AGENDA

The Waxahachie Planning & Zoning Commission will hold a regular meeting on Tuesday, July 23, 2019 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. Consent Agenda

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

   a. Minutes of the regular Planning & Zoning Commission meeting of July 9, 2019
   b. Minutes of the Planning and Zoning Commission briefing of July 9, 2019

4. Continue Public Hearing on a request by Joy Ranton, Daniel’s Den, for a Zoning Change from a Planned Development-28-General Retail zoning district to Planned Development-General Retail, with Concept Plan, to allow a Household Care Facility located at 512 N College Street (Property ID 170716) - Owner: ALFRED A & RHONNIE D TOMPKINS (PD-19-0066)

5. Consider recommendation of Zoning Change No. PD-19-0066

6. Continue Public Hearing on a request by Matt Moore, ClayMoore Engineering, Inc., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (SU-19-0071)

7. Consider recommendation of Zoning Change No. SU-19-0071

8. Consider request by Dennis Little for a Preliminary Plat of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0080)
9. **Consider** request by Dennis Little for a **Final Plat** of Arrowhead Meadows for 2 lots, being 11.892 acres situated in the W. Harmoning Survey, Abstract 536 (Property ID 231890) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0081)

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

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

12. **Consider** recommendation of Zoning Change No. SU-19-0085

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

14. **Consider** recommendation of Zoning Change No. SU-19-0084

15. **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.

16. **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.

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**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.*
Planning and Zoning Commission
July 9, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 9, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

Others Present:  Shon Brooks, Director of Planning
                 Colby Collins, Senior Planner
                 James Gaertner, City Engineer
                 Tommy Ludwig, Assistant City Manager
                 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. Consent Agenda

   a. Minutes of the regular Planning & Zoning Commission meeting of June 25, 2019
   b. Minutes of the Planning and Zoning Commission briefing of June 25, 2019

Action:
Vice Chairman Melissa Ballard moved to approve items a. and b. on the Consent Agenda. Mrs. Bonney Ramsey seconded, All Ayes.

4. Continue Public Hearing on a request by Matt Moore, ClayMoore Engineering, Inc., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (SU-19-0071)

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue SU-19-0071 to the Planning and Zoning Commission meeting of July 23, 2019.

5. Consider recommendation of Zoning Change No. SU-19-0071

Action:
Mrs. Bonney Ramsey moved to continue a request by Matt Moore, ClayMoore Engineering, Inc., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (SU-19-0071) to the Planning and Zoning Commission meeting of July 23, 2019. Mr. David Hudgins seconded, All Ayes.
6. Consider request by George Susat for a Replat of a portion of Block 125, Town Addition, to create Lots 1 and 2, Block A, Susat Addition, 0.493 acres (Property ID 171228 and 171231) – Owner: GEORGE K G JR & PAULA C SUSAT (RP-19-0077)

Senior Planner Colby Collins reported the applicant requested to Replat 1 lot into 2 lots noting the request is consistent with city regulations. Staff recommended approval subject to water and sanitary sewer services being installed prior to the recording of the plat.

**Action:**
Chairman Melissa Ballard moved to approve a request by George Susat for a Replat of a portion of Block 125, Town Addition, to create Lots 1 and 2, Block A, Susat Addition, 0.493 acres (Property ID 171228 and 171231) – Owner: GEORGE K G JR & PAULA C SUSAT (RP-19-0077) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

7. Consider request by Araceli Aguirre for a Replat of Tract 1, Whispering Meadows, Unit 1, to create Lots 1A, 1B, 1C, and 1D, Whispering Meadows, Unit 1, 30.562 acres (Property ID 199206) in the Extra Territorial Jurisdiction – Owner: ROSA L AGUIRRE (RP-19-0069)

Mr. Collins reported the applicant requested to Replat 1 lot into 4 lots for residential use in the ETJ. He noted the request does meet the city’s Subdivision Ordinance and recommended approval per staff comments.

**Action:**
Mr. David Hudgins moved to approve a request by Araceli Aguirre for a Replat of Tract 1, Whispering Meadows, Unit 1, to create Lots 1A, 1B, 1C, and 1D, Whispering Meadows, Unit 1, 30.562 acres (Property ID 199206) in the Extra Territorial Jurisdiction – Owner: ROSA L AGUIRRE (RP-19-0069) per staff comments. Mr. Erik Test seconded, All Ayes.

8. Consider request by Chris Acker, Acker Construction, for a Site Plan Review located at 2100 Brown Street (Property ID 204843) – Owner: HAYOUNG & LEE SANG HUH (SP-19-0070)

Mr. Collins reported the applicant proposes to construct an office building. The proposed development will replace the recently demolished carwash. He stated the site plan meets the city’s zoning ordinance and recommended approval.

Mrs. Bonney Ramsey thanked Mr. Chris Acker, applicant, for the crape myrtle trees planted at the property.

Ms. Betty Square Coleman asked for clarification on sufficient parking.

Mr. Chris Acker, 5100 Honeysuckle Drive, Midlothian, reported there is adequate parking and the lot is large enough for two-way traffic.

**Action:**
Mr. Jim Phillips moved to approve a request by Chris Acker, Acker Construction, for a Site Plan Review located at 2100 Brown Street (Property ID 204843) – Owner: HAYOUNG & LEE SANG HUH (SP-19-0070). Mrs. Bonney Ramsey seconded, All Ayes.

9. Consider recommendation of Site Plan Review No. SP-19-0070

Action taken under Item 8.

10. Public Hearing on a request by Jake Torpey, Kimley-Horn., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1740 N Highway 77 (Property ID 263971) – Owner: WAX 77 INVESTORS LP (SU-19-0078)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is proposing a Burger King within the Waxahachie Town Crossing addition. He stated the applicant has met the requirements for building materials and required landscaping on site. Mr. Collins noted staff is not opposed to the proposed use, staff has concerns with the proposed location of the use. He explained staff believes that a casual dining restaurant would be the best use for the property. Mr. Collins recommended to deny SU-19-0078.

Mr. Dallas Cothrum, Master Plan, 900 Jackson Street, Dallas, Texas, representing the applicant, asked the Commission to consider the land use only and not the name of the restaurant noting the applicant has done everything to be in compliance with the specific use permit request.

There being no others to speak for or against SU-19-0078, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. SU-19-0078

Action:
Vice Chairman Melissa Ballard moved to approve a request by Jake Torpey, Kimley-Horn., for a Specific Use Permit (SUP) for Drive Through Establishment use within a Planned Development-42-Commercial zoning district, located at 1740 N Highway 77 (Property ID 263971) – Owner: WAX 77 INVESTORS LP (SU-19-0078) subject to staff comments. Mr. David Hudgins seconded. The vote was as follows:

Ayes: Melissa Ballard
      Betty Square Coleman
      Bonney Ramsey
      David Hudgins

Noes: Rick Keller
      Jim Phillips
      Erik Test

The motion carried.
12. Public Comments

None

13. Adjourn

Mr. David Hudgins announced the Ellis County Courthouse is going to reopen all four entries to the Courthouse. He stated the celebration and grand opening will held on Thursday, July 11, 2019 at 5:30 p.m.

There being no further business, the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary
Planning and Zoning Commission
July 9, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 9, 2019 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Others Present:   Shon Brooks, Director of Planning
                  Colby Collins, Senior Planner
                  James Gaertner, City Engineer
                  Tommy Ludwig, Assistant City Manager
                  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

Planning Director Shon Brooks announced the Dallas-Fort Worth bus tour for the Commissioners is Friday, July 12, 2019 and will start at City Hall at 8:30 a.m.

Senior Planner Colby Collins reviewed the following cases:

- RP-19-0077, applicant requested to replat 1 lot into 2 lots for residential use. Adequate public facilities are available. Staff recommended approval per water/sewer services being installed prior to recording of the plat.
- RP-19-0069, applicant requested to replat 1 lot into 4 lots for residential use. Adequate public facilities will be provided. Staff recommended approval per staff comments.
- SP-19-0070, applicant proposes to construct an office building. Staff recommended approval per staff comments.

{Ms. Betty Square Coleman arrived}

- SU-19-0078, applicant proposes a Burger King in front of the Waxahachie Town Crossing shopping center accessible via U.S. Highway 77. Site Plan does meet city requirements. While staff is not opposed to the proposed use, staff has concerns with the proposed location. Based on the projected growth of the surrounding area, staff believes a casual dining restaurant would be the best use for the property. Staff recommended to deny.
3. **Adjourn**

There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary
Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: July 2, 2019
Re: PD-19-0066 – 512 N. College – Household Care Facility (Daniel’s Den)

On July 2, 2019, the applicant requested to withdraw case no. PD-19-0066 from the July 23, 2019 Planning and Zoning Commission agenda, and the August 5, 2019 City Council meeting agenda.
Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: July 16, 2019
Re: SU-19-0071 – Drive Through Establishment (Car Wash)

On July 16, 2019, the applicant requested to withdraw case no. SU-19-0071 from the July 23, 2019 Planning and Zoning Commission agenda, and the August 5, 2019 City Council meeting agenda.
Planning & Zoning Department
Plat Staff Report
Case: PP-19-0080

MEETING DATE(S)
Planning & Zoning Commission: July 23, 2019
City Council: August 5, 2019

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

CASE INFORMATION
Applicant: Dennis Little
Property Owner(s): Dennis Little
Site Acreage: 11.892 acres
Number of Lots: 2 lots
Number of Dwelling Units: 0 units
Park Land Dedication: N/A (ETJ)
Adequate Public Facilities: A water letter was received from Buena Vista-Bethel SUD stating adequate public services were available. Adequate fire flow is available for this property.

SUBJECT PROPERTY
General Location: South of 294 Arrowhead Road
Parcel ID Number(s): 231890
Current Zoning: N/A (ETJ)
Existing Use: Currently undeveloped
Platting History: 536 W G HARMONING Survey
Site Aerial:

STAFF CONCERNS
Staff does not have any concerns regarding this plat submittal.

APPLICANT RESPONSE TO CONCERNS
1. At the time of this staff report (7/17/19), an updated plat was submitted to staff that addressed all staff concerns.

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

☐ Denial
☒ Approval, as presented.
☐ Approval, per the following comments:

ATTACHED EXHIBITS
1. Plat drawing.
2. Water letter.

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

STAFF CONTACT INFORMATION
Prepared by: Chris Webb Planner
cwebb@waxahachie.com

Reviewed by: Shon Brooks, AICP Director of Planning
sbrooks@waxahachie.com
Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your plat application packet. If this letter is not submitted, it will be considered an incomplete application.

### PROPERTY INFORMATION

- **Site Address/General Location:** 294 Arrowhead Road
- **City/State:** Waxahachie, Tx
- **ZIP:** 75167
- **Legal Description:** 11.82 AC situated in the W Harmoning Survey Abs # 536
- **Proposed Use of plat or development:** Residential
- **Acres:** 11.82
- **Lots:** 2

### APPLICANT/OWNER INFORMATION

- **Applicant/Agent Name:** Dennis Little
- **Company Name:**
- **Mailing Address:** 146 Denali Way
- **City/State:** Waxahachie, Tx
- **ZIP:** 75167
- **Main Phone:** 214-906-4992
- **Email:** dennisclittle@gmail.com

### TO BE COMPLETED BY THE WATER UTILITY PROVIDER

1. I have reviewed a copy of the proposed plat/development.
2. The proposed plat/development falls within our CCN area.
3. Our water system can provide water flow and pressure for domestic service, per the latest adopted TCEQ regulations and requirements.
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and ISO guidelines.
5. The waterline size service the proposed plat/development is currently listed as 12" inches and located along through the middle of Property Rd/Dr/Ln/St/Bld, etc.
6. Are there plans to upsize or increase the existing water line mention in Question No. 5?

### CONTACT INFORMATION

- **Buena Vista-Bethel SUD**
  - Phone: 972-937-1212
- **Carroll Water Company**
  - Phone: 972-617-0817
- **Files Valley**
  - Phone: 254-689-2331
- **Hill Co. Coop.**
  - Phone: 800-338-6425

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<th>Phone 2</th>
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<td>Rockett SUD</td>
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<td>South Ellis County WSC</td>
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<td>South Garrett Water</td>
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**BUENA VISTA-BETHEL SPECIAL SERVICE DISTRICT**

- **Name of Water Provider Company:**
- **Date:** 7/11/19

**Print Name of General Manager of Water Provider or Designee**

**Signature of General Manager of Water Provider or Designee**
Planning & Zoning Department
Plat Staff Report
Case: FP-19-0081

MEETING DATE(S)
Planning & Zoning Commission: July 23, 2019
City Council: August 5, 2019

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

CASE INFORMATION
Applicant: Dennis Little
Property Owner(s): Dennis Little
Site Acreage: 11.892 acres
Number of Lots: 2 lots
Number of Dwelling Units: 0 units
Park Land Dedication: N/A (ETJ)
Adequate Public Facilities: A water letter was received from Buena Vista-Bethel SUD stating that adequate public facilities were available. Adequate fire flow is available for this property.

SUBJECT PROPERTY
General Location: South of 294 Arrowhead Road
Parcel ID Number(s): 231890
Current Zoning: N/A (ETJ)
Existing Use: Currently undeveloped
Platting History: 536 W G HARMONING Survey
Site Aerial:

STAFF CONCERNS
Staff does not have any concerns regarding this plat submittal.

APPLICANT RESPONSE TO CONCERNS
1. At the time of this staff report (7/17/19), an updated plat was submitted to staff that addressed all staff concerns.

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

☐ Denial
☒ Approval, as presented.
☐ Approval, per the following comments:

ATTACHED EXHIBITS
1. Plat drawing
2. Water letter

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION
Prepared by: Chris Webb  Planner  cwebb@waxahachie.com
Reviewed by: Shon Brooks, AICP  Director of Planning  sbrooks@waxahachie.com
Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest insurance Service Office (ISO) guidelines. Subdivisions served by water providers will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your plat application packet. If this letter is not submitted, it will be considered an incomplete application.

PROPERTY INFORMATION

Site Address/General Location: 294 Arrowhead Road City/State: Waxahachie, Tx ZIP: 75167

Legal Description: 11.82 AC situated in the W Harmoning Survey Abs # 536

Proposed Use of plat or development: Residential Acres: 11.82 Lots: 2

APPLICANT/OWNER INFORMATION

Applicant/Agent Name: Dennis Little Company Name:

Mailing Address: 146 Danali Way City/State: Waxahachie, Tx ZIP: 75167

Main Phone: 214-906-4992 Email: dennisclittle@gmail.com

TO BE COMPLETED BY THE WATER UTILITY PROVIDER

1. I have reviewed a copy of the proposed plat/development.
2. The proposed plat/development falls within our CCN area.
3. Our water system can provide water flow and pressure for domestic service, per the latest adopted TCEQ regulations and requirements.
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and ISO guidelines.
5. The waterline size service the proposed plat/development is currently listed as __12__ inches and located along ___through the middle of Property__ Rd/Dr/Ln/St/Blvd, etc.
6. Are there plans to upsize or increase the existing water line mentioned in Question No. 5?

Wayne Pratt
Print Name of General Manager of Water Provider or Designee

Signature of General Manager of Water Provider or Designee

BUENA VISTA-BETHEL
SPECIAL UTILITY DISTRICT

Name of Water Provider Company

Date 7-11-19

CONTACT INFORMATION

Buena Vista-Bethel SUD 972-937-1212
Carroll Water Company 972-617-0817
Files Valley 254-689-2331
Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765
Nash Forreston WSC 972-483-3039
Rockett SUD 972-617-3524
Sardis Lone Elm WSC 972-775-8566
South Ellis County WSC 972-483-6885
South Garrett Water 972-875-5893
Planning & Zoning Department
Plat Staff Report

Case: RP-19-0082

MEETING DATE(S)
Planning & Zoning Commission: July 23, 2019
City Council: August 5, 2019

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

CASE INFORMATION
Applicant: Logan Garrett
Property Owner(s): Logan Garrett
Site Acreage: 6.023 acres
Number of Lots: 3 lots
Number of Dwelling Units: 0 units
Park Land Dedication: ETJ (N/A)
Adequate Public Facilities: A water letter was provided to us from Rockett SUD stating that adequate service could be provided to this property. Adequate fire flow is available for this property.

SUBJECT PROPERTY
General Location: East of 537 Youngblood Road
Parcel ID Number(s): 180909
Current Zoning: N/A (ETJ)
Existing Use: The site is currently undeveloped.
Platting History: This property was both preliminary and final platted in the spring of 2019 under case numbers PP-19-0020 and FP-19-0021 Hidden Falls Addition.
Site Aerial:

STAFF CONCERNS
Staff has several concerns with this plat, most of which are clerical in nature.
1. The case number “RP-19-0082” needs to be added to the plat as well as a signature block for the City of Waxahachie.
2. A drainage study needs to be conducted for the site to ensure that the existing culverts are able to handle runoff.
3. A few clerical errors also need to be addressed.

APPLICANT RESPONSE TO CONCERNS
1. At the time of this report (7/15/19), no applicant response has been received by City staff.

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 drainage study needs to be conducted.
   2. The case number and signature block need to be added to the plat.
   3. The clerical issues need to be addressed.

ATTACHED EXHIBITS
1. Plat drawing
2. Water letter

APPLICANT REQUIREMENTS
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
   a. If comments were not satisfied, then applicant will be notified to make corrections.
   b. If all comments satisfied, applicant shall provide five signed, hard-copy plats.
PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4209 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Logan Garrett    Parcel ID #: 180909
Subdivision Name: Hidden Falls Lots 1A - 1C

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:
- Buena Vista-Bethel SUD: (972) 937-1212
- Carroll Water Company: (972) 617-0817
- Mountain Peak SUD: (972) 775-3765
- Rockett SUD: (972) 617-3524
- Sardis-Lone Elm WSC: (972) 775-8566
- Nash Foreston WSC: (972) 483-3039

To be completed by the water utility provider:

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<tr>
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<th>Yes</th>
<th>No</th>
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<tr>
<td>1. I have reviewed a copy of the proposed plat.</td>
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<td>2. The platted lots fall within our CCN area.</td>
<td>☑</td>
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<td>3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.</td>
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<tr>
<td>4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.</td>
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<td>5. The water line size servicing the lots is ___ inches.</td>
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Kay Phillips
Print Name of General Manager or Water Provider or Designee

Rickett SUD
Name of Water Provider Company

10/24/19
Date

Page 1 of 1
Planning & Zoning Department
Zoning Staff Report

Case: SU-19-0085

MEETING DATE(S)
Planning & Zoning Commission: July 23, 2019
City Council: August 5, 2019

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

CASE INFORMATION
Applicant: Erica Ford, Titan Solar Power TX
Property Owner(s): Brian & Brenda S Butler
Site Acreage: 0.252 acres
Current Zoning: Planned Development-43-Single Family-3
Requested Zoning: PD-43-SF-3 with Specific Use Permit

SUBJECT PROPERTY
General Location: 3033 Coventry Lane
Parcel ID Number(s): 228671
Existing Use: Existing Single Family Residence
Development History: The Final Plat for Windchase Addition Phase V was approved by City Council on August 16, 2004.

Adjoining Zoning & Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PD-43-SF-3</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>PD-43-SF-3</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>PD-43-SF-3</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>C</td>
<td>Rockett Special Utility District</td>
</tr>
</tbody>
</table>

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 Coventry Ln.

Site Image:

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

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City’s public hearing notice requirements, 18 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 07/03/2019.

PROPERTY OWNER NOTIFICATIONS
Staff has received one (1) letter of support for the proposed development.

STAFF CONCERNS
1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS
1. Staff has no outstanding concerns for the applicant.
RECOMMENDATION
Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

☐ Denial
☒ Approval, as presented.

ATTACHED EXHIBITS
1. Site Plan

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

STAFF CONTACT INFORMATION

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

Reviewed by: Shon Brooks, AICP  
Director of Planning  
sbrooks@waxahachie.com
CASE SU-19-0085

Request by Erica Ford, Titan Solar Power TX, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3033 Coventry Lane (Property ID228671) – Owner: BRIAN & BRENDA S BUTLER (SU-19-0085)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 1 Support
- 0 Oppose

SUPPORT

1. Robert Williams, 702 Adams Street, Waxahachie, TX 75165

OPPOSE
City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0085

WILLIAMS ROBERT R
702 ADAMS ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 23, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August 5, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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

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

Case Number: SU-19-0085
City Reference: 240085

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on Wednesday, July 17, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

☐ SUPPORT ☐ OPPOSE

Comments: ____________________________________________

__________________________
Signature

__________________________
Date

ROBERT WILLIAMS
Printed Name and Title

702 ADAMS ST 75165
Address

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)
Planning & Zoning Department
Zoning Staff Report
Case: SU-19-0084

MEETING DATE(S)
Planning & Zoning Commission: July 23, 2019
City Council: August 5, 2019

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

CASE INFORMATION
Applicant: Gaye Mitschke, Furniture by Sleep Quarters
Property Owner(s): Steven F and Richard A Chapman
Site Acreage: 2.152 acres
Current Zoning: Planned Development-24-General Retail
Requested Zoning: PD-24-GR with Specific Use Permit

SUBJECT PROPERTY
General Location: 500 N Highway 77
Parcel ID Number(s): 180847, 247596, 247595
Existing Use: Existing Furniture by Sleep Quarters
Development History: N/A

Adjoining Zoning & Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PD-24-GR</td>
<td>Undeveloped Land</td>
</tr>
<tr>
<td>East</td>
<td>SF-2</td>
<td>Chapman Place Subdivision</td>
</tr>
<tr>
<td>South</td>
<td>PD-24-GR</td>
<td>Existing Car Wash and Detail Center; (Recently Approved 7-Eleven)</td>
</tr>
<tr>
<td>West</td>
<td>PD-24-GR</td>
<td>General Retail Development</td>
</tr>
</tbody>
</table>

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 N. Highway 77.

Site Image:

PLANNING ANALYSIS
Furniture by Sleep Quarters is proposing an outdoor furniture display within the Planned Development-General Retail zoning district at the existing site. The proposed outdoor display will allow customers to envision how the furniture will look in an outside setting before purchasing the furniture item(s). The applicant also intends to update the façade of the existing structure to stucco to help make the site more aesthetically pleasing.

REQUESTED APPEALS
- Landscaping:
  Per the landscape plan, the applicant is not meeting the City of Waxahachie landscape requirements for the following information.

<table>
<thead>
<tr>
<th>Landscaping Type</th>
<th>Applicant Providing</th>
<th>City of Waxahachie Req.</th>
<th>Meets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Landscape Areas (18,000x50%)</td>
<td>5,414 sf</td>
<td>9,000 sf</td>
<td>No</td>
</tr>
<tr>
<td>1 understory tree per 250 sf</td>
<td>15 trees</td>
<td>21 trees</td>
<td>No</td>
</tr>
<tr>
<td>1 shrub per 40 sf</td>
<td>97 shrubs</td>
<td>135 shrubs</td>
<td>No</td>
</tr>
<tr>
<td>Ground Color Cover 15% of req. area</td>
<td>810 sf</td>
<td>812 sf</td>
<td>No</td>
</tr>
</tbody>
</table>
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 Daily Light and a sign was visibly posted at the property on 07/03/2019.

PROPERTY OWNER NOTIFICATIONS
Staff has received one (1) letter of opposition for the proposed development.

STAFF CONCERNS
1. Staff has no outstanding concerns for the applicant.

APPLICANT RESPONSE TO CONCERNS
1. Staff has no outstanding concerns for the applicant.

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

☐ Denial
☐ Approval, as presented.
☒ Approval, per the following comments:
   1. If approved, the outdoor display shall only be used for product presentation. Outside storage will be prohibited.

ATTACHED EXHIBITS
1. Site Plan
2. Landscape Plan
3. Elevation/Façade 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
collins@waxahachie.com

Reviewed by: Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com
FURNITURE by SLEEP QUARTERS
500 DALLAS HWY
WASAGA, ON, CANADA

WOOD STRUCTURE
3 PART CEMENT STUCCO (COLOR A)
3 PART CEMENT STUCCO (COLOR B)
CULTURED STONE
EIFS TRIM
CASE SU-19-0084

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

INSIDE REQUIRED 200’ NOTIFICATION AREA

• 0 Support
• 1 Oppose

SUPPORT

OPPOSE

1. Joyce Niederhaus, 1610 Alexander Drive, Waxahachie, TX 75165
City of Waxahachie, Texas
Notice of Public Hearing
Case Number: SU-19-0084

NIEDERHAUS DONALD L & JOYCE R
1610 ALEXANDER DR.
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 23,
2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, August
5, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street,
Waxahachie, Texas to consider the following.

1. Request by Gaye Mitschke, Furniture By Sleep Quarters, for a Specific Use Permit (SUP)
for Outdoor Display use within a Planned Development-24-General Retail zoning district,
located at 500 N Highway 77 (Property ID 180847, 247594, 247595) - Owner: STEVEN
F & RICHARD A CHAPMAN (SU-19-0084)

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) 304-4290 or via
email: planningandzoning@waxahachie.com for additional information on this request.

Case Number: SU-19-0084
City Reference: 172723

Your response to this notification is optional. If you choose to respond, please return this
form by 5:00 P.M. on Wednesday, July 17, 2019 to ensure inclusion in the Agenda Packet.
Forms can be e-mailed to planningandzoning@waxahachie.com.

Comments: [Handwritten: Do not want furniture & stuff]

[Handwritten: They need furniture, Geno etc.]

[Handwritten: Gaye Niederhaus]
[Handwritten: Monday July 15, 2019]

D [Handwritten: Niederhaus]
[Handwritten: 1610 Alexander Dr.]

Signature
Printed Name and Title

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.17)