A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, July 25, 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 July 11, 2023

5. ***Continue Public Hearing*** on a request by Steve Meier, Turcotte Development, for a Specific Use Permit (SUP) for a Heavy Equipment Rental and Sales use within a Commercial (C) zoning district located at 2021 Corporate Parkway (Property ID 273978) - Owner: LEDBETTER REAL ESTATE, LTD (ZDC-24-2023) Staff: Eleana Tuley

6. ***Consider*** recommendation of Zoning Change No. ZDC-24-2023

7. ***Consider*** a request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of The Woods, Lots 1, 2, and 3, Block A, being 3.431 acres, located east of County Meadows Drive and south of Gibson Road situated in the G. Younger Survey, Abstract 1195 an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192692) – Owner: RONALD & DIANE HOPKINS (SUB-78-2023) Staff: Oanh Vu

8. ***Consider*** a request by Joe Cortez, MQI Land Surveying, for a Replat of Lots 1, Pecan Tree Corner, to create Lots 1AR-5AR Pecan Tree Corner, 5 lots, being 6.006 acres, located at 325 Pecan Tree Road in the Extraterritorial Jurisdiction (Property ID 257041) – Owner: RIGOBERTO HERNANDEZ & VALERIA CUEVAS (SUB-103-2022) Staff: Eleana Tuley

9. ***Consider*** a request by Jay Childs, Dietz Engineering, for a Plat of Calstep Addition, lot 1, Block 1, being 5.0 acres, located at 3134 South Highway 77, situated in the Ellis County School Land Survey, Abstract 328, an addition in the Extraterritorial Jurisdiction of the City of Waxahachie (Property ID 201217) – Owner: CALSTEP, LLC (SUB-28-2023) Staff: Eleana Tuley

10. ***Consider*** recommendation of a request by Steve Wilson, Pro Built Texas, for a Replat of Block 14, Parts of Lots 5B, 6B, 6C of the Old Town Waxahachie Addition, 1 lot, being 0.124 acres, located at the northwest corner of East Jefferson Street and South Jackson Street. (Property ID 170438 – Owner: RICHARD SHINPAUGH (SUB-40-2023) Staff: Oanh Vu

11. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

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

Planning and Zoning Commission
July 11, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 11, 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
Member Absent:	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 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 June 27, 2023

Action:
Melissa Ballard moved to approve the minutes of the regular Planning & Zoning Commission meeting of June 27, 2023. Bonney Ramsey seconded, ***All Ayes.***

5. Public Hearing on a request by Steve Meier, Turcotte Development, for a Specific Use Permit (SUP) for a Heavy Equipment Rental and Sales use within a Commercial (C) zoning district located at 2021 Corporate Parkway (Property ID 273978) - Owner: LEDBETTER REAL ESTATE, LTD (ZDC-24-2023) Staff: Eleana Tuley

Chairman Keeler announced the applicant requested to continue the Public Hearing to the July 25, 2023 Planning and Zoning Commission meeting.

6. Consider recommendation of Zoning Change No. ZDC-24-2023

Action:

Melissa Ballard moved to continue the Public Hearing for ZDC-24-2023 to the July 25, 2023 Planning and Zoning Commission meeting. Betty Square Coleman seconded, ***All Ayes.***

7. Consider a request by Stephen Dial, STV Inc, for a Plat of Ellis County JP2, Lot 1, Block 1, being 4.245 acres, located approximately 2,000 feet northwest of 2541 W US Highway 287 Business, situated in the William J. Boyd Survey, Abstract 109, an addition to the City of Waxahachie and in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 290705) – Owner: ELLIS COUNTY, TEXAS (SUB-45-2023) Staff: Zack King

Zack King, Senior Planner, presented the case noting the applicant proposes to plat the subject property into one (1) commercial lot. The proposed Plat includes a 10' right-way-way (ROW) dedication along US 287 Business, in conformance with the City of Waxahachie Thoroughfare Plan. A portion of the subject property is located outside of the Waxahachie city limits; however, Ellis County has elected to waive their platting authority for this property. Thus, only the regulations of the City of Waxahachie Subdivision Ordinance apply to this plat. The proposed plat adheres to all requirements of the Waxahachie Subdivision Ordinance. In lieu of park land dedication, the applicant has proposed to dedicate an additional 15' regional trail easement to extend the regional Waxahachie-Midlothian trail. 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-45-2023, a Plat of Ellis County JP2, Lot 1, Block 1, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Betty Square Coleman seconded, ***All Ayes.***

8. Public Hearing on a request by Mahendra Kandepu, Lillian Custom Homes, for an Amendment to Ordinance No. 3105, to allow for a revised site plan and development standards within an approved Planned Development located at the intersection of Vermont Street and Parks School House Road (Property ID: 226116) – Owner: FALCON'S LANDING A SERIES OF EIS DEVELOPMENT II LLC (ZDC-153-2022) Staff: Zack King

Mr. King presented the case noting the existing Planned Development was approved on April 1, 2019, with Ordinance 3105. The developer received Civil Construction Plan approval, but the City has not yet accepted infrastructure for the development. The applicant is requesting to amend Ordinance 3105 in order to include a detailed Elevation/Façade Plan, Detailed Site Plan, Landscape Plan, and allow for front entry townhomes on Block A.

The existing Planned Development was originally approved in 2019 under the name Peter's Point. The development included a total of four (4) buildings, each with up to six (6) townhomes. Each townhome was proposed to be on a fee simple, individually platted lot. At that time no detailed site plan was provided, but all twenty-four (24) proposed lots were required to be alley-served, rear-entry products.

The subject property came under new ownership in 2021 and the new ownership began preparing civil construction plans shortly after. During these preparations, the new ownership team identified a grading issue on the western portion of the property that would make the development of an alley and the extension of sewer infrastructure to the rear of the property more difficult than initially expected. To work around this issue, the owner proposed an alternative design that eliminated the alley on Block A and moved sewer infrastructure to the front of the lots. The Waxahachie Utilities Department confirmed that this alternative was feasible from a construction standpoint, but notified the applicant the change would still need to be approved through an amendment to the existing PD. The owner proceeded to install street and utility infrastructure for the development and completed this work in the fall of 2022.

The owner subsequently submitted a formal PD Amendment Application in November of 2022, seeking to amend the PD to eliminate the requirement for the townhomes on Block A to be alley-served, rear entry products. As part of the application, the owner has also worked with staff to prepare a detailed site plan, landscape plan, and elevation/façade plan for inclusion in the PD Amendment. These documents were absent in the original PD. The site plan, landscape plan, and elevation/façade plan comply with the revised PD development regulations and the applicable regulations of the Waxahachie Zoning Ordinance.

Existing PD Regulations	**Proposed Development Regulations**
All units are required to have a rear entry one (1) car garage.	All units are required to have two (2) car garages. Townhomes on Block A shall be front entry.
No fencing standards.	Townhomes on Block A shall have backyards with 6' fencing per the fencing exhibit.

The original PD includes a requirement for using at least 70% masonry exterior construction materials for the townhomes, with cementous fiberboard included as a masonry material. With this PD Amendment, the owner is not seeking to deviate from this requirement, but is providing additional detail on the proposed exterior construction material for each building. Each building is now proposed to be 100% masonry, comprised of brick veneer, stone veneer, and cementous siding.

Staff has received two (2) letters of opposition to the proposed PD Amendment. Due to the additional site detail, landscape detail, and architectural regulations proposed with the PD Amendment, staff recommends approval of the PD Amendment request, subject to the following conditions:

1. A mutually agreed upon Development Agreement will be required to be executed prior to the issuance of building permits. The Development Agreement shall include the type and percentage of the proposed exterior construction materials for each building.
2. The property shall be platted prior to the issuance of building permits for the development.
3. The applicant shall obtain building permits from the City of Waxahachie Building & Community Services Department prior to construction of the townhomes.

Commissioners expressed concern with the proposed elevation/façade, landscaping, variation from the 2019 concept plan, and not conforming with the approved Planned Development. It was confirmed the property owner installed the infrastructure prior to approval of an amendment to the approved Planned Development.

Mahendra Kandepu, representative of the owner, Lillian Custom Homes, explained a grading issue was identified on the western portion of the property that would make the development of an alley and the extension of sewer infrastructure to the rear of the property more difficult than initially expected. He noted the proposed façade has increased to 100% masonry.

It was the general consensus of the Commission that the elevation/façade of the townhomes need to be revised to distinguish between the different units, landscaping at the entry needs improvement, and larger caliper trees should be considered for the development.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against ZDC-153-2022, Chairman Keeler closed the Public Hearing.

After a lengthy discussion, the applicant agreed to continue the Public Hearing to allow adequate time to work with staff to amend their proposal.

9. Consider recommendation of Zoning Change No. ZDC-153-2022

Action:
Betty Square Coleman moved to continue the Public Hearing for ZDC-153-2022 to a future Planning and Zoning Commission meeting.

City Secretary Amber Villarreal explained if the Public Hearing is not continued to a specific date, the case will require the zoning change procedures to start over with new property owner notices and publication in the newspaper. Ms. Pruitt confirmed staff is prepared to start over.

*Melissa Ballard seconded, **All Ayes**.*

10. Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Moody 2, Lot 1, Block A, being 1.139 acres, located at 630 Boyce Road, situated in the S. Peters Survey, Abstract No. 831, an addition in the Extraterritorial Jurisdiction of the City of Waxahachie (Property ID 189308) – Owner: TONY & DEBRA MOODY (SUB-12-2023) Staff: Eleana Tuley

Eleana Tuley, Senior Planner, presented the case noting the applicant requests to plat a 1-acre tract into one (1) lot for residential use located at 630 Boyce Road in the City of Waxahachie extraterritorial jurisdiction (ETJ). The subject property is part of a 40-acre tract. The owner is platting one acre of the overall property to sell the subject property. Per the Texas Local Government Code (Section 232.0015), the property owner is not required to plat the remainder of the tract if greater than ten acres. Adequate public facilities are available to serve the subject property; however, the property owner shall install a water meter per Rockett SUD standards

before recording the plat. Additionally, the property owner shall apply for an OSSF permit with Ellis County when the property owner is ready to construct a single-family residence on the subject property. 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 Plat.

Action:
Melissa Ballard moved to approve SUB-12-2023 for a Plat of Moody 2, Lot 1, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Erik Test seconded, ***All Ayes.***

11. Consider a request by Serena Moir, for a Replat of Lots 1R and 1A-R, Cockerham Estates and a 20.33 acre tract of land in the Charles Green Survey, Abstract No. 922 and the M.V.B Rhodes Survey, Abstract No. 950, to create Lot 1R2, 1R3, and 3, Cockerham Estates, 3 Residential Lots, being 42.770 acres, located at 4110 FM 66, in the Extraterritorial Jurisdiction (Property ID 209024, 239265, and 239266) – Owner: SERENA & JAMES MOIR AND MICHELLE RIDER (SUB-49-2023) Staff: Eleana Tuley

Ms. Tuley presented the case noting the applicant requests to replat a 42.770-acre tract of land into three (3) lots for residential use at 4110 FM 66 in the City of Waxahachie extraterritorial jurisdiction (ETJ). Lots 1R2, 1R3, and a portion of lot 3 (approximately 8 acres) were previously platted lots as part of the Cockerham Estates Plat recorded in Cabinet M, Slide 362. The purpose of this plat is to incorporate an unplatted 20-acre tract of land into lot 3 and shift the property lines among lots 1R2 and 1R3. There is an existing single-family residence on each lot and all existing structures are fully contained within the new limits of the proposed property lines. Furthermore, all lots are served by adequate water and sewer facilities and no further infrastructure improvements are necessary. 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:
Melissa Ballard moved to approve SUB-49-2023 for a Replat of Lots 1R and 1A-R, Cockerham Estates, and a 20.33-acre tract of land in the Charles Green Survey, Abstract No. 922 and the M.V.B Rhodes Survey, Abstract No. 950, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, ***All Ayes.***

12. Consider a request by Claudio Segovia, Johnson Volk Consulting, Inc., for a Replat of Lot 2, Block A, Commons at North Grove, 3 lots, being 3.001 acres, located across from 507 Country Meadows Blvd., (Property ID 290825) – Owner: KOTHA HOLDINGS GROUP, LLC (SUB-68-2023) Staff: Eleana Tuley

Ms. Tuley presented the case noting the applicant requests to replat one (1) lot (approximately 3 acres) into three (3) lots for non-residential use across from 507 Country Meadows Boulevard. Although the applicant has yet to submit a formal site plan application to the Planning Department for either of the three (3) lots, the applicant has expressed a keen interest in constructing a daycare, a restaurant (without a drive-through), and an office building. The applicant shall be required to obtain site plan approval and all necessary City permits to develop the property in question for

said uses in the future. As proposed, the plat complies with the zoning provisions in the North Grove Planned Development (PD) Ordinance and the City's subdivision regulations. 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-68-2023 for a Replat of Lot 2, Block A, Commons at North Grove, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Erik Test seconded, ***All Ayes.***

13. Public Hearing on a request by Jake Fears, JHF Engineering, for a Specific Use Permit (SUP) for a restaurant with a drive-through use within a General Retail (GR) and Light Industrial-1 (LI-1) zoning district located at 1995 North Highway 77 (Property ID 262424) - Owner: C&C WAXAHACHIE, LLC (ZDC-4-2023) Staff: Eleana Tuley

Ms. Tuley presented the case noting the applicant is requesting a Specific Use Permit (SUP) for a restaurant with a drive-through use at 1995 North Highway 77. The restaurant is part of a multi-tenant retail building (10,354 square feet) with four suites: a sit-down restaurant, a drive-through restaurant, a nail salon, and a dental clinic. The property owner has yet to finalize contracts with the prospective tenants; therefore, the applicant cannot disclose the businesses occupying each suite. The proposed development has satisfied all the requirements of the zoning ordinance, including, but not limited to, parking, stacking, and landscaping requirements.

The applicant provided two sets of architectural elevations. Both sets of elevations have the same building design and exterior finishing materials, except the color scheme for each set is different. Option 1, the building is mostly made of brick, with two different shades of brown (dark and light) with gray undertones. Additionally, natural stone materials are used in the lower portion of the building and features a stucco parapet roof. Option 2, the building is mostly made of brick, with two different shades of brown (dark and light) with red undertones. Additionally, natural stone materials are used in the lower portion of the building and features a stucco parapet roof. 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 following conditions:

1. The applicant execute a mutually agreed upon Development Agreement.
2. The applicant obtain the necessary building permits from the City of Waxahachie Building and Community Services Department.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against ZDC-4-2023, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. ZDC-4-2023

Action:

Erik Test moved to recommend approval of ZDC-04-2023, a Specific Use Permit (SUP) for a restaurant with a drive-through use, subject to the conditions of the staff report with elevation option 1, authorizing the City Manager and/or Mayor to execute all documents accordingly. Bonney Ramsey seconded, ***All Ayes.***

15. Public Hearing on a request by James Dixon, Dixon & Associates, for a Specific Use Permit (SUP) for an Accessory Building (Residential), Greater than or Equal to 700 Square Feet use within the Single-Family Dwelling-2 (SF2) zoning district located at 149 Country Drive (Property ID: 203065) – Owners: NICHOLAS AND MARIA SIERRA (ZDC-48-2023) Staff: Oanh Vu

Oanh Vu, Planner, presented the case noting the applicant is requesting a Specific Use Permit to construct an accessory structure greater than 700 square feet on the rear side of the single-family residential lot at 149 Country Drive. The single-family dwelling has an approximate size of 2,913 square feet and the proposed accessory structure has an area of 725 square feet. The accessory structure will have an exterior masonry construction to match the primary building. The owner plans to utilize the accessory structure for storing household items, tools, lawn equipment, and vehicles. The structure will be situated at the back of the property, towards the southern part of the lot. The applicant has confirmed to staff the structure will not be used as a dwelling and will not be metered, sold, or leased separately from the existing home. Staff has received three (3) letters of support. 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 following conditions:

1. The accessory structure shall not be used as a dwelling without a Specific Use Permit that has been approved by City Council.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The accessory structure shall obtain a permit from the City of Waxahachie Building and Community Services Department before constructing the accessory structure.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against ZDC-48-2023, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. ZDC-48-2023

Action:
Melissa Ballard moved to recommend approval of ZDC-48-2023, a Specific Use Permit (SUP) for an Accessory Structure over 700 Square Feet use within a Single-Family 2 (SF-2) zoning district, subject to the conditions the staff report. Betty Square Coleman seconded, ***All Ayes.***

17. Adjourn

Jennifer Pruitt, Senior Director of Planning, congratulated Senior Planner Zack King for passing his AICP exam.

Betty Square Coleman requested developers fulfill approved requirements and produce quality developments.

Mayor Pro Tem Chris Wright expressed disapproval of the owner prematurely installing infrastructure without approval of an amendment to the Planned Development for ZDC-153-2022. Mr. Wright welcomed public feedback on short-term rentals in Waxahachie and expressed concern with approving a Specific Use Permit for a drive-through without knowing the prospective occupant.

The Planning and Zoning Commission and staff congratulated Zack King for passing his AICP exam.

There being no further business, the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5+6)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-24-2023

MEETING DATE(S)

Planning & Zoning Commission: July 25, 2023

City Council: August 7, 2023

CAPTION

Public Hearing on a request by Steve Meier, Turcotte Development, for a **Specific Use Permit (SUP)** for a Heavy Equipment Rental and Sales use within a Commercial (C) zoning district located at 2021 Corporate Parkway (Property ID 273978) - Owner: Ledbetter Real Estate, LTD (ZDC-24-2023)

RECOMMENDED MOTION

"I move to recommend denial of ZDC-24-2023, a Specific Use Permit (SUP) for a Heavy Equipment Rental and Sales use."

APPLICANT REQUEST

The Applicant requests a specific use permit for a Heavy Equipment Rental and Sales use (H&E Equipment Services) within a Commercial (C) zoning district located at 2021 Corporate Parkway.

CASE INFORMATION

Applicant:	Steve Meier, Turcotte Development
Property Owner(s):	Ledbetter Real Estate, LTD
Site Acreage:	4.266 acres
Current Zoning:	Commercial District (C)
Requested Zoning:	C with a specific use permit (SUP) for a Heavy Equipment Rental and Sales use

SUBJECT PROPERTY

General Location:	2021 Corporate Parkway
Parcel ID Number(s):	273978
Existing Use:	Undeveloped Land
Development History:	The subject property was platted as Lot 3, Block C in 2016.

(5+6)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Undeveloped Land
East	C	Undeveloped Land
South	LI-2	Ellis County Fire Station #2 & Easy Self-Storage
West	C	Undeveloped Land

Future Land Use Plan: Residential Neighborhood Placetype

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

Thoroughfare Plan: The primary access to the subject property is from Corporate Parkway (60' public right-of-way) on the Thoroughfare Plan. Additional right-of-way dedication is not required.

Site Image:

(5+6)

PLANNING ANALYSIS

Purpose of Request

The Applicant requests a specific use permit for a Heavy Equipment Rental and Sales use (H&E Equipment Services) within a Commercial (C) zoning district located at 2021 Corporate Parkway. H&E Equipment Services is one of the largest equipment rental companies in the nation. They plan to sell, rent and service heavy equipment at the proposed location. Based on the company's website the facility may rent and sell a variety of heavy equipment such as aerial work platforms, earthmoving equipment, forklifts and other general construction equipment. The business will generally operate Monday through Friday 7 am to 5 pm, and closed on weekends.

Proposed Development

The Applicant is proposing to construct a 6,140-square-foot building with a customer lobby, office and service shop. All customer parking (13 required/26 provided) will be located in front of the building. Heavy equipment for sale and rent will be located in the rear portion of the lot. The outdoor storage area will be screened with an 8-foot precast masonry wall with a brick pattern that will match the brick color on the main building. Additionally, the business will install a controlled access gate to the outdoor storage area to limit access to employees. The business will have a knox-box at the controlled access gate for emergency responders.

Landscaping

The landscape plan complies with the City's minimum landscaping requirements in Section 5.04 (Landscape Requirements) of the Zoning Ordinance. The Applicant provided nine additional live oak trees (6" caliper) along the eastern property line outside the 8-foot precast concrete wall. Additionally, the Applicant provided eight accent trees (3" caliper yaupon holly) in the front yard.

Proposed Elevations

The Applicant has provided two sets of architectural elevations. Both sets of elevations have the same building design and exterior finishing materials, except the color scheme for each set is different.

Option 1 – In this option, the building is composed of 100 percent brick on the north, east and west elevations, and metal wall panels on the south elevation. The brick color is dark red.

Option 2 - In this option, the building is composed of 100 percent brick on the north, east and west elevations, and metal wall panels on the south elevation. The brick color is light red.

Staff Recommendation

After careful consideration and analysis, staff recommends denial of the proposed SUP request for heavy equipment rental and sales due to its negative impact on the viability of other commercial uses developing in the surrounding area. H&E rents and sells heavy machinery and equipment in high volumes since their customers are construction companies that work on large-scale projects, such as TxDOT roadway projects. H&E does not sell or rent equipment to the average consumer. Staff is concerned with the heavy truck traffic picking up and dropping off equipment and its impact on surrounding properties. Furthermore, the area in question is a thriving commercial center that has the potential to attract more sit-down restaurants and entertainment venues to the community. Therefore, in the interest of fostering a healthy and thriving commercial environment, staff believes it is essential to prioritize the long-term viability and sustainability of the surrounding area by denying this project.

Staff has also included a saturation map for existing and proposed heavy equipment rental and sales in the City of Waxahachie. In addition to the location of the proposed development, Staff is concerned about the concentration of heavy and equipment rental/sales uses in the City as a whole.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff received six letters of support from the eight properties within the 200-foot notification area. It should be noted that the entity (Ledbetter Real Estate, LTD) that owns the subject property, also owns six of the eight properties within the 200-foot notification area.

In addition, to the six letters of support previously mentioned, the Applicant got five letters of support from the surrounding businesses, including C.A. Wilson Appliance, Electronics, & Mattresses, Cancun's Ameri-Mex Restaurant, Celebrity Café and Restaurant, Fish City Grill, and Mi Casa Mexican Cuisine. The businesses are outside the 200-foot notification 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 denial of the SUP request with the conditions listed below.

1. The Applicant shall execute a mutually agreed upon development agreement.
2. The subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Site Plan, Exhibit C - Landscape Plan, Exhibit D – Architectural Elevations, and Exhibit E – Perimeter Screening Wall Detail.
3. The brick on the perimeter screening wall provided in Exhibit E shall match the brick color on the main building.
4. Heavy equipment will be kept in a stowed position when stored or on display on-site.
5. The Applicant and/or Developer for the subject property shall be responsible for obtaining building permits per the City's applicable rules and regulations governing such permits.

(5+6)

ATTACHED EXHIBITS

1. Location Map (Exhibit A)
2. Site Plan (Exhibit B)
3. Landscape Plan (Exhibit C)
4. Architectural Elevations (Exhibit D) - Option 1
5. Architectural Elevations (Exhibit D) – Option 2
6. Perimeter Screening Wall Detail (Exhibit E)
7. Operational Plan
8. PON Response Exhibit
9. PON Responses
10. Saturation Map for Heavy Equipment Sales and Rental

STAFF CONTACT INFORMATION

Prepared by:
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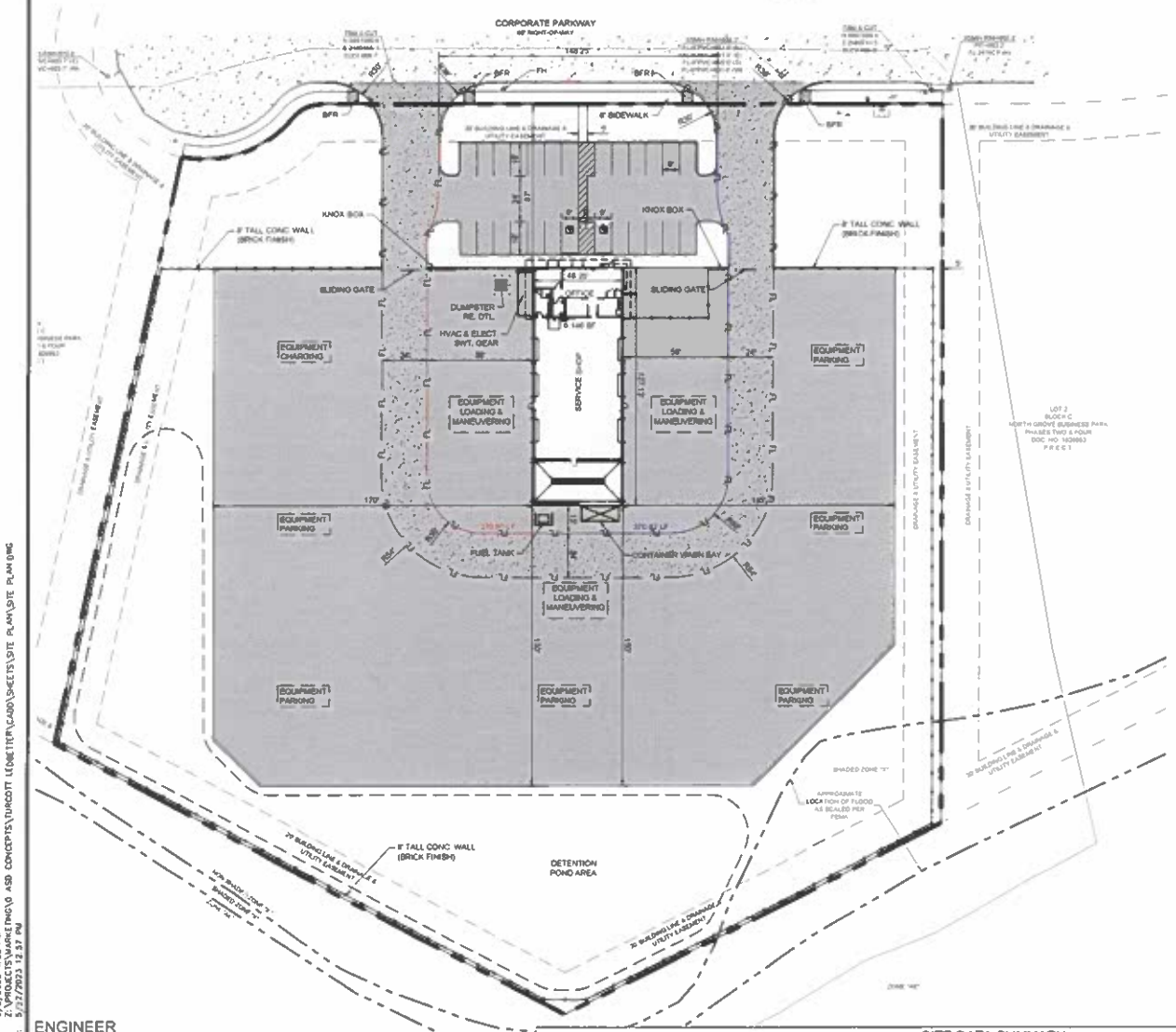
Senior Planner
eleana.tuley@waxahachie.com

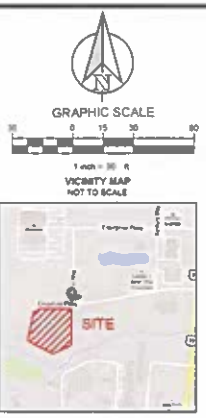
Reviewed by:
Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com

EXHIBIT A - LOCATION MAP

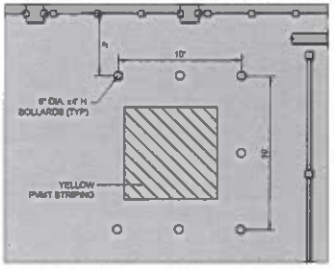
(54)

EXHIBIT B - SITE PLAN





LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	PROPOSED FIRE LANE
	POST DEVELOPMENT FLOODPLAIN
	PROPOSED CONCRETE CURB & GUTTER
(10)	PROPOSED PARKING COUNTS



DUMPSTER LOCATION DETAIL

ENGINEER

TEXAS REGISTRATION #14199
1903 CENTRAL DR
SUITE #406
BEDFORD, TX 76021
PH. 817 281 0572
FAX 817 281 0574
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

DEVELOPER

TURCOTTE DEVELOPMENT
6116 N. CENTRAL EXPRESSWAY
SUITE 617
DALLAS, TX 75206
PH. 214 632 9611
CONTACT NAME: STEVE MEIER

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE REQ.	LOT COVERAGE PROV.	FLR AREA RATIO REQ.	FLR AREA RATIO PROV.	PARKING REQ. RATIO	PARKING TOTAL REQ.	PARKING TOTAL PROV.	HANDICAP SP. REQ.	HANDICAP SP. PROV.	TOTAL IMPERVIOUS (SQ FT)	TOTAL IMPERVIOUS (%)	TOTAL PERVIOUS (SQ FT)	TOTAL PERVIOUS (%)
3	COMMERCIAL	Heavy Equip. Rental & Sales	4.27	186,001	6,140	28'	1	40% MAX	3.3%	L.E.R. L.E.MAX	0.03	Heavy Machinery & Equipment Rental, Sales, or Storage (1 PER 100 SQ.FT)	13	36	2	2	115,225	62%	70,776	38%

TURCOTTE WAXAHACHIE

4.268 ACRES

LEGAL DESCRIPTION

BEING LOT 3 BLOCK C OF THE NORTH GROVE BUSINESS PARK, PHASES TWO & FOUR AN ADDITION TO THE CITY OF WAXAHACHIE ELLIS COUNTY TEXAS ACCORDING TO THE AMENDED PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 1626863 PLAT RECORDS, ELLIS COUNTY TEXAS

CITY	STATE
WAXAHACHIE	TEXAS

COUNTY	SURVEY	ABSTRACT NO
COLLIN	JOHN SHAVER SURVEY	1000

CLAYMOORE ENGINEERING

PRELIMINARY

TURCOTTE WAXAHACHIE
WAXAHACHIE, TX

SUP SITE PLAN

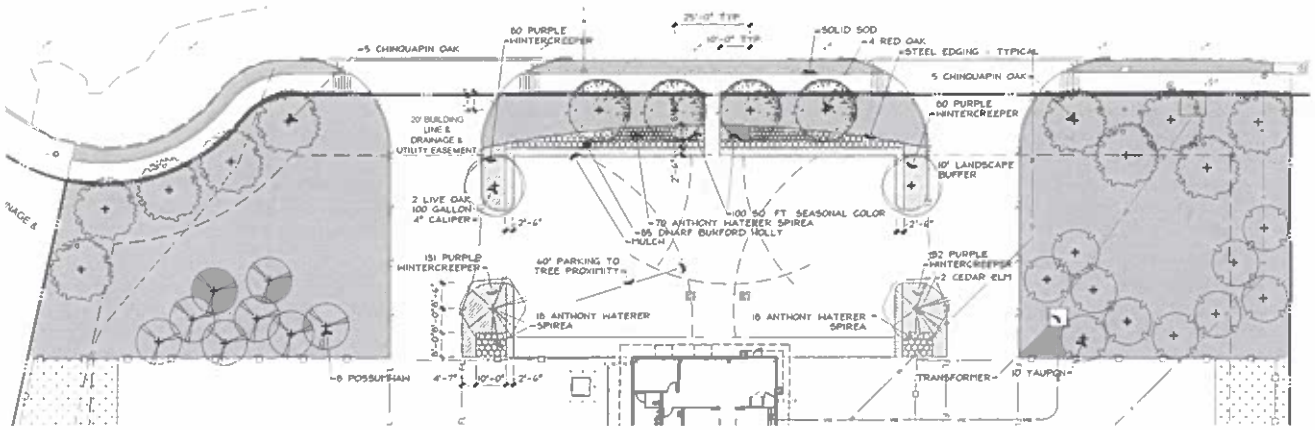
DESIGN
DRAWN
CHECKED
DATE

SHEET
C-1

PLOTTED BY: DREW DONOSKY
PLOT DATE: 6/5/2023 4:58 PM
LOCATION: Z:\PROJECTS\WAXAHACHIE\0 ASD CONCEPTS\TURCOTT LEDGETER\CADD\SHEETS\SITE PLAN\SITE PLAN.DWG
LAST SAVED: 5/22/2023 12:37 PM

TURCOTTE DEVELOPMENT GROUP

KENDALL LANDSCAPE ARCHITECTURE



B | LANDSCAPE PLAN

1" = 20'-0"

PROPERTY LEGAL DESCRIPTION

LOT 3 BLOCK C OT THE NORTH GROVE BUSINESS PARK, PHASES TWO AND FOUR AN ADDITION
TO THE CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS
"No existing trees on the property"

INTERIOR LANDSCAPE AREA

ZONING (PD-C) COMMERCIAL
40% OF PROPOSED BUILDING(S) GROUND-FLOOR SQ FT SHALL BE REQUIRED INTERIOR LANDSCAPE
TOTAL BUILDING(S) SQ FT = 6 140 SQ FT

REQUIRED	PROVIDED
2 456 SQ FT (40%)	70 123 SQ FT

ONE (1) CANOPY TREE PER 500 SQ FT OF REQUIRED INTERIOR LANDSCAPE AREA
(see Section 5 04(e)(iv))

REQUIRED	PROVIDED
5 CANOPY TREES	14 CANOPY TREES

ONE (1) UNDERSTORY TREE PER 250 SQ FT OF REQUIRED INTERIOR LANDSCAPE AREA
(see Section 5 04(e)(iv))

REQUIRED	PROVIDED
10 ACCENT TREES	18 ACCENT TREES

ONE (1) SHRUB PER 70 SQ FT OF REQUIRED INTERIOR LANDSCAPE AREA
(see Section 5 04(e)(iv))

REQUIRED	PROVIDED
35 SHRUBS	85 SHRUBS

15% OF REQUIRED INTERIOR LANDSCAPE AREA SHALL BE GROUNDCOVER
(see Section 5 04(e)(iv))

REQUIRED	PROVIDED
369 SQ FT GROUNDCOVER	828 SQ FT GROUNDCOVER

2% OF REQUIRED INTERIOR LANDSCAPE AREA SHALL BE SEASONAL COLOR
(see Section 5 04(e)(iv))

REQUIRED	PROVIDED
49 SQ FT SEASONAL COLOR	100 SQ FT SEASONAL COLOR NEW GOLD LANTANA 1 GALLON AT 18" ON CENTER

PARKING LOT LANDSCAPE

30 SQ FT OF LANDSCAPE PER PARKING SPACE (see Section 5 04(f)(iv))
TOTAL OPEN PARKING SPACES = 26

REQUIRED	PROVIDED
780 SQ FT LANDSCAPE	1 525 SQ FT LANDSCAPE

TWO (2) TREES 4" CAL PER 300 SQ FT OF REQUIRED PARKING LOT LANDSCAPE AREA
(see Section 5 04(f)(vi))

REQUIRED	PROVIDED
3 TREE 4" CAL	4 TREES 4" CAL

TEN (10) SHRUBS PER 500 SQ FT OF REQUIRED PARKING LOT LANDSCAPE AREA
(26*30 sf = 780 sf /500 = 1 56 * 10 = 16 SHRUBS
(see Section 5 04(f)(vi))

REQUIRED	PROVIDED
16 SHRUBS	36 SHRUBS

BUFFERYARD

20% OF THE STREETYARD TO BE PERMANENT LANDSCAPE (see Section 5 04(g)(ii))
STREETYARD = 40 000 S F

REQUIRED	PROVIDED
8 000 SQ FT LANDSCAPE (20%)	32 000 SQ FT LANDSCAPE (80%)

LANDSCAPE BUFFER

ONE (1) TREE PER 40 L F OF STREET FRONTAGE (see Section 5 04(g)(iii))

REQUIRED	PROVIDED
11 TREES	11 TREES

E | LEGEND

SOLID SOD BERMUDA

HYDROMULCH BERMUDA

SEE SHEET LI 2 FOR TREE SYMBOLS

C | PREPARATION GENERAL NOTES

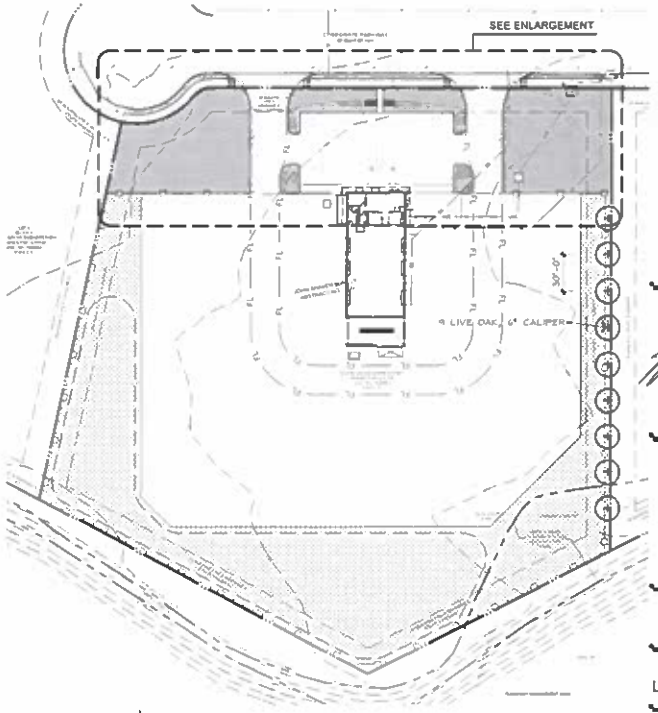
1 PLAN PREPARED BY:

MICHAEL S KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75206
PHONE (214) 739-5226
E-MAIL MIKE@KENDALL7 COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO 1127

2 ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE

3 ALL REQUIRED TREES FROM THE CITY APPROVED LISTING

EXHIBIT C - LANDSCAPE PLAN



A | OVERALL SITE PLAN

1" = 50'-0"

RENTAL FACILITY
WAXAHACHIE, TEXAS

Seal

CERTIFIED LANDSCAPE ARCHITECT
MICHAEL SHERMAN KENDALL
1127
STATE OF TEXAS

06 05 29

Issue Date
5 June 2023

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.1

(54)

TURCOTTE DEVELOPMENT GROUP

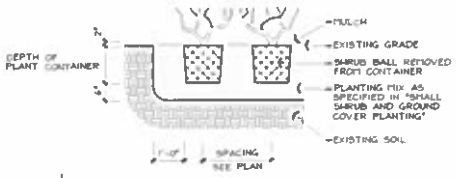
KENDALL LANDSCAPE ARCHITECTURE

RENTAL FACILITY
WAXAHACHIE, TEXAS

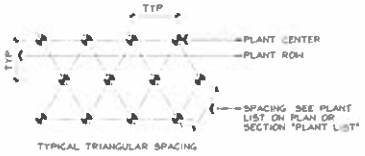
E | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED

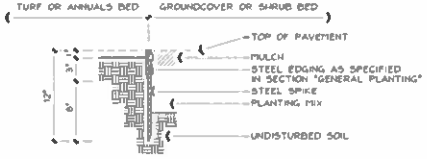
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 10' - 12' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER	2
QUERCUS VIRGINIANA	LIVE OAK	6" CALIPER	SINGLE STRAIGHT LEADER	9
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 10' - 12' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER	2
QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 10' - 12' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER	10
QUERCUS BUCKLEYI	RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 10' - 12' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER	4
ORNAMENTAL TREES				
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	10
ILEX DECIDUA	POSSUMHAW	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	8
SHRUBS				
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	5 GALLON - MINIMUM 2' HEIGHT AT TIME OF PLANTING	24" ON CENTER	84
SPIRAEA X BUMALDA	DOL CHICA SPIREA	1 GALLON	18" ON CENTER	106
GROUNDCOVER				
EUONYMUS FORTUNEI	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	424
ANNUALS				
SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER				
SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER				
FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER				
LAWN				
CYNDON SPP	BERMUDA GRASS - SOLID SOD AND HYDROMULCH - SEE PLAN			



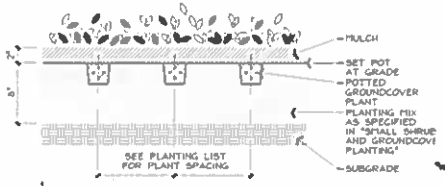
E | SHRUB PLANTING - SECTION
1/2" = 1'-0"



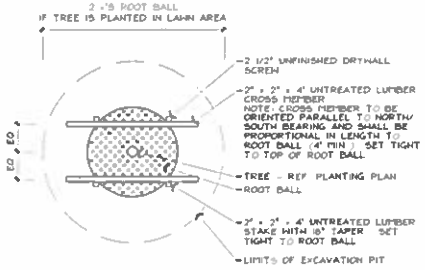
F | PLANT SPACING - PLAN
1/2" = 1'-0"



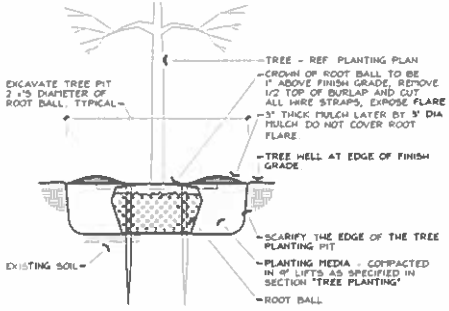
G | STEEL EDGING - SECTION
1 1/2" = 1'-0"



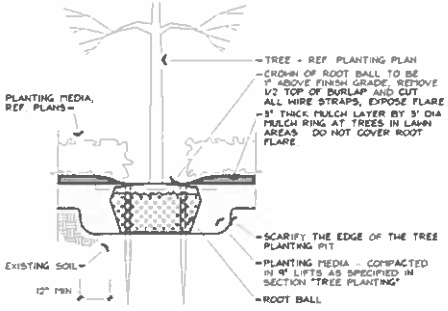
H | GROUNDCOVER PLANTING - SECTION
1 1/2" = 1'-0"



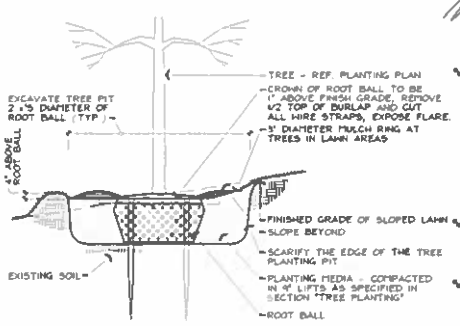
A | TYPICAL TREE STAKING - PLAN
1/2" = 1'-0"



B | TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0"



C | TREE PLANTING IN PLANTER - SECTION
1/2" = 1'-0"



D | TREE PLANTING ON SLOPE IN LAWN - SEC.
1/2" = 1'-0"

Seal

Issue Date
23 May 2023

Sheet Name
DETAILS

Sheet Number
L1.2

(5-4)

EXHIBIT D - ELEVATIONS

EXTERIOR FINISH MATERIAL BREAKDOWN

4 WEST ELEVATION

EXTERIOR FINISH MATERIAL BREAKDOWN

3 EAST ELEVATION

EXTERIOR FINISH MATERIAL BREAKDOWN

2 SOUTH ELEVATION

EXTERIOR FINISH MATERIAL BREAKDOWN

1 NORTH ELEVATION (Corporate Parkway)

SUBMISSIONS & REVISIONS

TURCOTTE DEVELOPMENT GROUP

H&E EQUIPMENT SERVICES

ANTUNOVICH ASSOCIATES

INGENUITY ENGINEERS, INC.

raSmith

H&E EQUIPMENT SERVICES
CORPORATE PARKWAY
WAXAHACHIE, TX 75165

BUILDING ELEVATIONS

EXHIBIT D - ELEVATIONS

EXTERIOR FINISH MATERIAL BREAKDOWN

Exterior Finishing Material	Surface Area (SF)	Percentage
King Size Brick Veneer	1,359 SF	100 %
ACM Panel Trim or Equal		
Total Surface Area	1,359 SF	100 %

* Concealed or outside windows, doors and trim
* 11,000 SF +/- of Pre-cast Masonry Fencing being provided at site perimeter

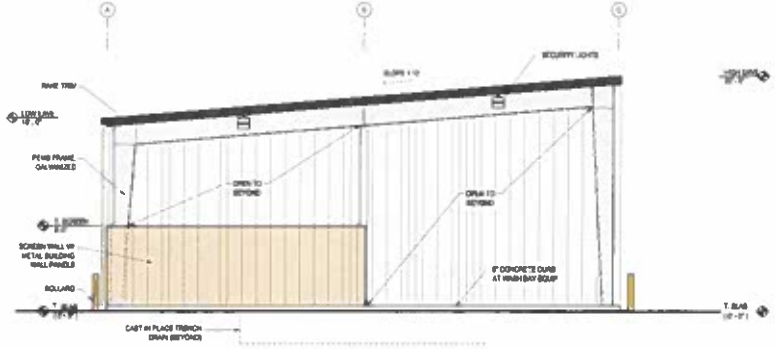
4 WEST ELEVATION
A3.01 SCALE: 3/16"=1'-0"

EXTERIOR FINISH MATERIAL BREAKDOWN

Exterior Finishing Material	Surface Area (SF)	Percentage
King Size Brick Veneer	1,241 SF	100%
ACM Panel Trim or Equal		
Construction outside windows, doors and trim		
Total Surface Area	1,241 SF	100 %

* Concealed or outside windows, doors and trim
* 11,000 SF +/- of Pre-cast Masonry Fencing being provided at site perimeter

3 EAST ELEVATION
A3.01 SCALE: 3/16"=1'-0"



EXTERIOR FINISH MATERIAL BREAKDOWN

Exterior Finishing Material	Surface Area (SF)	Percentage
Metal Wall Panels	703 SF	58.6 %
Splashblock Stone Facing	120 SF	10.0 %
Total Surface Area	1200 SF	100 %

* Concealed or outside windows, doors and trim
* 11,000 SF +/- of Pre-cast Masonry Fencing being provided at site perimeter

2 SOUTH ELEVATION
A3.01 SCALE: 3/16"=1'-0"

EXTERIOR FINISH MATERIAL BREAKDOWN

Exterior Finishing Material	Surface Area (SF)	Percentage
King Size Brick Veneer	704 SF	100 %
ACM Panel Trim or Equal		
Total Surface Area	704 SF	100 %

* Concealed or outside windows, doors and trim
* 11,000 SF +/- of Pre-cast Masonry Fencing being provided at site perimeter

1 NORTH ELEVATION (Corporate Parkway)
A3.01 SCALE: 3/16"=1'-0"

No.	Date	Description
1	09/14/23	SUP PACKAGE

Submissions & Revisions

Owner
TURCOTTE DEVELOPMENT GROUP

Tenant
H&E EQUIPMENT SERVICES

Architect
ANTUNOVICH ASSOCIATES

Mechanical Contractor

Civil Engineer

M.E.P. & F.P. Engineers
INGENUITY ENGINEERS, INC.

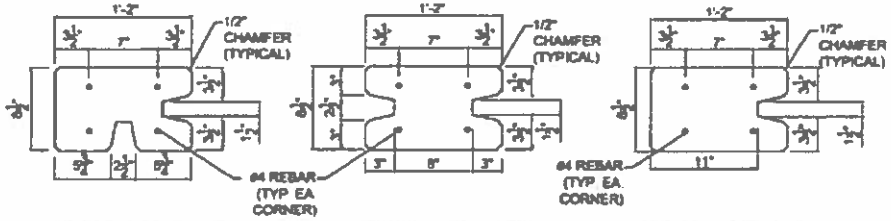
Structural Engineer
raSmith

Project Location
H&E EQUIPMENT SERVICES
CORPORATE PARKWAY
WAXAHACHIE, TX 75165

Drawing Title
BUILDING ELEVATIONS
(ALTERNATE BRICK COLOR)

Date 09/14/23
Drawn By MAS
Checked By
Project No.

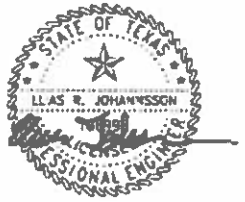
EXHIBIT E - PERIMETER SCREENING WALL



CORNER SOLID POST DETAIL
8-1/2" X 14"
SCALE 1" = 1'-0"

LINE SOLID POST DETAIL
8-1/2" X 14"
SCALE 1" = 1'-0"

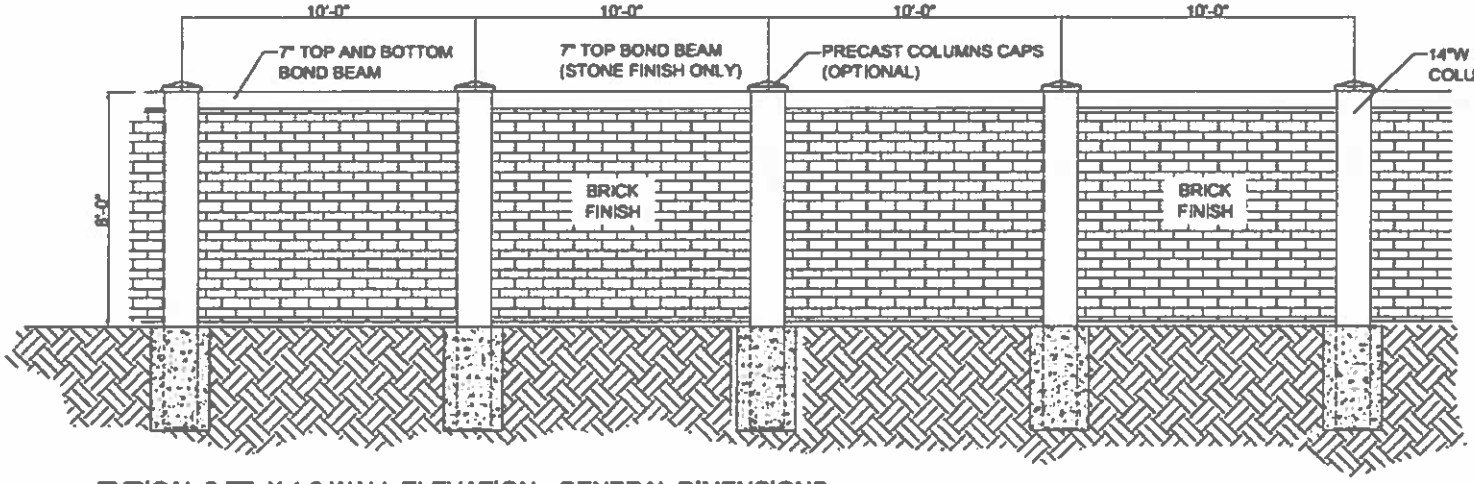
END SOLID POST DETAIL
8-1/2" X 14"
SCALE 1" = 1'-0"



11/11/2022

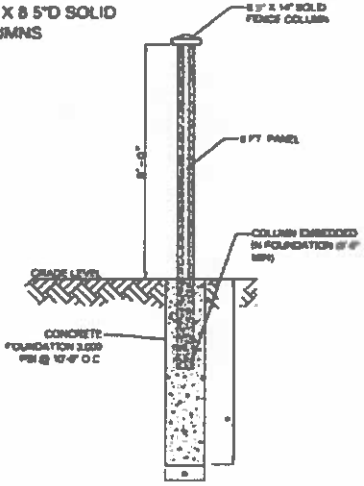
* Foundation Schedule (8 Ft. Columns)

Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
PERMAWALL 8 ft Wall Height on 10 ft Centers	24" Diameter	120" Depth



TYPICAL 8 FT. X 1.0 WALL ELEVATION - GENERAL DIMENSIONS

SCALE 1/4" = 1'-0"



SHEET 2

(546)

(5+6)

(5+6)

TURCOTTE DEVELOPMENT GROUP

May 23, 2023

Site Development Overview & Operational Plan

Proposed H&E Equipment Services Facility
2021 Corporate Parkway
Waxahachie, Texas

Overview

The proposed use of the subject property is for a construction equipment rental facility for H&E Equipment Services, Inc. (H&E). H&E's business model is predominantly focused on the rental of heavy construction equipment with the occasional sale of used equipment. Their primary customer contact is via telephone or via their website. They do not publicly display equipment and have little or no walk-in customer traffic. The site is a platted lot in the North Grove Business Park. The business park is bordered on the south by South Grove Creek with HI & LI zoned properties abutting the south side of the creek and to the north by the Atwood Ranch & Home development which is zoned PD-Commercial. The business park is bordered on the west by a BNSF railroad right-of-way and on the east by US Highway 77.

The H&E project will be the first lot to be developed in the rear (western) portion of the business park. We feel the use is compatible with the adjacent commercially zoned vacant lots as well as the Atwood's Ranch & Home Store which has a significant amount of unscreened merchandise such as farm equipment, trailers, fencing, and landscape materials as well as additional outdoor retail displays. In addition, the use is compatible with the predominantly HI & LI zoned properties between I-35 and US 77 that span from US 287 to the south up to the city limits to the north of the business park.

H&E Equipment Services, Inc.

H&E Equipment Services is one of the largest integrated equipment services companies in the United States focused on construction and industrial equipment, and trades on the Nasdaq Global Select Market under the symbol HEES. Through a network of over 130 branch facilities, the company rents, sells and provides parts and service support for specialized equipment including hi-lift or aerial platform, earthmoving, and general rental equipment. Products differ by location to serve the needs of the local market, and may include construction equipment, material handling equipment, or a wide variety of other machines and equipment. **More information about H&E Equipment can be found at www.he-equipment.com.**

Facility Description

The proposed development is a new construction of a prototype H&E branch facility including a building of approximately 6,000 square feet comprised of a small office space and service bays with overhead doors. Additional improvements to the site include an attached wash bay, equipment charging stations and paved equipment staging and loading areas surrounded by an 8' tall pre-cast concrete screen wall. See examples of this screen wall product on the following page.

The anticipated staffing for the proposed facility is 15 employees, including drivers, service technicians, administrative staff, and management. The operational day use is for staging, delivery, and maintenance of an equipment fleet rented to contractors and other commercial companies. There will be no retail products

(5+6)

displayed for sale, and limited walk-in customer traffic. Anticipated operating hours are from 7:00 am to 5:00 pm Monday through Friday – they are generally not open on Saturday or Sunday.

ZDC-24-2023 - SUP - Turcotte Waxahachie
PON Response Exhibit

(5+4)

(5+6)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2023

RECEIVED JUN 26 2023

LEDBETTER REAL ESTATE LTD
105 RIDGECREST DR.
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 11, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 17, 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 Steve Meier, Turcotte Development, for a **Specific Use Permit (SUP)** for a Heavy Equipment Rental and Sales use within a Commercial (C) zoning district located at 2021 Corporate Parkway (Property ID 273978) - Owner: LEDBETTER REAL ESTATE, LTD (ZDC-24-2023) 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: ZDC-24-2023 **City Reference: 274674**

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

June 26 2023
Date

Ronald Barson
Printed Name and Title

105 Ridgecrest Dr
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.

CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-24-2023 - SPECIFIC PERMIT USE - HEAVY EQUIPMENT RENTAL
TURCOTTE WAXAHACHIE - PON MAP

0 312.5 625 1,250 1,875 2,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.

N W E S

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.

(74)

(5+6)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2023

RECEIVED JUN 26 2023

LEDBETTER REAL ESTATE LTD
105 RIDGECREST DR.
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 11, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 17, 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 Steve Meier, Turcotte Development, for a **Specific Use Permit (SUP)** for a Heavy Equipment Rental and Sales use within a Commercial (C) zoning district located at 2021 Corporate Parkway (Property ID 273978) - Owner: LEDBETTER REAL ESTATE, LTD (ZDC-24-2023) 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: ZDC-24-2023 **City Reference: 198974**

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

June 26 2023
Date

Ronald Barson
Printed Name and Title

105 Ridgecrest Dr.
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.

CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-24-2023 - SPECIFIC PERMIT USE - HEAVY EQUIPMENT RENTAL
TURCOTTE WAXAHACHIE - PON MAP

0 312.5 625 1,250 1,875 2,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.

N W E S

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(145)

(5+6)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2023

LEDBETTER REAL ESTATE LTD
105 RIDGECREST DR.
WAXAHACHIE, TX 75165

RECEIVED JUN 26 2023

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, July 11, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, July 17, 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: ZDC-24-2023 **City Reference: 273978**

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Eleana, ☑ SUPPORT ☐ OPPOSE

Comments:
I believe The use is suitable for the area in N.G. business park. Its in the back by the creek and rail road, and backs up to a Industrial area off of Mushroom Road.

Signature: [signature] Date: June 26 2023

Printed Name and Title: Ronald Barson, Ledbetter Real Estate LTD Address: 105 Ridgecrest Dr.

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CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
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(546)

(5+6)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2023

RECEIVED JUN 26 2023

LEDBETTER REAL ESTATE LTD
105 RIDGECREST DR.
WAXAHACHIE, TX 75165

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Case Number: ZDC-24-2023 **City Reference: 273980**

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☑ SUPPORT ☐ OPPOSE

Comments: I believe The use is suitable for the area. It is the back by The creek and backs up to the industrial park off of Mushroom Road

Signature

Date June 26 2023

Ronald Barson
Printed Name and Title

105 Ridgecrest Rd Waxahachie
Address

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CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-24-2023 - SPECIFIC PERMIT USE - HEAVY EQUIPMENT RENTAL
TURCOTTE WAXAHACHIE - PON MAP

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(5+4)

(5+6)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2023

RECEIVED JUN 2 6 2023

LEDBETTER REAL ESTATE LTD
105 RIDGECREST DR.
WAXAHACHIE, TX 75165

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Case Number: ZDC-24-2023 **City Reference: 273979**

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☑ SUPPORT ☐ OPPOSE

Comments:

Signature

June 26 2023
Date

Ronald Barson
Printed Name and Title

105 Ridgecrest Dr.
Address

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ZDC-24-2023 - SPECIFIC PERMIT USE - HEAVY EQUIPMENT RENTAL
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(145)

(5+6)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-24-2023

RECEIVED JUN 2 6 2023

LEDBETTER REAL ESTATE LTD
105 RIDGECREST DR.
WAXAHACHIE, TX 75165

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Case Number: ZDC-24-2023 **City Reference: 273982**

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☑ SUPPORT ☐ OPPOSE

Comments:

Signature

June 26 2023
Date

Ronald Barson
Printed Name and Title

105 Ridgecrest Dr.
Address

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CITY OF WAXAHACHIE - PROPERTY OWNER NOTIFICATION
ZDC-24-2023 - SPECIFIC PERMIT USE - HEAVY EQUIPMENT RENTAL
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(5+4)

(5+6)

18 July 2023

City of Waxahachie
Planning Department
Attn: Eleana Tuley, AICP
401 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
Via email: eleana.tuley@waxahachie.com

RE: ZDC-24-2023

To Whom It May Concern,

As owner and/or operator of an adjacent property within the North Grove Business Park, please accept this letter as notice of our support for Zoning Request ZDC-24-2023 for the H&E Rental Equipment project being developed by Turcotte Development Group, LLC. If you have questions for our group please let me know. This change will help strengthen our Business Park and we are in support of this zoning request.

Regards,

Stacy Rudd, AIA
Land Owner of 1.6 acres adjacent to Justin Wilson's tract and directly across from Cancun's
512-658-9663

(5 of 6)

July 7. 2023

City of Waxahachie
Planning Department
Attn: Eleana Tuley, AICP
401 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
Via email: eleana.tuley@waxahachie.com

RE: ZDC-24-2023

To Whom It May Concern,

As owner and/or operator of an adjacent property within the North Grove Business Park, please accept this letter as notice of our support for Zoning Request ZDC-24-2023 for the H&E Rental Equipment project being developed by Turcotte Development Group, LLC.

Regards,

Cancun's Ameri-mex Restaurant
2000 Corporate Parkway
Waxahachie TX 75165
Emiliano Bahena
Emiliano_bahena@yahoo.com
469 658 2859

(5+6)

July 7. 2023

City of Waxahachie
Planning Department
Attn: Eleana Tuley, AICP
401 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
Via email: eleana.tuley@waxahachie.com

RE: ZDC-24-2023

To Whom It May Concern,

As owner and/or operator of an adjacent property within the North Grove Business Park, please accept this letter as notice of our support for Zoning Request ZDC-24-2023 for the H&E Rental Equipment project being developed by Turcotte Development Group, LLC.

Regards,

NAZIR MOOSA
RDH RENOVATIONS LLC
NAZIR@RDHRENOVATIONS.COM
817-789-5838

(5+6)

July 14. 2023

City of Waxahachie
Planning Department
Attn: Eleana Tuley, AICP
401 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
Via email: eleana.tuley@waxahachie.com

RE: ZDC-24-2023

To Whom It May Concern,

As owner and/or operator of an adjacent property within the North Grove Business Park, please accept this letter as notice of our support for Zoning Request ZDC-24-2023 for the H&E Rental Equipment project being developed by Turcotte Development Group, LLC.

Regards,

Michael Judson
Fish City Grill
2001 Enterprise Pkwy.
mjudson08@fishcitygrill.com
469-383-6419

(5+6)

July 14, 2023

City of Waxahachie
Planning Department
Attn: Eleana Tuley, AICP
401 S. Rogers Street, P.O. Box 757
Waxahachie, TX 75168
Via email: eleana.tuley@waxahachie.com

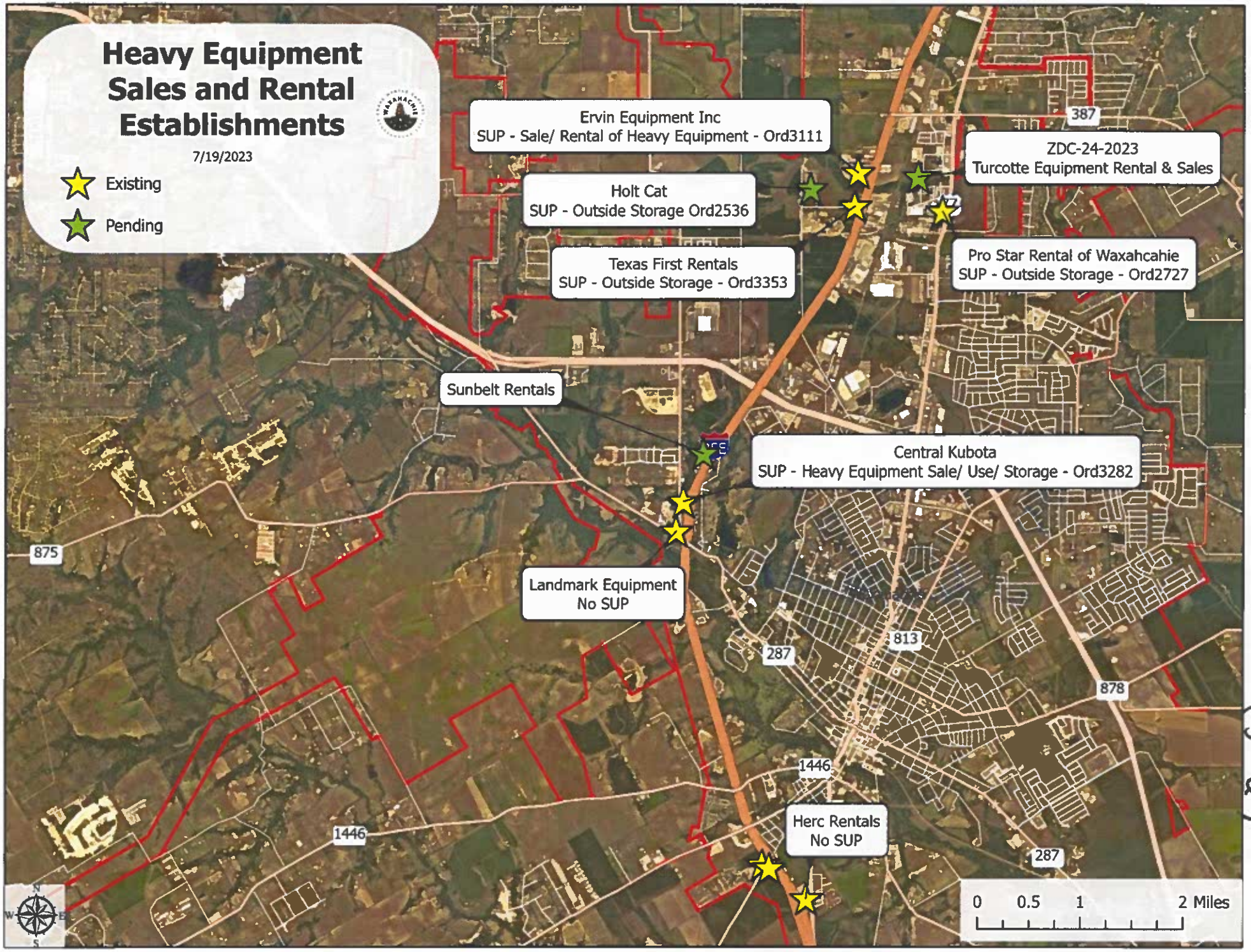
RE: ZDC-24-2023

To Whom It May Concern,

As owner and/or operator of an adjacent property within the North Grove Business Park, please accept this letter as notice of our support for Zoning Request ZDC-24-2023 for the H&E Rental Equipment project being developed by Turcotte Development Group, LLC.

Regards,

Oscar gorels
Mi casa 2760 Venture Way
Waxahachie tx 75165
oscargarcia9220@gmail.com
214-966-4135


Heavy Equipment Sales and Rental Establishments
7/19/2023
Existing
Pending
Ervin Equipment Inc
SUP - Sale/ Rental of Heavy Equipment - Ord3111
ZDC-24-2023
Turcotte Equipment Rental & Sales
Holt Cat
SUP - Outside Storage Ord2536
Texas First Rentals
SUP - Outside Storage - Ord3353
Pro Star Rental of Waxahcahie
SUP - Outside Storage - Ord2727
Sunbelt Rentals
Central Kubota
SUP - Heavy Equipment Sale/ Use/ Storage - Ord3282
Landmark Equipment
No SUP
Herc Rentals
No SUP
387
875
287
813
878
1446
0 0.5 1 2 Miles

(546)

(7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-78-2023

MEETING DATE(S)

Planning & Zoning Commission: July 25, 2023

CAPTION

Consider the request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of The Woods, Lots 1, 2, and 3, Block A, being 3.430 acres, located east of Country Meadows Drive and south of Gibson Road, situated in the G. Younger Survey, Abstract 1195 an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 192692) – Owner: Ronald & Diane Hopkins (SUB-78-2023)

RECOMMENDED MOTION

*"I move to approve SUB-78-2023 for a **Plat** of Block A, Lots 1, 2, and 3 of The Woods Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to plat a 3.431-acre tract into three (3) lots for residential use.

CASE INFORMATION

Applicant:	Tim Jackson, Texas Reality Capture & Surveying, LLC
Property Owner(s):	Ronald and Diane Hopkins
Site Acreage:	3.430 acres
Number of Lots:	3 lots
Number of Dwelling Units:	3 units
Park Land Dedication:	Not applicable (ETJ)
Adequate Public Facilities:	Adequate public facilities are available via Rockett SUD and on-site wastewater services

SUBJECT PROPERTY

General Location:	East of Country Meadows Drive and South of Gibson Road
Parcel ID Number(s):	192692
Current Zoning:	Not applicable (ETJ)
Existing Use:	The subject property is currently undeveloped
Platting History:	The subject property was not previously platted

Site Aerial:

PLANNING ANALYSIS

The applicant requests to plat a 3.430-acre tract into three (3) lots for residential use. The proposed plat provides a 40' right-of-way (ROW) dedication for Gibson Road along the northern property line in conformance with the Ellis County Thoroughfare Plan. Each proposed residential lot exceeds one (1) acre in size and adheres to all County subdivision standards. Adequate public facilities are available to the proposed lots through Rockett SUD water lines and on-site septic systems.

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 Plat.

ATTACHED EXHIBITS

1. Plat (Exhibit A)
2. Water Utility Provider's Endorsement (Exhibit B)

APPLICANT REQUIREMENTS

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

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 confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.
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

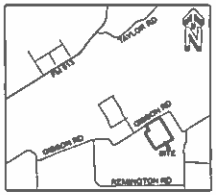
Prepared by:
Oanh Vu
Planner
oanh.vu@waxahachie.com

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

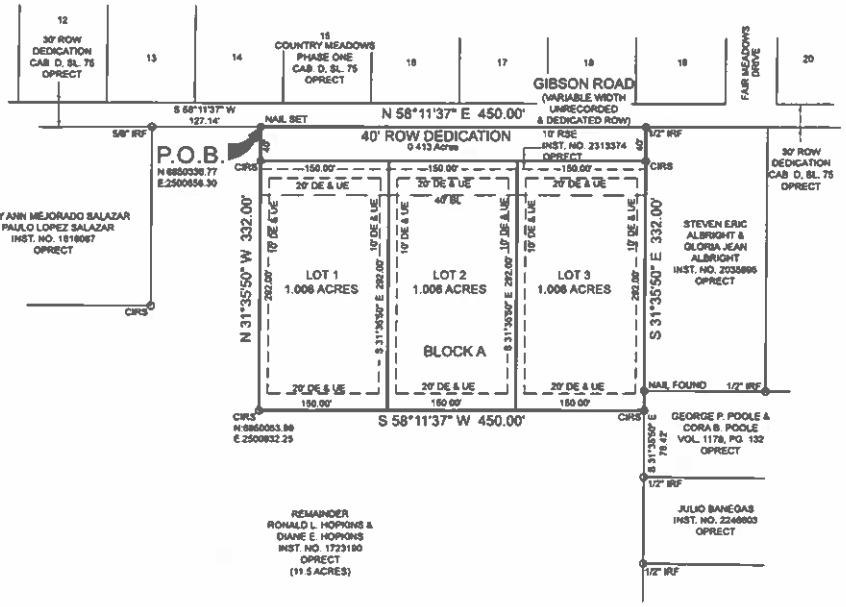
EXHIBIT A - PLAT

0' 50' 100'

SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE



NOTES

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0295F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ALL LOTS SHALL BE SERVICED BY AN ON-SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ONSITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

ALL LOT CORNERS TO BE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS", UNLESS OTHERWISE NOTED

LEGEND

CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED " TXRCS" SET
IRF = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
DE = DRAINAGE EASEMENT
RSE = ROCKETT SPECIAL UTILITY DISTRICT EASEMENT
POB = POINT OF BEGINNING
VOL = VOLUME
PG = PAGE
IPF = IRON PIPE FOUND
CAB = CABINET
SL = SLIDE
INST. NO = INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, RONALD L. HOPKINS AND DIANE E. HOPKINS, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE G. YOUNG SURVEY, ABSTRACT NO. 1195, ETJ CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO RONALD L. HOPKINS AND DIANE E. HOPKINS, RECORDED IN INSTRUMENT NO. 1723190, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR CORNER IN THE NORTH LINE OF SAID HOPKINS TRACT AND THE APPROXIMATE CENTERLINE OF GIBSON ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID HOPKINS TRACT, BEARS S 58° 11'37" W, A DISTANCE OF 127.14 FEET,

THENCE N 58° 11'37" E, ALONG THE NORTH LINE OF SAID HOPKINS TRACT AND THE APPROXIMATE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO STEVEN ERIC ALBRIGHT AND GLORIA JEAN ALBRIGHT, RECORDED IN INSTRUMENT NO 2035896, OPRECT,

S 31°35'50" E, ALONG THE EAST LINE OF SAID HOPKINS TRACT AND THE COMMON WEST LINE OF SAID ALBRIGHT TRACT, PASSING AT A DISTANCE OF 308.75 FEET A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID ALBRIGHT TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GEORGE P. POOLE AND CORA B. POOLE, RECORDED IN VOLUME 1179, PAGE 132, OPRECT, CONTINUING ALONG THE EAST LINE OF SAID HOPKINS TRACT AND THE COMMON WEST LINE OF SAID POOLE TRACT, A TOTAL DISTANCE OF 332.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID POOLE TRACT, BEARS S 31°35'50" E, A DISTANCE OF 78.42 FEET.

THENCE S 58°11'37" W, OVER AND ACROSS SAID HOPKINS TRACT, A DISTANCE OF 450.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER.

THENCE N 31°35'50" W, OVER AND ACROSS SAID HOPKINS TRACT, A DISTANCE OF 332.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.430 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RONALD L. HOPKINS AND DIANE E. HOPKINS, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE WOODS, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. RONALD L. HOPKINS AND DIANE E. HOPKINS DO HEREIN 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 AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9 ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY

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

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

BY

_____ _____
RONALD L. HOPKINS DIANE E. HOPKINS

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 RONALD L. HOPKINS, 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

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 DIANE E. HOPKINS, 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 5644

STATE OF TEXAS
COUNTY OF ELLIS:

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2023.

_____
TODD LITTLE
COUNTY JUDGE

_____ _____
RANDY STINSON LANE GRAYSON
COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

_____ _____
PAUL PERRY KYLE BUTLER
COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

ATTEST:

_____
KRYSTAL VALDEZ
COUNTY CLERK

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWAGE FACILITY SYSTEM PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT

_____
DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
CHAIRPERSON DATE

_____ _____
ATTEST DATE

OWNER:
RONALD L. HOPKINS &
DIANE E. HOPKINS
608 GIBSON ROAD
WAXAHACHIE, TX 75165
214.282.7586

SURVEYOR:
TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 262
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194358

PLAT
THE WOODS
LOTS 1, 2 & 3
BLOCK A
3.430 ACRES
SITUATED IN THE
G. YOUNGER SURVEY,
ABSTRACT NO 1195
CITY OF WAXAHACHIE ETJ
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS

JOB NO 2213 JULY 2023 PAGE 1 OF 1

(7)

EXHIBIT B - WATER ENDORSEMENT (7)

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: Ronald L Hayes **Parcel ID #:** 192692
Subdivision Name: THE WOODS

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

ROCKETT SUD NOTES
1. NO EXISTING CONNECTION. CAPACITY RESERVED UNTIL 11/16/23 PER HYDRAULIC STUDY. IF NO CONNECTION SET BY THEN A NEW STUDY WOULD BE REQUIRED AFTER 11/16/23
2. PLAT MUST REFLECT EXISTING 10' RSUD EASEMENT WITH INST NO.2313374

To be completed by the water utility provider:

		Yes	No
1.	I have reviewed a copy of the proposed plat.	☑	☐
2.	The platted lots fall within our CCN area.	☑	☐
3.	Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4.	Our water system can provide the water flow and pressure for firefighting per ISO guidelines. 1500 gpm	☑	☐
5.	The water line size servicing the lots is 6 inches.	☐	☐

Jacob Morales (New Development Coordinator) — Print Name of General Manager of water provider or Designee

Rockett SUD — Name of water provider company

Signature of General Manager of water provider or Designee

5/30/23 — Date

Planning & Zoning Department

Plat Staff Report

Case: SUB-103-2022

MEETING DATE(S)

Planning & Zoning Commission: July 25, 2023

CAPTION

Consider a request by Joe Cortez, MQI Land Surveying for a **Replat** of Lots 1, Pecan Tree Corner to create Lots 1AR-5AR Pecan Tree Corner, 5 lots, being 6.006 acres, located at 325 Pecan Tree Road in the Extraterritorial Jurisdiction (Property ID 257041) – Owner: Rigoberto Hernandez & Valeria Cuevas (SUB-103-2022)

RECOMMENDED MOTION

*"I move to approve SUB-103-2022, a **Replat** of Lot 1, Pecan Tree Corner to create Lots 1AR-5AR, Pecan Tree Corner, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The Applicant requests to replat one lot (6.006 acres) into five lots for residential use. The subject property is located at 325 Pecan Tree Road in the Extraterritorial Jurisdiction (ETJ).

CASE INFORMATION

Applicant:	Joe Cortez, MQI Land Surveying
Property Owner(s):	Rigoberto Hernandez & Valerie B. Cuevas
Site Acreage:	6.00 acres
Number of Lots:	5 lots
Number of Dwelling Units:	5 units
Park Land Dedication:	Not Applicable
Adequate Public Facilities:	Adequate public facilities are available to serve the subject property.

SUBJECT PROPERTY

General Location:	325 Pecan Tree Road
Parcel ID Number(s):	257041
Current Zoning:	ETJ
Existing Use:	One single-family residence
Platting History:	The subject property was initially platted as Lot 1, Pecan Tree Corner.

Site Aerial:

PLANNING ANALYSIS

The Applicant requests to replat one lot (6.006 acres) into five lots for residential use. The subject property is located at 325 Pecan Tree Road in the Extraterritorial Jurisdiction (ETJ). Adequate public water facilities are available to serve the subject property. The Applicant will be responsible for receiving approval of an On-Site Sewage Facility (OSSF) Permit with the Ellis County Department of Development at the time of developing each lot with a single-family residence. Staff recommends approval of the proposed plat since it complies with the City's and County's subdivision regulations.

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.

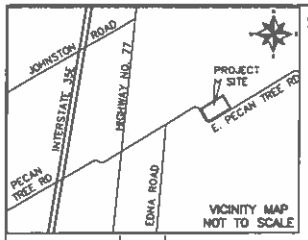
ATTACHED EXHIBITS

1. Replat

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



GENERAL NOTES

1) A drainage / utility easement (DUE) is only required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
2) At the time of plat approval, this development does not have adequate water flow to allow for fire fighting and fire suppression services to any improved properties.
3) Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
4) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

ON-SITE SEWAGE FACILITY STATEMENT

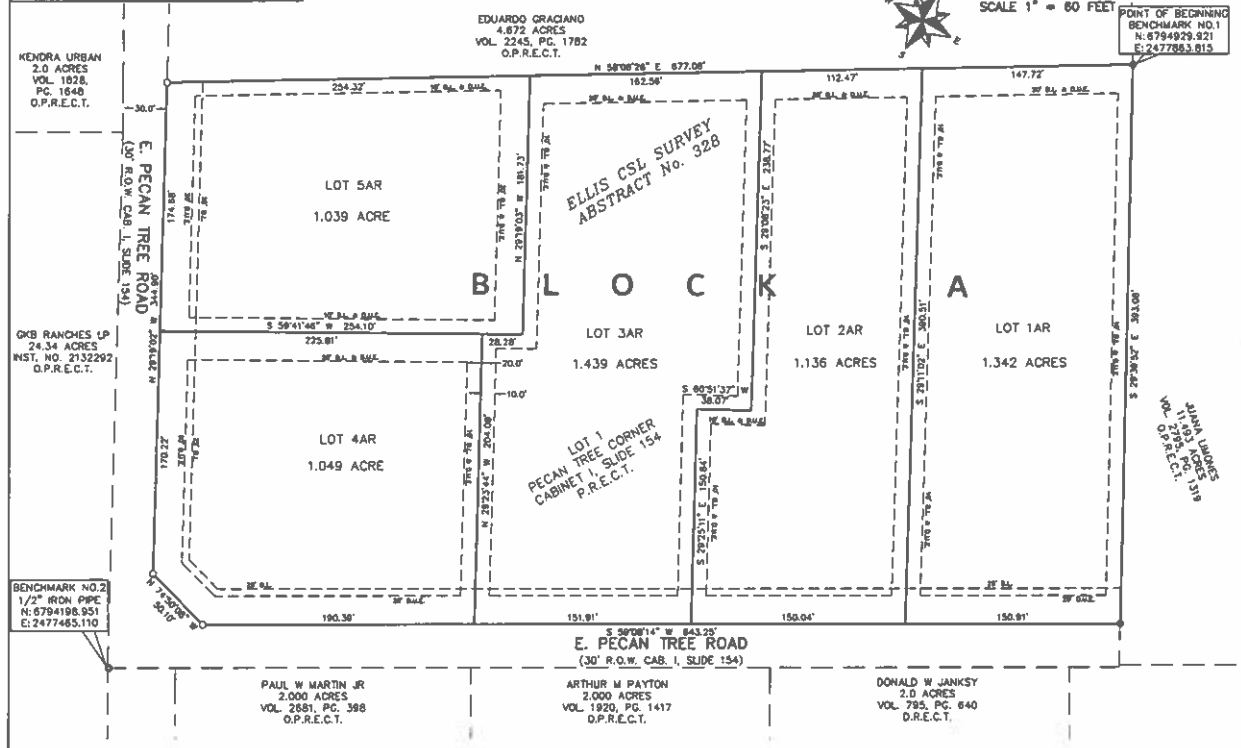
This plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development, Director

Approval Date

LEGEND
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT/BUILDING SET-BACK LINE

0 60 120
SCALE 1" = 60 FEET



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rigoberto Hernandez and Valeria B. Cuevas, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the here-in above described property as LOTS 1AR-5AR, BLOCK 1, PECAN TREE CORNER, an addition to Ellis County, Texas and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

Rigoberto Hernandez and Valeria B. Cuevas do herein 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 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 at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of Ellis County.

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

RIGOBERTO HERNANDEZ
AUTHORIZED PROPERTY OWNER

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

VALERIA B. CUEVAS
AUTHORIZED PROPERTY OWNER

STATE of TEXAS:
COUNTY of ELLIS:

That I, Rigoberto Hernandez and Valeria B. Cuevas, being the owners of that certain tract of land hereinafter described as follows:

Being a 6.006 acres tract of land out of Ellis CSL Survey, Abstract No. 328, Ellis County, Texas, same being Lot 1, Pecan Tree Corner, an addition to Ellis County, Texas, according to the Minor Plat/Simplified Plat thereof recorded in Cabinet I, Slide 154, Plat Records, Ellis County, Texas and described in Warranty Deed with Vendor's Lien, Dated, December 21, 2012, from Eduardo Graciano to Rigoberto Hernandez and Valeria Basurto Cuevas, Recorded in Instrument Number 1228591, Official Public Records, Ellis County, Texas, said 6.001 acres tract of land being more particularly described by metes and bounds as follows;

Beginning at a 1/2" iron rod found in the southwest line of a tract of land described in Warranty Deed, dated October 10, 2014 from Eduardo Graciano to Juana Limones, recorded in Volume 2795, Page 1319, Official Public Records, Ellis County, Texas, for the north corner of this herein described tract of land;

Thence South 29°39'52" East, a distance of 393.08 feet along a southwest line of said Limones tract, and the northeast line of this herein described tract of land, to a 1/2" iron rod found in the northwest line of Pecan Tree Road, for the east corner of this herein described tract of land;

Thence South 59°08'14" West, a distance of 643.25 feet along the northwest line of said Pecan Tree Road with the southeast line of this herein described tract of land, to a 1/2" iron rod set in the northwest line of said Pecan Tree Road, for an angle point of this herein described tract of land;

Thence North 74°50'08" West, a distance of 50.10 feet with the north line of said Pecan Tree Road, and the south line of this herein described tract of land, to a 1/2" iron rod set at an angle point of said Pecan Tree Road, for the angle point of this herein described tract of land;

Thence North 29°19'02" West, a distance of 344.90 feet to a 1/2" iron rod set in a northeast line of said Pecan Tree Road, and a south corner of a tract of land described in Warranty Deed, dated August 12, 2006, from Jerry Lynn King to Eduardo Graciano, recorded in Volume 2245, Page 1782, Official Public Records, Ellis County, Texas, for the west corner of this herein described tract of land;

Thence North 58°06'26" East, a distance of 677.06 feet along a southeast line of said Graciano tract and the northwest line of this herein described tract of land to the Point of Beginning containing 6.006 acres of land, more or less.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

SURVEYOR'S CERTIFICATE

This is to certify that I, Wesley R. Quinn, a Registered Public Surveyor of the State of Texas, have platted the above subdivision 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.

FOR REVIEW ONLY 04/11/2023
Wesley R. Quinn
Registration No. 6625

STATE OF TEXAS
COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas:
Approved this date, the _____ day of _____, 2023.

Todd Little, County Judge

Randy Stinson
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

STATE OF TEXAS
CITY OF WAXAHACHIE

APPROVED BY: Planning and Zoning Commission
City of Waxahachie:

Approved this date, the _____ day of _____, 2023.

Chairperson — Date

Attest — Date

APPROVED BY: City Council

Mayor — Date

Attest — Date

NOTARY STATEMENT
STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public in and for the State of Texas

NOTARY STATEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared VALERIA B. CUEVAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

OWNERS:
Rigoberto Hernandez &
Valeria B. Cuevas
325 E. Pecan Tree Road
Waxahachie, Texas 75165
Phone (972) 974-5741

SURVEYOR:
MQI Land Surveying
P.O. Box 3506
San Angelo, Texas 76902
info@mqitx.com
Phone (325) 939-0043
FIRM No. 10194241

FLOODPLAIN STATEMENT

No portion of this plat is within FEMA's 100-year floodplain as defined by the Flood Insurance Rate Map Number 48139C0350F, published by FEMA and dated June 3, 2013.

REPLAT

PECAN TREE CORNER
LOTS 1AR-5AR, BLOCK A,

6.006 Acres
Being a replat of Lot 1, Pecan Tree Corner, recorded in Cabinet I, Slide 154, Plat Records, Ellis County, Texas, and situated in the Extraterritorial Jurisdiction (ETJ) of the City of Waxahachie, Ellis County, Texas.
5 Residential Lots
Zoning: Extraterritorial Jurisdiction
Case No. SUB-103-2022
Date of Preparation: August, 2022

MQI MCMILLAN AND QUINN INC LAND SURVEYING

SHEET 1 OF 1
Job No. 22060091

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(9)

Planning & Zoning Department

Plat Staff Report

Case: SUB-28-2023

MEETING DATE(S)

Planning & Zoning Commission: July 25, 2023

CAPTION

Consider request by Jay Childs, Dietz Engineering for a **Plat** of Calstep Addition, lot 1, Block 1, being 5.0 acres, located at 3134 South Highway 77, situated in the Ellis County School Land Survey, Abstract 328, an addition in the Extraterritorial Jurisdiction of the City of Waxahachie (Property ID 201217) – Owner: Calstep, LLC (SUB-28-2023)

RECOMMENDED MOTION

"I move to approve SUB-28-2023, a plat for the Calstep Addition, lot 1, Block 1, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The Applicant requests to plat a 5-acre tract into one lot for nonresidential use. The subject property is located at 3134 South Highway 77 in the Extraterritorial Jurisdiction (ETJ).

CASE INFORMATION

Applicant:	Jay Childs, Dietz Engineering
Property Owner(s):	Calstep, LLC
Site Acreage:	5.0 acres
Number of Lots:	1 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:	3134 South Highway 77
Parcel ID Number(s):	201217
Current Zoning:	ETJ
Existing Use:	Undeveloped Land
Platting History:	The subject property was not previously platted.

Site Aerial:

PLANNING ANALYSIS

The Applicant requests to plat a 5-acre tract into one lot for non-residential use. The subject property is located at 3134 South Highway 77 in the Extraterritorial Jurisdiction (ETJ). Adequate water and sewer facilities are available to serve the subject property. Additionally, the Applicant is dedicating 10 feet of public right-of-way to contribute to the ultimate right-of-way width for South Highway 77 (120' public right-of-way), a major arterial on the City's Thoroughfare Plan. Staff recommends approval of plat since it complies with the City's and County's subdivision regulations.

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 Plat.

ATTACHED EXHIBITS

1. Plat

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

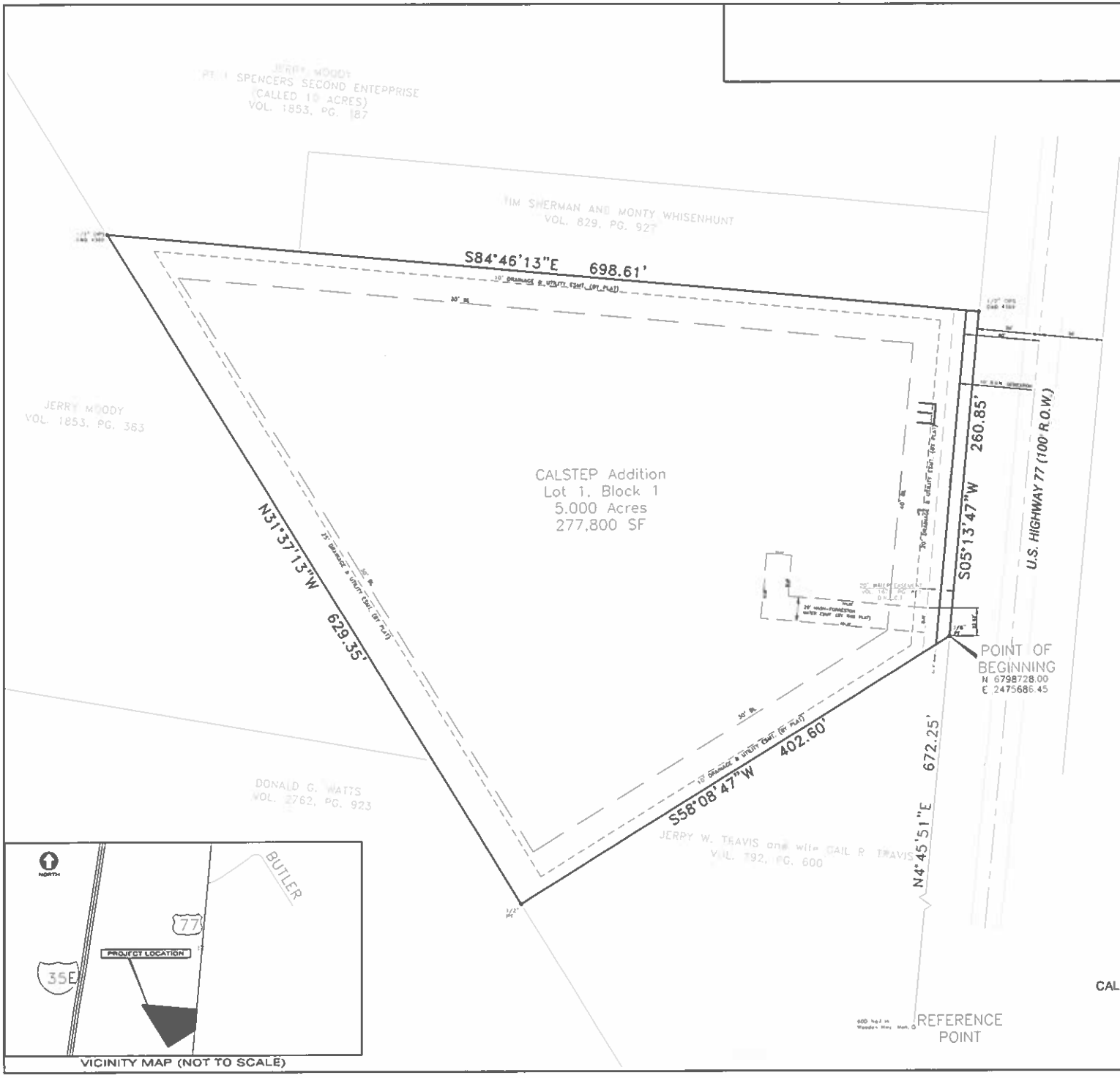
1. Infrastructure plans have been approved by the Public Works and Engineering Department.

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

NOTE:
AT THE TIME OF APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPRESSION SERVICES TO ANY IMPROVED PROPERTIES.



VICINITY MAP (NOT TO SCALE)

LEGEND

1/2" IRF	1/2" IRON ROD FOUND
1/2" IRS	1/2" IRON ROD STAMPED "BEASLEY RPLS 5997" SET
ESMT	EASEMENT
R O W	RIGHT-OF-WAY
D R E C T	DEED RECORDS ELLIS COUNTY, TEXAS
P R E C T	PLAT RECORDS ELLIS COUNTY, TEXAS
O P R E C T	OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
CM	CONTROLLING MONUMENT
P O B	POINT OF BEGINNING
P O C	POINT OF COMMENCEMENT
BL	BUILDING SETBACK LINE
SF	SQUARE FEET
EX	EXISTING

GENERAL NOTES:
1) Basis of bearings elevations NAD83 (2011)(Epoch 2010.0000), Geoid 12A, Texas North Central Zone

FLOODPLAIN STATEMENT:
The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Ellis County, Texas, and Incorporated areas, Map No. 48139C0350F, Community-Panel No. 480798 0350 F, revised June 1, 2011. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map

BENCHMARKS:
BM #1
Box cut top of curb, west curb return at northeast intersection of a 30' right-of-way dedication (RVG Blvd extension) and on a 20' alley easement
Elev 643.30'
N 6798792.16
E 2475768.57

BM #2:
Box cut southwest side of second highline monopole north of YMCA Drive, approx. 90' north of north corner of 5.000 acre tract.
Elev 630.42'
N 6798746.02
E 2475763.60

(9)

PLAT
CALSTEP ADDITION
Lot 1, Block 1

5.000 acres of land situated in the
Ellis County School Land Survey, Abstract 328
in the Extraterritorial Jurisdiction
of the City of Waxahachie
Ellis County, Texas
1 Nonresidential Lot
Case No. SUB-28-2023
Date of Preparation: June, 2023

OWNER
CALSTEP LLC (205559)
716 N. HWY. 67
Cedar Hill, Texas 75104
214.542.7685

SURVEYOR
D & D Surveying
105 S.W. S.W. 2nd Street
Grand Prairie, Texas 75051
972.262.3898
Firm No. 10011100

PREPARED BY
dietz engineering
209 E. Main Street
Waxahachie, Texas 75165
972.889.9907
Firm No. F-5049

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CALSTEP LLC acting herein by and through the duly authorized officers, does hereby certify and adopt this plat designating the herein above described as CALSTEP ADDITION LOT 1, BLOCK 1, an addition to the Ellis County, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. CALSTEP LLC does herein 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 purpose 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 a 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 easement.
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 at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Ellis County, Texas.

WITNESS, BY MY HAND, THIS _____DAY OF _____,2023

_____
CALSTEP, LLC
Benjamin Dagley, Owner

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____ DAY OF_____, 2023.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF ELLIS §

That We, CALSTEP LLC, being the owners of that certain tract of land hereinafter described as follows:

Being all that certain tract or parcel of land situated in the Ellis County School Land Survey Abstract No. 328, Ellis County, Texas, and being a tract of land as conveyed from Billy Joe Oglesby and B.J. Sims to James R. Spencer, and recorded in Volume 714, Page 247 of the Deed Records of Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a found 3/8" iron pin in the west line of U.S. Highway 77 for the southeast corner of this tract, said point being North 04°45'51"East, a distance of 672.18 feet from a 60D nail set in a wooden highway monument for the most southerly southeast corner of the aforesaid parent tract;

THENCE South 58°08'47"West, along a common line between this tract and a 2.475 acre tract of land conveyed to Jerry W. Travis and wife, Gail A. Travis, by deed recorded in Volume 792, Page 600, D.R.E.C.T., a distance of 402.60 feet to a found 1/2" iron pin for corner, said point also being in the northeast line of a 11.107 acre tract of land conveyed to Donald G. Watts by deed recorded in Volume 2762, Page 923, D.R.E.C.T.;

THENCE North 31°37'13"West, passing at 134.28 feet the northeast corner of said 11.107 acre Watts tract and the southeast corner of a 10.107 acre tract of land as described in Volume 1853, Page 393, D.R.E.C.T., and continuing for a total distance of 629.35 feet to a set 1/2" iron rod capped "D&D 4369" for corner;said point also being a corner for a 10.315 acre tract of land conveyed to Ron Smith by deed recorded in Volume 1853, Page 387, D.R.E.C.T.;

THENCE South 64°46'13"East, along the common line between this tract and said 10.315 acre Smith tract, passing at 154.11 feet a found 1/2" iron pin for the corner of said Smith tract and also the southwest corner of a 1.000 acre tract of land conveyed to Tim Sherman and Monty Whisenhunt by deed as recorded in Volume 829, Page 927, D.R.E.C.T., and continuing for a total distance of 698.61 feet to a set 1/2" iron rod capped "D&D 4369" for corner, said point being in the said west line of U.S. Highway 77;

THENCE South 51°13'47"West, along the west line of said U.S. Highway 77, a distance of 260.85 feet to the Point of Beginning, and containing 5.000 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

STATE OF TEXAS §
COUNTY OF ELLIS §

Certificate of approval by the Commissioner's Court of Ellis County, Texas:

Approved this date, the _____ day of _____, 2023.

_____
Todd Little, County Judge

_____
Randy Stinson
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'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ELLIS §

This is to certify that I, Wendell R. Day, a Registered Public Surveyor of the State of Texas, have platted the above subdivision 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.

Dated this the _____ day of _____, 2023

PRELIMINARY – NOT FOR RECORDATION

_____
Wendell R. Day
Texas Registered Professional Land Surveyor Registration No. 4369

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 Wendell R. Day, R.P.L.S No. 4369, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This _____ day of _____, 2023.

_____ _____
Notary Public in and for the State of Texas My Commission expires

FLOODPLAIN STATEMENT:
The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Ellis County, Texas, and Incoporated areas, Map No. 48139C0350F, Community–Panel No. 480798 0350 F, revised June 3, 2013. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain.), according to said map.

ON-SITE SEWAGE FACILITY STATEMENT:
This plat has been approved by the Department of Development of Ellis County, Texas, for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

_____ _____
Department of Development Director Approval Date

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ _____
CHAIRPERSON DATE

_____ _____
ATTEST DATE

GENERAL NOTES:

1) A drainage/utility easement (DUE) is only required, as necessary, to show any existing/future easements or drainage easements to help with the flow of water or placement of easements.
2) Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
3) All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

PLAT
CALSTEP ADDITION
Lot 1, Block 1
5.000 acres of land situated in the
Ellis County School Land Survey, Abstract 328
in the Extraterritorial Jurisdiction
of the City of Waxahachie
Ellis County, Texas
1 Nonresidential Lot
Case No. SUB-28-2023
Date of Preparation: June, 2023

OWNER	SURVEYOR	PREPARED BY:
CALSTEP LLC (205559)	D & D Surveying	dietz engineering
716 N. HWY. 67	105 S.W. S.W. 2nd Street	209 E. Main Street
Cedar Hill, Texas 75104	Grand Prairie, Texas 75051	Waxahachie, Texas 75165
214.542.7685	972.262.3898	972.889.9907
	Firm No. 10011100	Firm No. F-5049

(9)

(10)

Planning & Zoning Department

Plat Staff Report

Case: SUB-40-2023

MEETING DATE(S)

Planning & Zoning Commission:	July 25, 2023
City Council:	August 7, 2023

CAPTION

Consider recommendation of a request by Steve Wilson, Pro Built Texas, for a Replat of Block 14, Parts of Lots 5 and 6 of the Old Town Waxahachie Addition, to create Lot 5B-R, Old Town Waxahachie Addition, 1 Non-residential Lot, being 0.124 acres, located at the northwest corner of East Jefferson Street and South Jackson Street (Property ID 170438) – Owner: RICHARD SHINPAUGH (SUB-40-2023)

RECOMMENDED MOTION

"I move to recommend approval SUB-40-2023 for a Replat of Block 14, Lot 5B-R of the Old Town Waxahachie Addition and the associated variance request, subject, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant is requesting to replat the subject property into one (1) lot for non-residential use. Also, the applicant is requesting a plat variance from Appendix C – III. Subdivision Design Standards – Section 3.3.a – Easements.

CASE INFORMATION

Applicant:	Steve Wilson, Pro Built Texas
Property Owner(s):	Richard Shinpaugh
Site Acreage:	0.124 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:	Northwest corner of East Jefferson Street and South Jackson Street
Parcel ID Number(s):	170438
Current Zoning:	Central Area (CA)

Existing Use: Vacant lot

Platting History: The subject property was previously platted as Lots 5B, 5C, 6B, and 6C, Block 14 of Old Town Waxahachie Addition.

Site Aerial:

PLANNING ANALYSIS

The applicant proposes to replat the subject property into one (1) lot for primarily office use. The applicant proposes to dedicate a fifteen-foot (15') by four-foot (4') utility easement located on the northeastern corner of the subject property.

The applicant seeks a variance (Petition for Hardship Waiver) from Appendix C – III. Subdivision Design Standards – Section 3.3.a – Easements. The typical utility easement requirement along the public right-of-way (ROW) is 15'. If the applicant adheres to this requirement, the proposed building will not match the existing characteristics of the Central Area (CA) zoning district. Staff is supportive of the variance request of the proposed utility easement because the applicant has reached out to Atmos and Oncor to obtain no-objection letters.

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 (Exhibit A)
2. Preliminary Site Plan (Exhibit B)
3. No Objection Letters (Exhibit C)

APPLICANT REQUIREMENTS

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

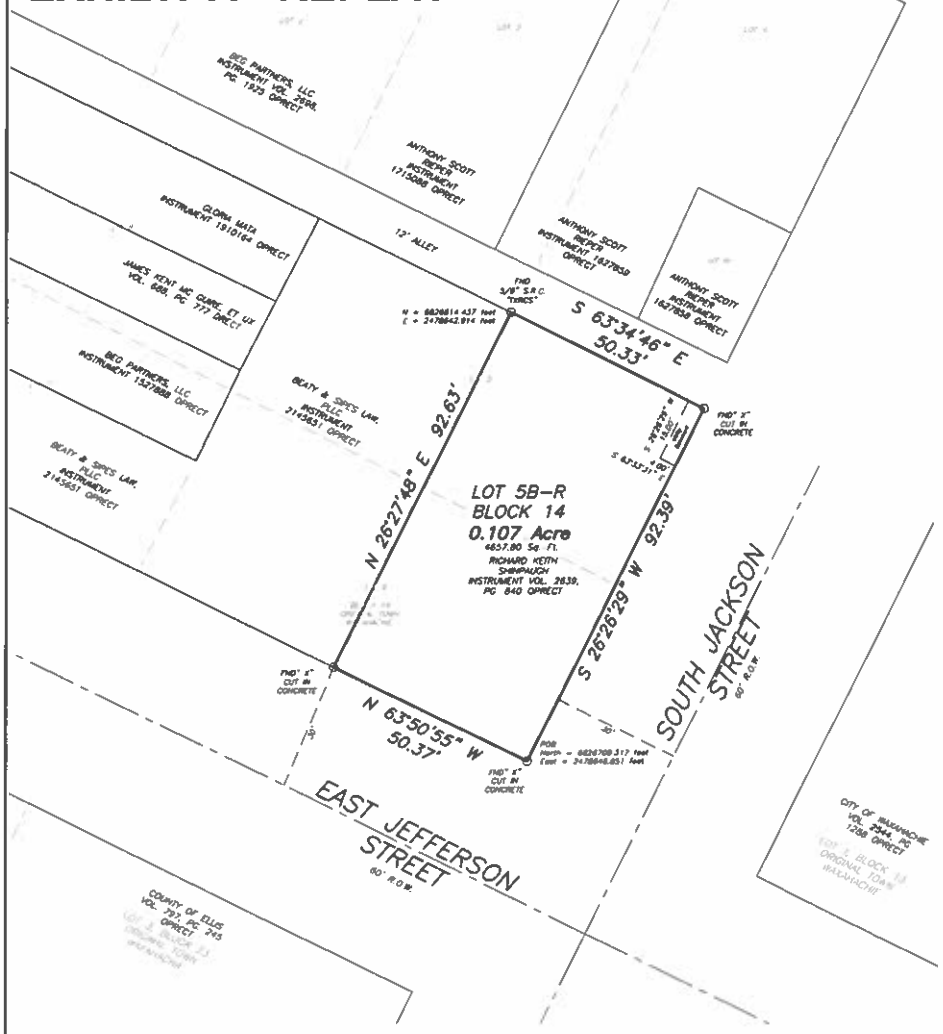
1. The applicant has received a letter of acceptance from the Public Works Department confirming all utilities, infrastructure, and other required improvements have been installed, inspected, and accepted by the City.
2. The applicant has submitted original copies of the tax certificate(s).
3. The applicant has paid the plat filing fees.

STAFF CONTACT INFORMATION

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

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

EXHIBIT A - REPLAT



STATE OF TEXAS §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS §

WHEREAS, RICHARD KEITH SHINPAUGH is the Owner of a tract of land situated in the City of Waxahachie, and being a part of Lots 5, and Lot 6, Block 14 Original Town Addition, Waxahachie, Ellis County, Texas, containing approximately 0.124 acre as conveyed by BRITTANY RAE JOHNSON, and being more particularly described as follows:

BEING a part of Lots 5 and 6, Block 14, Original Town of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slides 13, 14 and 13, Plat Records, Ellis County, Texas (PRECT) and being the tract described in deed from Brittany Rae Johnson to Richard Keith Shinpaugh, recorded in Volume 2639, Page 840, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described by its metes and bounds as follows:

BEGINNING at a point at the intersection of the northwest right of way line of South Jackson Street with the northeast right of way line of East Jefferson Street on the southeast corner of said Block 14, the southeast corner of said Lot 6, and the southeast corner of said Shinpaugh tract, an "X" cut in concrete found, having surface coordinate values of North = 6826709.317 feet and East = 2478646.851 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE N 63° 50' 55" W, with the southwest line of said Block 14, of said Lot 6, and of said Shinpaugh tract, 50.37 feet to the southwest corner of said Shinpaugh tract and the southeast corner of the 0.177 acre tract described in deed from James R. Jenkins and Pamela J. Jenkins to Beaty & Sipes Law, PLLC, recorded in Instrument Number 2145651, OPRECT, an "X" cut in concrete found,

THENCE N 26°27'48" E, with the northwest line of said Shinpaugh tract and the southeast line of said 0.177 acre tract, 92.63 feet to the northwest corner of said Shinpaugh tract, on the southwest right of way line of 12 foot wide alley and the northeast of said Lot 5, a 5/8 inch steel rod with plastic cap stamped "TXRCS" found;

THENCE S 63°34'46" E, with the northeast line of said Shinpaugh tract and of said Lot 5 and said alley right of way line, 50.33 feet to the northeast corner of said Shinpaugh tract and for said Lot 5, on said Jackson Street right of way line, an "X" cut in concrete found,

THENCE S 26° 26' 29" W, with said Jackson Street right of way line and the southeast line of said Shinpaugh tract, 92.39 feet to the point of beginning and containing approximately 0.107 acre 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."
Texas Administrative Code: TITLE 22 PART 29 CHAPTER 663 SUBCHAPTER B RULE §663.18 Certification

Stuart G. Hamilton — Date
Registered Professional Land Surveyor
Number 4480

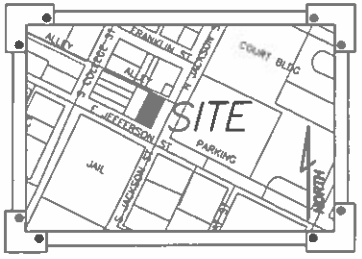
Revisions	By

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428 WAXAHACHIE, TEXAS 75168
PHONE 972-938-1185
A Texas licensed surveying firm # 10194651

D&M

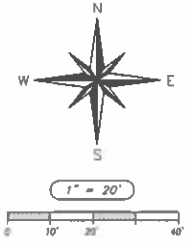
Date: 5-10-2023
Scale: 1"= 20'
Drawn: DWH/SGH
Job: 223-0051
Sheet 1 of 2 sheets.

(91)



LOCATION MAP SCALE : 1" = 250'

LEGEND		
O	=	Property Corner Symbol
Fnd.	=	Found
S.R.C.	=	Steel Rod Capped
U.E.	=	Utility Easement
R.O.W.	=	Right of Way
P.O.B.	=	Point of Beginning
C/L	=	Centerline
B.L.	=	Building Line
OPRECT	=	Official Public Records Ellis County, Texas
PRECT	=	Plat Records Ellis County, Texas
DRECT	=	Deed Records Ellis County, Texas



OWNER:
Richard Keith Shinpaugh
P.O Box 895
Waxahachie, Tx. 75168
214-477-7305
djdocrick@gmail.com

REPLAT
LOT 5B-R, BLOCK 14
ORIGINAL TOWN OF WAXAHACHIE
0.107 ACRE

Being a replat of Block 14, Part of Lots 5 & 6 of the Original Town of Waxahachie, An Addition to the City of Waxahachie
Zoning: CA
1 Commercial Lot
Case Number: SUB-40-2023

EXHIBIT A - REPLAT

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Richard Keith Shinpaugh, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as REPLAT – TOWN ADDITION, BLOCK 14, LOT 5B–R, 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:
"Preliminary, this document shall not be recorded for any purpose."
Texas Administrative Code: TITLE 22 PART 29 CHAPTER 663 SUBCHAPTER B RULE §663.18 Certification

_____
Richard Keith Shinpaugh, Owner

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 Richard Keith Shinpaugh, 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 seat of office, this _____ day of_____20__

_____ _____
Notary My Commission Expires On:

WITNESS, my hand, this the _____ day of _____, 20__

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ _____
Chairperson Date

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: City Council City of Waxahachie

By: _____ _____
Mayor Date

ATTEST:_____ _____
Date

GENERAL NOTES:

1. 100–Year Flood Note:
   NO 100–Year Floodplain Per FIRM Map # 48139C0190 F, Zone: X UNSHADED, Dated: June 3, 2013
2. Proposed use of this parcel of land will be office space.
3. NOTE: Property is in the jurisdiction of the City of Waxahachie, Texas, and is subject to its platting rules and regulations.

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.

OWNER:
Richard Keith Shinpaugh
P.O Box 895
Waxahachie, Tx. 75168
214–477–7305
djdocrick@gmail.com

REPLAT
LOT 5B–R, BLOCK 14
ORIGINAL TOWN OF WAXAHACHIE
0.107 ACRE

Being a replat of Block 14, Part of Lots 5 & 6 of the Original Town of Waxahachie, City of Waxahachie, Ellis County, Texas
Zoning: CA
1 Commercial Lot
Case Number: SUB–40–2023

Revisions	By

Davis & McDill, LLC
SURVEYING – LAND PLANNING – FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE 972–938–1185
A Texas licensed surveying firm # 10194581

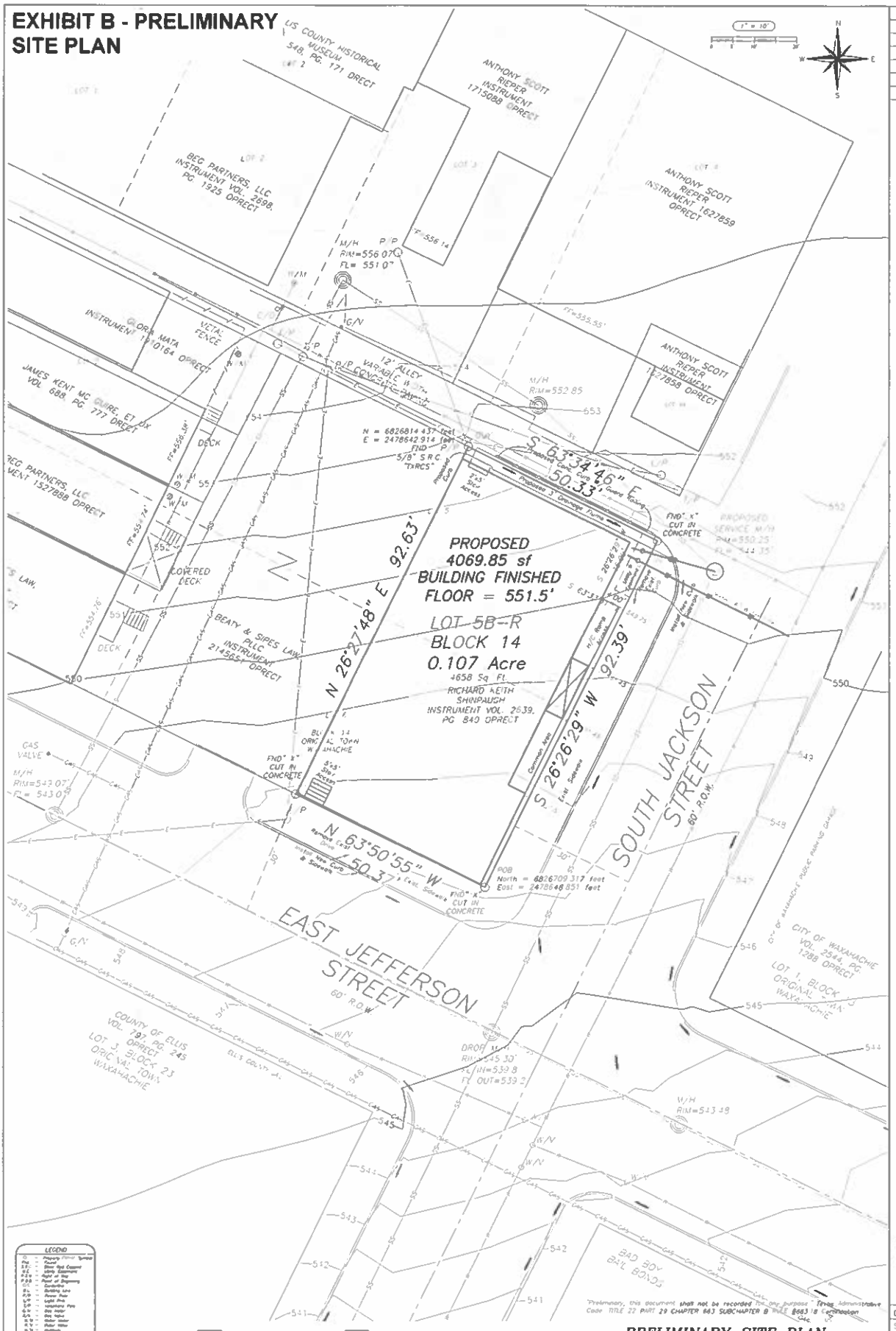
D&M

Date: 5–10–2023
Scale: N/A
Drawn: DWH/SGH
Job: 223–0051
Sheet 2 of 2 sheets

(01)

(10)

EXHIBIT B - PRELIMINARY SITE PLAN

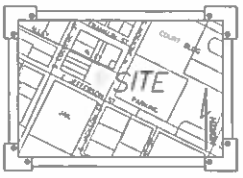


REVISIONS	BY

LEGEND

GENERAL NOTES

1. 100-year Flood Note: NO 100-year Floodplain. Per FIRM Map # 48139C0190 F, Zone X UNSHADED, Dated June 3, 2013.
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.



LOCATION MAP SCALE : 1" = 250'

"Preliminary, this document shall not be recorded for any purpose." Texas Administrative Code TITLE 22 PART 29 CHAPTER 663 SUBCHAPTER B RULE §663.18 Certification

PRELIMINARY SITE PLAN
LOT 5B-R, BLOCK 14
ORIGINAL TOWN OF WAXAHACHIE
0.107 ACRE

Being a replat of Block 14, Part of Lots 5 & 6 of the Original Town of Waxahachie, City of Waxahachie, Ellis County, Texas
Zoning: CA
1 Commercial Lot
Case Number: SUB-40-2023

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1183
A Texas licensed surveying firm # 10194681

D&M

Date	6-15-2023
Scale	1" = 10'
Drawn	DWH
Job	223-0051SP
Sheet	1
of	2 sheets.

EXHIBIT C - NO OBJECTION LETTER

(10)

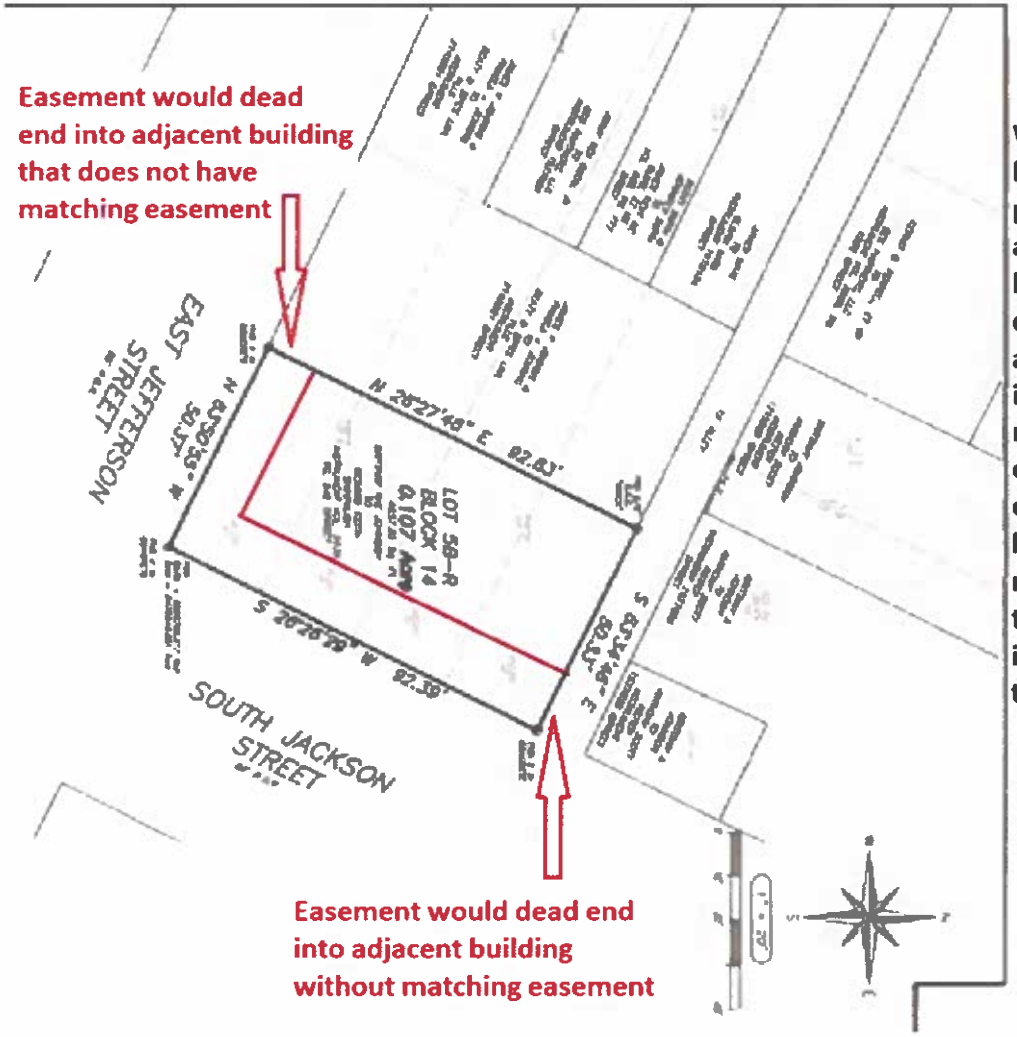
March 17, 2023

Re:
Replat of Lot 5B-R, Block 14
City of Waxahachie, Ellis County, Texas

Atmos Energy has no objection for the reduction of the 15' utility easement along S Jackson and E Jefferson, as noted on the attached exhibit. Atmos Energy Corporation has active facilities within the ROW of E Jefferson. To have those facilities located please call 811.

If I can be of further assistance, please contact me at 214-202-5761.

Sincerely,
T.J. Hunter
Sr. Project Specialist



Waxahachie ordinance requires all lots being replatted are required to place a 15' easement along any road along the property. There hasn't been an office buildings built in downtown in numerous decades, and these lots were not concidered in the ordinance. We are having to request a variance from this ordinance so we don't have easements that dead end into other buildings which DO NOT have matching easements, rendering them useless. NONE of the buildings in downtown Waxahachie have these 15' easements.

(10)

EXHIBIT C - NO OBJECTION LETTER

(10)

From: Steve Wilson <probuilttexas@gmail.com>
Sent: Friday, July 14, 2023 11:41 AM
To: Vu, Oanh; Rick Shinpaugh
Subject: Fwd: City of Waxahachie ROW abandonment request at 153 Lakeshore Dr., City of Waxahachie, Ellis County, TX

Oncor, no objection

---------- Forwarded message ---------
From: **Bradford, Kerric** <Kerric.Bradford@oncor.com>
Date: Fri, Jul 14, 2023 at 11:30 AM
Subject: Fwd: City of Waxahachie ROW abandonment request at 153 Lakeshore Dr., City of Waxahachie, Ellis County, TX
To: Steve Wilson <probuilttexas@gmail.com>

Oncor had no objections to this request.

Thanks,

Kerric

Begin forwarded message:

> **From:** "Thomas, Jim" <Jimmy.Thomas3@oncor.com>
> **Date:** July 14, 2023 at 11:04:47 AM CDT
> **To:** "Bradford, Kerric" <Kerric.Bradford@oncor.com>
> **Cc:** "Lilley, Ryan" <Ryan.Lilley@oncor.com>, "Henning, Monica" <monica.henning@oncor.com>, "Lein, Margaret" <Margaret.Lein@oncor.com>
> **Subject: City of Waxahachie ROW abandonment**
>
> **From:** Bradford, Kerric <Kerric.Bradford@oncor.com>
> **Sent:** Friday, July 14, 2023 8:27 AM
> **To:** Thomas, Jim <Jimmy.Thomas3@oncor.com>
> **Cc:** Lilley, Ryan <Ryan.Lilley@oncor.com>;
>
> > On Jul 6, 2023, at 2:02 PM, Lilley, Ryan <Ryan.Lilley@oncor.com> wrote:
> >
> > Jim or Monica,

(10)

The PMDS group has no objections to the request.

Ryan Lilley

Oncor | PMDS

Design Supervisor WAX, DES, TER

Cell: 469.207.4844

My Manager: Jeff Key

Cell: 903.647.1096 Email: jeffrey.key@oncor.com

From: Hobbs, Kita <Eakita.Hobbs@oncor.com>
Sent: Thursday, July 6, 2023 1:30 PM
To: Lilley, Ryan <Ryan.Lilley@oncor.com>; Thomas, Jim <Jimmy.Thomas3@oncor.com>
Cc: Bradford, Kerric <Kerric.Bradford@oncor.com>
Subject: RE: Oncor Contact

Good Afternoon,

Per our previous discussions, please see the attached request.

Thanks!

(10)

Kita M. Hobbs

Kita M. Hobbs

Area Manager

Oncor I Customer Service

14400 Josey Lane

Farmers Branch, TX 75234

Office: 972.888.1320

Cell: 682.774.4399

Oncor Outage Number: 888.313.4747

http://www.oncor.com

Good Afternoon Gentlemen,

Please see the below request and advise.

I need a "will service" and "no objection" letter. The no objection is because we are not doing a 15' easement along Jefferson and Jackson Streets, because NO other surrounding buildings have matching easements, so the easements would dead end into other buildings, and of course, cut our lot to an unusable size because of the dead end easements. The replatting rules in Waxahachie state that all lots have to have 15' easements along the streets, but the downtown district was never considered in the new changes because there hasn't been new offices built in the "Downtown District", in 80 years.

Any questions, call Steve Wilson at 972-333-0713

Let me know if you have any questions.

(10)

Thanks!

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<image001.jpg>

From: Steve Wilson <probuilttexas@gmail.com>
Sent: Wednesday, June 14, 2023 3:27 PM
To: Hobbs, Kita <Eakita.Hobbs@oncor.com>
Subject: Re: Oncor Contact

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(10)

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Thanks

On Wed, Jun 14, 2023 at 3:25 PM Hobbs, Kita <Eakita.Hobbs@oncor.com> wrote:

Steve,

Thanks for reaching out to me. Per our discussion, please send over the information and I will work with my ROW Department for review.

My contact information is listed below for your reference.

Thanks!

Kita M. Hobbs

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