A G E N D A

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Tuesday, August 27, 2024 at 7:00 p.m***.

Commission Members: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Marlene Norcross
Jeff Reed

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. ***Speakers are requested to observe five (5) minute time limit.***

4. ***Consent Agenda***

   All matters listed under Item 4, Consent Agenda, are considered to be 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 Planning & Zoning Commissioner 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 August 13, 2024

5. ***Public Hearing*** on a request by Jennifer Weir, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Future Development (FD) zoning district located at 2850 Howard Road (Property ID 138983) – Owner(s): Robert & Jennifer Weir (ZDC-147-2024) Staff: Oanh Vu

6. ***Consider*** recommendation of ZDC-147-2024

7. ***Public Hearing*** on a request by John Marlin, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 411 North Hawkins Street (Property ID 173335) – Owner(s): John Marlin (ZDC-149-2024) Staff: Oanh Vu

8. ***Consider*** recommendation of ZDC-149-2024

9. ***Public Hearing*** on a request by Stephanie Gienger, Kimley-Horn, for a Zoning Change from a Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-16-Light Industrial-1 (PD-16-LI-1) zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district and General Retail zoning district, located at 2797 John Arden Drive, (Property ID 189265, 189266, and 275156) - Owner: Arden Group LLC and International Church of Foursquare Gospel (ZDC-120-2024) Staff: Zack King

10. ***Consider*** recommendation of ZDC-120-2024

11. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. 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 469-309-4006 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.

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, August 13, 2024 at 7:00 p.m.

Members Present:	Rick Keeler, Chairman Erik Test, Vice Chairman Bonney Ramsey David Hudgins Ron Ansell Marlene Norcross Jeff Reed
Others Present:	Shon Brooks, Executive Director of Development Services Jennifer Pruitt, Senior Director of Planning Zack King, Senior Planner Harper Lindamood, Planner Macey Martinez, City Engineer Amber Villarreal, City Secretary Patrick Souter, Council Representative

1. Call to Order
2. Invocation

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

3. Public Comments

None.

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of July 23, 2024

Action:
Bonney Ramsey moved to approve all items on the Consent Agenda as presented. Motion was seconded by David Hudgins and carried unanimously (7-0).

5. Public Hearing on a request by Michael Jackson, for a Specific Use Permit (SUP) for a Food Manufacturing or Processing Plant use within a Planned Development-Light Industrial-2 zoning district located at the southwest corner of Marshall Road and Solon Road (Property ID 284811) - Owner: WJ South Grove LP (ZDC-141-2024) Staff: Zack King

The Item was presented by Senior Planner Zack King. Christopher Jackson and Jacqueline Cole requested approval. The subject property is located in the "Wynn Jackson" Planned Development zoning district (Ordinance 3313). This Planned Development request was approved by City Council on December 20th, 2021 and changed the zoning from Single-Family-1 (SF-1) to Planned Development-Light Industrial-2 (PD-LI-2). The Wynn Jackson PD covers a total of 341.02 acres.

As part of the initial development of the Wynn Jackson PD, the property owner has constructed a four-lane extension of Marshall Road to connect the property directly to I-35. This SUP request only covers a 50.97-acre portion of the property, southwest of the intersection of the new four-lane Marshall Road and Solon Road. The Wynn Jackson PD allows for the development of Land Uses on the subject property that are permitted within the base Light Industrial-2 (LI-2) zoning district of the City of Waxahachie. The PD allows for 33% of the property to be developed as General Warehouse Distribution through 2026 and up to 66% of the property to be developed as General Warehouse Distribution after 2026. Notably, the PD does not override the base Waxahachie Zoning Ordinance in regard to Specific Use Permits (SUP's). This means that Land Uses that require approval of a SUP in the LI-2 zoning district are allowed by right in the Wynn Jackson PD. Land Uses such as a Food Manufacturing or Processing Plant are required to receive approval of a SUP by the Planning & Zoning Commission and City Council before they can pursue development of the subject property.

The applicant proposes a Specific Use Permit (SUP) for a Food Manufacturing or Processing Plant use at the southwest corner of Marshall Road and Solon Road. The Food Manufacturing or Processing Plant use is proposed to be restricted exclusively to Bridor, a subsidiary of Groupe Le Duff. The Bridor facility is proposed to be dedicated exclusively to the production and assembly of bakery items, including frozen, partially baked, and fully baked goods.

At this time, the applicant proposes this SUP only to permit the Food Manufacturing or Processing Plant Land Use. The applicant has not provided a detailed Site Plan, Landscape Plan, or Elevation/Façade Plan for the facility, and if approved, the proposed Site Plan will be presented to the Commission and City Council for consideration. The applicant proposes to adhere to the site, landscaping, and architectural design requirements of the Wynn Jackson PD (Ordinance 3313).

The Bridor facility is proposed to fully enclose all manufacturing activity. The facility is proposed to include both office and manufacturing staff on-site and is expected to operate 24-hours a day, six (6) days a week. The facility is proposed to develop in at least three (3) phases. At build-out, the Bridor facility is proposed to employ 240-450 individuals. Daily traffic generated by the facility at build-out is anticipated to reach 60 truck trips and 350 commuter vehicle trips.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 45 notices were mailed to property owners within 200 feet of the request. Staff has received a total of twenty-four (24) letters of opposition and one (1) letter of support for the proposed SUP. Twelve (12) letters of opposition were received from outside the 200' notification buffer.

Council Member Patrick Souter asked if the SUP is for the land and Mr. King confirmed, if approved, the SUP would only be for Bridor. Any changes would require reconsideration by the Commission and City Council.

Mr. Souter expressed concerns with the impact of large truck traffic to the area.

Chairman Keeler opened the Public Hearing at approximately 7:29 p.m.

Those who spoke in opposition:

Beth Mauldin, 236 Valley View Drive, Waxahachie, Texas
Harvey Smith, 212 Old Settlers Trail, Waxahachie, Texas
Keith Nickel, 101 Sierra Drive, Waxahachie, Texas
Diane Kile, 114 Old Spanish Trail, Waxahachie, Texas
Ladonna Hack, 117 Oregon Trail, Waxahachie, Texas
Mike Hawkins, 208 Colter Drive, Waxahachie, Texas
Angel Martinez, 218 Colter Drive, Waxahachie, Texas
Garett Thomas, 212 Colter Drive, Waxahachie, Texas
Maria Kiss, 252 Dakota Drive, Waxahachie, Texas
Joseph Tedesco, 194 Colter Drive, Waxahachie, Texas
Sharon Rowe, 122 Valley View Drive, Waxahachie, Texas

There being no others to speak for or against ZDC-141-2024, Chairman Keeler closed the Public Hearing at approximately 8:22 p.m.

6. Consider recommendation of ZDC-141-2024

Action:
Marlene Norcross moved to recommend approval of ZDC-141-2024, a Specific Use Permit (SUP) for a Food Manufacturing or Processing Plant use, subject to the conditions of the staff report. Motion was seconded by David Hudgins and carried unanimously (7-0).

7. Public Hearing on a request by Tim Jackson, R.P.L.S., for a Replat of Lots 13A and 13B, Block 63 town addition of the Official Map of Waxahachie, 1 Residential lot, being 0.45 acres, located at 602 Dr. Martin Luther King JR. Blvd, (Property ID 170996) – Owner: Vanessa Severson (SUB-113-2024) Staff: Harper Lindamood

The Item was presented by Planner Harper Lindamood and owner Sergio Sanchez requested approval. The applicant proposes to replat the subject property from one (1) lot into two (2) residential lots. The applicant is providing full dedication for the twenty (20) foot ROW dedication to the City of Waxahachie Thoroughfare plan.

As part of the review of the Replat application, staff identified multiple technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance and need to be corrected. These technical items are required to be corrected prior to the filing of the Replat.

In the City of Waxahachie subdivision ordinance requires Right-of-way dedication (ROW) at the time of platting or replatting, in conformance with the City of Waxahachie Construction and Design (C&D) Manual. The C&D Manual requires ROW for residential streets to be a minimum fifty (50) feet in width. Hill Street has an existing ROW width of twenty 20 feet. The applicant is proposing to dedicate an additional ten (10) feet of ROW along Hill Street, as opposed to the required fifteen (15) feet of ROW dedication. The applicant is requesting a variance for minimum ROW dedication to leave sufficient property to meet the minimum lot size requirements of the Infill Overlay District. Staff is supportive of the variance request.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 38 notices were mailed to property owners within 200 feet of the

request. Staff has received zero (0) letters of opposition and two (2) letters of support for the proposed Replat.

Chairman Keeler opened the Public Hearing at approximately 8:35 p.m.

There being no others to speak for or against SUB-113-2024, Chairman Keeler closed the Public Hearing at approximately 8:36 p.m.

8. Consider recommendation of SUB-113-2024

Action:
Ron Ansell moved to recommend approval of SUB-113-2024, a Replat of Lot 13, Block 63 of the Town Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

9. Public Hearing on a request by Juan Flores, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 624 Xavier Court (Property ID 281280) - Owner: Juan Flores (ZDC-140-2024) Staff: Harper Lindamood

The Item was presented by Ms. Lindamood and owner Alicia Flores requested approval. The applicant requests a SUP for short-term rental use at 624 Xavier Court because it is located within the PD-SF-3 zoning district. The subject property consists of a primary structure of approximately 3,481 square feet, built in 2023 with four (4) bedrooms, 2.5 bathrooms and enough improved surface to accommodate for the maximum parking spaces of four (4) vehicles, situated on an approximately 0.736-acre (32,076 square feet) lot.

The applicant was approved by the Planning and Zoning on May 14, 2024 and denied by City Council on May 20, 2024. The applicant stopped operating immediately after denial by City Council. The applicant has resubmitted a new application for a Short-Term Rental Specific Use Permit.

The applicant submitted this SUP Application on July 3, 2024. The applicant has not been operating a short-term rental, and has not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does not identify whether the subject property is a Homestead. The applicant has satisfied all of the requirements of Section 3.27 of the Zoning Ordinance. At the time of publishing the staff report, the City has received no complaints regarding any issues considered a nuisance. Also, the subject property's advertisement is still active as a short-term rental listing.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months. The applicant's local emergency contact is located 14.4 miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 80 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. At the time of the publishing of the staff report, a total seven (7) letters of opposition and six (6) letters of support were received by staff. Zero (0) letters of opposition and three (3) letters of support were received from the 200' buffer and seven (7) letters of opposition and three (3) letters of support were received from inside the 500' buffer.

Chairman Keeler opened the Public Hearing at approximately 8:39 p.m.

There being no others to speak for or against ZDC-140-2024, Chairman Keeler closed the Public Hearing at approximately 8:39 p.m.

10. Consider recommendation of ZDC-140-2024

Action:
Bonney Ramsey moved to recommend approval of ZDC-140-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Jeff Reed and carried unanimously (7-0).

11. Public Hearing on a request by DeMaudree Massey, Friendship Baptist Church, for a Specific Use Permit (SUP) for a Day Camp for Children use within a Single Family-3 (SF-3) zoning district located at 203 Graham Street (Property ID 193551 & 295840) - Owner: Friendship Missionary Baptist Church of Waxahachie (ZDC-122-2024) Staff: Zack King

The Item was presented by Mr. King and Pastor DeMaudree Massey requested approval. The applicant proposes a Specific Use Permit (SUP) for a Day Camp for Children use (Shepherd's Circle) within the existing Friendship Missionary Baptist Church building at 203 Graham Street. The Waxahachie Zoning Ordinance requires approval of a SUP to allow for a Day Camp for Children use within a Single Family-3 zoning district. The Shepherd's Circle Day Camp is proposed to be an after-school program operated directly by Friendship Missionary Baptist Church. The applicant has confirmed that the program is an educational and instructional program for at-risk children, not a daycare. The applicant noted that Shepherd's Circle will be a free program that is open to the general public for children ranging in age from 6 to 18. Shepherd's Circle is proposed to accommodate up to sixty-five (65) children and eight (8) staff members. Meals are proposed to be provided as part of the Shepherd's Circle program. The applicant proposes to operate Shepherd's Circle Monday through Friday from 4:00 p.m. to 7:00 p.m. during the school year. The program is not proposed to operate over the weekend, during school holidays, or during summer break. The applicant did not indicate when the program may begin, if this SUP is approved.

The applicant noted that the Shepherd's Circle program will be located completely indoors and will not feature any outdoor activities. Specifically, the applicant proposes to utilize the approximately 1,242 square foot space identified on the proposed floor plan as Exhibit D. Existing parking on the subject property is sufficient to support the proposed use.

The applicant is not proposing to operate buses or shuttles as part of the Shepherd's Circle program. No playground equipment, additional fencing, or interior/exterior alterations to the existing building are proposed as part of this request.

The drive aisles on the subject property do not currently have directional striping. The applicant proposes to add directional striping to the subject property to facilitate parent pick-up and drop-off for the Day Camp. The proposed striping can be referenced on the Site Plan attached to the report as Exhibit C.

The applicant is not proposing to install additional signage on the property specifically for Shepherd's Circle Day Camp. Instead, the applicant proposes to utilize space on the monument sign for Friendship Missionary Baptist Church; which is yet to be constructed.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 68 notices were mailed to property owners within 200 feet of the request. Staff has received one (1) letter of support for the proposed SUP.

Chairman Keeler opened the Public Hearing at approximately 8:47 pm.

There being no others to speak for or against ZDC-122-2024, Chairman Keeler closed the Public Hearing at approximately 8:47 p.m.

12. Consider recommendation of ZDC-122-2024

Action:
Ron Ansell moved to recommend approval of ZDC-122-2024, a Specific Use Permit (SUP) for a Day Camp for Children use, subject to the conditions of the staff report. Motion was seconded by David Hudgins and carried unanimously (7-0).

13. Public Hearing on a request by Randall Speed, for a Zoning Change from a Future Development (FD) zoning district to Planned Development-Future Development (PD-FD) zoning district located at 2867 Howard Road, (Property ID 204646) - Owner: Randall Speed (ZDC-97-2024) Staff: Zack King

The Item was presented by Mr. King and owner Randall Speed requested approval. The applicant proposes to rezone the subject property to allow for the development of a private gravel road serving three (3) single-family residential lots. All lots are proposed to be 10-acres in size or larger. The applicant is pursuing this Planned Development request due to the fact that there is insufficient frontage along Howard Road to subdivide the subject property into multiple lots.

The subject property is currently accessible via a gravel driveway connecting to Howard Road. As part of this Planned Development request, the applicant proposes dedicate a 60' private street and private utility easement along the gravel driveway, 829' into the subject property. The applicant also proposes to improve the gravel driveway to a 24' wide compacted gravel road that ends in a cul-de-sac bulb. The private gravel road is proposed to be owned and maintained by a HOA established for the subdivision.

(4a)

The applicant has included provisions in the Planned Development request that differ from the typical setback and lot frontage requirements of the Future Development zoning district. The proposed setback, lot frontage, and lot size requirements are identified in the table below. *Items in bold do not meet the minimum requirements of the base Future Development zoning district.

Standard	Typical Future Development (FD)	Planned Development (PD-FD)
Minimum Lot Size	3-acres	10-acres
Minimum Lot Width (at front setback)	270'	**250'**
Minimum Front Setback	35'	350'
Minimum Rear Setback	25'	25'
Minimum Side Setback	10% of Lot Width	**25'**

The City of Waxahachie Subdivision Ordinance requires all proposed private streets to adhere to the design and construction standards of a publicly dedicated street. The Waxahachie Construction & Design Manual requires public streets serving rural residential subdivisions to be 27' wide and constructed of concrete. The Waxahachie Subdivision also requires private streets to have a minimum of 70' of frontage on a public collector road at the entrance of the private subdivision. The subject property currently has only 60' of frontage along Howard Road.

Staff is concerned that approval of a private gravel road as opposed to a typical public concrete street will negatively impact the ability of emergency services to access the three proposed lots. Additionally, staff is concerned that the private gravel road may become the responsibility of the City to maintain and/or improve in the event the HOA for the proposed subdivision defaults or dissolves. Finally, staff is concerned that approving the use of a private gravel road will set a precedent for the use of substandard access for rural residential subdivisions proposed in the future. Due to these concerns, staff is not supportive of the Planned Development request. If the applicant wishes to proceed with the development of a private residential subdivision, staff recommends the applicant redesign the proposal to adhere to the requirements for private streets identified by Section 3.1 of the Waxahachie Subdivision Ordinance.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 notices were mailed to property owners within 200 feet of the request. Staff has received one (1) letter of opposition and two (2) letters of support for the Planned Development request.

Mr. Speed explained the gravel road is more appropriate for large farming equipment.

Chairman Keeler opened the Public Hearing at approximately 8:59 p.m.

Those who spoke in opposition:
Pete Siebert, 2863 Howard Road, Waxahachie, Texas

Rod Dugan 2871 Howard Road, Waxahachie, Texas

James Henry, 2801 Howard Road, Waxahachie, Texas, explained a Memorandum of Agreement was approved for the shared gravel road to his property. Shon Brooks, Executive Director of Development Services, explained Mr. Henry's request reduced the lots served from four (4) to three (3) and Mr. Speed's current request increases the lots served from one (1) to three (3).

There being no others to speak for or against ZDC-97-2024, Chairman Keeler closed the Public Hearing at approximately 9:13 p.m.

14. Consider recommendation of ZDC-97-2024

Action:
Marlene Norcross moved to recommend denial of ZDC-97-2024, a Zoning Change from a Future Development (FD) zoning district to Planned Development-Future Development (PD-FD) zoning district. Motion was seconded by Erik Test and carried 4-3 with David Hudgins, Ron Ansell, and Jeff Reed voting in opposition.

15. Adjourn

Council Member Patrick Souter thanked Pastor DeMaudree Massey, Friendship Baptist Church, his wife, and members of his congregation, for what they are providing to children in the community.

There being no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-147-2024

MEETING DATE(S)

Planning & Zoning Commission: August 27, 2024
City Council: September 9, 2024

CAPTION

Public Hearing on a request by Jennifer Weir, for a **Specific Use Permit (SUP)** for a **Short-Term Rental** use within a Future Development (FD) zoning district located at 2850 Howard Road (Property ID 138983) - Owner: Robert & Jennifer Weir (ZDC-147-2024)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-147-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-147-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 2850 Howard Road.

CASE INFORMATION

Applicant:	Jennifer Weir
Property Owner(s):	Jennifer Weir
Site Acreage:	5.57 acres
Current Zoning:	Future Development (FD)
Requested Zoning:	FD with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:	2850 Howard Road
Parcel ID Number(s):	138983
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 3, Block A of the Penn Farm Ranchettes Addition

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	FD	Residential
East	FD	Residential
South	FD	Vacant
West	FD	Vacant

Future Land Use Plan: Mixed Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via Howard Road.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 2850 Howard Road because it is located within the FD zoning district. The subject property consists of a primary structure of approximately 2,584 square feet, built in 2006 with three (3) bedrooms, two (2) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles. The subject property is situated on an approximately 5.57 acres (242,629 square feet) lot.

The applicant submitted the SUP application on July 10, 2024. The applicant has been operating a short-term rental since approximately May 2023. The applicant has not been paying local hotel occupancy taxes.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered one animal complaint made regarding the subject property and its current use in the past 12 months.

The applicant's local emergency contact is Bobby Weir (972) 935-6669, 2800 Howard Road, TX 75165, bobby_weir@aol.com, which is located 0.1 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of one (1) letter of opposition and three (3) letters of support were received by staff, with no letters of opposition and two (2) letters of support being inside the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
2. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.
3. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
4. The short-term rental operator shall provide a maximum of three (3) off-street parking spaces.
5. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
6. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. City of Waxahachie Police Department Report
3. Location Map (Exhibit A)
4. Zoning Map (Exhibit B)
5. Floorplan (Exhibit C)
6. Survey (Exhibit D)
7. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

Prepared by:
Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-147-2024

SPEED RANDALL S
704 ROARING CREEK DR
RED OAK, TX 75154-3986

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Jennifer Weir, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Future Development (FD) zoning district located at 2850 Howard Road (Property ID 138983) – Owner(s): Robert & Jennifer Weir (ZDC-147-2024) Staff: Oanh Vu

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-147-2024 **City Reference: 204646**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments: Growth along Howard Rd is inevitable and short term rentals tend to have greater curb appeal as compared to long-term rentals

Signature

8/13/24
Date

Randy Speed, nearby property Owner
Printed Name and Title

704 Roaring Creek Rd, Red Oak TX and 2867 Howard Rd, Waxahachie, TX 75154
Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-147-2024

WEIR JENNIFER & ROBERT
2800 HOWARD RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-147-2024 **City Reference: 139005**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

Bobby Weir
Printed Name and Title

8/19/2024
Date

2800 Howard Rd
Waxahachie TX 75165
Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-147-2024

WEIR ROBERT N & JENNIFER
2800 HOWARD RD
WAXAHACHIE, TX 75165-9451

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by Jennifer Weir, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Future Development (FD) zoning district located at 2850 Howard Road (Property ID 138983) – Owner(s): Robert & Jennifer Weir (ZDC-147-2024) Staff: Oanh Vu

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-147-2024 **City Reference: 252540**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Jennifer Weir
Signature

8/19/24
Date

Jen Weir
Printed Name and Title

2800 Howard Rd
Wax TX 75165
Address

Item 5&6

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-147-2024

PORTER BARRY R
2880 HOWARD RD
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Jennifer Weir, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Future Development (FD) zoning district located at 2850 Howard Road (Property ID 138983) – Owner(s): Robert & Jennifer Weir (ZDC-147-2024) Staff: Oanh Vu

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-147-2024 **City Reference: 138974**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☒ OPPOSE

Comments:

Barry Porter
Signature

8-20-2024
Date

BARRY PORTER
Printed Name and Title

2880 HOWARD RD
Address

WAXAHACHIE POLICE DEPARTMENT
A Recognized "Best Practices" Agency
630 Farley Street, Waxahachie, TX 75165
Phone: 469-309-4400 Fax: 469-309-4420

CFS - Command Log Printed on July 17, 2024

CFS # [redacted]
Call Taker [redacted]
Location 2850 HOWARD RD, WAXAHACHIE, TX 75165
Location Details
Primary Incident Code ANIMAL : Animal Complaint
Mod
Priority 4
Use Caution No
Primary Disposition Handled By Officer / Deputy
Beat ACO
Call Time 07/09/24 08:21:43
Completed Time 07/09/24 08:28:42

Reporters

[redacted] **(Initial Reporter)**

Sex
DOB
Address
Report Time 07/09/24 08:21:43
How Reported Phone
From Phone [redacted]
Contact Phone [redacted]
Comments

Other Names

Vehicles

Responders

402 (Primary) [redacted] WPD (Primary)

Response Times

Assigned 07/09/24 08:23:54 *
Enroute 07/09/24 08:23:54 *
Staged
Arrived 07/09/24 08:23:54
Backup Requested
Backup Arrived
Leaving
Arrived At
Completed 07/09/24 08:28:42

IR / External Agency Numbers

Officer Addenda

Command Log Filter: All Commands | Details: Hidden | Units: All Units | Revised Entries: Shown

07/09/24 08:21:43 | [redacted] | New CFS
07/09/24 08:22:43 | [redacted] | 2 DOGS BELONGING TO AIRBNB GUESTS TRESPASSING CROSSING THE FENCE LINE ATTACKING 2 BULLS
07/09/24 08:22:52 | [redacted] | UNKNOWN WHAT KIND OF DOGS
07/09/24 08:23:20 | [redacted] | ADVISES THAT THE DOGS WENT BACK INTO THE HOME
07/09/24 08:23:54 | [redacted] | 402 | On Scene
07/09/24 08:28:42 | [redacted] | 402 | clear


Item 5&6
HOWARD RD
LIV MEADOW WAY
DEVI DR
MAYA WAY
EXHIBIT A - LOCATION MAP
Feet
0
250
500
1,000
1,500
2,000
ZDC-147-2024 (SUP)

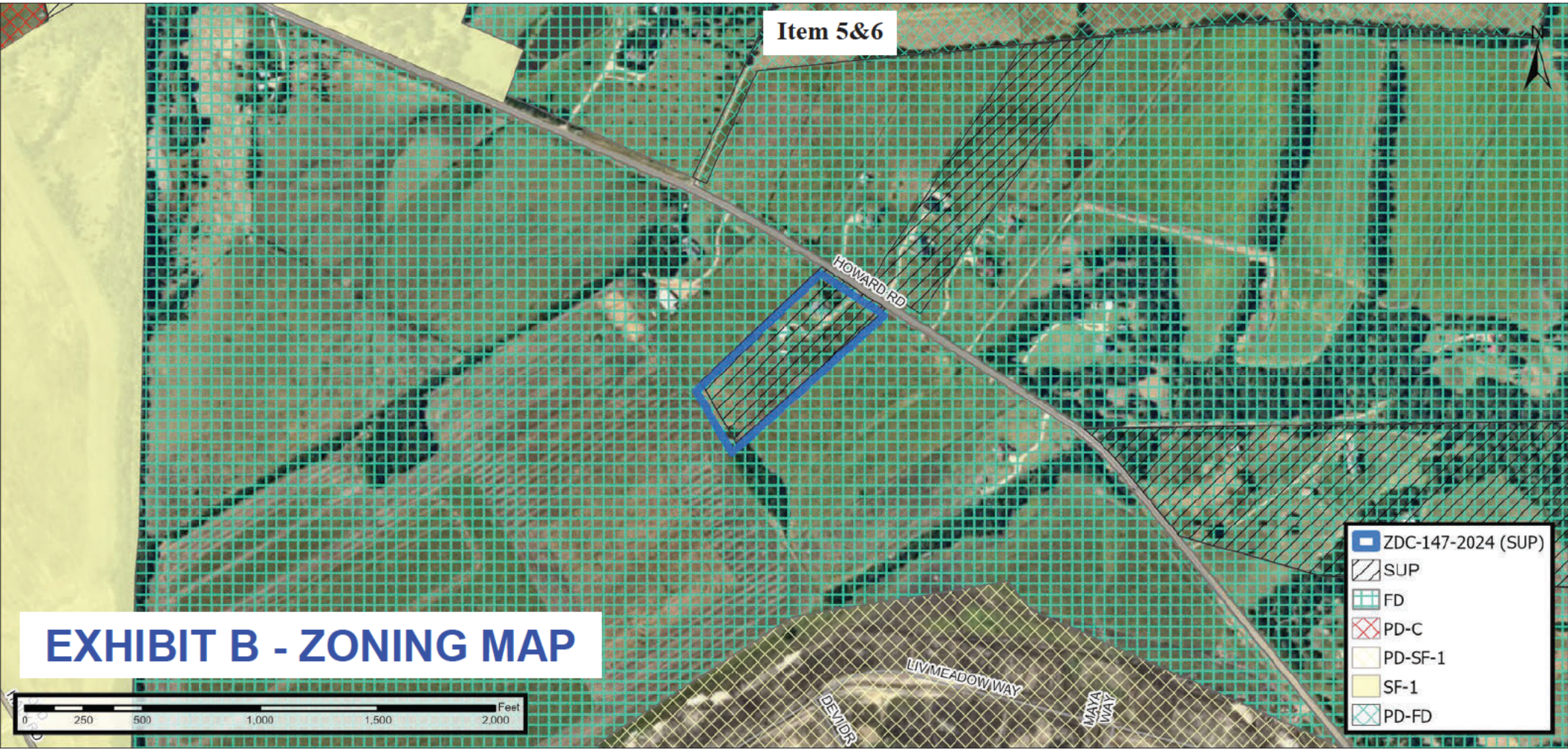
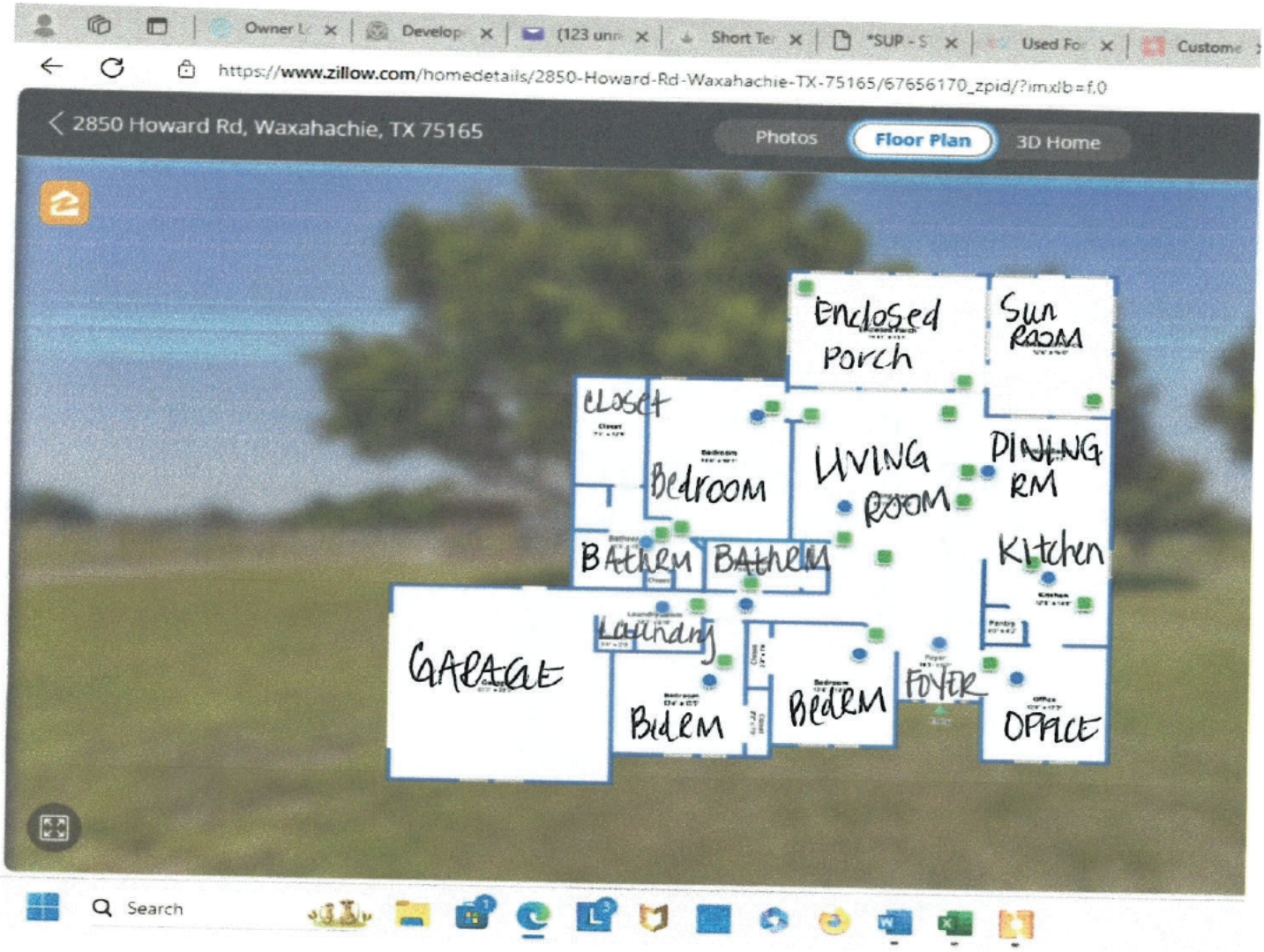


EXHIBIT B - ZONING MAP

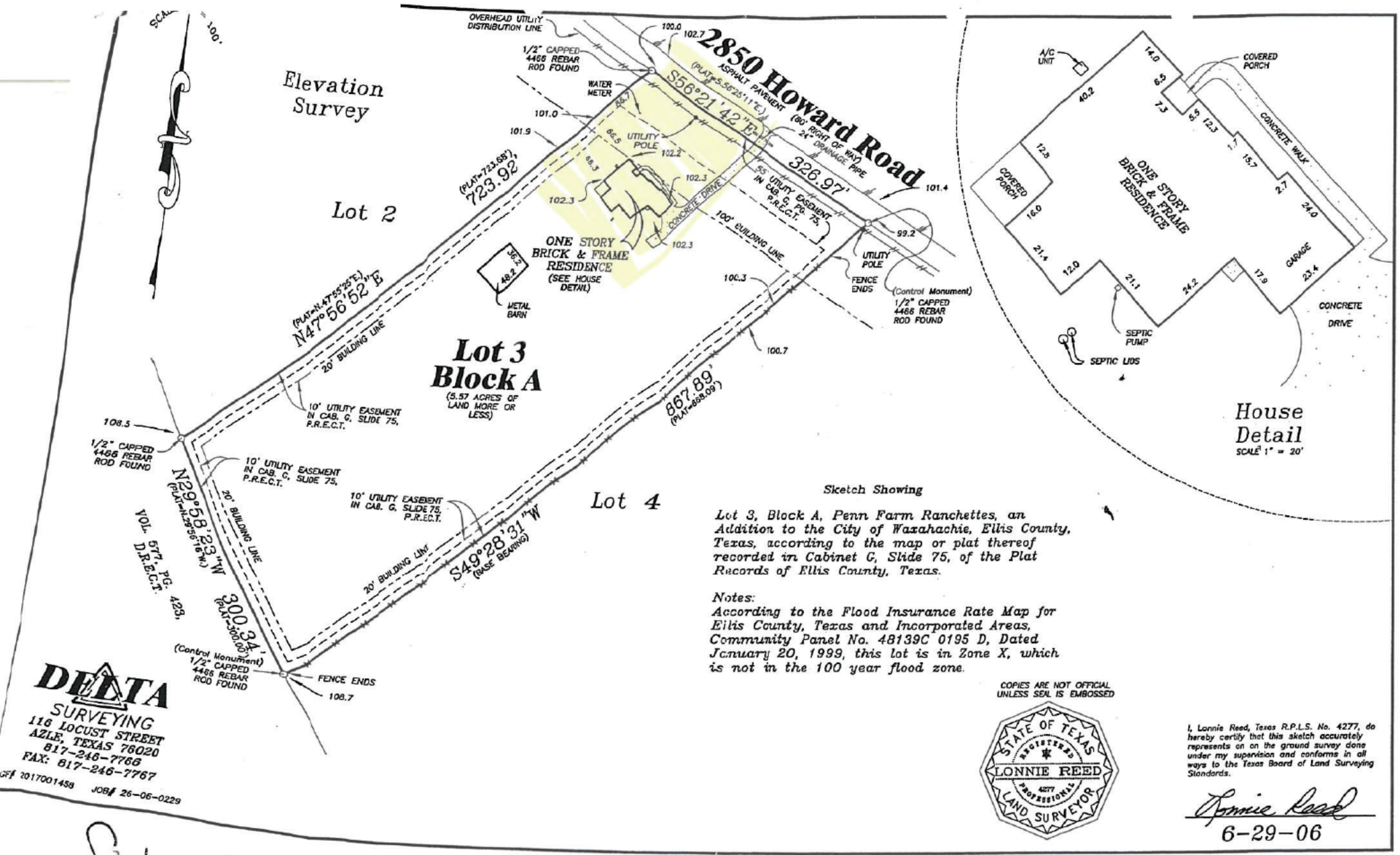
EXHIBIT C - FLOORPLAN

Item 5&6



Clear floor plan

EXHIBIT D - SURVEY



Sketch Showing

Lot 3, Block A, Penn Farm Ranchettes, an Addition to the City of Waxahachie, Ellis County, Texas, according to the map or plat thereof recorded in Cabinet G, Slide 75, of the Plat Records of Ellis County, Texas.

Notes:
According to the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Community Panel No. 48139C 0195 D, Dated January 20, 1999, this lot is in Zone X, which is not in the 100 year flood zone.

COPIES ARE NOT OFFICIAL UNLESS SEAL IS EMBOSSED

STATE OF TEXAS
REGISTERED
LONNIE REED
4277
PROFESSIONAL
LAND SURVEYOR

I, Lonnie Reed, Texas R.P.L.S. No. 4277, do hereby certify that this sketch accurately represents on on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards.

Lonnie Reed
6-29-06

DELTA
SURVEYING
116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766
FAX: 817-246-7767

GF# 2017001458 JOB# 26-06-0229

Site Survey Plan

Welcome

2850 Howard Road Waxahachie Tx 75165

Wifi

NETWORK: Windmill Ranch
PASSWORD: Winmill1

Contacts

HOST: Jennifer Weir
CONTACT: 972-935-7017

Parking

Your can park your car in the driveway or the garage

House Rules

- No Smoking Inside Home
- No Parties or Events
- No Pets without prior auth
- If something is damaged or not working properly let host know immediately
- Please be respectful of the property
- No access to barns without prior auth

Check Out

@ 10am

- Collect trash and place in garage bin
- Remove linens from bed and place in basket provided
- Start wash on any towels used (detergent provided)
-

☆☆☆☆☆ We hope you enjoyed your stay!
We would appreciate your review & hope to see you again soon!

Thanks!

Planning & Zoning Department
Zoning Staff Report

Case: ZDC-149-2024

MEETING DATE(S)

Planning & Zoning Commission: August 27, 2024
City Council: September 9, 2024

CAPTION

Public Hearing on a request by John Marlin, for a **Specific Use Permit (SUP)** for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 411 North Hawkins Street (Property ID 173335) – Owner(s): John Marlin (ZDC-149-2024)

RECOMMENDED MOTION

- *"I move to recommend denial of ZDC-149-2024, a Specific Use Permit (SUP) for Short-Term Rental use."*
- *"I move to recommend approval of ZDC-149-2024, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly."*

APPLICANT REQUEST

The Applicant requests a specific use permit for a Short-Term Rental use at 411 North Hawkins Street.

CASE INFORMATION

Applicant:	John Marlin
Property Owner(s):	John Marlin
Site Acreage:	0.263 acres
Current Zoning:	Single-Family-2 (SF-2)
Requested Zoning:	SF-2 with a Specific Use Permit (SUP) for a Short-Term Rental

SUBJECT PROPERTY

General Location:	411 North Hawkins Street
Parcel ID Number(s):	173335
Existing Use:	Residential use
Development History:	The subject property is platted as Lot 31B of the Ferris Addition.

Adjoining Zoning & Uses:

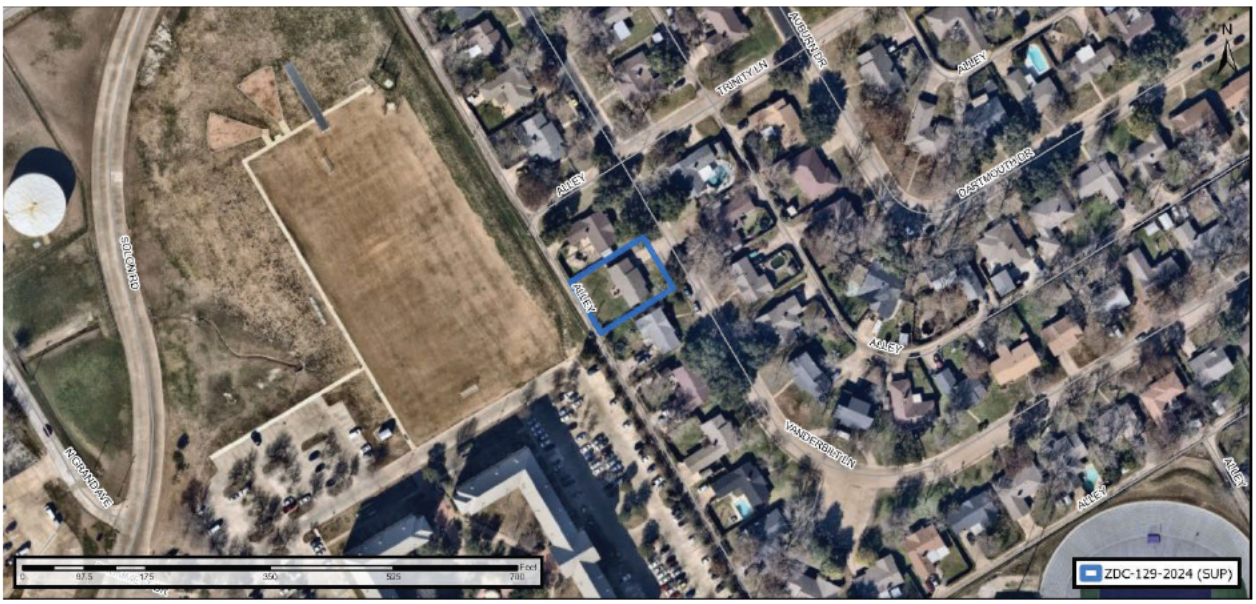
Direction	Zoning	Current Use
North	SF-2	Residential
East	PD-SF-2	Residential
South	SF-2	Residential
West	SF-2	Residential

Future Land Use Plan: Mixed Use Neighborhood

Comprehensive Plan: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan: The subject property is accessible via North Hawkins Street.

Site Image:



PLANNING ANALYSIS

During the City Council meeting held on October 16, 2023, Councilmembers approved an ordinance to allow the use of a short-term rental in all zoning districts with an approved SUP, with the exception of the Central Area (CA) zoning district. All residential-use properties located within the Central Area (CA) zoning district are allowed to operate a short-term rental by right without seeking the approval of a SUP.

The applicant requests a SUP for short-term rental use at 411 North Hawkins Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,866 square feet, built in 1998 with three (3) bedrooms, two (2) bathrooms and enough improved surface to accommodate for the maximum parking spaces of three (3) vehicles. The subject property is situated on an approximately 0.263 acres (11,456 square feet) lot.

CASE HISTORY

The applicant had a long-term renter whom applied for the SUP for STR use application (ZDC-101-2024) and was recommended approval by the Planning and Zoning Commission on June 11, 2024; however, was denied by the City Council on June 17, 2024.

The applicant is the property owner and submitted this application for a SUP for STR use. The applicant has not been operating a short-term rental. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. Staff has contacted the applicant for removal and have include a condition noting removal is required. The applicant submitted the SUP application on July 16, 2024. At the time of the publishing of the staff report, the City received no nuisance-related calls had been made regarding the subject property and its current use in the past 12 months.

The applicant's local emergency contact is Suzi Rhodes (702) 807-3848, 103 Vanderbilt Lane, Waxahachie, TX. 75154, nsrhodes87@gmail.com, which is located 1.5 miles from the subject property.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 62 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of three (3) letters of opposition and seven (7) letters of support were received by staff, with three (3) letters of opposition and three (3) letters of support being inside the 200' buffer.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, if considering a recommendation for approval:

Conditions:

1. The applicant shall remove the Homestead status from the subject property prior to the issuance of the STR registration.
2. The applicant shall resubmit host rules to reflect the maximum occupancy of eight (8) individuals and maximum of three (3) off-street parking.
3. The applicant shall provide an updated Certificate of Insurance or the Declaration page of the insurance policy to reflect the subject property's address and the minimum coverage amount of $1,000,000 per occurrence.
4. The short-term rental operator shall complete the STR registration process with the City's vendor, and pay the annual and a renewal fee set by Ordinance No. 3415, or as amended.
5. The short-term rental operator shall register for a Hotel Occupancy Tax account with the City's vendor.

6. The short-term rental operator shall allow a maximum occupancy of eight (8) guests per stay.
7. The short-term rental operator shall provide a maximum of three (3) off-street parking spaces.
8. The short-term rental operator shall adhere to all regulations stated in Section 3.27 of the City's Zoning Ordinance.
9. The applicant shall apply for the required STR registration within thirty (30) calendar days from the City Council approval of this SUP.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Location Map (Exhibit A)
3. Zoning Map (Exhibit B)
4. Floorplan (Exhibit C)
5. Survey (Exhibit D)
6. Host Rules (Exhibit E)

STAFF CONTACT INFORMATION

Prepared by:
Oanh Vu
Senior Planner
oanh.vu@waxahachie.com

Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

BROWN WILLIAM L JR
503 W PARKS AVE
WAXAHACHIE, TX 75165-3015

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by John Marlin, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 411 North Hawkins Street (Property ID 173335) – Owner(s): John Marlin (ZDC-149-2024) Staff: Oanh Vu

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-149-2024 **City Reference: 173329**

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☐ SUPPORT ☒ OPPOSE

Comments: Same as last request! There are already to many rent places in the neighborhood.

Signature

11 Aug 24
Date

William & Crissy Brown
Printed Name and Title

503 W. Parks Ave
Address

Item 7&8

RECEIVED AUG 15 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-149-2024 **City Reference: 173342**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: Need more lodging in town

Signature

8/15/24
Date

Brad Yates manager
Printed Name and Title

408 N. Gibson St.
Address

Item 7&8

RECEIVED AUG 15 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

COLONIAL RESTORATION GROUP INC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by John Marlin, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 411 North Hawkins Street (Property ID 173335) – Owner(s): John Marlin (ZDC-149-2024) Staff: Oanh Vu

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Case Number: ZDC-149-2024 **City Reference: 273296**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: Should not have to do this anyway

Signature

8/15/24
Date

Brad Yates president
Printed Name and Title

404 N. Hawkins
Address

RECEIVED AUG 15 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

COLONIAL RESTORATION GROUP INC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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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-149-2024 **City Reference: 273315**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: Great for tourism

Signature

8/15/24
Date

Brad Yates president
Printed Name and Title

506 Royal
Address

RECEIVED AUG 15 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

◇◇◇

POARCH PROPERTIES LLC SERIES A
103 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-2353

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-149-2024 **City Reference: 173341**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: _____

_____

_____

Signature _____ Date 8.16.24

Jimmy Poarch _____ 103 E. University

Printed Name and Title Address

City of Waxahachie, Texas RECEIVED AUG 15 2024
Notice of Public Hearing
Case Number: ZDC-149-2024

POARCH PROPERTIES LLC SERIES G
103 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-2353

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-149-2024 **City Reference: 173265**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

[X] SUPPORT [ ] OPPOSE

Comments: _____

_____

_____

Signature _____ Date 8-10-24

Jimmy Poarch _____ Address 103 E. University

Printed Name and Title

RECEIVED AUG 15 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

POARCH PROPERTIES LLC SERIES H
103 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-2353

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

> Request by John Marlin, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family Dwelling-2 (SF-2) zoning district located at 411 North Hawkins Street (Property ID 173335) – Owner(s): John Marlin (ZDC-149-2024) Staff: Oanh Vu

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-149-2024 **City Reference: 275496**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments:

Signature

8-16-24
Date

Jimmy Poarch
Printed Name and Title

103 E. University
Address

RECEIVED AUG 1 5 2024

RECEIVED AUG 1 5 2024

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

POARCH PROPERTIES LLC SERIES A
103 E UNIVERSITY AVE
WAXAHACHIE, TX 75165-2353

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Case Number: ZDC-149-2024 **City Reference: 173348**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT ☐ OPPOSE

Comments: _____

_____

_____

Signature

8-10-24
Date

Jimmy Poarch
Printed Name and Title

103 E. University
Address

Case Number: ZDC-149-2024

Item 7&8

City Reference: 173347

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

RECEIVED AUG 2 1 2024

Comments:

Our streets are narrow and too much traffic. Neighbors are friendly but nice and quiet. We don't need strangers making loud noises and traffic

Signature Linda Darnell

Date 8/21/24

LINDA DARNELL

Printed Name and Title

1600 Royal St.

Address

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-149-2024

<>◇◇<>

RECEIVED AUG 2 1 2024

COX RON & CATHY
510 ROYAL ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 27, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, September 9, 2024 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Case Number: ZDC-149-2024 **City Reference: 273313**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *August 21, 2024* 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, 408 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT ☑ OPPOSE

Comments:

_____

_____

_____ 8/16/2024
Signature Date

RON COX OWNER 510 ROYAL ST.
Printed Name and Title Address

WAXAHACHIE, TX. 75165


Item 7&8
N
BRYSON ST
W PARKS AVE
N GIBSON ST
N HAWKINS ST
GRACE ST
ROYAL ST
FERRIS AVE
EXHIBIT A - LOCATION MAP
Feet
0
65
130
260
390
520
ZDC-149-2024 (SUP)

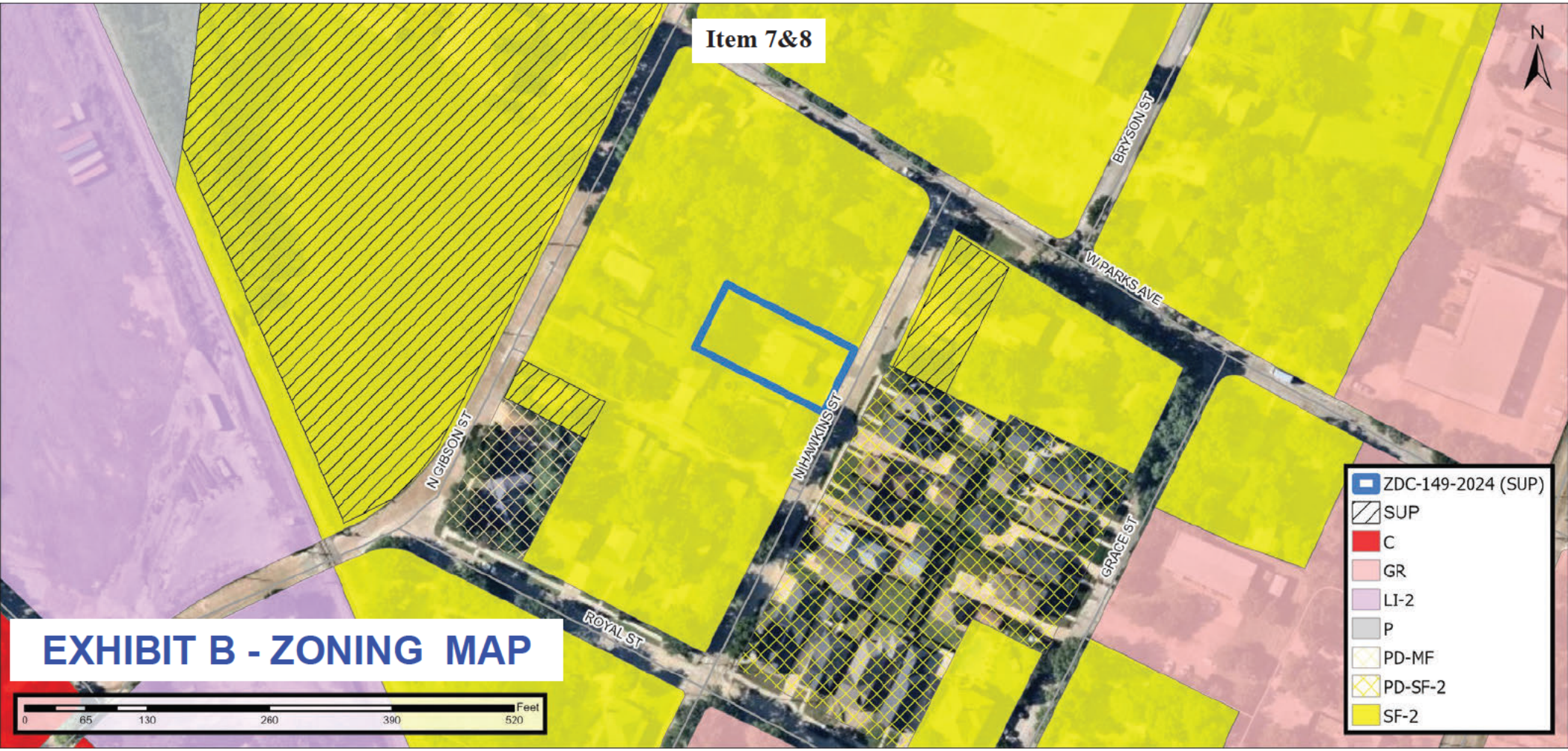


EXHIBIT B - ZONING MAP

EXHIBIT C - FLOORPLAN

Item 7&8

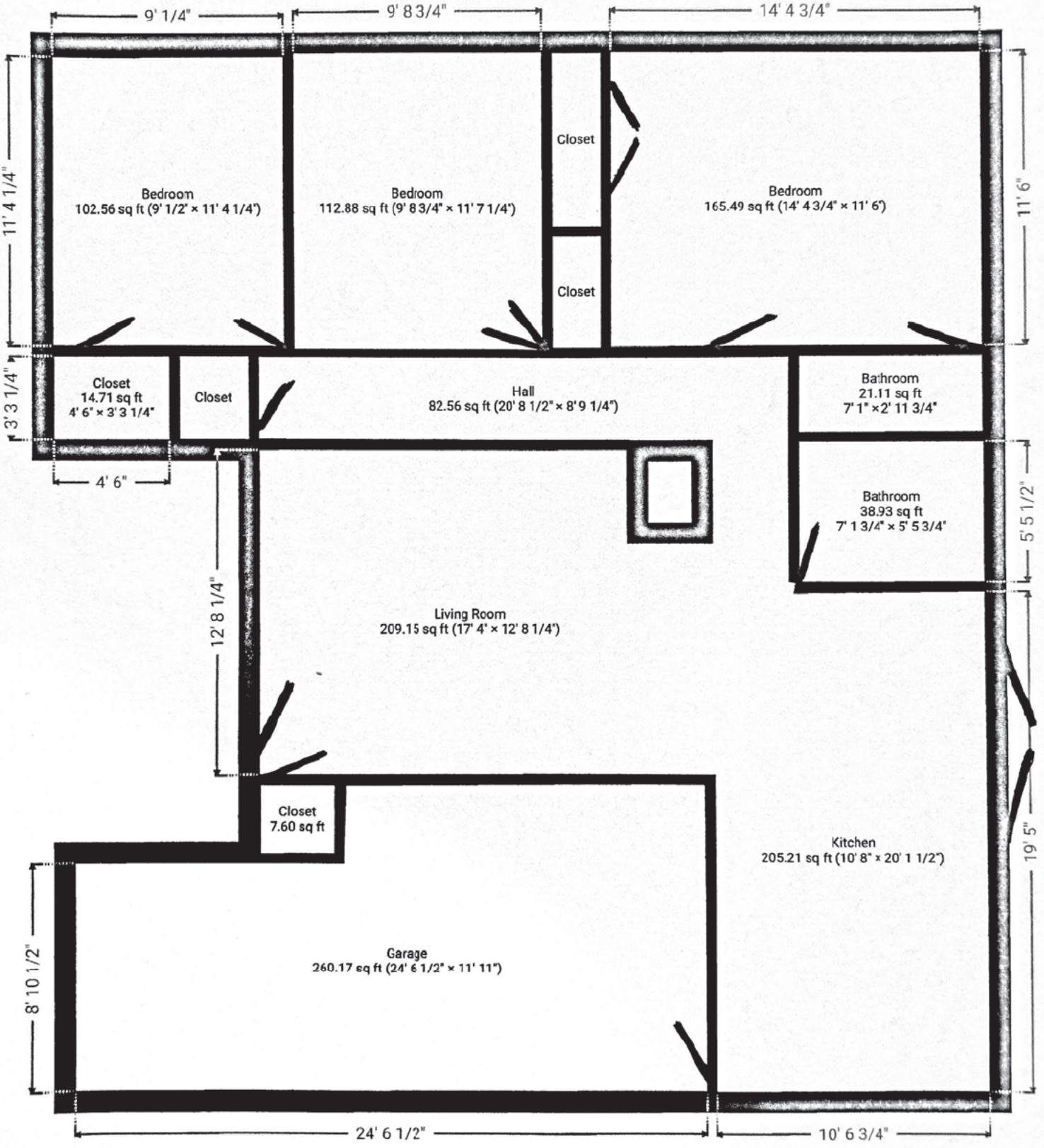
Project 1

TOTAL AREA: 1463.95 sq ft · LIVING AREA: 306.16 sq ft · FLOORS: 1 · ROOMS: 14

magicplan

▼ Ground Floor

TOTAL AREA: 1463.95 sq ft · LIVING AREA: 306.16 sq ft · ROOMS: 14



If approved, please be sure to see Waxahachie STR Inspection checklist including; Section 3.27(k)(iii) Waxahachie STR Ordinance Security features. Each short-term rental registrant shall provide functional security cameras that monitor and record, at a minimum, the primary entrances and exits of the premises. -A. Warren

0' 2' 4' 6' 8' 10'

1:63

EXHIBIT D - SURVEY

Item 7&8

Texas 811 Know what's below. Call before you dig.

SURVEY PLAT

RHODES Surveying
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 411 N HAWKINS STREET, in the city of WAXAHACHIE, ELLIS COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ELLIS §

BEING a parcel of land situated in the City of Waxahachie, Ellis County, Texas, being part of Lot 31, of Ferris Addition, according to the plat thereof recorded in Volume A, Page 37 and 38, of the Plat Records of Ellis County, Texas, being a parcel of land conveyed to William G. Berry and Patricia Faye Berry, according to Ellis County Appraisal District, Property ID No. 173335, as shown on survey, and being more particularly described by metes and bounds as follows:

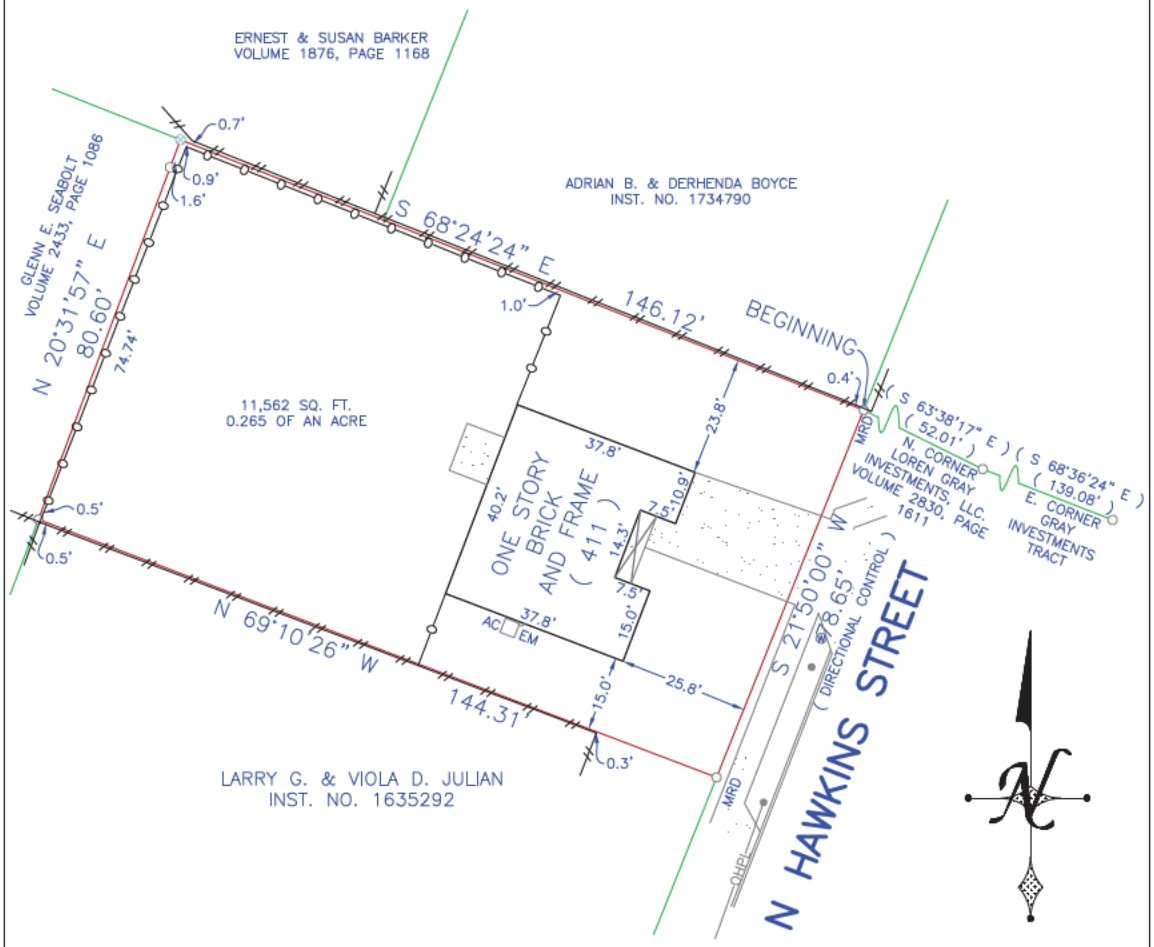
BEGINNING at a found 1/2-inch iron pipe for corner on the northwesterly right-of-way line of N Hawkins Street, being the south corner of a parcel of land conveyed to Adrian B. Boyce and Derhenda Boyce, as recorded in Instrument No. 1734790 of the Official Public Records of Ellis County, Texas, and being the east corner of said Berry parcel;

THENCE South 21 degrees 50 minutes 00 seconds West, along said right-of-way, a distance of 78.65 feet to a found 1/2-inch iron rod for corner;

THENCE North 69 degrees 10 minutes 26 seconds West, leaving said right-of-way, a distance of 144.31 feet to a found 1/2-inch iron rod for corner;

THENCE North 20 degrees 31 minutes 57 seconds East, passing a found 1/2-inch iron pipe for reference at a distance of 74.74 feet, and continuing a total distance of 80.60 feet to a set 1/2-inch yellow-capped iron rod for corner;

THENCE South 68 degrees 24 minutes 24 seconds East, a distance of 146.12 feet to a PLACE OF BEGINNING and containing 11,562 square feet or 0.265 of an acre of land.



ACCEPTED BY: _____

DESIGNATED TITLE





1529 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY DESIGNATED TITLE, LLC.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 6/11/2019
G. F. No.: ELL193774
Job no.: 80151-A
Drawn by: KW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DESIGNATED TITLE, LLC.

LEGEND

WOOD FENCE	TEXT		
CHAIN LINK	IMPROVEMENTS		
IRON FENCE	BOUNDARY LINE		
WIRE FENCE	EASEMENT/SETBACK		
	RESIDENCE/BUILDING		

MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
1/2" IRON PIPE FOUND
PK NAIL FOUND

C – CABLE	E – ELECTRIC
CO – CLEAN OUT	PE – POOL EQUIP.
G – GAS METER	P – POWER POLE
FH – FIRE HYDRANT	T – TELEPHONE
LP – LIGHT POLE	W – WATER METER
MH – MANHOLE	V – WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BRIAN S. RHODES
5962
PROFESSIONAL
LAND SURVEYOR

Important Information

Preparing for your arrival, the property has been thoroughly cleaned and inspected by our team. With our high standards of planning and preparation to get our home ready for you, we trust that you will find everything in a manner, which will surpass your expectations. However, there may be some situations where unforseen problems arise, or external events out of our control occur.

This information guide contains valuable information and tips for solving common problems within the home.

Please ensure you have taken measures to solve common problems yourself prior to calling us. All false callouts or callouts for problems which have occurred due to guest misuse or error will be subject to a call-out fee.

If for some reason you are not 100% satisfied with your stay we ask that you contact us immediately so that we are able to try and correct the situation. We are available by phone and email 24/7.

IMPORTANT SMOKING AND PET POLICY

Smoking or vaping inside the property, and pets are NOT permitted under any circumstances. Failure to adhere to this will result in a minimum $500 penalty charge.

GENERAL HOME INFORMATION

PATIO DOORS

For the AC unit to operate correctly, it is important that all the windows and pation doors are closed. Otherwise it will freeze the AC unit. This will result in a $150 (minimum) call-out fee and you will be without AC.

HOUSEKEEPING

This property is professionally cleaned prior to each guest's arrival. During your stay our care team does no enter the property, however, cleaning supplies such as a vacuum, mop, and broom are provided to cover any mid stay spills or other such occurences.

REFRIGERATOR/FREEZER

Refrigerator and freezer are pre-set at appropriate and effective setting prior to all guest arrival. Please remember that food may take time to cool once placed inside the unit, and that dials should not be adjusted.

DISHWASHER

When using the dishwasher, we ask you to follow a few simple instructions in order to help prolong the life of the appliance:

-Only use tablets or powder made specifically for dishwashers. DO NOT use washing or laundry detergent as they will cause soap to spill out.

-DO NOT overload the dishwasher

-Place only dishwasher safe items in the machine.

-Pre-rinse all dishes prior to placing them into dishwasher

DURING YOUR STAY:

1. This property is available to host eight day time guests and six overnight guests per stay and has driveway parking.
2. This property is not suitable for and it is prohibited from having a party, social or entertainment venue.
3. Please respect quiet hours from 10pm-7am.
   Prohibited by law you may not have any unreasonably loud, disturbing noise of any kind.
   Included but not limited to, stereos, televisions, yelling, profanity, vehicles, etc.
4. Pull grill away from the property when in use
5. Lock all doors when leaving the property, including back door. To lock the front door simply press the lock button. Please make sure the door is secure.

CHECK OUT TIME IS 10:00am!

6. Bag all trash and leave inside the garage. Refuge pick up is on Monday mornings. One of our team members will come by to set the refuge containers at the proper place and time to be emptied and placed back. Our team member will not enter the dwelling to remove any current trash. That will be removed at time of cleaning.
7. Leave all beds that were used unmade.
8. If dishwasher is provided, please load all dirty dishes and detergent and press start. If no dishwasher is provided please was all dishes and leave on counter.
9. Reset air conditioner to "75" in the summer and heat at "65" in the winter
10. If outside games and grill were used please bring them close to the property (please make sure grill is cooled)
11. Make sure you have logged out of Netflix, Hulu, etc. on all TV's
12. Text **972-268-5494** when leaving to check out.

WASHING MACHINE/DRYER

For your convenience, this property is fitted with its own full-sized washer and dryer. When using them please take care to abide the following instructions:
-Never overload the machines
-Ensure you clean the dryer filter after each use and dispose of the lint in a trash receptacle

PLUMBING

Our toilets are designed only to remove human waste and toilet paper It is very important that you do not place anything else into the toilet besides this. You should not attempt to flush any items such as, feminine hygiene products, baby wipes, diapers, or paper towels down any toilet.

Should your toilet become blocked despite taking these precautionary measures, we have provided a plunger in each bathroom. If a toilet begins overflowing, you can turn the water off by finding the stop valve located underneath the tank at the back of the toilet and turning it to the off position. If you are unable to unblock the toilet yourself and require further assistance, please call the number provided. Guests will be charged a $50 call-out fee for any misuse and will be responsible for any additional costs incurred to fix the blockage.

ELECTRICITY

For guests that live outside of North America, it is important to note that the electrical outlets in the USA are 120V. It is essential to remember that this is a different voltage for other countries. Electrical appliances therefore should only be used in our outlets using properly approved power packs or converters.

TV/INTERNET/GAME CONSOLE USE

We ask that you DO NOT touch or tamper with any TV and Internet. Cables are already connected and ready for guest use upon your arrival. Should the guest tamper with these cables, and or internet may need to be reconnected. This will result in a minimum call-out charge of $50.

COUNTER TOPS

During your stay please be aware that the countertops in the property are granite. They are sensitive to extreme heat, so pots taken off the stove or dish out of the oven may not rest on the countertops. We ask that you please help prolong the life of the countertops by using cutting boards when preparing food and placing potholders underneath hot items prior to setting them on the countertop.

HOME ITEMS

No items from inside the property are to be removed from the property for any reason at any time. If items are found to be missing upon your departure, you will be charged the cost for their replacement.

MAINTENANCE CALL OUTS

If a member of our team is called out or there is a scheduled maintenance for the property during your stay, our team member will contact you via phone or text.

FAVORITE EAT AND DRINK SPOTS!

DOWNTOWN:

Prime 115 Steakhouse
114 S Rogers St
Waxahachie, TX 75165
214-903-7514

Cork and Keg
106 N College St
Waxahachie, TX 75165
214-980-1191

El Mexicano Grill
114 E Franklin St
Waxahachie, TX 75165
972-937-1191

College Street Pub
210 N College St
Waxahachie, TX 75165
972-938-2062

Railport Brewing Co
405 W Madison St
Waxahachie, TX 75165
214-980-1678

Southern Roots Brewing Co
421 S College St
Waxahachie, TX 75165
214-980-1056

Cork House Winery
213 E Main St
Waxahachie, TX 75165
972-921-1069

Prickly Boba
108 E Franklin St
Waxahachie, TX 75165
469-553-0097

Fresh Market Coffee
501 S Rogers St
Waxahachie, TX 75165
469-570-5446

White Rhino Coffee
414 W Main St
Waxahachie, TX 75165
214-903-7082

Osuba
606 N Highway 77
Waxahachie, TX 75165
972-937-6666

SUPERMARKETS

HEB
800 N Hwy 77
Waxahachie, TX 75165
972-923-2283

Food Land
610 Ferris Ave
Waxahachie, TX 75165
972-937-1481

Walmart Supercenter
1200 N US Highway 77
Waxahachie, TX 75165
972-937-3460

EMERGENCY

Waxahachie Police Department
630 Farley St.
Waxahachie, TX.75165
Emergency #911 Non-Emergency #972-309-4400

Waxahachie Fire Station #1
407 Water St.
Waxahachie, TX. 75165
Emergency #911 Non-Emergency #972-937-8363

Ellis County Sheriffs Office
300 S. Jackson St
Waxahachie, TX 75165
Emergency #911 Non-Emergency #972-825-4901

Ellis County Emergency Management
101 W. Main St.
Ste. 102
Waxahachie, TX. 75165
#972-825-5199

HOSPITAL

Baylor Scott & White Medical Center
2400 N. Interstate 35E Rd.
Waxahachie, TX. 75165
Emergency #911 Non-Emergency #469-843-4000

Altus Emergency Center
1791 N. Hwy 77
Waxahachie, TX. 75165
#469-383-7361 24hr

MedExpress Urgent Care
1305 N. Hwy 77
Waxahachie, TX. 75165
#972-937-1203

Expedian Urgent Care
1601 N. Hwy 77
Waxahachie, TX. 75165
817-473-9473

North Texas Poison Center
5201 Harry Hines Blvd
Dallas, TX, 75235
1-800-222-1222

PHARMACY

Walgreens
1201 Ferris Ave.
Waxahachie, TX. 75165
972-923-3227

CVS
701 Ferris Ave.
Waxahachie, TX. 75165
972-938-3120

HEB
800 N. Hwy 77
Waxahachie, TX. 75165
972-923-2297

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-120-2024

MEETING DATE(S)

Planning & Zoning Commission: August 27, 2024
City Council: September 9, 2024

CAPTION

Public Hearing on a request by Stephanie Gienger, Kimley-Horn, for a **Zoning Change** from a Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-16-Light Industrial-1 (PD-16-LI-1) zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district and General Retail zoning district, located at 2797 John Arden Drive, (Property ID 189265, 189266, and 275156) - Owner: Arden Group LLC and International Church of Foursquare Gospel (ZDC-120-2024)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-120-2024, a Zoning Change from a Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-16-Light Industrial-1 (PD-16-LI-1) zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district and General Retail zoning district, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a zoning change to a Planned Development-Multi-Family-2 (PD-MF-2) and General Retail zoning district to allow for the development of a 68-unit senior living (55+) community.

CASE INFORMATION

Applicant:	Stephanie Gienger, Kimley-Horn
Property Owner(s):	Arden Group LLC and International Church of Foursquare Gospel
Site Acreage:	13.66 acres
Current Zoning:	Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-16-Light Industrial-1 (PD-16-LI-1)
Requested Zoning:	Planned Development-Multi-Family-2 (PD-MF-2) and General Retail

SUBJECT PROPERTY

General Location:	2797 John Arden Drive
Parcel ID Number(s):	189265, 189266, and 275156
Existing Use:	A single family residence currently exists on the subject property.

Development History: The subject property is not currently platted.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-MF-GR & PD-15-LI-1	Oxford Apartments & Oncor Facility
East	LI-1	Navarro College
South	PD-16-LI-1	Connect 4 Life Church
West	SF-2	Undeveloped

Future Land Use Plan: Urban Village & Mixed Use Neighborhood

Comprehensive Plan: *Urban Village:* An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

Mixed Use Neighborhood: A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

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

Site Image:



PLANNING ANALYSIS

The applicant proposes to rezone the subject property to allow for the development of the Woodland Cottages at Waxahachie, a 68-unit senior living (55+) community.

Case Background:

In December of 2018, approximately ten (10) acres of the subject property was rezoned from Planned Development-16-Light Industrial-1 (PD-16-LI-1) to Planned Development-Multi-Family-2 (PD-MF-2) with Ordinance 3073. This zoning change conceptually allowed for the development of a tax credit senior living (55+) multi-family project. The PD did not include a detailed site plan, landscape plan, or elevation/façade plan; but required the developer to return to the Planning & Zoning Commission and City Council for approval of these items prior to construction. The development of the original senior living project ultimately did not proceed because the developer failed to receive the necessary tax credits for the project.

Proposed Use:

The current Planned Development request is intended to replace the existing Planned Development-Multi-Family-2 (PD-MF-2) zoning for the subject property and provide the detailed site plan, landscape plan, and elevation/façade plan documents that were missing from the original PD. The current PD request also includes approximately 3.5 acres of additional property that connects to John Arden Drive.

As noted above, this PD request allows for a 68-unit senior living (55+) community. The proposed unit count results in an overall density of 4.98 dwelling units per acre. The 68 proposed units are spread out between twenty (20) residential buildings. Eight (8) unique residential building types are proposed for the development. The residential building types provide a variety of unit counts ranging from two (2) units per building up to eight (8) units per building. A total of 20 one-bedroom units and 48 two-bedroom units are proposed. All buildings on the subject property are proposed to be restricted to one-story in height.

Proposed Use (continued):
The applicant has exceeded the minimum parking requirement for the proposed development; which is 68-spaces. One (1) parking space is required for every senior living (55+) unit. The applicant has provided a total of 142 parking spaces for the development. The applicant has also met the requirement to provide 50% of all required parking spaces as attached garages. A total of fifty-two (52) attached garages have been provided with an additional four (4) detached garage spaces proposed. Attached garages are available on sixteen (16) of the twenty (20) residential buildings. The remaining parking on the site is proposed as typical surface spaces.

The design of the senior living (55+) portion of the development meets the typical setback requirements of the Waxahachie Zoning Ordinance; which results in a 25' setback on all sides of the property. The applicant has proposed development standards with this request that will require valet trash service for residents. The applicant proposes to construct the residential portion of the development in a single phase.

In addition to the proposed senior living development, the applicant proposes to designate approximately 3.24-acres of the subject property west of Alliance Boulevard as a General Retail (GR) zoning district. This portion of the subject property is currently included in the PD-MF-2 zoning district that was approved in 2018. However, the developer has noted that the tract is too small to meaningfully incorporate into the senior living community. Instead of leaving this tract zoned multi-family for development at a later date, the applicant proposes to utilize a portion of the tract to meet their detention needs. The remainder of the tract not used for detention is proposed to be subject to the development standards in the Waxahachie Zoning Ordinance for the General Retail zoning district. At this time, the applicant has no plans to develop this tract; but does foresee the potential for the tract to be used for small scale, local retail or neighborhood service uses.

Comprehensive Plan:
As noted above, the subject property is identified by the 2023 Comprehensive Plan partially under the Urban Village and Mixed-Use Neighborhood placetypes. Each of these placetypes encourage a combination of residential and commercial uses. The applicant proposes to adhere to the intent of the Comprehensive Plan by proposing a low-density senior living (55+) community and reserving land for the development of future neighborhood scale commercial uses that can support the residents of the community. In addition to compliance with the Comprehensive Plan, the proposed development is consistent with the existing zoning (Ord. 2569) adjacent to the Civic Center; which allows for multi-family uses east of Alliance Boulevard and calls for general retail uses west of Alliance Boulevard.

Detention & Utilities:
The applicant proposes to reserve a portion of the 3.24-acre tract on the west side of Alliance Boulevard for a detention pond, as shown on the Site Plan attached as Exhibit C below. The detention pond is intended to meet drainage and detention requirements for the multi-family tract and the future general retail tract. The applicant proposes to extended a 12" water line and 8" sewer line along Alliance Boulevard to provide water and wastewater services to both tracts.

Thoroughfare Plan & Access:

As part of the Planned Development request, the applicant proposes to dedicate 80' of right-of-way (ROW) for the extension of Alliance Boulevard, as required by the Waxahachie Thoroughfare Plan. The applicant will construct an extension of Alliance Boulevard to their southern property line as part of the proposed development. Alliance Boulevard will be used as a point of access on the west side of the multi-family tract. A driveway connection to John Arden Drive will be installed on the east side of the property to serve as a second point of access. An automatic security gate will restrict both access points for the multi-family tract. The automatic gates will come equipped with Knox boxes to ensure the Fire Department can access the site.

Landscaping:

The applicant is proposing to exceed the minimum landscaping requirements for the development. The applicant proposes to incorporate over seventy (70) crape myrtles into the Landscape Plan for the site. To provide additional screening from the north of the subject property, the applicant also proposes to install 7' evergreen eastern red cedars along the northern property line. Exhibit D can be referenced below for the full landscape plan for the property.

Elevation/Façade Plan:

The applicant has provided a detailed Elevation/Façade Plan as part of the PD proposal. The applicant proposes to utilize eight (8) complimentary, but distinct, residential building types for the development. As noted above, there are a total of twenty (20) residential buildings proposed with the development. The Elevation/Façade Plan, attached as Exhibit E below, provides a fully rendered view of each of the eight (8) different residential buildings styles.

The applicant proposes to utilize 100% masonry (brick, stone, stucco) exterior construction materials for the front and side facades of all residential buildings. Up to 31% of the rear façade on some residential buildings is proposed to be constructed with cementitious siding. Notably, the siding is only proposed for use in rear porch areas. Six (6) of the eight (8) residential building types are proposed to utilize an 8:12 roof pitch. Two (2) of the residential building types are proposed to utilize a 5:12 roof pitch in order to provide further architectural variety within the development.

Screening:

The Waxahachie Zoning Ordinance requires installing a 6' solid masonry wall between residential and commercial uses. The applicant proposes to install a 6' masonry screening wall adjacent to the Oncor service center north of the subject property and adjacent to the Connect 4 Life Church south of the subject property. An existing ornamental iron fence is in place between the subject property and the Oxford Apartment Complex. The applicant proposes to install 7' evergreen eastern red cedars adjacent to this existing fence to enhance screening between the developments. Adjacent to undeveloped land south of the subject property, the applicant proposes to install a 6' cedar wood fence. A detail for each proposed fencing type can be referenced on Exhibit D below.

Amenities:
The development standards proposed by the applicant require the construction a clubhouse, pool, and fitness amenity with the initial development. The applicant also proposes to install a concrete walking path through the open space areas shown on the Site Plan.

PUBLIC NOTIFICATIONS
To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 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. Staff has received no letters of support or opposition for the Zoning Change request.

RECOMMENDATION
Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the PD request, subject to the conditions noted below.

Conditions:
1. A mutually agreed upon Development Agreement shall be required for the development.
2. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D - Landscape Plan and maintain the required landscaping at all times.
3. All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit E).
4. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.

ATTACHED EXHIBITS
1. Location Map – Exhibit A
2. Development Standards – Exhibit B
3. Site Plan – Exhibit C
4. Landscape Plan – Exhibit D
5. Elevation/Façade Plan – Exhibit E

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 the applicant will be notified to make corrections.
   b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Senior Planner
zking@waxahachie.com

Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com


Exhibit A - Location Map
Item 9&10
N
BEACON DR
SLATE DR
FLINT DR
PEBBLE
STATION
BLUE STAR DR
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E
CIVIC CENTER LN
W US HIGHWAY 287 BYP
BAYLOR WAY
W US HIGHWAY 287
W US HWY 287 UNDERPASS AT SOLON RD
SOLON RD
RVG PKWY
CHENAULT DR
W US HIGHWAY 287
MCNAUGHTON ST
SAM GEORGE DR
ALLIANCE BLVD
RAE BLVD
GRIDIRON DR
NI-35 E EXIT 403 (NB) RAMP
SOLON PLACE WAY
AMANDA LN
TREY CT
MISTY CT
W US HIGHWAY 287 BYP
HOUSTON ST
BIG BEND BLVD
MARK TRL
HIGH PLAIN LN
WINDY HILL LN
RAMS HORN DR
LAMB LN
GREEN HILL DR
BURNING BUSH LN
SHEPPARDS LN
WRANGLER WAY
OVILLARD
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
LEGACY RANCH RD
JOHN ARDEN DR
LANCE DR
RUSTY LN
BRANDY LN
JOHNSTON BLVD
HOUSTON CT
JASMINE LN
BLUEBONNET LN
INDIGO WAY
SAN JACINTO CT
OLEANDER PL
SOLON RD
NORTHGATE DR
ALAMO CT
NI-35 E EXIT 401B (SB) RAMP
VILLAGE GATE DR
GINGERBREAD LN
N GRAND AVE
LAWNDALE DR
ALLEY
PLEIADES CIR
NANDINA WAY
INDIAN DR
NI-35 E (NB) RAMP
MCMURRY DR
AMHERST DR
COLUMBIA AVE
TUVANE DR
DOGWOOD LN
AZALEA TRL
AUBURN DR
TRINITY LN
SOLON RD
0 500 1,000 2,000 3,000 4,000 Feet
ZDC_120_2024 (PD)

Planned Development Standards

Purpose and Intent

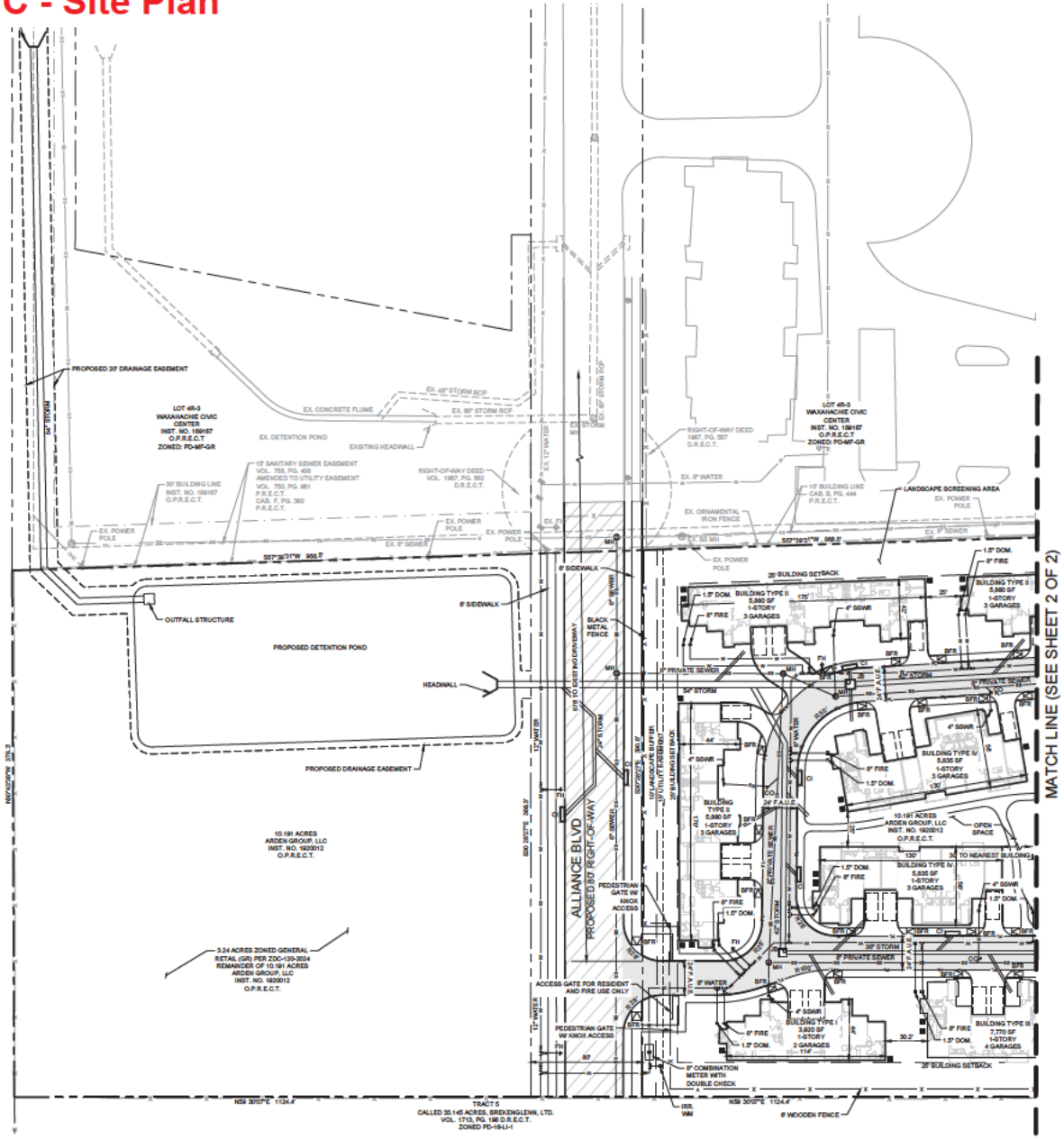
The purpose of this planned development is to create a single story age restricted (55+) senior living multi-family residential development and to establish appropriate restrictions for the development.

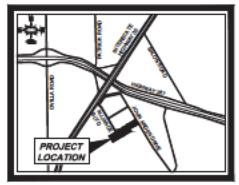
Development Standards

"Site Property" as defined on Exhibit A will comply with the MF-2 Zoning District of the City of Waxahachie 2024 Zoning Ordinance, except as otherwise provided herein.

1) Permitted Land Use
    a) Approximate 9.69 acres east of Alliance Boulevard
        i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a))
            (1) Senior living restricted (55+) multi-family residential up to 70 units allowed within the site property.
    b) Approximate 3.24 acres west of Alliance Boulevard: General Retail Zoning (GR)
        i) Commercial, Retail, and Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(c) excluding multi-family.
2) Screening Requirements
    a) For screening where multifamily is adjacent to single family, two family, or residential PD districts, a minimum of one (1) single row of Eastern Red Cedar of Brodie variety every 7 feet shall be provided along the property line. The purpose of the landscape screening is to provide a visual barrier between the properties.
3) Trash Service
    a) The property owner shall provide one (1) refuse facility on the site property. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling.
    b) The property owner shall provide valet trash service for residents located within the site. Each unit shall be provided with a refuse container for solid waste collection. Trash service to pick up refuse containers is to be handled by a private company.
4) Architectural Roof Pitch
    a) Buildings located within the site property shall have a minimum roof pitch of 5:12
5) Construction Materials
    a) Construction materials, location, and percentages shall comply with the Façade/Elevation Plan accompanying the PD or otherwise approved by the City.
6) Amenities
    a) Amenities to be provided within the site property. The site property shall include a clubhouse, pool, and fitness room.

Exhibit C - Site Plan





GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING LINE
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- PROPOSED MASONRY SCREENING WALL
- PROPOSED FENCE
- BARRIER FREE RAMP
- ACCESSIBLE PARKING SYMBOL
- PARKING STALL COUNT
- COMBINATION WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CURB INLET
- STORM JUNCTION BOX
- SANITARY SEWER CLEAN OUT
- GATE VALVE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- GROUND MOUNTED AC CONDENSER
- PROPOSED FIRE LANE, ACCESS, AND UTILITY ESMT
- PROPOSED ALLIANCE BLVD EXTENSION
- 9'X20' DRIVEWAY PARKING SPACE

KEY

TYP.	TYPICAL	CO	CLEAN OUT
BFR	BARRIER FREE RAMP	JB	JUNCTION BOX
FH	FIRE HYDRANT	EX.	EXISTING
MH	MANHOLE	ESMT.	EASEMENT
WM	WATER METER	CI	CURB INLET
DOM.	DOMESTIC	SSWR	SEWER

NOTES

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6. SIDEWALKS AND BFRs SHALL BE PROVIDED WITH FINAL DESIGN.
7. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PD REQUIREMENTS.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE MAP (FIRM) MAP NO. 48139C0190G, DATED OCTOBER 19, 2023, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ELLIS COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE X.

OWNER:
CONNECT4LIFE CHURCH
1971 JOHN ARDEN DRIVE
WAXAHACHIE, TX 75165
CONTACT: JOSH MORGAN
PHONE: (469) 631-2994

OWNER:
ARDEN GROUP LLC
12651 S HIGHWAY 77
ITALY, TX 76651
PHONE: (972) 360-2852

ARCHITECT:
GSR ANDRADE ARCHITECTS, INC.
4121 COMMERCE STREET, #1
DALLAS, TX 75226
CONTACT: WILLIAM CORMIER
PHONE: (214) 824-7040

DEVELOPER:
CARBON SHEPHERD DEVELOPMENT, LLC
17120 DALLAS PARKWAY, SUITE 101
DALLAS, TX 75248
CONTACT: MR. TRAVIS JONES
PHONE: (972) 250-2990

ENGINEER / SURVEYOR/ APPLICANT/LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: STEPHANIE GIENGER, P.E.
PHONE: (214) 234-8756

PLANNED DEVELOPMENT WOODLAND COTTAGES AT WAXAHACHIE

BEING 13.66 ACRES OUT OF THE JONATHAN E. PRICE SURVEY, ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PROPOSED ZONING: PD
CASE NUMBER: ZDC-120-2024

PREPARATION DATE: JULY 23, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2600 NORTH CENTRAL EXPRESS WAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214.189.7300
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
Engineer: STEPHANIE GIENGER
P.E. No. 140698 Date: 07/26/2024

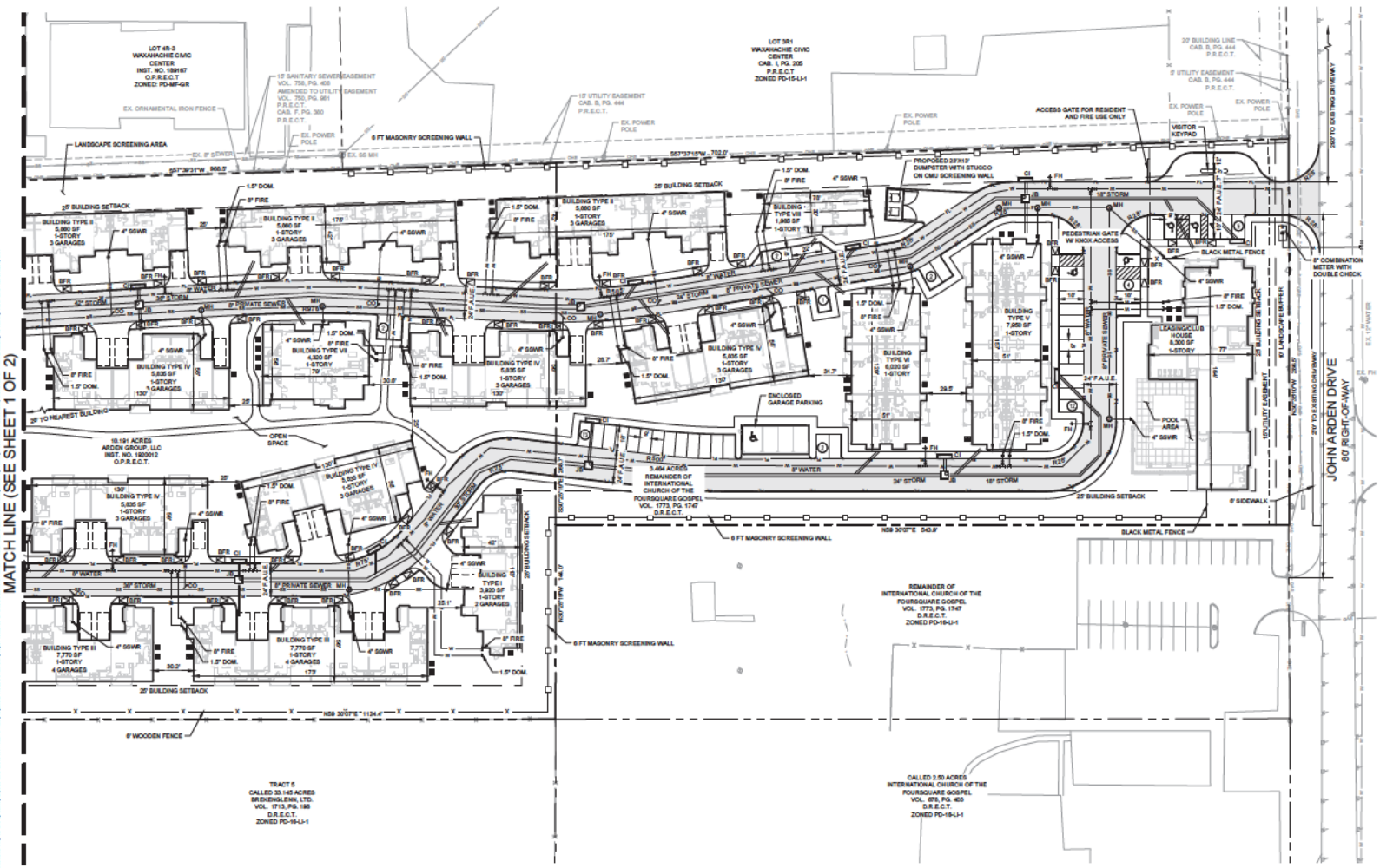
KHA PROJECT 064852000
DATE JULY 23, 2024
SCALE AS SHOWN
DESIGNED BY OAT
DRAWN BY OAT
CHECKED BY SMG

WOODLAND COTTAGES AT WAXAHACHIE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

Exhibit C - Site Plan



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING LINE
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
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Kimley»Horn
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2600 NORTH CENTRAL EXPRESS WAY, SUITE 400
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WWW.KIMLEY-HORN.COM TX F-928

PRELI
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
Engineer: STEPHANIE GIENGER
P.E. No. 140488 Date: 07/26/2024

KHA PROJECT 064865200
DATE JULY 23, 2024
SCALE AS SHOWN
DESIGNED BY OAT
DRAWN BY OAT
CHECKED BY SMG

WOODLAND COTTAGES AT WAXAHACHIE
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP-2

Exhibit D - Landscape Plan



Vicinity Map

Landscape Plan

Woodland Cottages - Waxahachie, TX

Landscape Requirements Calculations

Buffer Yard and Landscape Buffer

Interior Landscape Requirements

Parking Requirements

Plant Materials Provided Per Proposed Plan

MAINTENANCE NOTE:

IRRIGATION NOTE:

PLANNED DEVELOPMENT
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Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE,TX

Revisions
Date Description

electronically offered/signed 7-23-2024

A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

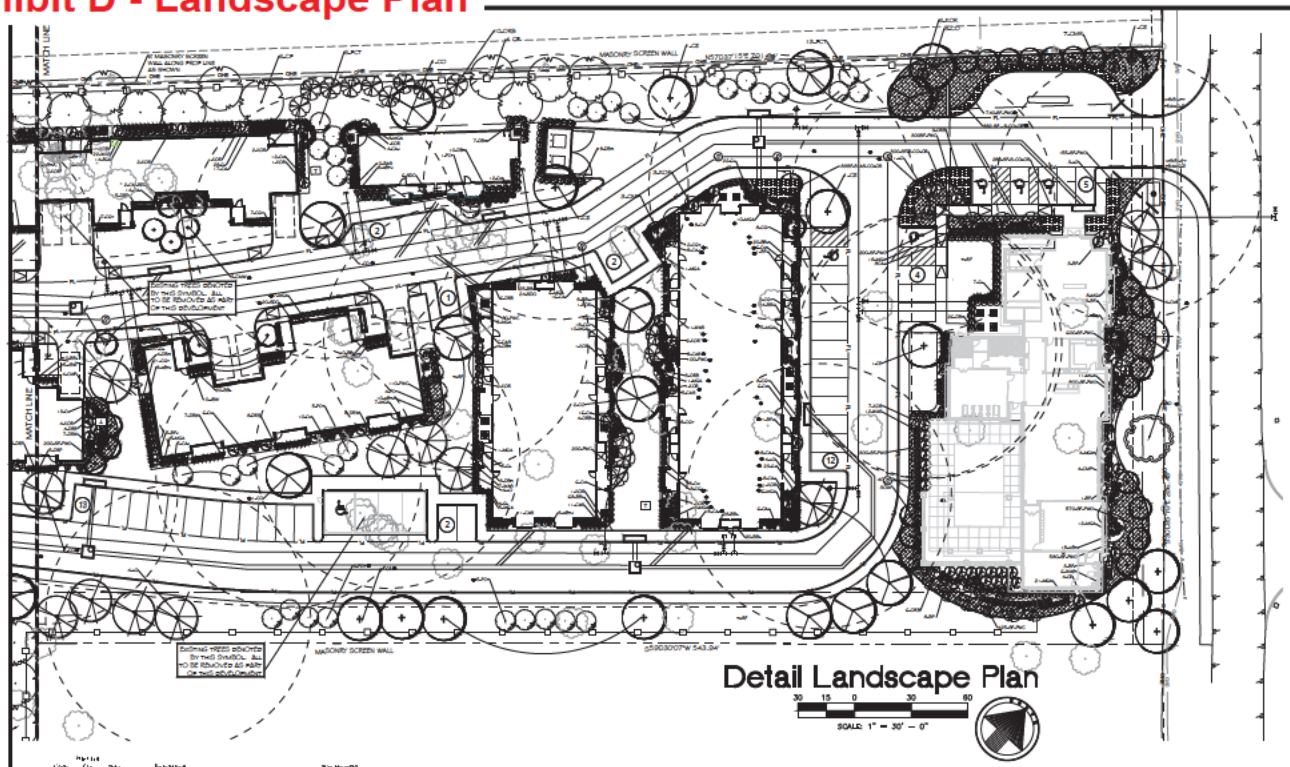
John Arden Rd.

Date Completed: 05-29-24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

Crossroads Mgmt. LLC
17120 Dallas Pkwy, #101
Dallas, TX 75248
972-250-2990

Sheet
LP1.1
LANDSCAPE PLAN

Exhibit D - Landscape Plan



Detail Landscape Plan

30 15 0 30 60

SCALE: 1" = 30' - 0"

PLANT LEGEND

LIVE OAK

CEDAR ELM

CHINQUAPIN OAK

BUR OAK

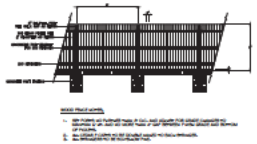
CHINESE PISTACHE

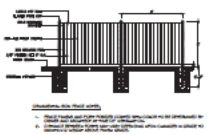
CRAPE MYRTLE

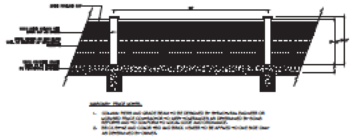
PURPLE CHASTE TREE

TEXAS REDBUD

EASTERN RED CEDAR







GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Soundly all tree pit sides prior to planting. All trees are to be planted plumb and sit or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Renovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology, and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (10'0"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be sodded with Bermuda 419 or approved cultivars alternate as shown on the plan.
6. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 a to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
7. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
8. All irrigation controllers are to have rain-click freeze and rain stats installed as per manufacturer's recommendations.
9. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 10" above proposed finish grade.
10. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
11. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
12. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an automatic irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 50 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

EXISTING AND PROPOSED TREE NOTES:

1. All existing trees fall within the building pads, parking areas and roadways and will be removed. Trees along the property may be retained if site grading permits, but for the purposes of this site plan, no existing trees will be retained.
2. All street trees must be 4" caliper DBH at time of planting.
3. All site and parking lot trees will be 2" caliper DBH and 4" caliper DBH at time of planting and mix will be 50/50 as required by local code and ordinance.

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Revisions
Date Description

STATE OF TEXAS · DAVID FLANDERS · 879 · REGISTERED LANDSCAPE ARCHITECT

electronically affixed/signed 7-23-2024

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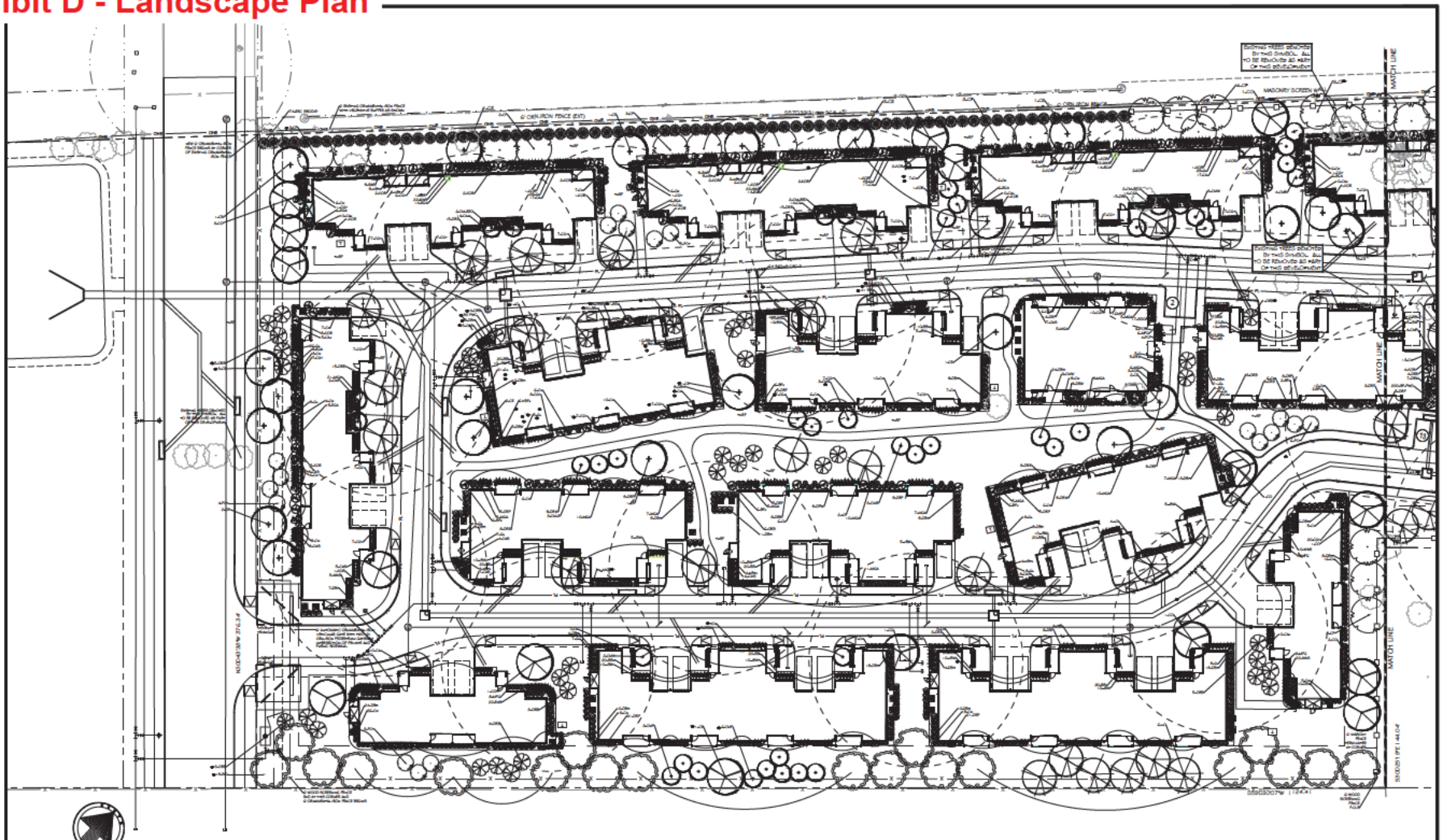
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Phase: Site Plan

Crossroads Mgmt. LLC
17120 Dallas Pkwy, #101
Dallas, TX 75248
972-250-2990

Sheet
LP1.2
DETAIL PLAN

Exhibit D - Landscape Plan



Detail Landscape Plan

PLANNED DEVELOPMENT
WOODLAND COTTAGES AT
WAXAHACHIE
BEING 13.66 ACRES OUT OF THE JONATHAN E.
PRICE SURVEY,
ABSTRACT NO. 844
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
PROPOSED ZONING: PD
CASE NUMBER: ZDC-120-2024
PREPARATION DATE: JUNE 17, 2024

Date: 05-29-2024
Job: 2024-WC-WAXAHACHIE,TX

Revisions
Date Description
04-01-24 City Comments

Electronically affixed/signed 7-23-2024

A Landscape Development of CarbonLandmark Construction

Woodland Cottages

Waxahachie, TX

John Arden Rd.

Date Completed: 05-29-24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

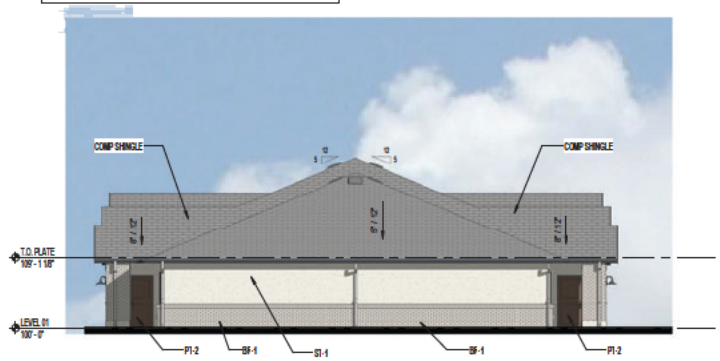
Crossroads Mgmt. LLC
17120 Dallas Pkwy #101
Dallas, TX 75248
972-250-2990

Sheet
LP1.3
LANDSCAPE PLAN

Exhibit E - Elevation/Facade Plan

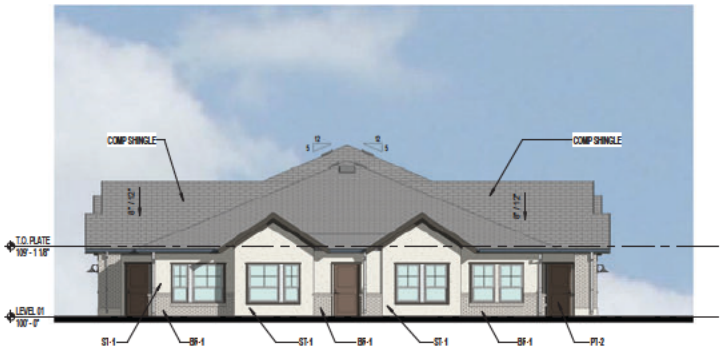
Item 9&10

TOTAL MATERIAL SQUARE FOOTAGE :		537 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	185 sqft	35%
ST-1, STUCCO:	SW 6385 DOVER WHITE	344 sqft	65%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	42 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	16 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		595 sqft	



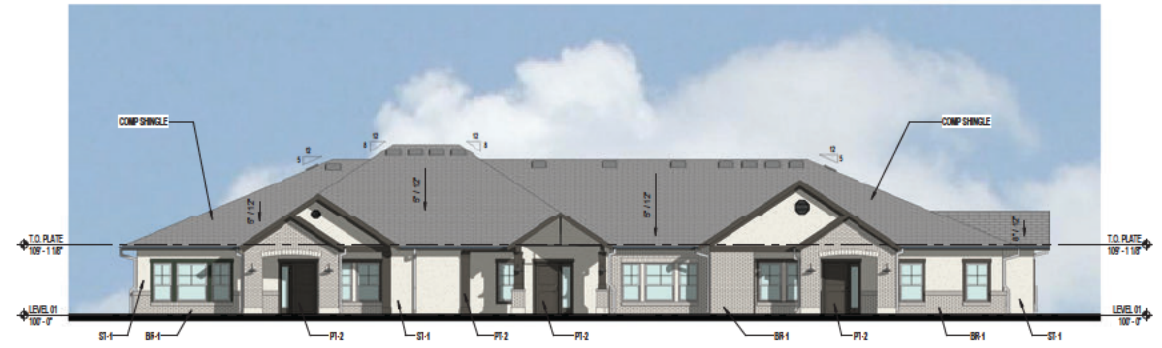
3 TYPE VI SIDE LEFT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		434 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	109 sqft	25%
ST-1, STUCCO:	SW 6385 DOVER WHITE	325 sqft	75%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	168 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	75 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		615 sqft	



4 TYPE VI SIDE RIGHT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		1,192 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	345 sqft	29%
ST-1, STUCCO:	SW 6385 DOVER WHITE	847 sqft	71%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	257 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	75 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,192 sqft	



2 TYPE VI BACK
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE :		987 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	345 sqft	35%
ST-1, STUCCO:	SW 6385 DOVER WHITE	642 sqft	65%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	257 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	75 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,192 sqft	



1 TYPE VI FRONT
1/8" = 1'-0"

GENERAL NOTE - BLDG TYPE VII
THE PITCH OF THE MAIN ROOF HAS BEEN SET AT 5:12 TO PRESERVE THE DESIGN IDENTITY OF THE ELEVATION. THE PLACEMENT OF UNITS BACK-TO-BACK IN THIS BUILDING CONFIGURATION ALLOWS FOR A BUILDING DEPTH THAT CREATES AN EXCEPTIONALLY LARGE AND ARCHITECTURALLY COMPROMISING ROOF AT AN 8:12 PITCH.

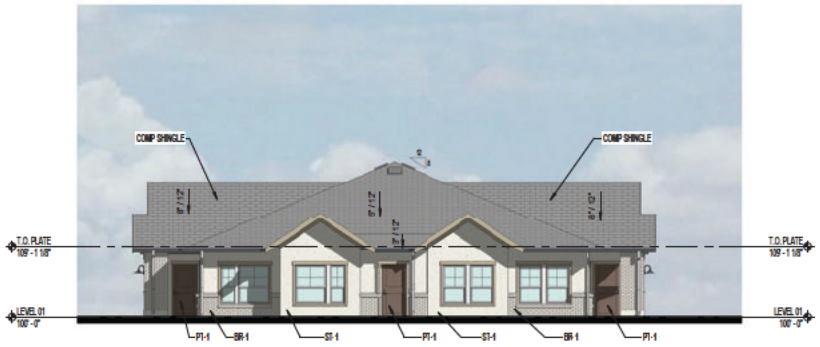
TYPE VI ELEVATIONS

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Exhibit E - Elevation/Facade Plan

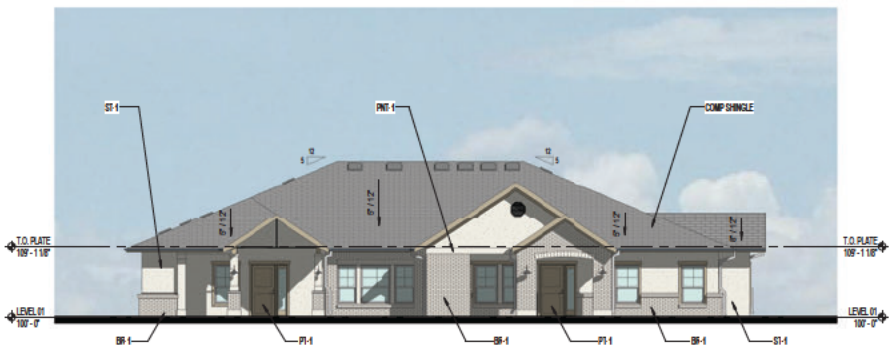
Item 9&10

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		432 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	109 sqft	25%
ST-1, STUCCO:	SW 6385 DOVER WHITE	323 sqft	75%
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	189 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	53 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS:		614 sqft	



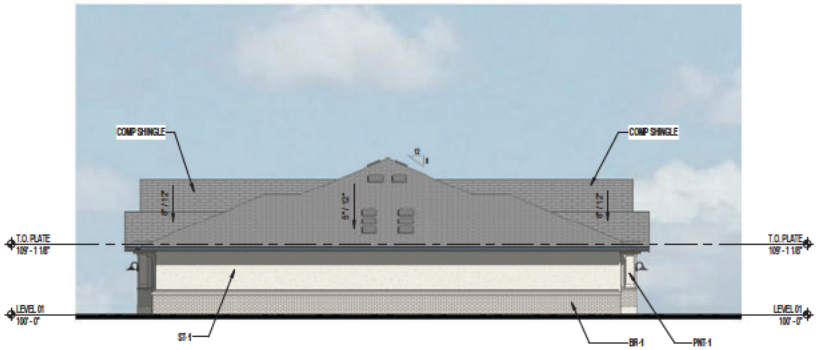
2 TYPE VII - LEFT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		547 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	136 sqft	25%
ST-1, STUCCO:	SW 6385 DOVER WHITE	411 sqft	75%
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	206 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	53 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS:		806 sqft	



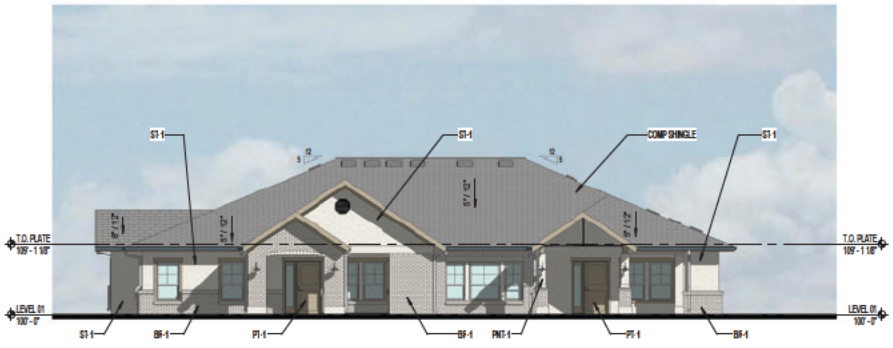
3 TYPE VII - BACK
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		528 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	166 sqft	31%
ST-1, STUCCO:	SW 6385 DOVER WHITE	362 sqft	69%
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	0 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	57 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		585 sqft	



4 TYPE VII - RIGHT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		547 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	136 sqft	25%
ST-1, STUCCO:	SW 6385 DOVER WHITE	411 sqft	75%
PT-1, DOORS AND WINDOWS:	SW 7543 AVENUE TAN	206 sqft	
PT-1, TRIM:	SW 7543 AVENUE TAN	53 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS:		806 sqft	



1 TYPE VII - FRONT
1/8" = 1'-0"

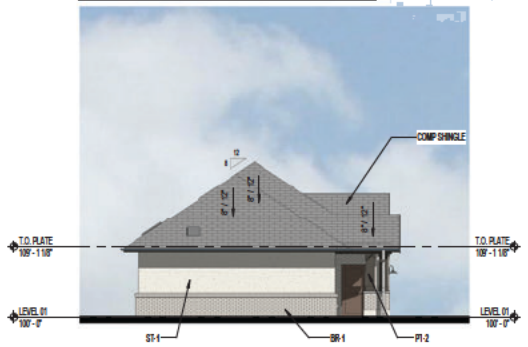
TYPE VII ELEVATIONS

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Exhibit E - Elevation/Facade Plan

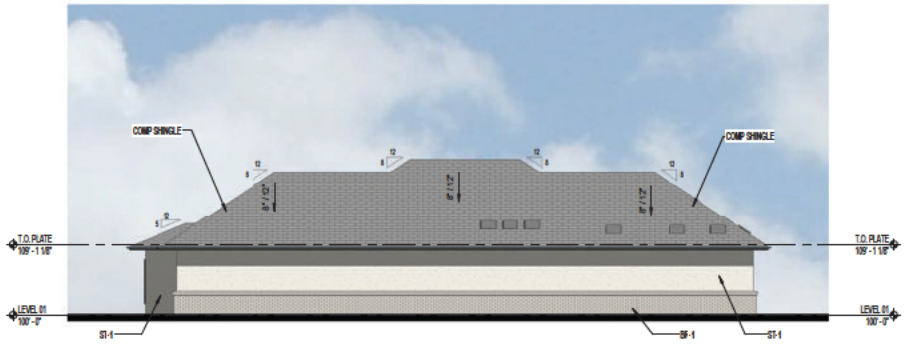
Item 9&10

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		256 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	90 sqft	35%
ST-1, STUCCO:	SW 6385 DOVER WHITE	166 sqft	65%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	20 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	21 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		297 sqft	



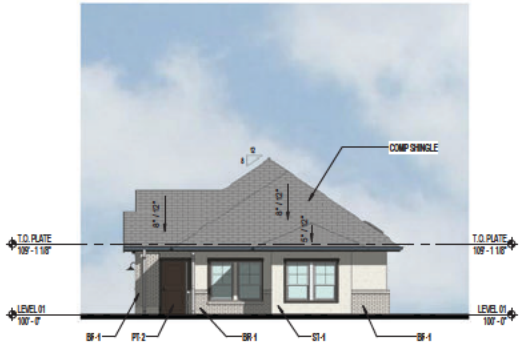
4 TYPE VIII - LEFT ELEVATION
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		687 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	197 sqft	29%
ST-1, STUCCO:	SW 6385 DOVER WHITE	490 sqft	71%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	0 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	25 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		712 sqft	



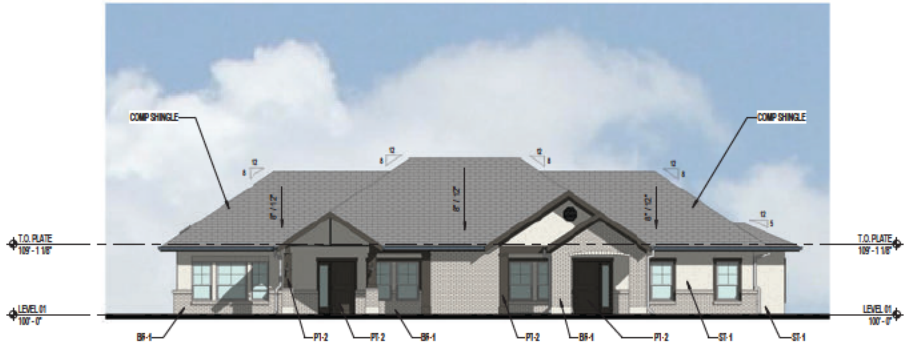
2 TYPE VIII - BACK ELEVATION
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		294 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	75 sqft	37%
ST-1, STUCCO:	SW 6385 DOVER WHITE	129 sqft	63%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	86 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	4 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		294 sqft	



3 TYPE VIII - RIGHT ELEVATION
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE			
TOTAL MATERIAL SQUARE FOOTAGE:		547 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	136 sqft	25%
ST-1, STUCCO:	SW 6385 DOVER WHITE	411 sqft	75%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	206 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	53 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		806 sqft	



1 TYPE VIII - FRONT ELEVATION
1/8" = 1'-0"

TYPE VIII ELEVATIONS

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Exhibit E - Elevation/Facade Plan

Item 9&10

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE:		221 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	219 sqft	96%
S-1, STONE:		8 sqft	4%
OPENINGS:		0 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		262 sqft	



9 GARAGE BUILDING - RIGHT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

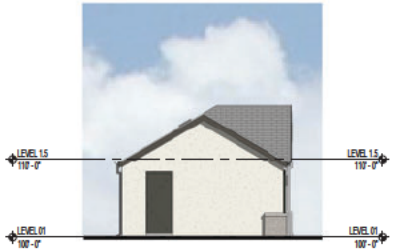
TOTAL MATERIAL SQUARE FOOTAGE:		434 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	434 sqft	100%
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		434 sqft	



7 GARAGE BUILDING - BACK
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE:		221 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	219 sqft	96%
S-1, STONE:		8 sqft	4%
OPENINGS:		30 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		262 sqft	



8 GARAGE BUILDING - LEFT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE:		221 sqft	
ST-1, STUCCO:	SW 6385 DOVER WHITE	185 sqft	100%
S-1, STONE:		36 sqft	
OPENINGS:		326 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		434 sqft	



6 GARAGE BUILDING - FRONT
1/8" = 1'-0"



5 DUMPSTER ENCLOSURE - RIGHT
1/8" = 1'-0"



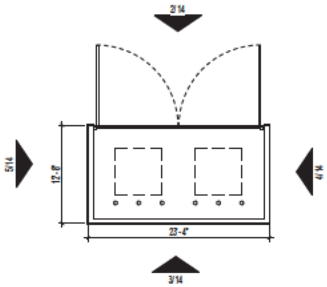
3 DUMPSTER ENCLOSURE - BACK
1/8" = 1'-0"



4 DUMPSTER ENCLOSURE - LEFT
1/8" = 1'-0"



2 DUMPSTER ENCLOSURE - FRONT
1/8" = 1'-0"



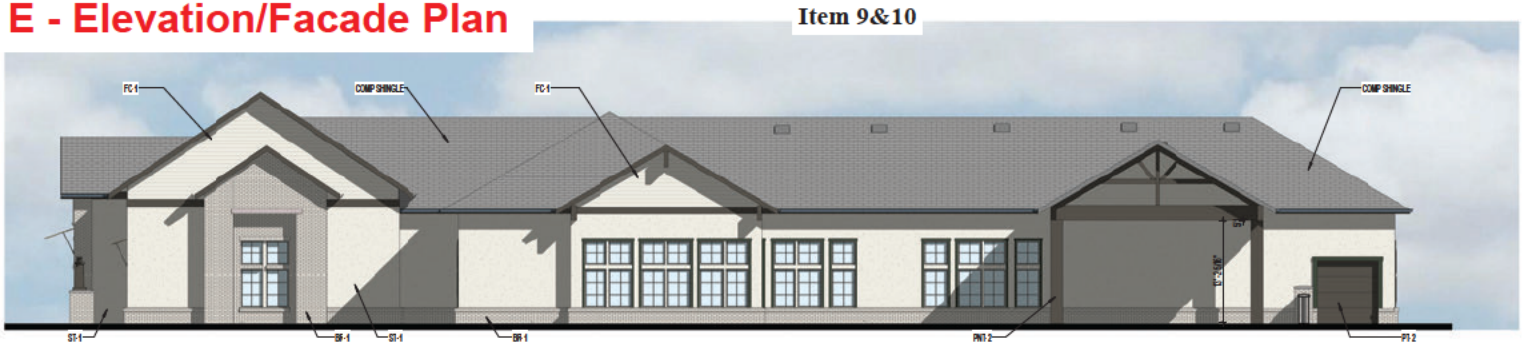
1 DUMPSTER ENCLOSURE PLAN
1/8" = 1'-0"

GARAGE BUILDING & DUMPSTER ENCLOSURE

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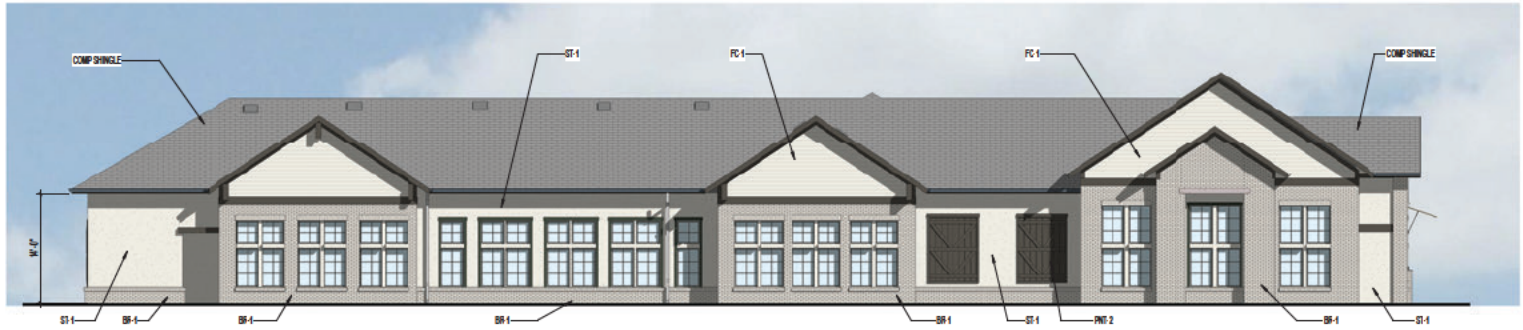
Item 9&10



4 CLUBHOUSE - SIDE RIGHT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		2,378 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	520 sqft	24%
ST-1, STUCCO:	SW 6385 DOVER WHITE	1,581 sqft	66%
FC-1, SIDING:	SW 6385 DOVER WHITE	277 sqft	10%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	458 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	132 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		2,968 sqft	



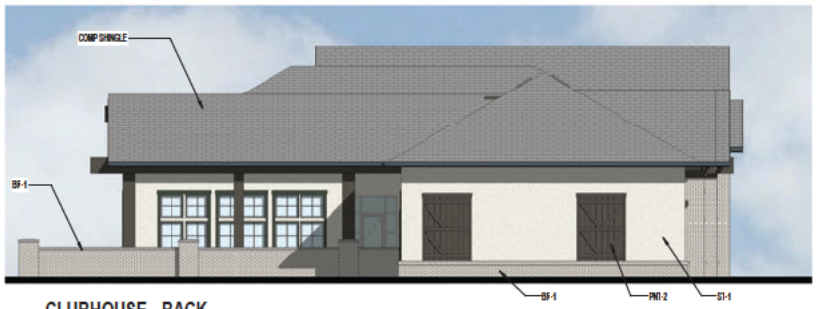
3 CLUBHOUSE - SIDE LEFT
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		1,951 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	854 sqft	44%
ST-1, STUCCO:	SW 6385 DOVER WHITE	681 sqft	35%
FC-1, SIDING:	SW 6385 DOVER WHITE	416 sqft	21%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	719 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	317 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		2,987 sqft	

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		1,101 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	570 sqft	52%
ST-1, STUCCO:	SW 6385 DOVER WHITE	531 sqft	48%
FC-1, SIDING:	SW 6385 DOVER WHITE	0 sqft	0%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	200 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	34 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,335 sqft	



2 CLUBHOUSE - BACK
1/8" = 1'-0"

VERTICAL SQUARE FOOTAGE

TOTAL MATERIAL SQUARE FOOTAGE :		810 sqft	
BR-1, BRICK MASONRY:	SW 6385 DOVER WHITE	354 sqft	44%
ST-1, STUCCO:	SW 6385 DOVER WHITE	456 sqft	56%
FC-1, SIDING:	SW 6385 DOVER WHITE	0 sqft	0%
PT-2, DOORS AND WINDOWS:	SW 7048 URBAN BRONZE	254 sqft	
PT-2, TRIM:	SW 7048 URBAN BRONZE	119 sqft	
TOTAL SQUARE FOOTAGE INCLUDING OPENINGS		1,183 sqft	



1 CLUBHOUSE - FRONT
1/8" = 1'-0"

CLUBHOUSE

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Exhibit E - Elevation/Facade Plan



CLUBHOUSE FRONT ENTRANCE

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CLUBHOUSE SIDE VIEW

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CLUBHOUSE SIDE VIEW 2

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CLUBHOUSE REAR VIEW

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BUILDING TYPE I

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BUILDING TYPE I

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BUILDING TYPE III

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BUILDING TYPE IV

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