

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION**  
**APRIL 24, 2018**  
**CITY COUNCIL CONFERENCE ROOM**  
**401 S. ROGERS**  
**WAXAHACHIE TEXAS**  
**6:15 P.M.**

**Agenda**

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

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**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, April 24, 2018 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

1. Call to Order
2. Invocation
3. Consent Agenda

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of March 27, 2018
  - b. Minutes of the Planning & Zoning Commission Briefing of March 27, 2018
  - c. Minutes of the Planning & Zoning Commission Joint Work Session of March 26, 2018
  - d. Request by David Hargrove, Legacy Grove Development, LLC, for a **Final Plat** of Garden Valley Farms, Phase 2, for 78 lots, being 24.018 acres out of J.B. and Ann Adams Survey, Abstract 5 (Property ID 179060) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-18-0028)
4. ***Public Hearing*** on a request by David Hargrove, Legacy Grove Development, LLC, for an Amendment to Ordinance No. 2137 for the Garden Valley Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0011)
5. ***Consider*** recommendation of Zoning Change No. PD-18-0011
6. ***Public Hearing*** on a request by Kenny Garcia, Elevation Solar LLC, for a Specific Use Permit (SUP) to allow a **Rooftop solar panel system** use within a Single Family-1 (SF1) zoning district, located at 2204 Howard Road, being 272 S M DURRETT 2.677 ACRES (Property ID 181954) - Owner: SKINNER GERALD D REVOCABLE LIVING TRUST (SU-18-0033)
7. ***Consider*** recommendation of Zoning Change No. SU-18-0033

8. **Public Hearing** on a request by Justin Hargrove for a Specific Use Permit (SUP) to allow a **Dance hall, tavern, or night club** use within a Central Area (CA) zoning district, located at 208 W Franklin, being LOT 9B BLK 8 O T WAXAHACHIE .06 AC (Property ID 170463) - Owner: SOUTHFORK CAPITAL LLC (SU-18-0029)
9. **Consider** recommendation of Zoning Change No. SU-18-0029
10. **Public Hearing** on a request by Charles Browning, Waddle Holdings, for a Zoning Change from a Light Industrial-2 (LI2) zoning district to Central Area (CA), located at 200 E Jefferson, being LOT 4A BLK 24 O T WAXAHACHIE .161 AC (Property ID 170483) - Owner: WADDLE HOLDINGS LLC (ZC-18-0031)
11. **Consider** recommendation of Zoning Change No. ZC-18-0031
12. **Public Hearing** on a request by Charles Browning, Waddle Holdings, for a Specific Use Permit (SUP) to allow a **Bail bond agency** use within a Central Area (CA) zoning district, located at 200 E Jefferson, being LOT 4A BLK 24 O T WAXAHACHIE .161 AC (Property ID 170483) - Owner: WADDLE HOLDINGS LLC (SU-18-0032)
13. **Consider** recommendation of Zoning Change No. SU-18-0032
14. Public Comments
15. Adjourn

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

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at (469) 309-4005 or (TDD) 1-800-RELAY TX.

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)**

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.*

- 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.

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.



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.

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

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

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 feet 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 older neighborhoods should be allowed to maintain the fencing style in their areas.

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.

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 and 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



# Planning & Zoning Department

## Plat Staff Report

**Case: FP-18-0028**



### MEETING DATE(S)

*Planning & Zoning Commission:* April 24, 2018

*City Council:* May 7, 2018

### CAPTION

Request by David Hargrove, Legacy Grove Development, LLC, for a **Final Plat** of Garden Valley Farms, Phase 2, for 78 lots, being 24.018 acres out of J.B. and Ann Adams Survey, Abstract 5 (Property ID 179060) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-18-0028)

### CASE INFORMATION

*Applicant:* David Hargrove, Legacy Grove Development, LLC

*Property Owner(s):* Legacy Grove Development, LLC

*Site Acreage:* 24.0128 acres

*Number of Lots:* 78 lots

*Number of Dwelling Units:* 78 units

*Adequate Public Facilities:* Per the City Engineer, "Final Letter of Acceptance of the Public Infrastructure is necessary prior to final recording."

### SUBJECT PROPERTY

*General Location:* NW and SW corner of intersection of Garden Valley Parkway and Sagebrush Lane

*Parcel ID Number(s):* 179060

*Current Zoning:* Planned Development-Single Family-2 (PD-SF2) Ordinance 2137 and 2777

*Existing Use:* Currently undeveloped

*Platting History:* PLM2015-34 was approved by City Council on November 16, 2015. FP-17-0003, for the first phase, was approved by City Council on February 20, 2017.

*Site Aerial:*



**STAFF CONCERNS**

1. The final Letter of Acceptance is required before this plat can be filed.
2. An HOA needs to be established. This HOA needs to cover both phases of Garden Valley Farms.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant is working to establish an HOA to maintain the open space and screening wall.

**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 final Letter of Acceptance is required before this plat can be filed.
  2. An HOA needs to be established that covers both phases of Garden Valley Farms.

**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](mailto:kdent@waxahachie.com)

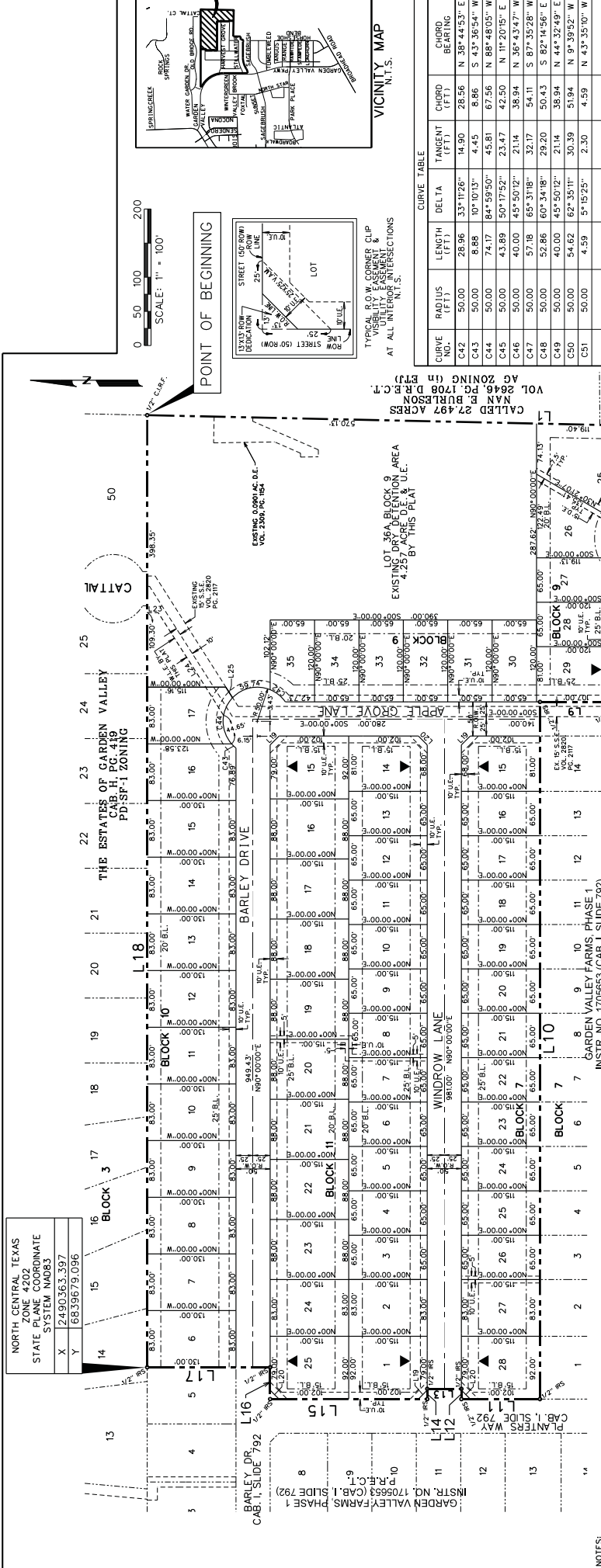
*Reviewed by:*

Shon Brooks, AICP

Director of Planning

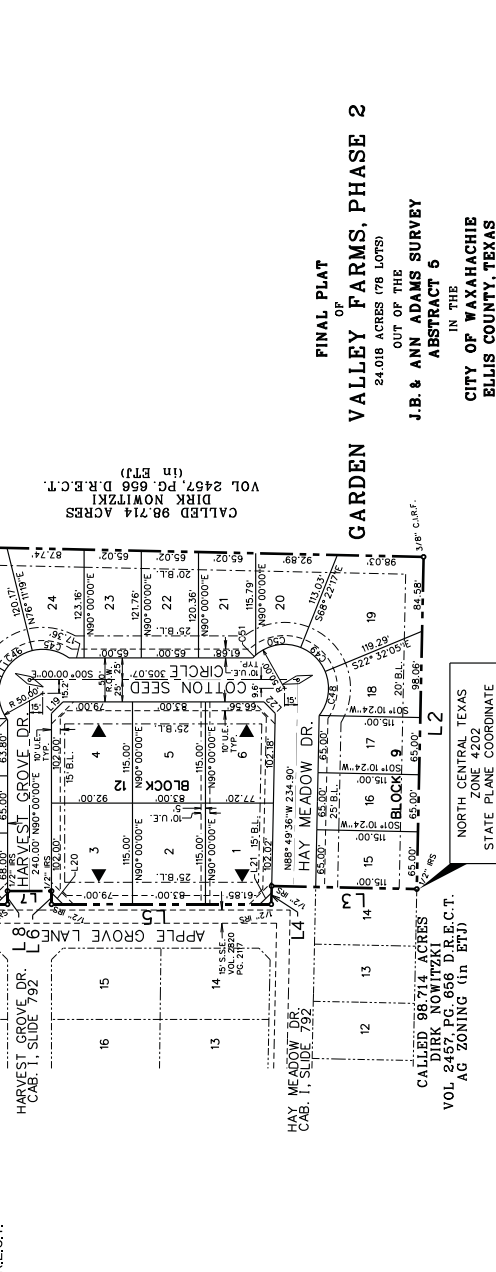
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

NORTH, CENTRAL TEXAS	
STATE PLANE COORDINATE	
SYSTEM NAD83	
X	2490363.397
Y	6839679.096



- NOTES:
- D.E. - Drainage Easement
  - U.E. - Utility Easement
  - W.E. - Water Line Easement
  - W.S.E. - Sewer Easement
  - C.W.U.E. - City of Waxahachie Utility Easement
  - R.R. - Railroad Right of Way
  - S.U.D. - Special Utility District
  - C.I.R.F. - Capital Road Fund
  - U.E. - Utility Easement
  - P.W.E. - Easement to HOA
  - O.E.E. - On-call Electric Delivery
  - O.E.E. - Company Easement
  - 1/2 inch from road set at all abutment corners, block corners, points of intersection, and single points in public right-of-way lines, and lot corners unless otherwise noted.
  - "Building a portion of this addition by metes and bounds is a violation of City Ordinance and State law and is subject to fines and withholding of utilities and building permits."
  - Existing Zoning PD-SF-2 per Ordinance No. 2137 & 2777. This plan has 78 PD-SF-2 lots.
  - The minimum lot size for SF-2 is 6,500 square feet.
  - The minimum dwelling (living area) for SF-2 is 1,600 square feet.
  - The subject property lies within a Zone X (unshaded) (outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map, City of Waxahachie, Ellis County Texas, Map # 4839C0000F, Published June 3, 2013 by Federal Emergency Management Agency.
  - See LINE TABLE and additional curve data on Sheet 2 of 3.
  - Existing Temporary Drainage Easements As Recorded in Ellis County Clerk Instrument No. 1704715 & 1704716 is hereby Abandoned By This Plat.
  - Lot 36A Block 9 will be owned and maintained by Legacy Grove Development, LLC.

LINE NO.	LENGTH (FT)	BEARING
L1	183.24	S 01°14'07" W
L2	377.64	N 88°49'36" W
L3	95.00	N 01°10'24" E
L4	20.66	N 88°49'36" W
L5	249.85	N 00°00'00" E
L6	15.00	S 90°00'00" E
L7	50.00	N 00°00'00" E
L8	15.00	S 90°00'00" W
L9	15.00	N 00°00'00" E
L10	102.00	S 90°00'00" W
L11	115.00	N 00°00'00" E
L12	15.00	S 90°00'00" E
L13	50.00	N 00°00'00" E
L14	15.00	S 90°00'00" W
L15	23.00	N 00°00'00" E
L16	46.57	S 90°00'00" E
L17	180.00	N 00°00'00" E
L18	1394.35	S 90°00'00" E
L19	18.38	S 45°00'00" E
L20	18.38	S 45°00'00" W
L21	18.57	N 44°24'48" W
L22	18.20	N 45°35'12" E
L23	16.02	S 00°32'34" E
L24	178.64	N 57°32'34" E
L25	18.32	N 57°32'34" E



**FINAL PLAT**  
OF  
**GARDEN VALLEY FARMS, PHASE 2**  
24.018 ACRES (78 LOTS)  
OUT OF THE  
**J.B. & ANN ADAMS SURVEY**  
ABSTRACT 6  
IN THE  
**CITY OF WAXAHACHIE**  
**ELLIS COUNTY, TEXAS**  
PD-67 ORDINANCE 2137 & 2777  
OWNER  
**LEGACY GROVE DEVELOPMENT, LLC**  
101 VALLEY RIDGE  
RED OAK, TX 75154  
(214) 405-5903 FAX (972) 227-3982  
DEED RECORDED IN INSTRUMENT 1724769 O.P.E.C.T.

**ENGINEER**  
**HARRINGTON ENGINEERING, INC.**  
P.O. BOX 140447  
DALLAS, TX 75214  
(214) 824-5555 FAX (214) 824-9325  
FIRM REGISTRATION NO. F-1224  
APRIL 11, 2018  
SCALE: 1"=100'  
SHEET 1 OF 2

**SURVEYOR**  
**RONALD D. SMITH, SURVEYOR, INC.**  
P.O. BOX 1679  
DALLAS, TX 75218  
(972) 564-5555 FAX (972) 564-9657  
FIRM REGISTRATION NO. 101023-00  
APRIL 11, 2018  
SCALE: 1"=100'  
SHEET 1 OF 2





# Planning & Zoning Department

## Zoning Staff Report

Case: PD-18-0011



### MEETING DATE(S)

*Planning & Zoning Commission:* April 24, 2018

*City Council:* May 7, 2018

### CAPTION

**Public Hearing** on a request by David Hargrove, Legacy Grove Development, LLC, for an Amendment to Ordinance No. 2137 for the Garden Valley Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0011).

### CASE INFORMATION

*Applicant:* David Hargrove, Legacy Grove Development, LLC

*Property Owner(s):* Clyde Hargrove, Bethany/Garden Valley, LTD

*Site Acreage:* 99.614 acres

*Current Zoning:* Planned Development

*Requested Zoning:* Planned Development

### SUBJECT PROPERTY

*General Location:* Garden Valley Meadows, Garden Valley Farms Phases 1 and 2 neighborhoods

*Existing Use:* Single family residential neighborhoods

*Development History:* The Preliminary Plat for Garden Valley Meadows, case no. PP-17-0077, was approved by City Council on July 24, 2017. The Final Plat for Garden Valley Farms, Phase 1, case no. FP-17-003, was approved by City Council on February 20, 2017. The Preliminary Plat for Garden Valley Farms, case no. PLM2015-34, which encompasses both Phase 1 and Phase 2, was approved by City Council on November 16, 2015; the Final Plat for Garden Valley Farms, Phase 2, was on tonight's Consent Agenda.

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	PD-SF-1	Estates of Garden Valley neighborhood
East	ETJ	Currently undeveloped
South	PD-SF-3	Garden Valley West neighborhood
West	SF-1	Indian Hills Phase VII neighborhood

*Future Land Use Plan:*

Low Density Residential

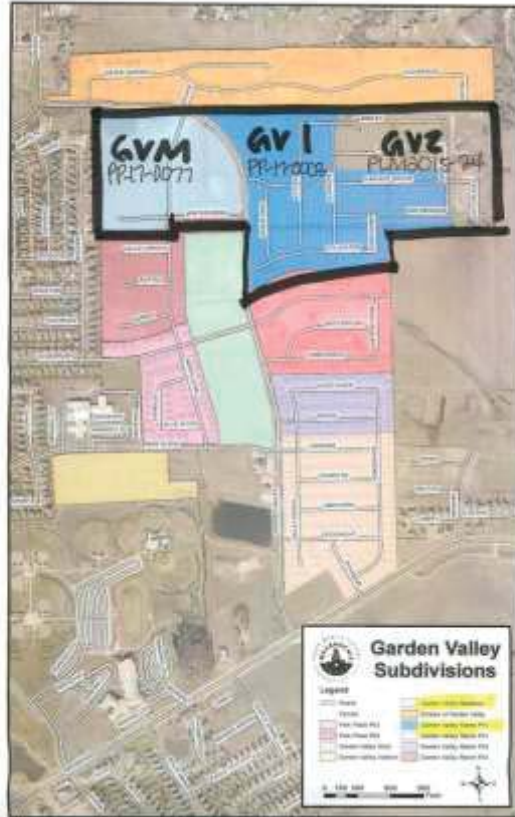
*Comprehensive Plan:*

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

*Thoroughfare Plan:*

Garden Valley Parkway, a Secondary Thoroughfare D (80' ROW) forms the border between Garden Valley Meadows and Garden Valley Farms, Phase 1, as well as the northwestern border of the site in question. The northern and northeastern border of the site is bounded by residential lots that front onto Barley Drive, a local street (50' ROW). The southeastern border is formed by lots that front onto Stillwater Drive (50' ROW). The western border is formed by lots that front onto Pond Mills Road (50' ROW), while the eastern border is formed by lots that front onto Cotton Seed Circle (50' ROW).





Site Image:

### **PLANNING ANALYSIS**

The applicant seeks to amend Ordinance No. 2137 to allow for a larger maximum lot coverage in the Garden Valley Meadows; Garden Valley Farms, Phase 1; and Garden Valley Farms, Phase 2 subdivisions.

### **PD DEVELOPMENT STANDARDS**

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

Requirement	Base Zoning	Proposed
Maximum lot coverage	35%	50%

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 04/06/2018.

### **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 the following comments:
  1. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

**ATTACHED EXHIBITS**

1. Ordinance No. 2137
2. Site image

**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 a set of drawings that incorporate all comments.

**STAFF CONTACT INFORMATION**

*Prepared by:*

Kelly Dent, MPA

Planner I

[kdent@waxahachie.com](mailto:kdent@waxahachie.com)

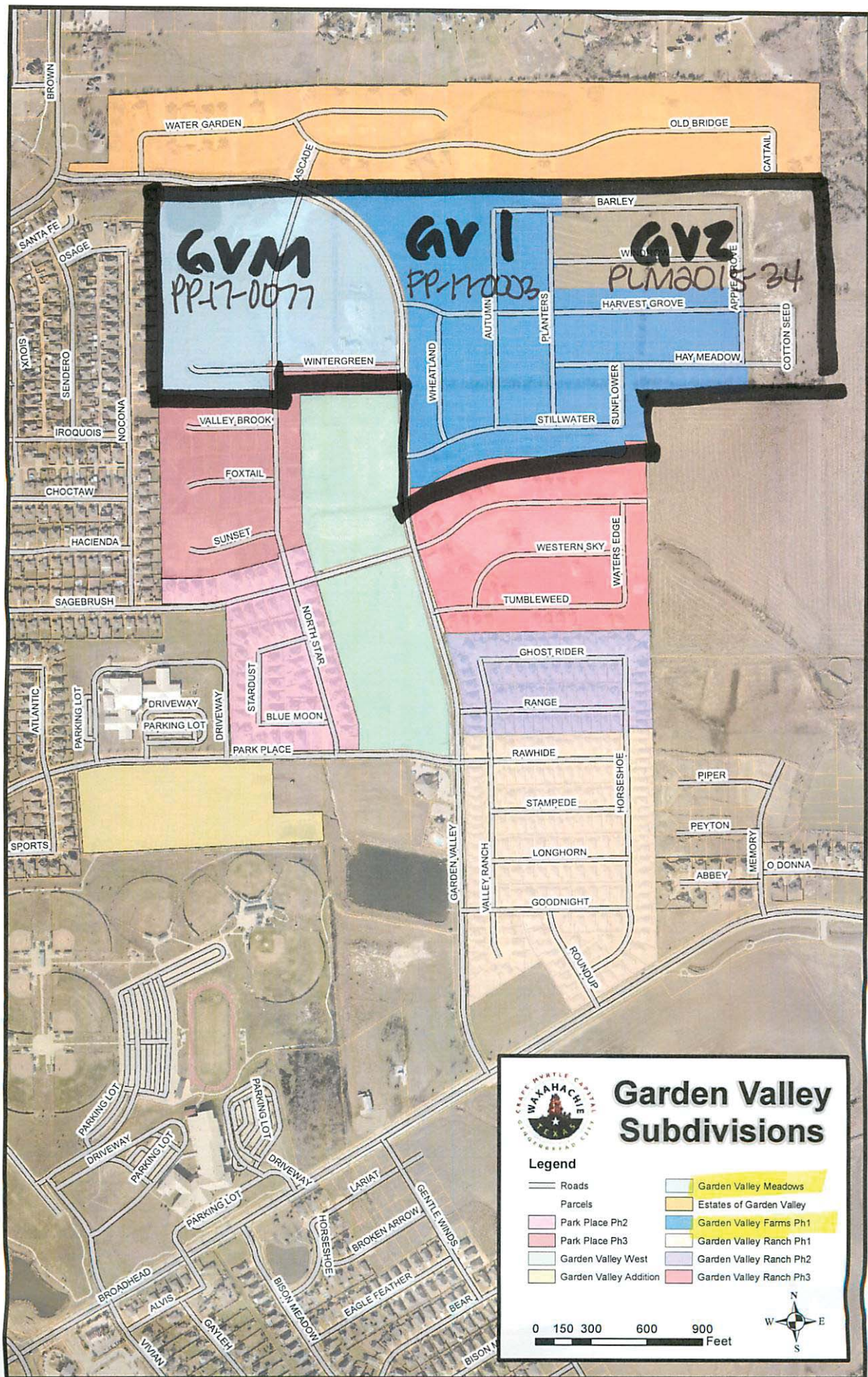
*Reviewed by:*

Shon Brooks, AICP

Director of Planning

[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)





## Garden Valley Subdivisions

### Legend

- Roads
- Parcels
- Park Place Ph2
- Park Place Ph3
- Garden Valley West
- Garden Valley Addition
- Garden Valley Meadows
- Estates of Garden Valley
- Garden Valley Farms Ph1
- Garden Valley Ranch Ph1
- Garden Valley Ranch Ph2
- Garden Valley Ranch Ph3

0 150 300 600 900 Feet





# Planning & Zoning Department

## Zoning Staff Report

**Case: SU-18-0033**



### MEETING DATE(S)

*Planning & Zoning Commission:* April 24, 2018

*City Council:* May 7, 2018

### CAPTION

**Public Hearing** on a request by Kenny Garcia, Elevation Solar LLC, for a Specific Use Permit (SUP) to allow a **Rooftop solar panel system** use within a Single Family-1 (SF1) zoning district, located at 2204 Howard Road, being 272 S M DURRETT 2.677 ACRES (Property ID 181954) - Owner: SKINNER GERALD D REVOCABLE LIVING TRUST (SU-18-0033).

### CASE INFORMATION

*Applicant:* Kenny Garcia, Elevation Solar, LLC

*Property Owner(s):* Gerald D Skinner Revocable Living Trust

*Site Acreage:* 2.677 acres

*Current Zoning:* Single Family-1 (SF1)

*Requested Zoning:* Single Family-1 with Specific Use Permit

### SUBJECT PROPERTY

*General Location:* 2204 Howard Road

*Parcel ID Number(s):* 181954

*Existing Use:* Single family residence

*Development History:* The site is currently unplatted.

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	SF-1	Single family
East	PD-35-C	Restaurant
South	SF-1	Office
West	PD-35-C	Gas Station

*Future Land Use Plan:* Mixed Use Non-Residential

*Comprehensive Plan:*

Similar to Mixed Use Residential, land designated with this land use are intended for a mixture of nonresidential and residential uses. The only difference would be that Mixed Use Nonresidential has a greater percentage of nonresidential components than residential. Specifically, 80 percent of the acreage or square footage of proposed developments are required to be nonresidential with the remaining 20 percent of the acreage or square footage allocated to residential. Southlake's Town Center is an example of Nonresidential Mixed Use.

*Thoroughfare Plan:*

The site is located along Howard Road, a Secondary Thoroughfare C (90' ROW).



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks to install solar panels at this single family residence. These panels are permitted with a Specific Use Permit.

**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 04/06/2018.

**STAFF CONCERNS**

1. Demonstrate that the panels do not face onto Howard Road by showing the roof line.
2. Before the building permit is issued, the land will need to be platted.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant is working to obtain drawings with the roofline.
2. Property owner has met with the Planning Department to learn about the platting process.

**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. Demonstrate that the panels do not face onto Howard Road by showing the roof line.

**ATTACHED EXHIBITS**

1. Cover page
2. Site plan

**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](mailto:kdent@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

VICINITY MAP



GENERAL NOTES

1. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 NEC, 2012 IRC, 2012 IFC AND ALL OTHER APPLICABLE REQUIREMENTS OF THE CITY OF WAXAHACHIE

2. PHOTOVOLTAIC ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION. NEC 690.5

3. DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO NEC 250.166. NEC690.47 B

4. DC GROUNDING ELECTRODE SHALL BE BONDED TO THE AC GROUNDING ELECTRODE AND THE CONDUCTOR SHALL BE NO SMALLER THAN THE LARGEST GROUNDING ELECTRODE CONDUCTOR, EITHER AC OR DC. NEC 690.47 C 7

5. THE AC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO NEC 250.66 AND TABLE 310.15 B 6 FOR DWELLINGS. NEC 690.47 C 2

6. GROUNDING BUSHINGS ARE REQUIRED AROUND PRE-PUNCHED CONCENTRIC KNOCKOUTS ON THE DC SIDE OF THE SYSTEM. NEC 250.97

7. GROUNDING SHALL BE CONTINUOUS AND INSTALLED TO ALLOW FOR PANEL REMOVAL WITHOUT DISRUPTING CONTINUITY. ALL MODULE GROUND CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH NEC 690.4 (C)
8. WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26

9. ALL PHOTOVOLTAIC SYSTEM CONDUCTORS WILL BE 90 DEGREE C RATED. NEC 690.31B, TABLE 310.16, TABLE 310.17

10. WHERE DC CONDUCTORS ARE RUN INSIDE THE BUILDING (OR ATTIC), THEY SHALL BE CONTAINED IN A METAL RACEWAY. NEC 690.31 E)

11. ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE RAIN-TIGHT AND APPROVED FOR USE IN WET LOCATIONS. NEC314.15

12. ANY CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT. NEC 300.6 C1, 310.8 D

13. ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS. NEC 250.90, 250.96

14. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS AND THE MANUFACTURERS INSTRUCTIONS. NEC 690.9(A)
- FOR MORE INFO SEE NOTES AND REFERENCES PAGE

ABBREVIATIONS

- A AMPERE

AC ALTERNATING CURRENT

AHJ AUTHORITY HAVING JURISDICTION\*

BLDG BUILDING

CB COMBINER BOX

CP COMBINER PANEL

DC DIRECT CURRENT

EGC EQUIPMENT GROUNDING CONDUCTOR

EMT ELECTRICAL METALLIC TUBING

EQ EQUAL

FSB FIRE SETBACK

GALV GALVANIZED

GEC GROUNDING ELECTRODE CONDUCTOR

GND GROUND

I CURRENT

IBC INTERNATIONAL BUILDING CODE

IFC INTERNATIONAL FIRE CODE

Imp CURRENT AT MAX POWER

INV(S) INVERTER(S)

Isc SHORT-CIRCUIT CURRENT

kVA KILOVOLT AMPERE

kW KILOWATT

LBW LOAD BEARING WALL

LC LOAD CENTER

MAX MAXIMUM

MIN MINIMUM

MP MOUNTING PLANE

NEC NATIONAL ELECTRIC CODE

NTS NOT TO SCALE

OC ON CENTER

Phom NOMINAL POWER

POI POINT OF INTERCONNECTION

PV PHOTOVOLTAIC

PVC POLYVINYL CHLORIDE

RBC RESIDENTIAL BUILDING CODE

SFD SINGLE FAMILY DWELLING

STC STANDARD TESTING CONDITIONS

SUB SUB PANEL

SWH SOLAR WATER HEATER

TCF TEMPERATURE CORRECTION FACTOR

TYP TYPICAL

UON UNLESS OTHERWISE NOTED

V VOLT

Vmp VOLTAGE AT MAX POWER

Voc OPEN-CIRCUIT VOLTAGE

W WATT
- AMPERE

ALTERNATING CURRENT

AUTHORITY HAVING JURISDICTION\*

BUILDING

COMBINER BOX

COMBINER PANEL

DIRECT CURRENT

EQUIPMENT GROUNDING CONDUCTOR

ELECTRICAL METALLIC TUBING

EQUAL

FIRE SETBACK

GALVANIZED

GROUNDING ELECTRODE CONDUCTOR

GROUND

CURRENT

INTERNATIONAL BUILDING CODE

INTERNATIONAL FIRE CODE

CURRENT AT MAX POWER

INVERTER(S)

SHORT-CIRCUIT CURRENT

KILOVOLT AMPERE

KILOWATT

LOAD BEARING WALL

LOAD CENTER

MAXIMUM

MINIMUM

MOUNTING PLANE

NATIONAL ELECTRIC CODE

NOT TO SCALE

ON CENTER

NOMINAL POWER

POINT OF INTERCONNECTION

PHOTOVOLTAIC

POLYVINYL CHLORIDE

RESIDENTIAL BUILDING CODE

SINGLE FAMILY DWELLING

STANDARD TESTING CONDITIONS

SUB PANEL

SOLAR WATER HEATER

TEMPERATURE CORRECTION FACTOR

TYPICAL

UNLESS OTHERWISE NOTED

VOLT

VOLTAGE AT MAX POWER

OPEN-CIRCUIT VOLTAGE

WATT

SCOPE OF WORK

INSTALL (16) HANWHA Q.PEAK G4.1 305W MODULE  
INSTALL (16) ENPHASE IQ6-60-2-US  
INSTALL J-BOX ENPHASE MONITORING  
INSTALL J-BOX, RACEWAYS, AND WIRING  
INSTALL 30A AC DISCONNECT  
INSTALL 20A 2 POLE PV BREAKER  
TOTAL SYSTEM SIZE 4.88 KW (DC)

LEGEND

- INV

INVERTER  
(INTEGRATED DC DISCO)
- UTIL

UTILITY METER & SERVICE  
ENTRANCE
- MSP

MAIN SERVICE PANEL
- UM

UTILITY METER
- PWM

PV SYSTEM METER
- DC

DC DISCONNECT
- AC

AC DISCONNECT (UNFUSED)
- AC-F

AC FUSED DISCONNECT
- LC

LOAD CENTER
- FENCE/BLOCK WALL
- PROPERTY LINE
- TRENCH
- CONDUIT

PAGE INDEX

- PV 1

COVER SHEET
- PV 2

SITE PLAN
- PV 3

PV LAYOUT
- PV 4

DETAILS & UPLIFT CALCULATIONS
- PV 5

ONE-LINE DIAGRAM
- PV 5.1

THREE LINE DIAGRAM
- PV 6

LABELS
- PV 7

NOTES & REFERENCES
- CS

CUT SHEETS

2212 E Williams Field Rd  
Gilbert, AZ 85295  
866.624.5291

2204 HOWARD RD  
WAXAHACHIE, TEXAS 75165

SKINNER RESIDENCE

COVER PAGE

DC System Size  
4.88 kW

DC System Size  
(16) ENPHASE IQ6-60-2-US

Inverter  
(16) HANWHA Q.PEAK G4.1 305W

Module  
3.68 kW

Drawn: AB

Scale: NTS

Date: 1/26/2018

Project: Skinner

PV 1





SUB (E) SUB PANEL

FENCE/BLOCK WALL  
PROPERTY LINE  
CONDUIT  
TRENCH

F-19435  
03/19/2018

# Planning & Zoning Department

## Zoning Staff Report

Case: SU-18-0029



### MEETING DATE(S)

*Planning & Zoning Commission:* April 24, 2018

*City Council:* May 7, 2018

### CAPTION

**Public Hearing** on a request by Justin Hargrove for a Specific Use Permit (SUP) to allow a **Dance hall, tavern, or night club** use within a Central Area (CA) zoning district, located at 208 W Franklin, being LOT 9B BLK 8 O T WAXAHACHIE .06 AC (Property ID 170463) - Owner: SOUTHFORK CAPITAL LLC (SU-18-0029)

### CASE INFORMATION

*Applicant:* Justin Hargrove

*Property Owner(s):* Southfork Capital, LLC

*Site Acreage:* .06 acres

*Current Zoning:* Central Area

*Requested Zoning:* Central Area with Specific Use Permit

### SUBJECT PROPERTY

*General Location:* 208 W Franklin Street

*Parcel ID Number(s):* 170463

*Existing Use:* Unoccupied building

*Development History:* The site is part of the Original Town-Waxahachie subdivision.

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	CA	NAPA Auto Parts
East	CA	Fish Grill
South	CA	Webb Gallery
West	CA	Law office

*Future Land Use Plan:* Retail

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The site is located along West Franklin Street, a local street (60' ROW).



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks to open what the City defines as a tavern at the site, and receipts will show that over forty-nine (49) percent of the gross revenue is derived from alcohol sales. This requires the applicant to obtain a Specific Use Permit.

The site is located in the City's Central Area, where the City recognizes the need to attract more businesses that increase foot-traffic, especially after hours. As such, the location of a tavern in the CA fits with the City's vision for the CA and with requests from residents.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 22 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 04/06/2018.

**STAFF CONCERNS**

1. None.

**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. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

**ATTACHED EXHIBITS**

- 1. Site plan

**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

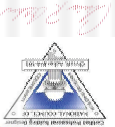
[kdent@waxahachie.com](mailto:kdent@waxahachie.com)

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



LEASING & RENTALS  
NEW & EXISTING  
NEW & EXISTING



DECEMBER 30th, 2017  
208 WEST FRANKLIN STREET  
LOT 9B BLK 8  
ORIGINAL TOWN OF  
WAXAHACHIE, TEXAS 75165

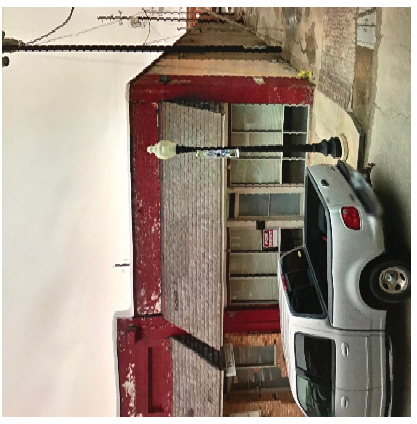


CURSE & ASSOCIATES  
ARCHITECTS  
AIA/CES CERTIFICATION # 620  
http://www.aia.org/certification

THE PLAIN TURTLE  
DRAFT HOUSE  
75 NORTH WACO STREET  
HILLSBORO, TEXAS 76645  
254-283-5112



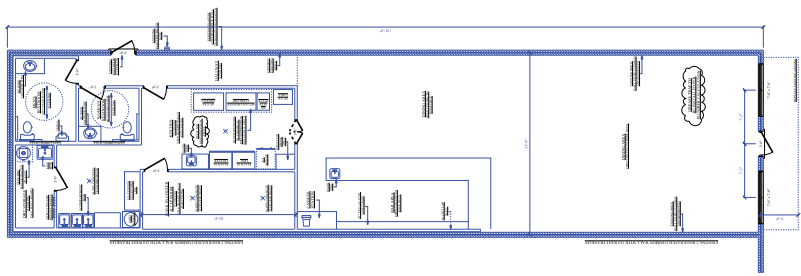
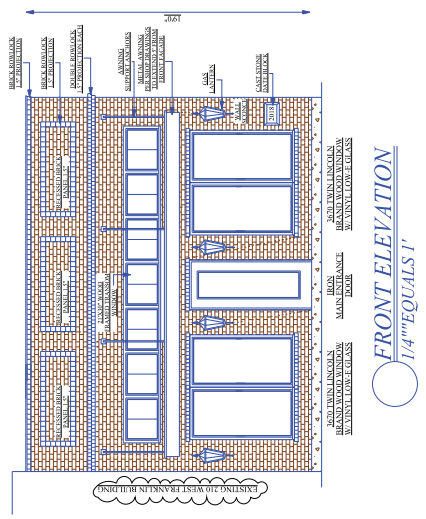
EXISTING STREET VIEW



ORIGINAL STREET VIEW  
LOOKING EAST 1939



PROPOSED ELEVATION



DAVID J. JOHNSON  
ARCHITECT  
208 WEST FRANKLIN STREET  
WAXAHACHIE, TEXAS 75165

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

# Planning & Zoning Department

## Zoning Staff Report

**Case: SU-18-0031**



### MEETING DATE(S)

*Planning & Zoning Commission:* April 24, 2018

*City Council:* May 7, 2018

### CAPTION

**Public Hearing** on a request by Charles Browning, Waddle Holdings, for a Zoning Change from a Light Industrial-2 (LI2) zoning district to Central Area (CA), located at 200 E Jefferson, being LOT 4A BLK 24 O T WAXAHACHIE .161 AC (Property ID 170483) - Owner: WADDLE HOLDINGS LLC (ZC-18-0031).

### CASE INFORMATION

*Applicant:* Charles Browning, Waddle Holdings

*Property Owner(s):* Waddle Holdings, LLC

*Site Acreage:* .161 acres

*Current Zoning:* Light Industrial-2

*Requested Zoning:* Central Area

### SUBJECT PROPERTY

*General Location:* 200 E Jefferson Street

*Parcel ID Number(s):* 170483

*Existing Use:* Multi-tenant building

*Development History:* The site is part of the Original Town-Waxahachie subdivision

Case No.	Direction from Site	Request	Result
SU-18-0032	Site	CA w SUP	?

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	CA	Parking Garage
East	LI-2	Ellis County Elections Building
South	LI-2	Commercial building
West	PD-CA	Wayne McCollum Detention Center

*Future Land Use Plan:*

Retail

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The site is located at the southeastern intersection of South Jackson Street and East Jefferson Street. South Jackson is a local street (60' ROW) while East Jefferson is a proposed Major Thoroughfare B (110' ROW) but actual ROW is 60' with 45' paved.



*Site Image:*

**PLANNING ANALYSIS**

The property seeks to rezone from Light Industrial-2 to Central Area to permit a Bail Bonds Agency to occupy third suite. Bail Bonds Agencies are permitted in the CA zoning district with an SUP, but are prohibited in LI-2.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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 04/06/2018.

**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 the following comments:
  1. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.



**ATTACHED EXHIBITS**

1. Site plan

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*  
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# Planning & Zoning Department

## Zoning Staff Report

**Case: SU-18-0032**



### MEETING DATE(S)

*Planning & Zoning Commission:* April 24, 2018

*City Council:* May 7, 2018

### CAPTION

**Public Hearing** on a request by Charles Browning, Waddle Holdings, for a Specific Use Permit (SUP) to allow a **Bail bond agency** use within a Central Area (CA) zoning district, located at 200 E Jefferson, being LOT 4A BLK 24 O T WAXAHACHIE .161 AC (Property ID 170483) - Owner: WADDLE HOLDINGS LLC (SU-18-0032)

### CASE INFORMATION

*Applicant:* Charles Browning, Waddle Holdings

*Property Owner(s):* Waddle Holdings, LLC

*Site Acreage:* .161 acres

*Current Zoning:* Light Industrial-2

*Requested Zoning:* Central Area with Specific Use Permit  
(See companion case ZC-18-0031)

### SUBJECT PROPERTY

*General Location:* 200 E Jefferson Street

*Parcel ID Number(s):* 170483

*Existing Use:* Multi-tenant building

*Development History:* The site is part of the Original Town-Waxahachie subdivision

Case No.	Direction from Site	Request	Result
ZC-18-0031	Site	CA	?

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	CA	Parking Garage
East	LI-2	Ellis County Elections Building
South	LI-2	Commercial building
West	PD-CA	Wayne McCollum Detention Center

*Future Land Use Plan:*

Retail

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The site is located at the southeastern intersection of South Jackson Street and East Jefferson Street. South Jackson is a local street (60' ROW) while East Jefferson is a proposed Major Thoroughfare B (110' ROW) but actual ROW is 60' with 45' paved.



*Site Image:*

**PLANNING ANALYSIS**

The property in question consists of three suites, each with internal separation. A bail bond agency is an allowable use in the Central Area, with a Specific Use Permit.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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 04/06/2018.

**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 the following comments:
  1. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

**ATTACHED EXHIBITS**

1. Site plan

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

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Planner I

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*Reviewed by:*

Shon Brooks, AICP

Director of Planning

[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



Untitled Map

Write a description for your map.

Legend

