

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, June 27, 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 June 13, 2023 and the City Council and Planning and Zoning Commission Joint Work Session of June 13, 2023
5. ***Consider*** a request by Ellis County Coalition for Health Options, Inc. DBA Hope Clinic, for a Replat of Lot 3, Block A of the City of Waxahachie Public Safety Campus addition, 4 commercial lots, being 27.445 acres, located adjacent to 632 Farley Street, (Property ID: 273695, 297103, 297104, & 297105) Owner: CITY OF WAXAHACHIE & ELLIS COUNTY COALITION FOR HEALTH OPTIONS, INC. DBA HOPE CLINIC (SUB-66-2023) Staff: Zack King
6. 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
June 13, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 13, 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
Eleana Tuley, Senior 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 24, 2023**

Action:

Ron Ansell moved to approve the minutes of the regular Planning & Zoning Commission meeting of May 24, 2023. Betty Square Coleman seconded, All Ayes.

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**

Zack King, Senior Planner, presented the case noting 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' of 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. Based on the details provided in the staff report and the present status of the documents subject to the request, staff recommends approval of the plat request with the following condition:

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

Action:

Melissa Ballard moved 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. Bonney Ramsey seconded, All Ayes.

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**

Mr. King presented the case noting 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 23, 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). Based on the details provided in the staff report and the present status of the documents subject to the request, staff recommends approval of the plat request.

Action:

David Hudgins moved to approve SUB-52-2023, a Plat of the Osuba Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Ron Ansell seconded, All Ayes.

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**

Eleana Tuley, Senior Planner, presented the case noting the applicant requests to replat an existing lot (approximately 1.80 acres) into two lots for non-residential 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.

Ms. Tuley reported 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 the July 11, 2023 Planning and Zoning Commission meeting and the July 17, 2023 City Council meeting.

Ms. Tuley explained 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. Based on the details provided in the staff report and the present status of the documents subject to the request, the Planning Department recommends approval of the replat.

Action:

Bonney Ramsey moved to approve SUB-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. Erik Test seconded, All Ayes.

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

Mr. King presented the case noting the applicant requests 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.

Mr. King noted the applicant is seeking 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. Based on the details provided in the 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.

Commissioner Erik Test inquired about the variance request not to extend the 12" waterline to service the property.

Macey Martinez, City Engineer, explained due to the proposed use of the property as a refrigerated warehouse, the 10" waterline is sufficient. She explained it is possible the City would need to update the waterline in the future depending on potential development.

Commissioner Betty Square Coleman expressed her concern with variance requests due to the need for improvements to infrastructure.

Chairman Keeler opened the Public Hearing.

William Atkins, 1202 W. Main, Waxahachie, Texas, explained the warehouse will store refrigerated lobsters that are supplied to restaurants and grocery stores across Texas; therefore, there will be minimal water usage at the site.

There being no others to speak for or against SUB-34-2023, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of SUB-34-2023

Action:

Erik Test moved to recommend approval of SUB-34-2023, a Replat of Lot 1R-A of the Larkin Products Industrial Tracts, and the associated variance requests, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Betty Square Coleman seconded, All Ayes.

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

Ms. Tuley presented the case noting 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.

Ms. Tuley explained 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 an 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 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.

Ms. Tuley reported staff received five letters of opposition and one letter of support at the time of publishing the agenda. One additional letter of support has since been received.

Based on the details provided in the 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.

Chairman Keeler opened the Public Hearing.

Those who spoke in opposition:

Greg Nehib, on behalf of Big Blue Truck, LLC, 1023 W. Main, Waxahachie, Texas

Steven Bell, attorney for applicant, explained Mr. Shinpaugh has agreed to all staff conditions.

There being no others to speak for or against ZDC-58-2023, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZDC-58-2023

Action:

*Melissa Ballard moved 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 of the staff report, authorizing the City Manager and/or Mayor to execute all documents accordingly. Bonney Ramsey seconded, **All Ayes.***

12. Adjourn

Commissioner Betty Square Coleman announced there will be a Juneteenth Parade and Celebration on June 17, 2023 at Lee Penn Park.

There being no further business, the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

City Council and Planning and Zoning Commission
June 13, 2023

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Tuesday, June 13, 2023 at 6:00 p.m.

Council Members Present: David Hill, Mayor, Council Member Place 1
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4

Council Member Absent: Travis Smith, Council Member Place 5

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

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary
Robert Brown, City Attorney
Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning

1. Call to Order by Mayor David Hill and Chairman Rick Keeler

Mayor David Hill called the City Council meeting to order.

Chairman Rick Keeler called the Planning and Zoning Commission meeting to order.

2. Hear a presentation from the Hines development group to discuss the Myrtle Creek master planned community and the possible Public Improvement District (PID) restructure justification

Shon Brooks, Executive Director of Development Services, explained the Saddlebrook Planned Development (PD) was approved in 2005 and Hines has purchased approximately 2,500 lots within that PD. He noted the development is allowed by the approved zoning and Hines is proposing a new Public Improvement District (PID) separate from the existing Saddlebrook PID.

Dustin Davidson, Managing Director at Hines, presented an overview of the proposed development plan for the Myrtle Creek master planned community and the amenity plan including a main entry monument, creek and trail, parks and open space, and amenity center.

Rick Rosenberg, Development Planning & Financing Group, Inc. (DPFG), reviewed the proposed Myrtle Creek Public Improvement District (PID). He explained there are 2,491 single-family residential lots and the expected initial sales prices range from \$540,000-\$640,000. Mr.

Rosenberg stated the proposed PID assessments and accompanying annual installments are at a level consistent with the current development market and are at a level acceptable to builders who have expressed confidence in their ability to sell their homes under the proposed terms of the PID. He reviewed the projected financial summary:

Projected Assessed Value:	\$1,611,225,016
Gross PID Bonds:	\$127,720,000
Net PID Bond Proceeds:	\$99,305,150
Bond Term:	30 years
Equivalent PID Tax Rate/\$100 AV:	\$0.60
Total Effective Tax Rate:	\$2.85

Mr. Rosenberg reviewed the PID assessment difference between Myrtle Creek vs. Saddlebrook and explained the increased difference is due to the expected home values and the proposed assessment rate.

Mr. Davidson stated Hines has been actively working with Waxahachie ISD for future school sites within the development.

Matt Ledlie, Director at Hines, reviewed the Myrtle Creek estimated development costs for major water and sanitary sewer improvements, totaling over \$285,000,000.

City Council and the Planning and Zoning Commission reiterated the importance to provide full disclosure of the PID assessment to potential homebuyers in the Myrtle Creek development.

Mr. Davidson and Mr. Rosenberg explained additional training and information is provided to the sales staff so they can adequately provide information to customers regarding the PID assessment within the development.

3. Adjourn

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5)

Planning & Zoning Department

Plat Staff Report

Case: SUB-66-2023



MEETING DATE(S)

Planning & Zoning Commission: June 27, 2023

CAPTION

Consider the request by Ellis County Coalition for Health Options, Inc. DBA Hope Clinic, for a **Replat** of Lot 3, Block A of the City of Waxahachie Public Safety Campus addition, 4 commercial lots, being 27.445 acres, located adjacent to 632 Farley Street, (Property ID: 273695, 297103, 297104, & 297105) Owner: City of Waxahachie & Ellis County Coalition for Health Options, Inc. DBA Hope Clinic (SUB-66-2023) Staff: Zack King.

RECOMMENDED MOTION

"I move to approve SUB-66-2023, a Replat of Lot 3, Block A of the City of Waxahachie Public Safety Campus, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property into four (4) lots.

CASE INFORMATION

<i>Applicant:</i>	Ellis County Coalition for Health Options, Inc. DBA Hope Clinic
<i>Property Owner(s):</i>	City of Waxahachie & Ellis County Coalition for Health Options, Inc. DBA Hope Clinic
<i>Site Acreage:</i>	27.445 acres
<i>Number of Lots:</i>	4 lots
<i>Number of Dwelling Units:</i>	0 units
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	Adjacent to 632 Farley Street
<i>Parcel ID Number(s):</i>	273695, 297103, 297104, & 297105
<i>Current Zoning:</i>	Planned Development-Commercial & Single Family-2
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property was previously platted as Lot 3, Block A of the City of Waxahachie Public Safety Campus.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to replat the subject property into four (4) lots. The proposed lots adhere to the minimum lot size and dimension standards required by the zoning for the property. As part of the replat, the applicant proposes to provide right-of-way (ROW) dedication for Farley Street per the Waxahachie Thoroughfare Plan.

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 Replat.

ATTACHED EXHIBITS

1. Replat

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

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

WHEREAS WE, the City of Waxahachie, and the Ellis County Coalition for Health Options, Inc. DBA Hope Clinic, are the Owners of all of that certain lot, tract or parcel of land being all of Lot 3, Block A of CITY OF WAXAHACHIE PUBLIC SAFETY CAMPUS, an addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof as recorded in Cabinet J, Slides 348, 349 and 350 of the Plat Records of Ellis County, Texas (OPRECT), said Lot 3 being a 27.445 acre portion of a called 47.605 acre tract of land conveyed to the City of Waxahachie by deed as recorded in Instrument No. 2225438 of the Official Public Records of Ellis County, Texas (OPRECT), and herein described as one tract, and being more particularly described as follows:

BEING all that certain lot, tract or parcel of land being all of Lot 3, Block A of CITY OF WAXAHACHIE PUBLIC SAFETY CAMPUS, an addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof as recorded in Cabinet J, Slides 348, 349 and 350 of the Plat Records of Ellis County, Texas (OPRECT), said Lot 3 being a 27.445 acre portion of a called 47.605 acre tract of land conveyed to the City of Waxahachie by deed as recorded in Instrument No. 1531227 of the Official Public Records of Ellis County, Texas (OPRECT), and herein described as one tract, and being more particularly described as follows:

BEGINNING at a 3/4" steel rod found for the south corner of this tract and same for said Lot 3 and being the west corner of Lot 1, Block 2 of LAKE PARK ADDITION, an addition to the City of Waxahachie, Ellis County, Texas according to the Plat thereof as recorded in Cabinet B, Slide 218 PRECT in the northeast right of way line of COLEMAN STREET, a 70 ft. wide right of way as conveyed in said Plat of CITY OF WAXAHACHIE PUBLIC SAFETY CAMPUS (Instrument No. 1818589 OPRECT), said 3/4" rod bears approximately N 58°51'04" E, 918.24 feet from a 1/2" steel rod found for the south corner of said 47.605 acre tract;

THENCE N 30° 28' 40" W, of 74.64' to the beginning of a curve,

Said curve turning to the left through 49° 54' 57", having a radius of 485.00', and whose long chord bears N 55° 26' 06" W, of 409.29' to the beginning of a non-tangent curve.

Said curve turning to the right through an angle of 49° 56' 22", having a radius of 615.00', and whose long chord bears N 55° 25' 26" W, of 519.23'.

THENCE N 30° 27' 15" W, 282.17' to a point on a line.

THENCE N 14° 32' 18" E, 21.22' to a point on a line.

THENCE N 58° 31' 49" E, 85.36' to a point on a line.

THENCE S 30° 28' 11" E, 193.70' to a point on a line.

THENCE N 58° 31' 49" E, 206.70' to a point on a line.

THENCE N 30° 28' 11" W, 233.70' to a point on a line.

THENCE N 58° 31' 49" E, 826.24' to a point on a line.

THENCE S 31° 33' 06" E, 1246.05' to a point on a line.

THENCE S 58° 19' 56" W, 152.11' to a point on a line.

THENCE S 60° 05' 55" W, 159.89' to a point on a line.

THENCE S 58° 47' 08" W, 223.88' to a point on a line.

THENCE S 58° 43' 05" W a distance of 231.41' to the POINT OF BEGINNING and containing approximately 27.445 acres of land;

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have platted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

Date

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____
Chairperson

Date

DRAINAGE NOTES:

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- (5) A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YR FLOODPLAIN AREA PER FEMA MAP NO. 48139C0190 F, DATED JUNE 3, 2013

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, the City of Waxahachie, and Ellis County Coalition for Health Options, Inc. DBA Hope Clinic, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as the Final Plat of LOTS 3R-A, 3R-B, 3R-C and 3R-D in BLOCK A of CITY OF WAXAHACHIE PUBLIC SAFETY CAMPUS (Being a Replat of Lot 3, Block A of WAXAHACHIE PUBLIC SAFETY CAMPUS), an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

By:

Michael Scott, City Manager

Date

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

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

Notary

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

By:

Ellis County Coalition for Health Options DBA Hope Clinic
Signatory TBD

Date

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

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

Notary

My Commission Expires On:

REPLAT
**LOTS 3R-A, 3R-B, 3R-C,
and 3R-D, BLOCK A
CITY OF WAXAHACHIE
PUBLIC SAFETY CAMPUS**
(27.445 Acres)
Being a Replat of Lot 3, Block A
CITY OF WAXAHACHIE PUBLIC SAFETY
CAMPUS, in the City of Waxahachie,
Ellis County, Texas
4 Lots
EXISTING ZONING: SF-2 & PD-C
City of Waxahachie Case No.: SUB-66-2023

Revisions By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
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A Texas licensed surveying firm # 10194681



Date: 6-6-2023

Drawn: K. Bohannon

Job: 220-0017

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of 2 sheets.