

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, June 13, 2023 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

1. Call to Order
2. Invocation
3. ***Public Comments:*** Persons may address the Planning & Zoning Commission on any issues. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Commission may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
4. ***Consider*** minutes of the regular Planning & Zoning Commission meeting of May 24, 2023
5. ***Consider*** a request by Mitchell Hesse, P.E., KFM Engineering & Design, for a Plat of Ellis Ranch Estates South, 75 residential lots and 5 common area lots, being 108.185 acres, located directly north of 4427 FM 878, situated in the J. Plunkett Survey, Abstract 826 and the A. Smith Survey, Abstract 1037, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 188955, 215690, 215781, & 234508) – Owner: GRBK Edgewood LLC (SUB-162-2022) Staff: Zack King
6. ***Consider*** a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Plat of the Osuba Addition, Lots 1-3, Block A, being 7.961 acres, located southeast of the intersection of E North Grove Boulevard and N US Highway 77, situated in the A. Brown Survey, Abstract 102, an addition to the City of Waxahachie (Property ID: 283986) – Owner: SB Connection LLC (SUB-52-2023) Staff: Zack King
7. ***Consider*** a request by Jake Fears, JHF Engineering for a Replat of Block C, Lots 1R-2 and 1R-3, Victory Park, 2 lots, being 1.80 acres, located at 1995 North Highway 77 (Property ID 262424) – Owner: C&C Commercial, LLC (SUB-43-2023) Staff: Eleana Tuley
8. ***Public Hearing*** on a request by William Atkins, for a Replat of Lot 1R-A of the Larkin Products Industrial Tracts, being 12.272 acres, located southeast of 1610 E Main Street, (Property ID: 198960) – Owner: Lobsters LLC (SUB-34-2023) Staff: Zack King
9. ***Consider*** recommendation of SUB-34-2023

10. ***Public Hearing*** on a request by Richard Shinpaugh, Ellis County Bail Bonds, for a Specific Use Permit (SUP) for a Bail Bond Agency use within a Commercial (C) zoning district located at 201 E. Main Street, Suite 109 (Property ID 170540) - Owner: 201 Main Wax, LLC (ZDC-58-2023) Staff: Eleana Tuley
11. ***Consider*** recommendation of Zoning Change No. ZDC-58-2023
12. 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.***

Planning and Zoning Commission
May 24, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, May 24, 2023 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Oanh Vu, Planner
Macey Martinez, City Engineer
Amber Villarreal, City Secretary
Chris Wright, Council Representative

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

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

3. **Public Comments**

None.

4. **Consider minutes of the regular Planning & Zoning Commission meeting of May 10, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of May 10, 2023. Melissa Ballard seconded, All Ayes.

5. **Consider a request by Naveen Khammampati, Turnkey Tract, for a Plat of Dominion Park, 213 lots, being 78.22 acres, located directly west of 312 Ovilla Road, situated in the E. Horton Survey, Abstract 466, and the Elijah Bellow Survey, Abstract 101, an addition to the City of Waxahachie (Property ID: 180391) – Owner: WAXAHACHIE ONE DEVELOPMENT (SUB-183-2023) Staff: Zack King**

Zack King, Senior Planner, presented the case noting the applicant proposes to plat the subject property into 206 residential lots and 7 open-space HOA lots as part of the Dominion Park subdivision. The proposed plat includes a 15' right-of-way (ROW) dedication along Ovilla Road, in conformance with the City of Waxahachie Thoroughfare Plan. The plat includes three (3) residential lot types: Type 1 with a minimum lot size of 7,200 sq. ft., Type 2 with a minimum lot size of 8,400 sq. ft., and Type 3 with a minimum lot size of 10,000 sq. ft. The layout of the proposed plat adheres to the approved Planned Development zoning (Ord. 3301) and the development

agreement for the subject property. 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 plat request.

Chairman Keeler asked who ensures compliance with the approved architectural elevations and Mr. King stated the Building Department will enforce the approved Development Agreement.

Commissioner Ron Ansell inquired about access to Business Highway 287 and Mr. King explained that is planned with the development of the property to south.

Commissioner David Hudgins inquired about the expansion of Ovilla Road to four (4) lanes and Macey Martinez, City Engineer, explained TxDOT has began the process to expand Ovilla Road, to the north of Highway 287. She explained Ovilla Road, south of Highway 287, is planned for future expansion.

Action:

Melissa Ballard moved to approve SUB-183-2023, a Plat of Dominion Park, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.

6. **Public Hearing on a request by Matthew Kepler, for a Replat of Lots 32R and 34R, Block 181 of the Town Addition, to create Lot 32R-R, Block 181 of the Town Addition, 1 residential lot, being 0.2595 acres, located at 111 Griffin Street, (Property ID: 226134) – Owner: MATTHEW KEPLER (SUB-18-2023) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to replat the subject property into one (1) lot for single-family residential use. The applicant proposes to dedicate approximately 10' of right-of-way (ROW) for Griffin Street. The proposed lot adheres to the minimum size and dimension requirements of the Infill Overlay District after taking this ROW dedication into account.

Mr. King explained the applicant is requesting a variance (Petition for Hardship Waiver) to allow for a 10' utility easement along Griffin Street. The applicant is requesting this variance because the existing home on the subject property is situated closer to the property line than 15' after considering the ROW dedication. The typical utility easement requirement along the public right-of-way (ROW) is 15'. If the applicant were to adhere to this requirement, a portion of the existing home would have to be demolished. Staff is supportive of the variance request for the 10' utility easement because the applicant has provided ROW dedication for Griffin Street, and City utility infrastructure is located within the Bryson Street ROW. However, as a condition of approval, the applicant must provide documentation from franchise utility providers in the area (Oncor, AT&T, Charter, and Atmos) stating that they have no objection to the proposed easements before the recordation of the replat. 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 replat request with the condition noted.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-18-2023, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of SUB-18-2023

Action:

Melissa Ballard moved to recommend approval of SUB-18-2023, a Replat of Lots 32R and 34R, Block 181 of the Town Addition, with the associated variance request, subject to the conditions of the staff report, and authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.

8. Public Hearing on a request by Cody Crannell, CCM Engineering, for a Plat of Bison Meadows, ninety-one (91) single family residential lots & two (2) open space lots, being 111.936 acres, located north of the intersection of Gibson Road & FM 813, situated in the N. Newsome Survey, Abstract 801, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 188545) – Owner – BISON MEADOWS 137 LLC (SUB-71-2022) Staff: Zack King

Mr. King presented the case noting the applicant proposes to plat the subject property into ninety-one (91) single-family residential lots and two (2) open space lots as part of the Bison Meadow subdivision. The proposed plat provides a 20' right-of-way (ROW) dedication for FM 813 along the western property line and a 15' ROW dedication for FM 813 along the northern property line in conformance with the City of Waxahachie Thoroughfare Plan. Each proposed residential lot exceeds one (1) acre in size and adheres to all Ellis County subdivision standards. All open space lots will be maintained by the subdivisions' HOA. Adequate public facilities are available to the proposed lots via on-site septic systems and Rockett SUD water lines.

Mr. King explained the applicant is requesting a variance to exceed the maximum length requirement for a dead-end street. Per the City of Waxahachie Subdivision Ordinance, dead-end streets are not to exceed 600 feet. Matador Ranch Court is shown to be approximately 780 feet in length. Staff does not have concerns with the proposed variance request. The Planning and Zoning Commission has the right to grant the over-length street variance; thus the request will not need to be reviewed by City Council if approved. 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 plat with the associated variance request.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-71-2022, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of SUB-71-2022

Action:

David Hudgins moved to approve SUB-71-2022, a Plat of the Bison Meadows, with the associated variance request, and authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Betty Square Coleman seconded, All Ayes.

Planning and Zoning Commission

May 24, 2023

Page 4

10. Adjourn

Jennifer Pruitt, Senior Director of Planning, announced there will be a joint work session with City Council on June 13, 2023 at 6:00 p.m. Ms. Pruitt recognized City Engineer Macey Martinez and her department for celebrating Flood Awareness Week.

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5)

Planning & Zoning Department

Plat Staff Report

Case: SUB-162-2022



MEETING DATE(S)

Planning & Zoning Commission: June 13, 2023

CAPTION

Consider request by Mitchell Hesse, P.E., KFM Engineering & Design, for a **Plat** of Ellis Ranch Estates South, 75 residential lots and 5 common area lots, being 108.185 acres, located directly north of 4427 FM 878, situated in the J. Plunkett Survey, Abstract 826 and the A. Smith Survey, Abstract 1037, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 188955, 215690, 215781, & 234508) – Owner: GRBK Edgewood LLC (SUB-162-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-162-2022, a Plat of Ellis Ranch Estates South, per the condition of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into seventy-five (75) single family residential and five (5) common area tracts as part of the Ellis Ranch Estates South subdivision.

CASE INFORMATION

Applicant:	Mitchell Hesse, P.E., KFM Engineering & Design
Property Owner(s):	GRBK Edgewood LLC
Site Acreage:	108.185 acres
Number of Lots:	80 lots
Number of Dwelling Units:	75 units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Adequate public facilities are available via Rockett SUD and on-site wastewater services.

SUBJECT PROPERTY

General Location:	Directly North of 4427 FM 878
Parcel ID Number(s):	188955, 215690, 215781, & 234508
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped
Platting History:	The subject property is portion of the J. Plunkett Survey, Abstract 826 and the A. Smith Survey, Abstract 1037.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into seventy-five (75) single family residential and five (5) common area tracts as part of the Ellis Ranch Estates South subdivision. The proposed plat provides 10' or right-of-way (ROW) dedication along FM 878, in conformance with the City of Waxahachie Thoroughfare Plan. Each of the proposed residential lots exceeds one (1) acre in size and adheres to all Ellis County subdivision standards. All common area tracts will be maintained by the subdivisions' HOA. Adequate public facilities are available for the proposed lots via Rockett SUD water lines and on-site wastewater services.

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 Plat request with the condition noted below.

Conditions:

1. The recording information for all water easements identified on the plat will need to be added to the plat prior to filing.

ATTACHED EXHIBITS

1. Plat
2. Water Letter

APPLICANT REQUIREMENTS

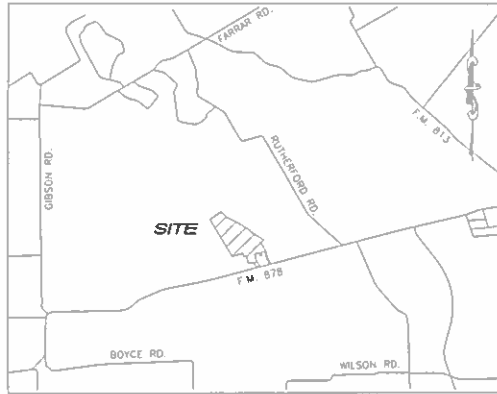
1. If approved by the Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were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

Reviewed by:

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



VICINITY MAP
1"=5000'

LEGEND / ABBREVIATIONS

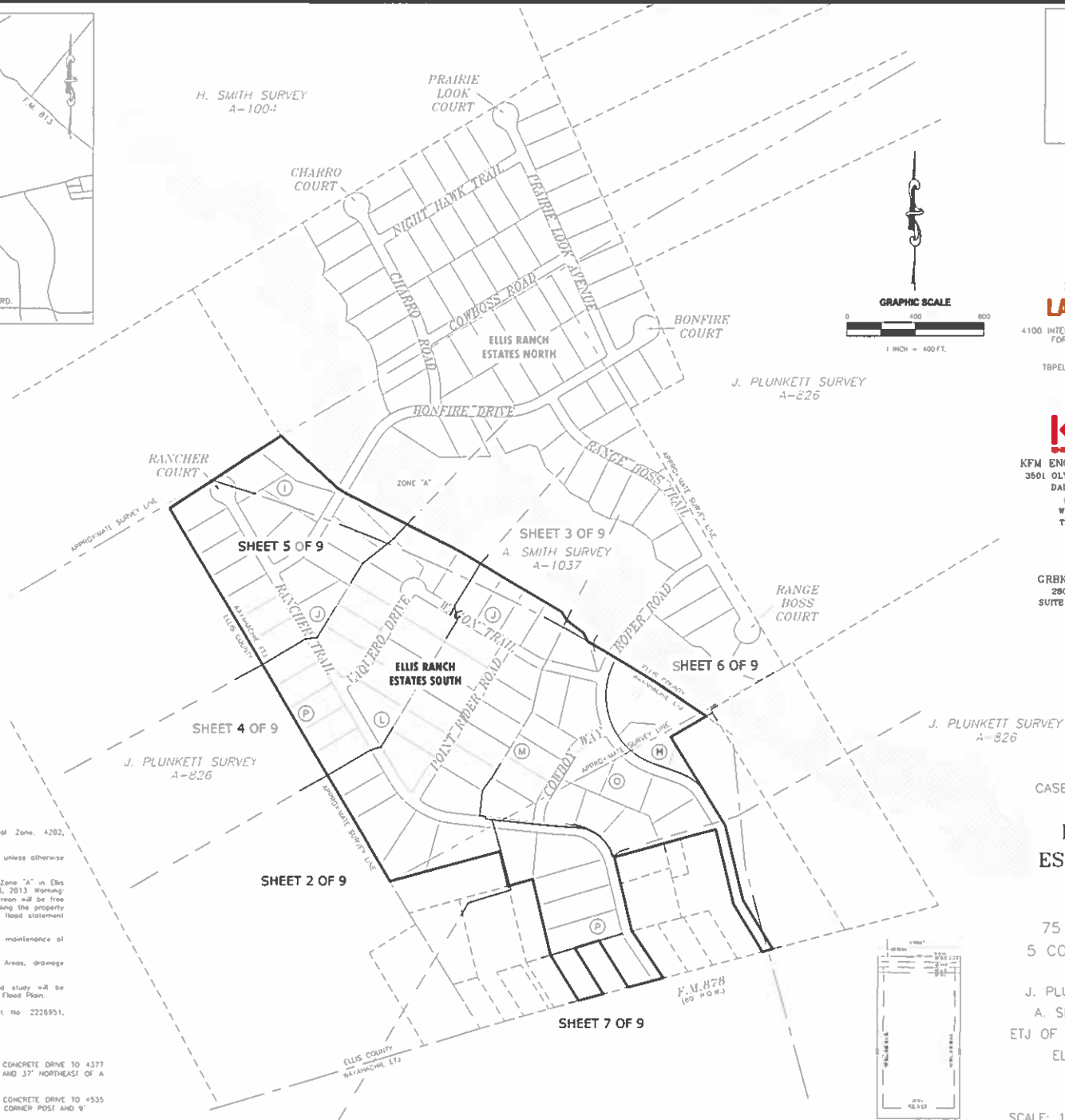
---	ABSTRACT LINE
---	ADJACENT LINE
---	BOUNDARY LINE
---	BUILDING LINE
---	EASEMENT LINE
●	IRON ROD FOUND
○	CAPPED IRON ROD SET
---	OVERHEAD ELEC LINE
---	ONE
---	ASPHALT
□	ELECTRIC BOX
○	POWER POLE
○	OUT W/PI
□	TELEPHONE PEDESTAL
□	WATER METER
□	IRIGATION CONTROL VALVE
○	MAILBOX
○	BENCHMARK
○	OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS
○	DEED RECORDS, HUNT COUNTY, TEXAS
○	DRAINAGE EASEMENT
○	WATER LINE EASEMENT
○	UTILITY EASEMENT
○	BUILDING LINE
○	IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	CAPPED IRON ROD SET

GENERAL NOTES

1. Bearings based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
2. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
3. Flood Statement: This site is situated in Non-shaded Zone "A" and Zone "A" in Ellis County, Texas according to FEMA map number 48139C0223F, dated JUNE 3, 2013. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by adding the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
4. Ellis County and the City of Waxahachie will not be responsible for the maintenance of drainage easements or detention areas.
5. The HOA will be responsible for the maintenance of the Common Areas, drainage easements, and/or detention ponds.
6. As Per City Flood Damage Prevention Ordinance No. 1572, a Flood study will be required for any filling, grading, dredging, and other development within the Flood Plain.
7. All 10.0 foot Waterline Easement (WLE) are recorded in Instrument No. 2226951, O.P.R.E.C.T.

BENCHMARKS

1. BM1-ELEV=497.19'-7" CUT ON CONCRETE CULVERT, EAST SIDE OF CONCRETE DRIVE TO 4377 FM 878, 61' SOUTHWEST OF A POWER POLE, 55' SOUTH OF A TREE AND 37' NORTHEAST OF A MAILBOX. N 68.39360 42° E 2514157.94'
2. BM2-ELEV=492.12'-7" CUT ON CONCRETE CULVERT, WEST SIDE OF CONCRETE DRIVE TO 4535 FM 878, 15' SOUTH OF A POWER POLE, 24' SOUTHWEST OF A FENCE CORNER POST AND 9' NORTH OF A MAILBOX. N 64.58643 40° E 2515295.45'
3. BASIS OF ELEVATION IS NAVD 88, DERIVED FROM OPUS SOLUTION



TYPICAL LOT DETAIL

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
817-554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

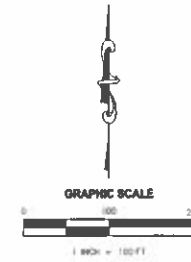
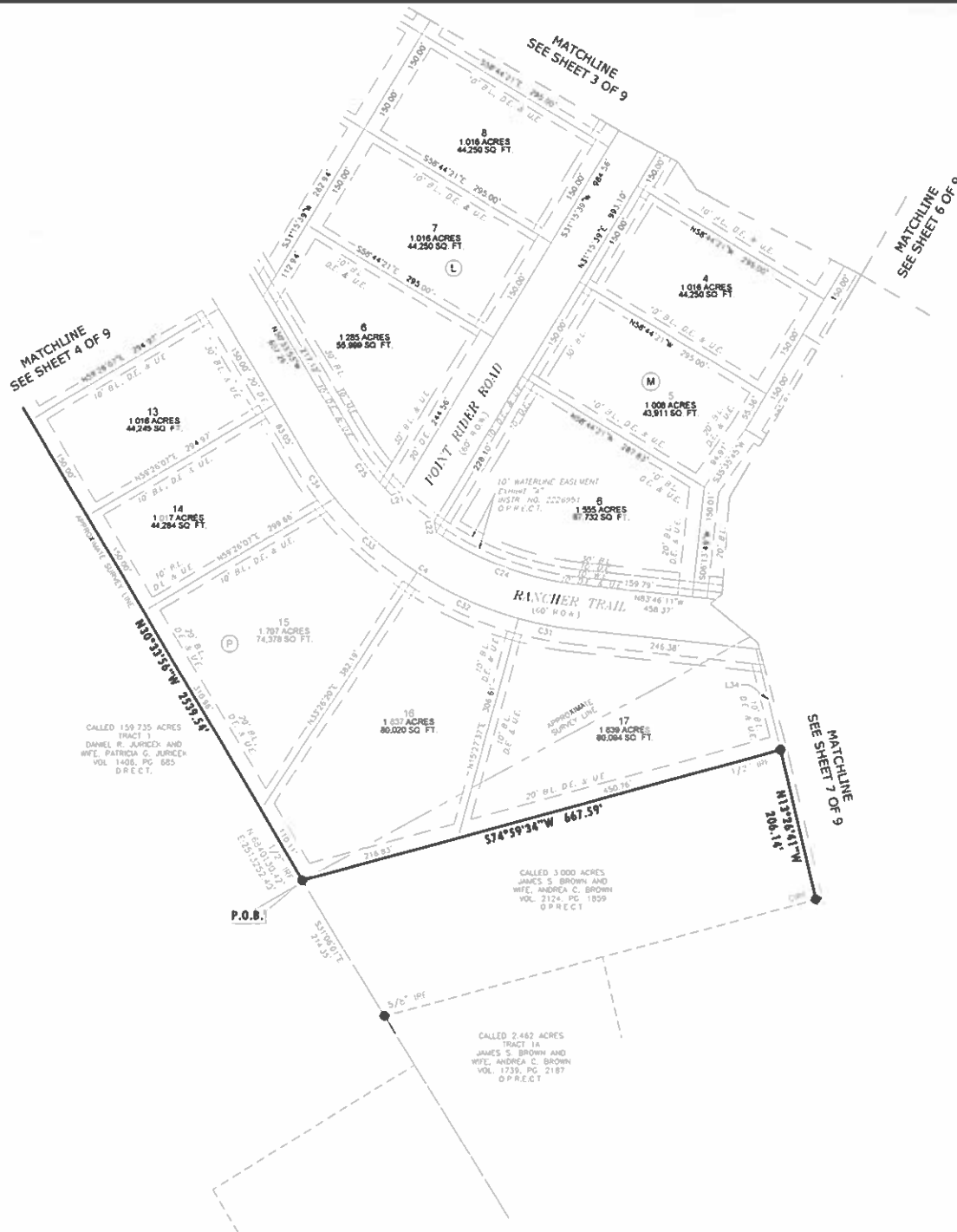
ENGINEER:
KFM
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
(469) 699-0536
WWW.KFM-LLC.COM
TBPES # F-206821

OWNER:
GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY,
SUITE 400, PLANO, TX 75093
469-573-6755

CASE NO. SUB-162-2022
PLAT
**ELLIS RANCH
ESTATES SOUTH**
BEING
108.185 ACRES
75 RESIDENTIAL LOTS
5 COMMON AREA TRACTS
SITUATED IN THE
J. PLUNKETT SURVEY, A-826
A. SMITH SURVEY, A-1037
ETJ OF THE CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SCALE: 1"=400' SHEET 1 OF 9
DATE: APRIL 05, 2023

(5)



SURVEYOR:
LANDPOINT
 4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 817-554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

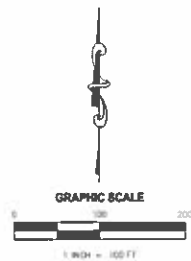
ENGINEER:
KFM
KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD. SUITE 100
 DALLAS TEXAS 75019
 (469) 899-0538
 WWW.KFM-LLC.COM
 TBPE # F-20821

OWNER:
 GRBK EDGEWOOD LLC
 2805 DALLAS PARKWAY
 SUITE 400, PLANO, TX 75093
 469-573-6755

(5)

CASE NO. SUB-162-2022
 PLAT
ELLIS RANCH
ESTATES SOUTH
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 108.185 ACRES
 75 RESIDENTIAL LOTS
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 J. PLUNKETT SURVEY, A-826
 A. SMITH SURVEY, A-1037
 ETJ OF THE CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS

SCALE: 1"=100' SHEET 2 OF 9
 DATE: APRIL 05, 2023



SURVEYOR:
LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
817-554-1805
www.landpoint.net
TBPES REG NO 10194229

ENGINEER:

KFM
ENGINEERING & DESIGN

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
(469) 699-0538
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469-573-6755

(5)

CASE NO. SUB-162-2022
PLAT

**ELLIS RANCH
ESTATES SOUTH**

BEING

108.185 ACRES

75 RESIDENTIAL LOTS

5 COMMON AREA TRACTS

SITUATED IN THE

J. PLUNKETT SURVEY, A-826

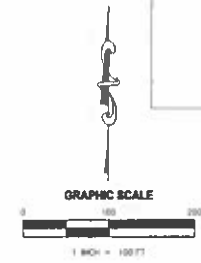
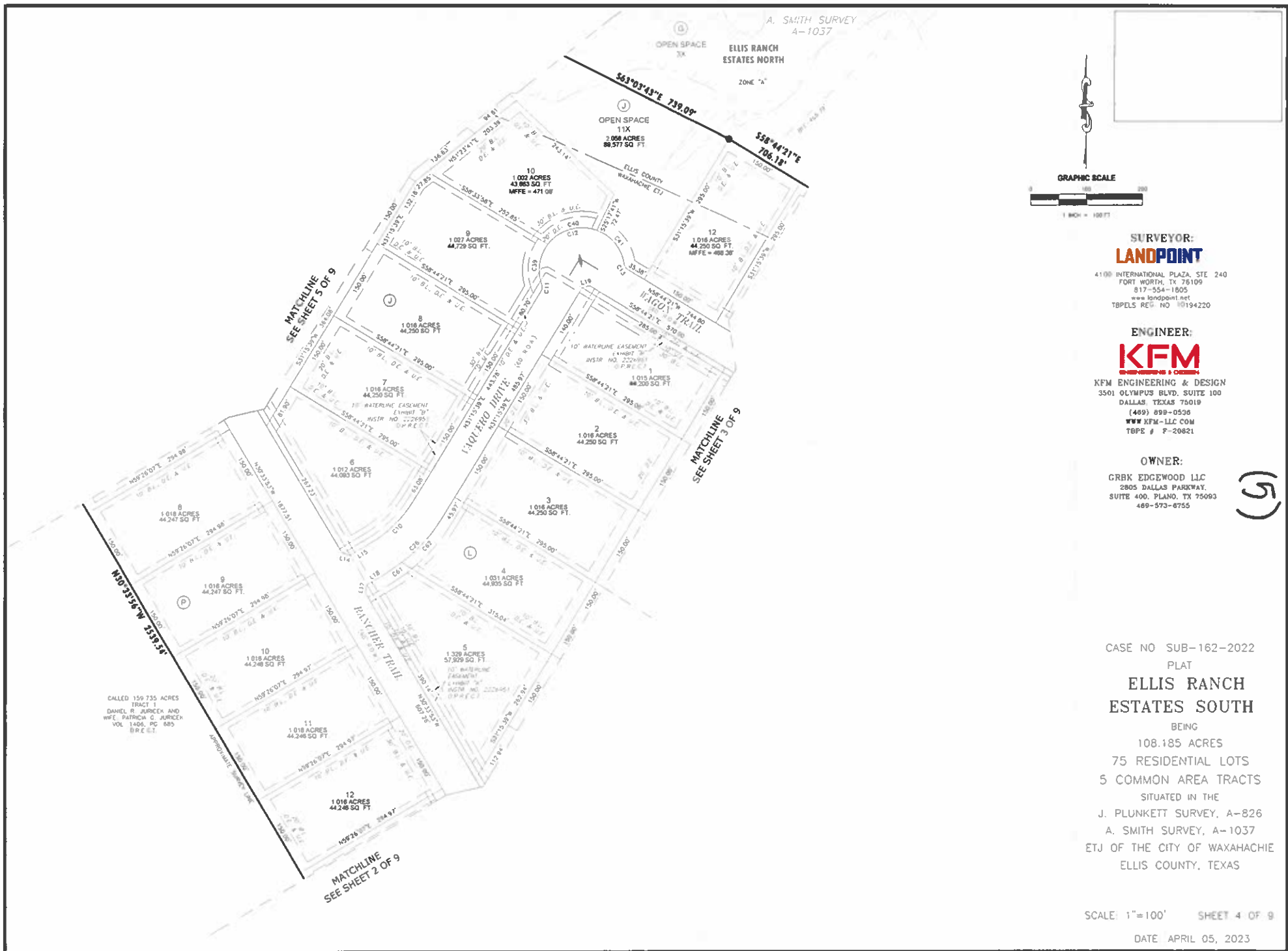
A. SMITH SURVEY, A-1037

ETJ OF THE CITY OF WAXAHACHIE

ELLIS COUNTY, TEXAS

SCALE: 1"=100' SHEET 3 OF 9

DATE: APRIL 05, 2023



SURVEYOR:
LANDPOINT
 4108 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 817-554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

ENGINEER:
KFM
 KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 (469) 899-0526
 WWW.KFM-LLC.COM
 TBPE # P-20821

OWNER:
 GRBK EDGEWOOD LLC
 2805 DALLAS PARKWAY,
 SUITE 400, PLANO, TX 75093
 469-573-8755

(5)

CASE NO SUB-162-2022
 PLAT
**ELLIS RANCH
 ESTATES SOUTH**
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 A. SMITH SURVEY, A-1037
 ETJ OF THE CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS

SCALE: 1"=100' SHEET 4 OF 9
 DATE: APRIL 05, 2023

CALLED 159.735 ACRES
 TRACT 1
 DANIEL H. JURICEK AND
 WIFE, PATRICIA G. JURICEK
 VOL. 1406, PG. 685
 DIRECT.

CALLED 159.735 ACRES
 TRACT 1
 DANIEL H. JURICEK AND
 WIFE, PATRICIA G. JURICEK
 VOL. 1406, PG. 685
 DIRECT.

J. PLUNKETT SURVEY
 A-826

OPEN SPACE
 9X

A SMITH SURVEY
 A-1037

ELLIS RANCH
 ESTATES NORTH

SURVEYOR:
LANDPOINT
 4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 817-554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

ENGINEER:
KFM
 KFM ENGINEERING & DESIGN
 3501 OLYMPIUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE # P-20621

OWNER:
 CRBK EDGEWOOD LLC
 2605 DALLAS PARKWAY
 SUITE 400, PLANO, TX 75093
 469-573-8755

CASE NO. SUB-162-2022
 PLAT

**ELLIS RANCH
 ESTATES SOUTH**

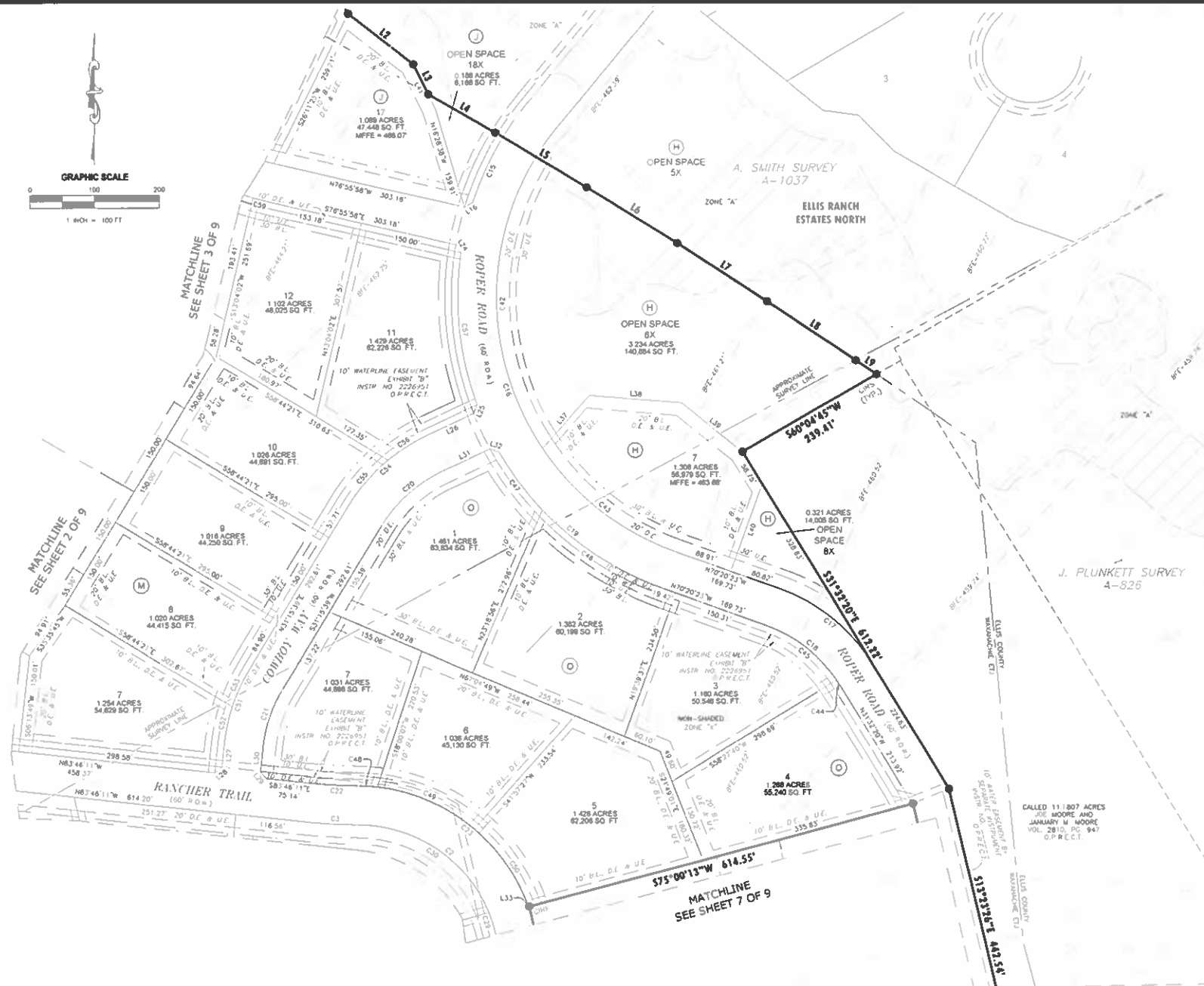
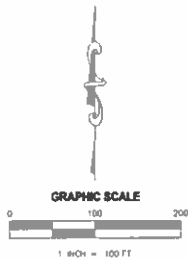
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 A. SMITH SURVEY, A-1037
 ETJ OF THE CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS

SCALE: 1"=100' SHEET 5 OF 9

DATE: APRIL 05, 2023



MATCHLINE
 SEE SHEET 4 OF 9



SURVEYOR:
LANDPOINT
 4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 817-554-1809
 www.landpoint.net
 TBPELS REG. NO. 10194220

ENGINEER:
KFM
 KFM ENGINEERING & DESIGN
 3501 OLYMPIA BLVD, SUITE 100
 DALLAS, TEXAS 75019
 (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE # P-20821

OWNER:
 CRBK EDGEWOOD LLC
 2805 DALLAS PARKWAY,
 SUITE 400, PLANO, TX 75093
 469-573-8755

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ELLIS RANCH
ESTATES SOUTH
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 A. SMITH SURVEY, A-1037
 ETJ OF THE CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS

SCALE 1"=100' SHEET 6 OF 9

DATE: APRIL 05, 2023

MATCHLINE
SEE SHEET 2 OF 9

MATCHLINE
SEE SHEET 6 OF 9

J. PLUNKETT SURVEY
A-826

CALL 4.197 ACRES
JAMES S. BROWN AND
WIFE ANDREA BROWN
VOL. 1844, PG. 1140
O.P.R.E.C.T.

CALL 3.117 ACRES
JAMES S. BROWN AND
WIFE ANDREA BROWN
VOL. 1844, PG. 1140
O.P.R.E.C.T.

CALL 1.826 ACRES
MATTIE FRANKLIN AND
MATTHEW FRANKLIN
DOC. NO. 1816966
O.P.R.E.C.T.

TM 1
N6827356.42'
E2514137.94'
ELEV = 497.19'
7" CUT ON CULVERT

CALL 1.048 ACRES
TRACT TWO
DEREK TOWNSHIP AND
JUDITH TOWNSHIP
VOL. 2478, PG. 1004
O.P.R.E.C.T.

CALL 2.000 ACRES
TRACT ONE
DEREK TOWNSHIP AND
JUDITH TOWNSHIP
VOL. 2478, PG. 1004
O.P.R.E.C.T.

CALL 3.8 ACRES
TEDDY RAMSEY GARNER
AND BARBARA GARNER
VOL. 2510, PG. 498
O.P.R.E.C.T.

CALL 11.1807 ACRES
JOE MOORE AND
JANUARY W. MOORE
VOL. 2810, PG. 947
O.P.R.E.C.T.

CALL 1.118 ACRES
MATTIE FRANKLIN AND
MATTHEW FRANKLIN
VOL. 1816966
O.P.R.E.C.T.

TM 2
N6827356.42'
E2514137.94'
ELEV = 497.19'
7" CUT ON CULVERT

F.M. 878
180' R.O.W.
VOL. 410, PG. 385
O.P.R.E.C.T.

F.M. 878
180' R.O.W.
VOL. 410, PG. 385
O.P.R.E.C.T.

SURVEYOR:
LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76108
817-554-1805
www.landpoint.net

ENGINEER:
KFM

KFM ENGINEERING & DESIGN
3601 OLYMPUS BLVD. SUITE 100
DALLAS, TEXAS 75019
(469) 699-0636
WWW.KFM-LLC.COM
TBP# 8: 7-20821

OWNER:

GREK EDGEWOOD LLC
2806 DALLAS PARKWAY
SUITE 400, PLANO, TX 75093
469-673-8756

CASE NO. SUB-162-2022
PLAT

**ELLIS RANCH
ESTATES SOUTH**

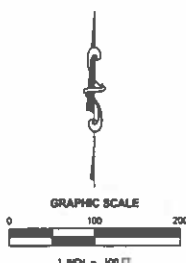
BEING

108.185 ACRES
75 RESIDENTIAL LOTS
5 COMMON AREA TRACTS
SITUATED IN THE
J. PLUNKETT SURVEY, A-826
A. SMITH SURVEY, A-1037
ETJ OF THE CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SCALE: 1"=100' SHEET 7 OF 9

DATE: APRIL 05, 2023

(5)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	99.82	250.00	30°12'43"	S12°22'02"W	96.50
C2	291.22	250.00	15°12'23"	S51°12'31"W	270.31
C3	75.10	1036.11	4°00'28"	N02°00'34"W	71.12
C4	641.72	600.00	12°12'18"	S32°10'00"W	493.39
C5	61.37	76.50	45°15'42"	N52°30'29"W	59.64
C6	263.87	76.50	27°44'31"	N50°56'07"E	166.50
C7	61.37	76.50	45°15'41"	N02°27'16"E	59.64
C8	266.12	450.00	28°10'30"	N41°20'13"E	200.66
C9	236.02	600.00	28°10'30"	N41°20'13"E	222.66
C10	180.18	250.00	28°10'30"	N41°20'13"E	167.10
C11	10.30	11.50	51°19'04"	N00°30'07"E	9.90
C12	237.20	76.50	192°30'00"	N76°12'30"E	121.02
C13	10.30	11.50	51°19'04"	S22°04'40"E	9.90
C14	69.54	250.00	14°11'30"	N47°00'10"E	60.32
C15	111.24	600.00	12°30'14"	N34°30'40"E	111.09
C16	744.30	450.00	181°22'00"	S10°22'50"E	630.21
C17	189.62	200.00	20°00'00"	N50°54'21"W	166.01
C18	740.90	250.00	20°00'00"	N50°54'23"W	144.12
C19	230.12	600.00	40°00'00"	N50°00'00"E	222.32
C20	120.30	250.00	22°00'00"	N40°00'00"E	127.42
C21	96.11	250.00	32°00'00"	S10°00'00"E	92.32
C22	70.12	970.12	4°00'00"	S07°00'41"E	70.10
C23	270.22	200.00	72°00'12"	S31°17'12"E	244.22
C24	200.10	450.00	20°00'00"	N40°00'00"E	200.02
C25	102.83	450.00	14°00'00"	N32°00'47"W	163.29
C26	127.60	200.00	20°10'00"	N41°00'00"E	156.30
C27	56.00	200.00	11°22'22"	N22°00'00"W	56.20
C28	62.42	200.00	8°43'11"	N12°00'00"W	48.50
C29	32.36	250.00	6°41'20"	N12°41'11"W	32.32
C30	137.07	250.00	6°11'00"	N5°00'00"E	163.64
C31	72.32	600.00	6°12'00"	N7°00'17"W	72.34
C32	150.60	600.00	1°30'43"	N43°22'01"W	150.60

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C33	150.62	600.00	1°30'43"	N42°34'19"W	150.60
C34	67.32	600.00	8°01'04"	N54°34'23"W	67.12
C35	1.84	76.50	4°00'00"	N52°30'21"W	9.84
C36	55.22	76.50	61°44'00"	N52°32'01"W	54.50
C37	101.42	76.50	132°22'12"	N00°30'29"W	101.00
C38	101.42	76.50	132°22'12"	S12°22'14"E	101.00
C39	26.22	76.50	57°06'10"	N00°00'00"E	25.52
C40	92.90	76.50	72°10'30"	N74°02'30"E	91.30
C41	81.20	76.50	61°51'30"	S30°51'05"E	70.64
C42	476.84	600.00	62°02'30"	S01°19'03"E	451.64
C43	162.54	450.00	26°29'11"	S22°00'23"E	162.84
C44	10.82	120.00	2°00'14"	S22°12'39"E	10.22
C45	130.22	250.00	26°02'30"	S22°10'24"E	126.42
C46	226.42	600.00	27°01'30"	S56°00'21"E	224.22
C47	112.20	600.00	12°20'16"	S36°30'00"E	112.00
C48	27.12	200.00	2°02'56"	S06°24'54"E	27.12
C49	161.22	200.00	20°22'14"	S46°42'51"E	162.20
C50	122.20	200.00	26°24'00"	S31°22'12"E	124.91
C51	122.20	200.00	27°01'00"	S10°44'44"W	121.32
C52	56.60	200.00	1°12'00"	S12°01'23"E	56.32
C53	65.20	200.00	12°04'12"	S24°02'10"W	65.32
C54	166.20	200.00	22°00'00"	S40°00'33"W	162.20
C55	64.64	200.00	10°14'30"	N40°22'33"E	72.60
C56	20.32	200.00	14°12'30"	N52°42'10"E	20.34
C57	220.42	400.00	20°30'42"	S05°29'54"E	226.94
C58	80.91	200.00	10°11'30"	S42°30'10"E	80.54
C59	10.24	200.00	2°00'22"	S72°00'00"E	10.24
C60	20.12	200.00	14°21'14"	S42°00'20"E	40.02
C61	21.10	200.00	6°21'22"	S56°12'10"E	31.00
C62	106.50	200.00	21°42'34"	N42°00'34"E	106.94
C63	147.62	600.00	12°32'12"	S40°00'16"W	147.04
C64	80.42	600.00	10°32'14"	S24°00'31"W	80.20

LINE TABLE		
LINE	SEQUENCE	LENGTH
L1	S30°30'32"E	51.40
L2	S12°00'31"E	122.82
L3	S24°22'31"E	56.11
L4	S24°12'31"E	110.92
L5	S58°00'00"E	168.24
L6	S58°00'22"E	168.24
L7	S12°12'42"E	168.24
L8	S54°12'12"E	168.24
L9	S22°24'00"E	20.20
L10	S72°22'12"E	14.14
L11	N32°00'00"E	72.30
L12	S20°26'00"W	72.30
L13	S14°26'00"W	14.14
L14	S72°22'12"E	14.14
L15	N32°00'00"E	42.30
L16	S40°00'30"W	14.62
L17	N14°24'00"E	14.14
L18	N32°00'00"E	42.30
L19	N74°12'30"E	14.14
L20	S12°44'31"E	14.14
L21	S14°12'30"W	11.21
L22	N10°10'11"W	12.20
L23	N72°12'30"E	14.14
L24	S34°01'23"E	14.62
L25	S22°01'30"W	14.62
L26	S44°00'00"W	60.30
L27	S06°12'00"W	20.42
L28	S51°12'00"W	14.14
L29	S20°44'11"E	14.14
L30	S06°12'00"W	20.42
L31	S44°00'00"W	60.30
L32	N12°00'00"W	14.62
L33	N20°22'33"W	0.21
L34	S12°00'41"E	141.20
L35	N20°22'33"W	0.21
L36	N20°22'33"W	4.54
L37	N41°21'00"E	100.92
L38	N01°16'30"E	162.22
L39	S51°22'11"E	120.64
L40	S10°20'32"W	104.20
L41	S04°22'31"E	22.32

LOT TABLE				
LOT	BLK/SEC	AREA SQ. FT.	ACRES	
6X	N	1,000.4	2.254	
7	N	540.79	1.238	
8X	N	1,400.5	0.321	
1	N	547.56	1.252	
2	N	532.21	1.225	
3	N	532.93	1.220	
4	N	552.02	1.262	
5X	N	540.79	1.243	
1	N	435.70	1.000	
2	N	444.91	1.021	
3	N	452.62	1.029	
4	N	505.52	1.161	
5	N	445.06	1.022	
6	N	400.92	0.912	
7	N	442.50	1.016	
8	N	442.50	1.016	
9	N	442.50	1.022	
10	N	426.62	1.002	
11X	N	892.72	2.056	
12	N	442.50	1.016	
13	N	442.50	1.016	
14	N	442.50	1.016	
15	N	442.50	1.016	
16	N	401.12	1.104	
17	N	474.66	1.099	
18X	N	816.6	0.182	
1	L	442.00	1.015	
2	L	442.50	1.016	
3	L	442.50	1.016	
4	L	440.55	1.021	
5	L	529.22	1.229	
6	L	529.99	1.205	
7	L	442.50	1.016	
8	L	442.50	1.016	
9	L	442.50	1.016	
10	L	442.50	1.016	
11	L	442.00	1.015	
1	M	425.72	0.960	
2	M	427.66	1.004	
3	M	442.50	1.016	
4	M	442.50	1.016	

LOT TABLE				
LOT	BLK/SEC	AREA SQ. FT.	ACRES	
5	M	429.11	1.000	
6	M	672.21	1.535	
7	M	546.29	1.254	
8	M	444.15	1.020	
9	M	442.50	1.016	
10	M	444.91	1.026	
11	M	422.56	1.029	
12	M	400.25	1.102	
1	O	436.34	1.001	
2	O	441.99	1.022	
3	O	505.40	1.160	
4	O	520.40	1.200	
5	O	422.00	1.022	
6	O	421.20	1.020	
7	O	44.990	1.021	
1	P	446.12	1.040	
2	P	442.49	1.016	
3	P	442.49	1.016	
4	P	442.49	1.016	
5	P	442.49	1.016	
6	P	442.49	1.016	
7	P	442.49	1.016	
8	P	442.47	1.016	
9	P	442.47	1.016	
10	P	442.46	1.016	
11	P	442.46	1.016	
12	P	442.46	1.016	
13	P	442.46	1.016	
14	P	442.46	1.016	
15	P	442.46	1.016	
16	P	442.46	1.016	
17	P	442.46	1.016	
18	P	442.46	1.016	
19	P	442.46	1.016	
20	P	442.46	1.016	
21	P	442.46	1.016	
22	P	442.46	1.016	
23	P	442.46	1.016	
24	P	442.46	1.016	

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
817-554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

ENGINEER:
KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
(469) 890-0536
WWW.KFM-LLC.COM
TBPELS REG. NO. 20821

OWNER:
GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY,
SUITE 400, PLANO, TX 75093
469-573-6755

CASE NO. SUB-162-2022
PLAT
ELLIS RANCH
ESTATES SOUTH
BEING
108.185 ACRES
75 RESIDENTIAL LOTS
5 COMMON AREA TRACTS
SITUATED IN THE
J. PLUNKETT SURVEY, A-826
A. SMITH SURVEY, A-1037
ETJ OF THE CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

(5)

OWNER'S DEDICATIONSTATE OF TEXAS §
COUNTY OF ELLIS §

Being all that certain tract or parcel of land situated in the J. Plunkett Survey, Abstract No. 826 and the A. Smith Survey, Abstract No. 1037, Ellis County, Texas, being a part of that certain called 239.747 acre tract of land, all of that certain called 4.004 acre tract of land, all of that certain called 1.556 acre tract of land and all of that certain called 1.052 acre tract of land described in the deed to GRBK Edgewood, LLC, recorded in Instrument No. 2152070, Official Public Records, Ellis County, Texas, and all of that certain called 0.470 acre tract of land described in the deed to Derek and Judith Townsend, recorded in Instrument Number 2203118, Official Public Records, Ellis County, Texas, and being more particularly described by metes and bounds and follows:

BEGINNING at the most Westerly Southwest corner of the tract being described herein at a 1/2-inch iron rod found in the West line of said 239.747 acre tract of land and the East line of that certain called 159.735 acre tract of land described as Tract 1 in the deed to Daniel R. Jurcek and wife, Patricia C. Jurcek, recorded in Volume 1406, Page 685, Deed Records, Ellis County, Texas for the Northwest corner of that certain called 3.000 acre tract of land described in the deed to James S. Brown and wife, Andrea C. Brown, recorded in Volume 2124, Page 1659, Official Public Records, Ellis County, Texas, from which a 5/8-inch iron rod found for the Northwest corner of that certain called 2.462 acre tract of land described as Tract 1A in the deed to James S. Brown and wife, Andrea C. Brown, recorded in Volume 1739, Page 2187, Official Public Records, Ellis County, Texas bears S31°06'01"E, a distance of 214.35 feet;

THENCE with the common line of said 159.735 acre tract of land and said 239.984 acre tract of land, the following courses and distances:

N30°33'56"W, a distance of 2539.54 feet to a point for the West corner of said 239.747 acre tract of land and the West corner of said tract herein described.

N57°13'22"E, passing at 3.48 feet a 5/8-inch iron rod found for reference and continuing on said course for a total distance of 775.30 feet to a 1/2-inch iron rod found for the North corner of said tract herein described.

THENCE over and across said 239.747 acre tract of land, the following courses and distances:

S47°26'55"E, a distance of 449.54 feet to a 5/8-inch iron rod with plastic tap stamped "Landpoint" set (herein referred to as capped iron rod set) for corner,

S58°44'21"E, a distance of 60.00 feet to a capped iron rod set for corner,

S63°03'43"E, a distance of 739.09 feet to a capped iron rod set for corner,

S58°44'21"E, a distance of 706.18 feet to a capped iron rod set for corner,

S30°58'33"E, a distance of 55.40 feet to a capped iron rod set for corner,

S52°07'51"E, a distance of 127.82 feet to a capped iron rod set for corner,

S26°33'51"E, a distance of 52.11 feet to a capped iron rod set for corner,

S59°53'21"E, a distance of 119.97 feet to a capped iron rod set for corner,

S58°59'29"E, a distance of 165.24 feet to a capped iron rod set for corner,

S58°05'37"E, a distance of 165.24 feet to a capped iron rod set for corner,

S57°11'45"E, a distance of 165.24 feet to a capped iron rod set for corner,

S56°17'53"E, a distance of 165.24 feet to a capped iron rod set for corner,

S55°24'02"E, a distance of 38.89 feet to a capped iron rod set for corner in a South line of said 239.747 acre tract of land and the North line of that certain called 31.1807 acre tract of land and the North line of that certain called 11.1807 acre tract of land, the Southeast corner of that certain called 3.8 acre tract of land described in the deed to Joe Haggard and Janice Haggard, recorded in Volume 2810, Page 947, Official Public Records, Ellis County, Texas.

THENCE with the common line of said 11.1807 acre tract of land and said 239.747 acre tract of land, the following courses and distances:

S60°04'45"W, a distance of 239.41 feet to a capped iron rod set for the Northwest corner of said 11.1807 acre tract of land,

S31°32'20"E, a distance of 612.22 feet to a capped iron rod set for corner,

S13°23'26"E, a distance of 442.54 feet to a 1/2-inch iron rod found for corner,

S31°16'54"E, a distance of 337.41 feet to a 1/2-inch iron rod found in the North right-of-way line of F.M. 878 for the Southwest corner of said 11.1807 acre tract of land, the Southeast corner of said 239.747 acre tract of land and the Southwest corner of said tract herein described.

THENCE S74°47'53"W, with the North right-of-way line of said F.M. 878 and the South line of said 239.747 acre tract of land, a distance of 62.23 feet to a 1/2-inch iron rod found for the Southeast corner of that certain called 3.8 acre tract of land described in the deed to Teddy Ramsey Garner and Barbara Garner, recorded in Volume 2510, Page 498, Official Public Records, Ellis County, Texas.

THENCE with the common line of said 3.8 acre tract of land and said 239.747 acre tract of land, the following courses and distances:

N31°13'19"W, a distance of 329.38 feet to a 1/2-inch iron rod found for corner,

N12°23'16"W, a distance of 443.56 feet to a capped iron rod set for corner;

THENCE S75°00'13"W, a distance of 614.55 feet to a capped iron rod set for the Northwest corner of that certain called 1.0456 acre tract of land described as Tract Two in Volume 2479, Page 1004, Official Public Records, Ellis County, Texas.

THENCE S13°21'11"E, with the West line of said 1.0456 acre tract of land and the West line of that certain called 2.000 acre tract of land described as Tract One in said Volume 2479, Page 1004, a distance of 442.65 feet to a 1/2-inch iron rod found for the Southwest corner thereof and the Northwest corner of that certain called 1.112 acre tract of land described in the deed to Derek T. Townsend and wife, Judy Townsend, recorded in Volume 2509, Page 1, Official Public Records, Ellis County, Texas;

THENCE S33°36'53"E, with the West line of said 1.112 acre tract of land, a distance of 334.16 feet to a 1/2-inch iron rod found in the North right-of-way line of said F.M. 878 and the South line of said 239.747 acre tract of land for the Southwest corner of said 1.112 acre tract of land,

THENCE S75°05'51"W, with the North right-of-way line of said F.M. 878, the South line of said 239.747 acre tract of land and the South line of said 4.004 acre tract of land, a distance of 213.41 feet to a 1/2-inch iron rod found for the most Southerly Southwest corner of said 4.004 acre tract of land and the Southeast corner of that certain called 1.063 acre tract of land described in the deed to Judith Olson and Fred Olson, recorded in Volume 1689, Page 656, Official Public Records, Ellis County, Texas.

THENCE N31°43'18"W, with the East line of said 1.063 acre tract of land and a West line of said 4.004 acre tract of land, a distance of 324.13 feet to a 1/2-inch iron rod found for the Northeast corner of said 1.063 acre tract of land and a re-entrant corner of said 4.004 acre tract of land,

THENCE S73°14'47"W, with the North line of said 1.063 acre tract of land and a South line of said 4.004 acre tract of land, a distance of 148.94 feet to a capped iron rod stamped "4466" found for the Northeast corner of said 1.052 acre tract of land and the Northwest corner of said 1.063 acre tract of land,

THENCE S31°39'20"E, with the East line of said 1.052 acre tract of land and the West line of said 1.063 acre tract of land, a distance of 319.38 feet to a capped iron rod stamped "4466" found in the North right-of-way line of said F.M. 878 for the Southwest corner of said 1.052 acre tract of land and the Southwest corner of said 1.063 acre tract of land,

THENCE S74°42'58"W, with the North right-of-way line of said F.M. 878 and the South line of said 1.052 acre tract of land, a distance of 150.00 feet to a capped iron rod set for the Southeast corner of that certain called 1.033 acre tract of land described in the deed to Donald Lee Cloggett and Elizabeth Ann Cloggett, recorded in Volume 2063, Page 310, Official Public Records, Ellis County, Texas, the Southwest corner of said 1.052 acre tract of land and the most Southerly Southwest corner of said tract herein described.

THENCE N31°24'20"W, with the East line of said 1.033 acre tract of land and the West line of said 1.052 acre tract of land, a distance of 315.31 feet to a capped iron rod set for the Northeast corner of said 1.033 acre tract of land, the Northwest corner of said 1.052 acre tract of land and the Southwest corner of said 1.556 acre tract of land;

THENCE N13°22'25"W, with the West line of said 1.556 acre tract of land, a distance of 457.39 feet to a capped iron rod set in the South line of said 239.747 acre tract of land and the North line of the remainder of that certain called 3.117 acre tract of land described as Tract 5A in the deed to James S. Brown and wife, Andrea C. Brown, recorded in Volume 1739, Page 2187, Official Public Records, Ellis County, Texas for the Northwest corner of said 1.556 acre tract of land,

THENCE S75°00'13"W, with the South line of said 239.747 acre tract of land and the North line of the remainder said 3.117 acre tract of land, a distance of 148.57 feet to a capped iron rod found for the Northeast corner of the remainder of said 3.117 acre tract of land, the Northeast corner of that certain called 4.197 acre tract of land described in the deed to James S. Brown and wife, Andrea Brown, recorded in Volume 1644, Page 1140, Official Public Records, Ellis County, Texas and the Southeast corner of said 3.000 acre tract of land,

THENCE N13°26'41"W, with the East line of said 3.000 acre tract of land, a distance of 206.14 feet to a 1/2-inch iron rod found for the Northeast corner thereof;

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

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THENCE S74°59'34"W, with the North line of said 3.000 acre tract of land, a distance of 667.59 feet to the POINT OF BEGINNING and containing 108.185 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOBBY SAMUEL, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ELLIS RANCH ESTATES SOUTH, AN ADDITION TO ELLIS COUNTY, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. BOBBY SAMUEL, DOES HEREBY CERTIFY THE FOLLOWING:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
5. Ellis County is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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 Ellis County's use thereof.
7. Ellis County and/or public utilities 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 the easements.
8. Ellis County and public utilities 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 of any time procuring permission from anyone.
9. Sanitary Sewer will not be available for these properties. On-site sewage facilities approved by Ellis County Department of Development (ECDDO) is required to be installed on each residential lot.
10. All modifications to this document shall be by means of plat and approved by Ellis County.
11. The HOA will be responsible for the maintenance of all drainage easements and detention areas.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHIE AND ELLIS COUNTY, TEXAS.

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

By

BOBBY SAMUEL-AUTHORIZED PROPERTY OWNER'S SIGNATURE

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BOBBY SAMUEL, REPRESENTATIVE FOR GRBK EDGEWOOD LLC, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT GLEN MALOY, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET, WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE AND ELLIS COUNTY, TEXAS.

DATED THIS THE _____ DAY OF _____, 2023.

PRELIMINARY

FOR REVIEW ONLY, THIS DOCUMENT IS

NOT TO BE RECORDED FOR ANY PURPOSE

ROBERT GLEN MALOY

REGISTER PROFESSIONAL LAND SURVEYOR NO. 6028

CITY APPROVAL OF FINAL PLAT

ELLIS RANCH ESTATES SOUTH

APPROVED BY: PLANNING AND ZONING COMMISSION:

CHAIRPERSON

DATE

ATTEST

DATE

Flood Statement: This site is situated in non-shaded Zone "X" and Zone "A" in Ellis County, Texas according to FEMA map number 48196C0225F, dated JUNE 3, 2013. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

COUNTY APPROVAL OF FINAL PLAT

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT, FOR THE ON-SITE SEWAGE FACILITIES PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT

DATE

STATE OF TEXAS §
COUNTY OF ELLIS §

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS.

APPROVED THIS DATE, THE _____ DAY OF _____, 2023.

TOOD LITTLE, COUNTY JUDGE

RANDY SIMSON

COMMISSIONER PRECINCT NO. 1

LANE GRAYSON

COMMISSIONER PRECINCT NO. 2

PAUL PERRY

COMMISSIONER PRECINCT NO. 3

KYLE BUTLER

COMMISSIONER PRECINCT NO. 4

ATTEST:

KRYSTAL VALDEZ, COUNTY CLERK

SURVEYOR:
LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
817-554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

OWNER:

GRBK EDGEWOOD LLC
2805 DALLAS PARKWAY
SUITE 400, PLANO, TX 75093
469-973-6755

CASE NO. SUB-162-2022

PLAT

ELLIS RANCH
ESTATES SOUTH

BEING

108.185 ACRES

75 RESIDENTIAL LOTS

5 COMMON AREA TRACTS

SITUATED IN THE

J. PLUNKETT SURVEY, A-826

A. SMITH SURVEY, A-1037

ETJ OF THE CITY OF WAXAHACHIE

ELLIS COUNTY, TEXAS

SCALE: 1"=100' SHEET 9 OF 9

DATE: APRIL 05, 2023

(5)



PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Josh Millsap Parcel ID #: 188955
Subdivision Name: Ellis Ranch Estates

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

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

Contact Information:

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

****PROVIDED THE DEVELOPER INSTALLS THE BOARD APPROVED INFRASTRUCTURE AS NOTED IN THE ACTIVE NON-STANDARD CONTRACT BETWEEN RSUD & GRBK EDGEWOOD, LLC WITH INST NO. 2227693 ROCKETT WILL PROVIDE A CERTIFICATE OF ACCEPTANCE AS CONFIRMATION OF THIS.**

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations. **SEE NOTE ABOVE	<input type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. **SEE NOTE ABOVE	<input type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is _____ inches. ** SEE NOTE ABOVE	<input type="checkbox"/>	<input type="checkbox"/>

Jacob Morales (New Development Coordinator)

Print Name of General Manager of water provider or Designee

Rockett Special Utility District

Name of water provider company

Jacob Morales

Signature of General Manager of water provider or Designee

5/24/2023

Date

(u)

Planning & Zoning Department

Plat Staff Report

Case: SUB-52-2023



MEETING DATE(S)

Planning & Zoning Commission: June 13, 2023

CAPTION

Consider a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Plat of the Osuba Addition, Lots 1-3, Block A, being 7.961 acres, located southeast of the intersection of E North Grove Boulevard and N US Highway 77, situated in the A. Brown Survey, Abstract 102, an addition to the City of Waxahachie (Property ID: 283986) – Owner: SB Connection LLC (SUB-52-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-52-2023, a Plat of the Osuba Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into three (3) commercial lots.

CASE INFORMATION

Applicant: Tim Jackson, Texas Realty Capture & Surveying LLC

Property Owner(s): SB Connection LLC

Site Acreage: 7.961 acres

Number of Lots: 3 lots

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication fee was previously paid for this property with case number SUB-10-2021.

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

SUBJECT PROPERTY

General Location: Southeast corner of E North Grove Boulevard and N US Hwy 77

Parcel ID Number(s): 283986

Current Zoning: Ordinance 2870 (The North Grove Planned Development)

Existing Use: The subject property is currently undeveloped

Platting History: The subject property is a portion of the A. Brown Survey, Abstract 102.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to plat the subject property into three (3) commercial lots as part of the Osuba Addition. This Plat was originally considered and approved by the Planning & Zoning Commission on March 23rd, 2021. However, approval of the plat has since expired due to inaction by the applicant in the plat filing process. The applicant has slightly revised the plat for 2023; but otherwise, the proposal remains unchanged. The proposed plat includes a 30' mutual access easement to allow vehicular traffic to travel freely between all three lots. All proposed lots adhere to the minimum requirements of Ordinance 2870 (the North Grove Planned Development).

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 Plat request.

ATTACHED EXHIBITS

1. Plat

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

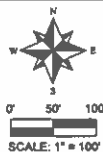
Zack King
Senior Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning

jennifer.pruitt@waxahachie.com



CURVE	CHORD	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
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91	N 0° 00' 00" E	100.00
92	N 0° 00' 00" E	100.00
93	N 0° 00' 00" E	100.00
94	N 0° 00' 00" E	100.00
95	N 0° 00' 00" E	100.00
96	N 0° 00' 00" E	100.00
97	N 0° 00' 00" E	100.00
98	N 0° 00' 00" E	100.00
99	N 0° 00' 00" E	100.00
100	N 0° 00' 00" E	100.00

STATE OF TEXAS
COUNTY OF ELLIS

OWNER'S CERTIFICATE

WHEREAS, SS CONNECTION LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE H. SANGE SURVEY, ABSTRACT NO. 1009 AND THE A. BROWN SURVEY, ABSTRACT NO. 102, IN THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO SS CONNECTION, LLC, RECORDED IN INSTRUMENT NO. 2020089, OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4818" FOUND FOR THE NORTHWEST CORNER OF SAID SS TRACT AND THE COMMON SOUTHWEST CORNER OF NORTH GROVE BOULEVARD, AN ADDITION TO THE CITY OF WAXAHACHE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, SLIDE 130, OPRECT, AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MORITZ INTERESTS, LTD., RECORDED IN VOLUME 1928, PAGE 088, OPRECT AND THE COMMON EAST RIGHT-OF-WAY (ROW) LINE OF U.S. HIGHWAY 77 (A VARIABLE WIDTH ROW);

THENCE ALONG THE NORTH LINE OF SAID SS TRACT AND THE COMMON SOUTH ROW LINE OF SAID NORTH GROVE BOULEVARD (A CALLED 110' ROW), AS FOLLOWS:

N 88°52'40" E, A DISTANCE OF 426.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4818" FOUND FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS N 01°07'12" W, A DISTANCE OF 1665.00 FEET;

Planning & Zoning Department

Plat Staff Report

Case: SUB-43-2023



MEETING DATE(S)

Planning & Zoning Commission: June 13, 2023

CAPTION

Consider a request by Jake Fears, JHF Engineering for a **Replat** of Block C, Lots 1R-2 and 1R-3, Victory Park, 2 lots, being 1.80 acres, located at 1995 North Highway 77 (Property ID 262424) – Owner: C&C Commercial, LLC (SUB-43-2023)

RECOMMENDED MOTION

*"I move to approve ZDC-43-2023 for a **Replat** of Block C, Lots 1R-2 and 1R-3, Victory Park, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

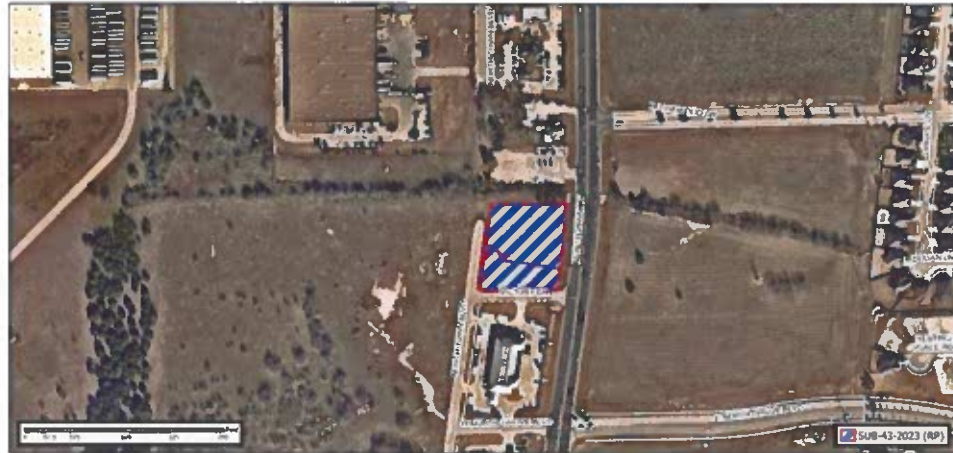
The Applicant requests to replat an existing lot (approximately 1.80 acres) into two lots for nonresidential use.

CASE INFORMATION

Applicant:	Jake Fears, JHF Engineering
Property Owner(s):	C&C Waxahachie, LLC
Site Acreage:	1.80 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	Not Applicable
Adequate Public Facilities:	Adequate public facilities are available to serve the subject property.

SUBJECT PROPERTY

General Location:	1995 North Highway 77
Parcel ID Number(s):	262424
Current Zoning:	General Retail (GR)
Existing Use:	Undeveloped Land
Platting History:	The subject property was first platted in 2019 as Lot 1R-1, Block C, Victory Park.

Site Aerial:

PLANNING ANALYSIS

The Applicant requests to replat an existing lot (approximately 1.80 acres) into two lots for nonresidential use. Each proposed lot complies with the minimum lot size requirements per the zoning on the property, and adequate public facilities (water and sewer) are available to serve the subject property. Staff recommends approval of the proposed replat since it complies with the City's zoning and subdivision regulations.

The City Council approved a specific use permit (ZDC-5-2023) for a restaurant with a drive-through (Dutch Bros) for lot 1R-3 on April 3, 2023. The property owner also submitted a specific use permit (ZDC-4-2023) for lot 1R-2, consisting of a multi-tenant retail building containing a restaurant with a drive-through. The Planning Department tentatively scheduled the specific use permit for lot 1R-2 for July 11, 2023 Planning and Zoning Commission meeting, and July 17, 2023 City Council meeting.

With the development of lot 1R-2, the developer is extending North Town Boulevard up to the northern property line. Given the extension of public right-of-way (North Town Boulevard), the property owner may not file the plat for the subject property until the road is constructed, inspected and accepted by the Public Works and Engineering Department.

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.

ATTACHED EXHIBITS

1. Replat

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The Applicant has received a letter of acceptance from the Public Works Department and Engineering Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.

STAFF CONTACT INFORMATION

Prepared by:

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Senior Planner

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Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

Field AT
 Drafter SKT | DFW6142
 Revision
 Revision

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPI Land Surveying" set
 - MNS Mag nail & washer stamped "JPI Land Surveying" set
 - THM Site benchmark (see vicinity map for general location)
 - "+" cut in concrete
 - Vertex or common point (not a monument)
- Coordinate values, if shown, are US NAD83/83 NCZ
 Elevations, if shown, are NAVD83 (Geoid 18)
 Bearings are based on the TXCS/83 NCZ
 Distances & areas shown are represented in surface values
 TYPE III ○ TxDOT Right of Way + monument cap

LEGEND OF ABBREVIATIONS

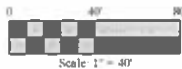
- US.Sv.Fc United States Survey Foot
- TXCS/83 NCZ Texas Coordinate System of 1983, North Central Zone
- NAVD83 North American Vertical Datum of 1983
- P.R.E.C.T. Plat Records of Ellis County, Texas
- O.P.R.E.C.T. Official Public Records of Ellis County, Texas
- D.R.E.C.T. Deed Records of Ellis County, Texas
- VOL/PAGE/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESM/TBL Easement/Building Line
- PVC/RCP Polyvinyl Chloride Pipe/Reinforced Concrete Pipe

Line Data Table

Line #	Bearing	Distance
1.1	S08°26'12"W	11.34'
1.2	N52°24'12"E	58.31'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	16.30'	28.00'	0°32'19"W	S65°11'41"E	16.07'
C2	6.09'	78.00'	009°10'53"	S86°47'42"E	6.08'
C3	91.48'	54.00'	099°10'53"	S41°47'42"E	82.23'
C4	40.48'	52.00'	044°36'22"	S30°05'59"W	39.47'
C5	19.54'	28.00'	039°35'53"	S32°34'47"W	19.14'
C6	1.41'	10.00'	008°03'08"	S08°23'47"W	1.40'
C7	19.81'	28.00'	040°31'37"	S15°56'29"E	19.39'
C8	12.18'	28.00'	024°55'17"	N20°53'59"E	12.08'
C9	39.90'	52.00'	043°58'00"	S00°23'12"E	38.93'
C10	21.80'	28.00'	044°36'22"	N00°05'59"E	21.25'
C11	51.91'	36.00'	099°10'53"	N41°47'42"E	45.69'
C12	9.94'	62.00'	009°10'53"	N36°47'41"W	9.92'
C13	16.09'	28.00'	032°55'11"	S01°20'10"W	15.87'



Scale 1" = 40'

JPI Job/Drawing No. (see below)

2023 238 001 1995 N. Hwy 77, Waxahachie, Ellis Co., Tx - Final Plat dwg

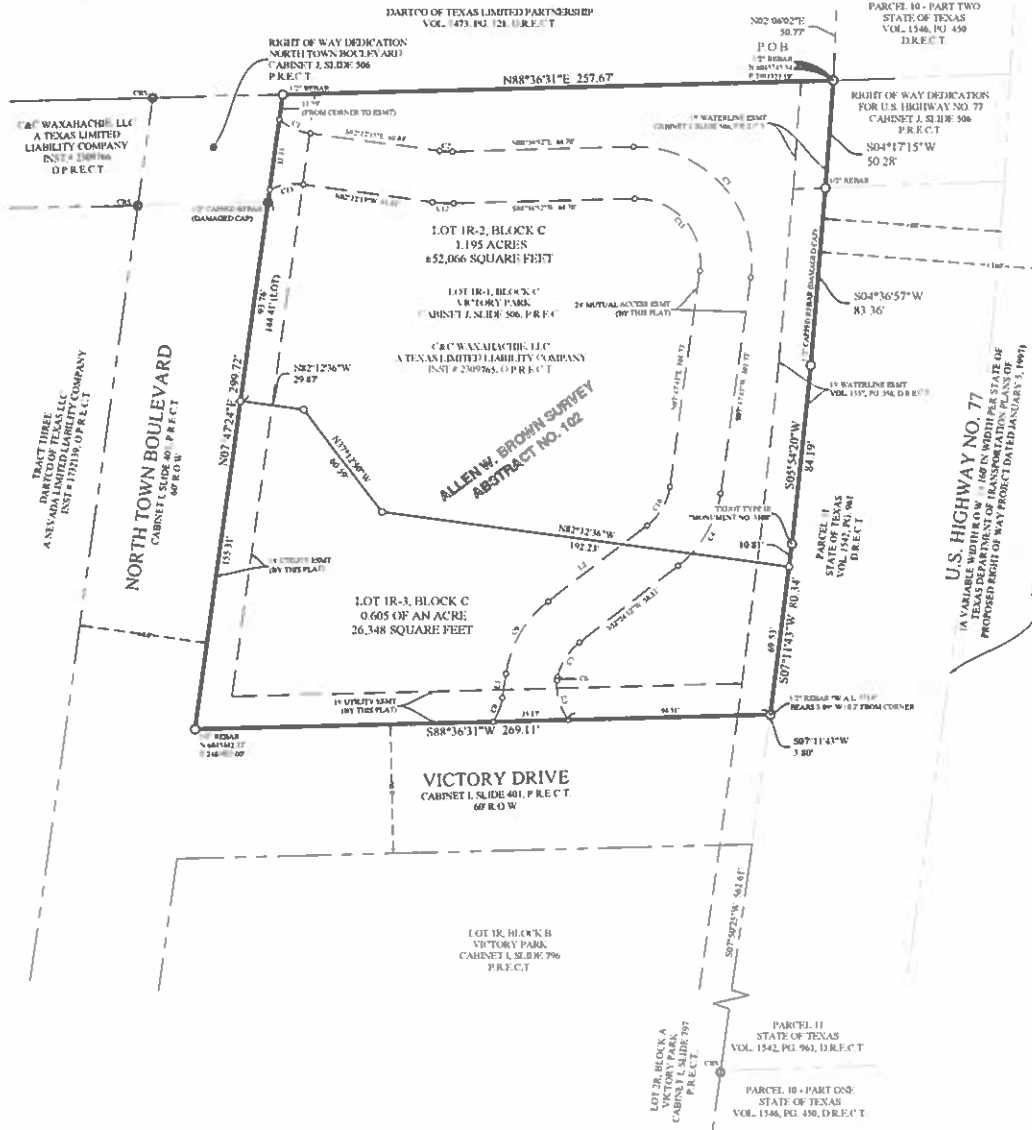
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785 Lonesome Dove Trail, Hurst, Texas 76054

Telephone (817) 431-4971 www.jpilandsurveying.com

THPELS Firm #10019500

DFW | Central Texas | West Texas | Houston



PREPARED BY:

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 JPI Land Surveying, Inc.
 785 Lonesome Dove Trail
 Hurst, Texas 76054
 Phone: (817) 431-4971

OWNER:

C&C Waxahachie, LLC
 a Texas limited liability company
 8350 N. Central Expressway, Suite 1313
 Dallas, Texas 75206

ENGINEER:

JPI Engineering, P.L.L.C.
 8738 FM 225 S
 Laneville, Texas 75667
 Phone: 903-646-8340

VICINITY MAP



REPLAT VICTORY PARK LOTS 1R-2 & 1R-3, BLOCK C

1.800 ACRES
 BEING A REPLAT OF LOT 1R-1, BLOCK C, VICTORY PARK
 RECORDED IN CABINET J, SLIDE 506, P.R.E.C.T.

ZONING: GR & LI-1
 2 NONRESIDENTIAL LOTS
 CASE NO. SUB-43-2023

PREPARED APRIL 2023 / REVISED MAY 2023
 PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, C&C Waxahachie, L.L.C., a Texas limited liability company, is the owner of that certain tract being all of Lot 1R-1, Block C, Victory Park, an addition in the City of Waxahachie, Ellis County, Texas, according to the plat recorded in Cabinet J, Slide 506, Plat Records, Ellis County, Texas (P.R.E.C.T.), said tract being the same tract described in the deed to the said C&C Waxahachie, L.L.C., a Texas limited liability company recorded under Instrument Number 2309765, Official Public Records, Ellis County, Texas, the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southwest corner of the tract described as "Parcel 10 - Part Two" in the deed to the State of Texas recorded in Volume 1546, Page 450, Deed Records, Ellis County, Texas (D.R.E.C.T.) for the west right of way of U.S. Highway No. 77 (a variable width right of way), from which a Texas Department of Transportation right of way aluminum cap (TxDOT Type III) stamped "Monument No. 3103" found at the northwest corner of the said "Parcel 10 - Part Two" tract bears NORTH 02°06'02" EAST, a distance of 50.77 feet;

THENCE SOUTH 04°17'15" WEST, with the west line of the tract dedicated for right of way of said U.S. Highway No. 77 on the said plat recorded in Cabinet J, Slide 506, P.R.E.C.T., a distance of 50.28 feet to a 1/2 inch rebar found at the northwest corner of the tract described as "Parcel 11" in the deed to the State of Texas recorded in Volume 1542, Page 961, D.R.E.C.T., for the west right of way of U.S. Highway No. 77;

THENCE with the west line of the said "Parcel 11", the following calls:

1. SOUTH 04°36'57" WEST, a distance of 83.36 feet to a found 1/2 inch capped rebar (Damaged Cap);
2. SOUTH 05°54'20" WEST, a distance of 84.19 feet to a found TxDOT Type III stamped "Monument No. 3108";
3. SOUTH 07°11'43" WEST, a distance of 80.34 feet to the southeast corner of the aforementioned Lot 1R-1, from which a found 1/2 inch capped rebar stamped "W.A.L. 5714" bears SOUTH 88° WEST, a distance of 0.2 of a foot, and from which a 1/2 inch capped rebar stamped "JPI Land Surveying" set at the southwest corner of "Parcel 11" bears the following two (2) calls: (1) SOUTH 07°11'43" WEST, a distance of 3.80 feet, and (2) SOUTH 07°50'25" WEST, a distance of 562.61 feet.

THENCE SOUTH 88°36'31" WEST, with the south line of Lot 1R-1, a distance of 269.11 feet to a 1/2 inch rebar found at the southwest corner of Lot 1R-1;

THENCE NORTH 07°47'24" EAST, with the west line of Lot 1R-1, passing at a distance of 249.08 feet a 1/2 inch capped rebar (Damaged Cap) found at the southeast corner of the of the tract dedicated for right of way of North Town Boulevard on the plat recorded in Cabinet J, Slide 506, P.R.E.C.T., and continuing on the said course, in all, a total distance of 299.72 feet to a 1/2 inch rebar found at the northwest corner of Lot 1R-1;

THENCE NORTH 88°36'31" EAST, with the north line of Lot 1R-1, a distance of 257.67 feet returning to the **POINT OF BEGINNING** and enclosing 1.800 acres (±78,413 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That C&C Waxahachie, L.L.C., a Texas limited liability company, does hereby adopt this plat designating the herein above described property as **VICTORY PARK**, an addition in 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 planning ordinances, rules, regulations, and resolutions of the City of Waxahachie, Texas.

WITNESS, my hand, this _____ day of _____, 20____.

By: _____
Authorized Agent of
C&C Waxahachie, L.L.C.
a Texas limited liability company

Name & Title

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, authorized agent of C&C Waxahachie, L.L.C., a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of _____

My Commission Expires On _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Date: THD

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

GENERAL NOTES:

1. The purpose of this replat is to subdivide an existing lot into two (2) lots.
2. This plat was prepared with the benefit of a title commitment provided by First American Title Guaranty Company, GF# 1016-373034-RTT, Commitment # 1016-373034-RTT, effective March 09, 2023, and issued March 24, 2023.
3. Current Zoning: General Retail (GR) & Light Industrial (LI-1). Zoning classifications shown hereon are based on the City of Waxahachie Interactive Map.
4. This property lies within ZONE(S) X (Unshaded) of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, map no. 48139C0190F, dated 2013/06/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
5. The fieldwork was completed on March 8, 2023.

APPROVED BY City Council
City of Waxahachie

APPROVED BY Planning and Zoning Commission City of Waxahachie

PREPARED BY:

Jewel Chadd, R.P.T.S.
JPI Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:

C&C Waxahachie, L.L.C.
a Texas limited liability company
8350 N. Central Expressway, Suite 1313
Dallas, Texas 75206

ENGINEER:

JIF Engineering, PLLC
8738 FM 225 S.
Laneville, Texas 75667
Phone: 903-646-8340

REPLAT
VICTORY PARK
LOTS 1R-2 & 1R-3, BLOCK C

1.800 ACRES
BEING A REPLAT OF LOT 1R-1, BLOCK C, VICTORY PARK
RECORDED IN CABINET J, SLIDE 506, P.R.E.C.T.

ZONING: GR & LI-1
2 NONRESIDENTIAL LOTS
CASE NO. SUB-43-2023

PREPARED: APRIL 2023 | REVISED: MAY 2023
PAGE 2 OF 2



(8+9)

Planning & Zoning Department

Plat Staff Report

Case: SUB-34-2023



MEETING DATE(S)

Planning & Zoning Commission: June 13, 2023

City Council: June 19, 2023

CAPTION

Public Hearing on a request by William Atkins, for a **Replat** of Lot 1R-A of the Larkin Products Industrial Tracts, being 12.272 acres, located southeast of 1610 E Main Street, (Property ID: 198960) – Owner: Lobsters LLC (SUB-34-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-34-2023, a Replat of Lot 1R-A of the Larking Products Industrial Tracts, and the associated variance requests, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property into one (1) lot for commercial use.

CASE INFORMATION

Applicant: William Atkins

Property Owner(s): Lobsters LLC

Site Acreage: 12.272 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

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

SUBJECT PROPERTY

General Location: Southeast of 1610 E Main Street

Parcel ID Number(s): 189960

Current Zoning: Light Industrial-1 (LI-1) and Future Development (FD)

Existing Use: The majority of the property is undeveloped; while a parking lot occupies the northern portion.

Platting History: The subject property was previously platted as a portion of Lot 1R-A of the Larking Products Industrial Tracts.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to replat the subject property into one (1) lot for commercial use. The proposed lot adheres to the property's minimum size and dimension requirements, based on the LI-1 and FD zoning districts.

VARIANCE REQUESTS (PETITION FOR RELIEF WAIVERS)

The applicant seeks a variance to replat the subject property without providing right-of-way (ROW) dedication as required by the Waxahachie Subdivision Ordinance and the 2023 Thoroughfare Plan. The applicant has noted that adjacent properties along E Main Street are already developed; which would hinder the ability of the City to make use of ROW dedicated for E Main Street with this replat.

The applicant also seeks a variance to utilize the existing 10" waterline along E Main Street to service the property as opposed to extending a 12" waterline to service the property. The City of Waxahachie Subdivision Ordinance and Design Manual requires 12" water lines to be installed to support all new commercial development projects. However, the existing 10" waterline is sufficient to provide service to the anticipated development of the property as a refrigerated warehouse.

To offset these variance requests, the applicant proposes to dedicate two new 20' utility easements for future infrastructure improvements in the area. Due to this, staff is supportive of the variance requests.

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 Plat request and the associated variance requests.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department with 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.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

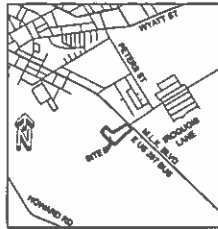
Zack King
Senior Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning

jennifer.pruitt@waxahachie.com



PAGE 1 OF 2

(848)

STATE OF TEXAS :
COUNTY OF ELLIS : KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LOBSTERS LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S.M. DURRETT SURVEY, ABSTRACT NO. 272, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO LOBSTERS LLC, RECORDED IN INSTRUMENT NO. 2134582, AND BEING A PORTION OF LOT 1R-A, LARKIN PRODUCTS INDUSTRIAL TRACTS, RECORDED IN CABINET D, SLIDE 7, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT LOBSTERS TRACT AND THE COMMON SOUTHEAST CORNER OF A CALLED 0.2207 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 989, PAGE 848, OPRECT, IN THE WEST RIGHT-OF-WAY (ROW) LINE OF EAST MAIN STREET/HIGHWAY 287 (A VARIABLE WIDTH ROW);

THENCE S 48°09'15" E, ALONG THE EAST LINE OF SAID LOT LOBSTERS TRACT AND THE COMMON WEST ROW LINE OF SAID EAST MAIN STREET, A DISTANCE OF 302.08 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID LOBSTERS TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JACKSON STREET WAREHOUSE, INC., RECORDED IN VOLUME 2347, PAGE 134, OPRECT;

THENCE ALONG THE SOUTH LINE OF SAID LOBSTERS TRACT AND THE COMMON NORTH LINE OF SAID JACKSON STREET WAREHOUSE TRACT, AS FOLLOWS:

S 48°28'57" W, A DISTANCE OF 375.57 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 47°03'26" W, A DISTANCE OF 206.33 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 48°58'21" W, A DISTANCE OF 450.43 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID LOBSTERS TRACT AND THE COMMON NORTHWEST CORNER OF SAID JACKSON STREET WAREHOUSE TRACT, FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 1R-A AND A COMMON ANGLE POINT IN THE EAST LINE OF A CALLED 10.0365 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 1118, PAGE 753, OPRECT;

THENCE ALONG THE WEST LINE OF SAID LOBSTERS TRACT AND THE COMMON WEST LINE OF SAID LOT 1R-A AND THE COMMON EAST LINE OF SAID CALLED 10.0365 ACRE WAXAHACHIE TRACT, AS FOLLOWS:

N 54°58'52" W, A DISTANCE OF 271.48 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 44°38'48" W, A DISTANCE OF 242.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR ANGLE POINT IN THE WEST LINE OF SAID LOBSTERS TRACT AND THE COMMON WEST LINE OF SAID LOT 1R-A AND THE COMMON NORTHEAST CORNER OF SAID CALLED 10.0365 ACRE WAXAHACHIE TRACT AND A COMMON SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS THE CITY OF WAXAHACHIE WASTEWATER TREATMENT PLANT TRACT, NO DEED FOUND, AS SHOWN ON PLAT RECORDED IN CABINET D, SLIDE 7, OPRECT;

THENCE N 42°32'55" W, ALONG A WEST LINE OF SAID LOBSTERS TRACT AND THE COMMON WEST LINE OF SAID LOT 1R-A AND THE COMMON EAST LINE SAID WAXAHACHIE WASTEWATER TREATMENT PLANT TRACT, A DISTANCE OF 302.32 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOBSTERS TRACT AND THE COMMON NORTHWEST CORNER OF SAID LOT 1R-A AND THE COMMON SOUTHWEST CORNER OF A CALLED 30.13 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 985, PAGE 585, OPRECT;

THENCE, ALONG THE NORTH LINE OF SAID LOBSTERS TRACT AND THE COMMON NORTH LINE OF SAID LOT 1R-A AND THE COMMON SOUTH LINE OF SAID CALLED 30.13 ACRE WAXAHACHIE TRACT, AS FOLLOWS:

N 43°11'00" E, A DISTANCE OF 307.44 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 43°11'02" E, A DISTANCE OF 164.86 FEET TO A 5/8" IRON PIPE FOUND FOR CORNER;

S 54°28'19" E, A DISTANCE OF 215.88 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE N 58°37'44" E, ALONG A NORTH LINE OF SAID LOBSTERS TRACT AND THE COMMON NORTH LINE OF SAID LOT 1R-A AND A COMMON SOUTH LINE OF SAID CALLED 30.13 ACRE WAXAHACHIE TRACT AND THE COMMON SOUTH LINE OF A SAID CALLED 0.2207 ACRE WAXAHACHIE TRACT, A DISTANCE OF 743.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.272 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LOBSTERS LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R-AR LARKIN PRODUCTS INDUSTRIAL TRACTS, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR 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 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 PUBLICS 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 _____, 2023.

WILLIAM ATKINS III
AUTHORIZED AGENT
LOBSTERS LLC

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 WILLIAM ATKINS III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

*PRELIMINARY. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT*

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5444

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ DATE _____
CHAIRPERSON

ATTEST _____ DATE _____

APPROVED BY CITY COUNCIL, CITY OF WAXAHACHIE

BY: _____ DATE _____
MAYOR

ATTEST _____ DATE _____

REPLAT
**LOT 1R-AR,
LARKIN PRODUCTS
INDUSTRIAL TRACTS**

REPLAT OF LOT 1R-A
LARKIN PRODUCTS INDUSTRIAL TRACTS
CAB. D, SLIDE 7
OPRECT

SITUATED IN
S. DURRETT SURVEY, ABSTRACT NO. 272
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
12.272 ACRES
1 COMMERCIAL LOT
ZONED LI-1 & ZONED FD
CASE NO. SUB-34-2023

OWNERS:
LOBSTERS LLC
300 FERRIS AVENUE
WAXAHACHIE, TX 75185
409.392.4432

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75188
489.518.0338
TBPLS FIRM NO 10194359

(bpr)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-58-2023



MEETING DATE(S)

Planning & Zoning Commission: June 13, 2023

City Council: June 19, 2023

CAPTION

Public Hearing on a request by Richard Shinpaugh, Ellis County Bail Bonds, for a **Specific Use Permit (SUP)** for a Bail Bond Agency use within a Commercial (C) zoning district located at 201 E. Main Street, Suite 109 (Property ID 170540) - Owner: 201 Main Wax, LLC (ZDC-58-2023) Staff: Eleana Tuley

RECOMMENDED MOTION

"I move to recommend approval of ZDC-58-2023, a Specific Use Permit (SUP) for a Bail Bond Agency use (Ellis County Bail Bonds), 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 Bail Bonds Agency (Ellis County Bail Bonds) at 201 E. Main Street, Suite 109.

CASE INFORMATION

Applicant:	Richard Shinpaugh, Ellis County Bail Bonds
Property Owner(s):	201 Main Wax LLC
Site Acreage:	0.28 acres
Current Zoning:	Commercial (C) District
Requested Zoning:	Commercial (C) District with a specific use permit (SUP) for a Bail Bond Agency

SUBJECT PROPERTY

General Location:	201 E. Main Street
Parcel ID Number(s):	170540
Existing Use:	Multi-tenant retail building
Development History:	Not Applicable

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped Land
East	C	Multi-tenant Retail Building
South	PD-CA	Ellis County Court Building
West	CA	Surface Parking Lot and Rogers Hotel

Future Land Use Plan:**Downtown Placetype****Comprehensive Plan:**

It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype. Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown. Attached and stacked housing is appropriate, since the downtown core is predominantly developed; denser housing will most likely occur on the fringes or edges of downtown. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

Thoroughfare Plan:

The primary access to the subject property is from North Jackson Street and E Main Street (100' right-of-way). Right-of-way dedication is not required from the subject property.

Site Image:

PLANNING ANALYSIS

An application for a specific use permit (SUP) for a Bail Bonds Agency, called Ellis County Bail Bonds, has been submitted for 201 E. Main Street, Suite 109. The agency was previously located at 309 S. Jackson Street for over 30 years until its lease ended on June 1, 2023, due to a change in ownership of the building. The owner, Richard Shinpaugh, is now requesting approval of an SUP to operate temporarily at a new location, 201 E. Main Street, Suite 109.

Mr. Shinpaugh has plans to build a new two-story building at the northwest corner of Jackson Street and Jefferson Street. The building will have approximately 4,000 square feet per floor and will feature multiple professional office suites. The new building will serve as the permanent location for Ellis County Bail Bonds. Mr. Shinpaugh is expected to submit a SUP for his bail bond office at this new location in the coming months. The conditions of the SUP limit its use for a maximum of two years from its approval date since the bail bonds agency will have a new permanent location in the near future. The remaining conditions of the SUP regulate the hours of operation, signage, and allow only "Ellis County Bail Bonds" managed by "Richard Shinpaugh" to operate a bail bond agency at 201 E. Main Street, Suite 109. The SUP cannot be transferred to another bail bond agency or business owner for Ellis County Bail Bonds, and it will expire two years from its approval date. The formal conditions of the SUP are listed in the recommendation.

The subject property is surrounded by retail and commercial establishments. If the bail bonds agency is approved, it will be located across the street from the Ellis County Administration Building and diagonally opposite from several multi-tenant retail and professional office buildings. The rear of the property is next to Rogers Spring Branch Creek, which acts as a natural buffer between the bail bonds agency and the properties north of the creek. Although the property on the north side of the creek is zoned for single-family use (SF-2), the nearest residential properties are located along Kaufman Street. Additionally, if the SUP is granted, the bail bond agency will only be permitted at the proposed location for a maximum of two years. Staff recommends approval of the specific use permit since the bail bond agency will remain compatible and in harmony with surrounding land uses.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 24 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of publishing this report, Staff received 5 letters of opposition. The opposition equals 19 percent of the total land area within the 200-foot notice area. Per the Texas Local Government Code (Section 211.006), the SUP request necessitates approval from three-fourths of the City Council members if the opposition surpasses 20 percent of the total land area within the 200-foot notice area.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request with the conditions listed below.

1. A bail bond agency is limited to suite 109 at 201 E. Main Street as shown in Exhibit A. A bail bond agency shall not be permitted anywhere else in the multi-tenant building at 201 E. Main Street.
2. Permission to operate a bail bond agency use is only granted to "Ellis County Bail Bonds" managed and operated by "Richard Shinpaugh." Approval to operate a bail bond agency use at 201 E. Main Street, Suite 109 will not transfer to another bail bond agency business or owner for "Ellis County Bail Bonds."
3. "Ellis County Bail Bonds" may conduct business at 201 E. Main Street, Suite 109 for a period not to exceed two (2) years from the approval of this ordinance. After two (2) years, the property

owner in coordination with Richard Shinpaugh, shall request approval of another specific use permit to reestablish the use.

4. The hours of operation for "Ellis County Bail Bonds" are limited to Monday through Sunday 8:00 am to 9:00 pm.
5. Exterior building signage shall require approval by the Heritage Preservation Commission and a building permit from the Building and Community Services Department.

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Letter from the Business Owner (Ellis County Bail Bonds)
3. Property Owner Notice Map
4. Letters of Opposition

STAFF CONTACT INFORMATION

Prepared by:

Eleana Tuley, AICP

Senior Planner

eleana.tuley@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com



EXHIBIT A - LOCATION MAP

Maxar, Microsoft

 ZDC-58-2023 (SUP)

 Suite 109

(10+11)

Rick Shinpaugh
dba Ellis County Bailbond
309 S Jackson
Waxahachie, TX 75165

214-477-7305

May 1, 2023

I am submitting an application for a SUP at 201 E Main Suite 109, Waxahachie, TX 75165. I have been in business at my present location of 309 S Jackson since 1990. The building I rent has recently changed ownership and I have been asked to move out of this location effective June 1, 2023. I am in the planning and construction phase of building an office building on the corner of Jackson St. and Jefferson St. I am seeking a SUP for a temporary office location at the 201 E Main location. I will occupy this location for a period of 6 -12 months as depends on the completion time of the new construction.

I have 3 employees, our hours of operation are 8am-6pm, 7 days a week. Once or twice a month a client may require a 15 -20 minute after normal business hours meeting. These meetings will only be prior to 9pm, any other meetings or business will be conducted the next business day.

Signage will comply with the City's sign requirements, and I plan to receive a sign permit for all signage with the building permit following approval of the SUP. I understand the signage will require approval from the Heritage Preservation Board.

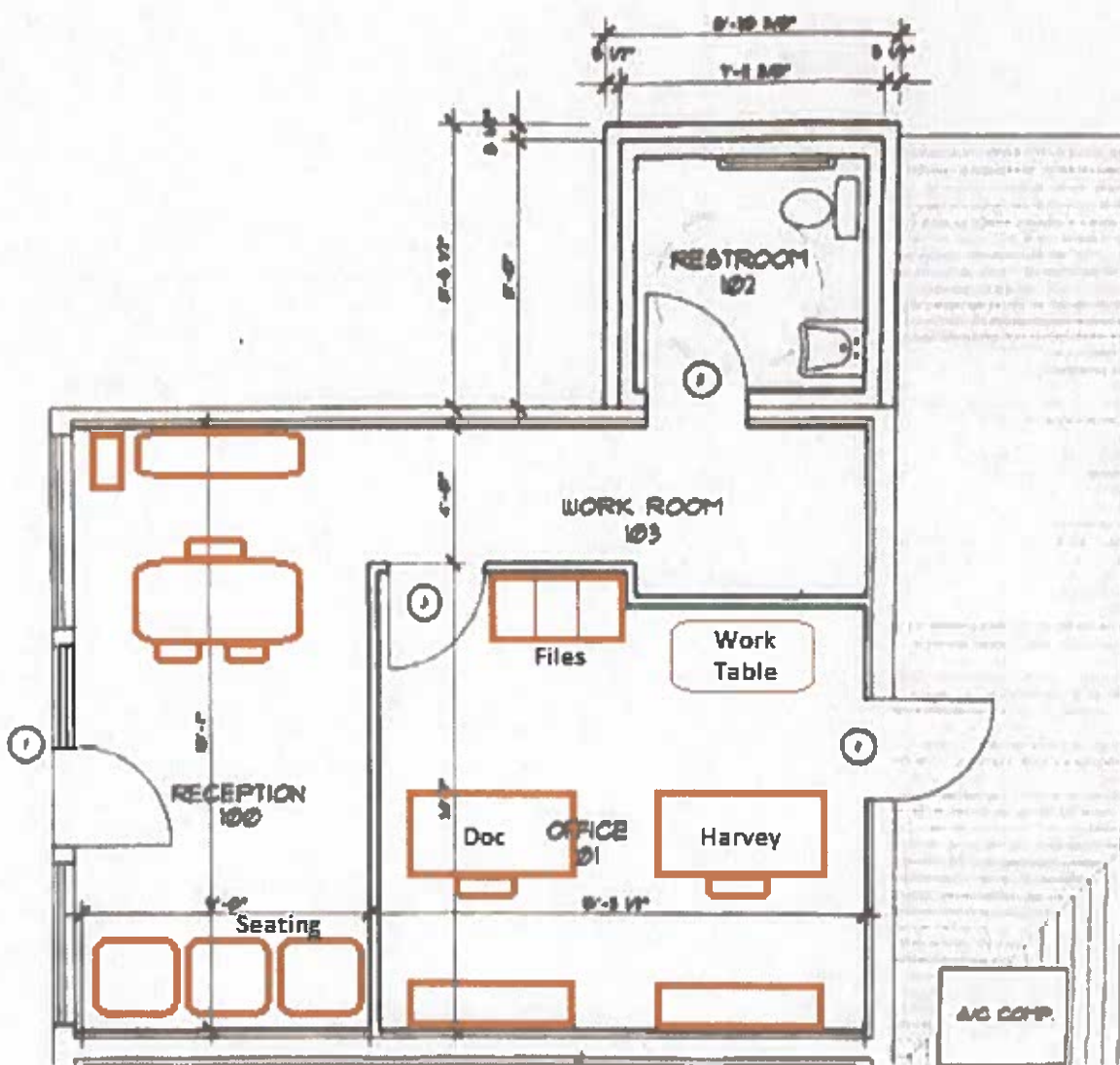
Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Shinpaugh', written in a cursive style.

Rick Shinpaugh

(10+11)

N. JACKSON STREET

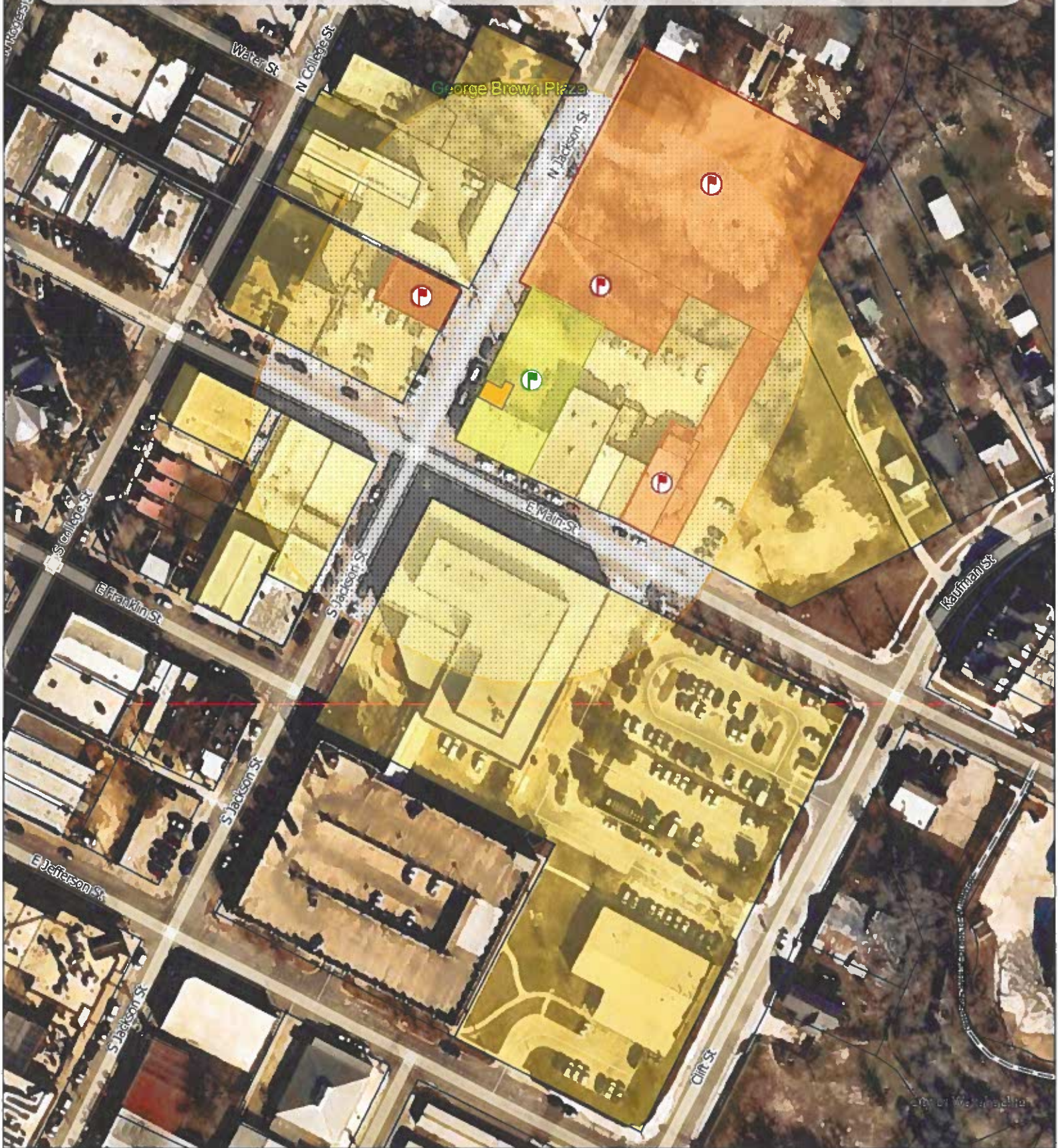


ADJACENT SUITE FRONTING ONTO MLK

ZDC-58-2023 - SUP - Ellis County Bail Bonds PON Response Exhibit

(10+11)

- | | | | |
|----------------------|--------------------------|------------|---------------------------|
| Support (1 shown) | ZDC-58-2023 | Support | 200ft Notification Buffer |
| Opposition (5 shown) | Properties Within Buffer | Opposition | Property Lines |
- 19.02% Opposed by Acreage



(10+11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-58-2023**

RECEIVED JUN 1 2023

GOSCON LLC
603 N ROGERS ST
WAXAHACHIE, TX 75165-3033

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 13, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 19, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by MaRichard Shinpaugh, Ellis County Bail Bonds, for a **Specific Use Permit (SUP)** for a Bail Bond Agency use within a Commercial (C) zoning district located at 201 E. Main Street, Suite 109 (Property ID 170540) - Owner: 201 Main Wax, LLC (ZDC-58-2023) Staff: Eleana Tuley

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: **SUB-58-2023**

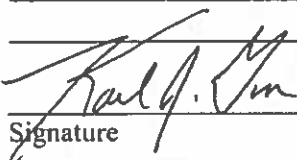
City Reference: 170410

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:



Signature

Karl J. Goss

Printed Name and Title

Managing Partner

Goscon LLC

103 N. Jackson

Date

5/26/23

Address

603 N. Rogers
Waxahachie, TX 75165

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

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

(10411)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-58-2023**

BIG BLUE TRUCK LLC
1023 W MAIN ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 13, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 19, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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Case Number: **SUB-58-2023**

City Reference: 170539

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☐ SUPPORT

☒ OPPOSE

Comments:

see attachment

Signature

Greg Nchib, partner
Printed Name and Title

Date

Address

6-2-23

110 Jackson

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

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

(10411)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-58-2023**

BIG BLUE TRUCK LLC
1023 W MAIN ST
WAXAHACHIE, TX 75165

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Case Number: **SUB-58-2023**

City Reference: 279746

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

see attachment

Signature

Greg Nahib

Date

6-2-23

Printed Name and Title

Greg Nahib, partner

Address

206 Jackson

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

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

(10411)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-58-2023**

BIG BLUE TRUCK LLC
1023 W MAIN ST
WAXAHACHIE, TX 75165

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Case Number: **SUB-58-2023**

City Reference: 274682

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

see attachment

Signature

Greg Nohib

Date

6-2-23

Printed Name and Title

Greg Nohib, partner

Address

217 E Main

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

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

(10+11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-58-2023**



**BIG BLUE TRUCK LLC
1023 W MAIN ST
WAXAHACHIE, TX 75165**

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Case Number: **SUB-58-2023**

City Reference: 170696

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☐ SUPPORT

☒ OPPOSE

Comments:

see attachment

Signature

Printed Name and Title

A McL
Greg Nohib, partner

Date

Address

6-2-23
lot adjacent to 217 E Main

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

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

(10+11)

201 E Main SUP Position

While Big Blue Truck, LLC understands that Ellis County Bail Bonds is a respectable and important business within our community, we generally oppose the SUP for a bail bond company to occupy 201 E Main for the following reasons:

1. The storefront is on Jackson St. The business address is misleading for business purposes and for the purpose of first responders. Mis-addressed businesses can lead to parking problems and unnecessary traffic uplift.
2. The SUP proposed is directly adjacent to property that is zoned residential. Many cities do not allow bail bond business to operate within a certain radius of residential property. This is due to the nature of the business and the hours of operation. This factor alone should disqualify the SUP.
3. There are at least 3 addresses within the 200 ft zone that are zoned residential and some of those parcels would support multiple family residences.
4. Across the street, and within the 200 ft zone is a children's splash pad. Bail businesses are generally not collocated with children's play areas.
5. There are other office spaces available for this business. We would assume the City or the County could temporarily house this business if it is deemed vital.
6. The City has recently denied re-zoning of adjacent property on Jackson St. in order to preserve the investment in the restaurant/market/wine sales that is going into the old Police Station. It is not evident that a bail business is more upscale than what has already been denied. Considering this can be subjective, it more importantly creates a double standard.
7. Ellis County Bail Bonds uses aggressive signage in its current location. This includes neon and bright colors that are not conducive with the 201 E Main neighborhood or a residential setting in general.

In the interest of the common good, we would consider support of this SUP if the following terms were met:

1. The storefront is on E Main St. and not Jackson St.
2. No lighted signage after 10pm.
3. The SUP is only valid for 12 months from the permit date of the building that Ellis County Bail Bonds is proposing to build on Jefferson St. near the Ellis County Jail.
4. No extensions are granted to the 12 month SUP.

(10411)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SUB-58-2023**



201 MAIN WAX LLC
6982 WALLING LN
DALLAS, TX 75231

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 13, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 19, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by MaRichard Shinpaugh, Ellis County Bail Bonds, for a **Specific Use Permit (SUP)** for a Bail Bond Agency use within a Commercial (C) zoning district located at 201 E. Main Street, Suite 109 (Property ID 170540) - Owner: 201 Main Wax, LLC (ZDC-58-2023) Staff: Eleana Tuley

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: **SUB-58-2023**

City Reference: 170540

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **June 7, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.



SUPPORT



OPPOSE

Comments: We support the SUP requested because of the location's proximity to the Ellis County Jail and Court House. There was a bail bond company at 201 E Main Street until 2017 (see attached photo). 201 E Main St. is a logical location for a business that helps folks when they need it.

Bill Bell
Signature

Bill Bell, Managing Member
Printed Name and Title

6-7-2023
Date

201 E Main St, Waxahachie TX 75165
Address

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

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

(11401)

