

**NOTICE OF CITY COUNCIL BRIEFING SESSION
APRIL 2, 2018
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:00 P.M.**

Agenda

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

1. Call to Order
2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting
3. Adjourn

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

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, April 2, 2018 at 7:00 p.m.***

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

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Texas Pledge of Allegiance *Honor the Texas Flag;
I pledge allegiance to thee;
Texas, one state under God, one and indivisible*
5. ***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 551.071, Texas Government Code.
6. ***Consent Agenda***

All matters listed under Item 6, 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 City Council meeting of March 19, 2018
- b. Minutes of City Council Briefing Session of March 19, 2018
- c. Minutes of Joint Work Session of City Council and Planning & Zoning Commission of March 26, 2018
- d. Minutes of Planning and Zoning Commission meeting of March 27, 2018
- e. Minutes of Planning and Zoning Commission Briefing Session of March 27, 2018
- f. Minutes of Waxahachie Community Development Corporation meeting of March 23, 2018
- g. Minutes of Senior Center Advisory Committee meeting of March 21, 2018
- h. Minutes of Keep Waxahachie Beautiful meeting of March 22, 2018
- i. Minutes of Mid-Way Regional Airport Board meeting of March 26, 2018
- j. Approve Crape Myrtle Fireworks Display to be held July 3, 2018
- k. Approve 4th of July parade route for 21st Annual Crape Myrtle Festival hosted by Chamber of Commerce
- l. Approve event application for Sims Library Summer Reading Program kickoff to be held May 19, 2018

- m. Approve Resolution supporting TxDOT grant for security fence at Mid-Way Regional Airport
 - n. Consider authorization of a budget amendment to fund equipment and tools associated with the City's new Facilities Maintenance Coordinator position
 - o. Consider authorization of a budget amendment for Shift Differential Pay at the Waste Water Treatment Plant
 - p. Request by Ron Barson, Ledbetter Real Estate, LLC, for a Final Plat of North Grove Business Park Phases 2 & 4 for 7 lots, being 36.878 acres out of A.S. Pruett Survey, Abstract 848, John Shaver Survey, Abstract 1000, and E.C. Newton Survey, Abstract 791 (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (FP-18-0019)
7. ***Introduce*** Honorary Councilmember
 8. ***Consider*** request by Michael Westfall, Westfall Engineering, for a Preliminary Plat of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (PP-18-0020)
 9. ***Consider*** request by Michael Westfall, Westfall Engineering, for a Final Plat of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (FP-18-0021)
 10. ***Public Hearing*** on a request by R. Deann Wells for a Replat of Lots 1A and 1B, Lindmark Estates - Revised to create Block A, Lot 1, Whiskey Creek Addition, 7.548 acres (Property ID 228819) – Owner: WELLS ERIC P & RONDA D (RP-18-0017)
 11. ***Consider*** approving RP-18-0017
 12. ***Public Hearing*** on a request by Michael Yarborough for a Replat of Lot 15 and 16 to create Lot 15R and Lot 16R, Brookbend Grove Phase 2, 2.124 acres (Property ID 208078 and 208079) – Owner: YARBOROUGH MICHAEL W & LOIS JANE and JOYCE S BRIDGES REVOCABLE LIVING TRUST (RP-18-0018)
 13. ***Consider*** approving RP-18-0018
 14. ***Public Hearing*** on a request by Danny Scroggins for a Replat of Lot 9 to create Lot 9A and Lot 9B, Buena Vista Heights, 9.98 acres in the Extra Territorial Jurisdiction (Property ID 207864) – Owner: SCROGGINS DANNY E & JUDY A (RP-18-0024)
 15. ***Consider*** approving RP-18-0024
 16. ***Public Hearing*** on a request by Reginald Coulsell for a Specific Use Permit (SUP) to allow a Private Stables use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: TAYLOR CRYSTAL & REGINALD COULSELL II (SU-18-0023)
 17. ***Consider*** proposed Ordinance approving Zoning Change No. SU-18-0023
 18. ***Consider*** proposed Resolution approving submission of a Staffing for Adequate Fire & Emergency Response (SAFER) Grant

19. ***Convene*** into Executive Session for discussion about the value or transfer of real property as permitted by the Texas Government Code, Section 551.072
20. ***Reconvene*** and take any necessary action
21. Comments by Mayor, City Council, City Attorney and City Manager
22. Adjourn

The City Council reserves the right to go into Executive Session on any posted item.

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City Council
March 19, 2018

(wa)

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, March 19, 2018 at 7:00 p.m.

Council Members Present: Kevin Strength, Mayor
Mark Singleton, Mayor Pro Tem
David Hill, Councilmember
Mary Lou Shipley, Councilmember

Council Member Absent: Chuck Beatty, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Invocation

3. Pledge of Allegiance

4. Texas Pledge of Allegiance

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

5. Public Comments

Ms. Amy Hedtke, 106 Vanderbilt Lane, Waxahachie, referenced the proposed Food and Food Handlers Ordinance and asked the Council to consider the older buildings in town to not put a hardship on business owners.

6. Consent Agenda

- a. Minutes of the City Council meeting of March 5, 2018
- b. Minutes of the City Council Briefing Session of March 5, 2018
- c. Minutes of the Joint Work Session of City Council and Planning and Zoning Commission of March 1, 2018
- d. Minutes of the Heritage Preservation Commission meeting of February 8, 2018
- e. Minutes of the Airport Board meeting of March 1, 2018
- f. Minutes of the Park Board meeting of March 8, 2018
- g. Minutes of the Cemetery Board meeting of March 8, 2018
- h. Monthly Code Enforcement Report for February 2018
- i. Monthly Violation Activity Statistics Report for February 2018
- j. Monthly Fire and EMS Report for February 2018
- k. Monthly Crime Report for January and February 2018
- l. Renewal of parking and loading zone lease spaces
- m. Approve High School Graduation fireworks display hosted by WISD
- n. Approve application for The Hachie 50 running race event
- o. Approve application for Lake Waxahachie Vendor Permit

(12A)

Action:

Councilmember David Hill moved to approve items a. through o. on the Consent Agenda. Councilmember Mary Lou Shipley seconded, All Ayes.

7. Introduce Honorary Councilmember

Mayor Pro Tem Mark Singleton introduced Miss Sloane Smith as the Honorary Councilmember for the month of March 2018. He presented her with a Certificate of Appreciation for her participation in the Honorary Councilmember program.

8. Present Proclamation proclaiming April 9 through April 13, 2018 as “Boys and Girls Club Week in Waxahachie.”

Mayor Strength read a Proclamation proclaiming April 9 through April 13, 2018 as “Boys and Girls Club Week in Waxahachie.” He presented it to Captain Robert Coriston and staff.

9. Consider City of Waxahachie Annual Financial Report for year ended September 30, 2017

Mr. Greg Shropshire, Pattillo, Brown, & Hill, L.L.P., reviewed the report and in summary the financial highlights included the following:

- At September 30, 2017, the City’s total combined net position was \$118,942,283. Of this amount, \$20,075,412 (unrestricted net position) may be used to meet the City’s ongoing obligations to citizens and creditors.
- The City’s total net position increased by \$8,050,371 during the current fiscal year.
- At the end of the fiscal year, the total fund balance of all governmental funds was \$42,064,138, up \$2,291,885 from the prior year.
- As of the close of the current fiscal year, unassigned fund balance for the General Fund was \$12,495,470, or about 36.81% of total General Fund expenditures.

Mayor Pro Tem Singleton referenced the net pension liability and stated the Texas Municipal Retirement System (TMRS) reported a yield and interest rate target of 6.75% which is in the City’s Financial Report and the TMRS Board’s target is 6.75% and they state that in this report. He stated TMRS annualized return is 4.54% and their 5 year annualized return is 6.65% and their 10 year annualized return is 6.09% therefore they came down a quarter. Mr. Shropshire concurred. Mayor Pro Tem Singleton stated the reason this is important is obviously it is unable to yield what TMRS reported to yield and making the liability much higher. Mr. Shropshire stated there is a calculation on page 53 of the city’s annual report that reflects calculating a one percent (1%) point. Mayor Pro Tem Singleton stated Finance Director Charles Harris has educated him on this noting the pension is amortized over 15 years. Mayor Pro Tem Singleton noted the State lets us come back and hopefully make it yield up next year and it won’t be as bad and there is a constant going up and down. He stated this is not a commentary to do Mr. Harris’ job or the auditor’s job, it is a commentary that if the state is unable to yield, which they historically proven they cannot, there seems to be a much larger unfunded liability. He acknowledged Mr. Harris is doing a great job as well as the accounting firm noting they are in complete accordance with all requirements. He stated as a Council member and financial services professional, in his business it would be criminal negligence to sit here and not talk about it.

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Action:

Mayor Pro Tem Mark Singleton moved to accept the Annual Financial Report for year ended September 30, 2017 and add the City Secretary reach out to TMRS to pull the TMRS Investment Activity Report dated May 2, 2017 in the care of Mr. David Gavia and pull the letter and subsequent financial documents that support noting that paragraph two and paragraph three of said letter was discussed. Councilmember David Hill seconded, All Ayes.

- 10. Consider proposed contract with Kimley Horn to provide professional engineering services for the design of a new 24" water line from the elevated storage tank on FM 664 to Hwy 287 Business**

Mr. Tommy Ludwig, Executive Director of Development Services, reported the contract is in the amount of \$114,500.00 and will provide engineering design, bid specification preparation and construction support services to install a new water line that will provide water service for Ridge Crossing, Shepard's Place, future development along Ovilla Road, and provide a connection point for the planned Emory Lakes development.

Action:

Mayor Pro Tem Mark Singleton moved to approve the contract with Kimley-Horn in the amount of \$114,500 as presented. Councilmember Mary Lou Shipley seconded, All Ayes.

- 11. Consider proposed Resolution authorizing reimbursement of the operating fund from proceeds of future debt for professional engineering services associated with a new water line from the elevated storage tank on FM 664 to Hwy 287 Business**

Mr. Ludwig stated proposed Resolution No. 1235 is a companion case of Item 10 and requested approval.

RESOLUTION NO. 1235

A RESOLUTION DECLARING INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR THE PURPOSE OF PERFORMING ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE DESIGN OF A NEW WATER LINE FROM THE ELEVATED STORAGE TANK ON FM 664 TO HWY 287 BUSINESS

Action:

Councilmember Mary Lou Shipley moved to approve Resolution No. 1235 as presented. Mayor Pro Tem Mark Singleton seconded, All Ayes.

- 12. Consider proposed contract with Kimley-Horn to provide professional engineering services for the design of a new 12" water line and (2) pressure reducing valves for the realignment of the 791/769 water distribution system service area along FM 813 east of Hwy 287 Bypass from Dean Box Drive to the Sandstone Ranch Subdivision**

Mr. Ludwig reported the contract is in the amount of \$49,600.00 and will provide engineering design, bid specification preparation and construction support services for the installation of two new pressure reducing valves, one at the intersection of Brown Street and Dean Box Drive, and

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one at the intersection of Garden Valley Parkway and Brown Street, which will reduce high water pressures entering the 769 Service Area from the 791 Service Area.

Action:

Councilmember David Hill moved to approve the contract with Kimley-Horn in the amount of \$49,600 as presented. Councilmember Mary Lou Shipley seconded, All Ayes.

13. **Consider proposed Resolution authorizing reimbursement of the operating fund from proceeds of future debt for professional engineering services for the design of a new 12" water line and (2) pressure reducing valves for the realignment of the 791/769 water distribution system service area along FM 813 east of Hwy 287 Bypass from Dean Box Drive to Sandstone Ranch Subdivision**

Mr. Ludwig stated proposed Resolution No. 1236 is a companion case of Item 12 and requested approval.

RESOLUTION NO. 1236

A RESOLUTION DECLARING INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR THE PURPOSE OF PERFORMING ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE DESIGN OF A NEW 12" WATER LINE AND (2) PRESSURE REDUCING VALVES FOR THE REALIGNMENT OF THE 791/769 WATER DISTRIBUTION SYSTEM SERVICE AREA ALONG FM 813 EAST OF HWY 287 BYPASS FROM DEAN BOX DRIVE TO SANDSTONE RANCH SUBDIVISION

Action:

Mayor Pro Tem Mark Singleton moved to approve Resolution No. 1236 as presented. Councilmember David Hill seconded, All Ayes.

14. **Discuss Food and Food Handlers Ordinance and take any necessary action**

Mr. Ryan Studdard, Director of Building & Community Services, presented a revised Food & Food Handlers Ordinance. He reported Chapter 228 of the Texas Administrative Code references the Texas Food Establishment Rules (TFER) noting the purpose of rules is to safeguard public health and provide consumers food that is safe, unadulterated, and honestly present. Mr. Studdard reviewed the summary of changes noting the Ordinance updates the TFER from the 2006 version to the 2015 version with new inspection form, updates terms and conditions, replaces all references to Environment Health with Building & Community Services, adds "Improvement Plan" and reference to Section 1-12 to Article III, and removes repetitive language which reduced the Ordinance from 15 pages to 6 pages.

Mayor Pro Tem Singleton asked how the historic district is handled and how do we build provisions to give the ordinance guidance. Mr. Studdard stated the City has adopted the Building Code and it covers the provisions and the current TFER will allow for historic buildings. Mayor Pro Tem Singleton stated the Ordinance has been in affect with no issues and therefore we don't need to fix something that is not broke.

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Mayor Strength stated the Tax Increment Reinvestment Zone #1 Board can financially assist the historic district with funding if needed.

Action:

Mayor Pro Tem Mark Singleton moved to deny proposed updates to the Food and Food Handlers Ordinance. Mayor Kevin Strength seconded. The vote was as follows:

*Ayes: Kevin Strength
Mark Singleton
David Hill*

Noes: Mary Lou Shipley

The motion carried.

15. Consider TxDOT Aviation Grant project to construct security fencing at Mid-Way Regional Airport

Ms. Judy Demoney, Mid-Way Regional Airport Manager, reported TxDOT recently approved a grant for security fencing. The estimated cost of the project is \$790,000 that will be funded through the Airport's Non-Primary Entitlement annual \$150,000 funds and an additional amount from the FAA's Airport Improvement Plan. The estimated Sponsors' share is \$79,000. Ms. Demoney stated, in order to maximize funds, the project will be spread over a four-year period. She stated the Airport Board voted at their meeting in March to approve the grant.

Action:

Councilmember David Hill moved to approve TxDOT Aviation Grant project to construct security fencing as presented. Mayor Kevin Strength seconded, All Ayes.

16. Convene into Executive Session for the Performance Evaluation of City Manager as permitted by the Texas Government Code, Section 551.074

Mayor Strength announced at 8:00 p.m. City Council would convene into Executive Session for the Performance Evaluation of the City Manager.

17. Reconvene and take any necessary action

City Council reconvened at 8:43 p.m. Mayor Strength stated six months ago City Council asked Mr. Michael Scott to become City Manager and build a team to support the upcoming changes in the city. He noted when raises were given earlier in the year Mr. Scott was not part of receiving a raise. Mayor Strength reported Mr. Scott has performed brilliantly and followed through with their requests.

Action:

Mayor Kevin Strength moved to give City Manager Michael Scott a ten percent (10%) raise effectively immediately. Councilmember Mary Lou Shipley seconded, All Ayes.

(m)

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

Mr. Tommy Ludwig, Executive Director of Development Services, reported the foundation has been poured at the water maintenance shop and should be going vertical in the next couple of weeks.

Assistant City Manager Albert Lawrence stated he met with all department heads that report to him and is very impressed with them as well as all employees he has interacted with. Mayor Strength thanked Mr. Lawrence for joining the team noting he looks forward to working with him.

Councilmember Mary Lou Shipley stated part of the reason Council is so pleased to have Mr. Scott in the position of City Manager is the quality of people he has hired. She stated Mr. Scott has filled a number of important positions and has filled them with people that are extremely well qualified which is only going help Waxahachie. She stated things are going great and will only get better and it is good to have all the people in place.

City Manager Michael Scott thanked City Council for their vote of confidence noting it is appreciated and stated he looks forward to pushing ahead. He announced a joint workshop with WISD will be held on Thursday, March 29, 2018 at 6:00 p.m. in the Council Conference Room. Mr. Scott referenced the bouquet of Iris' on display in the Council Chamber and thanked Mr. David Smith for his generous donations while the Iris' are in bloom.

Mayor Pro Tem Mark Singleton stated it is awesome to see positions filled that haven't been filled in a long time. He noted Mr. Scott has assembled a great team with new and current employees and it is good to see them all working for the betterment of the community. Mayor Pro Tem Singleton asked Mr. Ludwig to reach out to Mr. Studdard to continue to refine the Food and Food Handlers Ordinance noting he did chew on him but the Ordinance is not dead yet. Mayor Pro Tem Singleton stated it is his hope to find ways to empower staff through some ordinance mechanism whereby staff continues to use their common sense approach and partner with our community to put the rules in place. He thanked Council noting it has been a very interesting year and we are in such a better place.

Councilmember David Hill stated he is very pleased with Mr. Scott and proud of him for what he has done and very anxious to see what the future brings.

City Attorney Robert Brown echoed the same sentiments for Mr. Scott and the staff he has assembled as well as the outstanding staff he already had in place. He stated Mr. Scott and his staff is responsive, competent, and knows what they are doing which makes his job a lot easier. He congratulated Mr. Scott on his well-earned and well deserved pay raise.

City Secretary Lori Cartwright thanked Mr. Scott for his leadership noting the city employees look up to him.

Police Chief Wade Goolsby reported the Police Department is on time and on budget and he looks forward to a grand opening in July.

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19. Adjourn

There being no further business, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

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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, March 19, 2018 at 6:00 p.m.

Council Members Present: Kevin Strength, Mayor
Mark Singleton, Mayor Pro Tem
David Hill, Councilmember
Mary Lou Shipley, Councilmember

Council Member Absent: Chuck Beatty, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

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

City Manager Michael Scott reported the agenda is different due to no Planning and Zoning Commission agenda items. He reviewed the Consent Agenda noting an application for Lake Waxahachie Vendor Permit pertains to water skiing classes noting the Park Board recommended approval. The Hachie 50 running race event uses the trail and some come internationally to participate. The CVB through their budget has sponsored funds for this event and the Park Board approved adding a walkway to the trail system at Getzendaner Park for the Hachie 50. Mr. Scott noted WISD is requesting approval for fireworks show at their graduation ceremony.

Mr. Charles Harris, Director of Finance, reviewed the Annual Financial Report for year ended September 30, 2017. He reviewed franchise taxes noting electric came in \$340,000 less than budgeted noting overall, revenues were over and moving forward payments will be made quarterly and will have a better history versus semi-annual payments. Mr. Harris reviewed charges for service noting there was \$570,000 surplus for the overall charges of services and almost all had to do with impact fees. He stated impact fees are difficult to budget and we don't budget at all in the general fund budget. He stated we don't budget for insurance reimbursements noting we have an overall miscellaneous but we don't budget for it. Mr. Harris stated overall we collected more revenue than we budgeted for and spent less than we budgeted. Overall, the variance in the general fund was approximately \$1.2 million dollars. He stated there is \$11.7 million in unrestricted fund balance and it takes approximately \$100,000 to operate daily. Mr. Harris stated the city has a 90 day rainy day fund. Mr. Harris reviewed the utility fund noting the audit does not contain and provide for a budget and financial statement for this fund. He reported the water fund had a surplus of \$17,900 and the wastewater fund had a surplus of \$661,991. The utility fund is based on accrual account.

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Mr. Tommy Ludwig, Executive Director of Community Services, reviewed Items 10 and 11 on the Council agenda being a proposed contract with Kimley-Horn to provide professional engineering services for the design of a new 24" water line from the elevated storage tank on FM 664 to Hwy 287 Business. He stated the engineering will be completed in June and looking at April 2019 to complete the project. Mr. Ludwig stated the funding will be bonds and before Council will be a Reimbursement Resolution for consideration. He stated the estimated cost is \$360,000 for construction and \$16,000 for easement noting it is planned for engineering this year on the Capital Improvement Plan.

Mr. Ludwig reviewed Items 12 and 13 on the Council agenda being a proposed contract with Kimley-Horn to provide professional engineering services for the design of a new 12" water line and (2) pressure reducing valves for the realignment of the 791/769 water distribution system service area along FM 813 east of Hwy 287 Bypass from Dean Box Drive to the Sandstone Ranch Subdivision. He stated this opens up development near Ovilla Road being Shepard's Place and Emory Lake. He explained the timing is August 2018 for completion of engineering and April 2019 to complete the project. Mr. Ludwig stated construction cost will be approximately \$1 million dollars and \$230,000 in land acquisitions.

City Manager Michael Scott asked Council if they would like staff to bring items before Council that are on the Capital Improvement Plan. Mayor Strength stated it does help remind Council of the projects as they approach. Mayor Pro Tem Mark Singleton stated there is very much detail on the background on the projects and it helps to cycle them again to Council. Mr. Scott thanked Council for their guidance.

Ms. Judy Demoney, Mid-Way Regional Airport Manager, referenced Item 15 on the Council agenda pertaining to a TxDOT Aviation Grant project to construct security fencing at the airport. She stated this stems from their 2016 Master Plan noting the FAA is ready to move forward as well as the City of Midlothian. She explained this year will be design and engineering and in order to maximize funds, the project will be spread over a four-year period.

Mr. Scott stated fencing has been on the plan for some time and getting it will help close some sales.

Mr. Ryan Studdard, Director of Building and Community Services, reviewed the revised Ordinance repealing and replacing Ordinance No. 2520 Food and Food Handlers. He reviewed the summary of changes noting the Ordinance updates the TFER from the 2006 version to the 2015 version with new inspection form, updates terms and conditions, replaces all references to Environment Health with Building & Community Services, adds an "Improvement Plan" and reference to Section 1-12 to Article III, and removes repetitive language which reduced the Ordinance from 15 pages to 6 pages.

Mr. Andrew Burch, Dove's Nest, stated after visiting with city staff he feels better about what is being accomplished with the proposed Ordinance. He stated he is in agreement with the policies on food and food handlers and the temperature of food storage but expressed concern with the physical features of the historic buildings noting the Dove's Nest has a 30 gallon grease trap. Mr. Burch stated city staff may advance their career and someone else come in and interpret the Ordinance differently. He stated he can't put a 500 gallon grease trap in because his building is

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104 years old. Mr. Burch stated he is not against the Ordinance but wanted to go on record voicing his concern.

3. Adjourn

There being no further business, the meeting adjourned at 7:04 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

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City Council and Planning & Zoning Commission
March 26, 2018

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas were held in the City Council Conference Room at City Hall, 401 S. Rogers on Monday, March 26, 2018 at 5:30 p.m.

Council Members Present: Kevin Strength, Mayor
Chuck Beatty, Councilmember
David Hill, Councilmember
Mary Lou Shipley, Councilmember

Council Member Absent: Mark Singleton, Mayor Pro Tem

P&Z Commission
Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips

P&Z Commission
Members Absent: Erik Barnard
David Hudgins

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Lori Cartwright, City Secretary
Chelsey Gordon, Assistant to City Manager
Tommy Ludwig, Exec. Director of Community Services
Shon Brook, Director of Planning
Kelly Dent, Planner

1. Call to Order by Mayor Kevin Strength and Chairman Rick Keeler

Mayor Kevin Strength called the City Council meeting to order.

Chairman Rick Keeler called the Planning and Zoning Commission meeting to order.

2. Discussion of modifications to Zoning Ordinance

City Manager Michael Scott welcomed everyone and thanked Council and the P&Z Commission for their attendance and participation in reviewing the Zoning Ordinance making sure it is a usable document. He encouraged dialogue noting the end game is an Ordinance for consideration.

Mr. Shon Brooks, Director of Planning, stated Kelly Dent and Destiny Wright from his office as well as Mr. Tommy Ludwig, Executive Director of Community Services, has been very instrumental in editing the Zoning Ordinance and preparing for the work sessions. He stated the

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last meeting was a lot of clean up and organization and this work session will cover more specifics.

Mr. Brooks recapped the previous work session as follows:

Zoning Districts

- Remove parking
- Remove General Retail Limited
- Add Mixed Use Residential
- Add Mixed Use Non-Residential
- Add Downtown Neighborhood

Section Reorganization

- Remove PD districts out of the ordinance (item included in zoning map)
- Remove SUP section out of the ordinance (item included in the zoning map)

Development Standards

- Remove standards from individual chapters and condense in independent sections
- Design Standards to be altered

Mr. Brooks reported the Zoning Ordinance feedback included:

- Concern with affordable housing options
- Increased density and height
- Code Compliance
- Xeriscape
- Definitions
- Organization of Use Chart

Other items from the previous work session included definitions by alphabetical, separating commercial versus residential and organizational use of the Use Chart.

Mr. Brooks reviewed fencing to include:

- Metal support posts every six feet, metal brackets, and metal caps
- 2"x 4" chemically treated cross members
- Chain-link only approved as replacement for existing chain-link in non-residential
- Replacement of 50% must be brought into compliance
- Fences more than 20 degrees off vertical alignment must be brought into compliance
- 100% of pickets missing or broken requires compliance

Discussion of post every 6 feet was discussed. Mayor Kevin Strength stated panels are 8 feet and as long as one installs metal posts, brackets and caps, 8 foot panels is ok.

Mr. Scott stated the thoroughfares now require masonry fencing along the thoroughfare. Mr. Brooks referenced masonry panels and the consensus is to not allow inserts in the masonry walls that are located along the thoroughfare.

Councilmember David Hill stated we need to look at affordable housing because the ordinance is going to drive the cost of what one is building.

Councilmember Mary Lou Shipley suggested a starting point on the standards of the Fence noting we would want people to maintain their fences. She stated in some of the older neighborhoods, we need to cater to the neighborhood area.

After further discussion the consensus was require fencing as proposed above with 6 foot centers.

Mr. Brooks reviewed Drive Through and Parking Areas to include:

- Screening shrubs, planted at two-feet in height
- Shrubs must be evergreen
- Tree requirements remain the same (one per 40 feet, may be grouped)
- Texas Xeriscape standards may be used by right in all required landscape areas

Discussion was held and the consensus was to move forward with the proposed as listed above.

Mr. Brooks reviewed Screening for Dumpsters enclosures and Mechanical Equipment. He stated additional requirement were added requiring greenery around the dumpster and add more curb appeal and landscaping which will soften the appearance. Screening shrubs will be planted at 3 feet in height and shrubs must be evergreen.

Mr. Brooks reviewed Buffering noting as follows:

- 10-foot buffer required between commercial or multi-family and single-family residential
- Tree planted for every 500 square feet
- No parking or drive isles in the buffer. Driveways permitted where required.

Discussion held and members concurred.

Mr. Brooks reviewed parking noting non-residential parking is preferred behind the front face of the building. He explained the incentive is bringing the building closer to the street and by having buildings closer to the street allows for better walkability. He stated it is not a requirement, just an incentive.

Discussion held and Mrs. Bonney Ramsey stated she likes to park in front of a store and walk in.

Mr. Brooks discussed Hotel Design reviewing the following:

- 100% masonry construction with the ground floor being brick or stone. Front façade treatment on all sides

- Restaurant, food or coffee shop that is staffed during daylight hours
- Board, meeting, or hospitality room of minimum of 1,000 square feet
- Pool with a minimum 1,000 square feet of water surface area
- Breakfast area that opens into seating area minimum 500 square feet
- Extended stay hotel limited to 30 nights
- A Porte cochere is required at the main entrance

Mr. Brooks stated we have hotels that built up to the standards and beyond. He stated this is not applicable in a Central Area.

Mr. Brooks reviewed Single Family Attached requirements as listed below:

- 100% masonry construction. 75% brick in Central Area. 25% brick in MF1 and MF2
- Must match Downtown Development requirements when built in Central Area or Downtown Neighborhood (DN)
- Maximum 3 stories in MF1, MF2 or DN
- Maximum 4 stories in Central Area
- Must be platted as individual lots
- Roof pitch 7:12, architectural shingles
- Two parking spaces required per unit, one must be enclosed

Mr. Brooks reviewed the following requirements of promotional Signs:

- Maximum number of signs allowed based on street frontage
- One sign per 100 feet of street frontage
- Permit required for every promotional sign
- Clarifies allowance timeframe. Allows for two weeks, two times a year. Four weeks must separate display times.
- Fifty square foot maximum per sign

Discussion held pertaining to human signage being ones who dress up and stand by the road promoting a business. Mr. Brooks stated staff will visit with the City Attorney. Discussion was held pertaining to grand openings and Mr. Brooks stated he will make provisions for grand openings.

Mr. Brooks discussed the Infill Ordinance noting it must be a buildable lot and lot sizes must average no less than 10% the size of all lots within 50 feet of the property line. He stated lots may be created by replat noting another option is an applicant requesting a Planned Development for infill standards.

Mr. Brooks reviewed Alternative Compliance noting it is a procedure that allows a development to meet the intent of the provisions of the Zoning Ordinance with an alternative design. An alternative compliance approach is designed to provide flexibility in order to respond to unique site conditions or circumstances, design elements, or abutting or surrounding uses, and must not result in reductions in the amount or quality of the particular standard.

(HC)

City Council and Planning & Zoning Commission

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Mr. Brooks reviewed the application process noting the application is free and puts the burden on the applicant to prove their request is deemed appropriate. It allows an approval process at staff level and allows more flexibility to staff to determine the applicant's intent.

Mr. Brooks stated the next step will be a meeting with the stakeholders from the development community to hear feedback. He announced that meeting is tentatively slated for April 9, 2018. Mr. Brooks stated the next joint work session with Council and the Commission is scheduled for April 23, 2018.

Mayor Strength thanked Council members, P&Z Commissioners for serving in this capacity.

3. Adjourn

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 27, 2018 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Members Absent: David Hudgins

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
Tommy Ludwig, Executive Director of Community Development
Lori Cartwright, City Secretary
David Hill, Council Representative

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

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

3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of February 27, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of February 27, 2018
- c. Minutes of the Planning & Zoning Commission Joint Work Session of March 1, 2018
- d. Request by Ron Barson, Ledbetter Real Estate, LLC, for a **Final Plat** of North Grove Business Park Phases 2 & 4 for 7 lots, being 36.878 acres out of A.S. Pruett Survey, Abstract 848, John Shaver Survey, Abstract 1000, and E.C. Newton Survey, Abstract 791 (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (FP-18-0019)

Action:

Vice Chairman Melissa Ballard moved to approve item a. through d. on the Consent Agenda. Mr. Erik Barnard seconded, All Ayes.

4. **Consider request by Michael Westfall, Westfall Engineering, for a Preliminary Plat of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (PP-18-0020)**

(lod)

Ms. Kelly Dent, Planner, reported after the Commissioners received their packets, staff received word that Rockett Special Utility District will supply the water. They defaulted to Ellis County for fire protection. Staff recommended approval as presented.

{Mrs. Betty Square Coleman arrived}

Action:

Mrs. Bonney Ramsey moved to approve a request by Michael Westfall, Westfall Engineering, for a Preliminary Plat of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (PP-18-0020) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

5. **Consider request by Michael Westfall, Westfall Engineering, for a Final Plat of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (FP-18-0021)**

Ms. Dent stated this is a companion to Item 4 noting Rockett Special Utility District can provide water. She explained per City Ordinance, fire flow is required. However, City Council can waive that requirement. She recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Michael Westfall, Westfall Engineering, for a Final Plat of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (FP-18-0021) as presented. Mr. Erik Barnard seconded, All Ayes.

6. **Consider request by R. Deann Wells for a Replat of Lots 1A and 1B, Lindmark Estates - Revised to create Block A, Lot 1, Whiskey Creek Addition, 7.548 acres (Property ID 228819) – Owner: ERIC P & RONDA D WELLS (RP-18-0017)**

Ms. Dent stated the location is undeveloped land north of Lake Waxahachie and explained the applicant is requesting to replat the split lot back in to one. She stated water service is needed prior to plat recording. Mrs. Ronda Wells, applicant, stated they are working to get the meter installed.

Action:

Mr. Jim Phillips moved to approve a request by R. Deann Wells for a Replat of Lots 1A and 1B, Lindmark Estates - Revised to create Block A, Lot 1, Whiskey Creek Addition, 7.548 acres (Property ID 228819) – Owner: ERIC P & RONDA D WELLS (RP-18-0017) subject to staff comments. Mrs. Bonney Ramsey seconded, All Ayes.

(wd)

7. **Consider request by Michael Yarborough for a Replat of Lot 15 and 16 to create Lot 15R and Lot 16R, Brookbend Grove Phase 2, 2.124 acres (Property ID 208078 and 208079) – Owner: MICHAEL W & LOIS JANE YARBOROUGH and JOYCE S BRIDGES REVOCABLE LIVING TRUST (RP-18-0018)**

Ms. Dent reported the applicant seeks to relocate a property line. Staff received corrections and recommended approval as presented.

Action:

Mrs. Bonney Ramsey moved to approve a request by Michael Yarborough for a Replat of Lot 15 and 16 to create Lot 15R and Lot 16R, Brookbend Grove Phase 2, 2.124 acres (Property ID 208078 and 208079) – Owner: MICHAEL W & LOIS JANE YARBOROUGH and JOYCE S BRIDGES REVOCABLE LIVING TRUST (RP-18-0018) as presented. Mr. Erik Barnard seconded, All Ayes.

8. **Consider request by Danny Scroggins for a Replat of Lot 9 to create Lot 9A and Lot 9B, Buena Vista Heights, 9.98 acres (Property ID 207864) – Owner: DANNY E & JUDY A SCROGGINS (RP-18-0024)**

Ms. Dent stated the applicant seeks to divide land located in the ETJ. She stated the property has water and fire flow. Staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Danny Scroggins for a Replat of Lot 9 to create Lot 9A and Lot 9B, Buena Vista Heights, 9.98 acres (Property ID 207864) – Owner: DANNY E & JUDY A SCROGGINS (RP-18-0024) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

9. **Public Hearing on a request by Todd Wintters, Engineering Concepts Design LP, for a Zoning Change from a Planned Development-75-General Retail and General Retail (PD-75-GR and GR) zoning district to Planned Development-General Retail (PD-GR) with Concept Plan, located at US Highway 287 at Meagan Street, being 235 W C CALDER 5.793 ACRES and 13 6 KARSEN HEIGHTS ADDN PH II 1.349 ACRES (Property ID 181707 and 230390) - Owner: KARSEN HEIGHTS LLC (PD-18-0022)**

Chairman Keeler opened the Public Hearing.

Ms. Dent stated a representative of the applicant called and wished to resend the application. She explained at the time of the meeting, staff has not received written notification. She reported the applicant is seeking to situate duplexes in a General Retail Zoning District and wanting to modify the setbacks. Ms. Dent noted staff's intention is for the proposed area to remain retail. She announced the applicant is not present and stated staff recommends denial.

Ms. Kelly, 730 Broadhead, Waxahachie, spoke in opposition of the Duplex proposal.

(led)

There being no others to speak for or against PD-18-0022, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. PD-18-0022

Action:

Mr. Jim Phillips moved to deny a request by Todd Wintters, Engineering Concepts Design LP, for a Zoning Change from a Planned Development-75-General Retail and General Retail (PD-75-GR and GR) zoning district to Planned Development-General Retail (PD-GR) with Concept Plan, located at US Highway 287 at Meagan Street, being 235 W C CALDER 5.793 ACRES and 13 6 KARSEN HEIGHTS ADDN PH II 1.349 ACRES (Property ID 181707 and 230390) - Owner: KARSEN HEIGHTS LLC (PD-18-0022). Mr. Erik Barnard seconded, All Ayes.

11. Consider request by Todd Wintters, Engineering Concepts Design LP, for a Preliminary Plat of Karsen Heights Addition Phase 4 for 24 residential lots, being 7.219 acres out of the W.C. Calder Survey, Abstract No. 235 (Property ID 181707 and 230390) – Owner: KARSEN HEIGHTS LLC (PP-18-0004)

Ms. Dent stated PP-18-0004 is the preliminary plat that goes with Item 9. She recommended denying the case due to the zoning denied in Item 10.

Action:

Vice Chairman Melissa Ballard moved to deny a request by Todd Wintters, Engineering Concepts Design LP, for a Preliminary Plat of Karsen Heights Addition Phase 4 for 24 residential lots, being 7.219 acres out of the W.C. Calder Survey, Abstract No. 235 (Property ID 181707 and 230390) – Owner: KARSEN HEIGHTS LLC (PP-18-0004). Mrs. Bonney Ramsey seconded, All Ayes.

12. Consider Landscape Plan for Karsen Heights Addition Phase 4 as a companion to PP-18-0004 – Owner: KARSEN HEIGHTS LLC

Ms. Dent stated this is a companion to Item 11 noting all preliminary plat comes with a landscape plan. She recommended denying due to Item 11 was denied.

Action:

Mrs. Bonney Ramsey moved to deny a Landscape Plan for Karsen Heights Addition Phase 4 as a companion to PP-18-0004 – Owner: KARSEN HEIGHTS LLC. Mr. Jim Phillips seconded, All Ayes.

13. Public Hearing on a request by Reginald Coulsell for a Specific Use Permit (SUP) to allow a Private Stables use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: CRYSTAL & REGINALD COULSELL II TAYLOR (SU-18-0023)

Chairman Keeler opened the Public Hearing.

(6d)

Ms. Dent reported the private stables require a Specific Use Permit due to it is over 700 square feet. She presented pictures of stables the applicant is looking to build. Ms. Dent stated the only concern staff has is the erection of an accessory building without a primary structure on the property. A method of addressing this could be the withholding of a building permit for the proposed structure until the primary structure (being residence) is constructed. If approved, staff recommended giving the applicant an extension of the SUP for two (2) years and pulling the permit to begin construction of the main residence.

Chairman Keeler confirmed with the applicant the stables is for private and personal use only. The applicants concurred. Chairman Keeler referenced the pictures of the stables and asked if the applicant's stable will resemble the pictures and the applicants concurred. Ms. Taylor stated there will be a small arena inside the stables.

There being no others to speak for or against SU-18-0023, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. SU-18-0023

Action:

Vice Chairman Melissa Ballard moved to approve a request by Reginald Coulsell for a Specific Use Permit (SUP) to allow a Private Stables use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: CRYSTAL & REGINALD COULSELL II TAYLOR (SU-18-0023) subject to staff comments, and extending the SUP for 2 years to allow applicant to build the residence first. Mrs. Bonney Ramsey seconded, All Ayes.

15. Public Comments

Ms. Amy Hedtke, 106 Vanderbilt Lane, Waxahachie, encouraged everyone to make sure they are aware of the Ellis County Annexation procedures. It enables cities to annex without going to a vote. She stated a petition is circulating allowing Ellis County residents to vote on annexation reform noting if enough signatures are collected, it will go on the November ballot.

Mr. Chris Wright, 800 West Marvin, Waxahachie, announced Troop 234 is in the audience earning their Citizenship for merit badge.

16. Adjourn

There being no further business, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 27, 2018 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
Erik Barnard

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
David Hudgins

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
Tommy Ludwig, Executive Director of Development Services
James Gaertner, City Engineer
Lori Cartwright, City Secretary
David Hill, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Mr. Shon Brooks, Director of Planning, thanked the Commission for attending and participating in the recent joint work session with City Council pertaining to the Zoning Ordinance.

Mr. Brooks referenced Items 9 – 12 pertaining to Karsen Heights LLC and reported they called requesting to withdrawal their applications. He explained to the applicant a written notice to withdraw is required and at briefing time staff has not received written notice. Mr. Brooks stated the Commission can take action.

Ms. Kelly Dent, Planner, reviewed Consent Agenda Item 3d being a Final Plat noting there are items outstanding and will recommend approval per staff comments. She stated the applicant understands the Final Plat will not be filed until a Developer's Agreement is received. The notes reflect the detention ponds will be maintained by HOA. Per discussion with applicant, it will be handled differently and the applicant will need to note the specifics.

Ms. Dent reviewed Items 4 & 5 noting the location is in the ETJ. She reported staff received notice that Rocket Water can supply the water but can't supply fire flow. Ms. Dent explained the City requires fire flow, however, City Council can determine the outcome.

Ms. Dent reported Item 6 is a Replat and applicant will need water services prior to filing. She stated the applicant is working on it.

Ms. Dent reviewed Item 7 being a replat noting the applicant is moving lot lines with neighbor. Applicant will need a separate notary statement for each owner.

(lrc)

Ms. Dent reviewed Item 8 noting the applicant is selling off some land and therefore requested to replat. She stated they have the water and met the fire flow requirements. Ms. Dent stated staff will recommend approval.

Ms. Dent reviewed Item 13 noting the applicant will be requesting a Specific Use Permit (SUP) for a private stable. The SUP is required due to the stable being larger than 700 square feet. She explained if approved, staff recommends extending the SUP approval for two (2) years to allow the applicant to get a main structure (house) built. Ms. Dent stated, at this time, she doesn't know if the applicant is opposed to the delay. She noted the applicant does understand the SUP is for private use only.

3. Adjourn

There being no further business, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

A regular meeting of the Waxahachie Community Development Corporation was held on Friday, March 23, 2018 at 9:00 a.m. in the City Council Conference Room, 401 S. Rogers, Waxahachie, Texas.

Board Members:	John Sanders, President Kevin Strength, Mayor Michael Scott, City Manager Bob Lynn Daniel Morton Layne Ballard
Board Members Absent:	Mike Ramsey, Vice President
Ex-Officio Members Present:	Lori Cartwright, City Secretary
Ex-Officio Members Absent:	Charles Harris, Director of Finance Sandy King, President/CEO Chamber of Commerce
Others Present:	John Smith, Director of Parks and Recreation April Ortiz, Civic Center Director Laurie Mosley, Director of Convention & Visitors Bureau James Villarreal, Recreational Superintendent Chris Seale, Horticulturist

1. Call to Order

President John Sanders called the meeting to order.

2. Approval of minutes of the Waxahachie Community Development Corporation meeting of February 13, 2018

Action:

Mr. Daniel Morton moved to approve minutes of the WCDC meeting of February 13, 2018. Mr. Layne Ballard seconded, All Ayes.

3. Hear update on Little Creek Trail project

Mr. Bob Stoffels, Dunkin, Sims, Stoffels, Inc., reported the drawings are 100% complete and available for review. He reviewed the master plan noting the length of the trail is approximately two (2) miles beginning at Solon Road and ending at South Brown/Singleton Park. Mr. Stoffels presented seven trailheads as follows noting each will have an entry arch with stone columns:

1. Solon Trailhead
2. Northgate Trailhead
3. HEB Trailhead
4. Chapman Central Trailhead
5. Brown Street Trailhead

6. North Brown/Singleton Trailhead

7. South Brown/Singleton Trailhead

Trailheads amenities include: drinking fountain with dog bowl, pet stations, trash receptacles and benches. He reported the path is ten (10) feet wide, trail map/interpretive signage will be throughout the trail, and covered pavilions will be along the trail with picnic table.

Mayor Strength asked the logistics of crossing Highway 77. Mr. Stoffels stated signage on the path will direct walkers to the traffic light at Indian Drive noting the HEB parking lot will have an entry archway connecting the trail.

Discussion was held pertaining to the trail through Chapman Park and encroaching on the park narrowing the soccer practice fields. City Manager Michael Scott stated staff will look at moving the trail. Mr. Stoffels stated there will be a nod with the trail tying into the bridge including an arch entry way with seating.

President Sanders referenced the sign package and asked if it will be based on signage around town. Mr. John Smith, Director of Parks and Recreation, replied that the sign package is what the Park Board wants to adopt to keep it cohesive through our parks. He stated the Park Board went through a very vigorous exercise to use the signage throughout the parks and future park projects.

Mr. Scott stated the City won't go out for bids until easements are acquired. He noted there are five (5) owners with easements and explained state law depicts the process of acquiring the easements and stated staff is currently working with the owners.

4. Hear update on Fountain Plaza and Civic Star Plaza projects at Civic Center

Mr. Stoffels reported the probable cost is 95% completed on the construction and will be submitted to the city for review. He presented the star plaza with elevated planter. The signage will be lit with LED lighting strips that will light down as well as the star tips. Annual flower beds will be within the star and drain lines within the beds.

President Sanders noted if the star is stainless there could be an issue with the heat. Mr. Stoffels stated it is stainless and they don't know of any other materials to use. He noted powder coating will reduce the heat but not sure of the amount. Discussion was held and it was suggested to have a canopy over the star to help shade.

Mr. Stoffels presented a design for the fountain plaza to be located at the south end of the Civic Center noting it will have three (3) curved seating areas. Mr. Bob Lynn stated the area can be passage way from the Crape Myrtle Room for private parties and with the design and TABC approval, alcohol can be in this area.

In summary, the star will remain stainless and Mr. Stoffels will get a price for shading over the star. Lighting will be at the tips of the star.

5. Hear update on Amphitheater project

Mr. David Buchanan, Halff and Associates, and his associates reviewed an update of the Amphitheater project noting the biggest issues were the site being within the 100 year flood plain and how to keep electric out of the flood plain, and making sure water gets over to the creek when it rains and as soon as possible. He stated there were issues coordinating with Oncor and the Railroad to remove trees and at the same time trying to reserve as many trees as possible. Mr. Buchanan stated they stayed with the original concept noting seating tiers are consistent being three (3) tiers, the pavilion stage is slightly raised and entry signage will announce the project and will be created out of railroad ties. An area behind the stage will be designated for parking a recreational vehicle. He noted the playground will have a seating area for parents. Mr. Buchanan stated the electrical platform will be located outside of the entry corridor to keep it out of the flood plain.

6. Consider funding request for sinkhole repair at Sports Complex

Mr. James Villarreal, Recreational Superintendent, reported due to the recent heavy rains the Complex has experienced a storm drainage failure on the northeast side of the Sports Complex creating a very large sink hole.

Mr. James Gaertner, City Engineer, stated a pipe and joint came apart and it's washed down to the Garden Valley pond. He explained staff spoke to the contractors and instead of patching it the pipe will be replaced with a concrete pipe. He explained the failed 36" HDPE needs to be replaced with a 36" RCP.

Mr. Jeff Chambers, Director of Public Works, reviewed the proposal from Circle H Contractors noting to replace the pipe is approximately \$25,000. Mr. Gaertner stated the contractor is taking dirt from a different project and will use that dirt and charge for trucking being \$800.00.

Mr. Villarreal stated the hike and bike trail on the north and northeast side of the complex is temporally closed in order to keep patrons safe. He recommended Circle H Contractors repair the sidewalk.

Action:

After further discussion, President John Sanders moved to approve up to \$30,000 for repair as presented. Mr. Layne Ballard seconded, All Ayes.

7. Hear update on parking lot project at Sports Complex

Mr. Villarreal reported the large parking lot, alternate #4 parking lot, and Broadhead Road entrance road is completed, crack sealed, seal coat and striped.

8. Hear and discuss monthly activity updates from city staff

Mr. Chris Seale, Horticulturist, reported he will be changing out bulbs.

(lef)

Ms. Laurie Mosley, Director of Convention & Visitors Bureau, reported she received news this week that Waxahachie received the award for hosting 25 councilors in less than 3 hours. She stated we tied with the AT&T Stadium.

Ms. April Ortiz, Civic Center Director, announced the Lawn and Garden Expo is Saturday, March 24, 2018 at the Civic Center.

9. Public Comments

Mr. Bob Lynn stated Vice President Mike Ramsey is in the hospital and asked for prayers.

Mr. Dan Morton stated he spoke with Mr. John Smith about the functionality at Boat Dock Park and recommended meeting at the lake with boaters to work out logistics.

Mr. Morton reported a lake property owner has landed a water craft plane on Lake Waxahachie and feels it is dangerous. Mr. Scott stated Staff knows the property owner and is currently working with him on the development of his land. He explained TxDOT governor's planes on lakes and Staff is looking into it.

10. Adjourn

There being no further business, Mayor Kevin Strength moved to adjourn at 12:00 p.m. Mr. Dan Morton seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

A regular meeting of the Senior Center Advisory Committee was held at the Senior Center, 122 Park Hills Drive, Waxahachie, Texas on Wednesday, March 21, 2018 at 1:30 p.m.

Members Present: Mike Lee
Joe Jenkins
Ray Weable
Lee Johnson
Peggy Loftis

Members Absent: Patti Junkin, Chairman
Patty Smith, Vice Chairman

Others Present: Jeanee Smiles, Director, Waxahachie Senior Citizens Center
John Smith, Director of Parks and Recreation
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

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

Ms. Peggy Loftis called the meeting to order and Mr. Ray Weable gave the invocation.

3. **Approval of minutes for Senior Citizens Center Advisory Committee meeting of January 17, 2018**

Action:

Mr. Joe Jenkins moved approval of the minutes of the Senior Center Advisory Committee meeting of January 17, 2018. Mr. Ray Weable seconded, All Ayes.

4. **Discuss financial report for period ending February 28, 2018 and take any necessary action**

{Mr. Mike Lee arrived}

Ms. Jeanee Smiles, Director of Waxahachie Senior Center, reported the financials are combined being the Senior Center and STEM Garden. She reviewed expenses for various projects noting \$37,010 was moved to the STEM Garden account that was approved at the January 17, 2018 meeting.

Ms. Smiles referenced the Hickerson Garden noting garden applications and fees have been coming in and monies will be used to order compost. She noted the Hickerson Garden is separate from the STEM Garden.

Action:

Mr. Lee Johnson moved to approve the Financial Report for period ending February 28, 2018 as presented. Mr. Mike Lee seconded, All Ayes.

5. **Review STEM Education Garden financials**

(69)

Waxahachie Senior Citizens Center Advisory Committee

March 21, 2018

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Ms. Smiles reported there are still grants out and monies through donations coming in. She stated \$167,000 has been donated noting it does not include donations from DART. Ms. Smiles presented a handout of working grants. She stated the Center will be seeking donations from Toyota, Amazon and Buckee's.

Ms. Smiles reported Herman Seeds is sending 100 packets of seeds to the Center for the garden noting the Center will pay shipping only. She stated the center is excited to get the seeds because Herman Seeds only ships to schools.

Action:

6. Review events scheduled for 2018

Ms. Smiles reported upcoming events include having Officer O.T. Glidewell, Waxahachie Police Department, visit the center to come in and start a series pertaining to senior awareness. She announced Officer Glidewell will visit on April 6, 2018. On May 9, 2018 a bus of seniors will be going to the Texas Rangers Baseball game.

Ms. Smiles announced the first annual Healing Hearts Breakfast Club met on March 14, 2018 noting it is a complimentary breakfast for community widows/widowers and allows them fellowship with one another. She reported the first meeting had approximately 40 in attendance. Ms. Smiles stated Healing Hearts Breakfast Club will meet on the third Wednesday of each month. She stated she will be reaching out for sponsorship noting care facilities are already stepping up wanting to sponsor.

Ms. Smiles announced April 24, 2018 will be the United Way Quarterly meeting.

Mr. Lee Johnson stated the United Way reaches out to the entities in which they serve noting the funds they receive will go back into the community.

Ms. Smiles referenced roof repairs noting city staff has been in contact with the contractor. She stated City Manager Michael Scott noted the city will look at a complete roof repair and not patch work.

7. Public Comments

None

8. Adjourn

Action:

There being no further business, Mr. Lee Johnson moved the meeting adjourn at 2:10 p.m. Mr. Ray Weable seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

(uh)

Keep Waxahachie Beautiful
March 22, 2018

 **DRAFT**

The Keep Waxahachie Beautiful Committee held a meeting Thursday, March 22, 2018 at 4:30 p.m. in the Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas.

Members Present: Ginger Cole, Chairman
 Polly Williams
 Jesse Gibson
 Jim Kauffman
 Scott Poarch

Member Absent: Christy Waters, Co-Chairman

Ex-Officio Member Absent: Sandy King, Waxahachie Chamber of Commerce

Others Present: Mary Lou Shipley, Council Representative
 John Smith, Parks & Recreation Director
 Chris Seale, Horticulturist

1. Call to Order

Parks and Recreation Director John Smith called the meeting to order at 4:32 p.m.

2. Approval of minutes of Keep Waxahachie Beautiful Committee meeting of January 25, 2018

The committee amended the January minutes to reflect the meeting location at the Convenience Station, 499 Lions Park Road.

Action:

Mr. Jim Kauffman moved to approve the minutes of the January 25, 2018 Keep Waxahachie Beautiful Committee Meeting as amended. Ms. Polly Williams seconded, All Ayes.

3. Discuss Project PIN and take any necessary action

The committee discussed the home on Jefferson Street close to Sims Library as the next Project Pin recipient.

Action:

Mr. Jim Kauffman moved to select 510 W. Jefferson as the next Project Pin recipient. Mr. Jesse Gibson seconded, All Ayes.

4. Discuss activities and take any necessary action

The committee reviewed the following upcoming activities:

- Political sign clean up around town

(leh)

Keep Waxahachie Beautiful
March 22, 2018
Page 2

- Spring Sparkle on April 14, 2018
- Adopt-A-Highway, assisted by Camp Gladiator, on April 21, 2018

Mr. Smith explained continuing education is required for Keep Waxahachie Beautiful to stay in good standing. He asked committee members to consider continuing education options.

5. Discuss grant projects and take any necessary action

Mr. Smith noted he would be applying for the Union Pacific Beautification Grant and asked the board to consider locations to use the grant money if awarded.

Action:

Ms. Polly Williams moved to beautify the open space at Enchanted Gardens with the Union Pacific Beautification Grant. Mr. Jim Kauffman seconded, All Ayes.

6. Set date for next Committee meeting

Action:

Ms. Polly Williams moved to set the next Keep Waxahachie Beautiful Committee meeting for May 10, 2018 at 4:30 p.m. at City Hall. Chairman Ginger Cole seconded, All Ayes.

7. Public Comments

Chairman Ginger Cole inquired about the possibility of using trashcans for curbside pickup instead of bags.

8. Adjourn

There being no further business, the meeting adjourned at 5:12 p.m.

Respectfully submitted,

John Smith
Parks & Recreation Director

(li)

 **DRAFT**

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A special meeting of the Mid-Way Regional Airport Joint Airport Board was held on Monday, March 26, 2018, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present:	Drew Sambell, Chair Ray Barksdale, Secretary David Box Kyle Ballard Randall Porche
Members Absent:	Kent McGuire, Vice Chair Alex Smith
Others Present:	Judy Demoney, Airport Manager Tammy Bowen, Airport Operations Assistant Larry Barnett, President/CEO, Midlothian Economic Development

Opening: Chair Drew Sambell called the meeting to order, and Kyle Ballard gave the invocation.

Executive Session: The Board adjourned into Executive Session to deliberate economic development negotiations as permitted by the Texas Government Code, Section 551.087, at 4:03 p.m.

Regular Session: The Board reconvened to Regular Session at 4:40 p.m. No action was taken.

Adjournment: There being no further business,

David Box moved to adjourn; second by Ray Barksdale. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations Assistant



March 14, 2018

**Ms. Lori Cartwright
City Secretary
City of Waxahachie
P.O. Box 757
Waxahachie, TX 75168**

SUBJECT: Crape Myrtle Fireworks Display

Dear Lori:

We are requesting permission to conduct a fireworks display on Tuesday, July 3, 2018 at 9 p.m. We have received permission from Alan Doan to use the Roye's property on Brown Street.

The Fire Department has been contacted, and the fireworks company has secured all permits from the state.

Sincerely,


**Laurie Mosley
Director Convention & Visitors Bureau
City of Waxahachie**

**cc: Michael Scott, City Manager, City of Waxahachie
Ricky Boyd, Fire Chief, City of Waxahachie
Dale Sigler, Asst. Police Chief, City of Waxahachie**

**Waxahachie Convention & Visitors Bureau
2000 Civic Center Lane, Waxahachie, TX 75165 • 469-309-4045**

(LK)



March 14, 2018

Ms. Lori Cartwright
City Secretary
City of Waxahachie
P.O. Box 757
Waxahachie, TX 75168

SUBJECT: PARADE ROUTE REQUEST

Dear Lori:

The Waxahachie Chamber of Commerce, Waxahachie Convention & Visitors Bureau, and the Crape Myrtle Festival Committee are making plans for the 21st Annual Crape Myrtle Festival.

We are requesting permission to host a parade on Wednesday, July 4, 2018, 10 a.m., along the following route:

Line up at the former College Street Church of Christ, proceed south on College Street, west on Main Street (U.S. Highway 287 Business), south on Grand Street, ending at Getzendaner Park.

We are also requesting approval of this route from Mr. Darwin Myers of the Texas Department of Transportation.

Sincerely,

A handwritten signature in blue ink that reads "Laurie Mosley". The signature is fluid and cursive, with a large loop at the beginning.

Laurie Mosley
Director Convention & Visitors Bureau
City of Waxahachie

cc: Mr. Darwin Myers, Texas Dept. of Transportation
Mr. Michael Scott, City Manager, City of Waxahachie
Dale Sigler, Asst. Police Chief, City of Waxahachie

Waxahachie Convention & Visitors Bureau
2000 Civic Center Lane, Waxahachie, TX 75165 • 469-309-4045

(u)

Application for a Festival or Event Permit

Event Name and Description: Summer Reading Program
Kickoff Block Party

Applicant Information

Name: _____

Address: _____

City, State, Zip: _____ Phone: _____

E-mail Address: _____

Organization Information

Organization Name: Sims Library

Address: 515 W. Main Street

Authorized Head of Organization: Barbara Caspell

Phone: 972-937-2671 E-mail Address: dir@SimsLib.org

Event Chairperson/Contact

Name: Nicole Matthews

Address: 331 Allerton Lane

City, State, Zip: Lancaster, TX 75146 Phone: 318-525-7579

E-mail Address: libasst@SimsLib.org

Event Information

Event Location/Address: 515 W. Main Street

Purpose: Summer Reading Program Kickoff

Event Start Date and Time: May 19th @ 3-6 pm.

RECEIVED IN
CITY SECRETARY'S OFFICE
3/23/18 AN
CITY OF WAXAHACHIE, TEXAS

(11)

Event End Date and Time: May 19th @ 3-6pm

Approximate Number of Persons Attending Event Per Day: 500 (1 day event)

Site Preparation and Set-Up Date and Time: 5/18/2018 5pm

Clean-Up Completion Date and Time: May 19th 7pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc.

Street Closure
directly behind the Library so we
can also utilize the park behind
us.
We would also ^{need} large garbage cans

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

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

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

Will dumpsters be needed? no

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.

[Signature] 3-22-2018

Signature of Applicant

Date

Bonnie Chapel, Dir.

3-22-2018

(kl)

There will be a certified Chef on hand to prepare for this event. He is the Culinary Arts instructor at Midlothian High School. He can present credentials if needed. There will be hot dogs grilled on site.

(66)

Villarreal, Amber

From: Ojeda, Eneida
Sent: Friday, March 23, 2018 11:47 AM
To: Villarreal, Amber
Subject: RE: Event Application-Sims Library

We are good. Thank you!

From: Villarreal, Amber
Sent: Friday, March 23, 2018 11:30 AM
To: Smith, John; Mosley, Laurie; Borders, Amy; Chambers, Jeff; Wade Goolsbey; Dale Sigler; Ricky Boyd; Cole, Leila; Del Buono, Mary; Marcus Brown; Ojeda, Eneida
Cc: Scott, Michael; Cartwright, Lori
Subject: Event Application-Sims Library

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

Thank you!

Amber Villarreal, TRMC
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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(64)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Friday, March 23, 2018 12:00 PM
To: Villarreal, Amber
Subject: RE: Event Application-Sims Library

I have no issues or concerns with this request.

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

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Friday, March 23, 2018 11:30 AM
To: Smith, John <jsmith@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Dale Sigler <dsigler@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Cole, Leila <lcoble@waxahachie.com>; Del Buono, Mary <mdelbuono@waxahachie.com>; Marcus Brown <mbrown@waxahachiepd.org>; Ojeda, Eneida <Eojeda@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
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Please review the attached event application and send me your comments/concerns.

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(bL)

Villarreal, Amber

From: Smith, John
Sent: Friday, March 23, 2018 3:26 PM
To: Villarreal, Amber
Subject: RE: Event Application-Sims Library

Approved, thanks.

John

From: Villarreal, Amber
Sent: Friday, March 23, 2018 11:30 AM
To: Smith, John <jsmith@waxahachie.com>; Mosley, Laurie <mosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Dale Sigler <dsigler@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Cole, Leila <icole@waxahachie.com>; Del Buono, Mary <mdelbuono@waxahachie.com>; Marcus Brown <mbrown@waxahachiepd.org>; Ojeda, Eneida <Eojeda@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Sims Library

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

Thank you!

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(LL)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Monday, March 26, 2018 9:16 AM
To: Villarreal, Amber
Subject: RE: Event Application-Sims Library

Amber,

I think it would be better if they just used traffic cones to define a crossing point across Jefferson instead of completely closing it.

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Friday, March 23, 2018 11:30 AM
To: John Smith <jsmith@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Jeff Chambers <jchambers@waxahachie.com>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Dale Sigler <dsigler@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Leila Cole <lcole@waxahachie.com>; Del Buono, Mary <mdelbuono@waxahachie.com>; Marcus Brown <mbrown@waxahachiepd.org>; Eneida Ojeda <eojeda@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Sims Library

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

Thank you!

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266)

Villarreal, Amber

From: Mosley, Laurie
Sent: Monday, March 26, 2018 10:04 AM
To: Villarreal, Amber
Subject: RE: Event Application-Sims Library

I'm good with this event. Thank you!!

From: Villarreal, Amber
Sent: Friday, March 23, 2018 11:30 AM
To: Smith, John <jsmith@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Dale Sigler <dsigler@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Cole, Leila <lcoble@waxahachie.com>; Del Buono, Mary <mdelbuono@waxahachie.com>; Marcus Brown <mbrown@waxahachiepd.org>; Ojeda, Eneida <Eojeda@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Sims Library

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Villarreal, Amber

(66)

From: Cole, Leila
Sent: Wednesday, March 28, 2018 8:09 AM
To: Villarreal, Amber
Cc: Del Buono, Mary
Subject: RE: Event Application-Sims Library

Amber,

I approve this event, I'm just waiting on a temporary food permit application from the chef that plans to prep and cook the food. I have been in contact with the Chef's wife and I will continue to follow up with them.

Thanks,

Leila Cole

City of Waxahachie
Health Inspector – Building & Community Services
Texas Standardized - Retail Food Inspection Officer
Office: 469-309-4138 / City Cell: 972-351-3219
Fax: 469-309-4139



From: Villarreal, Amber
Sent: Friday, March 23, 2018 11:30 AM
To: Smith, John; Mosley, Laurie; Borders, Amy; Chambers, Jeff; Wade Goolsbey; Dale Sigler; Ricky Boyd; Cole, Leila; Del Buono, Mary; Marcus Brown; Ojeda, Eneida
Cc: Scott, Michael; Cartwright, Lori
Subject: Event Application-Sims Library

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(6m)

RESOLUTION _____

WHEREAS, the City of Midlothian and City of Waxahachie intend to make certain improvements to the Mid-Way Regional Airport; and

WHEREAS, the general description of the project is described as the construction of security fencing; and

WHEREAS, the City of Midlothian and City of Waxahachie intend to request financial assistance from the Texas Department of Transportation for these improvements; and

WHEREAS, total project cost are estimated to be \$790,000 and the City of Midlothian and City of Waxahachie will be responsible for the 10% of the total project costs currently estimated to be \$79,000; and

WHEREAS, the City of Midlothian and City of Waxahachie name the Texas Department of Transportation as its agent for the purposes of applying for, receiving and disbursing all funds for these improvements and for the administration of contracts necessary for the implementation of these improvements.

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

The City of Waxahachie hereby directs the Mid-Way Regional Airport Board Chairman to execute on behalf of the City of Waxahachie, at the appropriate time, and with the appropriate authorizations of this governing body, all contracts and agreements with the State of Texas, represented by the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to the Mid-Way Regional Airport. The City of Waxahachie agrees to, with the City of Midlothian's participation for fifty percent (50%) of the two cities' obligations, construct the security fencing at Mid-Way Regional Airport, provide one-half (1/2) of the ten percent (10%) total project costs (estimated to be one-half (1/2) of the \$79,000) and acknowledges that Texas Department of Transportation is agent for administration of federal and state funds for projects.

RESOLVED THIS _____ day of _____, 2018.

Kevin Strength, Mayor

ATTEST:

Lori Cartwright, City Secretary



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Executive Director of Development Services
Thru: Michael Scott, City Manager *[Signature]*
Date: March 30, 2018
Re: Supplemental Appropriation Request for Facilities Maintenance

On Monday April 2nd an item will appear before City Council for consideration of a supplemental appropriation in the FY 17-18 general fund budget in the amount of \$13,470 for tools and equipment expenses associated with the City's new Facility Maintenance Coordinator position. The Facility Maintenance Coordinator is responsible for maintaining and repairing City owned buildings and equipment, and overseeing third party contractors if and when maintenance work cannot be performed in-house. While the Facility Maintenance Coordinator position was approved by City Council as a part of the FY 17-18 budget, tools and equipment were not included as a part of the budget. However, this supplemental appropriation was an anticipated cost, as management wanted to provide the selected candidate with the ability to personally identify the equipment they needed to perform their job functions.


Specifically, this supplemental appropriation will provide 1) \$3,567.42 for the lease and maintenance of a 2018 Chevrolet Crew Cab 2500 truck, 2) \$6,249.71 for the purchase of a utility truck bed and 3) \$3,649.22 for assorted tools. Enhancing the City's in-house repair capabilities will reduce the amount paid annually for third party repairs and improve overall response times and customer service. Staff has reviewed the requested equipment and recommends approval of the supplemental appropriation.

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

Tommy Ludwig



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Executive Director of Development Services
Thru: Michael Scott, City Manager 
Date: March 30, 2018
Re: Supplemental Appropriation for Shift Differential Pay

On Monday April 2nd an item will appear before the City Council for consideration of a supplemental appropriation in the FY 17-18 Utility Fund budget for shift differential pay at the Wastewater Treatment Plant in the amount of \$3,560.00. Shift differential pay was incorporated into the FY 17-18 Utility Fund as a budget enhancement for the Howard Road Water Treatment Plant, effective October 1st. However, a similar enhancement was not submitted for the Wastewater Treatment Plant and shift differential pay was inadvertently approved at one plant, but not the other. This supplemental appropriation would provide funding for shift differential pay for eligible employees at the Wastewater Treatment plant effective April 8th.

Shift differential pay is given to plant operators who work one of three overnight shifts: 1) Evening Shift – 4:00pm to 12:00am, 2) Night Shift – 12:00am to 8:00pm, 3) Swing Shift – 12:00am to 10:00am or 2:00pm to 12:00am. Employees working the Evening Shift receive an additional \$.50 per hour; employees working the Night Shift receive an additional \$.75 per hour; and employees working the Swing Shift receive an additional \$1.00 per hour. Shift differential pay only applies to actual hours work for assigned shifts and is not paid for emergency or non-emergency call backs or approved paid leave. The Sokoll Water Treatment Plant does not require operators to work overnight, therefore shift differential pay is not applicable to this location and should not be incorporated into the budget.

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

Tommy Ludwig

(lep)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0019



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Request by Ron Barson, Ledbetter Real Estate, LLC, for a **Final Plat** of North Grove Business Park Phases 2 & 4 for 7 lots, being 36.878 acres out of A.S. Pruett Survey, Abstract 848, John Shaver Survey, Abstract 1000, and E.C. Newton Survey, Abstract 791 (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (FP-18-0019).

CASE INFORMATION

Applicant: Ron Barson

Property Owner(s): Ledbetter Real Estate Ltd

Site Acreage: 36.878 acres

Number of Lots: 7 lots

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$22,126.80** (36.878 acres at \$600.00 per acre).

SUBJECT PROPERTY

General Location: Near intersection of North Highway 77 and Grove Creek

Parcel ID Number(s): 189293 and 189294

Current Zoning: Commercial (Ordinance 2878) and General Retail (Ordinance 2703)

Existing Use: Currently undeveloped

Platting History: PLM2016-22 was approved by City Council on July 18, 2016.

(lep)

Site Aerial:



STAFF CONCERNS

1. The note regarding the detention ponds' maintenance references an HOA. Per discussion with the applicant, it will be handled via a different means, and the note needs to reflect this.
2. The deed restrictions need to be filed and a stamped copy provided to the Planning Department. Per the applicant, these restrictions will encompass the whole of this property, plus North Grove Business Park Phases 1 and 3, recently final platted. Blain Vinson, for North Grove Business Park Phases 1 and 3, has indicated that his property will provide the necessary deed restrictions for his property soon. Staff will need to ensure that the deed restrictions provided for Phases 2 and 4 and for Phases 1 and 3 are identical.

APPLICANT RESPONSE TO CONCERNS

1. Applicant is working to obtain the deed restrictions.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. The note regarding the detention ponds' maintenance references an HOA. Per discussion with the applicant, it will be handled via a different means, and the note needs to reflect this.
 2. The deed restrictions need to be filed and a stamped copy provided to the Planning Department. Per the applicant, these restrictions will encompass the whole of this property, plus North Grove Business Park Phases 1 and 3, recently final platted. Blain Vinson, for North Grove Business Park Phases 1 and 3, has indicated that his property will provide the necessary deed restrictions for his property soon. Staff will need to ensure that the deed restrictions provided for Phases 2 and 4 and for Phases 1 and 3 are identical.

(6p)

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

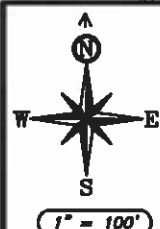
STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner I
kdent@waxahachie.com

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

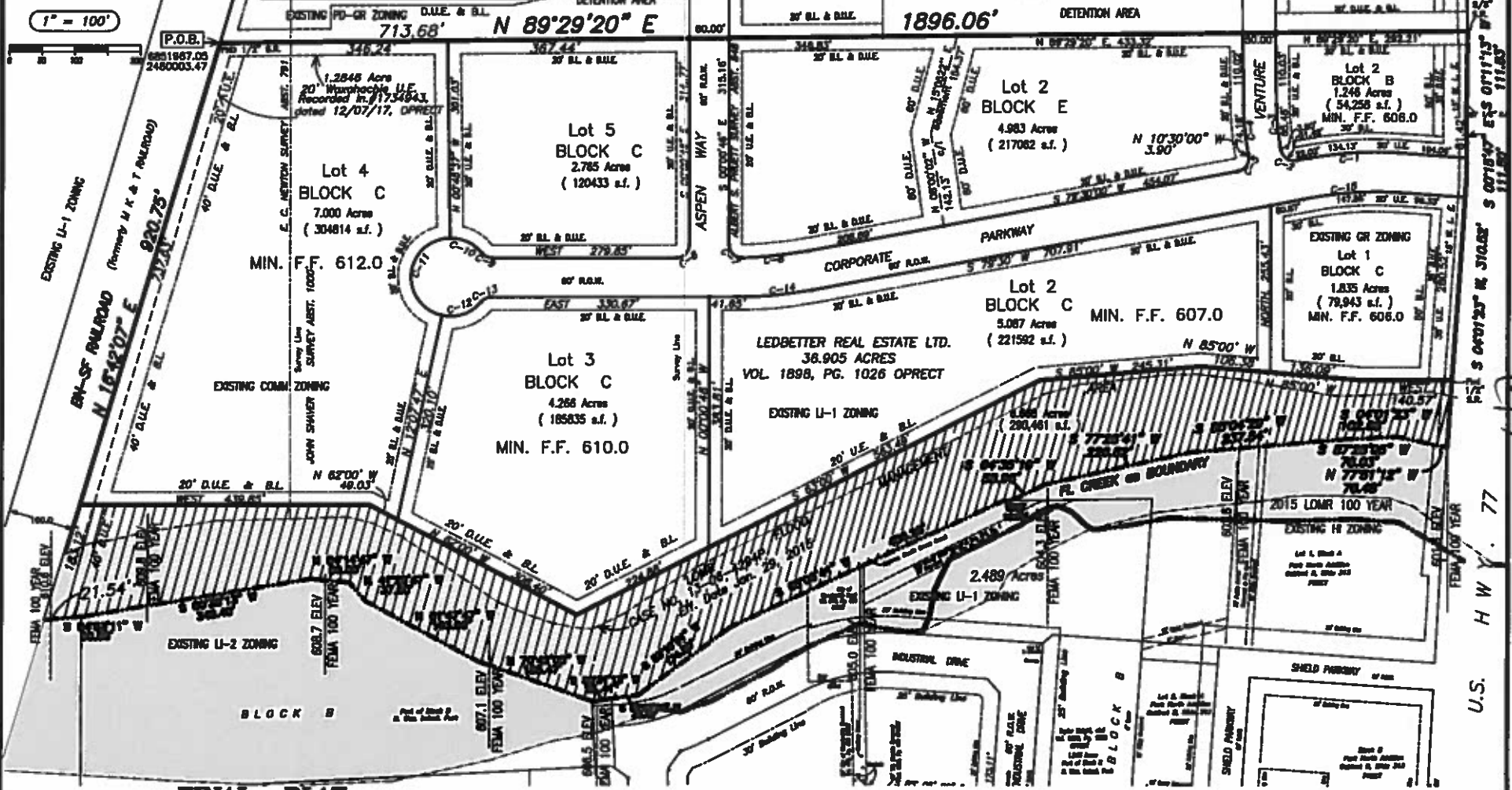
ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 5-0 to recommend approval of plat no. FP-18-0019, subject to staff comments.



CURVE TABLE			
CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
C-1	530.00'	134.13'	S 89°45'00" W 133.77'
C-2	30.00'	31.43'	N 89°30'00" W 28.26'
C-3	375.00'	85.45'	N 09°30'00" E 85.37'
C-4	495.00'	74.18'	S 09°30'00" E 74.08'
C-5	30.00'	31.43'	S 34°30'00" W 28.26'
C-6	430.00'	101.15'	S 84°08'28" W 101.04'
C-7	30.00'	31.87'	N 45°38'24" W 28.60'
C-8	30.00'	31.43'	S 44°38'37" W 28.29'

CURVE TABLE			
CURVE NO.	RADIUS	ARC LENGTH	LONG CHORD
C-9	20.00'	18.07'	N 64°08'46" W 17.46'
C-10	60.00'	55.02'	N 64°28'33" W 53.01'
C-11	60.00'	175.00'	S 05°41'06" E 118.24'
C-12	60.00'	65.94'	N 70°38'10" E 62.89'
C-13	20.00'	17.73'	N 64°34'18" E 17.18'
C-14	630.00'	118.45'	N 84°45'00" E 118.28'
C-15	530.00'	147.55'	N 08°01'28" E 147.07'



FINAL PLAT
NORTH GROVE BUSINESS PARK
PHASES TWO & FOUR
38.878 Acres

A. S. PRUITT SURVEY, Abst. 848
 JOHN SHAEVER SURVEY, Abst. 1000
 E. C. NEWTON SURVEY, Abst. 791
 City of Waco, Texas

LEGEND	
—	Survey Line
—	Property Line
—	Right of Way Line
—	Public Right of Way
—	Private Right of Way
—	Right of Way Line
—	Public Right of Way
—	Private Right of Way
—	Right of Way Line
—	Public Right of Way
—	Private Right of Way

ELLIS ASSOCIATES
SURVEYORS
 212 North College Tel. 972-637-7474
 Waco, Texas 76710
 TOLLS License No. 10067100

DAVIS & McDILL, Inc.
 CONSULTING ENGINEERS
 P.O. BOX 428, WAXAHACHIE, TEXAS 75165
 PHONE: 972-936-1185 FAX: 972-637-0307
 (A Texas Licensed engineering firm # F-8438)

Date: 04-12-18
 Drawn: JMS
 Job: 218-0170
 Sheet 1
 of 2 sheets.

**FIELD NOTES - NORTH GROVE BUSINESS PARK
PHASES TWO and FOUR
36.878 Acres**

BEING all that certain lot, tract, or parcel of land situated in the ALBERT S. PRUETT SURVEY, Abstract No. 848, in the JOHN SHAVER SURVEY, Abstract No. 1000, and in the E.C. NEWTON SURVEY, Abstract No. 791, in the City of Waxahachie, Ellis County, Texas, and being all of a called 36.905 acre tract of land conveyed to Ledbetter Real Estate, Ltd. by deed as recorded in Volume 1898, Page 1028 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for the northwest corner of said 36.905 acre tract and being in the west line of this tract, said point also being the southwest corner of a called 31.788 acre tract of land conveyed to SAP Properties, LLC by deed as recorded in Volume 2578, Page 1767 OPRECT, said point also being in the east line of the BN-SF RAILROAD 100 foot right of way, (with the bearing base for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 8851987.03, Easting = 2480003.47, and a Scale Factor of: 0.9999802);

THENCE N 89°29'20" E, 1896.06 feet along the north line of said 36.905 acre tract and the south line of said 31.788 acre tract to a 1/2" steel rod set in the west line of said U.S. Highway 77;

THENCE along the west line of said U.S. Highway 77 and along east line of said 36.905 acre tract as follows:
S 01°11'13" W, 111.83 feet to a point former;
S 00°15'47" W, 111.50 feet to a point for corner;
S 04°01'23" W, 310.52 feet to a 1/2" found for corner;

THENCE S 04°01'23" W, 102.66 feet to a point in the approximate flowline of South Grove Creek for the southeast corner of the aforesaid 36.905 acre tract, said point also being in the north line of Block C of the Park North Addition, as recorded in Cabinet A, Slide 313 of the Plat Records of Ellis County, Texas;

THENCE leaving said west line of U.S. Highway 77 and following the flowline of South Grove Creek and the north line of said Park North Addition and the North Waxahachie Industrial Park, as recorded in Cabinet B, Slide 180, PRECT as follows:

N 77°51'12" W, 76.48 feet to a point for corner;
S 57°28'05" W, 78.03 feet to a point for corner;
S 85°04'29" W, 237.54 feet to a point for corner;
S 77°28'41" W, 226.52 feet to a point for corner;
S 64°35'19" W, 58.95 feet to a point for corner;
WEST, 10.00 feet to a point for corner;
S 85°06'41" W, 456.26 feet to a point for corner;
S 53°18'51" W, 174.50 feet to a point for corner;
S 82°53'51" W, 40.49 feet to a point for corner;
S 80°31'13" W, 28.41 feet to a point for corner;
N 70°42'05" W, 185.47 feet to a point for corner;
N 61°47'47" W, 193.99 feet to a point for corner;
N 41°29'47" W, 37.60 feet to a point for corner;
N 84°14'47" W, 59.00 feet to a point for corner;
S 80°36'13" W, 348.40 feet to a point for corner;
and S 84°53'11" W, 80.66 feet to a 1/2" steel rod set for the southwest corner of the aforesaid 36.905 acre tract and being the same for this tract, said point also being in the east line of said B N & S F Railroad;

THENCE N 16°42'07" E, 920.75 along the west line of the aforesaid 36.905 acre tract and the east line of said B N & S F Railroad, to the POINT OF BEGINNING and containing approximately 36.878 acres of land.

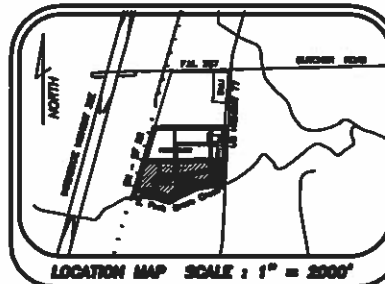
Owners / Developers:
LED BETTER REALTY, L.L.C.
5326 W. LED BETTER DRIVE
DALLAS, TX 75238-1417
RON BARSON, PRESIDENT
214-941-9700

**SURVEYOR'S DECLARATION
KNOW ALL MEN BY THESE PRESENTS:**

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

Stuart G. Hamilton
Registered Professional
Land Surveyor
Number 4480

Date



CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____ Date _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____ Date _____
Mayor

Attest _____ Date _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, LED BETTER REALTY, L.L.C., do hereby adopt this plat designating the herein above described property as NORTH GROVE BUSINESS PARK, PHASES TWO & FOUR, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, my hand, this the _____ day of _____, 2018.

BY:

RON BARSON - LED BETTER REALTY, L.L.C.

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 Ron Barson, of LED BETTER REALTY, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

NOTE:

THE DETENTION PONDS WILL BE MAINTAINED BY THE PROPERTY OWNERS THROUGH THE USE OF AN HOA.

NOTE:
ALL PROPERTY AND LOT CORNERS ARE SET 1/2" STEEL RODS UNLESS OTHERWISE SPECIFIED ON THE PLAT

FLOODPLAIN NOTE:
100 YEAR FLOODPLAIN
FOR FIRM MAP # 48136C0300 F
ZONES: AE, X and
X UNSHOWN AS SHOWN

**FINAL PLAT
NORTH GROVE BUSINESS PARK
PHASES TWO & FOUR
36.878 Acres**

**A. S. PRUETT SURVEY, Abt. 848
JOHN SHAVER SURVEY, Abt. 1000
E. C. NEWTON SURVEY, Abt. 791
City of Waxahachie, Ellis County, Texas**

DAVIS & McDILL, Inc.

CONSULTING ENGINEERS

P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 872-838-1185 FAX: 872-837-0307
(A Texas Licensed engineering firm # F-8439)

**ELLIS ASSOCIATES
SURVEYORS**

2112 North College
Waxahachie, Texas 75165
Tel. 872-837-7674
TSPS License No. 10007100

Date: 04-12-18

Drawn: JWH

Job: 218-0170

Sheet 2

of 2 sheets.

(8)

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0020



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Michael Westfall, Westfall Engineering, for a **Preliminary Plat** of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (PP-18-0020).

CASE INFORMATION

Applicant: Michael Westfall, Westfall Engineering

Property Owner(s): Hachie Properties LLC and A Garrett Real Estate Ventures LLC

Site Acreage: 14.252 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Adequate Public Facilities: Rockett Special Utility District has not indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

SUBJECT PROPERTY

General Location: Southwest corner of Boyce Road and Wilson Road

Parcel ID Number(s): 192151

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: F.M. Woodard Survey, Abstract 1120

Site Aerial:



RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Rockett Special Utility District has not indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

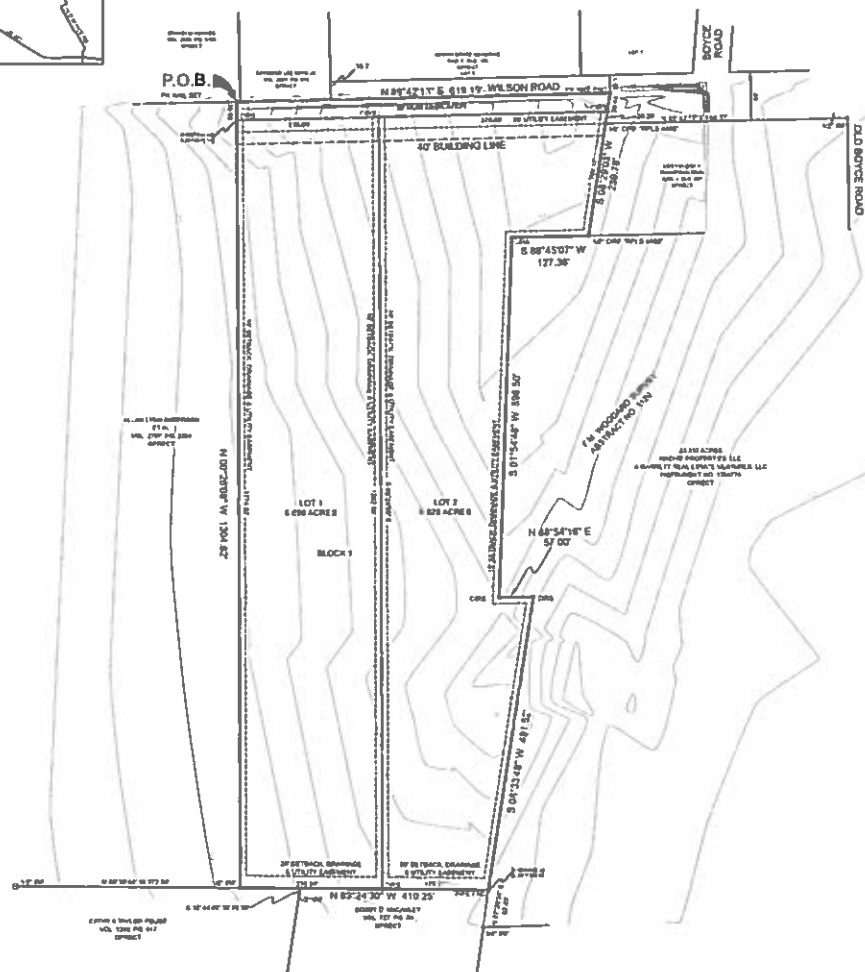
STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner I
kdent@waxahachie.com

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 6-0 to recommend approval of plat no. PP -18-0020, subject to staff comments. Rockett Special Utility District has now indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution. The property remains without fire protection. Council will need to determine whether they are willing to waive the requirement for fire protection for this property. Applicant has been made aware of the restrictions on subdividing this property without first obtaining sufficient fire protection.



ADMINISTRATIVE PROCESSES AND SUPPORT
REGISTRATION NUMBER 344

COMP- 64 BROWN BOX WITH YELLOW PLASTIC CAP STAMPED "TRAC" BE
FIND- FOUND
BPA- BROWN BOX FOUND
OFFICE- OFFICIAL PUBLIC RECORDS CLERK COUNTY TEXAS

PRELIMINARY PLAN

SHAW BURGESS ADDITION

34 251 ACRES
(approximately)

F72 OF WOODWARD SURVEY ABSTRACT NO. 1138

E12 OF THE CITY OF DALLAM COUNTY, TEXAS

ELLIS COUNTY, TEXAS

FEBRUARY 2010 PAGE 1 OF 6

19)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0021



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Michael Westfall, Westfall Engineering, for a **Final Plat** of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (FP-18-0021).

CASE INFORMATION

Applicant: Michael Westfall, Westfall Engineering

Property Owner(s): Hachie Properties LLC and A Garrett Real Estate Ventures LLC

Site Acreage: 14.252 acres

Number of Lots: 2 lots

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Adequate Public Facilities: Rockett Special Utility District has not indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

SUBJECT PROPERTY

General Location: Southwest corner of Boyce Road and Wilson Road

Parcel ID Number(s): 192151

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: F.M. Woodard Survey, Abstract 1120

Site Aerial:**RECOMMENDATION**

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Rockett Special Utility District has not indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

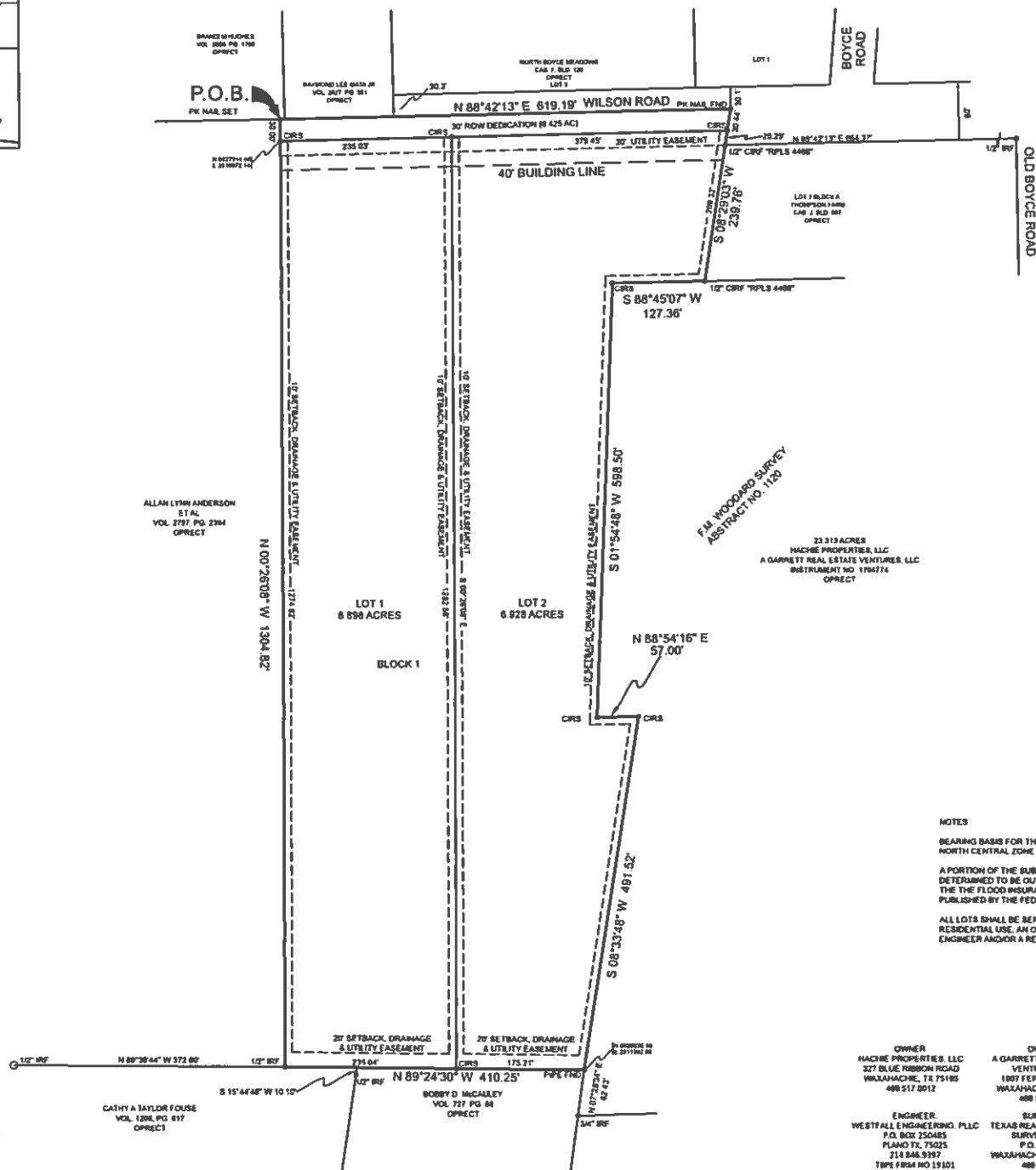
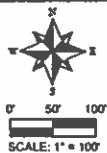
Prepared by:
 Kelly Dent, MPA
 Planner I
kdent@waxahachie.com

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

19)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 6-0 to recommend approval of plat no. FP-18-0021, subject to staff comments. Rockett Special Utility District has now indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution. The property remains without fire protection. Council will need to determine whether they are willing to waive the requirement for fire protection for this property. Applicant has been made aware of the restrictions on subdividing this property without first obtaining sufficient fire protection.



LEGEND
CRS=5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1XCRS" SET
R/W= IRON ROD FOUND
P.O.B.= POINT OF BEGINNING
O.P.R.= OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

CATHY A TAYLOR FOUSE
VOL. 1206, PG. 817
O.P.R.

BOBBY D MACAULEY
VOL. 727, PG. 84
O.P.R.

OWNER
MACHE PROPERTIES, LLC
327 BLUE RIBBON ROAD
WAXAHACHE, TX 75165
409.517.0012

ENGINEER
WESTFALL ENGINEERING, PLLC
P.O. BOX 250485
PLANO, TX 75025
214.846.9397
TBP# FIRM NO 19101

OWNER
A GARRETT REAL ESTATE
VENTURES, LLC
1807 FERRIS AVENUE
WAXAHACHE, TX 75165
409.517.0012

SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 282
WAXAHACHE, TEXAS 75168
409.518.0338
TBP# FIRM NO 19104368
JOB NO 1008

NOTES

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

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0225F 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 ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

FINAL PLAT SHAW BURGESS ADDITION 14.252 ACRES

F.M. WOODARD SURVEY
ABSTRACT NO 1120
ETJ OF THE CITY OF WAXAHACHE,
TEXAS
ELLIS COUNTY, TEXAS

FEBRUARY 2018 PAGE 1 OF 2

(6)

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, HACHE PROPERTIES, LLC AND A. GARRETT REAL ESTATE VENTURES, LLC ARE THE OWNERS OF THAT TRACT OF LAND SITUATED IN THE F.M. WOODARD SURVEY, ABSTRACT NO. 1120, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO HACHE PROPERTIES, LLC AND A. GARRETT REAL ESTATE VENTURES, LLC (HEREIN AFTER REFERRED TO AS HACHE TRACT 1) RECORDED IN INSTRUMENT NO. 1704771 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET FOR THE NORTHWEST CORNER OF SAID HACHE TRACT 1 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALLAN L. V. ANDERSON ET AL, RECORDED IN VOLUME 2787 PAGE 2304 OPRECT, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BRANDY M. HUGHES, RECORDED IN VOLUME 2080, PAGE 1708 OPRECT AND BEING IN THE APPROPRIATE CENTERLINE OF WILSON ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED ROAD);

THENCE N 86°47'37" E, ALONG THE NORTH LINE OF SAID HACHE TRACT 1, THE COMMON SOUTH LINE OF SAID HACHE TRACT, THE COMMON SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RAYMOND LEE MATA, JR, RECORDED IN VOLUME 2827, PAGE 661 OPRECT, AND THE APPROXIMATE CENTERLINE OF SAID WILSON ROAD, A DISTANCE OF 819.18 FEET TO A P.K. NAIL FOUND FOR THE NORTHEAST CORNER OF SAID HACHE TRACT 1;

THENCE S 86°29'03" W ALONG THE EAST LINE OF SAID HACHE TRACT 1, PASSING AT A DISTANCE OF 80.74 FEET A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, THOMPSON FARM, RECORDED IN CABINET J, SLIDE 087, OPRECT, CONTINUING ALONG THE EAST LINE OF SAID HACHE TRACT 1 AND THE COMMON WEST LINE OF SAID LOT 1 A TOTAL DISTANCE OF 228.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HACHE PROPERTIES, LLC AND A. GARRETT REAL ESTATE VENTURES, LLC (HEREIN AFTER REFERRED TO AS HACHE TRACT 2) RECORDED IN INSTRUMENT NO. 1704774

THENCE OVER AND ACROSS SAID HACHE TRACT 1, THE FOLLOWING

S 86°45'07" W A DISTANCE OF 127.36 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 81°54'48" W A DISTANCE OF 308.80 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 88°54'11" E A DISTANCE OF 67.09 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE EAST LINE OF SAID HACHE TRACT 1 AND THE COMMON WEST LINE OF SAID HACHE TRACT 2;

THENCE S 88°33'48" W ALONG THE EAST LINE OF SAID HACHE TRACT 1 AND THE COMMON WEST LINE OF SAID HACHE TRACT 2, A DISTANCE OF 481.82 FEET TO A PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID HACHE TRACT 1 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BOBBY D. MCCOULEY, RECORDED IN VOLUME 727, PAGE 89, OPRECT, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HACHE TRACT 2 BEARS S 87°22'34" W, A DISTANCE OF 62.43 FEET;

THENCE N 89°24'30" W ALONG THE SOUTH LINE OF SAID HACHE TRACT 1, PASSING AT A DISTANCE OF 315.57 FEET THE CALLED NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CATHY A. TAYLOR FOUSE, RECORDED IN VOLUME 1208, PAGE 817, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MCCOULEY TRACT BEARS S 15°44'48" W A DISTANCE OF 18.10 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID HACHE TRACT 1 AND THE COMMON NORTH LINE OF SAID FOUSE TRACT, A TOTAL DISTANCE OF 410.25 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HACHE TRACT 1 AND THE COMMON SOUTHEAST CORNER OF SAID ANDERSON TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID FOUSE TRACT BEARS N 89°38'44" W A DISTANCE OF 372.80 FEET;

THENCE N 00°26'08" W ALONG THE WEST LINE OF SAID HACHE TRACT 1 AND THE COMMON EAST LINE OF SAID ANDERSON TRACT, PASSING AT A DISTANCE OF 1274.82 A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1384.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.252 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT HACHE PROPERTIES, LLC AND A. GARRETT REAL ESTATE VENTURES, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SHAW BURGESS ADDITION AN ADDITION TO ELLIS COUNTY TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO ELLIS COUNTY AND THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY ELLIS COUNTY AND THE CITY OF WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING TO USE OR USING THE SAME UNDER THE EASEMENTS TO LIMIT THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF. ELLIS COUNTY AND THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. SAID UTILITIES SHALL 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.

I, TIMOTHY L. JACKSON, RP/L, 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 as a record or relied upon as a final survey document."

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

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 TIMOTHY L. JACKSON, 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, _____ DAY OF _____, 2018.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL THIS, _____ DAY OF _____, 2018.

BY:

BRETT HESS
HACHE PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRETT HESS, 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, _____ DAY OF _____, 2018.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

BY:

CINDY HESS
HACHE PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CINDY HESS, 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, _____ DAY OF _____, 2018.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

BY:

ANDREW GARRETT
A. GARRETT REAL ESTATE VENTURES, LLC

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ANDREW GARRETT, 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, _____ DAY OF _____, 2018.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY: _____ DATE: _____
CHAIRPERSON

APPROVED BY: CITY COUNCIL
CITY OF WAXAHACHE

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, _____ DAY OF _____, 2018.

CAROL BUSH
COUNTY JUDGE

ATTEST: _____

CINDY POLLEY
COUNTY CLERK

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

ELLIS COUNTY DEPARTMENT OF
DEVELOPMENT DIRECTOR

DATED: _____

OWNER
HACHE PROPERTIES, LLC
327 BLUE RIBBON ROAD
WAXAHACHE, TX 75165
409.517.5012

ENGINEER
WESTALL ENGINEERING, PLLC
P.O. BOX 250485
PLANO, TX 75025
314.846.9397
TYPE 10584 NO. 19101

OWNER
A. GARRETT REAL ESTATE
VENTURES, LLC
1087 FERROS AVENUE
WAXAHACHE, TX 75165
409.517.5012

SURVEYOR
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.518.0338
TYPE 10584 NO. 18194359
JOB NO. 1085

FINAL PLAT
**SHAW BURGESS
ADDITION**
14.252 ACRES

INITIATED BY THE
F.M. WOODARD SURVEY
ABSTRACT NO. 1120
ETJ OF THE CITY OF WAXAHACHE,
TEXAS
ELLIS COUNTY, TEXAS

FEBRUARY 2018 PAGE 2 OF 2

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0017



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by R. Deann Wells for a **Replat** of Lots 1A and 1B, Lindmark Estates - Revised to create Block A, Lot 1, Whiskey Creek Addition, 7.548 acres (Property ID 228819) – Owner: WELLS ERIC P & RONDA D (RP-18-0017)

CASE INFORMATION

Applicant: R. Deann Wells

Property Owner(s): Eric P & Ronda D Wells

Site Acreage: 7.548 acres

Number of Lots: 1 lots

Number of Dwelling Units: 1 units

Adequate Public Facilities: Per the City Engineer, "Need water services prior to plat recording."

SUBJECT PROPERTY

General Location: FM 877, North of Lakeshore Drive

Parcel ID Number(s): 228819

Current Zoning: Rural Residential

Existing Use: Currently undeveloped

Platting History: The final plat for Lindmark Estates was approved by City Council on July 6, 2004. The revised final plat was approved by City Council on April 4, 2005. The revised minor plat (which split this lot into two lots) was approved by City Council on July 16, 2012.

(10)

Site Aerial:



STAFF CONCERNS

1. Need water services prior to plat recording. Coordinate with the Utility Department for the water services to this property.

APPLICANT RESPONSE TO CONCERNS

1. Applicant understands that filing of the plat will have to wait.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Need water services prior to plat recording.

ATTACHED EXHIBITS

1. Final plat

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:
Kelly Dent, MPA
Planner I
kdent@waxahachie.com

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

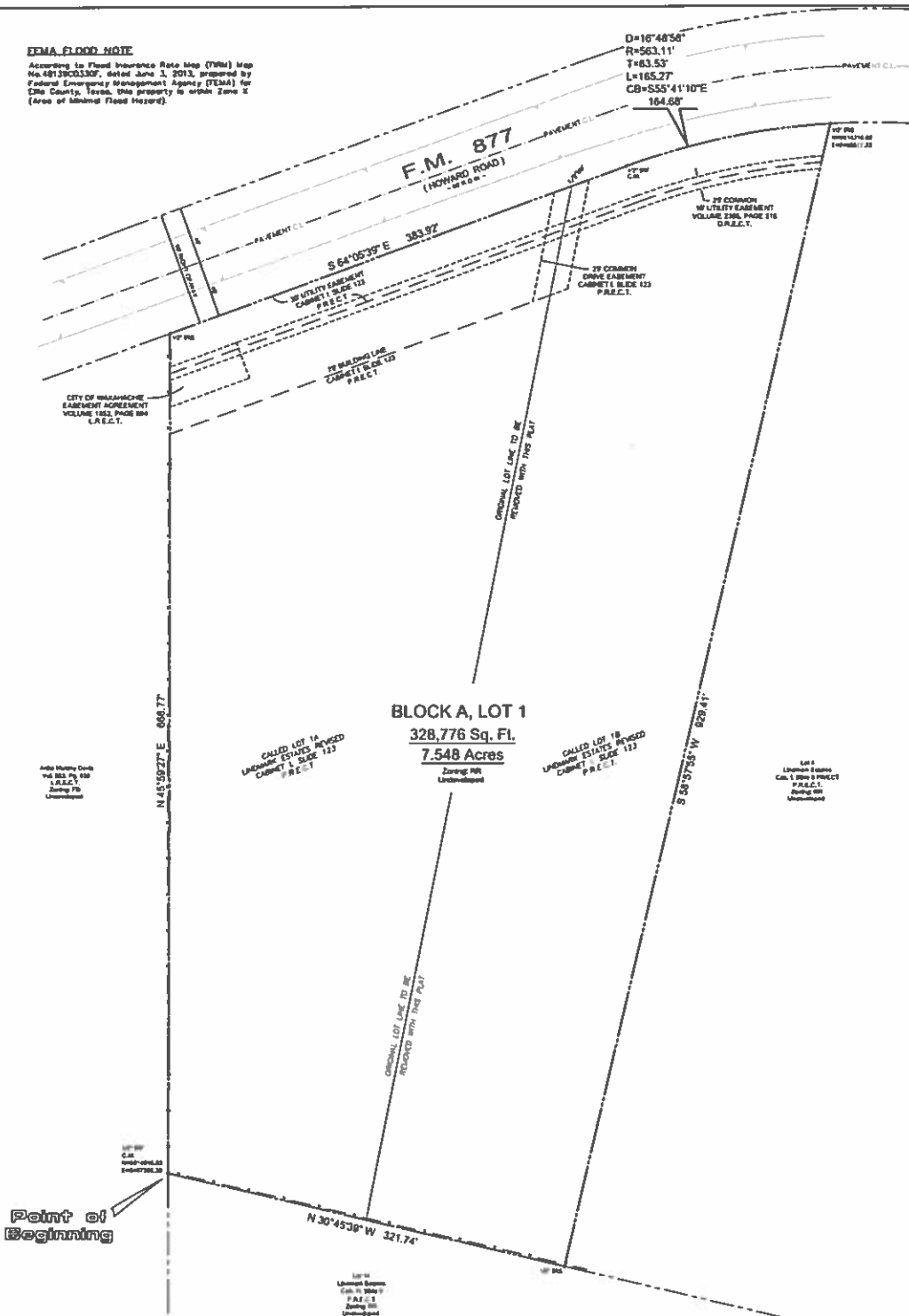
(10)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 6-0 to recommend approval of plat no. RP-18-0017, subject to staff comments.

FEMA FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Map No. 48138C0330Z, dated June 1, 2013, prepared by Federal Emergency Management Agency (FEMA) for Ellis County, Texas, this property is within Zone X (Area of Minimal Flood Hazard).



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ELLIS

SHIELDS, Eric P. & Randa D. Batts are the owners of a tract of land situated in the S.M. Durst Survey, Acreage No. 272, City of Waxahachie, Ellis County, Texas, and being all of Lot 1A and 1B, the Replat of Lot 1, Unimproved Estates Revised Addition as recorded in Book 1729551 of the Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod found for corner at the east corner of said Lot 1A;

THENCE N 45°50'27" E following the northeast line of said Lot 1A a distance of 868.77' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner in the northeast ROW line of F.M. No. 877;

THENCE S 64°05'39" E following the southeast ROW line of said F.M. No. 877 a distance of 383.92' to a 1/2" iron rod found for corner;

THENCE along said curve to the right following the southeast ROW line of said F.M. No. 877 through a central angle of 16°48'56", a radius of 563.11', an arc length of 165.27', with a chord bearing of S 57°41'10" E, and a chord length of 164.68' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner at the east corner of said Lot 1B;

THENCE S 58°57'55" W following the southeast line of said Lot 1B a distance of 829.41' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner to the south corner of said Lot 1B;

THENCE N 30°45'36" W following the southwest line of said Lot 1A & 1B a distance of 321.74' to the POINT OF BEGINNING and containing 328,776 Square Feet or 7.548 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eric P. & Randa D. Batts does hereby adopt this Replat designating the herein above described property as Whiskey Creek Addition, Block A, Lot 1, being an addition to the City of Waxahachie, Texas, Ellis County, Texas, and does hereby dedicate to the public use hereof, the streets, alleys, and public use areas shown thereon, the easements or powers, for the public use and accommodation of the City of Waxahachie and all public utilities desiring to use or using same. All and any public utility of the City of Waxahachie to use or using same. All and any public utility of the City of Waxahachie shall have the right to remove and keep removed all or parts of any buildings, fences, walls, or other improvements or grounds which in any way interfere or interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and the City of Waxahachie and all and any public utility shall at all times have the right to enter and upon to and upon and upon the said easement strips for the purpose of constructing, reconstructing, repairing, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone.

Witness my hand, this the _____ day of _____, 2018.

Eric P. Batts
Owner

Randa D. Batts
Owner

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 Eric P. & Randa D. Batts, known to me to be the persons whose names is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for
the State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. BURDUM, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are properly placed, under my personal supervision, in accordance with the Platting Rules and Regulations of the Division Regulations of the City Planning and Zoning Commission of the City of Waxahachie, Texas.



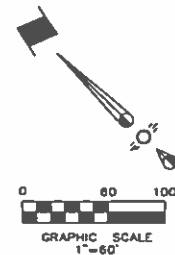
David J. Burdum
Registered Professional Land Surveyor
Texas Registration No. 4813

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID J. BURDUM, known to me to be the person whose name is subscribed in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas



WHISKEY CREEK ADDITION BLOCK A, LOT 1

BEING A REPLAT OF
LOTS 1A & 1B
OF THE

LINDMARK ESTATES
REVISED ADDITION
AN ADDITION TO THE
CITY OF WAXAHACHIE, TEXAS, AS
RECORDED IN CABINET 1, SLIDE 123
OF THE PLAT RECORDS OF
ELLIS COUNTY, TEXAS

Owner
Eric P. & Randa D. Batts
187 Trinity Lane
Waxahachie, Texas 75165
Telephone 469 742-4100

Engineer
RLK Engineering, Inc.
Texas Registration No. 578
111 West Main Street
Allen, Texas 75013
Telephone 972 358-1733

Surveyor
Surdum Surveying, Inc.
Firm No. 10089500
PO Box 125
Anna, Texas 75409
Telephone 972 924-8200

1187

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0018



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Michael Yarborough for a Replat of Lot 15 and 16, to create Lot 15R and Lot 16R, Brookbend Grove Phase 2, 2.124 acres (Property ID 208078 and 208079) – Owner: YARBOROUGH MICHAEL W & LOIS JANE and JOYCE S BRIDGES REVOCABLE LIVING TRUST (RP-18-0018).

CASE INFORMATION

Applicant: Michael Yarborough

Property Owner(s): Michael W & Lois Jane Yarborough and Joyce S Bridges Revocable Living Trust

Site Acreage: 2.124 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

SUBJECT PROPERTY

General Location: 140 Brookbend and 150 Brookbend

Parcel ID Number(s): 208078 and 208079

Current Zoning: Single Family-1

Existing Use: Single family residences

Platting History: The final plat for Brookbend Grove, Phase II, was approved by City Council on January 19, 1998.

1107

Site Aerial:



STAFF CONCERNS

1. Need a separate notary statement for each owner.

APPLICANT RESPONSE TO CONCERNS

1. Applicant was notified of the remaining change that needs to be made, and is working with her surveyor to get it corrected and resubmitted.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Need a separate notary statement for each owner.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
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:
Kelly Dent, MPA
Planner I
kdent@waxahachie.com

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

(18)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 6-0 to recommend approval of plat no. RP-18-0018, subject to staff comments. The applicant has since turned in a revised drawing that clears all staff concerns, and staff's recommendation has changed to Approval, as presented.

STATE OF TEXAS
COUNTY OF ELLIS

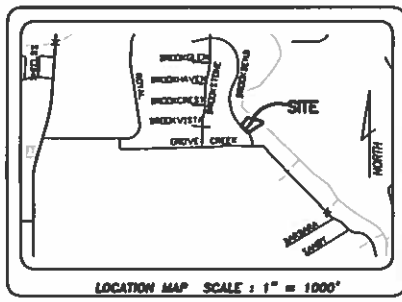
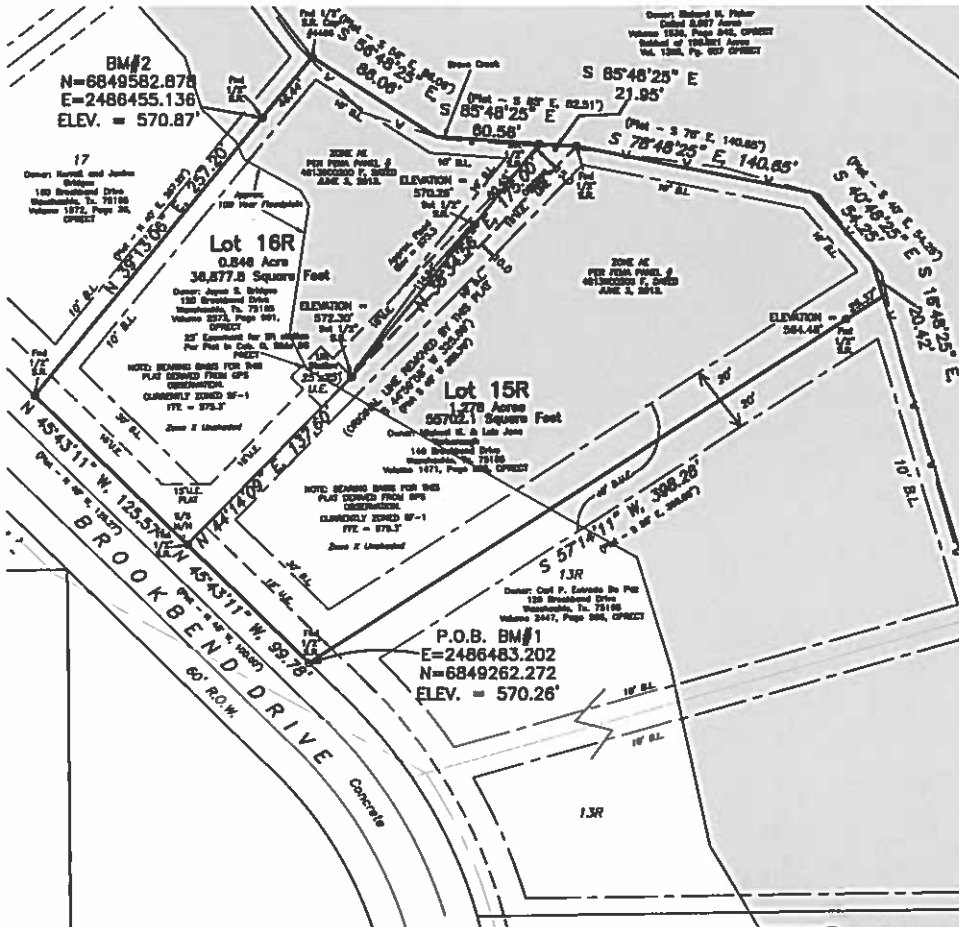
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared representation for Joyce S. Bridges Revocable Living Trust, known to me to be the person whose name is associated with the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

Authorized Signature of Trustee
Joyce S. Bridges Revocable Living Trust
Phone No. 972-837-1204



NOTE:
ALL PROPERTY AND LOT CORNERS ARE SET 1/2" STEEL RODS UNLESS OTHERWISE SPECIFIED ON THE PLAT

FLOODPLAIN NOTE:
100 YEAR FLOODPLAIN
PER FIRM MAP # 481390200 F
ZONE: X UNSHADED AS SHOWN

LEGEND
O - Property Corner Symbol
P.L. - Flood
S.R. - Steel Rod
U.E. - Utility Easement
A.S. - Right of Way
P.C. - Point of Beginning
C/L - Contour
A.S. - Area Not
M.F. - Minimum Flood Floor
P.H. - Fire Hydrant
E.T. - Elevation
H.A. - Horizontal Adjustment

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

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

Stuart G. Hamilton
Registered Professional
Land Surveyor #4480

Date

CITY OF WAXAHACHE, TEXAS FINAL PLAT APPROVAL

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____ Date: _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____ Date: _____
Mayor

Attest: _____ Date: _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS We, Joyce S. Bridges Trust, Michael Yarbrough, and Lela Yarbrough, are the Owners of 2 tracts of land situated in the City of Waxahachie, Ellis County, Texas and being more particularly described as follows:

BEING all of Lots 15 and 16, Brookbend Grove, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slide 86, Plat Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found on the northeastern line of Brookbend Drive, at the common west corner of said Lot 15 and Lot 14 of said addition;

THENCE N 45°45'11" W, with the northeastern line of Brookbend Drive and the westerly line of said Lots 15 and 16 for 225.35 feet (call N 45° W, 225.27 feet) to a 1/2 inch steel rod found at the common west corner of said Lot 16 and Lot 17 of said addition;

THENCE N 38°13'08" E, with the common line of said Lots 16 and 17, passing a 1/2 inch steel rod found at 210.76 feet, in all 257.20 feet (call N 40° E, 257.22 feet) to a 1/2 inch steel rod with plastic cap stamped WPLS 4408 found in Grove Creek, at the common west corner of said Lot 16 and Lot 17 and on the westerly line of the S.587 acre tract described in deed from Jerry R. and Sherry L. Pettit to Richard M. Fisher recorded in Volume 1536, Page 642, Official Public Records, Ellis County, Texas;

THENCE with the centerline of Grove Creek, the easterly line of said Lots 15 and 16 and the westerly line of said Fisher tract, the following courses and distances:
S 54°48'23" E, 88.08 feet (call S 58° E, 88.26 feet) to a point; S 85°48'25" E, 82.51 feet (call S 85° E, 82.51 feet) to a 1/2 inch steel rod found; S 78°48'23" E, 140.65 feet (S 78° E, 140.65 feet) to a point; S 40°48'25" E, 54.25 feet (call S 40° E, 54.25 feet) to a point; and S 18°48'25" E, 20.42 feet to a point at the southeast corner of said Lot 15 and the northeast corner of Lot 14 of said subdivision;

THENCE S 57°14'11" W, with the common line of said Lot 14 and 15, passing at 25.57 feet a 1/2 inch steel rod found, in all 308.25 feet (call S 58° W, 308.05 feet) to the point of beginning and containing approximately 2.125 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Michael Yarbrough and Lela Yarbrough (owners of original Lot 15), and Joyce S. Bridges Living Trust Trustee (owners of original Lot 16), do hereby adopt this plat designating the lands above described property as a REPLAT of Lots 15 and 16, of BROOKBEND GROVE, PHASE 2, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, houses, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements so shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same across the easement within the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility within shall have the right to remove and keep removed all or parts of any buildings, houses, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility within 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, evaluating, routing meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, my hand, this _____ day of _____, 2018.

BY:

Authorized Signature of Owner
Michael Yarbrough
214-852-3303

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 Michael Yarbrough, known to me to be the person whose name is associated with the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

Authorized Signature of Owner
Lela Yarbrough
972-848-2074

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 Lela Yarbrough, known to me to be the person whose name is associated with the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

BROOKBEND GROVE, PHASE 2 Lot 15R and Lot 16R

Being a Replat of Lots 15 and 16, Brookbend Grove, Ph. 2
as recorded in Cabinet D, Slide 86 of the Plat Records, Ellis County, Texas
in the City of Waxahachie
Ellis County, Texas
2 RESIDENTIAL LOTS

ELLIS ASSOCIATES
SURVEYORS

212 North College
Waxahachie, Texas 75105
TBLPS License No. 10067100

Drawn by: DWH Scale: 1" = 50' Date: March 15, 2018 Job no: 17323

(14)

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0024



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Danny Scroggins for a Replat of Lot 9 to create Lot 9A and Lot 9B, Buena Vista Heights, 9.98 acres (Property ID 207864) – Owner: SCROGGINS DANNY E & JUDY A (RP-18-0024).

CASE INFORMATION

Applicant: Danny Scroggins

Property Owner(s): Danny E & Judy A Scroggins

Site Acreage: 9.98 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Adequate Public Facilities: Buena Vista-Bethel SUD has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

SUBJECT PROPERTY

General Location: FM 1446 near Hoyt Road

Parcel ID Number(s): 207864

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: The final plat for Buena Vista Heights was approved by City Council on April 21, 2008.

Site Aerial:**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 staff comments:

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

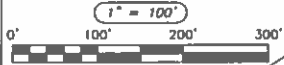
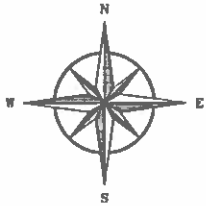
Prepared by:
 Kelly Dent, MPA
 Planner I
kdent@waxahachie.com

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 6-0 to recommend approval of plat no. RP-18-0024, subject to staff comments.

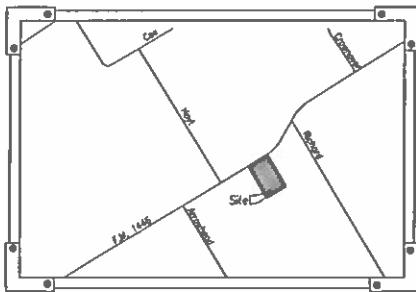
WLSC



R=613.10'
L=37.21'
Δ=3°28'37"
C=N 56°51'37.20"
37.20'

Owner:
Darryl Scroggins
P.O. Box 9
Maplewood, Texas 76044
Contact - Darryl Scroggins
(972) 921-7150

LEGEND	
—	Property Corner
—	Iron Rod
—	Found
—	South of the
—	Building Line
—	Utility Easement
—	Drainage & Utility Easement



LOCATION MAP SCALE : 1"=2000'

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
Phone: (972) 938-0693 TBPLS Firm No. 10112400

NOTES.

1. No building shall be constructed until Final Plat is accepted and filed with Ellis County and infrastructure is completed and accepted by Ellis County (fire hydrants, ditchwork and drainage).
2. No portion of this property lies within a 100 year floodplain according to the Flood Insurance Rate Map for Ellis County Map# 48130C0325 1, dated June 3, 2013, Zone X, unshaded.
3. Total Subdivision Acreage - 8.900 Acres
4. Base of Building: GPS observation, Texas Coordinate System, North Central Zone, Northeast Corner coordinate - Northing=6818088.27 Easting=2451053.61

Survey's Declaration

KNOW ALL MEN BY THESE PRESENTS:

That I, J. A. Shreve Walker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon as set were properly placed by myself or under my direct and personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL.
APPROVED FOR RECORD PURPOSES:
J. Shreve Walker, R.P.L.S.
Texas Registration 5331

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of Approval by the Commissioners Court of Ellis County, Texas.

Approved the date, the _____ day of _____, 2018.

Honorable Carol Bush, County Judge

Randy Strawn
Commissioner Precinct #1

Paul Perry
Commissioner Precinct #3

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.

Department of Development

Lynne Grayson
Commissioner Precinct #2

Tylo Butler
Commissioner Precinct #4

Date

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, Darryl E. and Judy A. Scroggins are the owners of that certain parcel of land being Lot 9 of Buena Vista Heights, an addition in Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slides 133 and 134 of the Plat Records of Ellis County, Texas (PREC7) and being the tract of land conveyed to Darryl E. and Judy A. Scroggins by General Warranty Deed reported in Instrument Number 1722627 of the Official Public Records of Ellis County, Texas (CPREC7), and being more particularly described as follows:

BEING an 1/8" iron rod found with cap in the south line of Farm to Market Highway 1446 (80' Right of Way) for the northeast corner of Lot 9;

THENCE N 56°28'03" E, along the north line of Lot 9 and the south line of F.M. 1446, a distance of 422.76 feet to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 613.10 feet and a central angle of 03°28'37";

THENCE in a westerly direction along the arc of said curve and continuing along the north line of Lot 9 and the south line of F.M. 1446, a distance of 37.21 feet (Long Chord - N 56°51'27" E, 37.20 feet) to a 5/8" iron rod found with cap for the northeast corner of Lot 9;

THENCE S 30°54'49" E, along the west line of Lot 9, a distance of 856.61 feet to a 5/8" iron rod found with cap for the southeast corner of Lot 9;

THENCE S 56°05'21" E, along the south line of Lot 9, a distance of 509.56 feet to a 5/8" iron rod found with cap for the southwest corner of Lot 9;

THENCE N 30°54'15" E, along the west line of Lot 9, a distance of 850.03 feet to the PLACE OF BEGINNING, and containing 9.900 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Darryl E. and Judy A. Scroggins, do hereby adopt the plat designating the herein above described property as the Final Plat of Lots 9A and 9B of Buena Vista Heights (being a replat of Lot 9 of Buena Vista Heights), an addition in Ellis County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. The buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Waxahachie and Ellis County. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities existing or to be used in the future within the easement limits, said use being subordinate to the Public's, City of Waxahachie's and Ellis County's use thereof. The City of Waxahachie, Ellis County and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Waxahachie, Ellis County, and public utility entities shall of all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas and of Ellis County, Texas.

WITNESS, my hand, this _____ day of _____, 2018:

Darryl E. Scroggins, Owner

Judy A. Scroggins, Owner

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 Darryl E. Scroggins, known to me to be the person whose name are subscribed to the foregoing instrument and me that he executed the same for the purpose herein expressed and in the capacity stated.

Gives under my hand and seal this _____ day of _____, 2018.

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 Judy A. Scroggins, known to me to be the person whose name are subscribed to the foregoing instrument and me that he executed the same for the purpose herein expressed and in the capacity stated.

Gives under my hand and seal this _____ day of _____, 2018.

Notary Public in and for the State of Texas

APPROVED BY: Planning and Zoning Commission City of Waxahachie

Chairman

APPROVED BY: City Council

Mayor

Attest

Replat
LOTS 9A & 9B
BUENA VISTA HEIGHTS

Being a Replat of Lot 9
Buena Vista Heights
An Addition in the ETJ of the City of Waxahachie,
Ellis County, Texas
As Recorded in Cabinet D, Slides 133 & 134
of the Plat Records of Ellis County, Texas
March, 2018

116)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0023



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Public Hearing on a request by Reginald Coulsell for a Specific Use Permit (SUP) to allow a **Private Stables** use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: TAYLOR CRYSTAL & REGINALD COULSELL II (SU-18-0023).

CASE INFORMATION

Applicant: Reginald Coulsell

Property Owner(s): Crystal Taylor and Reginald Coulsell II

Site Acreage: 17.329 acres

Current Zoning: Planned Development-23-Single Family-1

Requested Zoning: Planned Development-23-Single Family-1 with SUP

SUBJECT PROPERTY

General Location: North of Hunter Pass on FM 877

Parcel ID Number(s): 183557

Existing Use: Currently undeveloped

Development History:

Case No.	Direction from Site	Request	Result
PD-17-0133	Site	PD	Denied

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF-1	Lake Waxahachie
East	PD-23-SF-1	Currently undeveloped
South	PD-23-SF-1	Currently undeveloped
West	PD-23-SF-1	Single family residence

Future Land Use Plan: Estate Residential

Comprehensive Plan:

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

Thoroughfare Plan:

Identify the ingress and egress point and state the roadway classification, include traffic counts if known.



Site Image:

PLANNING ANALYSIS

The applicant seeks to erect a private stable on this property. This is a large property, situated south of the lake, near larger lot homes. The establishment of a stable on this property would be in keeping with the character of the surrounding neighborhood. The only concern staff has is the erection of an accessory building without a primary structure on the property. A method of addressing this could be the withholding of a building permit for the proposed structure until the primary structure (the residence) is constructed and has received its final inspection from the Building and Community Services Department. This would require the extension of the SUP approval. Staff recommends that the SUP approval for this proposal be extended to two years from the date of Ordinance passage.

SUP DEVELOPMENT STANDARDS

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this SUP.

Requirement	Base Zoning	Proposed
Minimum roof pitch	7:12	3:12 to avoid an excessively tall roof line on a single span building (34 ft vs. 60 ft)
Accessory building location	Must be behind the front building plane of the main structure on the lot	Because of the shape of the property, stable will be closer than the main building. Main building will be located closer to water frontage.
Accessory building size	Over 700 SF need SUP	Will be larger than 700 SF

(116)

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 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 03/09/2018.

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 staff comments:
- ☒ Additional considerations may need to be taken into account.

There is currently no primary structure on the lot. A method of addressing this could be the withholding of a building permit for the proposed structure until the primary structure (the residence) is constructed and has received its final inspection from the Building and Community Services Department. This would require the extension of the SUP approval. Staff recommends that the SUP approval for this proposal be extended to two years from the date of Ordinance passage.

ATTACHED EXHIBITS

1. Packet

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:
Kelly Dent, MPA
Planner I
kdent@waxahachie.com

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

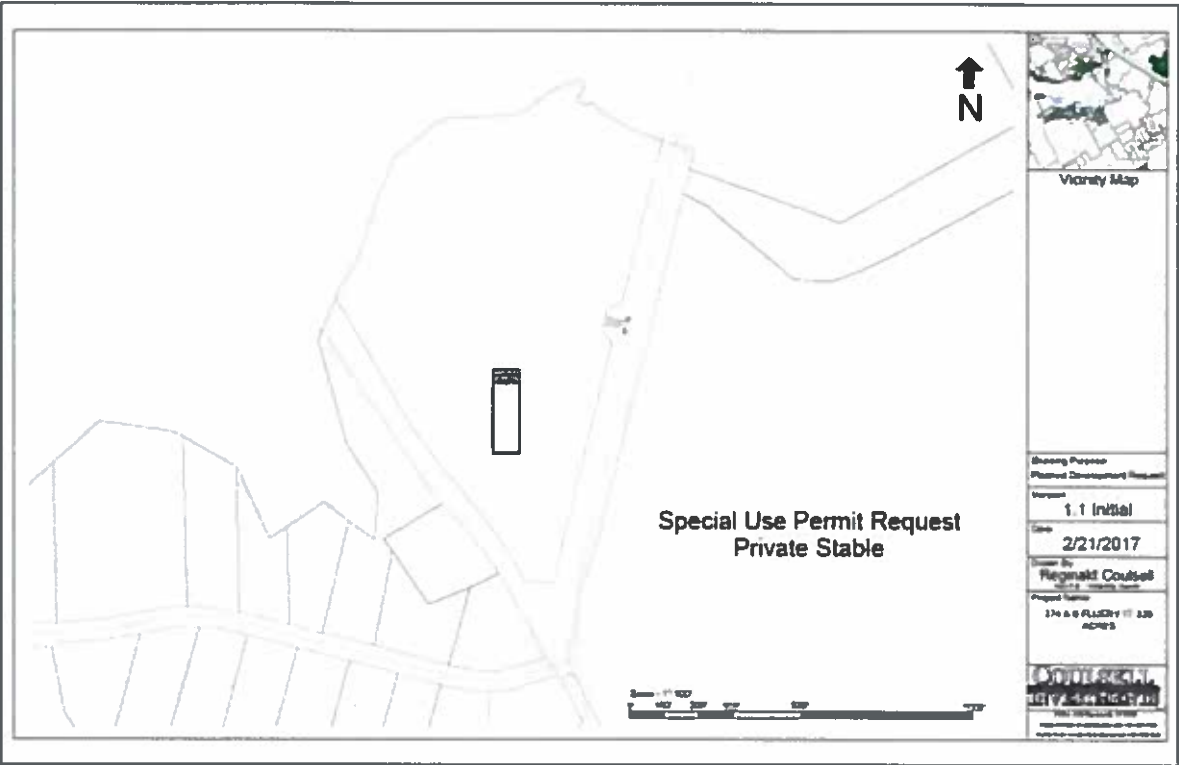
ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held March 27, 2018, the Commission voted 6-0 to recommend approval of zoning change SU-18-0023, subject to staff comments. Applicant did agree that, if approved by City Council, application for a building permit for the private stables would wait until the residence was constructed on the lot.

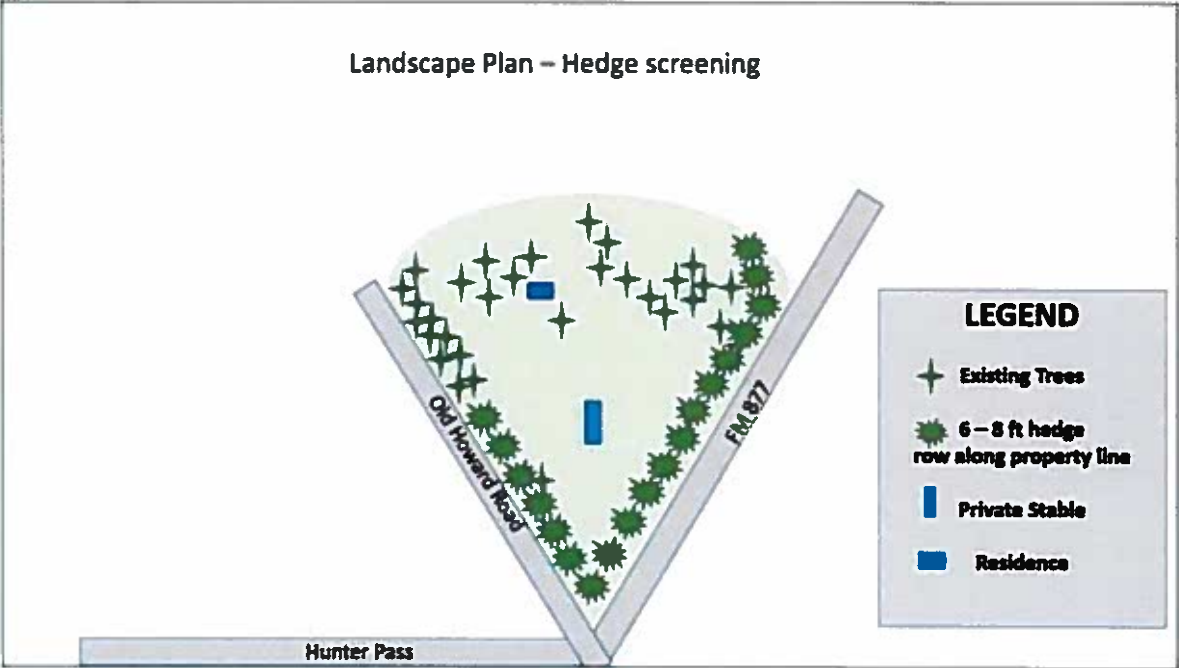
(16)

Site Drawing Layout

Approximate Dimensions: 78'W x 240'L x 34'H



Landscape Plan



(16)

Building Elevations

Private stable final design and dimensions are pending SUP approval.

Wall height is anticipated to be 15 to 20 feet with a 3/12 roof pitch to allow for an unobtrusive roof line offering reduced visibility above property screening hedge.

The following picture depict similar projects done by Morton Buildings, a company being strongly considered for this project based on reputation, vast experience, and a local presence.



(11)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A PRIVATE STABLES USE WITHIN A PLANNED DEVELOPMENT-23-SINGLE FAMILY-1 (PD-23-SF-1) ZONING DISTRICT, LOCATED NORTH OF HUNTER PASS ON FM 877, BEING PROPERTY ID 183557, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING AB FLUERY, ABSTRACT NO. 374, 17.329 ACRES, 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-23-SF-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-18-0023. 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-23-SF-1 to PD-23-SF-1, with an SUP in order to permit a Private Stables use on the following property: AB Fluery, Abstract No. 379, which is shown on Exhibit A.

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.

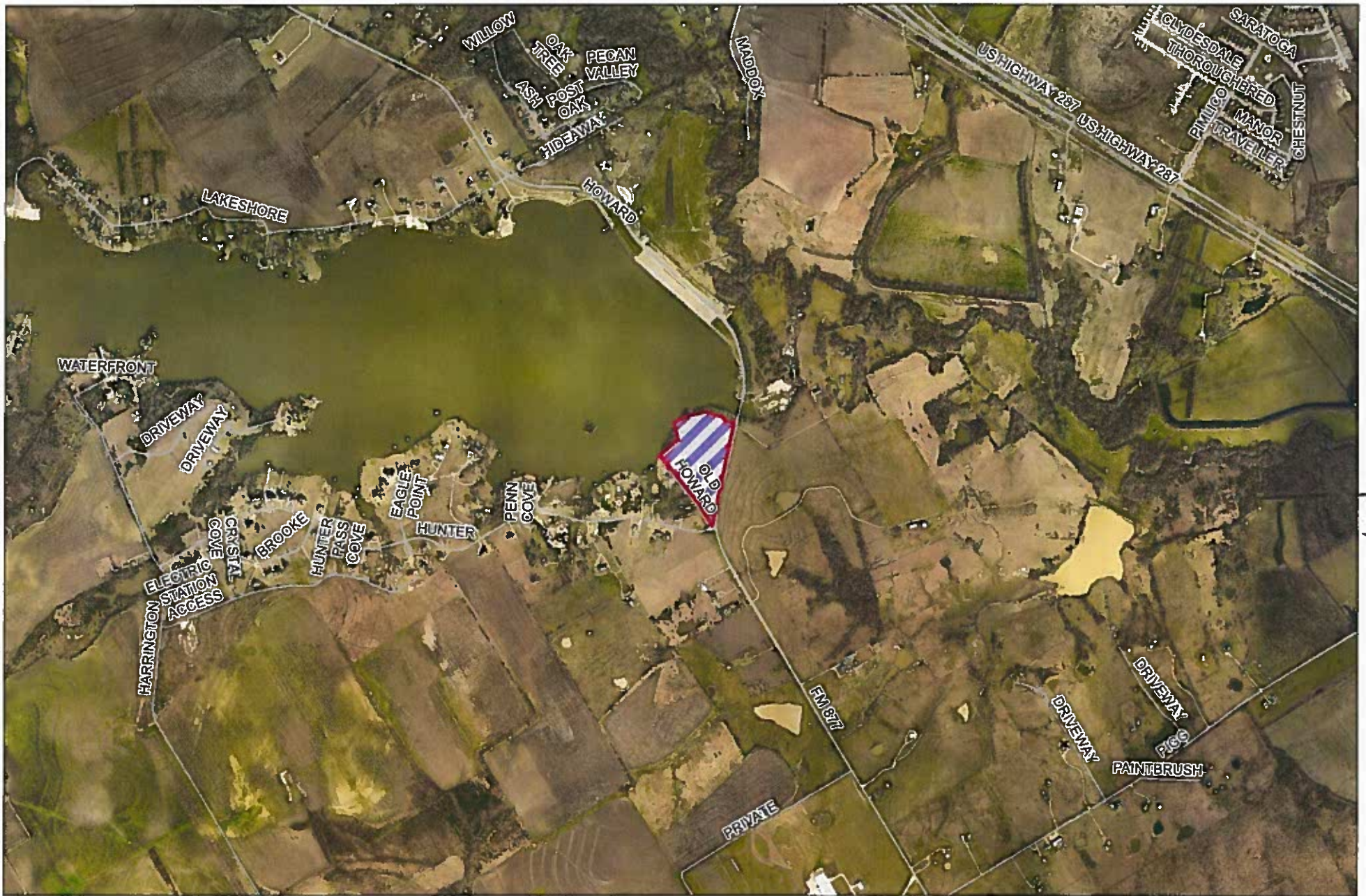
The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this _____ day of _____, 2018.

MAYOR

ATTEST:

City Secretary



A B Fluery - Private Stables Location Exhibit

 SU-18-0023

EXHIBIT A

0 1,000 2,000 4,000 Feet





Memorandum

To: Honorable Mayor and City Council
 From: Ricky Boyd, Fire Chief
 Thru: Michael Scott, City Manager
 Date: March 29, 2018
 Re: Resolution for Grant Application

In the 5-Year Operating Plan, Waxahachie Fire-Rescue requested the addition of three (3) new firefighter positions to be added to our staffing levels for each of the following four (4) fiscal years (FY19, 20, 21, and 22). These 12 new positions are needed to staff the anticipated Fire Station 4 (which is currently scheduled to open in FY22 according to the 5-Year CIP). By following this phase-in plan, we will have a better trained and experienced pool of personnel to staff the new station when it opens versus hiring them all in a short period of time.

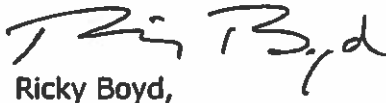
The Assistance to Firefighters Grant (AFG) Program offers several types of grants to fire departments designed to improve the services they provide. One such grant, the Staffing for Adequate Fire & Emergency Response (SAFER) Grant, provides matching funds for new firefighter positions. Currently, this grant provides reimbursement of 75% (with a City match of 25%) of eligible costs for the first and second years and 35% (with a City match of 65%) of eligible costs for the third year to add new firefighter positions. If we are allowed to apply for and are subsequently awarded and accept this grant, the costs and reimbursements are forecasted to be as follows:

	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>
City Initial Cost	\$302,412	\$614,584	\$931,717	\$1,330,904	\$1,337,772
SAFER Funds	<u>\$191,402</u>	<u>\$391,250</u>	<u>\$487,818</u>	<u>\$ 487,818</u>	<u>\$ 296,417</u>
City Net Cost	\$111,010	\$223,334	\$443,899	\$ 843,086	\$1,041,355

(18)

The application period for this grant opened on March 26th and closes on April 27th. Therefore, at this time, we respectfully request your approval to apply for the SAFER Grant so that we will have sufficient time to complete and submit the application. I want to stress the fact that this is only a request to submit an application for the grant. If awarded, the City may choose to accept or decline the grant. As such, this is not a request for a commitment of the City's cost share of the grant at this time.

In closing, I respectfully request approval of the accompanying resolution so that we may apply for the SAFER Grant.


Ricky Boyd,
Fire Chief

(18)
RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING SUBMISSION OF GRANT APPLICATION TITLED “STAFFING FOR ADEQUATE FIRE & EMERGENCY RESPONSE” TO THE ASSISTANCE TO FIREFIGHTERS (AFG) GRANT PROGRAM

WHEREAS, The City of Waxahachie finds it in the best interest of the citizens of Waxahachie that Waxahachie Fire-Rescue improve services for fiscal year 2019 and beyond by adding three (3) new firefighter positions; and

WHEREAS, The City of Waxahachie agrees to fund its cost share if awarded and accepts the grant; and

WHEREAS, The City of Waxahachie agrees to adhere to all program guidelines if awarded and accepts the grant; and

WHEREAS, The City of Waxahachie agrees that in the event of loss or misuse of the AFG funds, City of Waxahachie assures that the funds will be returned to the AFG in full; and

WHEREAS, The City of Waxahachie designates the Chief of Waxahachie Fire-Rescue as the grantee’s authorized official who as such is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Waxahachie approves submission of the grant titled “Staffing for Adequate Fire & Emergency Response” to the Assistance to Firefighters Grant Program for the current open grant period.

APPROVED this 2nd day of April, 2018.

MAYOR

ATTEST:

City Secretary