

(10)

**Planning & Zoning Department**  
**Zoning Staff Report**



**Case: SP-70-2022**

**MEETING DATE(S)**

*Planning & Zoning Commission:* July 26, 2022

*City Council:* August 1, 2022

**ACTION SINCE THE INITIAL STAFF REPORT**

At the Planning & Zoning Commission meeting, held July 27, 2022, the Commission voted 6-0 to recommend approval of case number SP-70-2022, with the following conditions:

1. Installation of sidewalk from corner of Dunaway, along Avenue C, to connect to the private sidewalk to event center entrance, installation of trees and landscaping along the remainder of Avenue C.
2. The Second story enclosed addition will only be used for storage.
3. Evergreen shrubbery (3ft minimum) will be installed to screen the refuse wall.

**CAPTION**

**Consider** a request by Brad Yates, Loren Gray Investments, LLC, for a detailed Site Plan review for a proposed **Private Club (Event Center)** within a Planned Development zoning district, located at 716 Dunaway Street, (Property ID 193948) – Owner: LOREN GRAY INVESTMENTS LLC (ZDC-131-2021)

**APPLICANT REQUEST**

The purpose of this request is to request approval of a detailed Site Plan review for a proposed Private Club (Event Center).

**CASE INFORMATION**

*Applicant:* Brad Yates, Loren Gray Investments, LLC

*Property Owner(s):* Loren Gray Investments, LLC

*Site Acreage:* 0.873 acres

*Current Zoning:* Planned Development-SF-3

**SUBJECT PROPERTY**

*General Location:* 716 Dunaway St

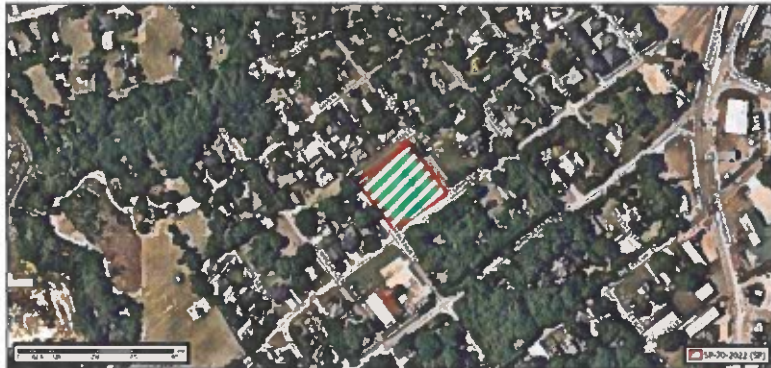
*Parcel ID Number(s):* 193948

*Existing Use:* The current structure on site will be repurposed for use as an event center.

**Development History:**

The subject property was rezoned from Single-Family-3 (SF-3) to Planned Development-Single-Family-3 (PD-SF-3) in 2021. The rezoning permitted the site to be utilized as an event center. As part of the Planned Development agreement, a detailed site plan must be approved by the Planning and Zoning Commission and City Council.

**Site Image:**



**PLANNING ANALYSIS**

The proposed site plan does include major components of the concept plan that was approved as part of the Planned Development Ordinance. The street parking is adequate in size and location. The parking located on-site is adequate in size. All landscape requirements have been met, with the exception of the required shrubbery located to screen the refuse enclosure. The applicant submitted civil construction plans and renderings that show a second-story addition to the existing structure, which consists of a storage area and a rooftop overlook, the total area of the addition is 1,250 square feet. With the addition of the second story, the building height is approximately 28 feet. The site plan does not indicate a sidewalk along Avenue C, as agreed to by the applicant at the P&Z meeting.

**STAFF CONCERNS**

1. Staff is concerned about the impact the second-story addition may have on the surrounding neighbors.

**RECOMMENDATION**

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

- Denial
- Approval, as presented.
- Approval, per the following comments:
  1. Installation of sidewalk from corner of Dunaway, along Avenue C, to connect to the private sidewalk to event center entrance, installation of trees and landscaping along the remainder of Avenue C.
  2. The Second story enclosed addition (1,250 sf) may only be used for indoor storage as indicated by the applicant. To use this area for event center purposes, the SP shall be re-evaluated at P&Z and CC for the compatibility of the proposed use of the space, and mitigation measures if needed.
  3. Evergreen shrubbery will be installed to screen the dumpster enclosure wall.

**ATTACHED EXHIBITS**

1. Site Plan
2. Building Elevations
3. Landscape Plan
4. Planned Development Ordinance
5. Developer Agreement
6. Concept Plan

**APPLICANT REQUIREMENTS**

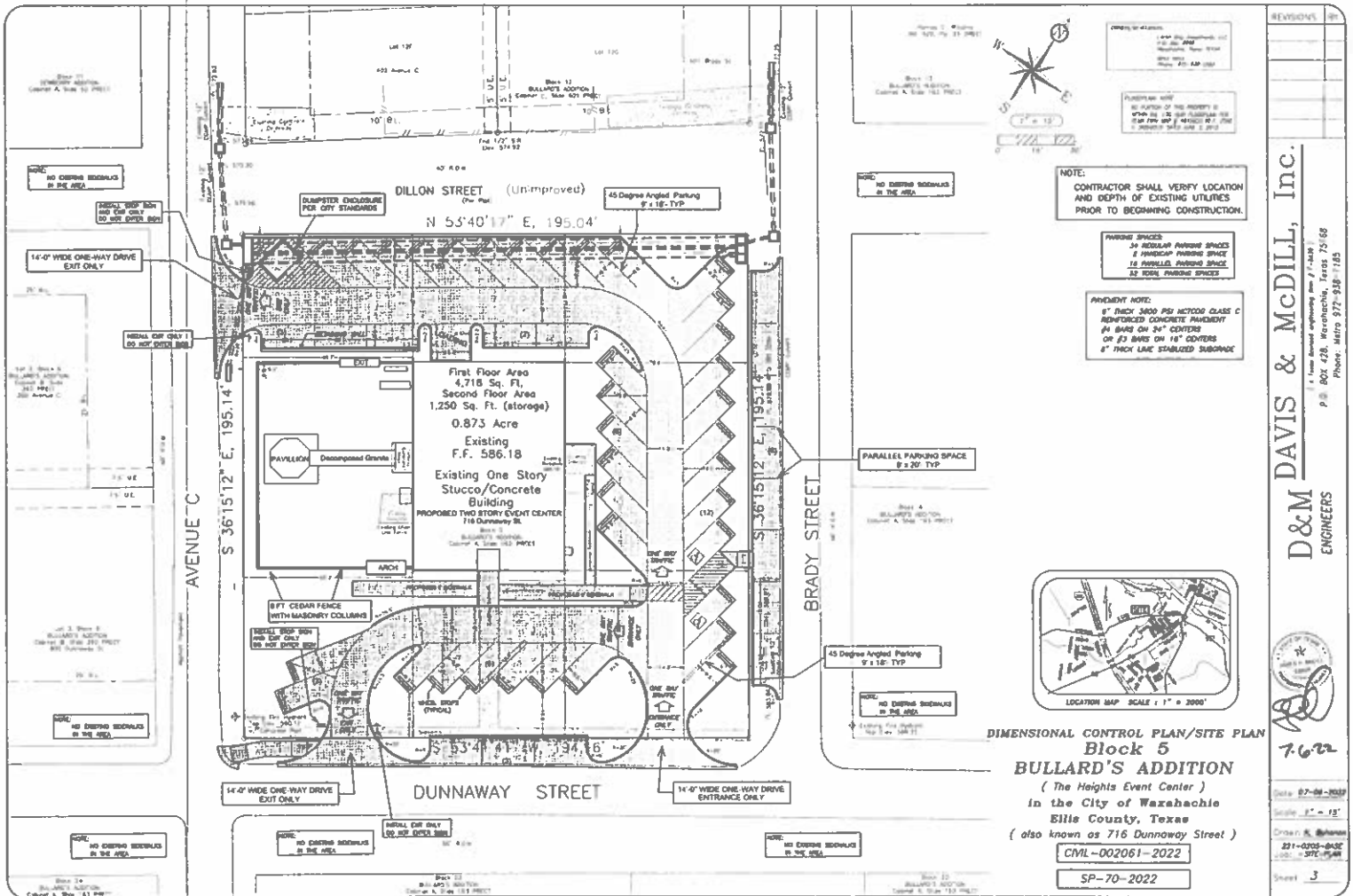
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied,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

**STAFF CONTACT INFORMATION**

*Prepared by:*  
Ashlie Jones  
Senior Planner  
[ashlie.jones@waxahachie.com](mailto:ashlie.jones@waxahachie.com)

*Reviewed by:*  
Jennifer Pruitt, AICP, LEED-AP, CNU-A  
Senior Director of Planning  
[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)

(10)



**NOTE:**  
CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

**PARKING SPACES:**  
34 REGULAR PARKING SPACES  
2 HANDICAP PARKING SPACES  
16 PARALLEL PARKING SPACES  
25 BORN PARKING SPACES

**PAVEMENT NOTE:**  
8" THICK 2000 PSI MCT500 CLASS C REINFORCED CONCRETE PAVEMENT IN BAYS ON 24" CENTERS OR 20 BAYS ON 18" CENTERS 4" THICK LIME STABILIZED SUBGRADE



**DIMENSIONAL CONTROL PLAN/SITE PLAN**  
**Block 5**  
**BULLARD'S ADDITION**  
(The Heights Event Center)  
in the City of Waxahachie  
Ellis County, Texas  
(also known as 716 Dunnaway Street)

CML-002061-2022  
SP-70-2022

REVISIONS	NO.

**DAVIS & McDILL, Inc.**  
**D&M ENGINEERS**

1111 East Business Highway 77, Suite 700  
P.O. Box 478, Waxahachie, Texas 75080  
Phone: 972-258-1155

Date: 07-08-2022  
Scale: 1" = 10'  
Drawn: A. Williams  
221-0205-0402  
376-0402

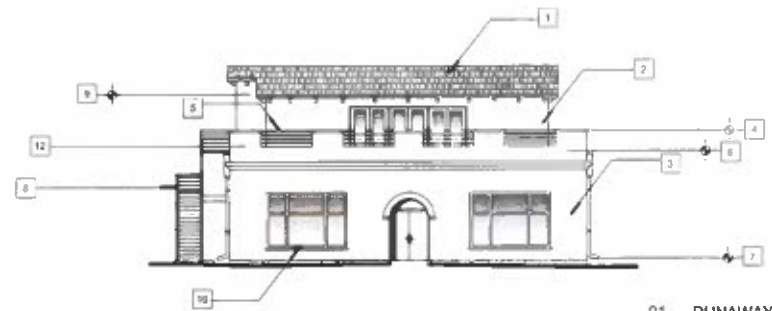
Sheet 3

**Exterior Elevations Key**

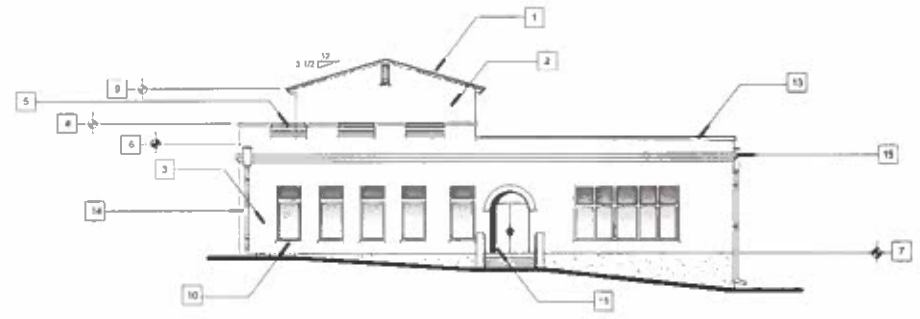
- 1 LIGHT-WEIGHT SPANISH BARREL TILE ROOF SYSTEM
- 2 NEW CEMENT STUCCO (WHITE-VV SMOOTH TROWEL FINISH)
- 3 NEW CEMENT STUCCO COATING SYSTEM TO MATCH NEW CONSTRUCTION ABOVE
- 4 TOP OF NEW PARAPET COPING, 44" ABOVE FINISHED DECK ELEVATION
- 5 TOP OF RAIL SYSTEM 42" ABOVE FINISHED DECK ELEVATION
- 6 APPROXIMATE ELEVATION OF NEW 2ND FINISHED FLOOR- FIELD VERIFY
- 7 GROUND FINISHED FLOOR ELEVATION
- 8 FIXED STEEL FIXIT STAIRS- FIELD VERIFY RISE AND CONDITIONS PRIOR TO FABRICATION
- 9 8'-0" TOP PLATE- TYP.
- 10 NEW WINDOW UNIT INTO EXISTING MASONRY OPENING- TYP. SEE WINDOW SCHEDULE
- 11 NEW DOOR- SEE DOOR SCHEDULE
- 12 APPROXIMATE ELEVATION OF EXISTING BUILDING COPING
- 13 CONTINUOUS METAL CAP FLASHING SYSTEM AT EXISTING COPING-TYP.
- 14 DECORATIVE COLLECTOR BOX AND DOWNSPOUT SYSTEM- SEE ROOF PLAN
- 15 CONTINUOUS DECORATIVE FRG CORNICE SYSTEM AS INDICATED

**Exterior Elevation Notes:**

- 1. SEE FLOOR PLANS AND OTHER DOCUMENTS WITHIN THIS SET FOR ADDITIONAL INFO REGARDING THESE ELEVATIONS
- 2. ALL COLORS AND FINISHES AND OTHER RELATED ELEMENTS TO BE CHOSEN BY THE OWNER
- 3. SEE WINDOW AND DOOR SCHEDULE FOR ALL RELATED ELEMENTS SHOWN ON THESE ELEVATIONS
- 4. SEE STRUCTURAL DWGS. FOR ALL ELEMENTS RELATED TO THE STRUCTURAL FRAME, FOUNDATION SYSTEM AND MISCELLANEOUS STEEL AND INFILL ELEMENTS
- 5. SEE STRUCTURAL DWGS. FOR ALL FOUNDATION SYSTEMS SPECIFICATIONS AND REQUIREMENTS
- 6. SEE CIVIL DWGS. FOR ALL AREAS OUTSIDE THE BUILDING ENVELOPE AND WITHIN THE LIMITS OF WORK
- 7. SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT SYSTEMS NOT SHOWN ON THIS PLAN



01 DUNAWAY ELEVATION



02 BRADY ELEVATION

The Heights Event Center  
 716 Dunaway Street  
 Waxahachie, Texas 75165



Colonial Restoration  
 P.O. Box 2868  
 Waxahachie, Texas 75168  
 972.938.3383



208 East Main Street  
 Waxahachie, TX 75165  
 972.923.2280

Designed by: A. Notia, Esq.  
 Drawn by: J.P.  
 Checked by: A. Notia, Esq.  
 C.A. by: A. Notia, Esq.

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Client's TITLE  
**716 Dunaway**

www.notiaarchitects.com



PROJECT NO: 170027  
 DRAWING NUMBER: **A6.0**  
 DATE: 11/21/17  
 SCALE: 1/4" = 1'-0"

**A6.0 Exterior Elevations**

SCALE | 1/4" = 1'-0"

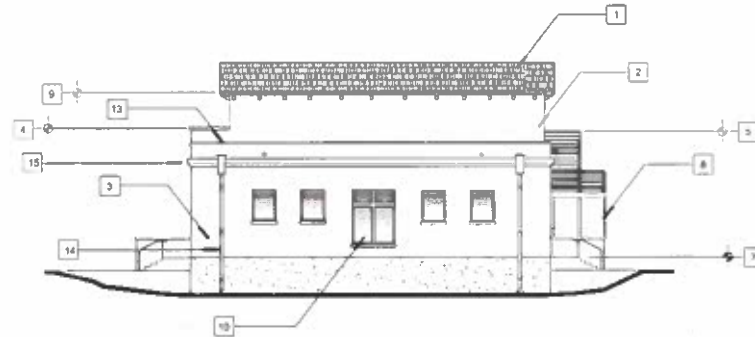
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**Exterior Elevations Key**

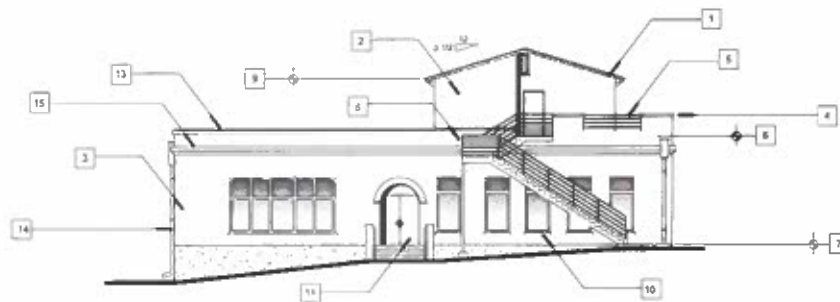
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- 7 GROUND FINISHED FLOOR ELEVATION
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- 6. SEE CIVIL DWGS. FOR ALL AREAS OUTSIDE THE BUILDING ENVELOPE AND WITHIN THE LIMITS OF WORK
- 7. SEE ROOF PLAN FOR ALL GUTTER AND DOWNSPOUT SYSTEMS NOT SHOWN ON THIS PLAN



03 DILLON ELEVATION



04 AVENUE C ELEVATION

(a1)

**A6.1 Exterior Elevations**

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

	<p>NO. DATE DESCRIPTION</p>
<p><b>The Heights Event Center</b> 716 Dunaway Street Waxahachie, Texas 75165</p>	
	
<p>Colonial Restoration P.O. Box 2868 Waxahachie, Texas 75168 972.938.3383</p>	
	
<p>208 East Marsh Avenue Frisco, Texas 75040 (972) 252-2288</p>	
<p>Designed by: A. Mottla Date: _____                  Drawn by: L.S. Date: _____                  Checked by: A. Mottla Date: _____                  U.A. by: A. Mottla Date: _____</p>	
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<p><b>716 Dunaway</b></p>	
<p>www.mottlaarchitects.com</p>	
	
<p>PROJECT NO: 202001                  PROJECT: 716DUNAWAY                  DATE: 12.14.17</p>	<p>DRAWING NUMBER:  <b>A6.1</b></p>

**Building Section Key**

- 1 GABLE-TRUSSES W/ SPRAY-FOAM INSULATION-TYP.
- 2 NEW CEMENT STUCCO -(WHITE- W/ SMOOTH TROWEL FINISH)
- 3 NEW CEMENT STUCCO COATING SYSTEM TO MATCH NEW CONSTRUCTION ABOVE
- 4 CONT. WALL TO COPING FLASHING AT NEW WALL TO EXISTING INTERNAL PARAPET
- 5 NEW COATING ON EXISTING ROOF AND INTERIOR PARAPETS-TYP.
- 6 APPROXIMATE ELEVATION OF NEW 2ND FINISHED FLOOR- FIELD VERIFY
- 7 EXTENDED BRICK PARAPET- ANCHORED INTO EXISTING COPING- TYP. WHERE INDICATED
- 8 OPEN-JOINT DECK TILE OR ADJUSTABLE PYLON SUPPORT SYSTEM- ADHERED TO WATERPROOF MEMBRANE OF DECKING @ RIPPED 2X @ 18" @ C, ON EXISTING ROOF. PROVIDE CONT. TILE LEDGE AND MEMBRANE TO WALL FLASHING PER MANUFACTURER'S SPECIFICATIONS.
- 9 5'-0" TOP PLATE- TYP.
- 10 NEW FLOOR FRMG. @ 16" O.C. O/ RIPPED 2X SUPPORT FRMG. ON EXISTING ROOF- SEE STRUC. DWGS.
- 11 NEW ORDER(S) AND POSTS FOR EXISTING TRUSS SYSTEM- SEE STRUCTURAL DWGS.
- 12 EXISTING FINISHED FLOOR ELEVATION
- 13 CONTINUOUS METAL CAP FLASHING SYSTEM AT EXISTING COPING-TYP.

**Building Section Notes:**

- 1. SEE DIMENSION PLANS FOR SECTION CUT LINE
- 2. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION
- 3. SEE POWER AND LIGHTING PLANS FOR PROPOSED ELEMENTS NOT SHOWN ON THIS SECTION
- 4. SEE DOOR AND WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
- 5. SEE PLANS AND EXTERIOR ELEVATIONS FOR MORE INFORMATION



SECTION AA

**A7.0** Building Section

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

The Heights Event Center  
716 Dunaway Street  
Waxahachie, Texas 75165



Colonial Restoration  
P.O. Box 2868  
Waxahachie, Texas 75168  
972.938.3383



208 East Meador Avenue  
Waxahachie, TX 75165  
972.933.2288

Designed by: A. Wells Date: \_\_\_\_\_  
Drawn by: AW Date: \_\_\_\_\_  
Checked by: A. Wells Date: \_\_\_\_\_  
C.A. by: A. Wells Date: \_\_\_\_\_

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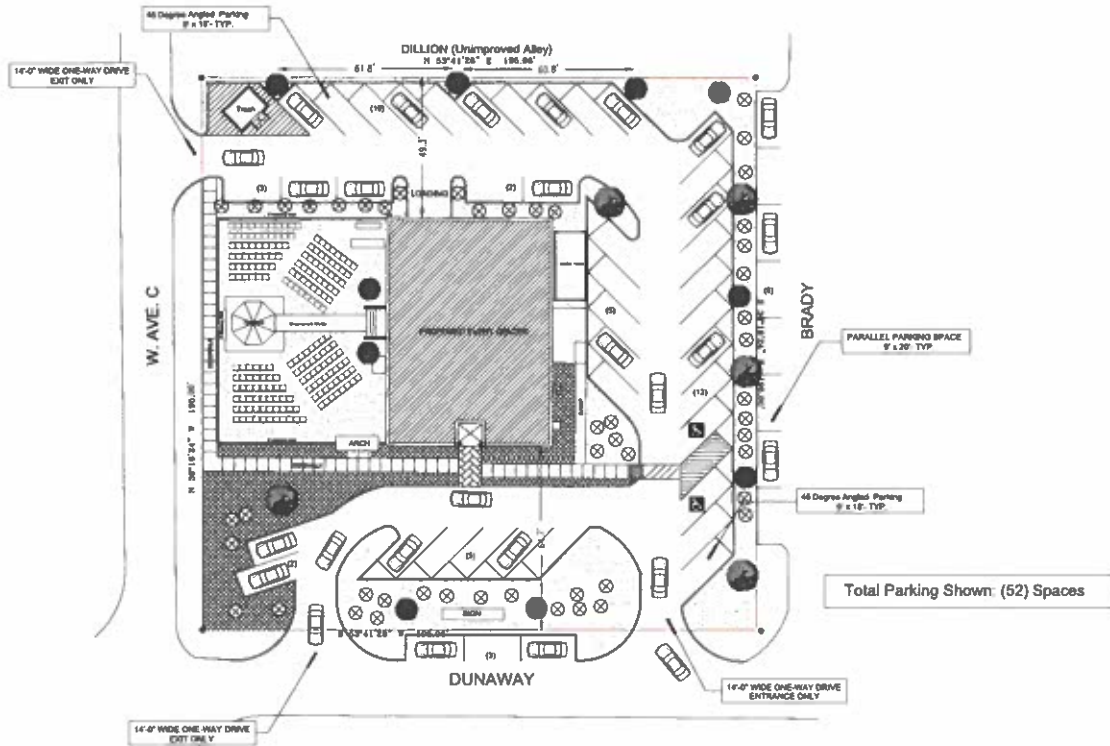
716 Dunaway  
www.mcttia.com



PROJ. No. 201101  
Drawn: Palmer  
DATE: 11.21  
Checked: M. Wells  
**A7.0**

(a1)

(10)



**Landscaping Requirements**

PROPOSED BUILDING FLOOR AREA	4,718 SF		
90% LANDSCAPING REQUIREMENT BASED ON FLOOR AREA	3,358 SF		
ACTUAL LANDSCAPED SITE AREA:	7,783 SF		
CANOPY TREE	1/500 SF	REQUIRED: (5)	PROVIDED: (5)
UNDERSTORY TREE	1/250 SF	REQUIRED: (10)	PROVIDED: (10)
SHRUBS	1/75 SF	SA	PROVIDED: (40)
GROUND COVER	1%	REQUIRED: (263 SF)	PROVIDED: (776 SF)

**Landscaping Notes**

ALL LANDSCAPING TO BE COMPLIANT WITH THE CITY OF WAXAHACHIE'S LANDSCAPE ORDINANCE  
 ALL PLANT MATERIALS ARE TO BE ON THE CITY'S APPROVED PLANTING LIST PER SEC. 9.14  
 ALL PLANT MATERIALS WILL BE IRRIGATED BY AN APPROVED AUTOMATIC IRRIGATION SYSTEM  
 FOR WHICH COMPLETE PLANS ARE TO BE PROVIDED UPON SUBMITTAL FOR THE BUILDING PERMIT

**Landscape Key**

	CANOPY TREE
	UNDERSTORY TREE
	SHRUB WITH SEASONAL COLOR
	GROUND COVER
	HYDRICULON OR BECAUDA GRASS

**Conceptual Site Plan**

The Heights Event Center  
 716 Dunaway Street  
 City of Waxahachie, Ellis County, Texas



1:15

UPDATED: 6.28.22

The Heights Event Center  
 716 Dunaway  
 Waxahachie, Texas

Colonial Restoration Group  
 Waxahachie, Texas



200 West Street  
 Waxahachie, TX 75090  
 817.555.2222  
 Project: The Heights Event Center  
 Client: The Heights Event Center  
 Date: 6/28/22

716 Dunaway

www.mdcmla.com

CSP