

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, September 12, 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. ***Consent Agenda***

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of August 29, 2023
  - b. Minutes of the Planning & Zoning Commission briefing of August 29, 2023
5. ***Consider*** a request by Bryce Eckeberger, Kimley-Horn, for a Plat of 289 BSL–Waxahachie, Lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023) Staff: Eleana Tuley
6. ***Consider*** a request by Robert Hansen, Bowman Consulting Group, Ltd., for a Replat of Lots 3 and 4, Block A, Buffalo Creek Addition, to create one (1) lot, being 2.347 acres, located at 1342 Brown Street, (Property ID: 295114 & 295115) – Owner: QT South, LLC (SUB-109-2023) Staff: Zack King
7. 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.***

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 29, 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  
David Hudgins  
Ron Ansell

Members Absent: Bonney Ramsey  
Erik Test

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. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of August 15, 2023
- b. Minutes of the Planning & Zoning Commission briefing of August 15, 2023

**Action:**

*Melissa Ballard moved to approve all items on the Consent Agenda as presented. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).*

5. **Consider a request by Bryce Eckeberger, Kimley-Horn, for a Plat of 289 BSL – Waxahachie, lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023) Staff: Eleana Tuley**

Chairman Keeler announced the applicant requested to continue SUB-85-2023 to the September 12, 2023 Planning and Zoning Commission.

(4a)

**Action:**

*David Hudgins moved to continue the consideration of SUB-85-2023 to the September 12, 2023 Planning and Zoning Commission meeting. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).*

6. **Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article VI Performance Standards, Section 6.03 Lighting and Glare Standards (ZTA-113-2023) Staff: Jennifer Pruitt**

The Item was presented by Senior Director of Planning Jennifer Pruitt.

Chairman Keeler opened the Public Hearing at approximately 7:03 p.m.

There being no others to speak for or against ZTA-113-2023, Chairman Keeler closed the Public Hearing at approximately 7:03 p.m.

7. **Consider recommendation of Zoning Text Amendment No. ZTA-113-2023**

**Action:**

*Ron Ansell moved to recommend approval of ZTA-113-2023, a request by the City of Waxahachie City Zoning Ordinance, Ordinance No. 3020, to Article VI Performance Standards, Section 6.03 Lighting and Glare Standards. (ZTA-113-2023) to update the Lighting and Glare Standards of Waxahachie, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Melissa Ballard and carried unanimously (5-0).*

8. **Consider a request by Mike Davis, Bannister Engineering, for a Plat of Waxahachie 287 Retail, being 3.788 acres, located directly south of 131 Village Parkway, situated in the Robert Russell Survey, Abstract 911, an addition to the City of Waxahachie (Property ID: 138302 & 284546) – Owners: Waxahachie 287 Retail, LLC and Lyons American Securities, Inc., Trustee for Waxahachie 287 Brown Street LTD (SUB-105-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

**Action:**

*David Hudgins moved to approve SUB-105-2023, a Plat of Waxahachie 287 Retail, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).*

9. **Consider recommendation on a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Lots 127R and 130 of the Ferris Second Addition, 2 lots, being 0.811 acres, located at 122 and 126 North Highway 77. (Property ID 142201 and 173428) Owners: Ellis County Farm Bureau, Linda and Duane Farmer (SUB-42-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu.

(4a)

**Action:**

*Melissa Ballard moved to recommend approval of SUB-42-2023 for a Replat of Lots 127R-1 and 127R-2 of the Ferris Second Addition and the associated variance request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).*

10. **Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Tracts 5 and 4B A of the Whispering Meadows Addition, to create Lots 4B-1A, 5A, 5B, 5C, and 5D of the Whispering Meadows Addition, 5 residential lots, being 29.000 acres, located at 1161 and 1207 Wilson Road in the City of Waxahachie Extra Territorial Jurisdiction. (Property ID 199199 and 222619) – Owners: Anthony Gutierrez, ACE Mulligan Investments, LLC, Martha and Miguel Gabriola (SUB-98-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

**Action:**

*Melissa Ballard moved to approve SUB-98-2023 for a Replat of Lots 4B-1A, 5A, 5B, 5C, and 5D of the Whispering Meadows Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Ron Ansell and carried unanimously (5-0).*

11. **Consider a request by Jeff Montanya for a Replat of Lots 1 and 2 Block 1, of the Shaw Burgess Addition, to create Lot 1R and 2R, Block 1, of the Shaw Burgess Addition, 2 residential lots, being 13.827 acres, located at 850 and 870 Wilson Road, in the Extra Territorial Jurisdiction (Property IDs 273283 and 273284) – Owners: Brian and Jennifer Burgess, and Tyler and Kimberlee Shaw (SUB-83-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

**Action:**

*David Hudgins moved to approve SUB-83-2023 for a Replat of Block 1, Lots 1R and 2R of the Shaw Burgess Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).*

12. **Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Lot 8, Block 61, and Lots 8 and 9, Block 63 of the Town Addition being 0.198 acres, located at 444, 450, and 500 Dr. Martin Luther King Boulevard (Property ID 170925, 171001, 171002 – Owner: Pace Custom Homes I, Inc. (SUB-51-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

**Action:**

*Melissa Ballard moved to approve SUB-51-2023 for a Replat of Block D and part of Lot 8, Block 61, and Lots 8 and 9, Block 63 of the Town Addition, authorizing the Planning & Zoning*

(4a)

*Commissioner to sign the associated documents accordingly. Motion was seconded by Ron Ansell and carried unanimously (5-0).*

13. **Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Plat of Phan Addition, Lot 1, Block A, being 1.901 acres, located at 350 Farrar Road, situated in the S A & M G R R Survey, Abstract 1038 and the G Wheelock Survey, Abstract 1117, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 274708 – Owner: Phuoc Phan (SUB-50-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

**Action:**

*Ron Ansell moved to approve SUB-50-2023 for a Plat of Lot 1, Block A of the Phan Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).*

14. **Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Tract 2, Block A, North Waxahachie Industrial Park, 2 lots, being 4.071 acres, located at 2601 North Highway 77 (Property ID 174803, 296943 and 193702) – Owner: CJ Commercial Co LLC and Northside Church of Christ (SUB-111-2022) Staff: Eleana Tuley**

The Item was presented by Senior Planner Eleana Tuley.

**Action:**

*Betty Square Coleman moved to approve SUB-111-2022 for a Replat of Tract 2, Block A, North Waxahachie Industrial Park, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Melissa Ballard and carried unanimously (5-0).*

**15. Adjourn**

Commissioner David Hudgins stated properties who petition for removal from the City's ETJ will no longer have to comply with City standards and identify on plats if there is not adequate fire fighting and fire suppression available.

City Secretary Amber Villarreal announced the Town Hall Meeting/Joint City Council and Planning & Zoning Commission Work Session will be held September 11<sup>th</sup> at 6pm in the City Hall Council Chambers.

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 29, 2023 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Betty Square Coleman  
David Hudgins  
Ron Ansell

Members Absent: Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Erik Test

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**

Chairman Rick Keeler called the meeting to order.

**2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting**

City staff briefed the Commission on the following August 29, 2023 regular meeting agenda items:

5. Consider a request by Bryce Eckeberger, Kimley-Horn, for a Plat of 289 BSL – Waxahachie, lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023) Staff: Eleana Tuley
6. Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article VI Performance Standards, Section 6.03 Lighting and Glare Standards (ZTA-113-2023) Staff: Jennifer Pruitt
7. Consider recommendation of Zoning Text Amendment No. ZTA-113-2023
8. Consider a request by Mike Davis, Bannister Engineering, for a Plat of Waxahachie 287 Retail, being 3.788 acres, located directly south of 131 Village Parkway, situated in the Robert Russell Survey, Abstract 911, an addition to the City of Waxahachie (Property ID: 138302 & 284546) – Owners: Waxahachie 287 Retail, LLC and Lyons American Securities, Inc., Trustee for Waxahachie 287 Brown Street LTD (SUB-105-2023) Staff: Zack King
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- 2 lots, being 0.811 acres, located at 122 and 126 North Highway 77. (Property ID 142201 and 173428) Owners: Ellis County Farm Bureau, Linda and Duane Farmer (SUB-42-2023) Staff: Oanh Vu
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*No action taken.*

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:51 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary



# Planning & Zoning Department

## Plat Staff Report

Case: SUB-85-2023



### MEETING DATE(S)

Planning & Zoning Commission: September 12, 2023

### CAPTION

**Consider** a request by Bryce Eckeberger, Kimley-Horn, for a **Plat** of 289 BSL – Waxahachie, lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023)

### RECOMMENDED MOTION

*"I move to approve SUB-85-2023 for a Plat of 289 BSL – Waxahachie, lots 1-4, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The applicant requests to plat a 124.86-acre tract into 4 lots for nonresidential use.

### CASE INFORMATION

<b>Applicant:</b>	Bryce Eckeberger, Kimley-Horn
<b>Property Owner(s):</b>	289 BSL Waxahachie, LLC
<b>Site Acreage:</b>	124.86 acres
<b>Number of Lots:</b>	4 lots
<b>Number of Dwelling Units:</b>	0 units
<b>Park Land Dedication:</b>	The cash-in-lieu for parkland dedication is \$74,916 (124.86 acres x \$600 per acre)
<b>Adequate Public Facilities:</b>	Adequate public facilities are available to serve the subject property

### SUBJECT PROPERTY

<b>General Location:</b>	Southwest corner of US Highway 287 and South Interstate 35E
<b>Parcel ID Number(s):</b>	180322
<b>Current Zoning:</b>	PD Ord. No. 3224
<b>Existing Use:</b>	Undeveloped Land
<b>Platting History:</b>	Not Applicable

Site Aerial:



### **PLANNING ANALYSIS**

The applicant requests to plat a 124.86-acre tract into four lots for nonresidential use. The subject property is zoned within a Planned Development District, which allows for corporate logistics (73 acres), retail (20 acres), and multifamily (14 acres). The developer plans to develop lot 1 with a 640,000 square foot industrial facility. The improvements for lot 1 will also include the construction of Blue Star Drive and a portion of Gridiron Drive, which gives the overall tract access to US Highway 287 and South Interstate 35E. The remainder of the lots will be developed in the future. Staff has not yet received any formal development requests for the remaining lots.

A site plan (SP-179-2022) for the industrial facility on lot 1 was approved administratively by Staff on July 24, 2023.

The Applicant requested to continue the public hearing for this case at the last two Planning and Zoning Commission meetings to make adjustments to the plat. This public hearing for this case was continued at the August 15, 2023, and August 29, 2023 Planning and Zoning Commission meetings.

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

### **STAFF CONTACT INFORMATION**

*Prepared by:*  
 Eleana Tuley, AICP  
 Senior Planner  
[eleana.tuley@waxahachie.com](mailto:eleana.tuley@waxahachie.com)

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

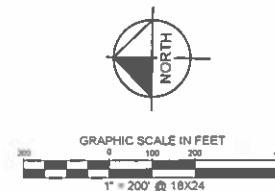


**LEGEND**

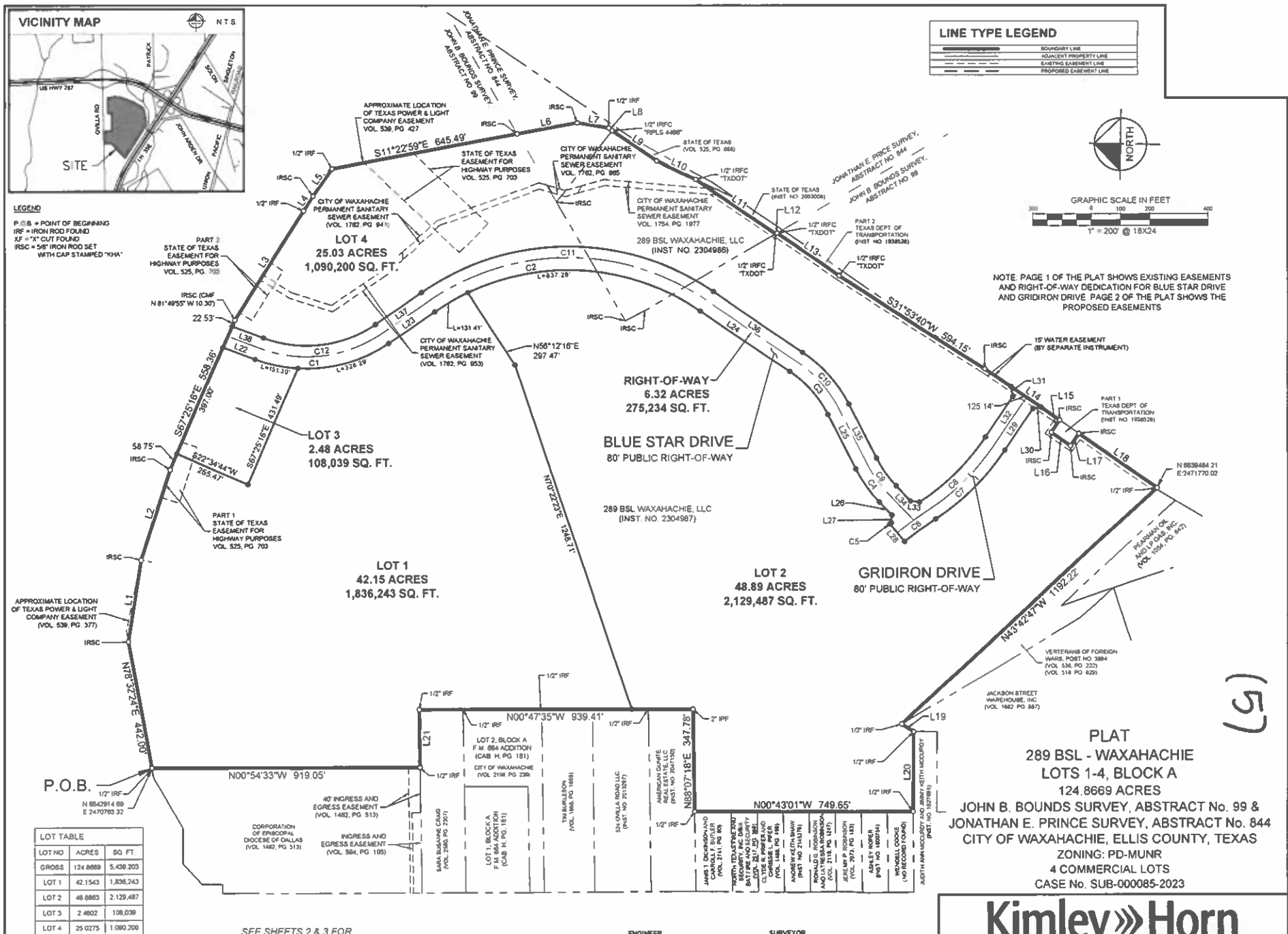
P.O.B. = POINT OF BEGINNING  
 IRF = IRON ROD FOUND  
 X/F = "X" CUT FOUND  
 IRSC = 5/8" IRON ROD SET WITH CAP STAMPED "XHA"

**LINE TYPE LEGEND**

—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EXISTING EASEMENT LINE
- - -	PROPOSED EASEMENT LINE



NOTE: PAGE 1 OF THE PLAT SHOWS EXISTING EASEMENTS AND RIGHT-OF-WAY DEDICATION FOR BLUE STAR DRIVE AND GRIDIRON DRIVE. PAGE 2 OF THE PLAT SHOWS THE PROPOSED EASEMENTS.



**LOT TABLE**

LOT NO.	ACRES	SQ. FT.
GROSS	124.8669	5,436,203
LOT 1	42.1543	1,836,243
LOT 2	48.8885	2,129,487
LOT 3	2.4802	108,039
LOT 4	25.0275	1,080,200

SEE SHEETS 2 & 3 FOR EASEMENT DIMENSIONS

**OWNER**  
 289 BSL WAXAHACHIE, LLC  
 1 COMBOYS WAY  
 PRISCO, TEXAS 75024  
 TOM WALKER

**ENGINEER**  
 KIMLEY-HORN AND ASSOC., INC.  
 280 E. DAVIS STREET, SUITE 100  
 MCKINNEY, TEXAS 75069  
 BRYCE ECKEBERGER, PE  
 TEL. NO. 972-770-1324  
 bryce.eckeb@kimley-horn.com

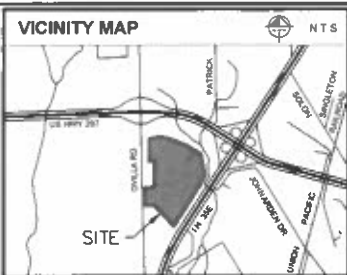
**SURVEYOR**  
 KIMLEY-HORN AND ASSOC., INC.  
 601 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 MICHAEL CLEO BILLINGSLEY RPLS  
 TEL. NO. 817-400-4029  
 mscleo@kimley-horn.com

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102  
 FIRM # 10194040

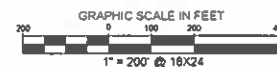
Tel No (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SCR	MCB	3/28/2023	069109070	1 OF 4



**LEGEND**  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
XF = "X" CUT FOUND  
IRSC = 5/8" IRON ROD SET  
WITH CAP STAMPED "X04"

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE



NOTE: PAGE 1 OF THE PLAT SHOWS EXISTING EASEMENTS AND RIGHT-OF-WAY DEDICATION FOR BLUE STAR DRIVE AND GRIDIRON DRIVE. PAGE 2 OF THE PLAT SHOWS THE PROPOSED EASEMENTS.

**U.S. HIGHWAY 287**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**INTERSTATE HIGHWAY 35E**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**GRIDIRON DRIVE**  
80' PUBLIC RIGHT-OF-WAY

**BLUE STAR DRIVE**  
80' PUBLIC RIGHT-OF-WAY

**RIGHT-OF-WAY**  
6.32 ACRES  
275,234 SQ. FT.

**LOT 3**  
2.48 ACRES  
108,039 SQ. FT.

**LOT 1**  
42.15 ACRES  
1,836,243 SQ. FT.

**LOT 2**  
48.89 ACRES  
2,129,487 SQ. FT.

**LOT 4**  
25.03 ACRES  
1,090,200 SQ. FT.

**PLAT**  
**289 BSL - WAXAHACHIE**  
**LOTS 1-4, BLOCK A**  
**124.8669 ACRES**  
**JOHN B. BOUNDS SURVEY, ABSTRACT No. 99 &**  
**JONATHAN E. PRINCE SURVEY, ABSTRACT No. 844**  
**CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS**  
**ZONING: PD-MUNR**  
**4 COMMERCIAL LOTS**  
**CASE No. SUB-000085-2023**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SCR	MCB	3/28/2023	068109070	2 OF 4

(5)

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°56'55"E	280.33	L41	S08°31'31"W	91.02	L81	S61°55'55"E	274.13	L121	N18°01'41"W	87.55
L2	S73°19'26"E	327.38	L42	N84°37'22"E	42.85	L82	S73°15'28"E	165.24	L122	N13°58'18"E	5.85
L3	S58°40'01"E	442.42	L43	S07°42'23"E	47.55	L83	S51°08'32"E	85.78	L123	N34°33'43"E	39.71
L4	S56°51'30"E	80.38	L44	S00°57'25"E	218.33	L84	S73°21'38"E	200.25	L124	N77°11'11"E	118.81
L5	S58°56'30"E	114.35	L45	S88°27'08"W	14.12	L85	S88°48'01"E	326.87	L125	N54°38'38"E	64.05
L6	S11°07'18"E	208.29	L46	N00°57'28"W	216.35	L86	S48°14'18"E	26.87	L126	N33°13'31"E	786.28
L7	S08°37'58"W	108.48	L47	N07°42'23"W	47.55	L87	N48°14'18"W	30.41	L127	S81°19'37"E	18.18
L8	S38°01'04"W	14.84	L48	S84°37'22"W	42.85	L88	N88°48'01"W	323.37	L128	S57°27'11"E	13.38
L9	S33°00'00"W	184.88	L49	N08°31'31"E	91.02	L89	N73°21'38"W	201.25	L129	S32°51'31"W	809.48
L10	S24°37'48"W	147.78	L50	N15°17'35"W	78.80	L90	N51°08'32"W	85.80	L130	S54°38'38"W	75.80
L11	S35°42'54"W	333.54	L51	S78°32'24"W	16.95	L91	N73°15'28"W	162.85	L131	S77°11'11"W	111.15
L12	S31°01'50"E	5.52	L52	N78°32'24"E	38.18	L92	N81°56'55"W	270.41	L132	S34°33'43"W	27.42
L13	S33°42'08"W	257.74	L53	S84°19'47"W	150.83	L93	S78°32'24"W	355.71	L133	N58°58'18"E	34.87
L14	S33°45'02"W	311.84	L54	N73°15'28"W	161.43	L94	S88°20'08"E	75.65	L134	S31°01'41"E	127.71
L15	N58°25'34"W	50.80	L55	N81°56'55"W	289.17	L95	N03°38'54"E	30.00	L135	S58°58'18"W	27.12
L16	S33°42'22"W	80.00	L56	S78°32'24"W	356.78	L96	S48°14'18"E	15.00	L136	S58°15'08"E	34.87
L17	S56°29'34"E	50.54	L57	N78°32'24"E	356.51	L97	S03°38'54"W	30.00	L137	S33°38'20"W	25.83
L18	S33°45'02"W	325.18	L58	S61°55'55"E	289.17	L98	S88°20'08"E	107.73	L138	N58°15'08"W	34.81
L19	S31°42'28"W	48.54	L59	S73°15'28"E	164.78	L99	S15°34'28"E	15.88	L139	N58°15'08"W	47.88
L20	S88°20'38"W	271.75	L60	N54°19'47"E	148.98	L100	N88°20'08"W	112.97	L140	N03°38'45"E	25.00
L21	S88°17'17"W	106.38	L61	S14°25'51"E	83.58	L101	S03°38'54"W	30.00	L141	S58°15'08"E	47.84
L22	N20°05'36"E	117.78	L62	S00°54'33"E	190.51	L102	N88°20'08"W	15.00	L142	S88°20'08"E	14.88
L23	N35°25'04"W	181.75	L63	S18°37'37"E	1172.81	L103	N03°38'54"E	30.00	L143	S03°38'54"W	15.00
L24	N33°31'41"E	372.27	L64	S18°37'37"E	87.02	L104	N88°20'08"W	76.19	L144	N88°20'08"W	15.41
L25	N81°51'52"E	207.47	L65	S70°23'34"W	144.42	L105	N40°03'11"W	202.88	L145	S58°12'18"W	55.81
L26	N45°41'22"E	82.83	L66	N70°23'34"E	144.38	L106	N81°19'37"W	20.30	L146	S33°47'44"E	15.00
L27	S88°48'14"E	27.12	L67	N18°37'37"E	87.00	L107	S08°40'23"W	60.00	L147	N58°12'18"E	54.52
L28	N50°08'57"E	80.00	L68	N18°37'37"W	1172.91	L108	N81°19'37"W	20.30	L148	N88°55'38"W	53.33
L29	N58°12'38"W	170.73	L69	N00°54'33"W	190.51	L109	N40°03'11"W	184.42	L149	S20°04'22"W	15.00
L30	N11°23'48"W	28.21	L70	N14°25'51"W	85.84	L110	N40°03'11"W	9.45	L150	S88°55'38"E	53.32
L31	N78°27'22"E	35.55	L71	S58°28'18"E	34.50	L111	N04°36'48"E	178.97	L151	S45°41'22"W	15.85
L32	S58°12'38"E	188.13	L72	S33°31'41"W	15.00	L112	S85°03'11"E	15.00	L152	S44°18'38"E	15.00
L33	S08°16'24"W	31.50	L73	N58°28'18"W	34.58	L113	S04°58'48"W	188.83	L153	N45°41'22"E	14.11
L34	S45°41'22"W	71.05	L74	S58°56'18"W	51.87	L114	N72°48'08"E	84.38	L154	N45°41'22"E	13.84
L35	S81°51'52"W	208.21	L75	N51°03'42"W	15.00	L115	S17°12'01"E	85.00	L155	S44°18'38"E	15.00
L36	S33°31'41"W	371.01	L76	N58°58'18"E	53.04	L116	S72°48'08"W	84.38	L156	S45°41'22"W	16.02
L37	S35°25'04"E	191.75	L77	S48°14'18"E	175.44	L117	S58°46'48"W	42.61			
L38	S20°05'36"W	114.28	L78	S28°18'32"W	15.73	L118	S30°15'18"E	143.11			
L39	S78°32'24"W	9.51	L79	N88°14'18"W	175.58	L119	S43°58'18"W	53.25			
L40	S15°17'35"E	78.80	L80	N78°32'24"E	358.07	L120	S78°01'41"E	89.18			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	55°20'40"	485.00	478.56	N07°38'44"W	481.04	C42	15°33'25"	153.00	42.43
C2	88°58'48"	805.00	968.88	N00°56'41"W	911.29	C43	8°08'42"	207.00	32.82
C3	28°20'10"	405.00	200.30	N47°41'48"E	198.26	C44	13°47'17"	212.00	51.82
C4	18°10'28"	485.00	138.74	N53°46'37"E	138.26	C45	101°27'32"	18.00	31.87
C5	0°14'28"	1424.81	5.89	S36°43'40"E	5.89	C46	20°16'48"	97.00	34.33
C6	4°56'35"	1535.00	132.43	N07°21'48"W	132.38	C47	28°21'53"	83.00	42.54
C7	21°38'11"	880.00	338.35	N45°43'04"W	334.35	C48	124°38'03"	47.00	182.24
C8	22°32'06"	610.00	318.58	S45°18'38"E	318.53	C49	37°30'24"	193.00	126.34
C9	18°10'28"	415.00	117.18	S53°46'37"W	116.77	C50	35°47'04"	207.00	122.08
C10	28°20'10"	480.00	242.33	S47°41'48"W	238.87	C51	28°22'48"	213.00	195.50
C11	88°58'48"	885.00	1064.95	S00°56'41"E	1001.85	C52	18°27'31"	212.00	88.28
C12	55°20'40"	415.00	402.07	S07°38'44"E	388.53	C53	21°48'05"	23.00	8.78
C13	14°08'24"	270.00	66.63	S08°28'28"E	66.48	C54	35°55'03"	212.00	132.80
C14	22°58'42"	113.00	45.35	S08°07'37"W	45.05	C55	22°58'42"	99.00	38.73
C15	38°58'03"	198.00	124.17	S02°38'57"W	122.10	C56	14°25'01"	258.00	64.42
C16	31°48'05"	37.00	14.08	S04°23'02"E	14.00	C57	118°28'08"	92.00	181.83
C17	18°27'21"	198.00	63.78	S02°42'10"E	63.50	C58	38°55'23"	215.80	150.37
C18	28°22'48"	227.00	112.44	S02°15'30"W	111.28	C59	32°58'13"	247.34	142.33
C19	33°47'04"	193.00	113.80	S00°28'34"E	112.18	C60	44°23'40"	150.51	116.82
C20	37°30'24"	207.00	138.51	S01°28'08"W	133.10	C61	53°28'50"	270.85	252.88
C21	124°38'03"	33.00	71.78	S42°08'44"E	56.45	C62	86°43'48"	150.19	174.82
C22	28°21'53"	87.00	48.71	S88°46'48"E	48.17	C63	8°40'28"	23.00	3.48
C23	20°16'41"	83.00	29.38	S85°14'14"E	29.22	C64	19°31'41"	23.00	7.84
C24	101°27'32"	32.00	56.67	S44°38'52"E	48.55	C65	18°31'41"	37.00	12.81
C25	13°47'17"	198.00	47.85	S00°48'44"E	47.53	C66	8°40'28"	37.00	5.80
C26	8°08'42"	183.00	30.88	S12°15'43"E	30.88	C67	65°55'44"	164.88	188.85
C27	15°33'18"	187.00	48.31	S08°52'25"E	48.18	C68	53°38'44"	258.85	240.58
C28	18°54'48"	188.87	48.29	S08°50'47"W	48.11	C69	44°30'01"	184.51	127.77
C29	33°52'27"	183.00	114.10	S01°38'05"E	112.45	C70	33°01'07"	233.34	134.47
C30	38°53'52"	187.00	113.38	S00°52'37"W	111.21	C71	38°55'23"	228.80	180.12
C31	28°22'17"	108.00	50.17	S07°08'28"W	48.73	C72	118°28'08"	78.00	162.64
C32	15°28'38"	255.52	88.87	S08°13'08"E	88.67	C73	13°31'18"	140.00	33.04
C33	31°03'58"	212.00	114.88	S00°45'04"W	113.57	C74	18°43'04"	89.00	19.80
C34	5°12'17"	412.28	37.45	S08°48'21"W	37.44	C75	88°51'18"	70.88	108.91
C35	5°31'34"	428.28	41.11	N08°42'38"E	41.10	C76	33°33'00"	29.88	17.58
C36	30°10'50"	188.85	104.32	N01°18'38"E	103.12	C77	88°04'31"	70.80	84.38
C37	15°27'52"	278.24	75.10	N08°27'56"W	74.87	C78	88°48'02"	30.88	47.14
C38	28°08'33"	123.00	58.05	N07°18'17"E	55.57	C79	18°43'04"	100.00	22.87
C39	38°53'52"	153.00	100.87	N00°53'37"E	101.88	C80	13°31'18"	100.00	23.80
C40	33°52'27"	207.00	122.38	N01°38'05"W	120.81	C81	41°18'23"	20.00	14.41
C41	18°57'38"	153.00	45.29	N08°48'19"E	45.13	C82	41°18'23"	80.00	57.83

PLAT  
 289 BSL - WAXAHACHIE  
 LOTS 1-4, BLOCK A  
 124.8669 ACRES  
 JOHN B. BOUNDS SURVEY, ABSTRACT No. 99 &  
 JONATHAN E. PRINCE SURVEY, ABSTRACT No. 844  
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
 ZONING: PD-MUNR  
 4 COMMERCIAL LOTS  
 CASE No. SUB-000085-2023

**Kimley»Horn**  
 801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102  
 FIRM # 18194040  
 Tel No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	MCB	3/28/2023	068109070	3 OF 4

## OWNER'S CERTIFICATION

WHEREAS 289 BSL Waxahachie, LLC is the owner of a 124.8669 acre (5,439,202 square foot) tract of land situated in the John B. Bounds Survey, Abstract No. 99 and the Jonathan E. Prince Survey, Abstract No. 844, City of Waxahachie, Ellis County, Texas, said tract being all of a tract of land described in Special Warranty Deed with Vendor's Lien to 289 BSL Waxahachie, LLC recorded in Instrument Number 234986, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.); and a all of a tract of land described in Special Warranty Deed to 289 BSL Waxahachie, LLC recorded in Instrument Number 234987, O.P.R.E.C.T.; said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of U.S. Highway 287 (a variable width right-of-way), said iron rod being the northwest corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234987;

THENCE along the said south right-of-way line of U.S. Highway 287 the following seven (7) calls:

- 1) North 78°32'24" East, a distance of 442.00 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 2) South 81°55'55" East, a distance of 280.33 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 3) South 73°15'26" East, a distance of 327.39 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 4) South 67°25'16" East, a distance of 558.36 feet to a 5/8" iron rod set with a cap stamped "KHA", from which a concrete monument found bears North 81°49'55" West, 10.30 feet;
- 5) South 58°40'01" East, a distance of 442.42 feet to a 1/2" iron rod found;
- 6) South 58°51'30" East, a distance of 60.39 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 7) South 55°56'30" East, a distance of 114.35 feet to a 1/2" iron rod found at the intersection of the said south right-of-way line of U.S. Highway 287 and the west right-of-way line of Interstate Highway 35E (a variable width right-of-way), said iron rod being the northeast corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234987;

THENCE along the said west right-of-way line of Interstate Highway 35E the following fifteen (15) calls:

- 1) South 11°22'59" East, a distance of 845.49 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 2) South 11°07'16" East, a distance of 209.29 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 3) South 08°37'59" West, a distance of 109.49 feet to a 1/2" iron rod found;
- 4) South 36°01'04" West, a distance of 14.94 feet to a 1/2" iron rod found with a cap stamped "RPLS 4466", said iron rod being the east corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234986;
- 5) South 33°00'00" West, a distance of 184.88 feet to a point for corner;
- 6) South 24°37'49" West, a distance of 147.76 feet to a 1/2" iron rod found with a cap stamped "TXDOT";
- 7) South 33°42'54" West, a distance of 333.54 feet to a 1/2" iron rod found with a cap stamped "TXDOT", said iron rod being the south corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234986;
- 8) South 31°01'50" East, a distance of 5.52 feet to a 1/2" iron rod found with a cap stamped "TXDOT";
- 9) South 33°42'08" West, a distance of 257.74 feet to a 1/2" iron rod found with a cap stamped "TXDOT";
- 10) South 31°53'40" West, a distance of 594.15 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 11) South 33°45'02" West, a distance of 311.94 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 12) North 56°25'34" West, a distance of 50.60 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 13) South 33°42'22" West, a distance of 80.00 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 14) South 56°25'34" East, a distance of 50.54 feet to a 5/8" iron rod set with a cap stamped "KHA";
- 15) South 33°45'02" West, a distance of 325.18 feet to a 1/2" iron rod found, said iron rod being the south corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234987;

THENCE North 43°42'47" West, departing the said west right-of-way line of Interstate Highway 35E, a distance of 1,192.22 feet to a 1/2" iron rod found, said iron rod being an interior all corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234987;

THENCE South 31°42'29" West, a distance of 46.54 feet to a 1/2" iron rod found;

THENCE South 89°20'38" West, a distance of 271.75 feet to a 1/2" iron rod found, said iron rod being the southwest corner of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234987;

THENCE along the west line of said 289 BSL Waxahachie, LLC tract recorded in Instrument Number 234987 the following five (5) calls:

- 1) North 00°43'01" West, a distance of 749.65 feet to a 1/2" iron rod found;
- 2) North 88°07'18" East, a distance of 347.78 feet to a point for corner;
- 3) North 00°47'35" West, a distance of 939.41 feet to a point for corner;
- 4) South 88°17'17" West, a distance of 196.36 feet to a point for corner;
- 5) North 00°54'33" West, a distance of 919.05 feet to the POINT OF BEGINNING and containing 5,439,202 square feet or 124.8669 acres of land, more or less

## OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents, 289 BSL Waxahachie, LLC, do hereby adopt this plat designating the herein described property as Lots 1, 2, 3, & 4, Block A, 289 BSL - Waxahachie, an addition to the City of Waxahachie, Ellis County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of Waxahachie and all public utilities desiring to use or using same. All and any public utility and the City of Waxahachie shall have right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements. The City of Waxahachie and all 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 and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

289 BSL Waxahachie, LLC

By: \_\_\_\_\_  
Tom Walker

STATE OF TEXAS  
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

My Commission expires \_\_\_\_\_

## NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on May 21, 2022 with an applied combined scale factor of 1.000072449.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48139C0190F for Ellis County, Texas and incorporated areas, dated June 3, 2013 this property is located within Zone X and is not within an identified special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. The owner(s) shall be responsible for all maintenance of all private items.

## SURVEYOR'S CERTIFICATION

I, Michael Cleo Bilingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on May 21, 2022 and that all corners are shown hereon.

**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

Michael Cleo Bilingsley  
Registered Professional Land Surveyor  
No. 6558

APPROVED BY: Planning and Zoning Commission City of Waxahachie	
BY: _____	
Chairperson	Date
Attest	Date

PLAT  
289 BSL - WAXAHACHIE  
LOTS 1-4, BLOCK A  
124.8669 ACRES  
JOHN B. BOUNDS SURVEY, ABSTRACT No. 99 &  
JONATHAN E. PRINCE SURVEY, ABSTRACT No. 844  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
ZONING: PD-MUNR  
4 COMMERCIAL LOTS  
CASE No. SUB-000085-2023

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No	Sheet No
N/A	SCR	MCB	3/28/2023	068109070	4 OF 4

OWNER  
289 BSL WAXAHACHIE, LLC  
1 COWBOYS WAY  
FRISCO, TEXAS 75034  
TOM WALKER

ENGINEER  
KIMLEY-HORN AND ASSOC., INC.  
260 E. DAVIS STREET, SUITE 100  
MCKINNEY, TEXAS 75069  
BRYCE ECKEBERGER, PE  
TEL. NO. 972-770-1124  
bryce.eckebarger@kimley-horn.com

SURVEYOR  
KIMLEY-HORN AND ASSOC., INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
MICHAEL CLEO BILINGSLEY, RPLS  
TEL. NO. 817-400-6239  
michael.bilingsley@kimley-horn.com

(6)

# Planning & Zoning Department

## Plat Staff Report

Case: SUB-109-2023



### MEETING DATE(S)

Planning & Zoning Commission:

September 12, 2023

### CAPTION

**Consider** a request by Robert Hansen, Bowman Consulting Group, Ltd., for a **Replat** of Lots 3 and 4, Block A, Buffalo Creek Addition, to create one (1) lot, being 2.347 acres, located at 1342 Brown Street, (Property ID: 295114 & 295115) – Owner: QT South, LLC (SUB-109-2023) Staff: Zack King

### RECOMMENDED MOTION

*"I move to approve SUB-109-2023, a Replat of the Buffalo Creek Addition, Lots 3 & 4, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

### APPLICANT REQUEST

The applicant requests to replat the subject property into one (1) non-residential lot.

### CASE INFORMATION

**Applicant:**

Robert Hansen, Bowman Consulting Group, Ltd.

**Property Owner(s):**

QT South, LLC

**Site Acreage:**

2.347 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:**

1342 Brown Street

**Parcel ID Number(s):**

295114 & 295115

**Current Zoning:**

General Retail (GR) with SUP for a Convenience Store, Gasoline Sales & a 30' Pole Sign.

**Existing Use:**

The subject property is currently undeveloped.

**Platting History:**

The subject property was originally platted as Lots 3 & 4, Block A of the Buffalo Creek addition in 2022. (SUB-175-2021)



Site Aerial:



#### **PLANNING ANALYSIS**

The applicant proposes to replat the subject property into one (1) non-residential lot. The proposed lot complies with the recently approved Specific Use Permits (SUPs) for a QuikTrip gas station and convenience store (Ord. 3363) and QuikTrip Pole Sign (Ord. 3383). Access easements were executed with the original plat for the property and remain unchanged with this Replat. These access easements are sufficient to facilitate continued cross-access between adjacent properties.

#### **RECOMMENDATION**

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Replat request.

#### **ATTACHED EXHIBITS**

1. Replat

#### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

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

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

#### **STAFF CONTACT INFORMATION**

*Prepared by:*

Zack King, AICP

Senior Planner

[zking@waxahachie.com](mailto:zking@waxahachie.com)

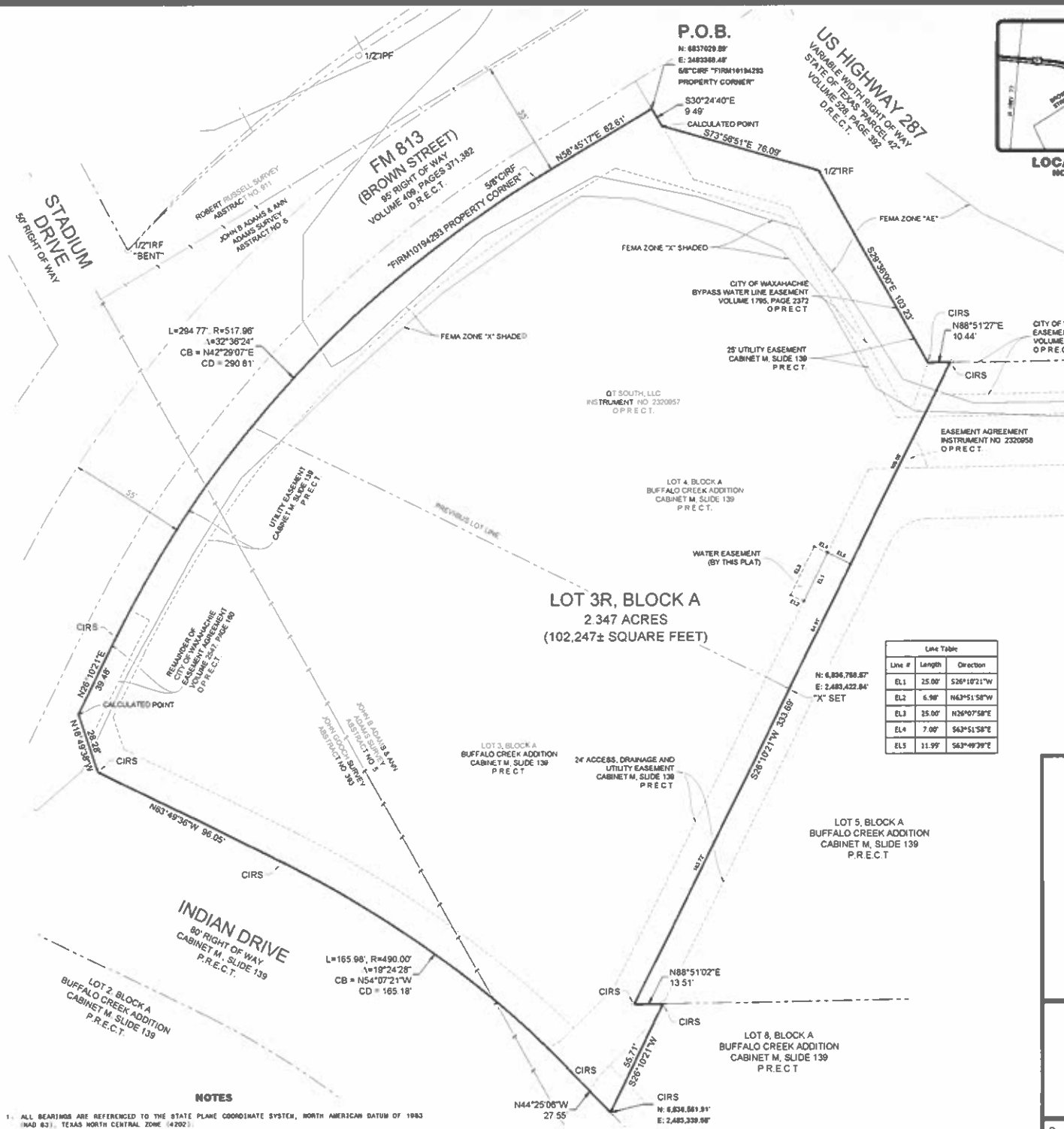
*Reviewed by:*

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

Senior Director of Planning

[jennifer.pruitt@waxahachie.com](mailto:jennifer.pruitt@waxahachie.com)



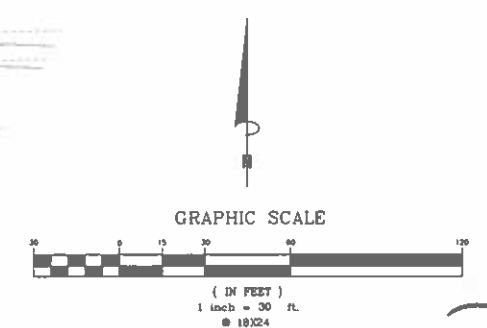


**P.O.B.**  
 N: 6837029.89'  
 E: 2482368.44'  
 58° CIRC "FIRM 10184283  
 PROPERTY CORNER"  
 S30°24'40"E  
 9.49'  
 CALCULATED POINT  
 S73°56'51"E 76.09'



- CONTROL LEGEND**
- Property Corner (As Noted)
- LINE TABLE**
- Center Line
  - Easement Line
  - Property R/W Line (OT Not)
  - Property R/W Lot Line (Others)
  - Proposed Easement Line

- ABBREVIATION LEGEND**
- DIRECT: DEED RECORDS, ELLIS COUNTY, TEXAS
  - OPRECT: OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
  - PRECT: PLAT RECORDS ELLIS COUNTY, TEXAS
  - IRF: IRON ROD FOUND
  - CIRF: CAPPED IRON ROD FOUND AS NOTED
  - CIRS: 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
  - MNF: MAG NAIL FOUND
  - P.O.B: POINT OF BEGINNING



Line #	Length	Direction
EL1	25.00'	S26°10'21"W
EL2	6.96'	N63°51'50"W
EL3	25.00'	N26°07'58"E
EL4	7.00'	S63°51'58"E
EL5	11.99'	S63°49'39"E

**OWNER:**  
 Thomas P. Edwards  
 QT SOUTH, LLC  
 8700 Freepoint Parkway  
 Suite 115  
 Irving, TX 75063

**SURVEYOR:**  
 Bowman Consulting Group, Ltd.  
 1200 West Magnolia Blvd.,  
 Suite 300  
 Fort Worth, TX 76104

**ENGINEER:**  
 Glenn Engineering Corporation  
 4500 Fuller Drive, Suite 220  
 Irving, TX 75038

# REPLAT BUFFALO CREEK ADDITION BLOCK A, LOT 3R SUB-109-2023

Replat of Block A, Lots 3 and 4 of the Buffalo Creek Addition, an addition to the City of Waxahachie, Texas, as recorded in Cabinet M, Slide 139 of the Plat Records of Ellis County, Texas

BEING 2.347 ACRES SITUATED WITHIN THE  
 JOHN H ADAMS & ANN ADAMS SURVEY, ABSTRACT NUMBER 5  
 JOHN GOUGH SURVEY, ABSTRACT NO. 393

Zoned: GR Lot Count: 1 Use Type: Retail

**Bowman**

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 1200 West Magnolia Blvd., Suite 300  
 Fort Worth, TX 76104  
 Phone: (214) 484-8586  
 www.bowman.com  
 TBPES #10120600

**NOTES**

1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).

# OWNER'S CERTIFICATE

WHEREAS, QT South, LLC is the Owner of a tract of land situated within the John B. Adams & Ann Adams Survey, Abstract No. 5, and the John Gooch Survey, Abstract No. 393, City of Waxahachie, Ellis County, Texas and being all of Lots 3 and 4, Block A of the plat designated as Buffalo Creek Addition recorded in Cabinet M, Side 139 of the Plat Records of Ellis County, Texas, the same being a portion of the deed to QT South, LLC recorded under Instrument No. 2320957 of the Deed Records of Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped iron rod stamped "FIRM10194293 PROPERTY CORNER" found at the north corner of said Lot 4, being the intersection of the southeast right of way line of FM 813 (Brown Street), an 80-foot width right of way, as described in Volume 409, Pages 371 and 382 of said Deed Records with the southwest right of way line of US Highway 287, a variable width right of way, as described in the deed to the State of Texas recorded in Volume 528, Page 392 of said Deed Records,

THENCE the following four (4) calls coincident with the southwest right of way line of said US Highway 287

1. SOUTH 30 degrees 24 minutes 40 seconds EAST, 9.49 feet,
2. SOUTH 73 degrees 56 minutes 51 seconds EAST, 76.09 feet to a found 1/2-inch iron rod,
3. SOUTH 29 degrees 36 minutes 00 seconds EAST, 103.23 feet to a set 1/2-inch capped iron rod stamped "BOWMAN PROP COR";
4. NORTH 88 degrees 51 minutes 27 seconds EAST, 10.44 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the common north corner of Lot 4 and Lot 5 of said Block A,

THENCE the following three (3) calls with the common line of said Lot 4 and said Lot 5:

1. SOUTH 26 degrees 10 minutes 21 seconds WEST, 333.89 feet to a set 1/2-inch capped iron rod stamped "BOWMAN PROP COR";
2. NORTH 88 degrees 51 minutes 02 seconds EAST, 13.51 feet to a set 1/2-inch capped iron rod stamped "BOWMAN PROP COR";
3. SOUTH 26 degrees 10 minutes 21 seconds WEST, 55.71 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northeast right of way line of Indian Drive, an 80-foot right of way, as dedicated on the plat recorded in Cabinet M, Side 139 of said Plat Records,

THENCE the following four (4) calls coincident with the northeast right of way line of said Indian Drive

1. NORTH 44 degrees 25 minutes 06 seconds WEST, 27.55 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve,
2. northwesterly, with said non-tangent curve, concave to the southwest, having a radius of 490.00 feet and a chord bearing and distance of NORTH 54 degrees 07 minutes 21 seconds WEST, 165.18 feet, an arc length of 165.98 feet to a set 1/2-inch capped iron rod stamped "BOWMAN PROP COR";
3. NORTH 63 degrees 49 minutes 36 seconds WEST, 96.05 feet to a set 1/2-inch capped iron rod stamped "BOWMAN PROP COR";
4. NORTH 18 degrees 49 minutes 38 seconds WEST, 28.26 feet to the southeast right of way line of said FM 813.

THENCE NORTH 25 degrees 10 minutes 21 seconds EAST, 39.48 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve,

THENCE northeasterly, with the southeast right of way line of said FM 813, and said non-tangent curve, concave to the southeast, having a radius of 517.96 feet and a chord bearing and distance of NORTH 42 degrees 29 minutes 07 seconds EAST, 280.81 feet, an arc length of 294.77 feet to a found 5/8-inch capped iron rod stamped "FIRM10194293 PROPERTY CORNER".

THENCE NORTH 58 degrees 45 minutes 17 seconds EAST, 62.61 feet with the southeast right of way line of said FM 813 to the POINT OF BEGINNING, containing 2.3473 acres

## NOTES

1. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4902).
2. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS, PER MAP NUMBER 48138C0190F DATED JUNE 03, 2013 PANEL 190 OF 800, SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED), AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AND ZONE "AE," DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED." ZONE "AE."
3. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE.
4. THE PROPERTY OWNER SHALL MAINTAIN PRIVATE STORM SEWER(S).

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That QT South, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Buffalo Creek Addition, Block A, Lot 3R, 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 existing ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: QT South LLC, a Texas limited liability company

Thomas P. Edwards  
Division Real Estate Manager

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 Thomas P. Edwards, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

## SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying. I further affirm that monumentation shown hereon was either found or placed in compliance, and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

RELEASED FOR REVIEW PURPOSES ONLY, FOR CITY REVIEW 2023-08  
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED FOR RELIANCE UPON AS A FINAL SURVEY DOCUMENT.

Jonathan E. Cooper  
Texas Registered Professional Land Surveyor No. 5389

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2023

Notary Public in and for the State of Texas

## CITY OF WAXAHACHIE APPROVALS

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

(u)

## REPLAT

# BUFFALO CREEK ADDITION

BLOCK A, LOT 3R

SUB-109-2023

Replat of Block A, Lot(s) 3 and 4 of the Buffalo Creek Addition, an addition to the City of Waxahachie, Texas, as recorded in Cabinet M, Side 139 of the Plat Records of Ellis County, Texas

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Zoned: GR Lot Count: 1 Use Type: Retail

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OWNER:  
THOMAS P. EDWARDS  
QT SOUTH, LLC  
8700 FREEPORT PARKWAY, SUITE 115  
IRVING, TX 75063

SURVEYOR:  
Bowman Consulting Group, Ltd.  
1200 West Magnolia Blvd., Suite 300  
Fort Worth, TX 76104

ENGINEER:  
Glenn Engineering Corporation  
4500 Fuller Drive, Suite 220  
Irving, TX 75038

Bowman Job No. 210391 Prepared: 2023-08 Drawn By: JRP Sheet: 2 of 2