

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, November 10, 2020 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

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

4. ***Consent Agenda***

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

- a. Minutes of the regular Planning & Zoning Commission meeting of October 27, 2020
 - b. Minutes of the Planning and Zoning Commission briefing of October 27, 2020
5. ***Public Hearing*** on a request by Phillip Fisher, Macatee Engineering LLC, for a **Zoning Change** from a Future Development and General Retail zoning district to Planned Development-Mixed-Use Residential, located W of 2374 W Highway 287 Bypass (Property IDs 185971, 185972, 185886, 185978) - Owner: CAROLYN J HAMAN (ZDC-72-2020)
 6. ***Consider*** recommendation for Zoning Change No. ZDC-72-2020
 7. ***Consider*** request by Laura Bower, Trans Texas Surveying, for a **Plat** of James Hardie Building Products Manufacturing Site for 1 lot being 54.295 acres situated in the A Brown Survey, Abstract 102, A Pruett Survey, Abstract 848, J Shaver Survey, Abstract 1000, and the J Starrett Survey, Abstract 1024 (Property ID 142110, 189384) – Owner: JAMES HARDIE BUILDING PRODUCTS INC (SUB-138-2020)

8. **Public Hearing** on a request by Jeri Thomas, Thomas & Burns, for a **Replat** of Lot 43, Ferris Second Addition, to create Lots 43A and 43B, Ferris Second Addition, 0.425 acres (Property ID 173386) – Owner: JERI A THOMAS (SUB-131-2020)
9. **Consider** approval of SUB-131-2020
10. **Public Hearing** on a request by Kimberly Caldwell for a Specific Use Permit (SUP) for **Family Home** use within a Planned Development-Single Family Residential-2 zoning district located at 137 Valley Ranch Drive (Property ID 232345) - Owner: KIMBERLY CALDWELL and RICHARD & CELESTE GRAY (ZDC-140-2020)
11. **Consider** recommendation of Zoning Change No. ZDC-140-2020
12. **Public Hearing** on a request by Anthony Hopkins, Waxahachie Golf Club, for a Specific Use Permit (SUP) for **Private Country Club** use within a Single Family Residential-1 zoning district located at 1920 W Highway 287 Business (Property ID 179581) - Owner: VARGAS SUMMIT II LLC (ZDC-142-2020)
13. **Consider** recommendation of Zoning Change No. ZDC-142-2020
14. **Public Hearing** on a request by Christopher Anderson, JC's, for a Specific Use Permit (SUP) for **Convenience Store** use within a General Retail zoning district located at 211 Ennis Street, Suite A (being a portion of Property ID 171493) - Owner: DAVID TERRY JR (ZDC-135-2020)
15. **Consider** recommendation of Zoning Change No. ZDC-135-2020
16. **Public Hearing** on a request by Akhila Gondi, Triangle Engineering LLC, for a Specific Use Permit (SUP) for **Auto Parts and Accessory Sales** use within a Planned Development-General Retail zoning district located S of 2980 N Highway 77 (being a portion of Property ID 189379) - Owner: CRYSTAL S SHRIDHARANI (ZDC-137-2020)
17. **Consider** recommendation of Zoning Change No. ZDC-137-2020
18. **Public Hearing** on a request by Keri Illauer for a Specific Use Permit (SUP) for **Accessory Building +700 SF** use within a Single Family Residential-2 zoning district located at 103 Poplar Street (Property ID 176750) - Owner: KERI GODDARD (ZDC-147-2020)
19. **Consider** recommendation of Zoning Change No. ZDC-147-2020
20. **Continue Public Hearing** on a request by Paula Justice, Secure More Storage, for a Zoning Change from a Light Industrial-2 and Single-Family Residential-2 zoning district to Planned Development-Light Industrial-2, located at 602 Cantrell Street (Property ID 189795) - Owner: SECURE MORE STORAGE CORP (ZDC-130-2020)
21. **Consider** recommendation of Zoning Change No. ZDC-130-2020
22. 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.

Notice of Potential Quorum

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

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

(4a)

Planning and Zoning Commission
October 27, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 27, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of October 13, 2020
- b. Minutes of the Planning and Zoning Commission briefing of October 13, 2020

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

5. **Consider request by Christian Nowels for a Plat of Nowels Addition for 3 lots being 3.594 acres situated in W. Brown Survey, Abstract 176 (Property ID 225711) in the Extra Territorial Jurisdiction - Owner: CHRIS AND HEATHER NOWELS (SUB-49-2019)**

Planner Chris Webb reported the applicant is requesting to plat one (1) lot into three (3) lots. He stated adequate domestic flow and fire flow are available to this site and recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Christian Nowels for a Plat of Nowels Addition for 3 lots being 3.594 acres situated in W. Brown Survey, Abstract 176 (Property ID 225711) in

the Extra Territorial Jurisdiction - Owner: CHRIS AND HEATHER NOWELS (SUB-49-2019). Mr. David Hudgins seconded, All Ayes.

6. **Public Hearing on a request by Irma Espinoza, Reach for the Sky, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 409 W 6th Street (Property ID 176922) - Owner: MEDINA LIVING TRUST & IRMA MEDINA (ZDC-128-2020)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reported during a recent health inspection, the city noticed the applicant did not have the required Planned Development approval to operate at no fault of the owner/applicant. The applicant has been in operation and is licensed and regulated by the Texas Department of Family and Protective Services. Mr. Collins stated the zoning change will bring the use in compliance with the city zoning requirements. Mr. Collins stated the city received two (2) letters of approval and two (2) letters in opposition of ZDC-128-2020. Staff recommended approval.

Those who spoke for ZDC-128-2020:

Mr. Andrew Branca, 506 East University, Waxahachie
Ms. Joann Livingston, 404 West Ross, Waxahachie

There being no others to speak for or against ZDC-128-2020, Chairman Keeler closed the Public Hearing.

7. **Consider recommendation of Zoning Change No. ZDC-128-2020**

Action:

Mrs. Bonney Ramsey moved to approve a request by Irma Espinoza, Reach for the Sky, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 409 W 6th Street (Property ID 176922) - Owner: MEDINA LIVING TRUST & IRMA MEDINA (ZDC-128-2020) as presented. Mr. David Hudgins seconded, All Ayes.

8. **Public Hearing on a request by Yolanda Martinez, Martinez Day Care, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 317 W University Avenue (Property ID 176190) - Owner: JOE & YOLANDA MARTINEZ (ZDC-129-2020)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported during a recent health inspection, the city noticed the applicant did not have the required Planned Development approval to operate at no fault of the owner/applicant. The applicant has been in operation and is licensed and regulated by the Texas Department of Family and Protective Services. Mr. Collins stated the zoning change will bring the use in compliance with the city zoning requirements. Mr. Collins stated the city received one (1) letter of approval and one (1) letter in opposition of ZDC-129-2020. Staff recommended approval.

There being no others to speak for or against ZDC-129-2020, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. ZDC-129-2020

Action:

Mr. Jim Phillips moved to approve a request by Yolanda Martinez, Martinez Day Care, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 317 W University Avenue (Property ID 176190) - Owner: JOE & YOLANDA MARTINEZ (ZDC-129-2020). Mr. David Hudgins seconded, All Ayes.

10. Public Hearing on a request by Carrie Finley for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 201 Olive Street (Property ID 176437) - Owner: RICKIE L & CARRIE R FINLEY (ZDC-134-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported during a recent health inspection, the city noticed the applicant did not have the required Planned Development approval to operate at no fault of the owner/applicant. The applicant has been in operation and is licensed and regulated by the Texas Department of Family and Protective Services. Mr. Collins stated the zoning change will bring the use in compliance with the city zoning requirements. Staff recommended approval.

There being no others to speak for or against ZDC-134-2020, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZDC-134-2020

Action:

Mr. David Hudgins moved to approve a request by Carrie Finley for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 201 Olive Street (Property ID 176437) - Owner: RICKIE L & CARRIE R FINLEY (ZDC-134-2020). Mrs. Bonney Ramsey seconded, All Ayes.

12. Public Hearing on a request by Erik Barnard for a Zoning Change from a Single-Family Residential-1 zoning district to Commercial, located at 601 Ovilla Road (Property ID 191635) - Owner: ERIK BARNARD AND ELMWOOD HOMES LLC (ZDC-127-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting a zoning change to construct an office building on one (1) acre. The applicant intends to remove the existing single family structure from the subject property in order to construct the proposed development.

(4a)

Planning and Zoning Commission

October 27, 2020

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There being no others to speak for or against ZDC-127-2020, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. ZDC-127-2020

Action:

Mr. Jim Phillips moved to approve a request by Erik Barnard for a Zoning Change from a Single-Family Residential-1 zoning district to Commercial, located at 601 Ovilla Road (Property ID 191635) - Owner: ERIK BARNARD AND ELMWOOD HOMES LLC (ZDC-127-2020). Mr. Erik Test seconded, All Ayes.

14. Public Hearing on a request by Paula Justice, Secure More Storage, for a Zoning Change from a Light Industrial-2 and Single-Family Residential-2 zoning district to Planned Development-Light Industrial-2, located at 602 Cantrell Street (Property ID 189795) - Owner: SECURE MORE STORAGE CORP (ZDC-130-2020)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-130-2020 to the Planning and Zoning Commission meeting of November 10, 2020.

15. Consider recommendation of Zoning Change No. ZDC-130-2020

Action:

Mr. Erik Test moved to continue the public hearing on a request by Paula Justice, Secure More Storage, for a Zoning Change from a Light Industrial-2 and Single-Family Residential-2 zoning district to Planned Development-Light Industrial-2, located at 602 Cantrell Street (Property ID 189795) - Owner: SECURE MORE STORAGE CORP (ZDC-130-2020) to the Planning and Zoning Commission meeting of November 10, 2020. Mrs. Bonney Ramsey seconded, All Ayes.

16. Adjourn

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning and Zoning Commission
October 27, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 27, 2020 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Lori Cartwright, City Secretary
Mary Lou Shipley, 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

Senior Planner Colby Collins and Planner Chris Webb reviewed the following cases:

- SUB-49-2020 – The applicant is requesting to replat one (1) lot into three (3) lots for residential use. He stated the property has the adequate public facilities.
- ZDC-128-2020 – The applicant is requesting approval to allow an existing Family Home (child daycare at a single family residence) use.
- ZDC-129-2020 – The applicant is requesting approval to allow an existing Family Home (child daycare at a single family residence) use.
- ZDC-134-2020 – The applicant is requesting approval to allow an existing Family Home (child daycare at a single family residence) use.
- ZDC-127-2020 – The applicant is requesting a zoning change to construct an office building.
- ZDC-130-2020 – Applicant requested to continue the Public Hearing to the P&Z meeting of November 10, 2020.

(4b)

Planning and Zoning Commission

October 27, 2020

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3. Adjourn

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

Respectfully submitted,

Lori Cartwright
City Secretary

(5 + 6)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: October 30, 2020
Re: ZDC-72-2020 – Montclair Heights

On October 21, 2020, the applicant requested to continue case number ZDC-72-2020 to the December 15, 2020 Planning and Zoning Commission meeting agenda, and the December 21, 2020 City Council meeting agenda.

Planning & Zoning Department

Plat Staff Report

Case: SUB-138-2020



MEETING DATE(S)

Planning & Zoning Commission: November 10, 2020

CAPTION

Consider on a request by Jeremy Williamson, Trans Texas Surveying for a Plat of James Hardie Building Products Manufacturing Site for one (1) commercial lot being 54.295 acres situated in the A. Brown Survey, Abstract 102, the A. Pruett Survey, Abstract 848, the J. Shaver Survey, Abstract No. 1000, and the J. Starrett Survey, Abstract 1024 (Property ID 189384 and 142110) – Owner: James Hardie Building Products, Inc. (SUB-000138-2020)

APPLICANT REQUEST

The applicant is requesting to plat the two subject properties into one (1) commercial lot.

CASE INFORMATION

Applicant: Jeremy Williamson, Trans Texas Surveying

Property Owner(s): James Hardie Building Products, Inc.

Site Acreage: 54.295 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: In lieu of the Park Land Dedication fee totaling \$32,577.00 (\$600.00 per acre at 54.295 acres), the City is requesting that James Hardie Building Products, Inc. establish improved screening and vegetation along the portion of their property adjacent to Highway 77. Should the applicant decline to screen the property, staff requests that the applicant pay the full Park Land Dedication fee totaling \$32,577.00. Staff suggests the screening will need to be established, or the Park Land Dedication fees will need to be paid in order for the plat to be filed.

Adequate Public Facilities: Adequate public facilities are available for the subject property.

SUBJECT PROPERTY

General Location: 2425 N Highway 77

Parcel ID Number(s): 189384 and 142110

Current Zoning: Commercial, Light Industrial-2, Heavy Industrial

Existing Use: Currently the site is occupied by the James Hardie Building Products plant.

Platting History: This property is currently part of the A. Brown Survey, Abstract 102, the A. Pruett Survey, Abstract 848, the J. Shaver Survey, Abstract No. 1000, and the J. Starrett Survey, Abstract 1024.

Site Aerial:



STAFF NOTE

1. *Plat:* The plat is being reviewed due to the applicant proposing to expand the building on their site. During the review process, staff discovered that neither the primary property nor the smaller southern lot have been platted. Due to this, staff requested that the property be platted into one lot to minimize any potential issues that may be encountered in the future.
2. *Improved Screening:* A Specific Use Permit will follow to address screening and vegetation.

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:

- Disapproval
- Approval, as presented.**
- Approval, per the following conditions:

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.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:

Chris Webb

Planner

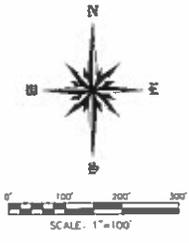
cwebb@waxahachie.com

Reviewed by:

Shon Brooks, AICP

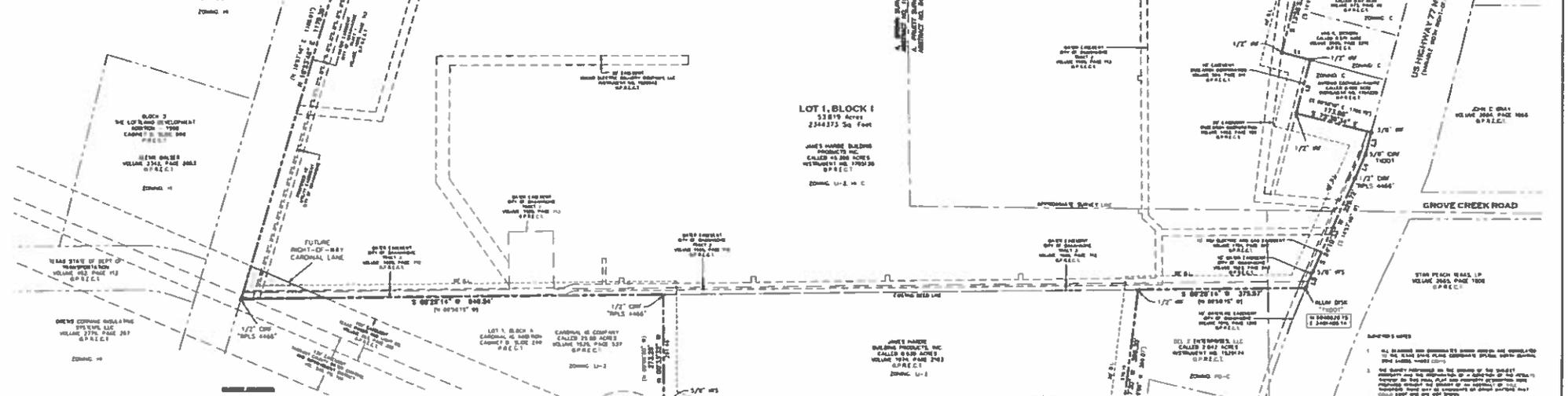
Director of Planning

sbrooks@waxahachie.com



LEGEND

WF IRON ROD FOUND
 CRF CARVED IRON ROD FOUND
 WTS IRON ROD SET WITH A CAP
 STAMPED "TRANS TEXAS
 SERVICE"
 (CM) CONTROLLING MONUMENT
 U/E UTILITY EASEMENT
 B.L. BUILDING LINE



PLAT SHOWING
LOT 1, BLOCK 1
JAMES HARDIE BUILDING PRODUCTS MANUFACTURING SITE
8.25 ACRES
 AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS,
 BEING A TRACT OF LAND LOCATED IN THE A. BROWN SURVEY, ABSTRACT NO. 646, THE J. STAFFERT SURVEY, ABSTRACT NO. 102A, AND IN THE J. STAFFERT SURVEY, ABSTRACT NO. 102A, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.
 ZONING U-2, M-2 C
 CASE NO. - 808-136-030

OWNER'S CERTIFICATION
 THAT I, JAMES HARDIE BUILDING PRODUCTS, INC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED LAND AND THAT THE SAME IS BEING OFFERED FOR SALE AND THAT THE SAME IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TEXAS.

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ DATE: _____
 STREET: _____

APPROVED BY JAMES HARDIE BUILDING PRODUCTS, INC.
 BY: _____ DATE: _____
 STREET: _____

APPROVED BY TRANS TEXAS SURVEYING & MAPPING
 BY: _____ DATE: _____
 STREET: _____

TRANS TEXAS SURVEYING & MAPPING
 801 N. MOLAN RIVER ROAD
 CLEBURNE, TEXAS 76033
 OFFICE: 817-886-3440
 FAX: 817-886-3645
 WWW.TRANSTX.COM

Scale: 1"=100' Date: 11/24/20
 Drawn: LDP Checked: JH Job: 20200142-FINAL_PLAT

Planning & Zoning Department Plat Staff Report

Case: SUB-131-2020



MEETING DATE(S)

Planning & Zoning Commission: November 10, 2020

City Council: November 16, 2020

CAPTION

Request by Jeri Thomas, Thomas & Burns, for a Replat of Lot 43, Ferris Second Addition, to create Lots 43A and 43B, Ferris Second Addition, 0.425 acres (Property ID 173386) – Owner: JERI A THOMAS (SUB-131-2020)

APPLICANT REQUEST

The applicant is requesting a replat to divide Lot 43, Ferris Second Addition into Lot 43A and 43B with Lot 43A fronting Ferris Ave and Lot 43B consisting of the shop in the backyard. The applicant is also requesting that a petition of hardship waiver be granted by City Council to allow for the establishment of Lot 43B and allow the proposed lot front Cow Alley without establishing direct access to Ferris Ave.

CASE INFORMATION

Applicant: Larry Burns

Property Owner(s): Jeri Thomas

Site Acreage: 0.425 acres

Number of Lots: 2 lots

Number of Dwelling Units: 1 unit

Park Land Dedication: The cash-in-lieu for park land dedication is \$600.00 (1 non-residential lot at \$600.00 per acre with a minimum rate of \$600.00).

Adequate Public Facilities: Adequate public facilities are available to this site.

SUBJECT PROPERTY

General Location: 1314 Ferris Ave

Parcel ID Number(s): 173386

Current Zoning: General Retail

Existing Use:

Currently, a single-family residence occupies the northwestern half of the subject property and a metal building is located on the southeastern half of the subject property.

Platting History:

This property is Lot 43 of the Revised Ferris Addition plat.

Site Aerial:**STAFF CONCERNS**

1. Per Sec. 3.6 (b) of the City of Waxahachie Subdivision Ordinance, each lot shall front onto a dedicated, improved public street. This replat fails to establish connection of the proposed Lot 43B to Ferris Ave. Instead, the proposed replat shows the proposed lot fronting Cow Alley. Per the City of Waxahachie Subdivision Ordinance Sec. 1.18 (d), an alley is defined as a minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting a street.
2. Per Sec. 3.6 (a) of the City of Waxahachie Subdivision Ordinance, lots shall conform to the minimum requirements of the established zoning district. The proposed replat fails to meet the standards established in Sec. 3.16 – General Retail (GR) of the City of Waxahachie Zoning Ordinance. General Retail zoning requires that the minimum front yard setback be 40-feet, the side yard setback be 20-feet, and the rear yard setback be 25-feet when adjacent to a residential use. The proposed lot depth also fails to meet the minimum 100-foot lot depth requirement.
3. An access easement has not been provided, which would allow access to the proposed Lot 43B from Ferris Ave. Per the City of Waxahachie Fire Marshall, “typically, an access from the public ROW is needed and would be required for this lot.”

APPLICANT RESPONSE TO CONCERNS

1. The applicant has requested a Petition of Hardship waiver from City Council to allow for the replat of this property, and allow for Lot 43B to front Cow Alley instead of providing access to the proposed Lot 43B from Ferris Ave.

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:

- Disapproval
 1. Per Sec. 3.6 (a) of the City of Waxahachie Subdivision Ordinance, lots shall conform to the minimum requirements of the established zoning district. The proposed replat fails to meet the standards established in Sec. 3.16 – General Retail (GR) of the City of Waxahachie Zoning Ordinance. General Retail zoning requires that the minimum front yard setback be 40-feet, the side yard setback be 20-feet, and the rear yard setback be 25-feet when adjacent to a residential use. The proposed lot depth also fails to meet the minimum 100-foot lot depth requirement.
 2. Per Sec. 3.6 (b) of the City of Waxahachie Subdivision Ordinance, each lot shall front onto a dedicated, improved public street. This plat fails to establish a connection between Ferris Ave. and Lot 43B. Instead, the proposed drawing shows the proposed Lot 43B fronting Cow Alley. Per Sec. 1.18 (d) in the City of Waxahachie Subdivision Ordinance, an alley is defined as a minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting a street.
- Approval, as presented.
- Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat Drawing.
2. Petition of Hardship Request

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.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

STAFF CONTACT INFORMATION

Prepared by:
 Chris Webb
 Planner
cwebb@waxahachie.com

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



LOCATION MAP
NOT TO SCALE

LEGEND

- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- <---> CONTROL MONUMENT
- 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674"
- Ø IRON ROD FOUND
- CALCULATED POINT

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, JERI A. THOMAS IS THE OWNER OF ALL OF LOT 43 OF THE REVISED MAP OF FERRISS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 161, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FERRISS AVENUE, A CALLED 60-FOOT RIGHT-OF-WAY, AT THE NORTH CORNER OF SAID LOT 42;

THENCE SOUTH 28°20'58" EAST, A DISTANCE OF 198.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4480" FOUND IN THE NORTHWEST LINE OF A CALLED 20-FOOT ALLEY RIGHT-OF-WAY, AT THE EAST CORNER OF SAID LOT 43;

THENCE SOUTH 28°20'58" WEST, ALONG SAID NORTHWEST ALLEY RIGHT-OF-WAY, A DISTANCE OF 83.00 FEET TO THE SOUTH CORNER OF SAID LOT 43 FROM WHICH A P.N.N.B. FOUND IN CONCRETE BEARS NORTH 83°39'02" WEST, A DISTANCE OF 0.31 FEET;

THENCE NORTH 83°39'02" WEST, LEAVING SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 198.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4480" FOUND IN SAID SOUTHEAST RIGHT-OF-WAY LINE OF FERRISS AVENUE AT THE WEST CORNER OF SAID LOT 43, SAID POINT BEING NORTH 28°20'58" EAST, A DISTANCE OF 83.00 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 44A OF LOT 44A AND 44B FERRISS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 388, P.R.E.C.T.;

THENCE NORTH 28°20'58" EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,507 SQUARE FEET OR 0.425 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JERI A. THOMAS ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 43-A AND 43-B, FERRISS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, 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 WAXAHACHE. 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 PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF. 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. THE CITY OF WAXAHACHE 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 WAXAHACHE, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2020.

JERI A. THOMAS

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JERI A. THOMAS, OWNER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

ATTEST

DATE

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

CHAIR PERSON

DATE

ATTEST

DATE

APPROVED BY: CITY COUNCIL, CITY OF WAXAHACHE

MAYOR

DATE

ATTEST

DATE

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202 AS DERIVED FROM GPS OBSERVATIONS.

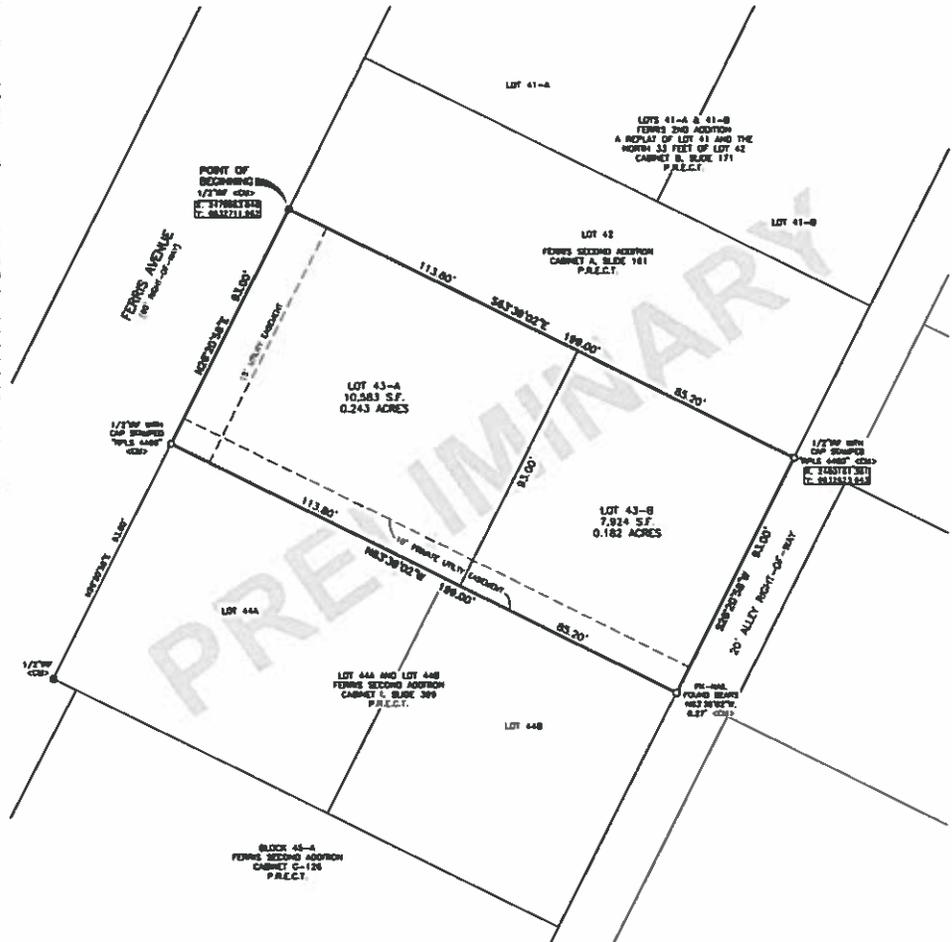
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48130C0180F, DATED JUNE 3, 2019 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION PURPOSES ONLY AND THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY THEREOF AND ASSUMES NO LIABILITY FOR THE USE THEREOF.

PROJECT: 200081

REVISED: 1/03/20 CASE NO.: SUB-13-2020



PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, DO HEREBY CERTIFY 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 WAXAHACHE.

SEAN SHROPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5674

REPLAT
LOT 43-A AND 43-B
FERRISS SECOND ADDITION
2 RESIDENTIAL LOTS
0.425 ACRES - ZONED PD-40-GR
W.M. DYE SURVEY ABSTRACT NUMBER 298
AN ADDITION TO THE CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS

OWNER
JERI A. THOMAS
619 S COLLEGE ST
WAXAHACHE, TX 75715 (972) 948-0002



(8)

RECEIVED OCT 22 2020

City of Waxahachie Development Review Committee

Applicant's response and Hardship Request pursuant to Case: SUB-131-2020

Jeri A. Thomas owner of: 43 Ferris 2ND... 0.420 acres aka 1314 Ferris Ave. comes forward and request a re-plat of the above listed property. Thereon said property includes a single family home built in 1955 facing Ferris Ave. and of which is purposed as Lot 43-A and addressed as 1314 Ferris Ave. Waxahachie, TX.. and meets all current requirements under Sub Division Rules. This home has been notoriously owned and occupied by the McLemore family since completion and up until the passing of Mr. Arvel Eugene McLemore May 8, 2018 and then became the property of Jeri A. Thomas.

On 1/13/1994 a building permit #3365 was issued by the City of Waxahachie for a shop building at the rear of 1314 Ferris Ave. The building, parking lot and drive approaches were constructed facing the right of way known as Cow Alley. Sewer was attached under said ROW while electric, gas and water was attached to the rear of the building from Ferris Avenue and Inspections including final were completed by the City of Waxahachie. This building was occupied and used as window shop from 1994 until it was purchased in 2019, closing in early 2020. Our re-plat request defines this property as Lot 43-B.

(8)

This request serves the best interest of the owner for the purposes of insurance; its original intended use and that of the property's neighboring use. When separately platted, it will allow the city a more defined control over its uses.

In closing the neighboring property was re-platted in 2014 in a near identical manner as RP2014-41 and its improvements were located in the same non-conforming manner receiving site plan approval under RP2014-41. A building permit #COM-15-00134 was issued and was address to 621 Cow Alley and the building was subsequently erected and occupied.

All supporting documents and photos are included with this request....

Thank you for your kind consideration,

Larry Burns, Owners representative

Submitted 10- 22- 2020

Development Review Committee (DRC)

Staff Comments



Case: SUB-131-2020 Report Date: 09/28/2020

Staff has completed a review of your request. Additional reviews may occur based on your response.

MEETING DATES

Planning & Zoning Commission: Tuesday, TBD

City Council: Monday, TBD

PLANNING, CASE MANAGER – Chris Webb (469) 309-4297; cwebb@waxahachie.com

1. Add Case Number SUB-131-2020 to the plat.
2. A current, embossed tax certificate will need to be provided to staff.
3. Per General Retail zoning, the lot depth must be 100 feet.
4. Per General Retail zoning, a 25-foot rear yard is required.
5. Per General Retail zoning, a 40-foot front yard setback is required.
6. Per ECAD, the lot coverage of the proposed Lot 43-B exceeds what is allowable for maximum lot coverage (max. allowed = 40%).
7. Per the Waxahachie subdivision ordinance, alleyways are not intended to provide the primary means of access to abutting lots.
8. The applicant will need to request a Petition of Hardship waiver in order to plat this lot. This waiver can only be approved by City Council.
9. Additional staff comments may be made in the future.

CITY ENGINEER – James Gaertner (469) 309-4301; jgaertner@waxahachie.com

1. Engineering comments are showing on the plat drawing. In order to view these, you will need to access the online portal.
2. Additional staff comments may be made in the future.

FIRE MARSHAL – Marcus Brown (469) 309-4203; mbrown@waxahachiefire.org

1. Reviewed:
 - a. Typically, an access from the public ROW is needed and would be required for this lot.

BUILDING AND COMMUNITY SERVICES DEPARTMENT – Building Department (469) 309-4020:

1. No comments.

UTILITY DEPARTMENT – David Bailey (469) 309-4321; dbailey@waxahachie.com

1. No comments.

FEE EXPLANATIONS AND CALCULATIONS – Planning Department (469) 309-4290

1. Application Fee = \$355.00, which is due at resubmittal.



LOCATION MAP
NOT TO SCALE

- LEGEND**
- PA & C.T. PLAT RECORD, ELLIS COUNTY, TEXAS
 - CONTR. MONUMENT
 - 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "WPLS 5674"
 - 1/2" IRON ROD FOUND
 - CALCULATED POINT

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, JENI A. THOMAS IS THE OWNER OF ALL OF LOT 43 OF THE REVISED MAP OF FERRIS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHEE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 161, PLAT RECORD, ELLIS COUNTY, TEXAS (P.R.E.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FERRIS AVENUE, A CALLED 65-FOOT RIGHT-OF-WAY, AT THE NORTH CORNER OF SAID LOT 42;

THENCE SOUTH 82°39'52" EAST, A DISTANCE OF 198.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "WPLS 5687" FOUND IN THE NORTHWEST CORNER OF A CALLED 204'00" ALLEY RIGHT-OF-WAY, AT THE EAST CORNER OF SAID LOT 42;

THENCE SOUTH 28°20'56" WEST, ALONG SAID NORTHWEST ALLEY RIGHT-OF-WAY, A DISTANCE OF 63.00 FEET TO THE SOUTH CORNER OF SAID LOT 43, FROM WHICH A PLUMB, FOUND IN CONCRETE BEARS NORTH 82°39'52" WEST, A DISTANCE OF 8.27 FEET;

THENCE NORTH 82°39'52" WEST, LEAVING SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 198.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "WPLS 5687" FOUND IN SAID SOUTHEAST RIGHT-OF-WAY LINE OF FERRIS AVENUE AT THE WEST CORNER OF SAID LOT 43, SAID POINT BEING NORTH 75°22'36" EAST, A DISTANCE OF 83.00 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF LOT 44A OF LOT 44A AND 44B FERRIS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHEE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 388, P.R.E.C.T.;

THENCE NORTH 25°20'56" EAST, ALONG SAID SOUTH-EAST RIGHT-OF-WAY LINE, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6247 SQUARE FEET OR 0.425 ACRES OF LAND, MORE OR FEWER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JENI A. THOMAS ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS REPLAT DESCRIBING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 43-A AND 43-B, FERRIS SECOND ADDITION, AN ADDITION TO THE CITY OF WAXAHACHEE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DESIGNATED 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 WAXAHACHEE. 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 PUBLICS AND CITY OF WAXAHACHEE USE THEREOF. THE CITY OF WAXAHACHEE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND HELP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHEE 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 WAXAHACHEE, TEXAS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2023.

JENI A. THOMAS

PRELIMINARY

This document shall not be recorded by any (jurisdiction shall not be used or viewed or relied upon as a final survey document)

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JENI A. THOMAS, OWNER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

ATTEST _____ DATE _____

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHEE

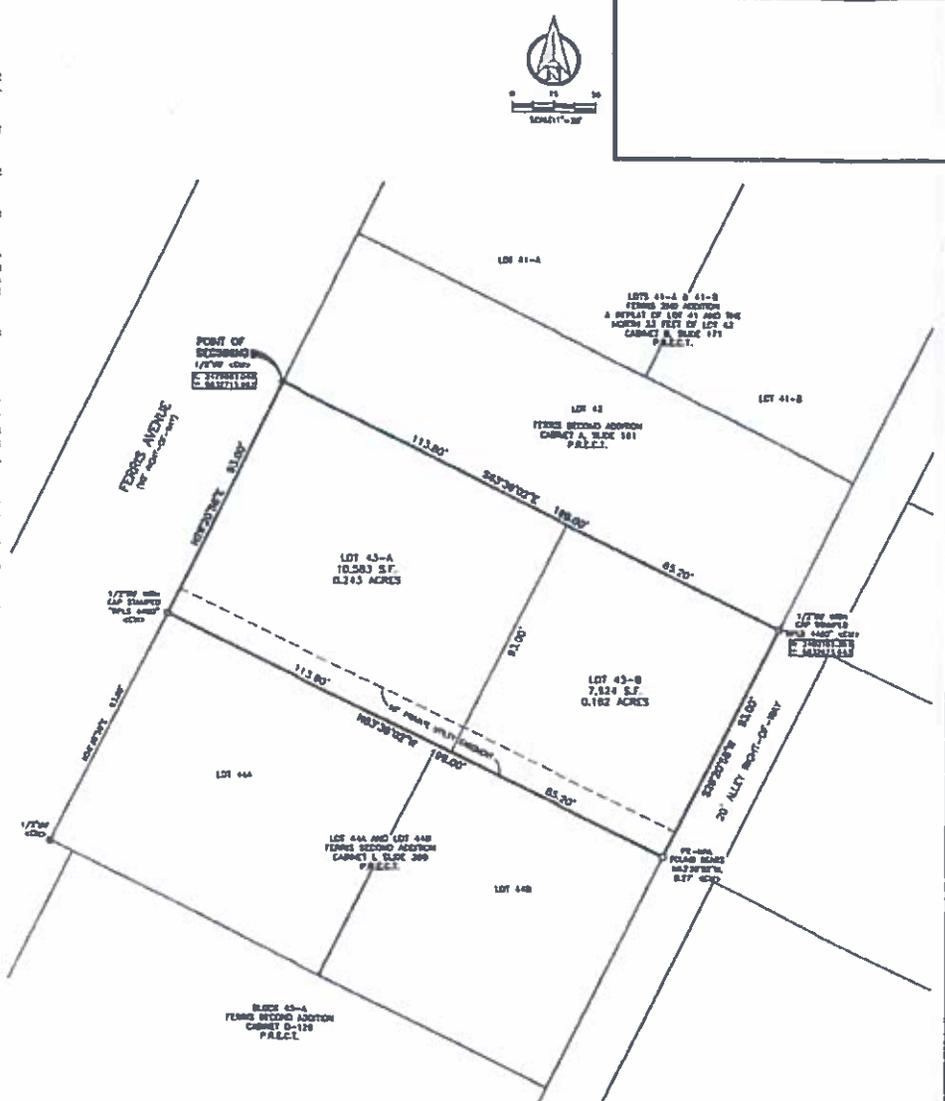
CHAIR PERSON _____ DATE _____

ATTEST _____ DATE _____

APPROVED BY: CITY COUNCIL, CITY OF WAXAHACHEE

MAJOR _____ DATE _____

ATTEST _____ DATE _____



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BEAN BISHOPSHIRE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MARKERS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHEE.

BEAN BISHOPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3611

**REPLAT
LOT 43-A AND 43-B
FERRIS SECOND ADDITION**

0.425 ACRES - ZONED PD-40-GR
W.J.M. DYE SURVEY, ABSTRACT NUMBER 296
AN ADDITION TO THE CITY OF WAXAHACHEE
ELLIS COUNTY, TEXAS

OWNER

JERI A. THOMAS
819 S. COLLEGE ST.
WAXAHACHEE, TX 75165 (972) 848-0022



NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4302 AS DERIVED FROM GPS OBSERVATIONS.

2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "WPLS 5674" UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADOWED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY SPECIAL FLOOD INSURANCE RATE MAP (SFIRM) AS SHOWN ON CONTOURARY PANEL NO. 48150C0001, DATED JUNE 3, 2011 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION PURPOSES ONLY AND THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY THEREOF AND ASSUMES NO LIABILITY FOR THE USE THEREOF.

PROJECT: 202051
REVISED: 08/04/23 CASE NO. 2481-20-3020

(8)

(4)
Perm. + For Existing Building

City of Waxahachie Building Permit

Address: 1314 FERRIS AVE.

Building Permit # 3365

Business Name

Date: 1/13/1994

Location of Work

Time: 16:24:10

Owner DIXIE BROWNING

Owner's Phone 938-0674

Lot # 43 Block

Addition 2ND FERRIS ADDITION

Abstract:

Contractor's Name: AARON MCLEMORE

Contractor's Phone # 220-1912

Contractor's Address: 1118 WINTERGREEN DESOTO

Contractor's #: AARONMCLEMO

Use of Building: RESD.SHOP

New New Sq.Ft.: 1,800

Repair

Pool

Storage Building

Addition

Move

Fence

Approach

Alteration Value of Work: \$20,000.00

Remove

Parking Lot

Fuel Storage Tank

Building Sign: x \$50.00 =

Promotional Signage: 0 x \$30.00 =

Pole/Monument Sign: 0 x \$75.00 =

Stake Sign: 0 x \$ 7.50 =

Plan Check Fee: \$0.00

Type of Construction: V

Building Permit Fee: \$50.00

Occupancy Group: R

Code: 90

Investigation Fee

Number of Storage Units: 1

Maximum Occupancy Load: 0

Fire Zone: Zoning: PD-30-GR Fire Sprinkler:

Number of Dwelling Units: 0

Off Street Covered Parking: 0

Off Street Uncovered Parking: 0

CO Required: Number of Co's: 1

Description of Work: SHOP BLDG.IN BACK HOME.

Special Conditions:

Cash Check Check#:

Credit Card

ALL WORK TO APPLICABLE CODES.

NOTICE:

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING WORK. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

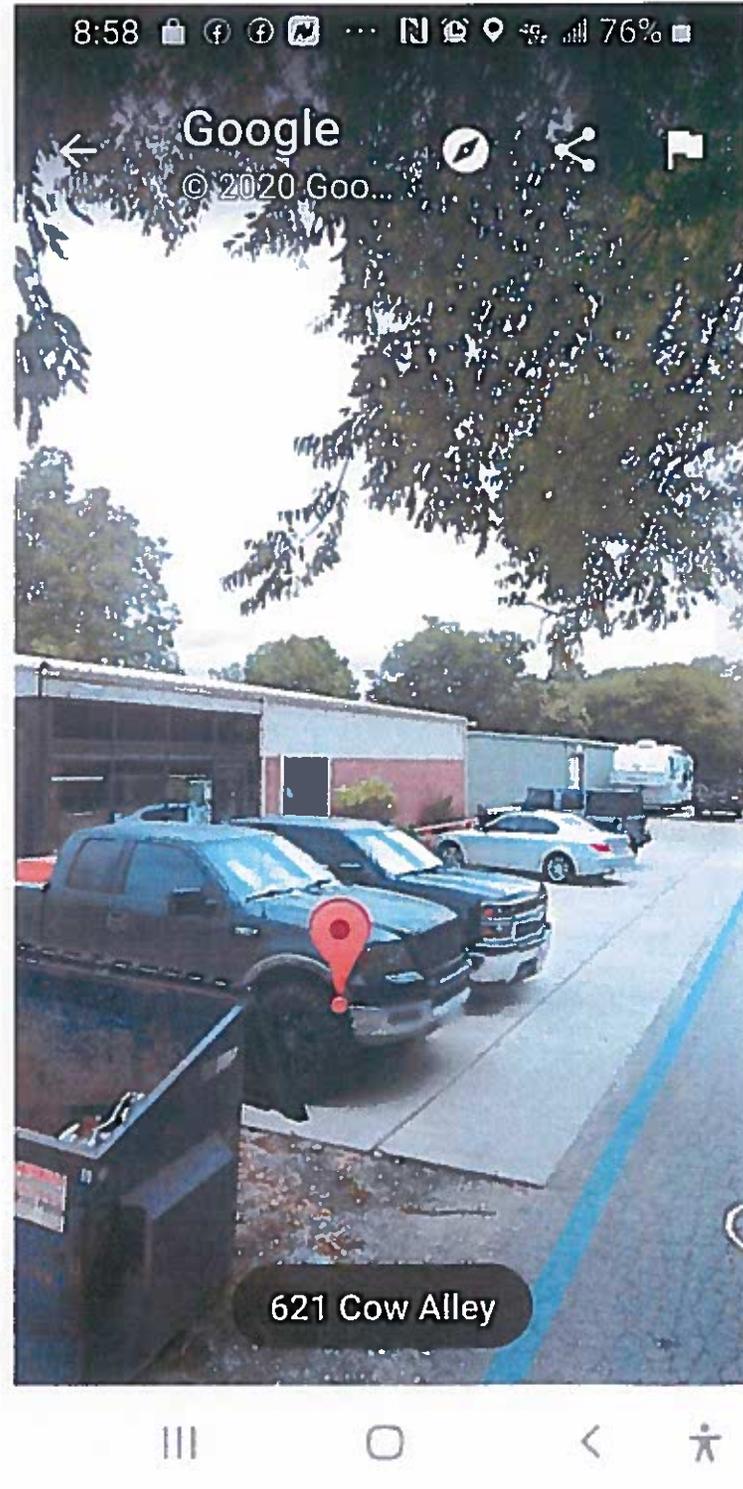
DATE

Water/Sewer Receipt #:

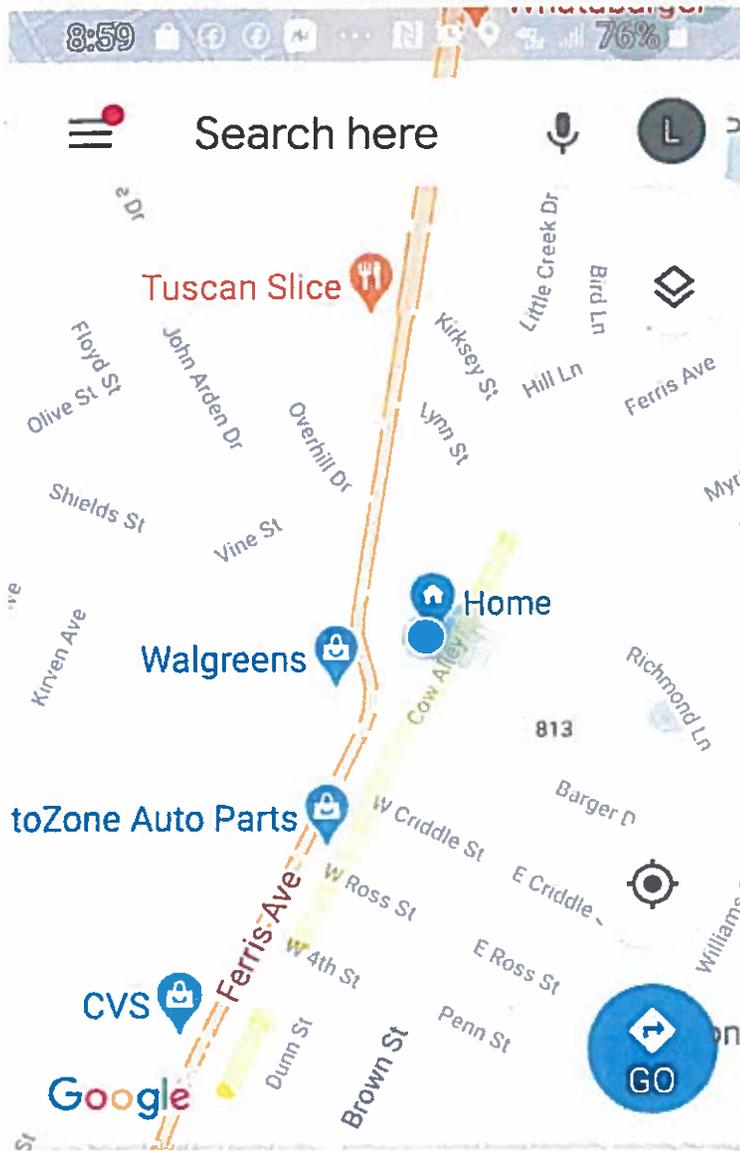
Certificate of Occupancy #:

Issued By: SMS

DATE

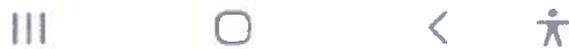


(8)



Explore Waxahachie

-  Explore
-  Commute
-  For you



(8)

Documents for (8)
621 Cow Alley



December 3, 2014

John N. Roberston
1314 Ferris Ave
Waxahachie, TX 75165

Re: SP2014-32 & RP2014-41 Ferris Ave

The request for Site Plan and Replat at 1304 Ferris Avenue will be heard at the **Planning and Zoning Commission meeting on Wednesday, December 10 at 4:30 p.m.** The meeting will be held in the Council Chamber at Waxahachie City Hall, 401 South Rogers Street.

I would strongly urge you to have a representative in attendance at the meeting to answer questions the Commission may have concerning your item, otherwise the Commission will most likely deny your request. A copy of the City Staff Comments is enclosed for your information and review. Please bring the comments to the meeting in order to discuss them with the Planning and Zoning Commission.

If approved this item will be scheduled for the **City Council agenda for Monday, December 15 at 7:00 p.m.** in the Council Chamber at City Hall, 401 South Rogers. Your attendance is requested.

Sincerely,

Clyde Melick
Director of Planning

(8)

RP2014-41
Page 1 of 1

MEMORANDUM

TO: CITY COUNCIL
THRU: PLANNING & ZONING COMMISSION
FROM: DIRECTOR OF PLANNING
DATE: DECEMBER 3, 2014
SUBJECT: FERRIS SECOND ADDITION REPLAT

CASE NUMBER: RP2014-41
REQUEST: APPROVE REPLAT REQUEST
LOCATION: 1304 FERRIS AVE
LOTS: 2
ACRES: 0.425
OWNER: JOHN N. ROBERTSON
RECOMMENDATION: APPROVE PER STAFF COMMENTS

REVIEW COMMENTS:

1. The applicant wishes to replat 1 lot into 2
2. This will allow the residential to remain while adding the retail to the east
3. A fifteen foot utility easement will serve this lot with water and wastewater
4. Applicant to submit twelve (12) additional corrected copies and Mylar all with original signatures of property owners within thirty (30) days of City Council approval

-END-

(8)

SITE PLAN
ZA2014-32
Page 1 of 1

MEMORANDUM

TO: CITY COUNCIL
THRU: PLANNING & ZONING COMMISSION
FROM: DIRECTOR OF PLANNING
DATE: DECEMBER 3, 2014
SUBJECT: SITE PLAN FOR RETAIL BUILDING ON COW ALLEY, BETWEEN
FERRIS AND DUNN

CASE NUMBER: ZA2014-32
REQUEST: APPROVE SITE PLAN
LOCATION: COW ALLEY
OWNER: JOHN N. ROBERSTON
APPLICANT: XAVIER CHAPA
ZONING: PLANNED DEVELOPMENT-40 GENERAL RETAIL
PD-40-GR

REVIEW COMMENTS:

- 1) Applicant is requesting approval of site plan for building a retail building within a Planned Development District
- 2) 90% masonry is required for any commercial building
- 3) Landscaping shall be installed per code
- 4) Applicant to provide corrected site plans

-END-

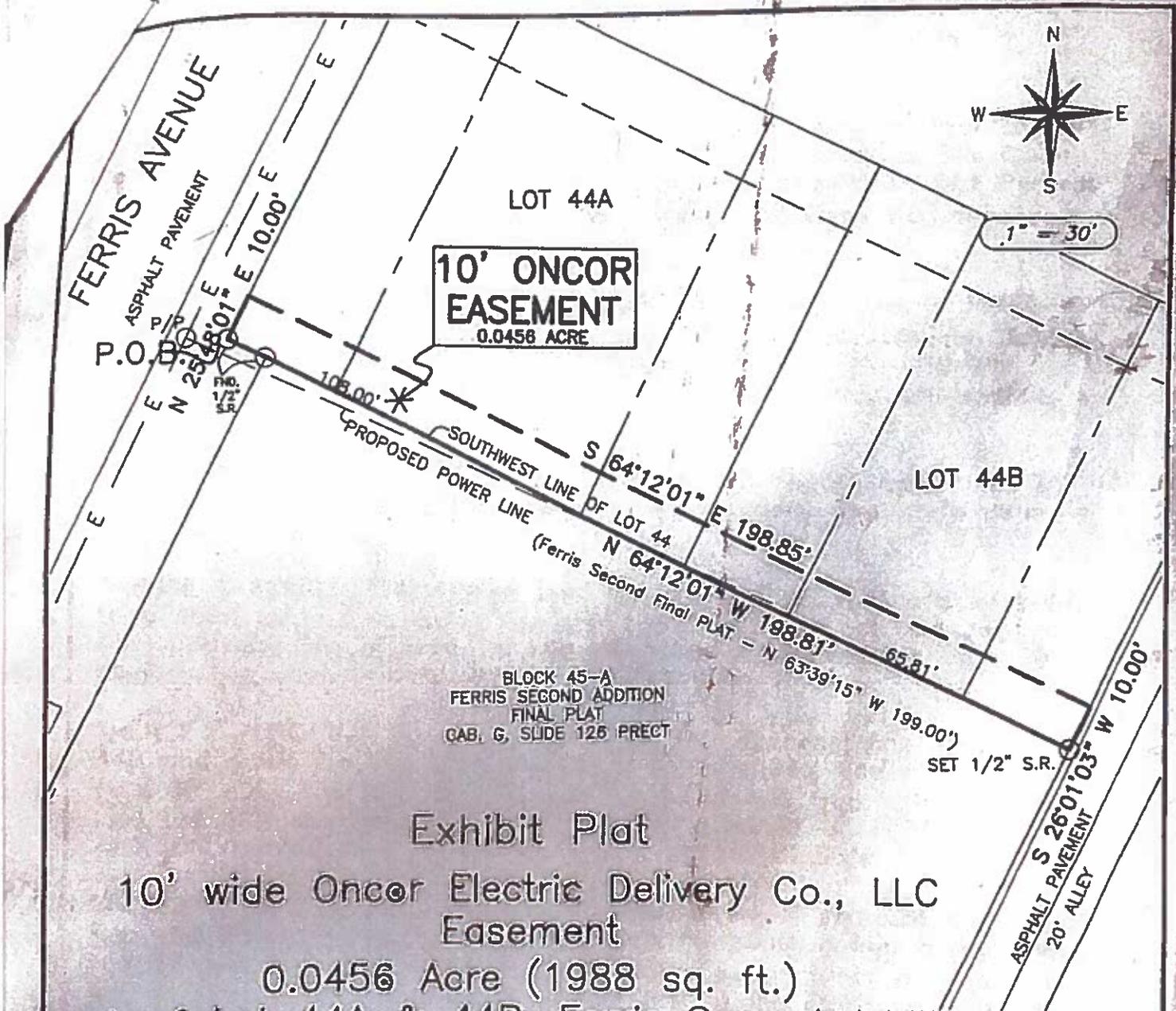


Exhibit Plat

10' wide Oncor Electric Delivery Co., LLC Easement

0.0456 Acre (1988 sq. ft.)

out of Lot 44A & 44B, Ferris Second Addition
City of Waxahachie
Ellis County, Texas

ENGINEERS
D & M
SURVEYORS

Walter Keven Davis
Walter Keven Davis
Registered Professional Land Surveyor #4486

DAVIS & McDILL, INC.

P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307



Description: Easement Client: John Robertson G.F.# -----
 Drawn by: Kevin Huber Scale: 1" = 30' Date: May 25, 2016 Job# 216-0095

Exhibit A

FIELD NOTES
0.0456 Acre

BEING all that certain lot, tract, or parcel of land being part of Lots 44A and Lot 44B, FERRIS SECOND ADDITION, City of Waxahachie, Ellis County, Texas, according to the replat filed in Cabinet I, Slide 399, Plat Records, Ellis County, Texas, (PRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found in the southeast line of FERRIS AVENUE (a city road) for the west corner of this tract, with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, with a beginning co-ordinate of: Northing = 6832545.25, Easting = 2479900.58;

THENCE N 25°48'01" E, 10.00 feet along the northwest line of said Lot 44 and same for this tract, to a point for corner, being the north corner of this tract;

THENCE S 64°12'01" E, 198.85 feet, through said Lot 44A and Lot 44B, to a point for corner, being the east corner of this tract and being in the southeast line of said Lot 44B and in the northwest line of a 20 foot alley;

THENCE S 26°01'03" W, 10.00 feet, along the southeast line of said Lot 44B and same for this tract and along the northwest line of said Lot to a 1/2" steel rod set, for the south corner of this tract and same for said Lot 44B and being the east corner of Block 45-A, FERRIS SECOND ADDITION, according to the replat filed in Cabinet G, Slide 126 PRECT;

THENCE N 64°12'01" W, along the southeast lines of said Lot 44B, 65.81 feet the west corner of said Lot 44B and the south corner of Lot 44A, 108.00 feet to a 1/2" steel rod found for the south corner of Lot 44A, 45-A, in all a total distance of 198.81 feet to the north corner of said Block and containing approximately 0.0456 acre of land.

Walter Keven Davis
Walter Keven Davis
Registered Professional Land Surveyor #4486

6/1/16
Date



Commercial

Construction working hours are 6:00 am to 10:00 pm

Phone: 469-309-4020

Inspection Request Line: 469-309-4034

Fax: 469-309-4023



Job Address:	621 Cow Alley	Permit Number	COM-15-00134	Issue Date:	December 11, 2015
Subdivision:		Project Name:	Waxahachie Glass		
Lot:	Block:	Square Feet:	2400	Building/Permit Fee:	\$3,746.00
		Valuation:	\$ 70,000.00	Water Impact Fee:	\$ 1,499.00
Description:	New 2400 Sq. Ft. Building			Sewer Impact Fee:	\$ 1,970.00
				Roadway Impact Fee	
				Total Fees Paid:	\$7,215.00
Contractor(s):	Deemy Enterprises	Anthony Deemy	Owner	469-236-2668	
		John Robertson	Owner	972-938-3505	

*******NOTE*******

Separate permits are required for electrical, plumbing, and mechanical work.

All Provisions of laws and ordinances governing this type of work must be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

This permit becomes void if work or construction authorized is not commenced within 180 days, or construction on work is suspended or abandoned for a period of 180 days at any time after work is commenced.

The City of Waxahachie has franchised solid waste and recycling collection and disposal with IESI. By contract, they are the only company permitted to collect and dispose of solid waste and recyclables in the territorial jurisdiction of the City of Waxahachie. For pricing information and to set up collection services call IESI at 972-923-9661



PERMIT FEE RECEIPT SUMMARY

December 04, 2015

Permit ID: COM-15-00134
 Address: 621 Cow Alley
 Project: Waxahachie Glass

Qty	Fee Description	Unit Cost	Total Cost	Amount Paid	Amount Waived	Receipt #	Check #
1	Certificate Of Occupancy	40.00	40.00	0.00	0.00		
1	Impact Fee (Wastewater 3/4 in)	1,970.00	1,970.00	0.00	0.00		
1	Impact Fee (Water 3/4 inch)	1,499.00	1,499.00	0.00	0.00		
2400	Permit	0.25	600.00	0.00	0.00		
2400	Plan Review	0.05	120.00	0.00	0.00		
1	Roadway Service Area 4	2,986.00	2,986.00	0.00	0.00		
Total Fees :			7,215.00	0.00	0.00		
Balance Due:		7,215.00					

Handwritten signature and date: 12/16/15
50 MCG per Hour

Posted By:

City of Waxahachie - 401 S. Rogers - Waxahachie, Tx 75168 - 469-309-4020 - www.waxahachie.com

Page 1 of 1

(8)



ENERGY CODE CERTIFICATION

This form is to certify that the structure listed below complies with the 2012 International Energy Conservation Code. It is also understood that certifying compliance with the 2012 International Energy Code when the structure does not actually comply with the Energy Code shall be grounds for the City of Waxahachie to suspend or revoke my ability, as well as the ability of the company I represent, to certify that any future structures in the City of Waxahachie comply with the Energy Code.

Permit number

621 COW ALLEY

Address of structure

8/8/16

Date(s) of verification

MKEGANS 511355-77, 78, 79, 81, 214

Verified by: (signature) Printed Name Certification Number

EVANS SERVICE COMPANY

Company Represented

Verification of compliance can only be made by a person who has a current Energy Code Certification issued by the International Code Council (ICC).

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-140-2020

**MEETING DATE(S)**

Planning & Zoning Commission: November 10, 2020

City Council: November 16, 2020

CAPTION

Public Hearing on a request by Kimberly Caldwell, for a Specific Use Permit (SUP) for **Family Home** use within a Planned Development-Single Family Residential-2 zoning district located at 137 Valley Ranch Drive (Property ID 232345) - Owner: KIMBERLY CALDWELL & RICHARD & CELESTE GRAY (ZDC-140-2020)

APPLICANT REQUEST

The applicant is requesting approval to allow an existing Family Home (child daycare at a single family residence) use.

CASE INFORMATION

Applicant: Kimberly Caldwell

Property Owner(s): Kimberly Caldwell

Site Acreage: 0.1313 acres

Current Zoning: Planned Development-Single Family-2

Requested Zoning: Planned Development-Single Family-2 with SUP

SUBJECT PROPERTY

General Location: 137 Valley Ranch Dr.

Parcel ID Number(s): 232345

Existing Use: Single Family Residence and Family Home

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-SF2	Garden Valley Ranch Phase 2
East	PD-SF2	Garden Valley Ranch Phase I
South	PD-SF2	Garden Valley Ranch Phase I
West	NS & MF2	Promise Ministries/Garden Valley Ranch HOA Undeveloped Land

Future Land Use Plan:

Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Valley Ranch Dr.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval to allow an existing Family Home (child daycare at a single family residence) use.

Proposed Use:

The applicant, Kimberly Caldwell, is requesting approval to allow an existing Family Home (Mother Goose Day Care). Per the City of Waxahachie Zoning Ordinance, a Family Home is defined as "a facility that regularly provides care in the caretaker's own residence, not exceeding twelve (12) children at any given time." A Family Home must also be licensed and in accordance with the Texas Department of Health and Human Services Commission.

During a city health inspection, staff noticed that the applicant did not have the required Specific Use Permit approval to operate the existing Family Home. Since becoming aware of this matter, the applicant has worked in unison with city staff to bring the Family Home into compliance with the City of Waxahachie.

Mother Goose Day Care has been operating the at the subject property for 14 years (June 2006). The Family Home is licensed and regulated by the Texas Department of Health and Human Services. Mother

Goose Day Care is allowed a maximum of six children who range in ages from two to four years of age. Operational hours are 7:00am – 6:00pm Monday-Friday.

PUBLIC NOTIFICATIONS

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

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of support for the proposed Specific Use Permit request.

RECOMMENDATION

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

- Denial
- Approval, as presented.**
- Approval, per the following comments:

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Operational 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:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

PropertyID	Owner's Address	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
232320	MUNOZ STEVEN M	0.154	1 5 GARDEN VALLEY RANCH PH I 0.1540 ACRES	200 STAMPEDE ST	WAXAHACHIE	TX	75165	200 STAMPEDE ST WAXAHACHIE TX 75165
232321	OLSON CUTLER & MELISSA	0.1313	LOT 2 BLK 5 GARDEN VALLEY RANCH PH I 0.1313 AC	202 STAMPEDE ST	WAXAHACHIE	TX	75165	202 STAMPEDE ST WAXAHACHIE TX 75165
232322	VOOSEN MICHAEL T & KRISTINA W	0.1313	LOT 3 BLK 5 GARDEN VALLEY RANCH PH I 1313 AC	204 STAMPEDE ST	WAXAHACHIE	TX	75165	204 STAMPEDE ST WAXAHACHIE TX 75165
232343	THOMBAHSEN GREGORY B CALLE ANTAMINA	0.154	LOT 1 BLK 6 GARDEN VALLEY RANCH PH I 0.154 AC	142 DEPARTAMENTO 402	SURCO LIMA PERU		77365	141 VALLEY RANCH DR WAXAHACHIE TX 75165
232344	STRALEY MILDRED	0.1313	2 6 GARDEN VALLEY RANCH PH I 0.1313 ACRES	780 CR 2137	MERIDIAN	TX	76685	139 VALLEY RANCH DR WAXAHACHIE TX 75165
232345	CALDWELL KIMBERLY & GRAY CELESTE & RICHARD	0.1313	3 8 GARDEN VALLEY RANCH PH I 0.1313 ACRES	137 VALLEY RANCH DR	WAXAHACHIE	TX	75165	137 VALLEY RANCH DR WAXAHACHIE TX 75165
232346	MAYO MARY BETH	0.1313	4 6 GARDEN VALLEY RANCH PH I 0.1313 ACRES	135 VALLEY RANCH DR	WAXAHACHIE	TX	75165	135 VALLEY RANCH DR WAXAHACHIE TX 75165
232347	PEVEHOUSE KYLE & LETITIA	0.1313	LOT 5 BLK 6 GARDEN VALLEY RANCH PH I 0.1313 AC	PO BOX 3050	WAXAHACHIE	TX	75165	133 VALLEY RANCH DR WAXAHACHIE TX 75165
232348	SOULES MELODY	0.1313	LOT 6 BLK 6 GARDEN VALLEY RANCH PH I 0.1313 AC	131 VALLEY RANCH DR	WAXAHACHIE	TX	75165	131 VALLEY RANCH DR WAXAHACHIE TX 75165
232349	DETERMAN JOHN	0.1313	LOT 7 BLK 6 GARDEN VALLEY RANCH PH I 0.1313 AC	129 VALLEY RANCH DR	WAXAHACHIE	TX	75165	129 VALLEY RANCH DR WAXAHACHIE TX 75165
232358	PORTER JONATHAN C	0.154	LOT 1 BLK 7 GARDEN VALLEY RANCH PH I 0.154 AC	200 RAWHIDE ST	WAXAHACHIE	TX	75165	200 RAWHIDE ST WAXAHACHIE TX 75165
232359	G+C HOLDCO LLC	0.1313	LOT 2 BLK 7 GARDEN VALLEY RANCH PH I 0.1313 AC	500 N AKARD ST STE 3000	DALLAS	TX	75201	202 RAWHIDE ST WAXAHACHIE TX 75165
232360	MAGIAS JORGE L & PAULA	0.1313	3 7 GARDEN VALLEY RANCH PH I 0.1313 ACRES	204 RAWHIDE ST	WAXAHACHIE	TX	75165	204 RAWHIDE ST WAXAHACHIE TX 75165
232381	MACE ANNIETTE	0.1313	24 7 GARDEN VALLEY RANCH PH I 0.1313 ACRES	205 STAMPEDE ST	WAXAHACHIE	TX	75165	205 STAMPEDE ST WAXAHACHIE TX 75165
232382	KARSLAKE THERESE N & KEITH	0.1313	25 7 GARDEN VALLEY RANCH PH I 0.1313 ACRES	203 STAMPEDE ST	WAXAHACHIE	TX	75165	203 STAMPEDE ST WAXAHACHIE TX 75165
232383	MIDDLEBROOKS KRISTIN & MARCELL	0.154	26 7 GARDEN VALLEY RANCH PH I 0.1540 ACRES	201 STAMPEDE ST	WAXAHACHIE	TX	75165	201 STAMPEDE ST WAXAHACHIE TX 75165
232386	GOODALL ANDREW C	0.154	LOT 1 BLK 8 GARDEN VALLEY RANCH PH I .154 AC	201 RAWHIDE ST	WAXAHACHIE	TX	75165	201 RAWHIDE ST WAXAHACHIE TX 75165
232387	DACY JOE II & JENNIFER M	0.1313	LOT 2 BLK 8 GARDEN VALLEY RANCH PH I 0.1313 AC	203 RAWHIDE ST	WAXAHACHIE	TX	75165	203 RAWHIDE ST WAXAHACHIE TX 75165
232401	EDWARDS DARLENE D & STEVEN E EDWARDS	0.154	1 9 GARDEN VALLEY RANCH PH I 0.1540 ACRES	143 VALLEY RANCH DR	WAXAHACHIE	TX	75165	143 VALLEY RANCH DR WAXAHACHIE TX 75165
241951	GARDEN VALLEY RANCH HOMEOWNERS ASSOCIATION C/O GOODMWN MANAGEMENT INC	0.75	LOT PT 1R BLK 1 GARDEN VALLEY AMENITY CENTER REV 0.75 AC	PO BOX 203310	AUSTIN	TX	78720	920 GARDEN VALLEY PKWY WAXAHACHIE TX 75165
253043	PROMISE MP/STRIES	1.235	LOT 1 BLK 1 PROMISE CHILD DEVELOPMENT CENTER & 5 JB & A ADAMS 1.235 AC	PO BOX 801	WAXAHACHIE	TX	75165	960 GARDEN VALLEY PKWY WAXAHACHIE TX 75165
263475	GARDEN VALLEY RANCH HOMEOWNERS ASSOCIATION INC C/O GOODMWN MANAGEMENT INC	0.584	LOT PT 1R BLK 1 GARDEN VALLEY AMENITY CENTER REV 0.584 AC	PO BOX 203310	AUSTIN	TX	78720	GARDEN VALLEY PKWY WAXAHACHIE TX 75165
272656	STEWART TAMONVA & CHAMBERS KSZMON	0.24	LOT 19 BLK 3 GARDEN VALLEY WEST 0.24 AC	100 ARBORISIDE DR	WAXAHACHIE	TX	75165	100 ARBORISIDE DR WAXAHACHIE TX 75165
272687	D R HORTON TEXAS LTD	0.28	LOT 20 BLK 3 GARDEN VALLEY WEST 0.28 AC	4306 MILLER RD	ROWLETT	TX	75086	282 WESTWOOD DR WAXAHACHIE TX 75165

(10)

Case Number: ZDC-140-2020

City Reference: 232401

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 4, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

RECEIVED OCT 28 2020

SUPPORT

OPPOSE

Comments:

Support in home daycare only .

Darlene Edwards

Signature

10/22/2020

Date

Darlene Edwards, RN BSN

Printed Name and Title

143 Valley Ranch Dr.

Address

Wax 75165

(10)

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

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

(10)



MOTHER GOOSE

Registered Pre-School and Child Care

OPERATIONAL POLICIES

Kimberly Caldwell
Child Development Director

MY GOALS AND PHILOSOPHY OF CHILD CARE:

- Every child is an individual who has his/her own rate of physical development and own pace of learning. Each child is accepted, loved, nurtured, and taught as an individual with this thought in mind
- To encourage and build each child's imagination and creativity
- To instill a greater sense of self-worth and encourage self-confidence
- To provide activities and an environment that will nurture the child's self-esteem
- To instill Christian values and character training
- To instruct in manners and etiquette
- Children in need of discipline will be corrected with an age appropriate time out (Example: Age 3, 3 minutes in time out)

Welcome To Our Pre-School and Child Care "Family"

Days/Hours of Operation

Monday – Friday 7:00 a.m. until 6 p.m.

Fees:

Registration fee: **50.00** - (non-refundable)

Tuition: **140.00** - 6 weeks to 12 yrs.

Your weekly fee is due even if your child misses misses 1, 2, 3, 4, or 5 days of the week.

Payment Fees:

Children dropped off before 7:00 a.m. or picked up after 6:00 p.m. will be charged an early/late fee of .50 per minute, per child on the day of occurrence. Weekly tuition must be received by 6:00 p.m. on Friday for the upcoming week. If payment is not received by that

time, there will be a \$10.00 per day late charge beginning the following Monday. Payment is accepted only during business hours. Full payment, including any late charges must be received by Tuesday morning for the child to continue to come that week.

PTO/Vacation:

Five paid days per year will be available to me for personal use. Prior notice will be given to you so that you may arrange for alternate care, unless there is an emergency for illness or bereavement.

Before your scheduled vacation, the regular weekly tuition will need to be paid before your vacation begins.

Holidays:

The following days are paid holidays:

- December 31 (New Year's Eve, closing at 1:00 p.m.)
- January 1 – New Year's Day
- March/April – Good Friday (the Friday before Easter)
- May – Memorial Day (Last Monday of the month)
- July 4 – Independence Day
- September – Labor Day (First Monday of the month)
- November – Thanksgiving & the day after (Fourth Thursday and Friday of the month)
- December – Christmas Eve & Christmas Day

Illness:

Every child will be observed for symptoms of illness. Any child showing symptoms of illness will be separated from the group; if his/her appearance warrants, the parents will be notified to pick up their child within an hour. If your child is running a temperature of 100 degrees Fahrenheit, or above, has diarrhea, or is vomiting please keep your child at home or find alternate care.

Medication:

If your child needs prescription medication administered, please sign the Medication Chart stating the times and the amount of medication to be given to your child. All medication provided must be clearly labeled with the child's full name and directions for the proper amount (dosage) and time(s) to be administered.

Medical Emergency:

If a child is seriously injured or becomes seriously ill, 911 will be called immediately for assistance and CPR and/or appropriate First Aid will be administered until paramedics arrive. The parents will be contacted as soon as possible with information deemed from the paramedics.

Pick-Up

Your child will only be allowed to leave with a person whose name is on file as a person authorized to pick up your child. A written notice or telephone call from the parent or legal guardian (prior to the child being picked up) stating the name and license plate number of the person picking up your child will be required. A photo ID and license plate number will be asked for upon their arrival before the child will be allowed to leave with them. This is strictly for your child's safety and your cooperation is greatly appreciated.

When picking up/dropping off your child, **please park curbside**. Please do not park in the driveway. This will prevent others from being blocked in. **Please note, the State of Texas/CPS limits the time of pick up/drop off, not to exceed 5 minutes.**

Pets:

My small, child-friendly poodle, Sami, will be in the home. Her immunizations are current and available for review upon your request.

Please Bring:

For Newborns to 2 ½ yrs. – Formula, diapers and 2 changes of clothing.

For Preschoolers 2 ½ to 5 yrs. – Pull-ups if needed, 1 change of clothing and swimsuit during the summer.

Notices:

A two-week notice is required for the following:

- **Termination of this agreement by either party, with exception of violation of the terms of this agreement, or the day care/children are in danger caused by the parent/legal guardian or child.**
- PTO/vacation periods for both parents and caregiver, with exception of life or death emergency
- Changes in child care fees

I (we) fully understand that this Parent/Provider Agreement is a legal and binding contract and agree to the terms stated herein.

Child: _____ Date of Birth: _____

(10)

Weekly Rate: _____

Mother: _____ Date: _____

Father: _____ Date: _____

Legal Guardian: _____ Date: _____

Child-Care Provider: _____ Date: _____

***Please make checks payable to: Kimberly Caldwell.**

You may contact the local Child Care Licensing office located at 121 Westgate Dr, Waxahachie, TX 75165. The phone number is (972) 937-8216. You may ask for my most recent Licensing Inspection report and/or questions about the Minimum Standard Rules for Registered and Licensed Child-Care Homes. You may obtain additional information by accessing www.texaschildcare.com.

If you suspect a child is being abused or neglected, call 1-800-252-5400 to make a report.

Parents are welcome to visit Mother Goose in home child-care any time during business hours (7 a.m. to 6 p.m.) to observe your child or my child-care home's operation and program activities, without having to secure prior approval.

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-142-2020

**MEETING DATE(S)**

Planning & Zoning Commission: November 10, 2020

City Council: November 16, 2020

CAPTION

Public Hearing on a request by Anthony Hopkins, Waxahachie Golf Club, for a Specific Use Permit (SUP) for **Private Country Club** use within a Single Family Residential-1 zoning district located at 1920 W Highway 287 Business (Property ID 179581) - Owner: VARGAS SUMMIT II LLC (ZDC-142-2020)

APPLICANT REQUEST

The applicant is requesting approval for a Specific Use Permit to allow the operation of a Private Country Club use with the sale of alcohol.

CASE INFORMATION

Applicant: Anthony Hopkins, Waxahachie Golf Club

Property Owner(s): Vargas Summit II LLC

Site Acreage: 43.427 acres

Current Zoning: Single Family-1

Requested Zoning: Single Family-1 with SUP

SUBJECT PROPERTY

General Location: 1920 W Highway 287 Business

Parcel ID Number(s): 179581

Existing Use: Waxahachie Golf Club

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF1	Currently Undeveloped
East	SF1 & SF2	Currently Undeveloped
South	SF1	Lake on the Greens Ph. 2
West	PD-17-SF	Country Club Village

Future Land Use Plan: Parks and Open Space

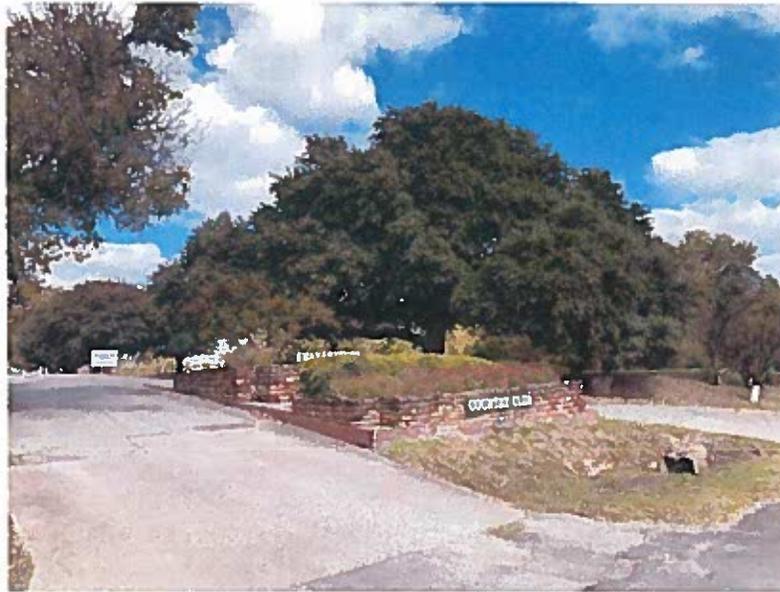
Comprehensive Plan:

This land use designation identifies all of Waxahachie's public parks and open spaces. A community's park system is key to a high quality of life. The City has recognized this not only through its current allocation of significant park/open space areas, but also by the fact that the City also has a history of planning for parks and open space.

Thoroughfare Plan:

The subject property is accessible via W. U.S. Highway 287 Business

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval for a Specific Use Permit to allow the operation of a Private Country Club use with the sale of alcohol.

Proposed Use:

In September 2020, staff received an application through the City Secretary's Office for an alcohol permit for the Golf Club of Waxahachie. Staff informed the applicant that though the Golf Club has been operating at the subject property for an extended period, approval could not be granted until a Specific Use Permit is approved by City Council to allow the use of a Private Country Club with the sales of alcohol. Since becoming aware of this matter, the applicant has worked in unison with city staff to bring the Golf Club into compliance with the City of Waxahachie and the Texas Alcoholic Beverage Code.

Note:

- (1) If this case is approved, the approval will just be allowing the requested alcohol variance. The applicant must obtain necessary TABC licensing, and meet all TABC requirements.
- (2) The location/use meets the requirements of the Texas Alcoholic Beverage Code being that it is not located within 300ft. of a public or private school, church and/or public hospital.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 51 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of support for the proposed SUP request.

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. It should be noted that if this case is approved, the approval will just be allowing the requested alcohol variance. The applicant must obtain necessary TABC licensing, and meet all TABC requirements.

ATTACHED EXHIBITS

1. Property Owner Notification Responses

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

Case ZDC-142-2020
 Responses Received Inside Required 200' Notification Area
 Support: 1 Oppose: 0

PropertyID	Owner's Name	Acreege	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP
173019	FAIRBANKS DAVID N & JUDY A	0.211	LOT 17 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	408 GINGERBREAD LN	WAXAHACHIE TX		75165
173020	LANCE J B & FRANCES	0.211	LOT 19 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	404 GINGERBREAD LN	WAXAHACHIE TX		75165
173021	RUIZ YVONNE D & JOHN J	0.211	LOT 21 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	4671 SUNRISE LN	MIDLOTHIAN TX		76065
173025	PENN JOE BOB & ELIZABETH A	0.208	LOT 13 BLK C COUNTRY CLUB VILLAGE 2 .208 AC	416 GINGERBREAD LN	WAXAHACHIE TX		75165
173026	SPEER JOHN D	0.211	LOT 14 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	414 GINGERBREAD LN	WAXAHACHIE TX		75165
173027	BOEDEKER REVOCABLE LIVING TRUST	0.211	LOT 15 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	412 GINGERBREAD LN	WAXAHACHIE TX		75165
173028	LAW JULIE A	0.211	LOT 16 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	410 GINGERBREAD LN	WAXAHACHIE TX		75165
173039	HOLCOMB LUETTA M	0	LOT 10 BLK A COUNTRY CLUB VILLAGE 1	110 GINGERBREAD LN	WAXAHACHIE TX		75165
173040	CURRY HAL & ASSOC INC	0.2278	LOT 11 BLK A COUNTRY CLUB VILLAGE 1 0.2278 AC	124 VANDERBILT LN	WAXAHACHIE TX		75165
173041	1612 ASSETS LLC	0.347	LOT 1-6 BLK B COUNTRY CLUB VILLAGE 1 .347 AC	P O BOX 20637	WACO TX		76702
173042	CURRY HAL & ASSOC INC	0.2138	LOT 7 BLK B COUNTRY CLUB VILLAGE 1 0.2138 AC	124 VANDERBILT LN	WAXAHACHIE TX		75165
173044	ODOM STEPHEN G & DEBORAH K	0	LOT 5 BLK A COUNTRY CLUB VILLAGE 1	120 VILLAGE GREEN CT	WAXAHACHIE TX		75165
173045	FISHER ALEX C & LAUREL	0.28	LOT 6 BLK A COUNTRY CLUB VILLAGE 1 0.28 AC	118 VILLAGE GREEN CT	WAXAHACHIE TX		75165
173046	YOUNTS MILTON L & PATRICIA D	0	7 A COUNTRY CLUB VILLAGE 1	116 VILLAGE GREEN CT	WAXAHACHIE TX		75165
173047	LYLE GARY L	0	LOT 8 BLK A COUNTRY CLUB VILLAGE 1	114 VILLAGE GREEN CT	WAXAHACHIE TX		75165
173048	BREKENGLENN LTD	0	9 A COUNTRY CLUB VILLAGE 1	238 KATY LAKE DR	WAXAHACHIE TX		75165
173050	BRONSON JOANNE	0	1 A COUNTRY CLUB VILLAGE 1	210 GINGERBREAD LN	WAXAHACHIE TX		75165
173051	NUNN LARRY A & PAMELA K	0	LOT 2 BLK A COUNTRY CLUB VILLAGE 1	208 GINGER BREAD LN	WAXAHACHIE TX		75165
173052	BREKENGLENN LTD	0	3 A COUNTRY CLUB VILLAGE 1	238 KATY LAKE	WAXAHACHIE TX		75165
173053	VASSAR EVERETT JR	0.27	LOT 4 BLK A COUNTRY CLUB VILLAGE 1 .27 AC	204 GINGERBREAD LN	WAXAHACHIE TX		75165
173060	FARMER JOANN	0.12	17R COUNTRY CLUB PL 0.12 ACRES	17 COUNTRY CLUB PL	WAXAHACHIE TX		75165
173090	ROSS DALLAS & WENDY	0.186	LOT 18 BLK J COUNTRY CLUB VILLAGE 2 .186 AC	407 GINGERBREAD LN	WAXAHACHIE TX		75165
173091	NAVA TERRY J & STACEY M SCARBOROUGH	0.192	LOT 19 BLK J COUNTRY CLUB VILLAGE 2 .192 AC	405 GINGERBREAD LN	WAXAHACHIE TX		75165
173092	GARRETT JONATHAN A & ALYSSA A	0.201	LOT 20 BLK J COUNTRY CLUB VILLAGE 2 .201 AC	403 GINGERBREAD LN	WAXAHACHIE TX		75165
173093	MORTON DAN E	0.21	LOT 21 BLK 4 COUNTRY CLUB VILLAGE 2 .21 AC	401 GINGERBREAD LN	WAXAHACHIE TX		75165
173094	1612 ASSETS LLC	0.296	LOT 1-4 BLK Z COUNTRY CLUB VILLAGE 2 0.296 AC	P O BOX 20637	WACO TX		76702
173095	FLETCHER MICHAEL GLENN	0.186	LOT 13 BLK J COUNTRY CLUB VILLAGE 2 .186 AC	417 GINGERBREAD LN	WAXAHACHIE TX		75165
173096	JOHNSON GAIL	0.186	LOT 14 BLK J COUNTRY CLUB VILLAGE 2 .186 AC	805 SHERBROOK DR	RICHARDSON TX		75080
173097	ROBINSON KATHRYN M	0.186	LOT 15 BLK J COUNTRY CLUB VILLAGE 2 0.186 AC	413 GINGERBREAD LN	WAXAHACHIE TX		75165
173098	FREELAND JEAN	0.186	LOT 16 BLK J COUNTRY CLUB VILLAGE 2 .186 AC	411 GINGERBREAD LN	WAXAHACHIE TX		75165
173099	RODRIGUEZ JUANA	0.186	LOT 17 BLK J COUNTRY CLUB VILLAGE 2 .186 AC	207 JOSEPH ST	WAXAHACHIE TX		75165
175307	LOFTIS PEGGY W	1.3	LOT 2 BLK A PAULUMAR 1.3 AC	119 OCOTILLO DR	WAXAHACHIE TX		75165
175308	HORTON EDDIE E	0.6	LOT 3 BLK A PAULUMAR .6 AC	121 OCOTILLO DR.	WAXAHACHIE TX		75165
179581	VARGAS SUMMIT II LLC	43.427	41 J BARKER.845 J E PRINCE 43.427 ACRES	PO BOX 23373	WACO TX		76702
189242	WAXAHACHIE BOWL LP & MAZ ENTERPRISES LLC	2.453	845 J E PRINCE HILLTOP LANES2.453 ACRES	2010 W BUSINESS HWY 287	WAXAHACHIE TX		75165
189319	GILES MONUMENT CO INC	3	845 J E PRINCE 3.00 ACRES	2001 W HIGHWAY 287 BUSINESS	WAXAHACHIE TX		75165
189320	MPK ENTERPRISES LLC	1.5	845 J E PRINCE 1.5 ACRES	120 S GRAND STE 2	WAXAHACHIE TX		75165
189337	GRIFFIN MICHAEL W & LORRI K	0.8	845 J E PRINCE 0.8 ACRES	1901 W HIGHWAY 287 BUSINESS	WAXAHACHIE TX		75165
196448	WISER DELBERT W & KELLEY L	0.211	LOT 20 BLK C COUNTRY CLUB VILLAGE 2 .211 AC	402 GINGERBREAD LN	WAXAHACHIE TX		75165
200726	CROSS BEN & SUSAN	0.211	LOT 18 BLK C COUNTRY CLUB VILLAGE 2 0.211 AC	406 GINGERBREAD LN	WAXAHACHIE TX		75165
231194	KATY LAKE HOMEOWNERS	1.49	41 845 J BARKER J E PRINCE1.49 ACRES	PO BOX 3075	WAXAHACHIE TX		75168
236828	KATY LAKE HOMEOWNERS	0.2261	41 845 J BARKER J E PRINCE 0.2261 ACRES	PO BOX 3075	WAXAHACHIE TX		75168
259353	GRAF MICHAEL D	0.5561	LOT 4 BLK A KATY LAKE ON THE GREENS PH 2 WEST .55	123 OCOTILLO DR	WAXAHACHIE TX		75165
259354	BOYD RICKY A & MONICA J	0.5204	LOT 5 BLK A KATY LAKE ON THE GREENS PH 2 WEST .52	125 OCOTILLO DR	WAXAHACHIE TX		75165
259355	MCCLUSKEY PHLOYD B & COLLINS SHERI D	0.4713	LOT 6 BLK A KATY LAKE ON THE GREENS PH 2 WEST 0.47	127 OCOTILLO DR	WAXAHACHIE TX		75165
259356	CLARK BETTIE L/E	0.47	LOT 7 BLK A KATY LAKE ON THE GREENS PH 2 WEST .47	129 OCOTILLO RD	WAXAHACHIE TX		75165
259357	UNDERWOOD JAMES B III	0.47	LOT 8 BLK A KATY LAKE ON THE GREENS PH 2 WEST .47	131 OCOTILLO DR	WAXAHACHIE TX		75165
259358	WORTHY SUSAN D	0.47	LOT 9 BLK A KATY LAKE ON THE GREENS PH 2 WEST .47	133 OCOTILLO DR	WAXAHACHIE TX		75165
259359	HART MARLON & ANGELA WILLIS	0.47	LOT 10 BLK A KATY LAKE ON THE GREENS PH 2 WEST .47	135 OCOTILLO RD	WAXAHACHIE TX		75165
259360	HUNTER RONALD N	0.6177	LOT 11 BLK A KATY LAKE ON THE GREENS PH 2 WEST .61	137 OCOTILLO RD	WAXAHACHIE TX		75165
277620	WGC HOLDINGS LLC	100	41 J BARKER 100 ACRES	5250 HWY 78 STE 750 LB 326	SACHSE TX		75048
173024		0					
36		0					

(127)

Case Number: ZDC-142-2020

City Reference: 173047

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 4, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

RECEIVED NOV - 2 2020

Comments:

Gary Lytle
Signature

10.24.20
Date

GARY LYTLE
Printed Name and Title

114 Village Green Ct.
Address

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

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

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-135-2020



MEETING DATE(S)

Planning & Zoning Commission: November 10, 2020

City Council: November 16, 2020

CAPTION

Public Hearing on a request by Christopher Anderson, JC's, for a Specific Use Permit (SUP) for Convenience Store use within a General Retail zoning district located at 211 Ennis Street, Suite A (being a portion of Property ID 171493) - Owner: DAVID TERRY JR (ZDC-135-2020)

APPLICANT REQUEST

The applicant is requesting approval to allow a convenience store within an existing retail building.

CASE INFORMATION

Applicant: Christopher and Jerry Anderson

Property Owner(s): David Terry Jr.

Site Acreage: 0.568 acres

Current Zoning: General Retail

Requested Zoning: General Retail with SUP

SUBJECT PROPERTY

General Location: 211 Ennis St.

Parcel ID Number(s): 171493

Existing Use: Retail Building

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF3	Single Family Residences
East	SF3	Lone Star Precision
South	LI1	Currently Undeveloped
West	SF3	Single Family Residences

Future Land Use Plan: Low Density Residential

(14)

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Ennis St. and Cleaver St.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval to allow a convenience store within an existing retail building.

Proposed Use:

Per the City of Waxahachie Zoning Ordinance, a convenience store within a General Retail zoning district requires a Specific Use Permit approval from City Council.

The current two suite building (1,316 sq. ft.) consists of a barbershop (Suite B) and a vacant suite (Suite A). The applicant intends to occupy the vacant suite (500 sq. ft.) to operate a convenience store. The convenience store intends to operate 7 days a week, 7am-12am. There will be three employees who help operate the convenience store during operational hours.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A minimum of 3 parking spaces shall be provided for the convenience store use on the site.

ATTACHED EXHIBITS

1. Floor Plan

APPLICANT REQUIREMENTS

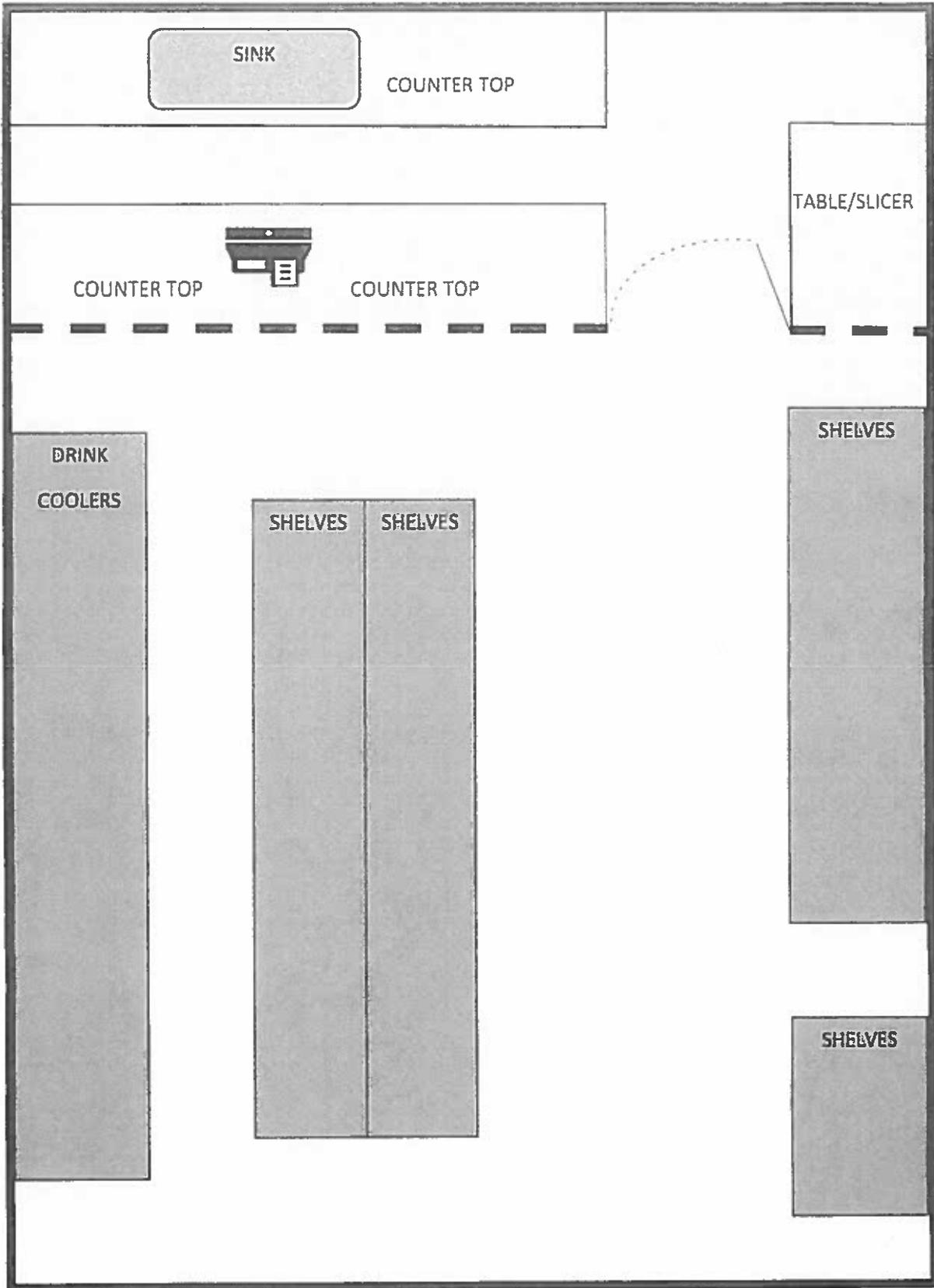
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

(14)



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-137-2020



MEETING DATE(S)

Planning & Zoning Commission: November 10, 2020

City Council: November 16, 2020

CAPTION

Public Hearing on a request by Akhila Gondi, Triangle Engineering LLC, for a Specific Use Permit (SUP) for **Auto Parts and Accessory Sales** use within a Planned Development-General Retail zoning district located S of 2980 N Highway 77 (being a portion of Property ID 189379) - Owner: CRYSTAL S SHRIDHARANI (ZDC-137-2020)

APPLICANT REQUEST

The applicant is requesting approval to allow an Auto Parts and Accessory Sales store (O'Reilly's Auto Parts) on 1.002 acres.

CASE INFORMATION

Applicant: Doak Raulston, Vaquero Ventures

Property Owner(s): Crystal Shridharani

Site Acreage: 8.39 acres

Current Zoning: Planned Development-General Retail

Requested Zoning: Planned Development-General Retail with SUP

SUBJECT PROPERTY

General Location: South of 2980 N Highway 77

Parcel ID Number(s): 189379

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	C	Exxon Gas Station
East	----	Ellis County
South	PD-GR	Currently Undeveloped
West	HI & LI1	Restaurants & Victron Park Planned Development

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 subject property is accessible via US Highway 77.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval to allow an Auto Parts and Accessory Sales store (O'Reilly's Auto Parts) on 1.002 acres.

Proposed Use:

Per the Operational Plan, O'Reilly's Auto Parts plans to operate an auto parts and accessory sales store South of 2980 N Highway 77. The store intends to sell automotive aftermarket parts, tools, supplies, equipment, and accessories. Operational hours for the store are proposed to be 7:30am-10:00pm. Trucks will only deliver to the store after operational hours. There will be 10-15 employees that help operate the store.

Table 2: Proposed Development Standards (General Retail)***Items highlighted in bold do not meet the City of Waxahachie requirements**

Standard	City of Waxahachie	O'Reilly's Auto Parts	Meets Y/N
Min. Lot Area (Sq. Ft.)	7,000	43,650	Yes
Min. Lot Width (Ft.)	60	217	Yes
Min. Lot Depth (Ft.)	100	201	Yes
Min. Front Yard (Ft.)	40	40	Yes
Min. Side Yard (Ft.)	20	20	Yes
Min. Rear Yard (Ft.)	20; 25 (adjacent to residential)	20	Yes
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40	18	Yes
Parking 1 space per 500 sq. ft.	15	37	Yes

**Additional Note: The building is proposed to be constructed of concrete masonry accent and EIFS.*

PUBLIC NOTIFICATIONS

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

PROPERTY OWNER NOTIFICATION RESPONSES

Staff has received three (3) letters of support for the proposed development.

STAFF CONCERNS

Sewer

Sewer should be installed in the utility easement and not in TxDOT ROW.

APPLICANT RESPONSE TO CONCERNS

1. The applicant understands staff concerns and intends to state their reasoning at the November 10, 2020 Planning and Zoning meeting.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. A mutually agreed upon Development Agreement will be required for the property.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Operational Plan
3. Site Plan
4. Landscape Plan
5. Elevation/Façade Plan

(16)

APPLICANT REQUIREMENTS

1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

Case ZDC-137-2020
 Responses Received Inside Required 200' Notification Area
 Support: 3 Oppose: 0

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
189377	DMJ PROPERTIES LTD	41.744	848 A S PRUETT 1000 J SHAVER; 1003 T B STOUT 41.744 ACRES	PO BOX 2599	WAXAHACHIE	TX	75168	N HIGHWAY 77 WAXAHACHIE TX 75165
189378	LRCA INVESTMENTS LLC	9.264	848 A S PRUITT 9.264 ACRES	3751 HWY 287 S	WAXAHACHIE	TX	75165	HIGHWAY 77 WAXAHACHIE TX 75165
189379	SHRIDHARANI CRYSTAL S	8.39	848 A S PRUITT 8.39 ACRES	1204 TRAVIS CIR S	IRVING	TX	75038	HIGHWAY 77 WAXAHACHIE TX 75165
189387	LRCA INVESTMENTS LLC	71.808	848 A S PRUETT 71.808 ACRES	3751 HWY 287 S	WAXAHACHIE	TX	75165	2850 N HIGHWAY 77 WAXAHACHIE TX 75165
197447	LRCA INVESTMENTS LLC	1.644	848 A S PRUITT 1.644 ACRES	3751 HWY 287 S	WAXAHACHIE	TX	75165	HIGHWAY 77 WAXAHACHIE TX 75165
236750	WHATABURGER/RANDALL BROWN	1.534	3 A DMJ BUSINESS CENTRE UNIT 1 1.534 ACRES	105 N INTERSTATE 45	ENNIS	TX	75119	2965 N HIGHWAY 77 WAXAHACHIE TX 75165
266201	LEARCO REAL ESTATE LLC LEARCO RESTAURANT MGMT.LLC	0.8772	LOT 28R BLK A DMJ BUSINESS CENTRE UNIT 1 REV .8772 AC	713 W MAIN ST. STE 1	OVILLA	TX	75154	N HIGHWAY 77 WAXAHACHIE TX 75165
272777	SAP PROPERTIES LLC	1.198	LOT 1 BLK A NORTH GROVE BUSINESS PARK PH 1 & 3 1.198 AC	7851 CLARK CT	OVILLA	TX	75154	2851 HIGHWAY 77 WAXAHACHIE TX 75165
272778	MOMO PROPERTIES LLC	1.148	LOT 2 BLK A NORTH GROVE BUSINESS PARK PH 1 & 3 1.148 AC	207 KIMBERLY DR	CLEBURNE	TX	76031	2831 HIGHWAY 77 WAXAHACHIE TX 75165
272779	SAP PROPERTIES LLC	2.337	LOT 1 BLK B NORTH GROVE BUSINESS PARK PH 1 & 3 2.337 AC	7851 CLARK CT	OVILLA	TX	75154	2801 HIGHWAY 77 WAXAHACHIE TX 75165
273975	ROUX PROPERTIES LLC	1.246	LOT 2 BLK B NORTH GROVE BUSINESS PARK PH 2 & 4 1.246 AC	1328 WHWY 287 BYP STE 100	WAXAHACHIE	TX	75165	2760/2761 VENTURE WAY WAXAHACHIE TX 75165

(16)

RECEIVED OCT 27 2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-137-2020

LRCA INVESTMENTS LLC
3751 HWY 287 S
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 10, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 16, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

- 1. Request by Akhila Gondi, Triangle Engineering LLC, for a Specific Use Permit (SUP) for Auto Parts and Accessory Sales use within a Planned Development-General Retail zoning district located S of 2980 N Highway 77 (being a portion of Property ID 189379) - Owner: CRYSTAL S SHRIDHARANI (ZDC-137-2020)

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

Case Number: ZDC-137-2020

City Reference: 189378

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 4, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Chris Acker
Signature

10/27/2020
Date

Chris Acker
Printed Name and Title

5160 Honeysuckle Rd
Address
Midlothian, TX 76065

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

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

RECEIVED OCT 27 2020



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-137-2020



LRCA INVESTMENTS LLC
3751 HWY 287 S
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 10, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 16, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Akhila Gondi, Triangle Engineering LLC, for a Specific Use Permit (SUP) for Auto Parts and Accessory Sales use within a Planned Development-General Retail zoning district located S of 2980 N Highway 77 (being a portion of Property ID 189379) - Owner: CRYSTAL S SHRIDHARANI (ZDC-137-2020)

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

Case Number: ZDC-137-2020

City Reference: 189387

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 4, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Chris Acken
Signature

10/27/2020
Date

Chris Acken
Printed Name and Title

5100 Honeycreek Rd
Address
Wichita TX 76065

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

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

(16)



RECEIVED OCT 27 2020

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-137-2020

LRCA INVESTMENTS LLC
3751 HWY 287 S
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 10, 2020 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 16, 2020 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Akhila Gondi, Triangle Engineering LLC, for a Specific Use Permit (SUP) for Auto Parts and Accessory Sales use within a Planned Development-General Retail zoning district located S of 2980 N Highway 77 (being a portion of Property ID 189379) - Owner: CRYSTAL S SHRIDHARANI (ZDC-137-2020)

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

Case Number: ZDC-137-2020

City Reference: 197447

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Wednesday, November 4, 2020* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Chris Helmer
Signature

10/22/2020
Date

Chris Helmer
Printed Name and Title

5100 Haveryswallow Rd
Address
Mislothian TX 76065

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

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

(16)



O'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering the best combination of price and quality provided with the highest possible service level.

The Company

- Family Owned

Stores/Distribution

- 5,512 stores in 47 states and 21 stores in Mexico
- 27 distribution centers and more than 18,455 delivery vehicles

Customers

- O'Reilly benefits not only the do-it-yourself customer, but also the professional customer.

10-15 Employees per Store

Customer base:

- Retail customers
- Professional Installers
- Jobbers

Hours of Operation: 7:30 AM- 10:00 PM

Trucks Only Deliver After Hours



1 FRONT ELEVATION



2 RIGHT SIDE ELEVATION



3 BACK ELEVATION



4 LEFT SIDE ELEVATION

Exterior Finish Schedule

	EIFS (Exterior Insulation and Finish System) Sherman Williams "Paint-We-Red" SW66871
	EIFS (Exterior Insulation and Finish System) Sherman Williams "Soft-Tan" SW6141
	Standing Seam Metal Roof System Calspan
	Concrete Masonry Unit (Accord) "Soft-Tan" SW6141
	Concrete Masonry Unit (Latic) "Latic" SW6108
	Excess Doors, Overhead Door, and Frames Sherman Williams "Latic" SW6108
	Sheet Metal Cap Flashing, Trim, Gutters, and Downspouts Sherman Williams "Soft-Tan" SW6141
	Bulkheads Sherman Williams "Just-Clay" SW6448
	Aluminum and Glass Entrance System (8'x10', Kanover "Dark-Tan" or 10'x12' Wall Sherman Williams "Interstate Green" SW6448 16" Address Number - White)

(16)



WAXAHACHIE, TX (WAT)
O'REILLY BTS

ELEVATION RENDERINGS - NOT TO SCALE



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-147-2020



MEETING DATE(S)

Planning & Zoning Commission: November 10, 2020

City Council: November 16, 2020

CAPTION

Public Hearing on a request by Keri Illauer for a Specific Use Permit (SUP) for **Accessory Building +700 SF** use within a Single Family Residential-2 zoning district located at 103 Poplar Street (Property ID 176750) - Owner: KERI GODDARD (ZDC-147-2020)

APPLICANT REQUEST

The applicant is requesting to construct a +700 sq. ft. (1,106 sq. ft.) accessory structure in the rear of a single family zoned property.

CASE INFORMATION

Applicant: Keri Illauer-Goddard

Property Owner(s): Keri Illauer-Goddard

Site Acreage: 0.216 acres

Current Zoning: Single Family-2

Requested Zoning: Single Family-2 with SUP

SUBJECT PROPERTY

General Location: 103 Poplar St.

Parcel ID Number(s): 176750

Existing Use: Single Family Residence

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	MH	KW Ornamental
East	SF2	Single Family Residences
South	SF2	Single Family Residences
West	SF2	Single Family Residences

Future Land Use Plan: Low Density Residential

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via Poplar St.

Site Image:



PLANNING ANALYSIS

Purpose of Request:

The applicant intends to construct an accessory structure in the rear of a single family zoned property at 103 Poplar. Per the City of Waxahachie Zoning Ordinance, an accessory structure that exceeds 700 square feet requires a SUP to be approved by City Council.

Proposed Use:

The applicant is requesting approval to construct a one story, 41 ft. x 27 ft. (1,106 sq. ft.) accessory structure. The applicant is proposing to construct the structure out of brick and siding to be consistent with the primary structure. The applicant intends to use the accessory structure as a pool house and accessory dwelling unit.

Note: The applicant is also requesting to construct the proposed accessory structure with a 14:12 roof pitch. Per the City of Waxahachie Zoning Ordinance, the minimum roof pitch for single family structures is 7:12. Though the City does not have a maximum roof pitch allowance, staff suggests that the applicant lower the roof pitch to be consistent with the surrounding properties, or a minimum of 7:12.

Though there are other accessory structures within the surrounding area, staff did not notice any structures of the proposed size (1,106 sq. ft.). At the time of this report (11/3/2020), staff has yet to receive any opposition from surrounding property owners.

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, the Building Inspections department will ensure construction complies with all regulations.

PUBLIC NOTIFICATIONS

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

PROPERTY OWNER NOTIFICATION RESPONSES

Staff received one (1) letter of support for the proposed development.

SPECIAL EXCEPTION/VARIANCE REQUEST

Setback

Due to the proposed pool house being an accessory dwelling, the applicant is not meeting the required setbacks. The applicant is requesting variances for the following setbacks:

Rear Yard:

The rear yard setback for an accessory dwelling unit is 25ft.
The applicant is proposing a 3ft. rear yard setback.

Side Yard:

The side yard setback for an accessory dwelling unit is 15ft.
The applicant is proposing a 5ft. 4in. side yard setback.

STAFF CONCERNS

Roof Pitch

Staff believes that the proposed roof pitch, 14:12, will negatively affect the adjacent properties within the surrounding area. Staff suggests that the applicant lower the roof pitch to be consistent with the surrounding properties, or a minimum of 7:12.

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 approved, staff suggests that improvements are made to the primary structure prior to beginning construction for the accessory structure.
 2. Staff suggests that the applicant lower the proposed roof pitch to be in character with the surrounding area.
 3. The accessory dwelling cannot be used to rent to outside tenants.

ATTACHED EXHIBITS

1. Site Layout 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:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

Case ZDC-147-2020
 Responses Received Inside Required 200' Notification Area
 Support: 1 Oppose: 0

PropertyID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
173745	GOLDFEDER INVESTMENTS GROUP LLC	4.526	LOTS 1 & 2 BLK 16 & LOT 9 BLK 17 WEST END GRAND AVE MH VLG 4.526 ACRES	8307 PRESTON CREST LN	DALLAS	TX	75230	312 N GRAND AVE WAXAHACHIE TX 75165
176689	YATES DEBORAH & PATRICIA YATES	0.436	LOT 8 BLK 12 WEST END-REV 0.436 AC	212 N GRAND AVE	WAXAHACHIE	TX	75165	212 N GRAND AVE WAXAHACHIE TX 75165
176690	REISERER KIP F	0.325	9A 12 WEST END REV 0.325 ACRES	120 PEBBLE BEACH DR	TROPHY CLUB	TX	76282	106 POPLAR ST WAXAHACHIE TX 75165
176691	JUDD HENRY L & BARBARA J	0.109	9B 12 WEST END REV 0.109 ACRES	PO BOX 183	WAXAHACHIE	TX	75168	108 POPLAR ST WAXAHACHIE TX 75165
176692	PARR CHRISTINA	0.109	LOT 9C BLK 12 WEST END-REV .109 AC	17221 STEGER LN	MANOR	TX	78853	211 N CENTRAL AVE WAXAHACHIE TX 75165
176693	LINDEN CORRINGTON	0.164	LOT 10C BLK 12 WEST END-REV 0.164 AC	209 N CENTRAL AVE	WAXAHACHIE	TX	75165	209 N CENTRAL AVE WAXAHACHIE TX 75165
176696	PICKARD SARAH D & BENJAMIN G	0.523	LOT 6A & 7 BLK 12 WEST END-REV .523 AC	208 N GRAND AVE	WAXAHACHIE	TX	75165	208 N GRAND AVE WAXAHACHIE TX 75165
176699	HAYES RUBY JUNE & HAYES DON H	0.519	LOT 6 BLK 11 WEST END-REV 0.519 AC	212 N CENTRAL AVE	WAXAHACHIE	TX	75165	212 N CENTRAL AVE WAXAHACHIE TX 75165
176709	ATKINS WL JR	0.436	LOT 7 BLK 11 WEST END-REV .436 AC	210 N CENTRAL AVE	WAXAHACHIE	TX	75165	210 N CENTRAL AVE WAXAHACHIE TX 75165
176750	GODDARD KERI	0.216	LOT 4B & 5B BLK 15 WEST END-REV .216 AC	103 POPLAR ST	WAXAHACHIE	TX	75165	103 POPLAR ST WAXAHACHIE TX 75165
176751	OSBORN RUSSELL & FELICIA	0.123	LOT 4C & 5C BLK 15 WEST END-REV .123 AC	105 POPLAR ST	WAXAHACHIE	TX	75165	105 POPLAR ST WAXAHACHIE TX 75165
176755	LAMORGESE LINDA	0.215	1B.2A 15 WEST END 0.215 ACRES	901 ELLIS ST	WAXAHACHIE	TX	75165	304 N GRAND AVE WAXAHACHIE TX 75165
176757	HALL MARGARET A	0.485	LOT 2B & 1C-2C BLK 15 WEST END-REV .485 AC	202 INDIGO WAY	WAXAHACHIE	TX	75165	302 N GRAND AVE WAXAHACHIE TX 75165
176758	BELL ANITA H	0.267	LOT 3A BLK 15 WEST END-REV .267 AC	300 N GRAND AVE	WAXAHACHIE	TX	75165	300 N GRAND AVE WAXAHACHIE TX 75165
176759	CORTINA ROMEO	0.1492	3B&PT ALLEY 15 WEST END .1492 ACRES	116 LAKE PARK AVE	WAXAHACHIE	TX	75165	101 POPLAR ST WAXAHACHIE TX 75165
176764	GETZENDANER & READ	0.31	1A 15 WEST END 0.31 ACRES	4445 SKINNER RD	MIDLOTHIAN	TX	78085	306 N GRAND AVE WAXAHACHIE TX 75165
267684	GODDARD KEVIN A & VICKI	0.3601	LOT 4A-5A BLK PT 15 WEST END-REV .3601 AC	P O BOX 873	WAXAHACHIE	TX	75168	101 1/2 POPLAR ST WAXAHACHIE TX 75165

(18)

Case Number: ZDC-147-2020

City Reference: 176690

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, November 4, 2020** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

SUPPORT OPPOSE

RECEIVED NOV - 8 2020

Comments:

CASE # ZDC-147-2020



Signature

10-25-20

Date

KIP REISER - OWNER

Printed Name and Title

120 PEBBLE BEACH DR - TWIN CUB TX

Address

76262

(18)

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

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

Illauer Residence Pool House + Residence Addition

103 Poplar Street, Waxahachie Texas 75165



owner

Mr. & Mrs Illauer
103 Poplar Street, TX 75165
Contact : Kevin Illauer
Contact # : 512.773.9876

sheet list

A0.00	COVER PAGE
A1.01	SITE PLAN
A1.02	3D Image
A1.03	3D image
A2.01	FLOOR PLAN - ADDITION + POOL HOUSE
A3.01	MAIN HOUSE EXT. ELEVATIONS
A3.02	POOL HOUSE EXTERIOR ELEVATIONS
A4.01	ROOF PLANS
A5.01	WALL SECTIONS & DETAILS
A6.01	LIGHTING PLANS
S1.00	FOUNDATION PLANS
S2.00	FOUNDATION DETAILS

architect

MVG architecture
619 N Grand Ave, Waxahachie TX 75165
Contact : Moises V Gonzalez, AIA
Contact # : 469.658.9097
moises@mvgarch.com



10.12.2020

A0.00



COVER PAGE

10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097

(18)

city of watahachie ordinance
 Sec. 3.05 - Single-Family Residential-2 (SF2)

Height Regulations
 2 stories for the main building. 1 story for accessory buildings without garages

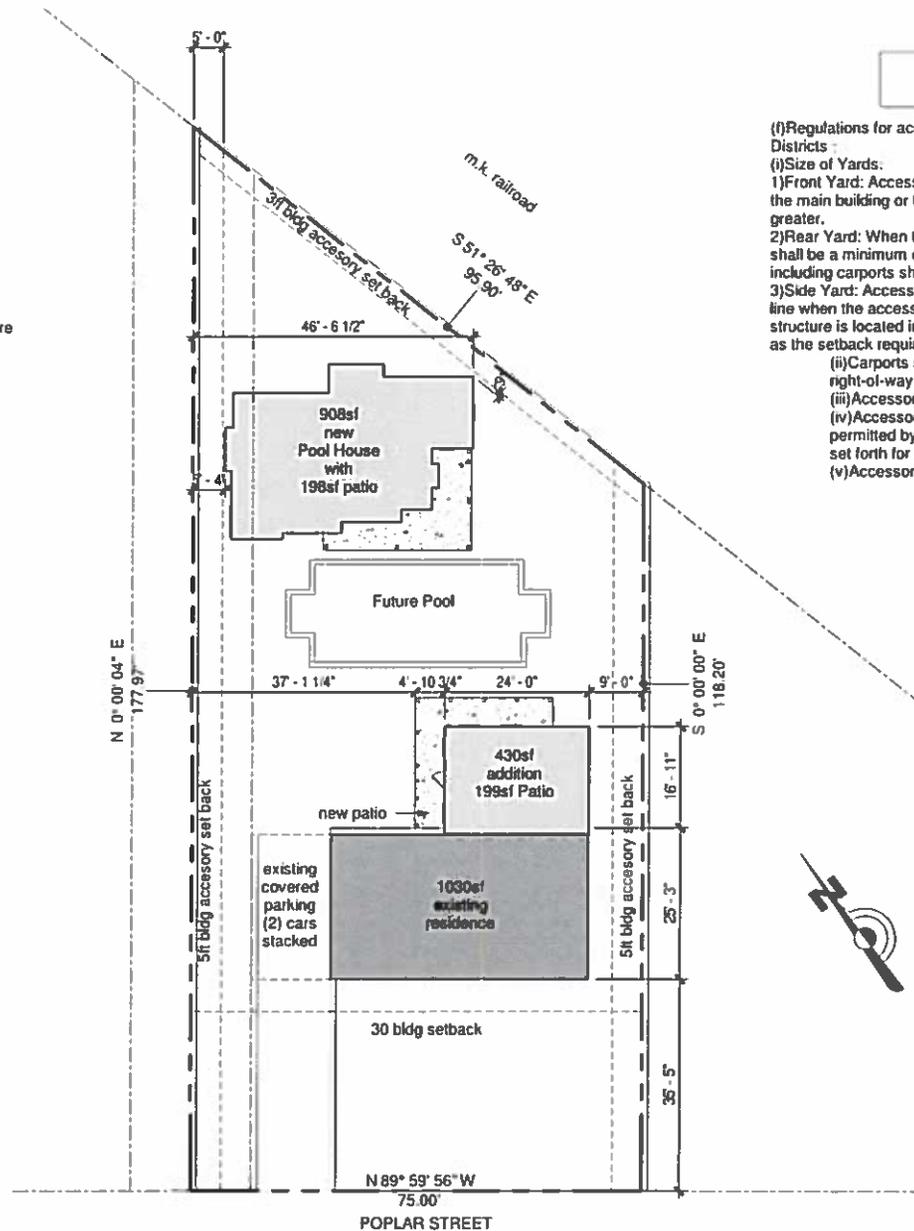
Area Regulations
 Minimum Lot Area 12,500 SF
 Minimum Lot Width 90'
 Minimum Lot Depth 120'
 Minimum Front Yard 30'
 Minimum Side Yard 15'; 20' on corner lots adjacent to a street
 Minimum Rear Yard 25'
 Maximum Lot Coverage 50% by main and accessory buildings
 Parking Regulations Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure

Minimum DUA 1,600 SF

LOT COVERAGE:
 EXIST. + ADDITON + NEW POOL HOUSE = 2,368SF
 TOTAL LAND AREA = 11,106SF
 LOT COVERAGE = 21.3%

city of watahachie ordinance
 Sec. 5.07 - Accessory Structures and Accessory Uses

(f) Regulations for accessory structures in FD, RR, SF1, SF2, SF3, 2F, and MH Zoning Districts
 (i) Size of Yards:
 1) Front Yard: Accessory structures shall not be located closer to the front property line than the main building or the front yard setback requirement for that zoning district, whichever is greater.
 2) Rear Yard: When the accessory structure is a garage with rear access, the rear setback shall be a minimum of twenty (20) feet from the property line. All other accessory structures including carports shall not be located closer than three (3) feet to the rear property line.
 3) Side Yard: Accessory structures shall not be closer than five (5) feet to the side property line when the accessory structure is located behind the main building. When the accessory structure is located in the side yard, the setback for the accessory structure will be the same as the setback requirement for the main building.
 (ii) Carports shall be measured from the posts supporting the roof nearest to the right-of-way or alley. See Article IX.
 (iii) Accessory structures are not permitted without a main building.
 (iv) Accessory structures seven hundred (700) square feet or greater may only be permitted by Specific Use Permit and shall meet all of the Development Standards set forth for the main structure.
 (v) Accessory structures shall not exceed one story in height.



SITE PLAN

10.12.2020

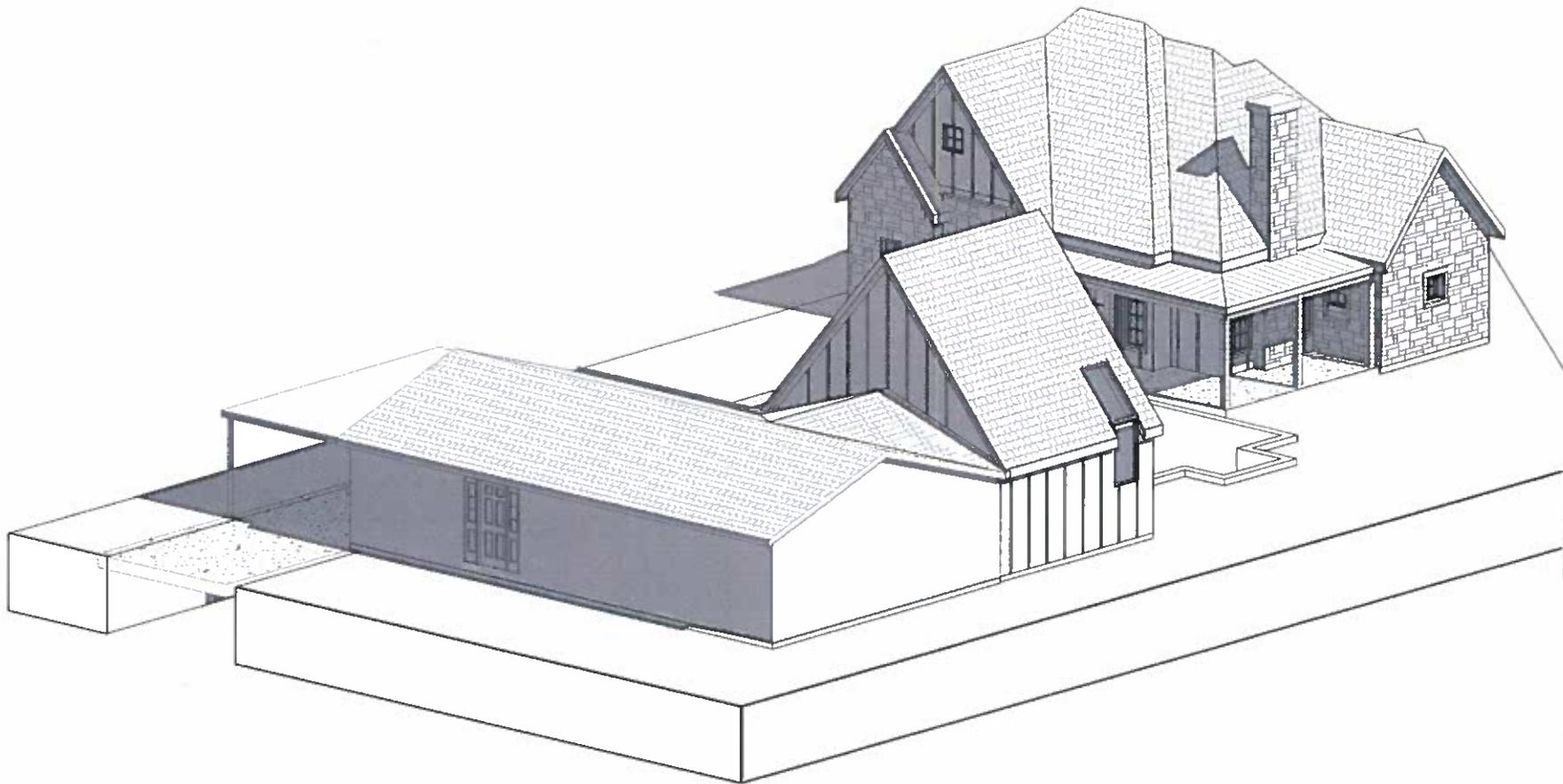


10.12.2020



619 N. Grand Ave. Waxahachie, TX 75165
 1.469.658.9097

(18)



(18)



10.12.2020

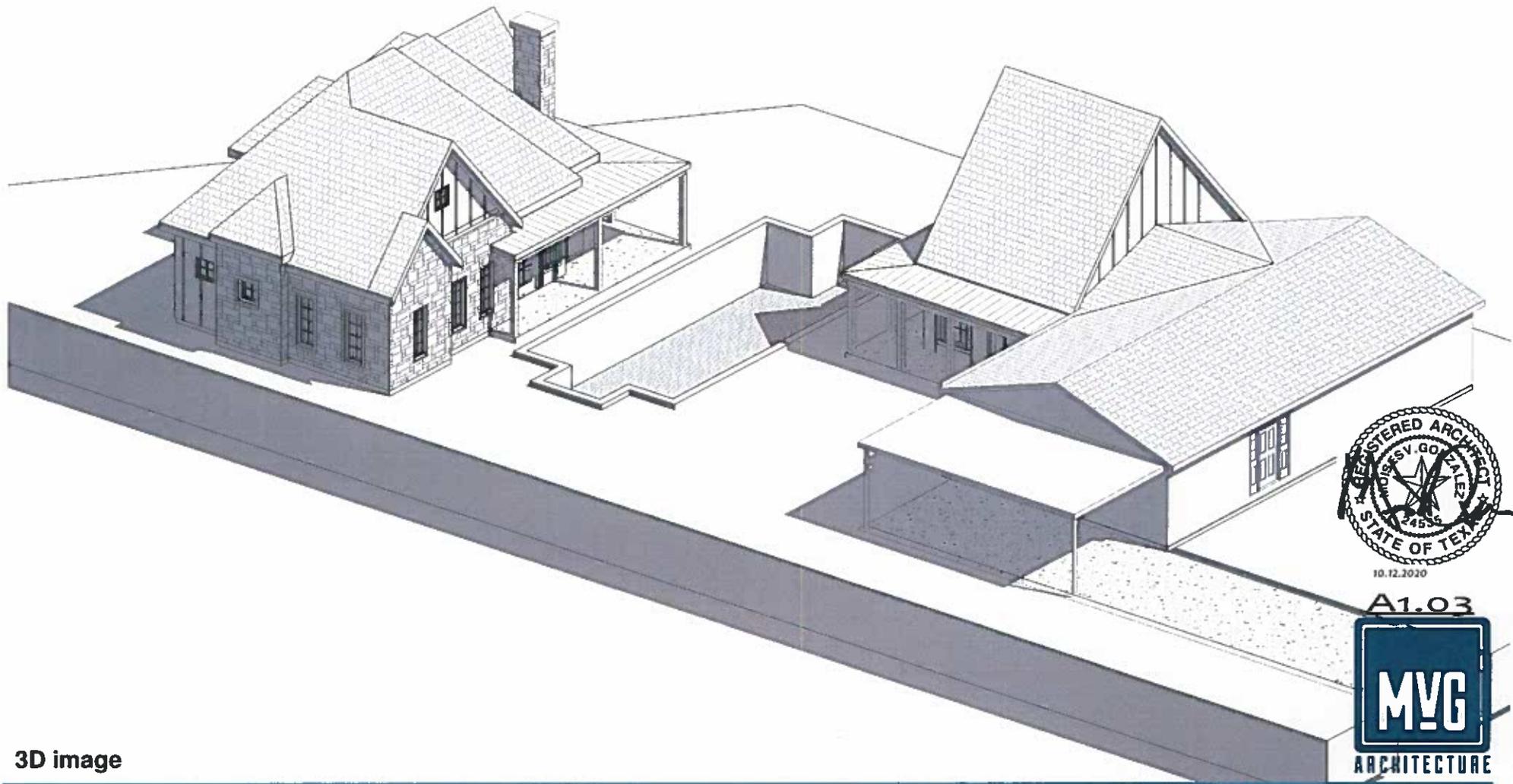
A1.02



3D Image

10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097



(18)



10.12.2020

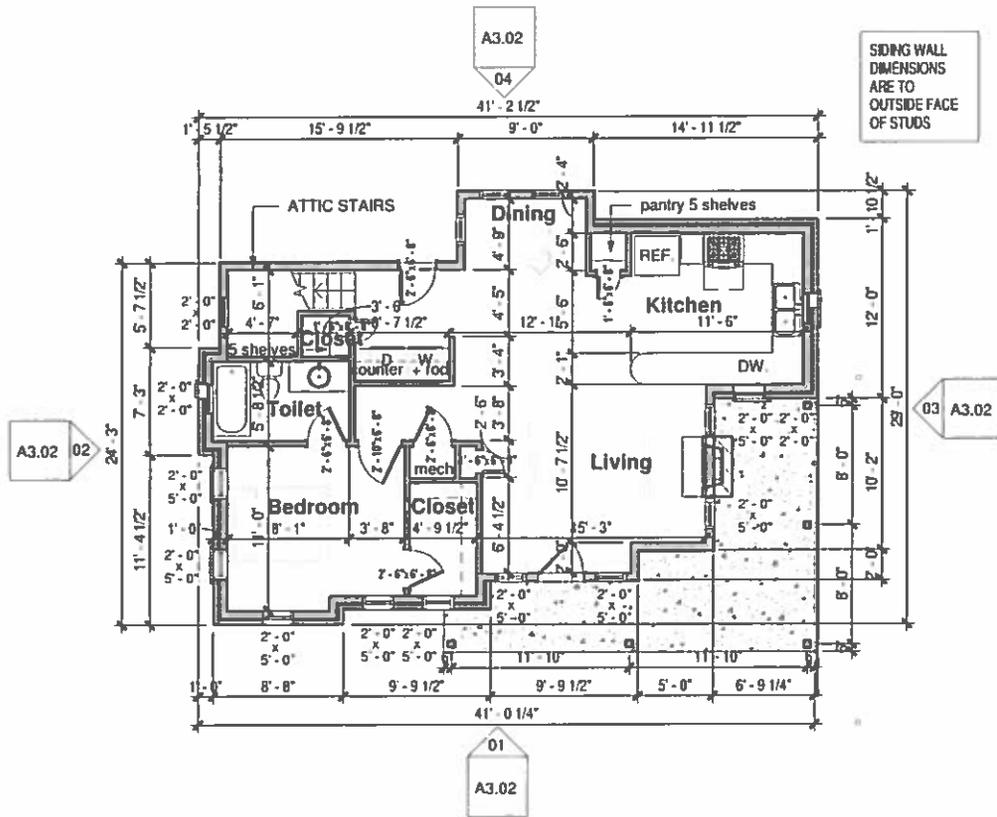
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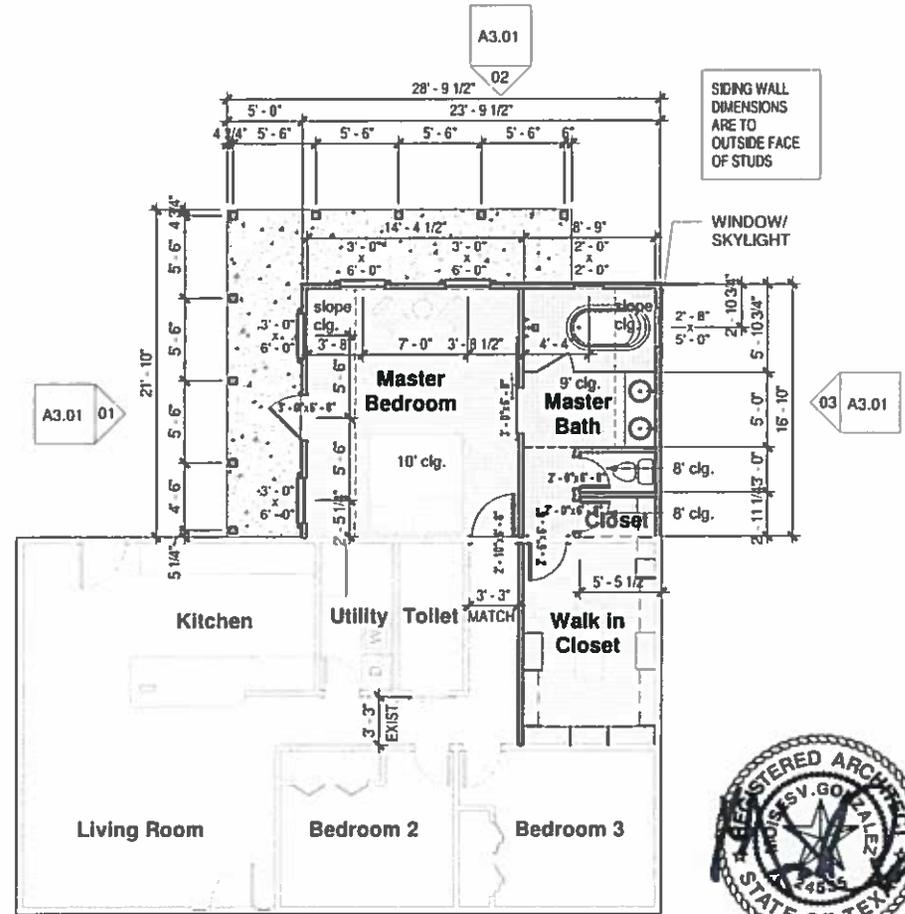
3D image

10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097



01 1ST FLOOR PLAN - Pool House
1/8" = 1'-0"



02 1ST FLOOR PLAN - Addition
1/8" = 1'-0"



10.12.2020

A2.01

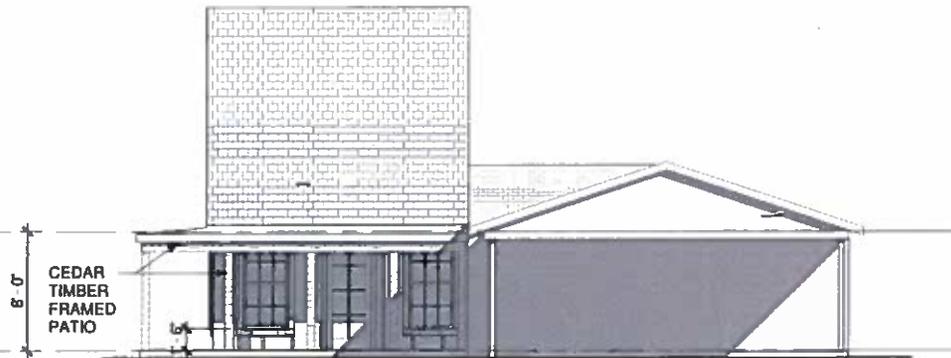


FLOOR PLAN - ADDITION + POOL HOUSE

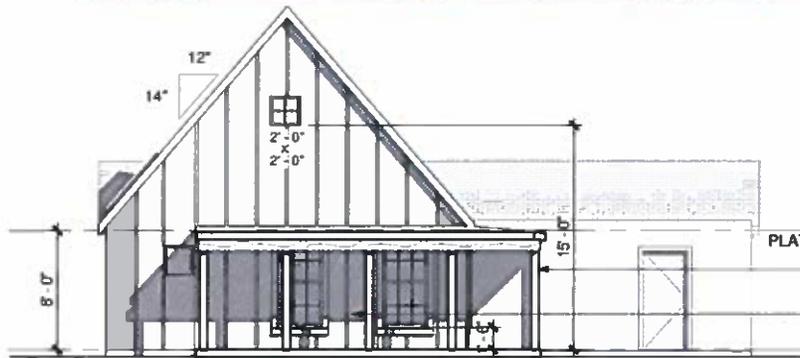
10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
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(18)



01 EAST ELEVATION
1/8" = 1'-0"

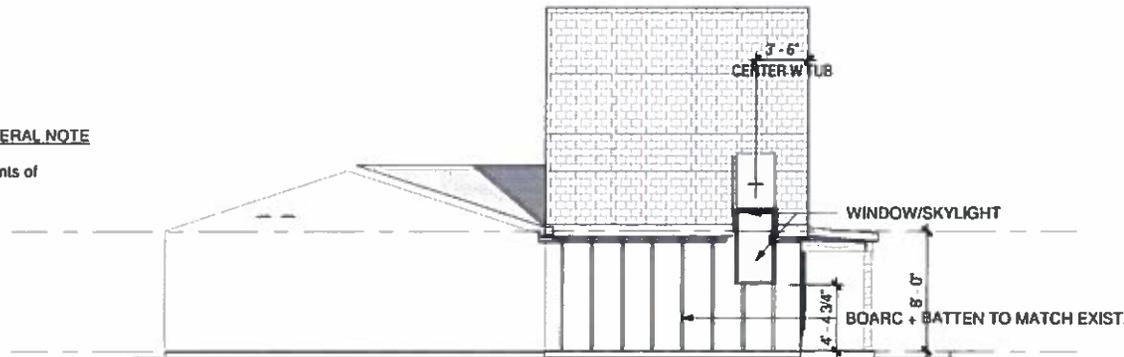


02 REAR ELEVATION
1/8" = 1'-0"

PLATE TO MATCH EXIST.
CEDAR TIMBER
FRAMED PATIO
BOARD + BATTEN TO
MATCH EXIST.

IECC FENESTRATION REQUIREMENTS - GENERAL NOTE

All windows shall meet the minimum requirements of the RESCHECK report submitted with these documents



03 WEST ELEVATION
1/8" = 1'-0"



A3.01



MAIN HOUSE EXT. ELEVATIONS

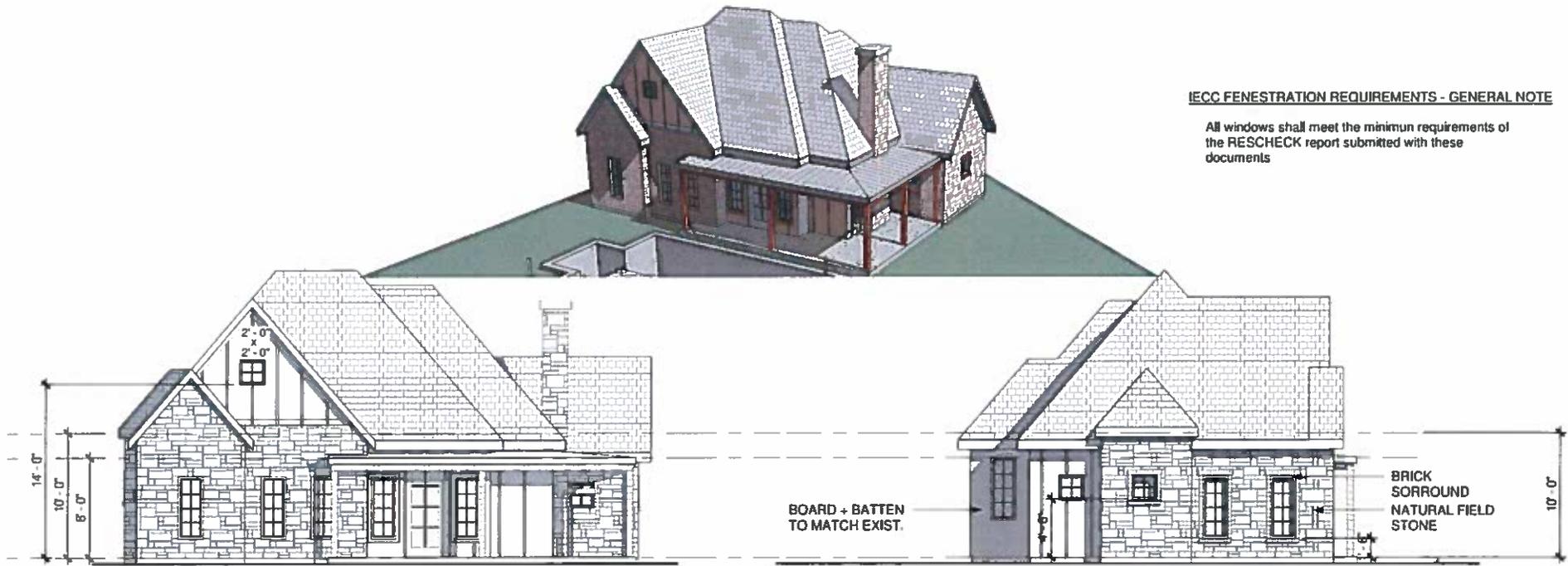
10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
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(81)

IECC FENESTRATION REQUIREMENTS - GENERAL NOTE

All windows shall meet the minimum requirements of the RESCHECK report submitted with these documents

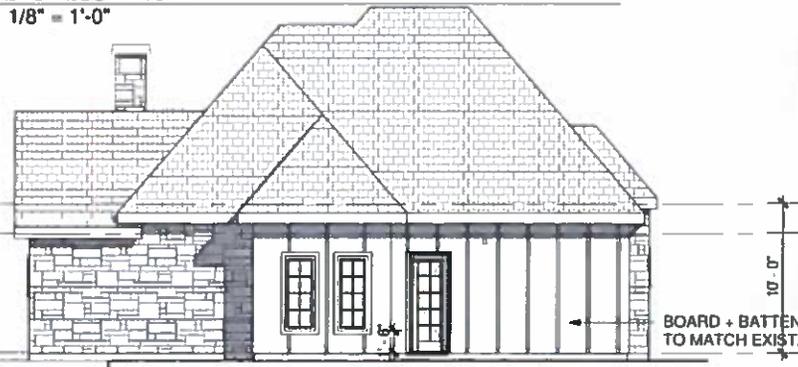


01 MAIN ELEVATION
1/8" = 1'-0"

02 EAST ELEVATION1
1/8" = 1'-0"



03 WEST ELEVATION1
1/8" = 1'-0"



04 REAR ELEVATION1
1/8" = 1'-0"

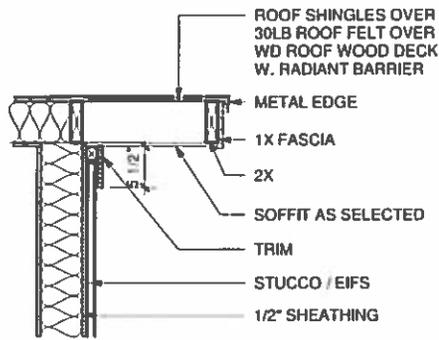


POOL HOUSE EXTERIOR ELEVATIONS

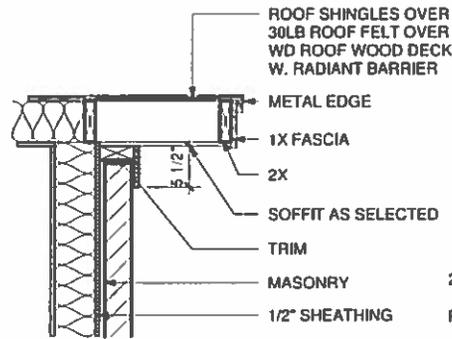
10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097

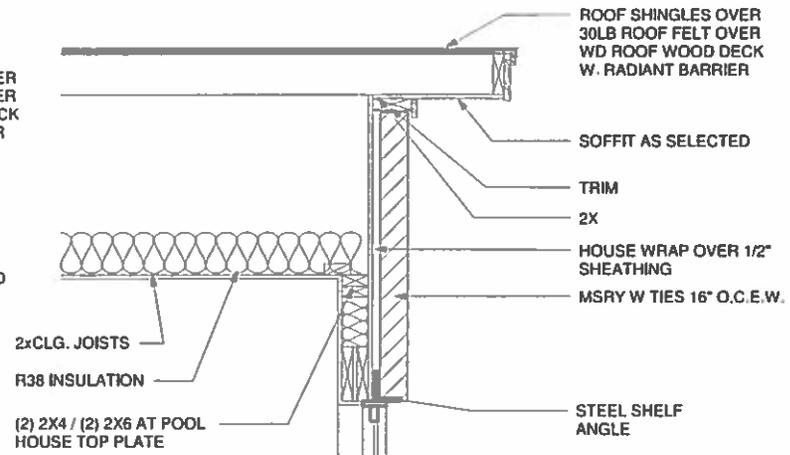
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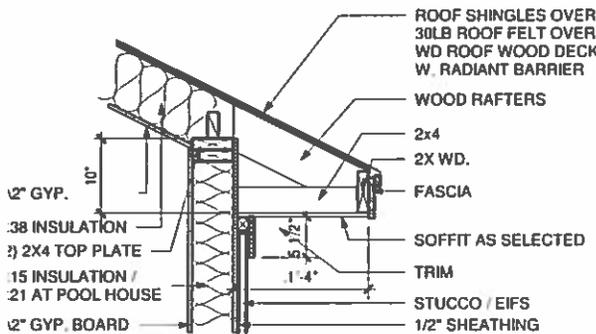
5 TYPICAL RAKE @ SIDING
3/4" = 1'-0"



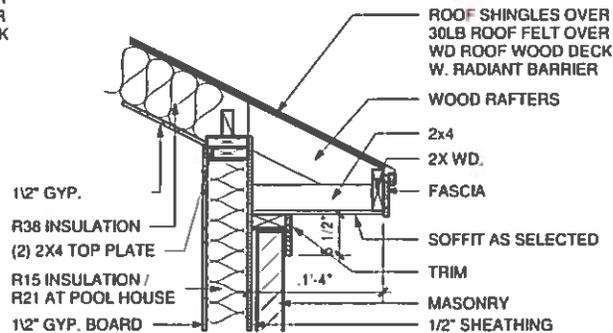
4 TYPICAL RAKE @ BRICK
3/4" = 1'-0"



1 WALL SECTION @ WINDOW (BRICK)
3/4" = 1'-0"



3 TYPICAL FACIA @ SIDING
3/4" = 1'-0"



2 TYPICAL FACIA @ BRICK
3/4" = 1'-0"



10.12.2020

A5.01

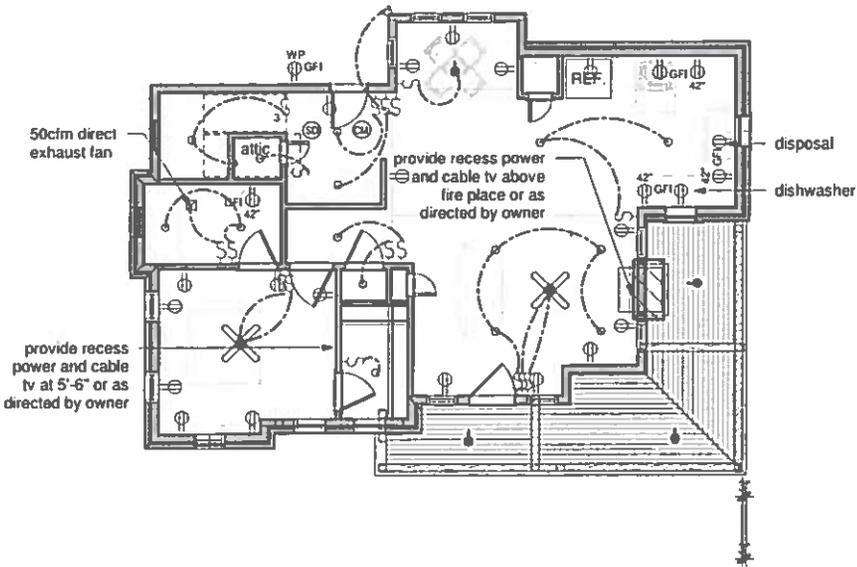


WALL SECTIONS & DETAILS

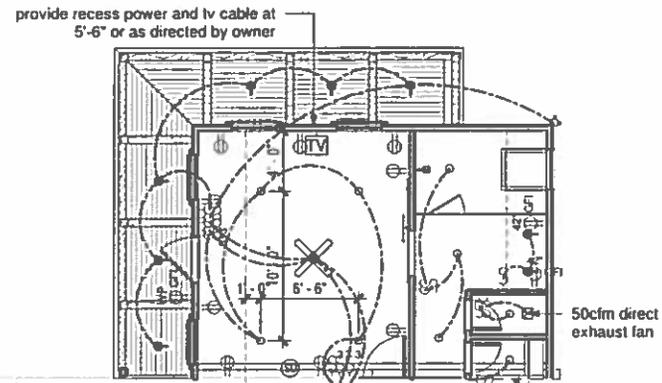
10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097

(18)



2 1ST RCP PLAN - Pool House
1/8" = 1'-0"



1 1ST RCP PLAN - Addition
1/8" = 1'-0"

- CEILING FAN WITH BUILT IN LIGHT
- 220V ELECTRICAL OUTLET
- STANDARD ELECTRICAL OUTLET
- COMBINATION LIGHT/FAN FIXTURE
- GFI ELECTRICAL OUTLET
- CABLE OUTLET
- THERMOSTAT

- CARBON MONOXIDE DETECTOR
- SMOKE
- WEATHER + GFI PROOF ELEC OUTLET
- FLOOD LIGHT
- STANDARD LIGHT FIXTURE
- 3-WAY POWER SWITCH
- STANDARD POWER
- SUSPENDED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE

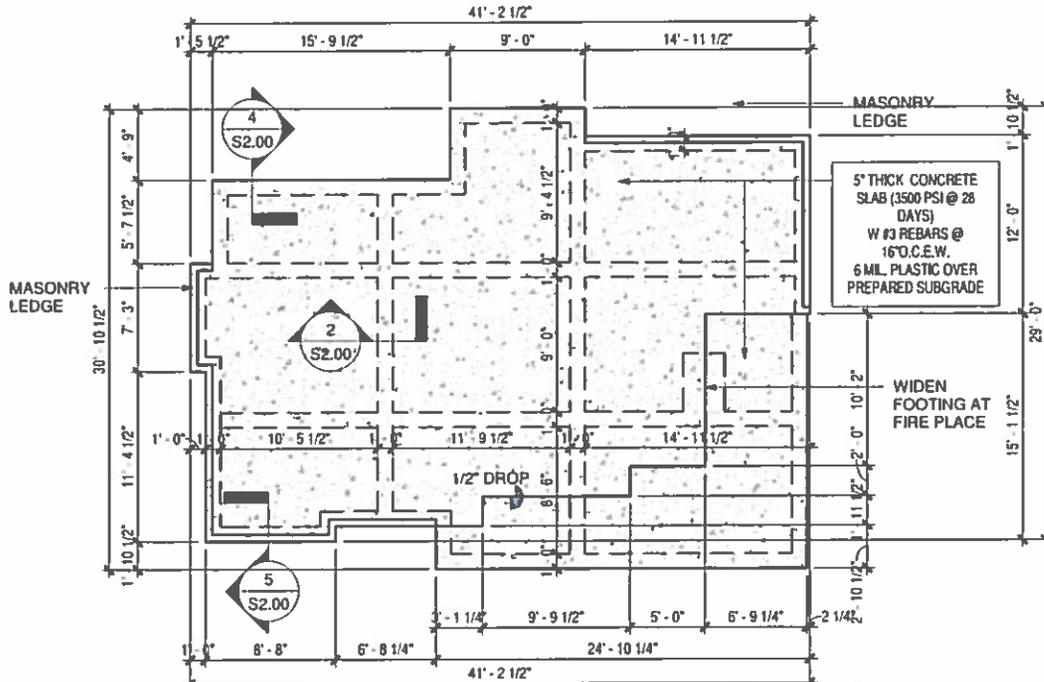


619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097

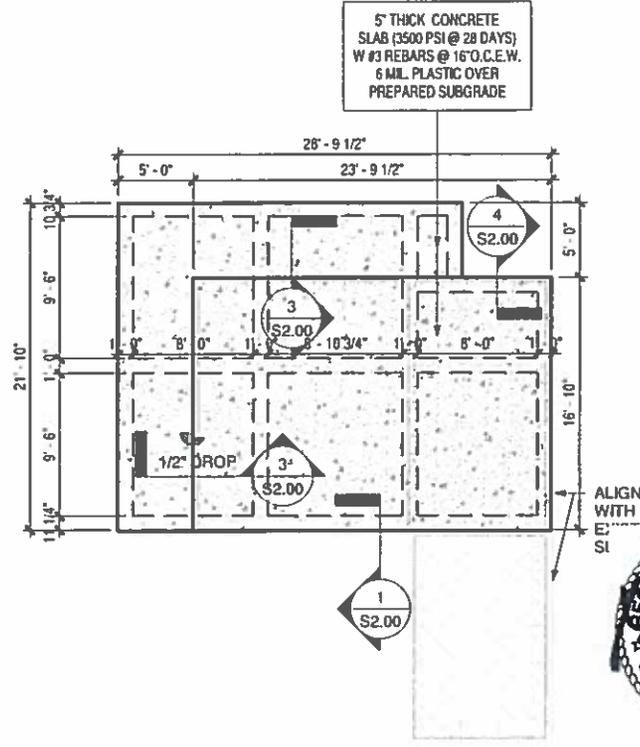
LIGHTING PLANS

10.12.2020

(18)



2 FOUNDATION PLAN - Pool House
1/8" = 1'-0"



1 FOUNDATION PLAN - Addition
1/8" = 1'-0"

5" THICK CONCRETE SLAB (3500 PSI @ 28 DAYS) W #3 REBARS @ 16" O.C.E.W. 6 MIL. PLASTIC OVER PREPARED SUBGRADE

5" THICK CONCRETE SLAB (3500 PSI @ 28 DAYS) W #3 REBARS @ 16" O.C.E.W. 6 MIL. PLASTIC OVER PREPARED SUBGRADE

WIDEN FOOTING AT FIRE PLACE

ALIGN WITH E" SI



10.12.2020

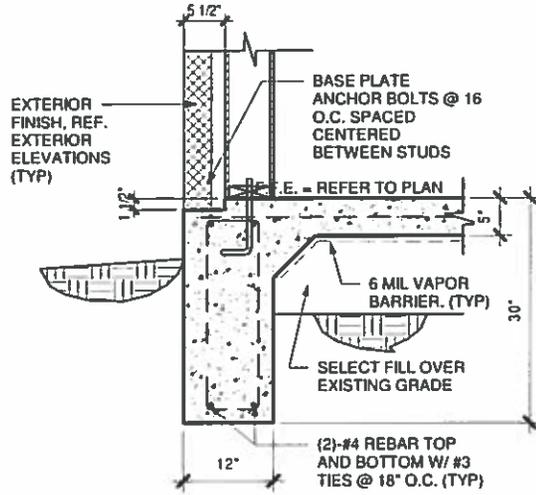
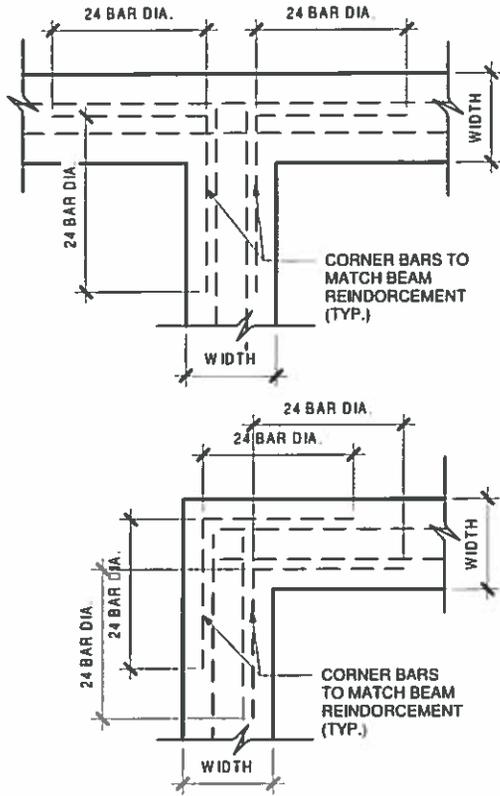


FOUNDATION PLANS

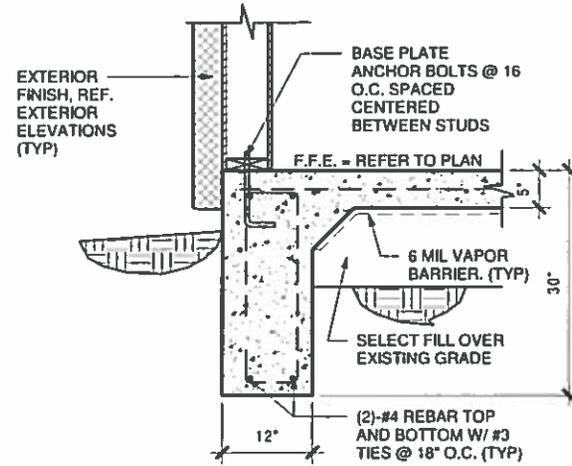
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619 N. Grand Ave. Waxahachie, TX 75165
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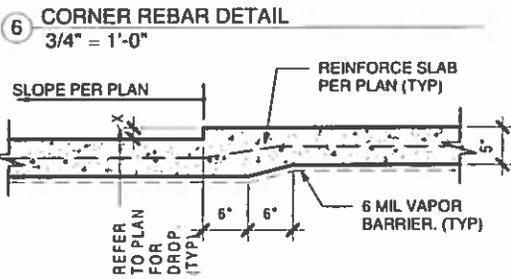
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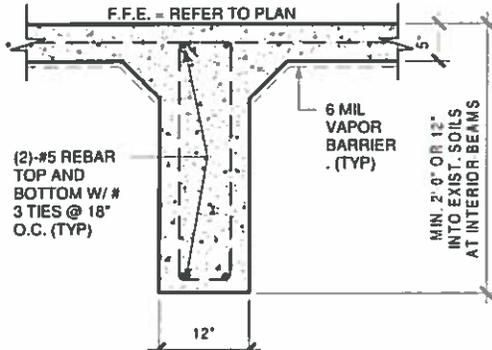
5 SECTION @ EXT. BEAM W/MASONRY
3/4" = 1'-0"



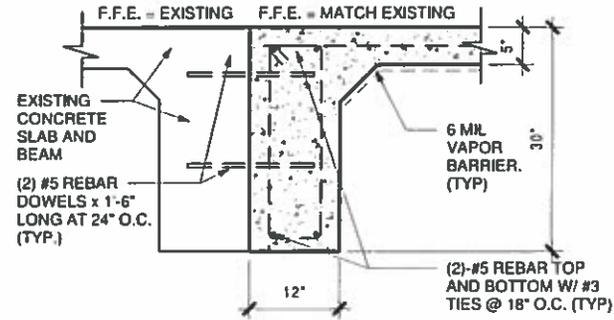
4 SECTION @ EXT. BEAM
3/4" = 1'-0"



6 CORNER REBAR DETAIL
3/4" = 1'-0"



2 SECTION @ INTERIOR BEAM
3/4" = 1'-0"



1 SECTION @ EXT. EXIST & NEW
3/4" = 1'-0"



FOUNDATION DETAILS

10.12.2020

619 N. Grand Ave. Waxahachie, TX 75165
1.469.658.9097

(18)

Planning & Zoning Department
Zoning Staff Report



Case: ZDC-130-2020

MEETING DATE(S)

Planning & Zoning Commission: November 10, 2020 (continued from October 27, 2020)

City Council: November 16, 2020

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held October 27, 2020, the Commission voted 5-0 to continue case number ZDC-130-2020 to the November 10, 2020 Planning and Zoning meeting.

CAPTION

Public Hearing on a request by Paula Justice, Secure More Storage, for a Zoning Change from a Light Industrial-2 and Single-Family Residential-2 zoning district to Planned Development-Light Industrial-2, located at 602 Cantrell Street (Property ID 189795) - Owner: SECURE MORE STORAGE CORP (ZDC-130-2020)

APPLICANT REQUEST

The applicant is requesting for Planned Development approval to provide 15 Recreational Vehicle (RV) parking spots.

CASE INFORMATION

Applicant: Paula Justice
Property Owner(s): Secure More Storage Corp
Site Acreage: 16.2488 acres
Current Zoning: Light Industrial-2 and Single Family-2
Requested Zoning: Planned Development-Light Industrial-2

SUBJECT PROPERTY

General Location: 602 Cantrell St.
Parcel ID Number(s): 189795
Existing Use: RV Park and Secure More Storage
Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	L12	Currently Undeveloped
East	L12	Industrial Warehouse
South	SF3	Single Family Residences
West	SF2 & PD-MF1	Undeveloped Land/Daymark Living

Future Land Use Plan: Low Density Residential

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

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

Site Image:



(20)



PLANNING ANALYSIS

Staff received an Open Records Request regarding the land uses authorized by zoning for the property in question. Staff reviewed existing records of the property including zoning and permitting history on the site. It was determined that building permits were issued in 2000 for Self-Storage, RV Park, Cabin and Recreational area including pool and common area for this site.

There is no record of a zoning change request for RV Park or Cabin rental at this location. Neither use was a permitted use in the LI-2 zoning at the time of building permit issuance. Staff has requested documentation be provided that indicates permissions or verification of a zoning change, which has not been provided by the applicant. After further review, it has been determined by staff that the allowance of the RV Park and rental Cabins would be considered a permit that was issued in error of the zoning at the time of issuance. Additionally, the Certificate of Occupancy for the RV Park and Cabins are not signed by the Building Official. There are currently 38 RV parking spaces located on site.

In addition to concerns of the use being in zoning compliance, concerns remain of the RV Park being in the floodplain. While it is uncertain of the floodplain location at the time of issuance, through documents found by staff, there have been long term concerns with the RV Park being located in the floodplain. Additionally, there have been multiple rescues performed by City of Waxahachie Fire and Police staff at this location. From the floodplain, as depicted by the current FEMA information, 6 of the 38 RV parking spaces are located outside of the floodplain, 9 spaces are located within the floodplain, and the remaining 23 spaces are located within the floodway.

Floodplain information could change over time and would require a survey of the property. The survey would include elevations of the site would be required to ensure the exact location of the floodplain and the relation of the RV parking to the floodplain. To include RV parking spaces in the floodplain, it is a requirement of the City's Floodplain Ordinance to locate the parking spaces on an elevated foundation surface located one foot above the base floodplain elevation. This surface must allow for the passage of water under the surface and requires that the RV be anchored to the foundation to resist flotation.

The cabins on the site were constructed in addition to the RV Park to be offered as a resort style amenity to the development which would allow those without a RV to enjoy the site. The cabins were intended to be short term, day to day, leasing, with no long term occupancy. There are existing records which concern the payment of hotel/motel taxes, in addition to applicant confirmation, which aid in the determination that there was no intentional long term housing at the initial construction. With the passage of time, the cabins were converted to a monthly rental, which is similar to a monthly apartment agreement. With the original Cabin use not allowed per zoning, the conversion to longer term leasing was also not in compliance with the Zoning Ordinance, and no approval for long term housing was given.

Proposed Use:

The applicant is currently operating a RV Park and Secure Storage with living units on the subject property. The applicant intends to discontinue the residential use of cabins and convert them to office, storage space, or another use authorized by the base zoning once the lease agreements for the current residents expire. The applicant is also proposing to use 15 parking spaces for RV parking.

Due to not having an existing Planned Development for the property, the applicant is working in unison with city staff to help bring the property into compliance with the City of Waxahachie.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

RECOMMENDATION

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

- Denial
- Approval, as presented.
- Approval, per the following comments:**
 1. No RV parking is allowed within the floodway. Any existing parking within the floodway shall be removed.
 2. RV parking within the floodplain is not permitted unless the RV is on an elevated foundation one (1) foot above the base floodplain elevation, and anchored to the foundation.
 3. RV parking on site shall be limited to a maximum of 15 spaces as determined by a Professional Surveyor to be outside the limits of the floodplain, or placed on an elevated foundation above the base floodplain elevation. Floodplain location may limit the number to fewer parking sites and must be proven by the applicant.
 4. No RV parking space may allow the placement of an RV closer than 10 feet from an adjacent RV.
 5. No RV parking may park longer than 30 consecutive days within a 6 month period.
 6. RV parking shall not include RVs owned by the property owner and permanently located on site.
 7. The residential use of cabins shall be discontinued and converted to office, storage space, or another use authorized by the base zoning.
 8. A dumpster enclosure shall be installed on the property that is consistent with the City of Waxahachie Zoning Ordinance.
 9. Residential use of cabins shall be discontinued once the lease expires, or no longer than 90 days from the date of Ordinance adoption, or whichever occurs first.

ATTACHED EXHIBITS

1. Site Layout

APPLICANT REQUIREMENTS

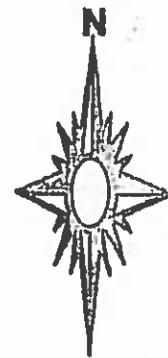
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then 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:
Colby Collins
Senior Planner
ccollins@waxahachie.com

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

PICNIC AREA



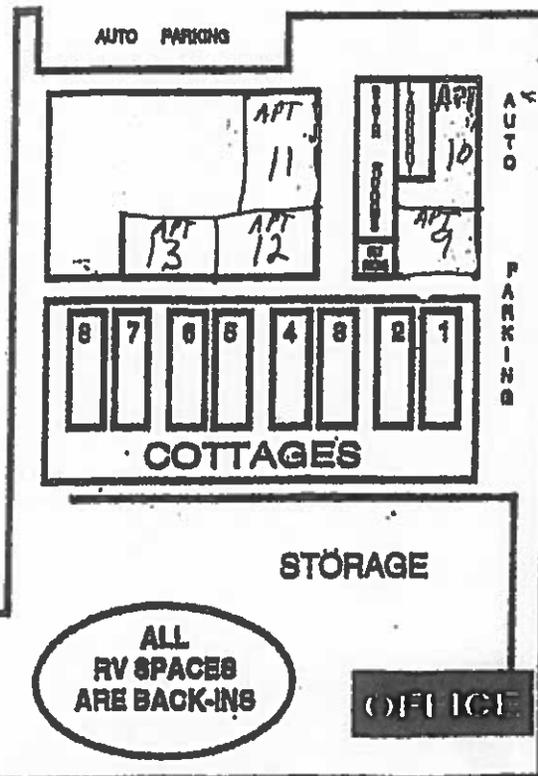
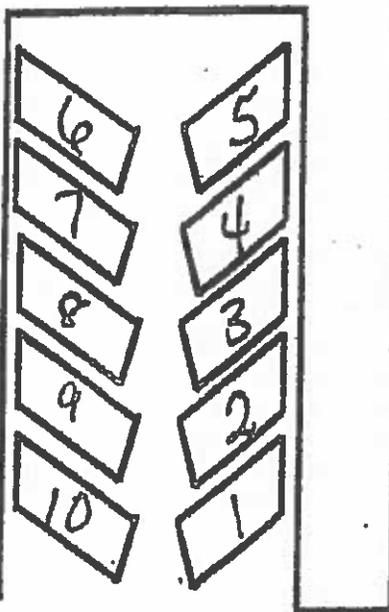
NOT DRAWN TO SCALE

FUTURE DEVELOPMENT AREA

Creek

Creek

24
23



(20)

RV PARK

30.00 - DAILY
150.00 - WEEKLY
320.00 - MONTHLY + ELECT.

602 Cantrell Street Waxahachie, Texas 75165
Phone: 1-972-938-2100

CANTRELL STREET