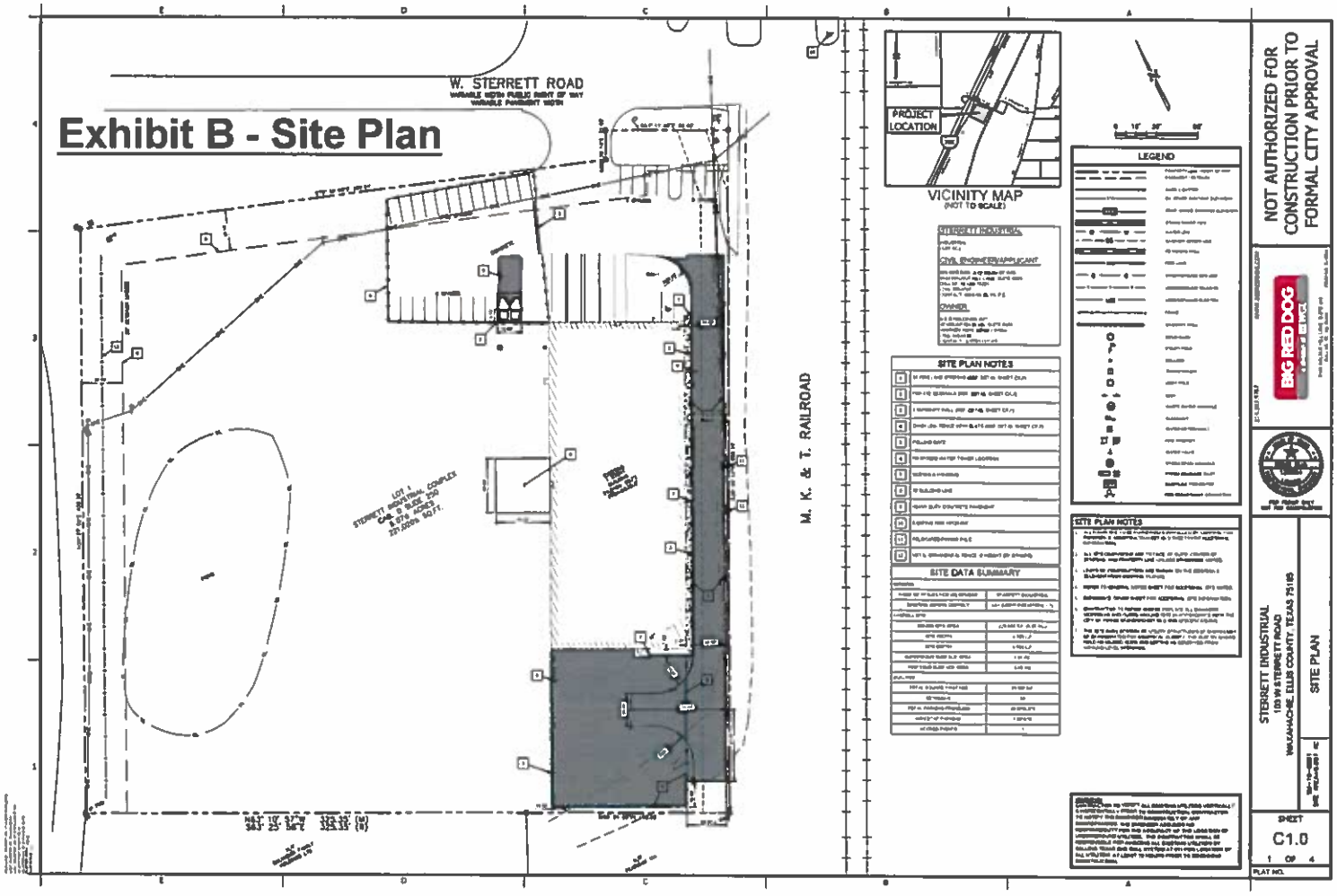
ATTEST:

_____
City Secretary

Exhibit A - Location Exhibit

(15)

Exhibit B - Site Plan



(15)

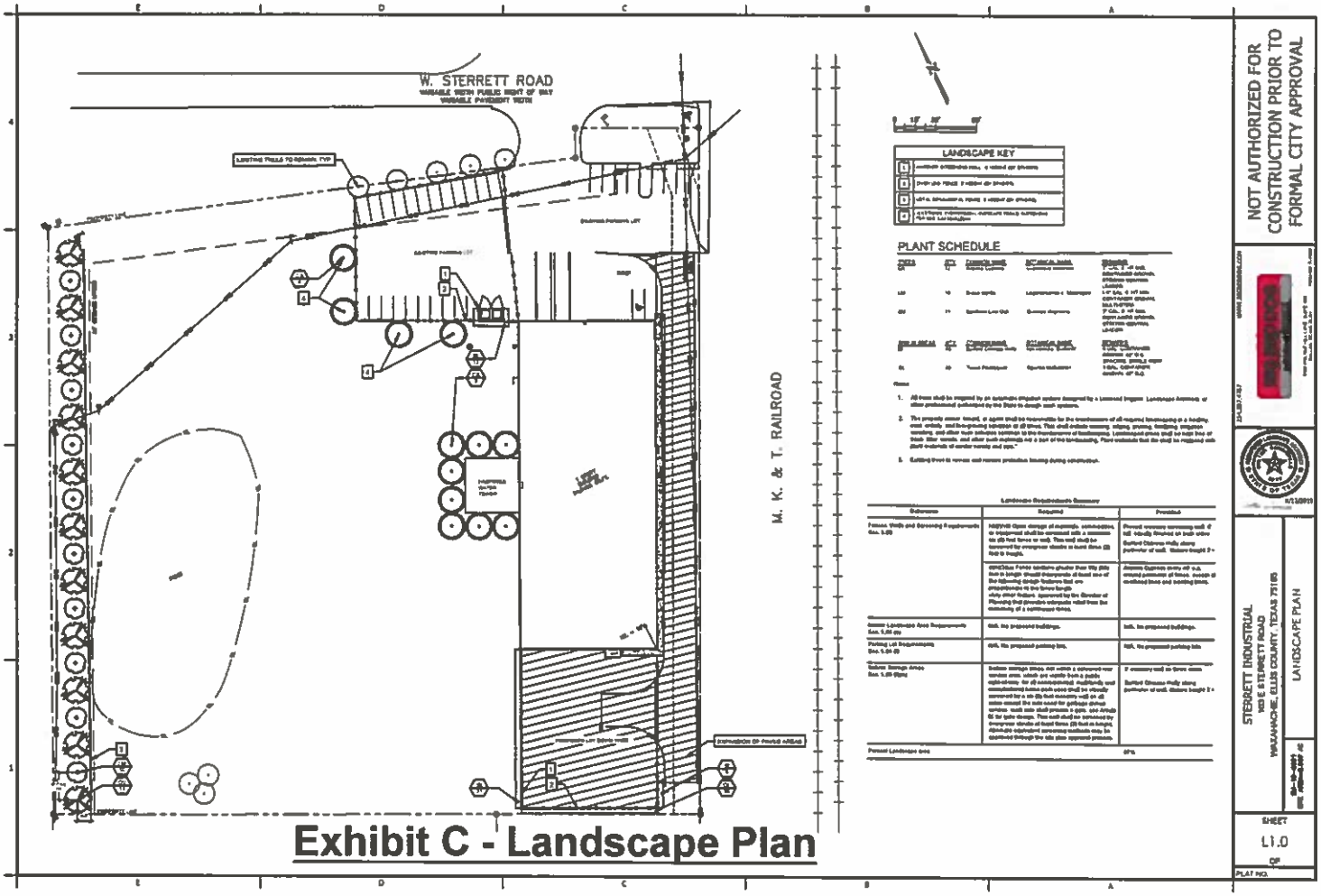


Exhibit C - Landscape Plan

(15)

Exhibit D - Operational Plan

SRS Distribution

City of Waxahachie, Texas
401 S Rogers
Waxahachie, Texas 75165

7/26/2019

To Whom It May Concern:

Please accept this letter as our intended business plan for the facility located at 103 W Sterrett Rd, Waxahachie, Tx.

First, SRS Distribution Inc. consists of a family of industry-leading, independent roofing distributors with a common goal and purpose: to focus all of our efforts on serving the professional roofing contractor. More on our company can be found on our website at: http://srsdistribution.com/Default.aspx .

Regarding Sterrett Rd, we would like to open one of our typical building materials distribution facilities. This would include a showroom/office for our sales staff and customer ordering. Customers can pick up materials and we also deliver with our specialized delivery vehicles. Our intent is to store materials in the warehouse, outside in the new yard area at the back of the site. Our typical hours are Monday through Friday 7:00 AM to 5:00 PM. Initially, we anticipate 3 delivery vehicles and could be receiving 5-10 deliveries per day. The location would employ 7-9 full time employees.

In the warehouse, we would store items of great value, those that cannot get wet or exposed to elements and those that are frequently picked up. Examples would be rolled goods, roofing nails in boxes and tools. Most of these items would be palletized (except tools, etc.) and many will be stored in racks. Items like roofing felts and coil nails would be stacked in pallets due to the high volume of sales anticipated for these items. Other items likely to be stored inside on racks would be caulks and sealants, parts and accessories for gutter assemblies and attic vents/fans.

In the yard, we would store palletized items sold at high volume. These would include shingles, roll roofing, insulation for flat roofing, roof tile and 5-gallon cans of roofing accessory products like roofing cement among others. These items would be primarily stacked on the pavement with a few racks possible for longer length rolls of roofing.

Please do not hesitate to call us with any questions and we look forward to working with the City on a mutually beneficial future.

Sincerely,

Jonathan Ogilvie
Director of Branch Network Expansion
Cell 214-458-5488

(15)

GEO-SYSTEMS USA

GENUINE EXCELLENCE. INFINITE POSSIBILITIES.

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SUBMITTAL

DATE: 8/8/2019
FROM: KURT M. RICHTER

REF # ST-SUB-0819ROOFING

TO: AFPG DALLAS

WE ARE PLEASED TO OFFER FOR YOUR REVIEW AND CONSIDERATION THE FOLLOWING SUBMITTAL.

REF: ROOFING SUPPLY – WAXAHACHIE, TX – FIRE WATER STORAGE TANK

DESCRIPTION – 130,000 Gallon Tank
Qty: 1 – Epoxy coated bolted carbon steel Fire Protection Water storage tank, specific gravity of 1.00, 130,000 usable gallons, designed in accordance per NFPA 22, flat steel bottom, Center supported 1:12 slope roof. 32.680' diameter x 26.12 Tall.
NOTE: *It is the customer's responsibility to notify if design conditions are other than noted.*

COATINGS
Epoxy coated (White or Tan).

HARDWARE
Galvanized or encapsulated round head bolts, nuts, washers and EPDM gasketing.

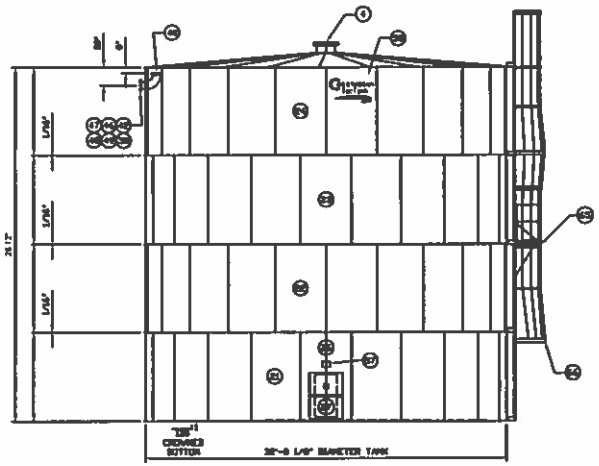
ACCESSORIES
1- CST Storage decal installed on top ring
1- Name Plate, Liquid Tank
1- 24" Square roof manway with hinged cover
1- 24" Diameter shell manway with bolt-on hinged cover
1- 4" 150# flanged nozzle for drain (valve by others)
1- 8" 150# Flanged suction anti-vortex assembly
1- 3" Internal overflow cone w/ external down pipe & flap gate
1- 4 Mil polyethylene sheets for placing under tank bottom
1- Mushroom vent with 1/2" mesh screen
1- Liquid level indicator with gauge board
1- 2" 150# flat-faced single flanged nozzle for inlet
1- 2" Internal Riser piping
2- 1.5" NPT connection for high/low level switches
1- 1" NPT connection for low temp switch
1- ¾" NPT connection for altitude valve sensing line
1- 2" 450-82-M6 grooved altitude fill valve

1- HDG outside ladder with galvanized steel safety cage, lockable hoop entry & safety swing gate for deck access - OSHA (CST standard construction)
1- Deck partial guardrail 10' each side of ladder - two pipe guardrails with angle posts - bolted - OSHA - HDG (CST std. construction)
1- 1/2" Thick asphalt-impregnated fiber board for placing between tank bottom and foundation ring wall
1- Electronic PE stamped drawing & calcs after final design/approval (State of Texas)
1 Each – High level, low level and low temperature switches per tank (shipped loose; wiring by others)

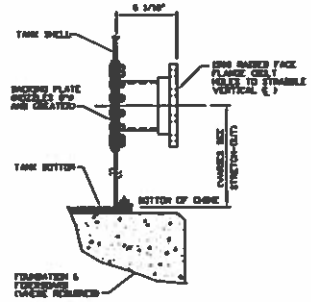
Respectfully,

Kurt M. Richter

Kurt M. Richter

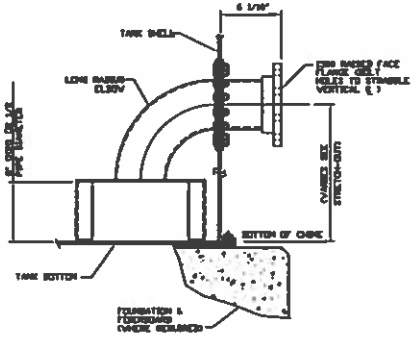


ELEVATION



TYPICAL EXTERIOR NOZZLE INSTALLATION

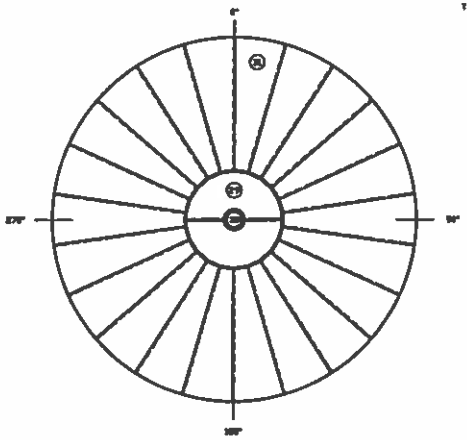
NOTE:
ALL NOZZLES ARE RADIAL UNLESS NOTED AS PARALLEL



TYPICAL SUCTION NOZZLE INSTALLATION

NOTE:
ALL NOZZLES ARE RADIAL UNLESS NOTED AS PARALLEL

TYPICAL HILLSIDE NOZZLE INSTALLATION



BOTTOM PLAN

COLUMBIAN TecTank

ELEVATION, BOTTOM & BILL OF MATERIAL
32'-0 1/8"ø x 32' HIGH TANK
FOR:
GED-SYSTEMS

DRAWN BY	DRAWN NO.	DATE	DWG NO.
DESIGNED BY BN	APPROVED BY BN	9-17-17	9327032-17040331

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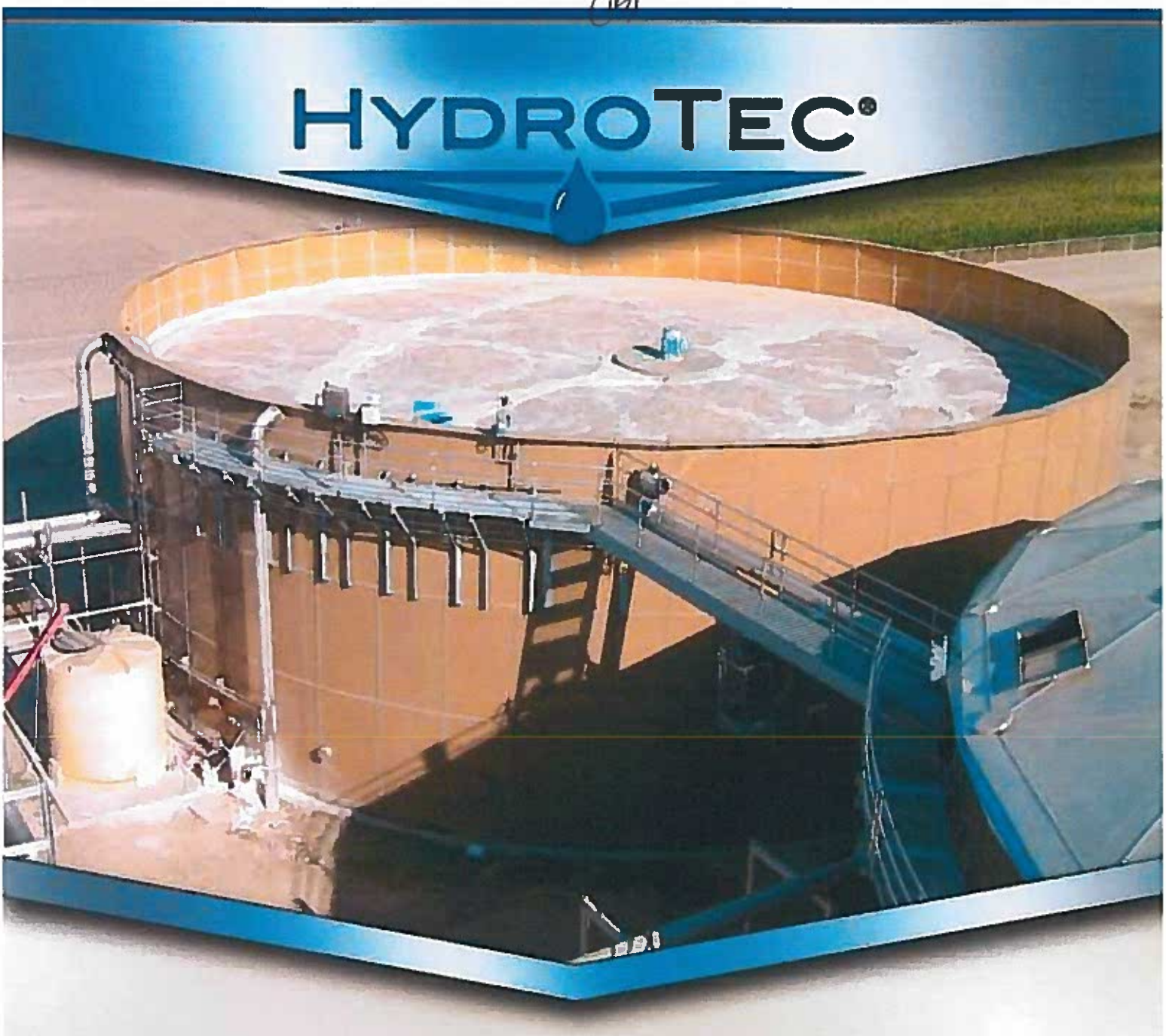


HydroTec® Tank Systems: If it's water, wastewater or industrial liquids, we've got it covered.

HydroTec® tank systems from CST Storage (formerly Columbian TecTank) are the comprehensive storage solution for any fluid. They are recognized as the industry standard and are specified by the largest engineering firms in the world.

HydroTec tank systems offer experienced, fast and economical construction with a proven track record of storage success. With over 150,000 tanks in 125 countries performing in thousands of applications, no other company can match CST Storage's design, manufacturing and construction experience.

CST STORAGE™

A Division of CST Industries, Inc.

(15)

Designed, manufactured and constructed fast for your specific needs

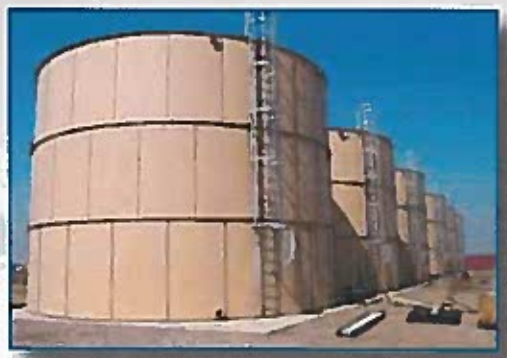
Need a tank that's going to provide premium storage service with low maintenance, and need it now? A HydroTec tank system can be manufactured, erected and in operation up to three times faster than field welded or concrete applications.

HydroTec tank systems are engineered and fabricated to satisfy your unique specifications. CST Storage (CST) utilizes our own professional engineers who have designed tanks for a wide range of industry specific standards and applications. They are committed to recommending the right HydroTec tank solution for your application.

Every HydroTec tank is manufactured in a factory-controlled environment. The result is precise steel panel production teamed with an optimized coating process. CST has invested millions in a completely modernized and automated fabrication line in its ISO 9001 certified facility. This state-of-the-art operation delivers the best epoxy coated steel tanks available in the market.

HydroTec tank systems are engineered and fabricated for a wide variety of liquid applications, including:

WATER	WASTEWATER	INDUSTRIAL LIQUIDS & CHEMICALS
Potable Water	Flow Equalization	Fertilizer
Raw Water Storage	Primary & Secondary Sedimentation	Resins
Flocculation	Aeration	Insecticides
Filtration	Trickling Filters	Polymers
Sludge Storage	Anaerobic & Aerobic Digestion	Food Additives
Disinfection	Sludge Storage	Asphalt
Fire Protection	Disinfection	Glycols
	Leachate	Lubricants
	Storm Water Run-off	Lime & Carbonate Slurry
	Frac Water	Secondary Containment
		Edible Oils
		Paints & Primers
		Detergents
		Fuel Oils
		Mining Fluids & Slurry
		De-icer
		Dyes & Pigments
		Pulp & Paper Processing



High quality at the lowest cost per gallon

After over 100 years of storage solution success, CST has perfected its tanks to be the most economical choice in water and industrial liquid storage without skimping on tank value and durability.

- Low installed up-front costs:
  - The fastest construction available
  - Can be constructed in all weather types without the typical delays common with other technologies
- Longer tank life = lower life cycle costs = quicker ROI:
  - High-quality and durable coatings extend tank life and limit operating maintenance costs
  - The strongest corrosion and abrasion resistance on the epoxy coated market
- HydroTec tank systems are the "Green" choice in liquid storage:
  - No in-field painting or re-painting eliminates harmful silica from sand blasting and paint overspray
  - Minimized construction footprint protects surrounding environment

(15)

Superior coating technology with proven performance

The CST OptiBond™ Coating System

CST Storage utilizes proprietary coating technology that provides maximum corrosion resistance and long tank life. Our experience has led to continuous technology and process improvements. The result is the finest epoxy coating available in the liquid tank industry. The OptiBond™ coating system is derived from years of in-field experience and performance data.

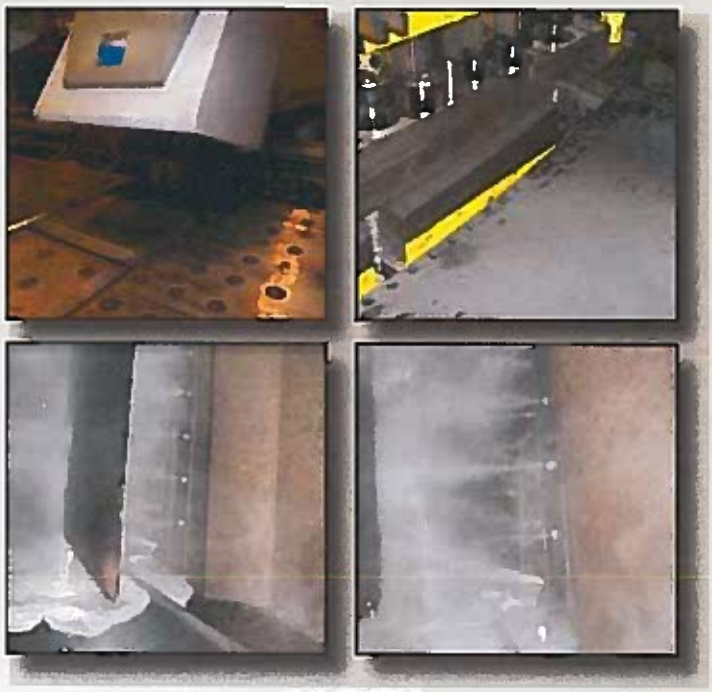
CLEANING

Stage 1:

- Parts are degreased and rinsed
- Precisely controlled hot air drying and pre-heating at optimum temperature for a precision coating process

Stage 2:

- Parts surfaces are blasted with engineered grit material
- Rugged 3-D surface topography is created for better powder coating acceptance, increasing durability and long-term coating performance
- A high velocity air curtain removes residual particulate



QUALITY CONTROL

Parts are subjected to a rigorous quality control evaluation with a high voltage defect testing procedure. This will identify any holidays, inclusions and thin areas in the coating. *No other company has a higher process and quality control standard than CST Storage.*

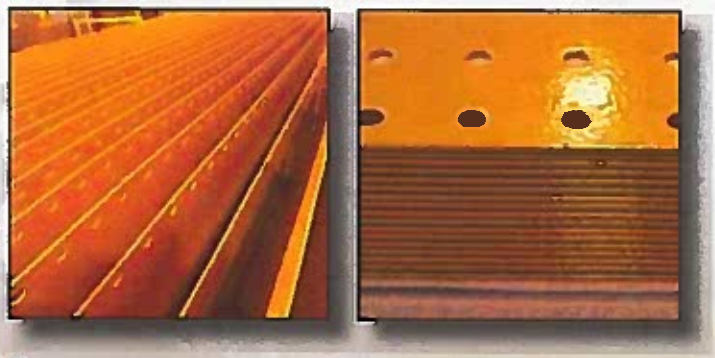
COATING

Stage 3:

- Parts are powder coated in our proprietary Trico Bond EP electrostatic booth with precise environmental controls
- Parts are cured at controlled temperature to maximize the cross-link bonding of the epoxy particles

Stage 4:

- Uniquely engineered polyurethane topcoat is applied for UV protection on exterior surfaces for extra durability and longevity
- Sheets are cured at controlled temperature, yielding the final product



(15)

> Fire Water Storage Tank
>350,000 Usable Gallons
> Center Supported 1:12 Slope Roof
> Flat Steel Bottom
>32.12' Dia. x 26.12' Tall

100 MPH Wind load,
25 PSF roof snow load

HydroTec Specification Options

MATERIAL OPTIONS	CAPACITY SPECIFICATIONS	BOTTOM OPTIONS	HARDWARE SPECIFICATIONS
- Factory-coated carbon steel	- Standard diameters available from 9' (2.8m) to 148' (45m)	Steel - Flat - 1:12 sloped - Drop Bottom™	- Hot-dipped galvanized Or - Encapsulated nuts and bolts available - EPDM gaskets standard
- Galvanized steel	- Factory welded diameters from 6' to 15'		
- Stainless steel	- Standard designs: AWWA D103-09, NFPA, API, NSF	~~Concrete~~ ~~- Embedded starter ring used~~	
- Aluminum	- Standard tank capacities range from 4,000 to 3 million US gallons (15 m³ to 11,000 m³) - Large capacity tanks available		~~- Specialty gaskets available for high temperatures or special contents~~

HydroTec from CST Storage

CST Storage is the global market leader in pre-engineered and pre-fabricated storage tanks for liquid and dry bulk applications. Committed to delivering worry-free solutions, CST Storage is the original innovator and model for all other steel tank companies. No other company can match CST Storage's worldwide experience in design, manufacturing and construction of bolted steel tanks. You can count on CST Storage to be your partner throughout the entire process from specification to quality construction to service.

New process technologies, effective designs and investments in new equipment have raised the CST Storage product offering to a new level. Combine that with experienced and dedicated people, at CST Storage you get more than just a tank. You get field-proven storage solutions and committed service that is right for your specific needs.

HYDROTEC®

COLUMBIAN TecTank

www.cst-storage.com - sales@cst-storage.com

CST STORAGE

CST STORAGE
9701 Renner Boulevard, Suite 150 - Lenexa, KS 66219
Phone: 913-621-3700 - Fax: 913-621-2145

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BR-1103

Level Control Valve
with Altitude Pilot

Qty 1
2"

Model FP 450-82

w / Grooved End Connection

- "Always Full" Firewater Reservoir
- Ideal for High level reservoirs & water towers
- Safer firewater filling
- Self operation with No Float
- Suitable for horizontal or vertical installation

(for Illustration Only)

The BERMAD FP 450-82 Level Control Valve is a hydraulically controlled, diaphragm actuated automatic control valve that shuts at pre-set high reservoir level and opens in response to level drop, keeping the reservoir full.

The water level is maintained by the use of a highly accurate pilot valve that precisely senses the water level head from a sensing point at the bottom of the reservoir and controls the main filling valve accordingly. This eliminates the need for the installation of a float mechanism, making it ideal for high level reservoirs.

Features and Benefits

- **Line-pressure driven**
  - Independent operation
- **No Float**
  - Simple installation
  - Easy accessibility
- **Rugged Reliability**
  - Single-piece fully supported rolling diaphragm
  - Obstacle-free unobstructed flow path
- **Hydraulically Restrained Actuation**
  - Non-slam closing
  - Quiet and smooth operation
- **High Performance**
  - High flow capacity
  - low pressure operation
- **External Installation**
  - Easy access to valve
  - Simple level setting
  - Less wear and tear
- **In-Line Serviceable**
  - Quick and easy maintenance
- **Flexible Design**
  - Simple addition of factory supplied features

Major Additional Features

- **Standard:** 2-14 meter Setting Altitude Pilot – **FP 450-82-M6**
- 5-22 meter Setting Altitude Pilot – **FP 450-82-M5**
- 15-35 meter Setting Altitude Pilot – **FP 450-82-M4**
- 25-70 meter Setting Altitude Pilot – **FP 450-82-M8**
- Pressure sustaining (for 450-82) – **453-82**

For further options, contact BERMAD.

BERMAD

Operation

The Model FP 450-82 is a pilot controlled valve equipped with an adjustable, #82 altitude pilot valve. The pilot valve senses the static head of the reservoir level via a sensing tube [1] connected to a "still point" at the bottom of the reservoir.

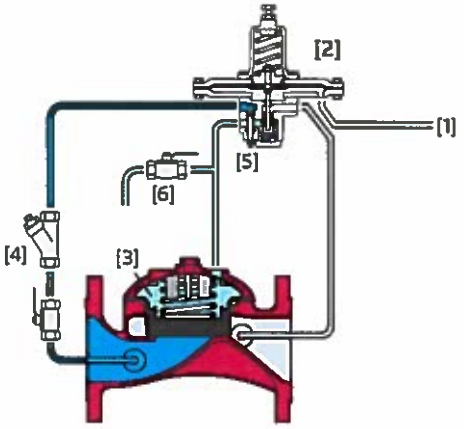
Should the water level head rise to that equaling the setting of the pilot valve [2] the pilot valve will close, thereby allowing valve inlet water pressure to accumulate in the main valve control chamber [3] via the adjustable needle valve [5], causing the main valve to close drip tight.

Should the Water Level head fall below pilot valve setting, the pilot valve opens to release pressure from the control chamber, causing the main valve to open and to fill the reservoir.

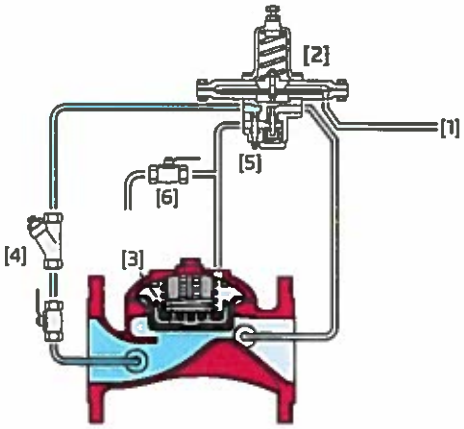
As the water level in the reservoir approaches the pre-set full level the pilot starts to modulate causing the main valve to throttle in a controlled manner and close drip tight.

The adjustable pilot needle valve [5] ensures a smooth operation of the main valve by regulating the closing speed.

The test valve [6] enables manual opening of the main valve.



Closed / Standby



Open/Flow Demand

Engineer Specifications

The Level Control Valve shall shut at pre-set high reservoir level and open in response to a level drop, as sensed by the #82 high sensitivity altitude pilot valve mounted on the main valve.

Main Valve: The main valve shall be an elastomeric globe type valve with a rolling-diaphragm. The valve shall have an unobstructed flow path, with no stem guide or supporting ribs. The body and cover construction material shall be ductile iron. All external bolts and nuts shall be of Stainless Steel 316. All valve components shall be accessible and serviceable without removing the valve from the pipeline.

Actuation: Valve actuation shall be accomplished by a fully peripherally supported, single-piece balanced rolling-diaphragm, vulcanized with a rugged radial seal disk. The diaphragm assembly shall be the only moving part.

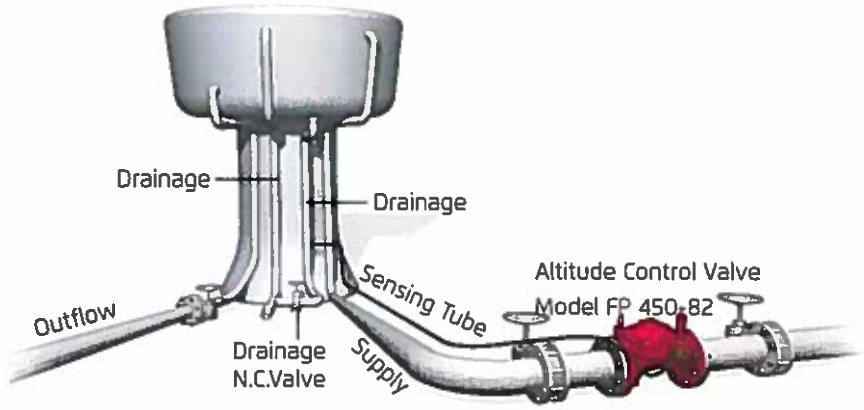
Control System: The control system shall consist of a #82, altitude pilot valve with a covered, centered spring and 8" (200 mm) sensing diaphragm, an isolating ball valve, Y control filter and adjustable closing speed control needle valve. All fittings shall be of stainless steel 316. The assembled valve shall be hydraulically tested.

Quality Assurance: The valve manufacturer shall be certified according to the ISO 9000 and 9001 Quality Assurance Standard.

Typical Applications

The Model FP 450-82 senses the static head of the water level in the tank by means of a high sensitivity altitude pilot valve. To do so accurately, the sensing tube end must be connected to a "still point" at the bottom of the tank. The drainage pipe provides this "still point", a location not influenced by flow velocity as with the filling and outflow pipes.

High Elevated Water Tower



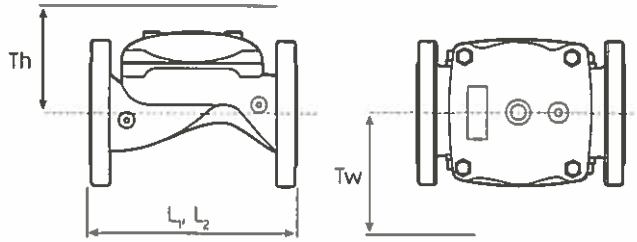
In firewater reservoirs, the water level should be kept as constant as possible, with a highly accurate altitude pilot valve the Model FP 450-82 is well suited to fulfill this requirement.

The altitude pilot is highly sensitive to changes and accurately maintains the reservoir water level to within a few centimeters.

High Capacity Reservoir

Altitude Control Valve Model FP 450-82

Technical Data



Size		1½, 2"		2½"		3"		4"		6"		8"		10"		12"	
		mm	inch	mm	inch	mm	inch	mm	inch	mm	inch	mm	inch	mm	inch	mm	inch
Dimensions	L_1 (1)	205	8 1/2	205	8 1/2	257	10 1/8	320	12 9/16	415	16 5/16	500	19 11/16	605	23 13/16	725	28 1/2
	L_2 (2)	180	7 1/16	210	8 1/4	255	10 1/16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Tw	284	11 3/16	284	11 3/16	300	11 3/16	313	12 5/16	341	13 7/16	415	16 5/16	443	17 7/16	481	18 15/16
	Th	210	8 1/4	210	8 1/4	215	8 7/16	243	9 9/16	315	12 3/8	350	13 3/4	382	15	430	6 5/16

Notes:
1 L_1 is for flanged valves
2 L_2 is for threaded NPT or ISO-7-Rp
3 Tw & Th are max for pilot system
4 Data is for envelope dimensions, component positioning may vary
5 Provide space around valve for maintenance.

Connection Standard
- Flanged: ANSI B16.42 (Ductile Iron), B16.5 (Steel & Stainless Steel), B16.24 (Bronze) ISO PN16
- Grooved: ANSI/AWWA C606 for 2, 3, 4, 6 & 8"
- Threaded: NPT or ISO-7-Rp for 2, 2½ & 3"

Water Temperature
- 0.5 – 60°C / 33 – 140°F

Available Sizes
- Globe: 1½, 2, 2½, 3, 4, 6, 8, 10 & 12"

Pressure Rating
- Max. Inlet: 250 psi (17 bar)

Manufacturers Standard Materials

Main valve body and cover
- Ductile Iron ASTM A-536

Main valve internals
- Stainless Steel & Elastomer

Control Trim System
- Brass control components/accessories
- Stainless Steel 316 tubing & fittings

Elastomers
- Polyamide fabric reinforced Polyisoprene, NR

Coating
- Electrostatic Powder Coating Polyester, Red (RAL 3002)

Optional Materials

Main valve body
- Carbon Steel ASTM A-216 WCB
- Stainless Steel 316
- Ni-Al-Bronze ASTM B-148

Control Trim
- Stainless Steel 316
- Monel® and Al-Bronze
- Hastelloy C-276

Elastomers
- NBR
- EPDM

Coating
- Corrosion resistant fusion-bonded High Build epoxy coating with UV protection

Altitude Pilot Data

Standard Materials:
- Body & cover: Brass, Bronze or Stainless Steel
- Elastomers: NBR (Buna N)
- Springs: Galvanized Steel or Stainless Steel
- Internals: Stainless Steel
- Diaphragm covers: Fusion bonded epoxy coated Steel or Stainless Steel

General Information
- Altitude Adjustment Range Table:

Code	meter	feet
M6	2-14	7-46
M5	5-22	17-72
M4	15-35	49-115
M8	25-70	82-230

- Shut-off level repeatability: 5 cm (2")

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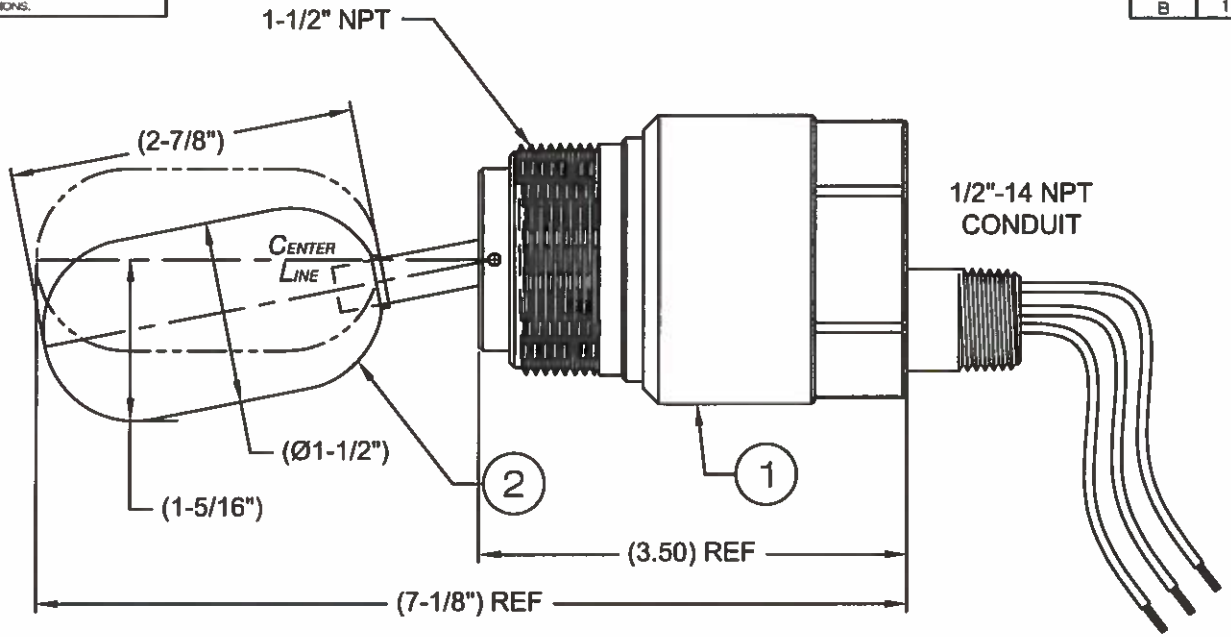
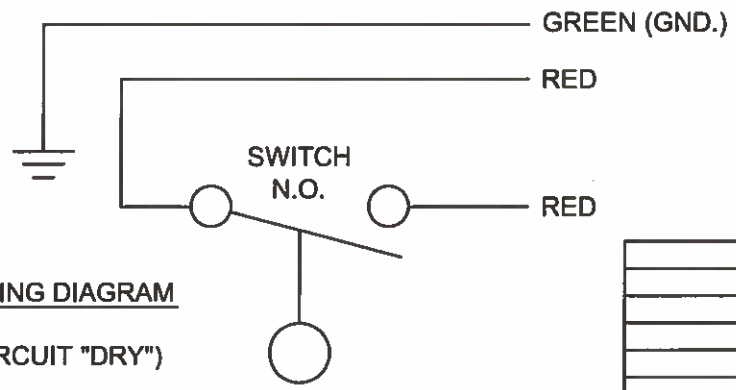
REVISION BLOCK

REV.	E.C.N. NO.	DESCRIPTION	DATE	APPRV'D.
00		INITIAL RELEASE	A	A
A		REVISED TO HEX BODY	7/24/06	MJR
B	1802	ADDED SO# TO SHT.2	2/26/11	D.T.



NOTES:

1. UNIT SHOWN IN NORMALLY OPEN (N.O.) DRY CIRCUIT CONDITION.
2. LEAD WIRES ARE 22 AWG UL1213 TEFLON JACKETED 24" EXTENDED LEADS.
3. SPST SWITCH RATED AT 100VA, 240V AC/DC MAX. RESISTIVE LOAD.
4. INVERTING SWITCH GIVES N.C. DRY CIRCUIT.
5. MAXIMUM PRESSURE: 1500 PSIG.
6. MAXIMUM TEMP. : +150° C (+300°F).
7. APPROVALS: UL RECOGNIZED FILE E203716 VOL. 1, SECTION 1 DTD: 12/28/99
8. LASER ENGRAVE # L070-0808-3104 WITH INNOVATIVE LOGO.



WIRING DIAGRAM

(CIRCUIT "DRY")

High / Low Level Switch - Quantity 2

ITEM	QTY	PART NUMBER	DESCRIPTION, CATALOG NO. OR FINISHED SIZE	MAT'L
2	1	2000-1529-0025	EXTENDED FLOAT 1/2" MAGNET	316L S.S.
1	1	1000-L070-0001	1-1/2" NPT HOUSING BODY	316 S.S.

NEXT ASSY.

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES, [ ] ARE IN MM (MILLIMETERS)
TOLERANCES: .X ±.1 .XX ±.01 .XXX ±.005
FRACTIONS ±1/64, ANGLES ±30'
MACHINED SURFACES: 63 √ RMS
REMOVE ALL BURRS AND SHARP EDGES

MATL PART #: | HEAT TREAT: | FINISH: | PLATING:
DRAWN BY: D.T. DATE: 6/17/03
CHKD BY: MJR DATE: 7/24/06
APPRV'D BY: MJR DATE: 7/24/06
PRODUCT NO. | SWITCH NO.
MATL: AS NOTED

INNOVATIVE SOLUTIONS, LLC
WOODRIDGE, ILLINOIS 60517 USA
TITLE: SWITCH, SIDE MOUNT
L070 SERIES LEVEL SENSOR
SIZE: B | FSCM NO. | DWG NO: L070-0808-3104 | REV: B
SCALE: 1 : 1 | SHEET 1 OF 2

RELEASED
By Casey V. at 9:05 am, Mar 07, 2011

(15)

Qty 1
Steel Tank
TTS-S

POTTER
The Symbol of Protection

TTS
TANK TEMPERATURE SUPERVISORY SWITCH

TTS-S

CUL, UL and CSFM Listed, FM Approved, and NYMEA Accepted
2 1/2" DIA x 17 1/2"L
(63,5mm DIA x 445mm L)

Ordering Information

Model Number	Stock Number
TTS-S (steel)	1010040
TTS-W (wood)	1010041

Accessories	
1" Flange	5020012
Buttress Nut	5020105
Gasket	5330035

The Model TTS is a water tank temperature supervisory switch preset to give a low temperature signal at 40°F/4,5°C and a high temperature signal at 140°F/60°C (±5°F/3°C). It is UL Listed and FM Approved.
A bi-metal thermostat is used for low temperature sensing and a bi-metal thermostat for high temperature sensing. A diode is used in this unit as a testing aid. When the polarity of DC current is reversed at the feed wires to a TTS, the diode in the circuit prevents the flow of current, proving the absence of a short circuit fault in the wiring or the device itself.

Testing
To test for a short or open in the TTS, connect an ohmmeter across the white and black TTS leads. With the meter connected positive to white and negative to black, the meter will read continuity (about 1 meg ohm). With the meter connected reverse polarity, the meter will read open. If using the diode tester setting on the meter, the meter will read .5 observing polarity and open with reverse polarity.
To test the thermostat, the device must be exposed to temperatures of 40°F and 140°F. The appropriate thermostat will open creating an open circuit regardless of polarity.

Wiring
The TTS is normally closed device that opens when the probe is exposed to the operating temperature of the thermostats. The device is polarity sensitive. The positive leg of the initiating device circuit must be connected to the white wire lead. The negative leg of the initiating device circuit must be connected to the black wire lead.
If the TTS is the last or only device on the initiating circuit, the EOLR must be wired in series with the TTS. It can be wired in series with either the black or white wire.

Contacts: .15 Amp at 115 VDC

The TTS, tank temperature switch is supplied with a one inch pipe thread for steel tanks (Model TTS-S) or with a buttress thread for wood tanks (Model TTS-W).

A buttress thread nut and gasket are available for use with the TTS-W for installations where the inside of the tank is accessible and it is not convenient to weld a flange on the tank.

The nut and gasket can also be used on a wood tank, which is not sound enough to hold a thread (see Fig. 1). Locate the switch at a point 24" (60cm) below the required water level of the tank.

For steel tanks, weld in a No. 282-1 pipe flange or drill and tap tank to receive the one inch pipe thread of the bushing (see Fig. 2).

For wood tanks, drill a 1 3/16" (30mm) hole in the center of a stave and thread the bushing into the tank allowing the buttress bushing to cut its own thread (see Fig. 3).

Installation

Fig. 1 TTS-W (Wood or Steel)

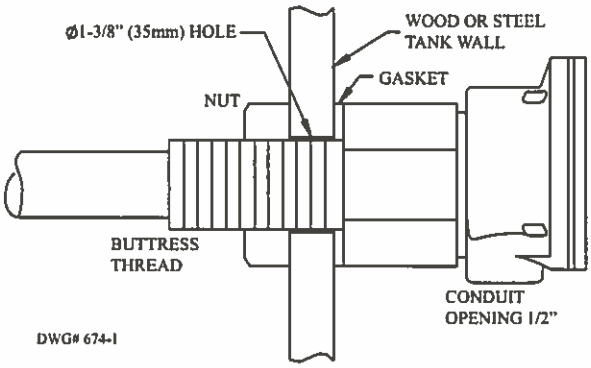
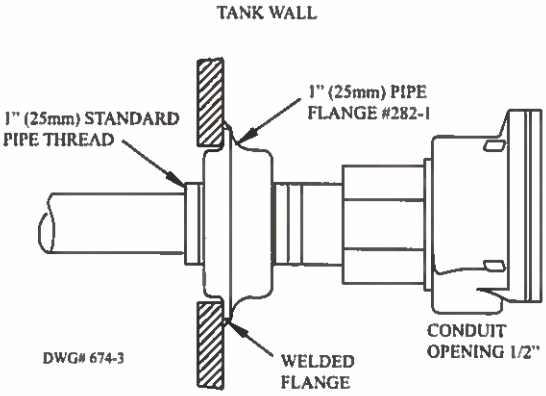


Fig. 2 TTS-S (Steel)



(15)

Fig. 3 TTS-W (Wood)

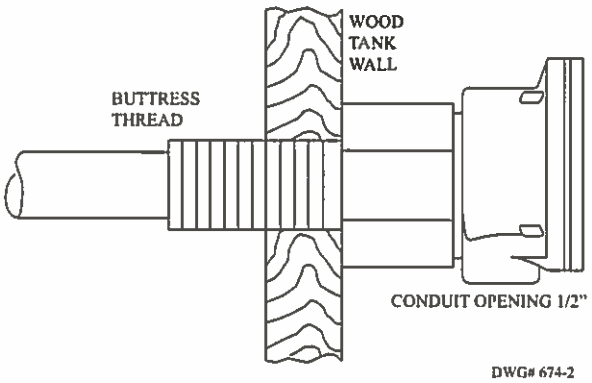
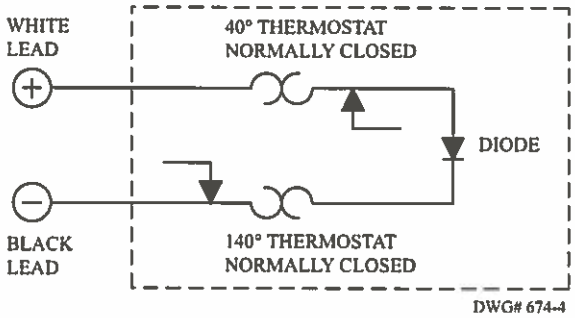
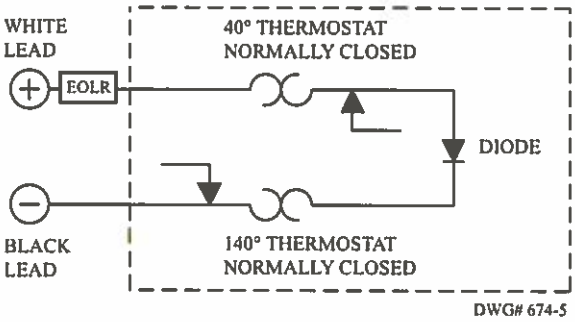


Fig. 4 TTS-S Simplified Schematic



Important: Observe lead polarity for use in normally closed circuit.



Important: Observe lead polarity for use in normally open circuit.

(16+17)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: August 14, 2019

Re: PD-19-0022 Palladium Waxahachie Senior Living

On August 14, 2019, the applicant requested to continue case no. PD-19-0022 to the September 16, 2019 City Council meeting agenda.

(18+19)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: August 14, 2019

Re: ZC-19-0089 Fountain Court

On August 14, 2019, the applicant requested to continue case no. ZC-19-0089 to the September 3, 2019 City Council meeting agenda.

(20)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: August 15, 2019

Re: PP-19-0090 Fountain Court

On August 14, 2019, the applicant requested to continue case no. PP-19-0090 to the September 3, 2019 City Council meeting agenda.

(21)

RESOLUTION NO.

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS DESIGNATING THE WAXAHACHIE SUN AS THE OFFICIAL NEWSPAPER FOR THE CITY OF WAXAHACHIE, TEXAS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Charter requires the City Council of the City of Waxahachie, Texas to designate by ordinance or resolution a public newspaper to be the official publication of the city, which designation shall continue until otherwise designated by the City Council; and

WHEREAS, the City Council cause to be published therein all ordinances, notices and other matters required by the City Charter or the ordinances of the city to be published; and

WHEREAS, the City Council finds that The Waxahachie Sun is a public newspaper of general circulation, published at least once a week, and has been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice; and

WHEREAS, the City Council finds that The Waxahachie Sun is a publication that meets all of the criteria legally required of an officially designated newspaper for the City of Waxahachie in compliance with Section 2051.044 of the Local Government Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

SECTION 1

That the City Council of the City of Waxahachie hereby designates The Waxahachie Sun as the official newspaper for the City of Waxahachie.

SECTION 2

That this Resolution shall commence August 22, 2019.

ADOPTED THIS 19th day of August, 2019.

_____
MAYOR

ATTEST:

_____
City Secretary

(20)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON TUESDAY NOVEMBER 5, 2019, FOR THE PURPOSE OF VOTING "YES" OR "NO" ON A PROPOSED HOME-RULE CHARTER AMENDMENT; PROVIDING FOR A CONTRACT FOR ELECTION SERVICES WITH ELLIS COUNTY ELECTIONS ADMINISTRATION; PROVIDING A SEVERABILITY AND CONFLICTS CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Section 41.001 of the Texas Election Code, as amended, establishes Tuesday, November 5, 2019, as a "uniform election date" for the purposes of conducting an election within the City of Waxahachie, Texas ("**City**"); and

WHEREAS, the City Council of the City of Waxahachie, Texas ("**City Council**"), has determined to submit to the qualified voters of the City, in a special election, a proposition for the adoption or rejection of proposed amendment to the existing Home-Rule Charter of the City of Waxahachie, Texas ("**City Charter**"), pursuant to Section 9.004(a) of the Texas Local Government Code; and

WHEREAS, the City has entered into a Joint Election Contract for Election Services ("**Election Services Contract**"), with the Ellis County Elections Administrator ("**Elections Administrator**") located at 204 E. Jefferson Street, Waxahachie, Texas 75176, for conducting the special election within the City. Early voting by personal appearance will be conducted each weekday as outlined in Exhibit "A".

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

Section 1. Findings.

The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct legislative findings and are adopted as part of this ordinance for all purposes.

Section 2. Election Order; Election Date; Purpose of Election.

A special election of the City shall be held on November 5, 2019, between the hours of 7:00 a.m. and 7:00 p.m., at those Election Day voting sites as determined by the Elections Administrator, for the following purposes:

(1) To consider one (1) ballot proposition for City Charter amendment.

Section 3. Proposed City Charter Amendment.

At the election the following amendment to the City Charter shall be submitted to the

resident, qualified voters of the City of Waxahachie:

PROPOSITION NO. A

Shall Section 2.01(c) of the City Charter be amended to read as follows (words removed noted by ~~**strikeouts**~~; words added noted in **bold and underlined**):

(c) *Election and terms*. The regular election of councilmen shall be held on the first Saturday of ~~**April**~~ **May** in each year. Each voter shall be entitled to vote for **one** ~~**as many**~~ candidate~~s~~ for **each** city council **place on the ballot**. ~~**as there are members to be elected to the council.**~~ The members of the city council shall hold their office for a term of two years and until their successors have been elected and qualified. The councilmen in the office at the time of the adoption of this charter shall continue in office until the expiration of the term for which they were elected, subject to the provisions of this charter, so that three councilmen shall be elected at the election to be held on the first Saturday in April, 1972, and two councilmen shall be elected at the election to be held on the first Saturday in April, 1973; and annually thereafter there shall be elected three and two councilmen, respectively; that is, in each odd-numbered year two councilmen shall be elected and in each even-numbered year three councilmen shall be elected. **Beginning with the election in May, 2020, City Council Places 1, 2, and 3 shall be established, and any eligible candidate may run for office for one of the three Places. Beginning with the election in May, 2021, City Council Places 4 and 5 shall be established, and any eligible candidate may run for office for one of the two Places. All City Council Places shall be at large and no candidate need live in any particular geographic location of the City to be eligible to run for a City Council Place. The candidate receiving the greatest number of votes in each City Council Place shall be elected as the Council Member for that City Council Place.**

Section 4. Severability Clause; Conflicts with Election Services Agreement.

If any word, section, article, phrase, paragraph, sentence, clause, or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of this ordinance despite such invalidity which remaining portions shall remain in full force and effect. Additionally, it is the intent of the City Council in adopting this ordinance to fully comply with the terms of the Election Services Agreement. Should any conflict arise between any term of this ordinance and the City's obligations under the Election Services Agreement, it is the express intent of the City Council that the terms of the Election Services Agreement should control and govern–the administration of the general and special election addressed in this ordinance.

Section 5. Effective Date.

This ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

(22)

PASSED AND APPROVED by the City Council of the City of Waxahachie, Texas this the 19h day of August 2019.

_____
David Hill, Mayor

ATTEST:

_____
Lori Cartwright, City Secretary

APPROVED AS TO FORM:

_____
Robert F. Brown, City Attorney

Exhibit A

(28)

Ellis County, Texas *Condado de Ellis, Texas*
Constitutional Amendment and Joint Election
Elección Sobre Enmiendas Constitucional y Conjunta
November 5, 2019 *5 de Noviembre de 2019*
Early Voting Vote Centers *Centros de votación adelantada*

The below listed Early Voting Vote Centers will be established for any qualified voter with an effective date of registration on or before November 5, 2019. A voter may vote at ANY of the Early Voting Vote Centers for the Constitutional Amendment and Joint Election.
Las ubicaciones para centros de votacion anticipada que se enumeran a continuación se establecerán para cualquier votante calificado con una fecha efectiva de registro en o antes del . Un votante puede votar en cualquiera de los lugares de votación anticipada para las Elección Sobre Enmiendas Constitucional y Conjunta.

Early Voting Location Dates and Times:
Ubicación, fechas, y horarios de la votación anticipada:

1. **Elections Office (Main Location) 204 E. Jefferson Street, Waxahachie, TX 75165**
2. **Midlothian Conference Center 1 Community Circle Dr., Midlothian, TX 76065**
3. **Palmer ISD Annex Building 303 Bulldog Way, Palmer, TX 75152**
4. **Ellis County Sub-Courthouse 207 S. Sonoma Trail, Ennis, TX 75119**
5. **Red Oak Municipal Center 200 Lakeview Pkwy, Red Oak, TX 75154**
6. ***Harvest of Praise Ministry 2603 S Hampton Rd, Glenn Heights, TX 75154 (Glenn Heights)**

Monday, October 21, 2019 *lunes, 21 de octubre de 2019*	**through** *hasta*	**Friday, October 25, 2019** *viernes, 25 de octubre de 2019*	**8:00 AM - 6:00 PM** *8:00 AM - 6:00 PM*
Saturday, October 26, 2019 *sábado, 26 de octubre de 2019*			**8:00 AM - 3:00 PM** *8:00 AM - 3:00 PM*
Monday, October 28, 2019 *lunes, 28 de octubre de 2019*	**through** *hasta*	**Wednesday, October 30, 2019** *miércoles, 30 de octubre de 2019*	**8:00 AM - 6:00 PM** *8:00 AM - 6:00 PM*
Thursday, October 31, 2019 *jueves, 31 de octubre de 2019*	**and** *y*	**Friday, November 1, 2019** *viernes, 01 de noviembre de 2019*	**7:00 AM - 7:00 PM** *7:00 AM - 7:00 PM*

Pending

Last day to register to vote for the Constitutional Amendment and Joint Election is: Monday, October 07, 2019.
Último día para registrarse para votar en la Elección Sobre Enmiendas Constitucional y Conjunta es: lunes, 07 de octubre de 2019.

Last day for the Election's Office to receive a Regular or FPCA Ballot by Mail Application: Friday, October 25, 2019.
El Último día para que la Oficina de Elecciones reciba una solicitud regular o una solicitud de tarjeta postal federal para votar por correo (FPCA-por sus siglas en inglés) es: viernes, 25 de octubre de 2019.

For More Information: Website at www.co.ellis.tx.us/Elections
OR Contact us at Elections Office 204 E Jefferson Waxahachie, TX 75165 972-825-5195
OR Facebook.com/EllisCountyElections

***Location #6 pending if the listed Political Subdivision cancels their Election.*