

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, October 29, 2024 at 7:00 p.m.***

Commission Members: Rick Keeler, Chairman
 Marlene Norcross, Vice-Chairman
 David Hudgins
 Jeff Reed
 Jenny Bridges
 Chad Hicks
 Wendy Johnson

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. ***Present*** Proclamation proclaiming October 2024 as Community Planning Month and Recognize the City of Waxahachie for their Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement

5. ***Consent Agenda***

All matters listed under Item 6, 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 October 15, 2024
- b. Consider a request by Lisa Hyter, for a Replat of a portion of Lots 4-8, Block 6 of the Getzendaner Addition, to create Lot 5R, Block 6, Getzendaner Addition, 1 residential lot, being 0.12 acres, located at 101 S Getzendaner Avenue, (Property ID 174782) – Owner: PAD Enterprises, LLC (SUB-191-2024)

6. **Public Hearing** on a request by Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023) Staff: Harper Lindamood
7. **Consider** recommendation of ZDC-111-2023
8. 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

<i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i>

PROCLAMATION

(4)

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning require public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to recovery and how planners can lead communities to equitable, resilient, and long-lasting recovery; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the city of Waxahachie, Texas, and

WHEREAS, we deeply appreciate and honor the valuable contributions of the professional community and planners in the state of Texas. Their unwavering commitment to public service serves as an inspiration to us all.

NOW, THEREFORE, be it resolved that I, Billie Wallace, Mayor of Waxahachie, along with the entire City Council hereby designate the month of October 2024 as

“COMMUNITY PLANNING MONTH”

in the city of Waxahachie, in conjunction with the celebration of National Community Planning Month.

Proclaimed this 21st day of October, 2024.

MAYOR

ATTEST:

CITY SECRETARY

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, October 15, 2024 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
David Hudgins
Marlene Norcross
Jeff Reed
Jenny Bridges
Chad Hicks
Wendy Johnson

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, City Secretary
Patrick Souter, Council Representative

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

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

3. **Public Comments**

Stephen Vedro, 219 Range Road, Waxahachie, Texas, expressed his concerns with ZDC-139-2024 and encouraged Commissioners to be mindful of the neighbors and children in the area.

Raul Machuca, 107 Valley Ranch Court, Waxahachie, Texas, echoed concerns with ZDC-139-2024 and asked the City to evaluate traffic impact and student safety.

4. **Reorganize the Commission**

Action:

David Hudgins moved to nominate Rick Keeler as Chairman. Motion was seconded by Jeff Reed and carried 6-0-1 with Rick Keeler abstaining.

David Hudgins moved to nominate Marlene Norcross as Vice Chairman. Motion was seconded by Chad Hicks and carried 6-0-1 with Marlene Norcross abstaining.

5. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 24, 2024
- b. Consider a request by Adam Rope, A. Rope Investments LLC, for a Replat of Lot 1A, Block A of the Solon Meadows Addition, to create Lots 1A-2 and 1A-3, Block A of the Solon Meadows Addition, 2 commercial lots, being 1.177 acres, located at 1510 W US Highway 287 Bypass (Property ID 142256) – Owner: A. Rope Investments LLC (SUB-108-2023)

- c. Consider a request by Correen Robertson, P.E., CEP, for a Plat of King's Ranch Phase One and Two, 49 residential lots, being 22.983 acres, located directly south of 218 Heartland Drive, situated in the Elizabeth Rice Survey, Abstract 927 and the R.A. Davis Survey, Abstract 139, an addition to the City of Waxahachie (Property ID 223474) – Owner: Robin Kelly (SUB-187-2024)
- d. Consider a request by Haley Petrisor, CHEG Family LLC for a Replat of Lot 2, Block 1, Allen Family Estates Addition, to create Lots 2A & 2B, Block 1, Allen Family Estates Addition, 2 residential lots, being 5.712 acres, located adjacent to 228 Mulkey Road in the Extra Territorial Jurisdiction (Property ID 147328 – Owner: CHEG Family LLC Series A (SUB-188-2024)

Action:

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

- 6. Continue Public Hearing on a request by Matthew Smith, Darwood Partners, for a Specific Use Permit (SUP) for a Convenience Store and Gasoline Sales use within a General Retail (GR) zoning district located at the northwest corner of Broadhead Road and Garden Valley Parkway (Property ID 242234) – Owner: WP Legacy LTD (ZDC-139-2024) Staff: Oanh Vu**

Chairman Keeler announced the applicant requested to continue the Public Hearing from the October 15, 2024, Planning and Zoning Commission meeting and the October 21, 2024, City Council meeting to the November 12, 2024, Planning and Zoning Commission meeting, and the November 18, 2024, City Council meeting, to evaluate the public comments.

Action:

David Hudgins moved to continue the Public Hearing for ZDC-139-2024 to the November 12th Planning & Zoning Commission meeting. Motion was seconded by Chad Hicks and carried unanimously (7-0).

- 7. Consider recommendation of ZDC-139-2024**

No action taken.

- 8. Continue Public Hearing on a request by Katrina Aulson (formally Katrina Walker) & Patrick Aulson, for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Single-Family Dwelling-1 (SF-1) zoning district located at 611 North Grand Avenue (Property ID 176844) – Owner(s): Katrina Walker (ZDC-180-2023) Staff: Oanh Vu**

Senior Planner Oanh Vu presented the Item. The applicant is requesting a Specific Use Permit (SUP) to construct an accessory structure that exceeds one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures at 611 North Grand Avenue. One of the existing accessory structures is a garage accessory dwelling of approximately 972 square feet. The second existing accessory structure is not being used and is approximately

396 square feet; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

According to the Ellis County Appraisal District, the single-family dwelling has an approximate size of 2,918 square feet, and the proposed accessory structure has an area of 448 square feet. The accessory structure is proposed to utilize wood for the exterior façade. The owner plans to utilize the accessory structure for storing household items, tools, and smaller lawn equipment. There will not be plumbing and electrical added to the accessory structure. The structure will be situated at the back of the property, towards the southeastern part of the lot. An accessory structure of 972 square feet was approved in 2022 near the subject property.

The applicant has confirmed to staff that the structure will not be used as a dwelling and will not be metered, sold, or leased separately from the existing home. 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 200 feet of the request. At the time of publishing the staff report, no letters of support and opposition were received.

Owner Patrick Aulson requested approval and confirmed the building will have electrical and will only be used for additional storage space.

Chairman Keeler opened the Public Hearing at approximately 7:12 p.m.

There being no others to speak for or against ZDC-180-2023, Chairman Keeler closed the Public Hearing at approximately 7:13 p.m.

9. Consider recommendation of ZDC-180-2023

Action:

Marlene Norcross moved to deny ZDC-180-2023. Motion failed due to lack of second.

Action:

David Hudgins moved to recommend approval of ZDC-180-2023, a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structures use within a Single-Family-1 (SF-1) zoning district, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by Jeff Reed and carried 6-1 with Marlene Norcross voting in opposition.

10. Public Hearing on a request by Brad Yates, for a Replat of Lot 1, Block 23 of the Bullard's Addition, to create Lots 1R & 3, Block 23 of the Bullard's Addition, two (2) residential lots, being 0.324 acres, located at 708 S Rogers Street, (Property ID 172368) – Owner: Graily Holdings LLC (SUB-178-2024) Staff: Zack King

Planning Manager Zack King presented the Item and owner Brad Yates requested approval. With this application, the property owner proposes to replat the subject property from one (1) lot into two (2) lots for residential use. The subject property is currently comprised of a single platted lot and is located within the Infill Overlay District. The "Infill" is an overlay district that has been

adopted for the older core of Waxahachie, between I35E and US Highway 287 Bypass. The Infill Overlay District was established to encourage development of vacant tracts within the core of Waxahachie. This is accomplished by less strict lot size, lot dimensions, and setback requirements than those that exist for base single-family zoning districts.

The applicant proposes to provide 10' of right-of-way (ROW) dedication for S Rogers Street, as required by the 2024 Waxahachie Thoroughfare Plan. The applicant also proposes to dedicate public and private utility easements with the Replat, as required by the Waxahachie Subdivision Ordinance. As part of the review of the Replat application, staff identified three supplemental items that are required by Waxahachie Subdivision Ordinance to be provided with the Replat prior to filing. Provision of these items has been identified as conditions of approval in the staff recommendation section below.

The Infill Overlay District requires newly proposed lots to be at least 90% of the average size of existing lots within 50' of the subject property. In this case, the average lot size within 50' of the subject property is approximately 33,149 square feet. The two lots proposed with this Replat are approximately 8,009 square feet and 8,448 square feet. While the proposed lots do not meet the size requirement of the Infill Overlay District based on properties within 50', the lot sizes are consistent with existing properties in the larger Bullard's Addition. For example, several existing lots along Dunaway Street and W Avenue C that are located between 200' and 400' away from the subject property are between 6,500 square feet and 9,000 square feet in size. Due to consistency with the neighborhood as a whole, and the fact that lots directly adjacent to the subject property are unusually large, staff is supportive of the variance request for lot sizes below the typical minimum requirement of the Infill Overlay District.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. Staff received two (2) letters of support for the Replat request and one (1) letter of opposition.

Commissioner Marlene Norcross asked if the property will be for single-family use and Mr. King noted it would.

Commissioner Jenny Bridges asked if the lot size supports an adequate home size and what will happen to the mature trees on the property.

Mr. King explained an adequate home size will fit on the property. Mr. Yates stated there is no immediate development planned for the property at this time.

Chairman Keeler opened the Public Hearing at approximately 7:21 p.m.

There being no others to speak for or against SUB-178-2024, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

11. Consider recommendation of SUB-178-2024

Action:

Chad Hicks moved to recommend approval of SUB-178-2024, a Replat of Lot 1, Block 23 of the Bullard's Addition, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Jenny Bridges and carried unanimously (7-0).

12. Public Hearing on a request by Mark Singleton, Waxahachie Development Company, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR) zoning district, for a Retail Stores & Shops and Drive-Through Establishment use, located directly south of 450 E US Highway 287 Bypass, (Property ID 179056) - Owner: Waxahachie Development Company (ZDC-72-2022) Staff: Zack King

Mr. King presented the Item and owner Mark Singleton requested approval. The applicant proposes a Planned Development (PD) zoning district to allow for the development the Sports Complex Plaza. A PD zoning district is utilized to allow for new and/or innovative land uses that may not be permitted by existing base zoning districts in the City of Waxahachie. This PD proposal consists of two (2) multi-tenant retail buildings and a single drive-through establishment on the subject property. The applicant is pursuing a Planned Development in order to establish an appropriate detailed site plan for the property, establish development standards that eliminate the need for a sidewalk along Highway 287 Bypass, and allow for a drive-through establishment use by right. The PD zoning process will allow for the implementation of these specific development standards in addition to those prescribed by the existing General Retail (GR) zoning district.

This PD application was originally submitted in June of 2022. Following an initial review by staff, the applicant opted to place the project on hold and did not provide an immediate resubmittal. Notably, the applicant did not request to withdraw the application. In May of 2024, the applicant advised staff that they were ready to proceed with the application once again. At that time, staff worked with the applicant to complete the administrative review process for the application.

As part of the PD proposal, the applicant has provided Development Standards, a Detailed Site Plan, Landscape Plan, and Elevation/Façade Plan to control development of the property. The proposed Sports Complex Plaza includes a 10,653 square foot retail building and a 5,017 square foot retail building separated by a plaza and outdoor seating area. Each building is designed to allow for multiple retail tenants. However, Building Two (5,017 SF) is currently intended to be finished out for a single restaurant tenant. Development of the subject property is proposed to occur in a single phase. No specific tenants have been identified for the development.

The minimum parking requirement for the development is 104 spaces. The applicant proposes to provide a total of 107 spaces; which marginally exceeds the minimum requirement. At this time, no free-standing signage is proposed with the development. As part of the PD, the applicant has proposed a development standard that eliminates the typical requirement to install a 6' sidewalk adjacent to a public street. The applicant has noted that the development is intended to be auto-oriented and there is not a sidewalk for the existing First Baptist Church for the development to tie into. The development does not include a direct pedestrian connect to the Waxahachie Sports Complex.

The applicant proposes to allow for one (1) drive-through establishment by right on the subject property. The site is designed to facilitate a drive-through establishment use for one of the two proposed buildings; but not both. A designated drive-through lane capable of stacking six (6) vehicles is provided for each building. However, the drive-through lane for Building One allows for stacking of up to twenty (20) vehicles. At this time, the applicant has not identified tenants for the proposed buildings. Due to this, the applicant has not determined which building will provide a drive-through window.

The applicant has met the minimum landscaping requirements for the development. The applicant proposes to incorporate seventeen (17) crape myrtles into the Landscape Plan for the site.

The applicant has provided two elevation/façade options for consideration with this PD. The options utilize a combination of brick, stucco, and stone exterior construction materials. Option 1 features a light earth tone color palette across the entire building and primarily utilizes stone for the exterior façade with stucco and porcelain tile accents. Option 2 primarily features a traditional red brick façade with light earth tone stone and stucco accents. All roof-mounted mechanical and HVAC equipment will be screened from view by parapets. It is necessary for the Commission to recommend a preferred elevation/façade option for consideration by City Council.

The applicant proposes to design on-site detention facilities for the development and has noted that the design will adhere to the Waxahachie Manual for The Design of Storm Drainage Systems. The applicant proposes to extend a sanitary sewer line from Broadhead Road to provide sewer service to the subject property. A 12" water line exists along Highway 287 Bypass that is capable of providing domestic and fire suppression service to the subject property. The applicant will install additional fire hydrants on the property in order to meet Fire Department hydrant spacing requirements. As part of the standard Waxahachie development process, the applicant is required to fully design detention and utility infrastructure for the site via a Civil Construction Permit. A Civil Construction Permit is required to be approved, and the associated infrastructure installed, before a building permit can be issued for the property.

A single driveway is proposed along the Highway 287 Bypass service road to provide access to the subject property. The applicant is required to coordinate with TxDOT to secure a driveway permit for this access point before a Civil Construction Permit can be approved for the property.

The subject property is identified by the 2023 Comprehensive Plan under the Regional Commercial placetype. The applicant proposes to adhere to the intent of this placetype by establishing a retail setting for regional businesses adjacent to a highly trafficked thoroughfare. In consideration of the regional traffic drawn to this area, space has been reserved for a public plaza and outdoor seating area between the proposed retail buildings. The plaza and seating area are items recommended by the Comprehensive Plan in an effort to make the regional commercial center an inviting destination. The provision of a plaza and outdoor seating area are intended to encourage residents to gather and visit multiple establishments in a single trip.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 3 notices were mailed to property owners within 200 feet of the request. Staff has received no letters of support or opposition for the zoning change request.

Commissioner Norcross expressed concerns with one entrance/exit to the development and Mr. Singleton noted he is not confident an additional entrance would be supported by TxDOT.

Chairman Keeler opened the Public Hearing at approximately 7:39 p.m.

Those who spoke in opposition:
Curtis Jones, 155 Half Moon Drive, Waxahachie, Texas

There being no others to speak for or against ZDC-72-2022, Chairman Keeler closed the Public Hearing at approximately 7:43 p.m.

13. Consider recommendation of ZDC-72-2022

Action:

David Hudgins moved to recommend approval of ZDC-72-2022, a Zoning Change from a General Retail (GR) zoning district to a Planned Development-General Retail (PD-GR) zoning district for a for a Retail Stores & Shops and Drive-Through Establishment use, with Elevation Option 2, subject to the conditions the staff report, authorizing the City Manager and/or Mayor to sign the associated documents accordingly. Motion was seconded by Jenny Bridges and carried 6-1 with Marlene Norcross voting in opposition.

14. Continue Public Hearing on a request by Kevin Patel, Triangle Engineering, for a Specific Use Permit (SUP) for a Drive-Through Establishment use within a Planned Development-General Retail (PD-GR) zoning district located at 2932 N US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners LP (ZDC-103-2024) Staff: Zack King

Chairman Keeler announced the applicant requested to withdraw ZDC-103-2024.

15. Consider recommendation of ZDC-103-2024

No action taken.

10. Adjourn

Jennifer Pruitt, Senior Director of Planning, announced Zack King's promotion to Planning Manager. Commissioners and staff congratulated Mr. King on his promotion. Commissioners welcomed new members and thanked them for their willingness to serve.

Shon Brooks, Executive Director of Development Services, announced Jennifer Pruitt has announced her retirement at the end of January 2025. Staff and Commissioners congratulated Ms. Pruitt and thanked her for her service.

Council Member Patrick Souter welcomed the new Commissioners. He acknowledged safety and traffic concerns from the residents of Garden Valley and Buffalo Ridge in regards to the proposed 7-11 gas station.

There being no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-191-2024



MEETING DATE(S)

Planning & Zoning Commission: October 29, 2024

CAPTION

Public Hearing on a request Lisa Hyter, for a Replat of a portion of Lots 4-8, Block 6 of the Getzendaner Addition, to create Lot 5R, Block 6, Getzendaner Addition, 1 residential lot, being 0.12 acres, located at 101 S Getzendaner Avenue, (Property ID 174782) – Owner: PAD Enterprises, LLC (SUB-191-2024)

RECOMMENDED MOTION

*"I move to approve SUB-191-2024, a **Replat** of a portions of Lots 4-8, Block 6 of the Getzendaner Addition, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant is requesting to replat the subject properties into one (1) residential lot.

CASE INFORMATION

<i>Applicant:</i>	Lisa Hyter
<i>Property Owner(s):</i>	PAD Enterprises, LLC
<i>Site Acreage:</i>	0.12 acres
<i>Number of Lots:</i>	1 lot
<i>Number of Dwelling Units:</i>	1 unit
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	101 S Getzendaner Avenue.
<i>Parcel ID Number(s):</i>	174782
<i>Current Zoning:</i>	Single Family-3(SF-3)
<i>Existing Use:</i>	The subject property is currently undeveloped.

Platting History:

The subject property is currently platted as portions of Lots 4-8, Block 6 of the Getzendaner Addition.

Site Aerial:**PLANNING ANALYSIS**

A Replat Application is required by the Waxahachie Subdivision Ordinance in instances where a property owner wishes to change the configuration of existing lots. In this instance, the subject property is comprised of portions of multiple previously platted lots. Due to this, a Replat is necessary to combine the existing portions of platted lots into a single consolidated lot. The Applicant requests to replat the subject property into one residential lot to facilitate the construction of a single family home. The subject property is located at 101 South Getzendaner Avenue. The subject property is in the Infill Overlay District and the proposed replat adheres to the minimum lot size and configuration requirements of the Infill Overlay District.

As part of the review of the Replat application, staff identified multiple technical items that conflict with the requirements of the Waxahachie Subdivision Ordinance. These technical items are required to be corrected prior to the filing of the Replat. The correction of each item has been identified as a condition of approval in the staff recommendation section below.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 212.015 and the City's public hearing notice requirements, 25 notices will be mailed to property owners inside the City Limits within 200 feet of the subject property no later than the 15th day after the action is taken on the Replat Application.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat, subject to the condition(s) below.

Conditions:

1. Per Section 2.3 of the Waxahachie Subdivision Ordinance, Perform a title search to locate all easements on the property.
2. Per Section 2.4.c.5 of the Waxahachie Subdivision Ordinance, a mutual assess easement needs to be dedicated over the existing driveway in this location with the Replat.
3. Per Section 2.4.c.22 of the City of Waxahachie Subdivision Ordinance, please also include the GPS coordinates (northing and easting) for the POB.
4. Per Section 2.4.c.7 of the Waxahachie subdivision ordinance, a correct title block is required. Correct the case number to SUB-191-2024.
5. Per Section 3.5 of the Waxahachie Subdivision Ordinance, sidewalks are required along the road frontage.
6. Per Section 3.9 of the Waxahachie Subdivision Ordinance, water and sewer services are required for each lot prior to filing the plat.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Harper Lindamood

Planner

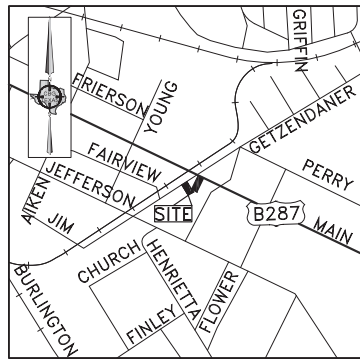
Harper.lindamood@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com



VICINITY MAP
NOT TO SCALE



30' 15' 0 30' 60'

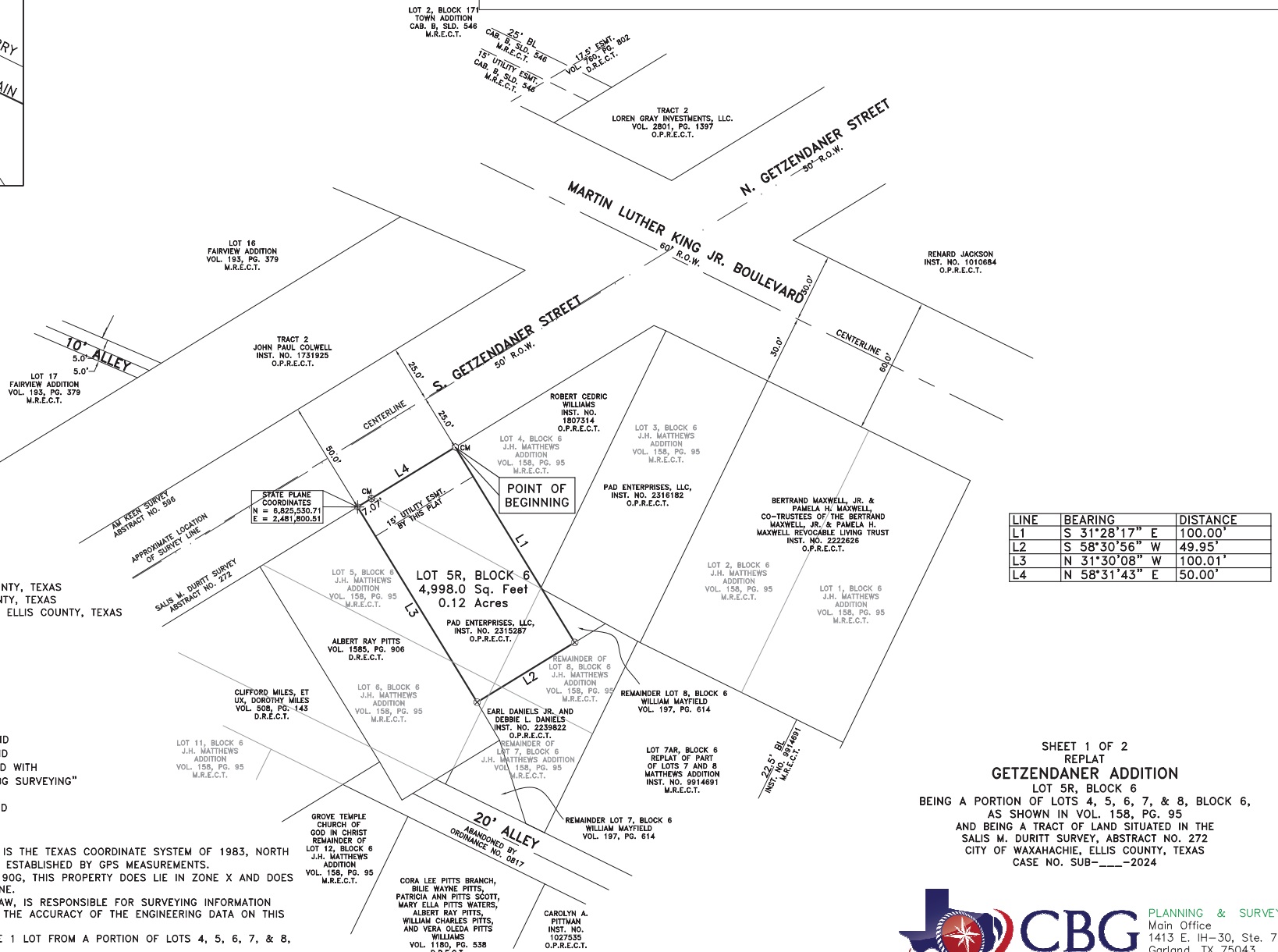
SCALE: 1" = 30'

LEGEND

D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
CM.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
BL	BUILDING LINE
CAB.	CABINET
SLD.	SLIDE
	5/8 INCH IRON PIPE FOUND
	1/2 INCH IRON PIPE FOUND
	1/2 INCH IRON ROD FOUND WITH
	YELLOW CAP STAMPED "CBG SURVEYING"
	POINT FOR CORNER
	3/8 INCH IRON ROD FOUND

GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) ACCORDING TO THE F.I.R.M. NO. 48139C01906, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE PURPOSE OF THIS PLAT IF TO CREATE 1 LOT FROM A PORTION OF LOTS 4, 5, 6, 7, & 8, BLOCK 6 OF J.H. MATTHEWS ADDITION.
- 5) RETAINING WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT.
- 6) SCREENING FENCES/WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT UNLESS WRITTEN PROVISIONS ARE MADE AND APPROVED BY THE PUBLIC WORKS AND ENGINEERING DIRECTOR FOR ACCESS AND MAINTENANCE OF THE UTILITY EASEMENT.



LINE	BEARING	DISTANCE
L1	S 31°28'17" E	100.00'
L2	S 58°30'56" W	49.95'
L3	N 31°30'08" W	100.01'
L4	N 58°31'43" E	50.00'

SHEET 1 OF 2
REPLAT
GETZENDEANER ADDITION
LOT 5R, BLOCK 6
BEING A PORTION OF LOTS 4, 5, 6, 7, & 8, BLOCK 6,
AS SHOWN IN VOL. 158, PG. 95
AND BEING A TRACT OF LAND SITUATED IN THE
SALIS M. DURITT SURVEY, ABSTRACT NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
CASE NO. SUB-----2024



SCALE: 1"=30' / DATE: 09/13/2024 / JOB NO. 2303283 / DRAWN BY: ANR

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS PAD Enterprises, LLC, is the owner of a 0.12 acre tract of land situated in the Salis M. Duritt Survey, Abstract Number 272, Ellis County, Texas, same being a portion of Lots 4, 5, 6, 7, and 8, Block 6, J.H. Matthews Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the Map thereof recorded in Volume 158, Page 95, Map Records, Ellis County, Texas, same being that tract of land conveyed to PAD Enterprises, LLC, by General Warranty Deed recorded in Instrument Number 2315287, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner lying along the Southeast corner of South Getzendaner Street (a 50 foot Right-of-Way), same being the Northwest corner of a tract of land conveyed to Robert Cedric Williams by deed recorded in Instrument Number 1807314, Official Public Records, Ellis County, Texas;

THENCE South 31 degrees 28 minutes 17 seconds East, along the Southwest line of said Williams tract, a distance of 100.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of the remainder of Lot 8, Block 6, of said J.H. Matthews Addition, same lying along the Northwest line of a tract of land conveyed to Earl Daniels Jr. and Debbie L. Daniels by deed recorded in Instrument Number 2239822, Official Public Records, Ellis County, Texas;

THENCE South 58 degrees 30 minutes 56 seconds West, along the Northwest line of said Daniels tract, a distance of 49.95 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being a West corner of said Daniels tract, same lying along the Northeast line of a tract of land conveyed to Albert Ray Pitts by deed recorded in Volume 1585, Page 906, Deed Records, Ellis County, Texas;

THENCE North 31 degrees 30 minutes 08 seconds West, along the Northeast line of said Pitts tract, a distance of 100.01 feet to a point for corner, said corner being the North corner of said Pitts tract, same lying along the Southeast Right-of-Way line of said South Getzendaner Street;

THENCE North 58 degrees 31 minutes 43 seconds East, along the Southeast Right-of-Way line of said South Getzendaner Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 4,998.0 square feet or 0.12 acres of land.

GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) ACCORDING TO THE F.I.R.M. NO. 48139C0190G, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE PURPOSE OF THIS PLAT IF TO CREATE 1 LOT FROM A PORTION OF LOTS 4, 5, 6, 7, & 8, BLOCK 6 OF J.H. MATTHEWS ADDITION.
- 5) RETAINING WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT.
- 6) SCREENING FENCES/WALLS SHALL NOT BE CONSTRUCTED PARALLEL TO AND WITHIN ANY PORTION OF A UTILITY EASEMENT UNLESS WRITTEN PROVISIONS ARE MADE AND APPROVED BY THE PUBLIC WORKS AND ENGINEERING DIRECTOR FOR ACCESS AND MAINTENANCE OF THE UTILITY EASEMENT.

LEGEND	
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
M.R.E.C.T.	MAP RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
BL	BUILDING LINE
CAB.	CABINET
SLD.	SLIDE
⊗	5/8 INCH IRON PIPE FOUND
○	1/2 INCH IRON PIPE FOUND
⊗	1/2 INCH IRON ROD FOUND WITH
	YELLOW CAP STAMPED "CBG SURVEYING"
⊕	POINT FOR CORNER
⊗	3/8 INCH IRON ROD FOUND

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIRPERSON _____ DATE _____

ATTEST _____ DATE _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand, this the _____ day of _____, 2024.

BY:

PAD Enterprises, LLC (Owner)

Patricia Erskine (Agent)

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Patricia Erskine, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

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

RELEASED FOR REVIEW ON 09/17/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On:

OWNER: PAD ENTERPRISES, LLC
AGENT: PATRICIA ERSKINE
228 SUNSET DRIVE
GLENN HEIGHTS, TX, 75154
PHONE: 214-929-9082
EMAIL: EHATLADY@AOL.COM



PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=30' / DATE: 09/17/2024 / JOB NO. 2303283 / DRAWN BY: ANR

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-111-2023



MEETING DATE(S)

Planning & Zoning Commission: October 29, 2024
 City Council: November 4, 2024

CAPTION

Public Hearing on a request by Jovie K. Corpuz Sanchez for a **Specific Use Permit (SUP)** for an **Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure** use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-111-2023, Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development –Twenty-three (23)-Single Family-1 (PD-23-SF-1) zoning district, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests approval of a SUP to allow for a 2,083 square foot Accessory Structure.

CASE INFORMATION

Applicant: Jovie K. Corpuz Sanchez

Property Owner(s): Roberto Sanchez & Jovie K. Corpuz Sanchez

Site Acreage: 1 acre

Current Zoning: Planned Development–Twenty-Three (23)-Single Family-1 (PD-23-SF-1)

Requested Zoning: Accessory structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing Accessory structures

SUBJECT PROPERTY

General Location: 153 Homestead Lane

Parcel ID Number(s): 269674

Existing Use: Residential use

Development History:

The subject property is a platted lot, Lot 15, Block A of the Homestead Estates.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF-1	Residential with SUP for Accessory Structure
East	PD-23-SF-1	Residential with SUP for Private Stables
South	PD-23-SF-1	Residential with SUP for Accessory Structure
West	PD-23-SF-1	Residential

Future Land Use Plan:

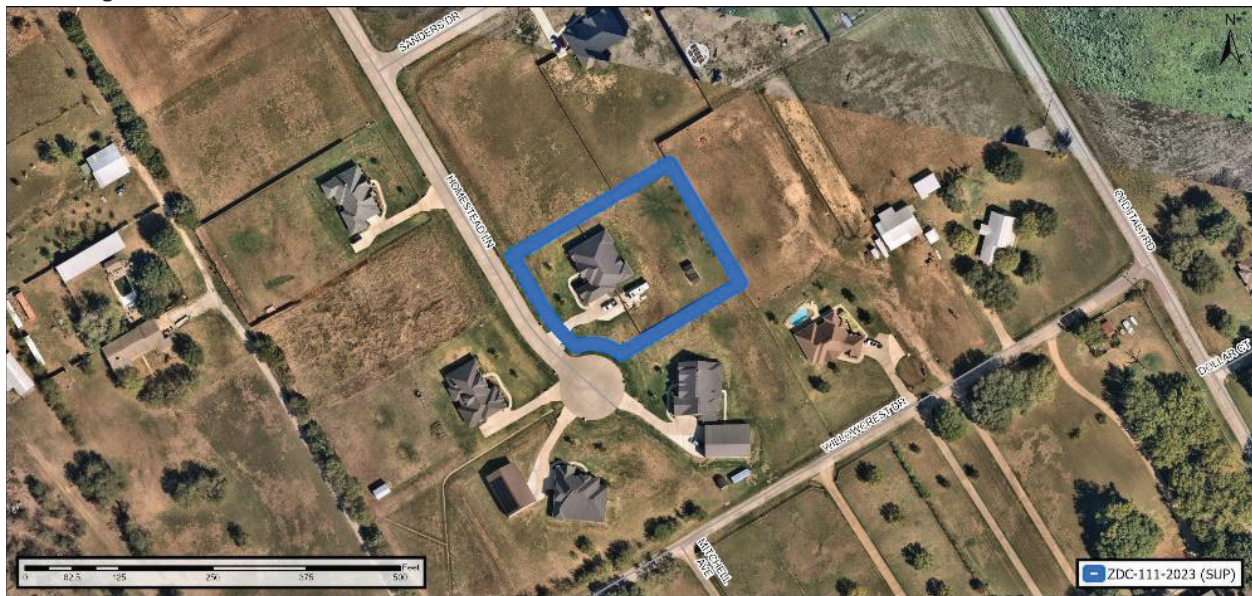
Residential Neighborhood

Comprehensive Plan:

This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Thoroughfare Plan:

The subject property is accessible via Homestead Lane.

Site Image:

PLANNING ANALYSIS

The Applicant requests a Specific Use Permit for an accessory structure exceeding 700+ SF, making the proposed structure to be approximately 2,083 SF proposed by the applicant. This requires a SUP in its own right, regardless of the number or size of other accessory structures on the property. There are two (2) existing accessory structures being utilized as storage sheds on the subject property. These existing structures are approximately 168 square feet and 120 square feet in size; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

Proposed Use:

According to the Ellis County Appraisal District, the existing primary dwelling structure is approximately 4,055 square feet, and the proposed accessory structure is approximately 2,083 square feet. The accessory structure is comprised of metal panels and is proposed to be used for the storage of household equipment and a camper. The applicant has noted that the structure will have plumbing and electrical work done. The applicant proposes to extend the existing concrete drive to the accessory structure. The applicant has also confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure.

Background:

Other properties in the area have larger accessory structures that have approved by SUP Specifically, the table below identifies the seven (7) accessory structures that have been recently approved by SUP in the Homestead Estates neighborhood.

Address	Ordinance	Size	Use
101 Homestead Lane	3243 (12/21/20)	2,400 Square Feet	Storage/Workshop
125 Homestead Lane	3254 (2/1/21)	3,100 Square Feet	Storage/Workshop & Covered Patio
112 Homestead Lane	3319 (3/21/22)	1,840 Square Feet	Storage/Workshop
156 Homestead Lane	3259 (4/5/21)	2,400 Square Feet	Storage/Workshop
157 Homestead Lane	3351 (11/21/24)	2,520 Square Feet	Storage/Workshop
144 Homestead Lane	3417 (10/16/24)	1,710 Square Feet	Storage/Workshop
109 Sanders Drive	3469 (3/18/24)	748 Square Feet	Workshop

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 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. Applicant has received two (2) letter of opposition, and two (2) letters of support for the SUP 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 SUP request subject to the conditions noted below.

Conditions:

1. The accessory structure shall not be used as a Short-Term Rental without a Specific Use Permit approved by City Council.
2. The accessory structure shall not be used as a dwelling without a Specific Use Permit approved by City Council.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
5. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Floor plan (Exhibit A).
3. Site plan (Exhibit B).
4. Elevations (Exhibit C).

STAFF CONTACT INFORMATION

Prepared by:

Harper Lindamood

Planner

Harper.lindamood@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-111-2023

HARRINGTON RANDY & D'ANNE
100 WILLOWCREST DR
WAXAHACHIE, TX 75165-9533

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 29, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 4, 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 Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023) Staff: Harper Lindamood

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.

City Reference: 248513

Case Number: ZDC-111-2023

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on October 23, 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:

I oppose this related to No fence on my property and that is too much for a small backyard to be junky!

Signature

D'Anne Harrington

Printed Name and Title

Date

10/11/24

Address

100 Willowcrest
 Waxahachie



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2023



DODDS ERICA L & BRIAN D
156 HOMESTEAD LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 29, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 4, 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-111-2023

City Reference: 269672

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *October 23, 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:

None

Signature

BRIAN D. DODDS - NEIGHBOR
Printed Name and Title

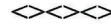
Date

14 OCT 2024

156 HOMESTEAD LN
Address *WAXAHACHIE, TX 75165*



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2023



GENO OSBERTO JR & CHRISTINE M
157 Homestead Ln
Waxahachie, TX 75165-4008

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 29, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, November 4, 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 Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023) Staff: Harper Lindamood

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-111-2023

City Reference: 269673

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *October 23, 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.

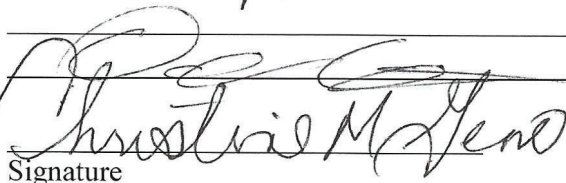


SUPPORT



OPPOSE

Comments:


Signature

Christine M Geno
Printed Name and Title

Osberto Geno

Date

10/13/2024

Address

157 Homestead Ln
Waxahachie, TX 75165



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-111-2023

ALMAND THOMAS L & KAYE F
120 WILLOWCREST
WAXAHACHIE, TX 75165-9533

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Request by Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023) Staff: Harper Lindamood

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-111-2023

City Reference: 259868

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on October 23, 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:

This Property is adjacent to my property & this is too small Back yard for 2 Structures. No Privacy Fence!!

Kaye Almand

Signature

Kaye Almand

Printed Name and Title

Date

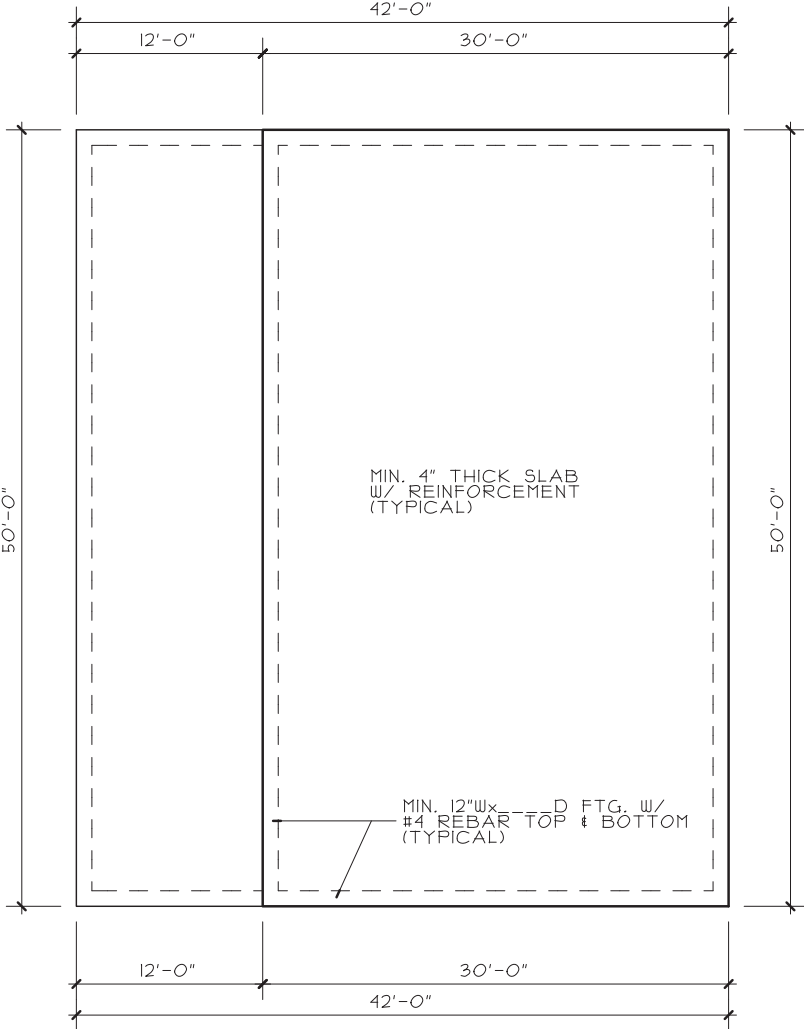
10/11/24

Address

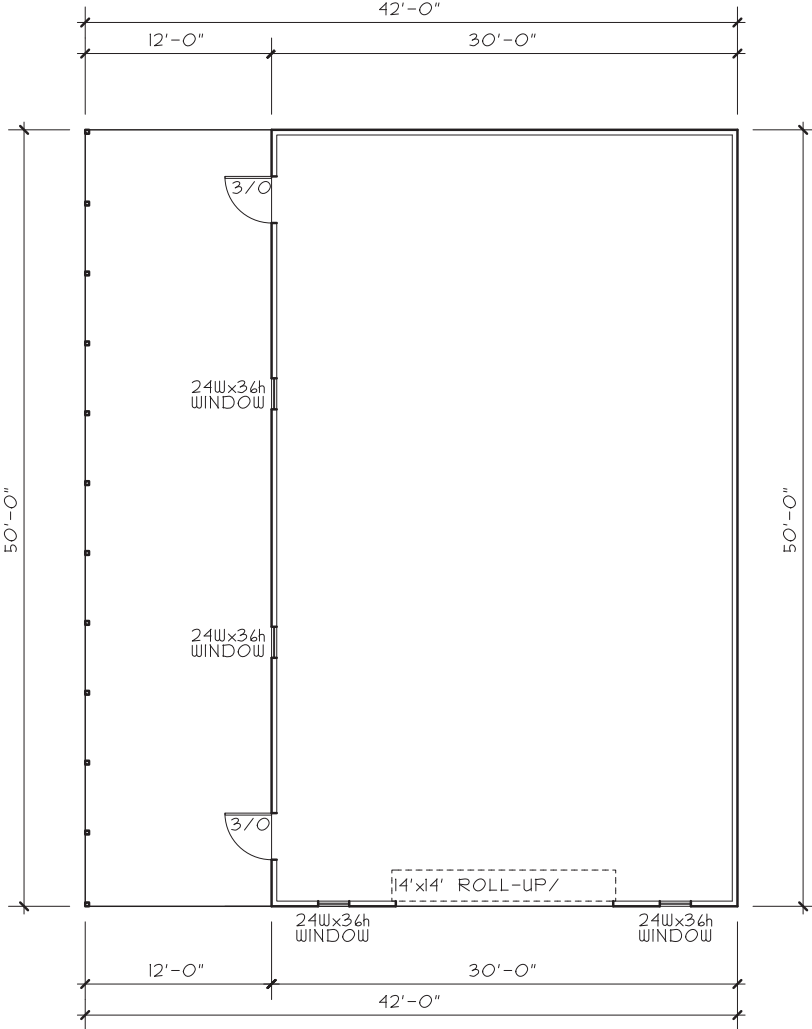
120 Willowcrest

EXHIBIT A - FLOOR PLAN

Item 6&7



FOUNDATION PLAN



FLOOR PLAN

RESIDENTIAL DRAWING SERVICES:
GREGORY A. POTTER
320 RUSTIC OAKS ROAD
COMBINE, TX 75159
PH: (559) 706-7769

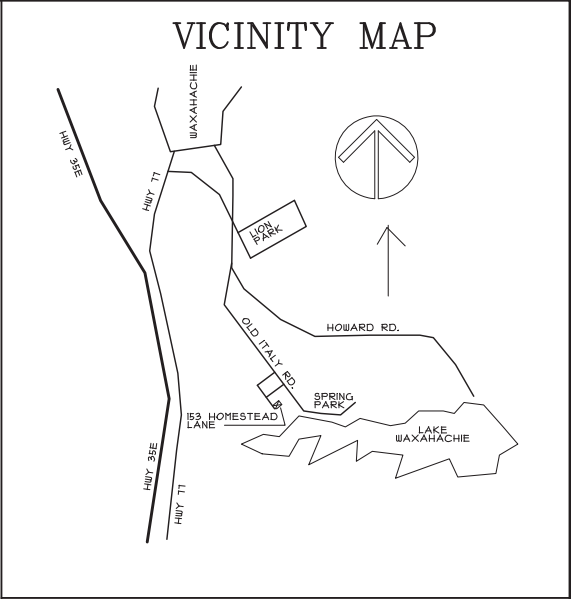
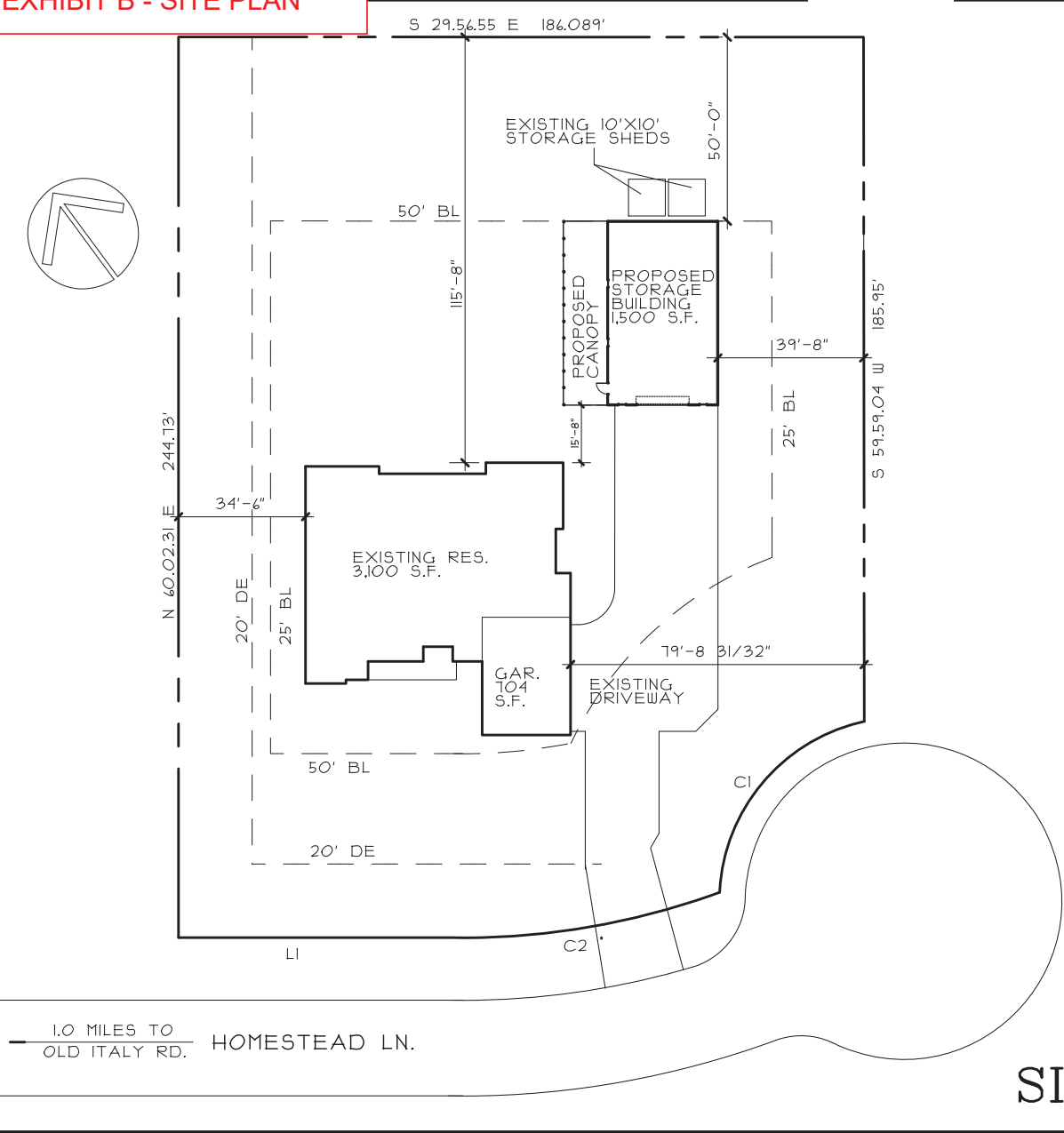
PROPOSED STORAGE BUILDING FOR:
ROBERT & JOVIE SANCHEZ
153 HOMESTEAD LANE
WAXAHACHIE, TEXAS
PH: (559) 718-8470

JOB NO.: 0623
DATE: 6/1/23
REV:

2.0
PAGE NO.

EXHIBIT B - SITE PLAN

Item 6&7



SITE DATA:

LEGAL DESCRIPTION:
LOT 15 BK A HOMESTEAD ESTATES 1.0 AC

ZONING: RESIDENTIAL

AREA: 1.0 ACRES

CITY: WAXAHACHIE

COUNTY: ELLIS

RESIDENTIAL DRAWING SERVICES: GREGORY A. POTTER 320 RUSTIC OAKS ROAD COMBINE, TX 75159 PH: (559) 706-7769	
PROPOSED STORAGE BUILDING FOR: ROBERT & JOVIE SANCHEZ 153 HOMESTEAD LANE WAXAHACHIE, TEXAS PH: (559) 718-8470	
JOB NO.: WAX 2023 DATE: 7/19/23 REV.:	
SCALE: 1"=30'-0"	
PAGE NO.	1

SITE PLAN

CASE NUMBER: 1

EXHIBIT C - ELEVATIONS

Item 6&7

Project Specifications

Project Name: **New Project 7-20-2023**
Project Date: **07/20/2023 01:34:39 PM**

Customer Mailing Address

(NOTE: Quote details are only visible to logged in user,
not visible if shared.)

Jovie Sanchez

Jovie Sanchez
Waxahachie, TX 75165
Phone/Email: 559-718-8470 / jovie_sanchez@yahoo.com

Building Details

Basics (in ft.):
width X length X height: **30 X 50 X 16**
Pitch: **5**
Overhang sides: **0**
Overhang end: **0**
Single slope: **no**
Wainscot: **Matte Black**
Gutter: **yes**

Leantos

Left: width: 12, pitch: 2, drop: 2, cut_front: 0, cut_back: 0

Colors

Wall:	Roof:	Trim:
Twilight Grey	Matte Black	Matte Black

RollUp: **Bright White**
Wainscot: **Matte Black**
Liner Panels: **none**

Accessories

Ridge Vent Type / Mode: **none**

Insulation: **yes**

front wall rollup_14x14

left wall door_3x7

left wall window_3x3

front wall window_3x3

left wall door_3x7

back wall rollup_8x8

front wall window_3x3

left wall window_3x3



3D QUOTE DATA

Project Not Quoted.

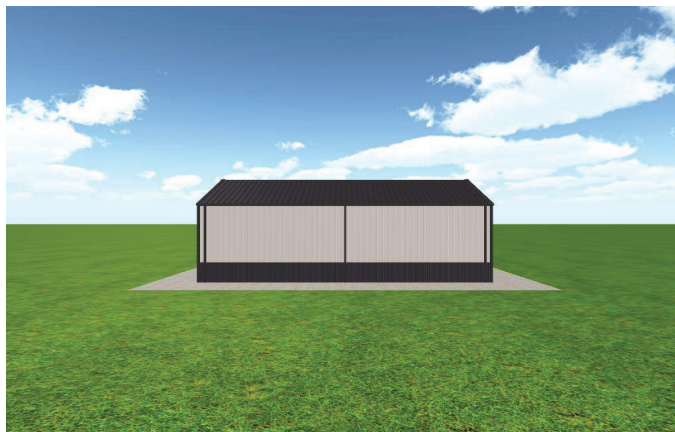
FRONT



LEFT SIDE



RIGHT SIDE



BACK



July 20, 2023



Thank you for your interest in Mueller, Inc.