

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, October 10, 2023 at 7:00 p.m.*** at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Room A and B, Waxahachie, Texas.

Commission Members: Rick Keeler, Chairman
Bonney Ramsey
David Hudgins
Eric Test
Ron Ansell
Adrian Cooper
Marlene Norcross

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. ***Reorganize*** the Commission
5. ***Consent Agenda***

All matters listed under Item 5, 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 September 26, 2023
 - b. Minutes of the Planning & Zoning Commission briefing of September 26, 2023
6. ***Consider*** request by Yomi and Siyan Fayiga, Crux Jefferson, LLC for a Plat of Teddo Crossing Phase One, Lots 1, 2, and 3, Block A, being 11.130 acres, located at the northwest corner of North U.S. Highway 77 and West Butcher Road, situated in the Thomas Selby Survey, Abstract 1002, an addition to the City of Waxahachie (Property ID 284633) – Owner: Crux Jefferson, LLC (SUB-117-2023) Staff: Oanh Vu
7. ***Consider*** request by Moises Martinez, for a Plat of MM Tract, Lot 1, Block 1, being 1.700 acres, located directly east of 2820 Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 291736)– Owner: Moises Martinez (SUB-121-2023)

8. **Consider** request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Pecan Estates, Lots 1 & 2, Block A, being 4.275 acres, located at 645 E. Pecan Tree Road, situated in the E. C. School Land Survey, Abstract 328, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 182952)– Owner: Jose & Benita Chavez (SUB-139-2023) Staff: Oanh Vu
9. **Consider** recommendation of a request by Tim Jackson, TRCS, LLC, for a Replat of Block 10, Lot 1AR of the Original Town of Waxahachie Addition, 1 lot, being 0.980 acres, located at 216 North College Street (Property ID 217175 – Owner: City of Waxahachie (SUB-84-2023) Staff: Oanh Vu
10. **Public Hearing** on a request by Jordan Cogburn, Cogburn Contracting, for a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use within a Planned Development Single-Family Dwelling-1 (PD-SF-1) zoning district located at 144 Homestead Lane (Property ID 269669) - Owner: Mason Tucker (ZDC-125-2023) Staff: Oanh Vu
11. **Consider** recommendation of Zoning Change No. ZDC-125-2023
12. **Public Hearing** on a request by Kevin Kosoris, 1020 Group LLC, for a Specific Use Permit (SUP) for a Self-Storage Facility use within a Commercial (C) zoning district located at 308 N College Street (Property ID: 170654) – Owner: Hachie Properties, LLC ETAL (ZDC-54-2023) Staff: Zack King
13. **Consider** recommendation of Zoning Change No. ZDC-54-2023
14. 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

<p style="text-align: center;"><i>Notice of Potential Quorum</i> <i>One or more members of the Waxahachie City Council may be present at this meeting.</i> <i>No action will be taken by the City Council at this meeting.</i></p>

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 26, 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
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 29, 2023
- b. Minutes of the Planning & Zoning Commission briefing of August 29, 2023

Action:

Bonney Ramsey moved to approve all items on the Consent Agenda as presented. Motion was seconded by Melissa Ballard and carried unanimously (6-0).

5. **Recognize Betty Square Coleman and Melissa Ballard for their service on the Planning & Zoning Commission**

Chairman Keeler thanked Betty Square Coleman for her 25 years of service to the Planning and Zoning Commission and Melissa Ballard for her 14 years of service to the Planning and Zoning Commission and presented them with a plaque.

No action taken.

(5a)

6. **Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Block 1, Lot 1A and 1B of the Westgate Park Addition to create 1 lot, being 2.815 acres, located at 795 South Interstate 35 (Property ID 176810 and 207783 – Owner: Narayan Ram, LLC and Ram Narayan, LP (SUB-72-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu.

Action:

David Hudgins moved to approve SUB-72-2023 for a Replat of Block 1, Lot 1A-R of the Westgate Park Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

7. **Public Hearing on a request by Brenden Determann, B&B Managing & Consulting, LLC for a Replat of Lots 30, 31, and 32, Block 180, Oak Lawn Addition, to create Lots 30R and 31R, Block 180, Oak Lawn Addition, 2 Residential Lots, being 0.184 acres, located at 300 Henry Street, (Property ID 175100) – Owners: B&B Managing & Managing Consulting, LLC and Energy Renovation Center, Inc. (SUB-64-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:12 p.m.

There being no others to speak for or against SUB-64-2023, Chairman Keeler closed the Public Hearing at approximately 7:12 p.m.

8. **Consider approval of SUB-64-2023**

Action:

Melissa Ballard moved to approve SUB-64-2023 for a Replat of Block D and part of Block 180, Lots 30R and 31R of the Oak Lawn Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

9. **Public Hearing on a request by Yomi Fayiga, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 200 N US Highway 77 (Property ID: 227579) – Owner: Crux Investments LP (ZDC-73-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King and Dr. Yomi Fayiga requested approval of the request.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against ZDC-73-2023, Chairman Keeler closed the Public Hearing at approximately 7:18 p.m.

(5a)

10. Consider recommendation of Zoning Change No. ZDC-73-2023

Action:

Erik Test moved to recommend approval of ZDC-73-2023, a Specific Use Permit (SUP) request for an Electronic Message Sign use at 200 N US Highway 77, subject to the conditions of the staff report, and with the addition that the applicant will provide City Council with an adequate landscape plan. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

11. 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-118-2023) Staff: Zack King

The Item was presented by Mr. King and Mr. Brett Hess requested approval.

Chairman Keeler opened the Public Hearing at approximately 7:45 p.m.

There being no others to speak for or against ZDC-118-2023, Chairman Keeler closed the Public Hearing at approximately 7:45 p.m.

12. Consider recommendation of Zoning Change No. ZDC-118-2023

Action:

Melissa Ballard moved to recommend approval of ZDC-118-2023, an Amendment to Ordinance 3105, subject to the conditions in the staff report, and all right-of-way facing shall be all brick. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

13. Public Hearing on a request by Viran Nana, Developer, for a Specific Use Permit (SUP) for a car wash use within a General Retail (GR) zoning district located on the southeast corner of Indian Drive and Brown Street (Property ID 295113) - Owner: Buffalo Creek Plaza LLC (ZDC-100-2023) Staff: Eleana Tuley

The Item was presented by Senior Planner Eleana Tuley. Construction Manager Sameer Mohammed, Community Outreach Marketing Manager Allie Sandoval, Developer Viran Nana, Factory Representative Jimmy Williams, and Investor Greg Miller requested approval.

Chairman Keeler opened the Public Hearing at approximately 8:32 p.m.

Those who spoke in favor:

Joe Rust, 440 Gingerbread Lane, Waxahachie, Texas
Lance Rust, 707 Amherst, Waxahachie, Texas

There being no others to speak for or against ZDC-100-2023, Chairman Keeler closed the Public Hearing at approximately 8:44 p.m.

(5a)

14. Consider recommendation of Zoning Change No. ZDC-100-2023

Action:

Melissa Ballard moved to recommend approval of ZDC-100-2023, a Specific Use Permit (SUP) for a car wash use, subject to the conditions in the staff report with elevation option 2, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Betty Square Coleman and carried by a vote of 5-1, with Rick Keeler voting in opposition.

15. Adjourn

Commissioners thanked Betty Square Coleman and Melissa Ballard for their dedicated service to Waxahachie.

There being no further business, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 26, 2023 at 6:15 p.m. in the City Council Conference Room 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
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 September 26, 2023 regular meeting agenda items:

6. Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Block 1, Lot 1A and 1B of the Westgate Park Addition to create 1 lot, being 2.815 acres, located at 795 South Interstate 35 (Property ID 176810 and 207783 – Owner: Narayan Ram, LLC and Ram Narayan, LP (SUB-72-2023) Staff: Oanh Vu
7. Public Hearing on a request by Brenden Determann, B&B Managing & Consulting, LLC for a Replat of Lots 30, 31, and 32, Block 180, Oak Lawn Addition, to create Lots 30R and 31R, Block 180, Oak Lawn Addition, 2 Residential Lots, being 0.184 acres, located at 300 Henry Street, (Property ID 175100) – Owners: B&B Managing & Managing Consulting, LLC and Energy Renovation Center, Inc. (SUB-64-2023) Staff: Oanh Vu
9. Public Hearing on a request by Yomi Fayiga, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 200 N US Highway 77 (Property ID: 227579) – Owner: Crux Investments LP (ZDC-73-2023) Staff: Zack King
11. 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

(5b)

intersection of Vermont Street and Parks School House Road (Property ID: 226116) – Owner: Falcon’s Landing A Series of EIS Development II LLC (ZDC-118-2023) Staff: Zack King

13. Public Hearing on a request by Viran Nana. Developer, for a Specific Use Permit (SUP) for a car wash use within a General Retail (GR) zoning district located on the southeast corner of Indian Drive and Brown Street (Property ID 295113) - Owner: Buffalo Creek Plaza LLC (ZDC-100-2023) Staff: Eleana Tuley

No action taken.

3. Adjourn

There being no further business, the meeting adjourned at 6:56 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

(4)

Planning & Zoning Department

Plat Staff Report

Case: SUB-117-2023



MEETING DATE(S)

Planning & Zoning Commission: October 10, 2023

CAPTION

Consider request by Yomi and Siyan Fayiga, Crux Jefferson, LLC for a **Plat** of Teddo Crossing Phase One, Lots 1, 2, and 3, Block A, being 11.130 acres, located at the northwest corner of North U.S. Highway 77 and West Butcher Road, situated in the Thomas Selby Survey, Abstract 1002, an addition to the City of Waxahachie (Property ID 284633) – Owner: Crux Jefferson, LLC (SUB-117-2023)

RECOMMENDED MOTION

*"I move to approve SUB-117-2023 for a **Plat** of Lots 1, 2, and 3, Block A of Teddo Crossing Phase One, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to plat the subject property into three (3) lots for non-residential use.

CASE INFORMATION

Applicant:	Yomi & Siyan Fayiga, Crux Jefferson, LLC
Property Owner(s):	Crux Jefferson, LLC
Site Acreage:	11.130 acres
Number of Lots:	3 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	The cash in lieu of park land dedication is estimated at \$6,678.00 (\$600.00 per acre for 11.130 acres)
Adequate Public Facilities:	Adequate facilities are available with the extension of the sanitary sewer line to the subject property

SUBJECT PROPERTY

General Location:	3051 North Highway 77
Parcel ID Number(s):	284633
Current Zoning:	Light Industrial-1 (LI-1)
Existing Use:	Undeveloped
Platting History:	The subject property has not been previously platted

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to plat the subject properties into three (3) lots for non-residential use. The applicant is providing a 10' ROW dedication along Butcher Road in conformance with the City of Waxahachie Thoroughfare Plan. The applicant is providing mutual access easements for access between each lot.

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

APPLICANT REQUIREMENTS

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

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

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

WHEREAS, CRUX JEFFERSON, LLC is the Owner of all of that certain lot, tract or parcel of land situated in the Thomas Selby Survey, Abstract Number 1002, City of Waxahachie, Ellis County, Texas, and being more particularly described by its metes and bounds as follows:

FIELD NOTES
11.130 Acres

BEING all of that certain lot, tract or parcel of land situated in the Thomas Selby Survey, Abstract No. 1002, in the City of Waxahachie, in Ellis County, Texas, and being all of a called 2.908 acres tract described in deed from Tommy E. Fisher, a married person, and Dorothy D. Colfer, an unmarried person, to Crux Jefferson, LLC, recorded in instrument number 1719282, Official Public Records, Ellis County, Texas (OPRECT), and including all of a called 8.233 acres tract described in deed to Crux Jefferson, LLC recorded in instrument number 1919090, OPRECT, said two tracts being contiguous and hereinafter considered as one tract and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found in the north line of Butcher Road (Farm-to-Market Road 387) for the southwest corner of said 8.233 acres tract and this tract, and being the southeast corner of Lot 1R, Block A, Boykin Business Park, Phase 2, an addition to the City of Waxahachie according to the plat thereof recorded in Cabinet I, Slide 457, Plat Records, Ellis County, Texas (PRECT);

THENCE N 00°29'08" W (Deed = N 00°01'00" E 972.03') along the west line of said 8.233 acres tract and this tract, and along the east line of said Lot 1R, Block A, Boykin Business Park, Phase 2, at approximately 359.10' passing a point for the northeast corner of Lot 1R and the southeast corner of Lot 2, Block A, Boykin Business Park, Phase 2, and continuing a total distance of 972.16' along the east line of said Lot 2 to a 1/2" steel rod found for the northwest corner of said 8.233 acres tract, and being in the south line of a called 26.515 acres "Tract 1" described in deed to Lifeschool of Dallas, recorded in Volume 2753, Page 1506, OPRECT;

THENCE N 89°38'00" E, 236.93' (Deed = S 89°58'46" E 236.99') along the north line of said 8.233 acres tract and this tract, and along the south line of said Tract 1 to a 5/8" steel rod found for the most northerly northeast corner of said 8.233 acres tract, and being the northwest corner of said 2.908 acres tract;

THENCE N 89°26'54" E, 387.51' (Deed = N 89°31'34" E 387.50') along the north line of said 2.908 acres tract and this tract and along the south line of said Tract 1 to a 1/2" steel rod set for the northeast corner of said 2.908 acres tract and this tract, and being the southeast corner of said Tract 1, and being the west line of U.S. Highway 77 (A Variable Width Right of Way);

THENCE along the easterly lines of said 2.908 acres tract and this tract, and along the westerly lines of U.S. Highway 77 right-of-way: S 32°20'48" W, 72.39' (Deed = S 29°56'37" W 75.79') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for corner; S 04°43'47" W 165.71' (Deed = S 05°01'15" W 161.24') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for corner; S 16°15'57" W 97.33' (Deed = S 16°46'15" W 97.39') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for corner; S 16°29'34" W 68.99' (Deed = S 16°15'52" W 68.91') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for corner; and S 15°01'26" W, 34.22' (Deed = S 15°01'25" W 34.22') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for the southeast corner of said 2.908 acres tract, and being the most easterly northeast corner of said 8.233 acres tract;

THENCE continuing along the easterly lines of said 8.233 acres tract and the westerly lines of the U.S. Highway 77 right-of-way: S 15°10'18" W, 65.95' (Deed = S 15°16'55" W 66.02') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for corner; S 13°26'16" W, 99.88' (Deed = S 14°03'10" W 99.88') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set for corner; S 11°58'37" W, 100.05' (Deed = S 12°27'13" W 100.05') to an "X" found in concrete for corner; S 10°30'22" W, 100.02' (Deed = S 11°08'10" W 100.02') to a 1/2" steel rod with plastic cap stamped "4466" found for corner; S 09°02'14" W, 99.90' (Deed = S 09°28'12" W 99.90') to a 1/2" steel rod found for corner; S 07°25'30" W, 99.96' (Deed = S 08°02'50" W 99.96') to a 1/2" steel rod with plastic cap stamped "Davis & McDill" set at the intersection of the west line of the U.S. Highway 77 right-of-way with the north line of Butcher Road (F.M. 387), and being the southeast corner of said 8.233 acres tract, and same for this tract;

THENCE S 89°28'43" W, 400.00' (Deed = N 89°59'45" W 400.00') along the south line of said 8.233 acres tract and this tract, and along the north line of Butcher Road (F.M. 387) to the POINT OF BEGINNING and containing approximately 11.130 acres of land.

SURVEYOR'S CERTIFICATE

I, Stuart G. Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSES

Stuart G. Hamilton Date
Registered Professional Land Surveyor
Number 4480

THIS SURVEY IS VALID
ONLY WITH ORIGINAL
SIGNATURE IN RED INK

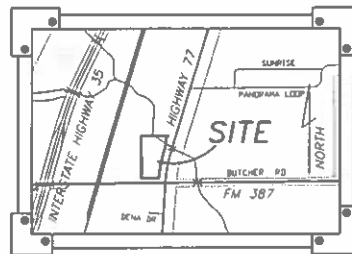
FLOODPLAIN MANAGEMENT AREA		
LINE NO.	BEARING, DISTANCE	
F1	N 49°30'00" W, 27.20'	
F2	N 11°30'00" W, 123.15'	
F3	N 29°00'00" W, 110.10'	
F4	N 45°40'00" W, 83.29'	
F5	N 61°00'00" W, 72.13'	
F6	N 87°40'00" W, 37.18'	
F7	N 89°40'00" W, 49.58'	

BOUNDARY LINE TABLE			
LINE NO.	ARC LENGTH	RADIUS	LONG CHORD
L3			N 00°31'35" W, 137.49'
L4			N 89°28'25" E, 220.33'
L5			N 89°28'25" E, 182.32'
L6			N 00°31'35" W, 273.28'
L7			N 89°28'43" E, 63.18'
L8			N 89°28'43" E, 201.65'
L9			N 89°28'43" E, 136.57'
L10			N 10°30'22" E, 87.38'
L11			N 10°30'22" E, 12.64'

BOUNDARY CURVE TABLE			
LINE NO.	ARC LENGTH	RADIUS	LONG CHORD
C1	68.92'	250.00'	N 08°20'34" W, 68.70'
C2	68.57'	250.00'	N 08°23'01" W, 68.35'

MUTUAL ACCESS EASEMENT CURVE TABLE			
CURVE NO.	ARC LENGTH	RADIUS	LONG CHORD
C1	64.78'	235.00'	N 08°20'27" W, 64.60'
C2	72.68'	265.00'	N 08°23'01" W, 72.45'
C3	94.25'	60.00'	N 44°28'25" E, 84.85'
C4	47.12'	30.00'	N 44°28'25" E, 42.42'
C5	47.13'	30.00'	S 45°31'26" E, 42.43'
C6	72.12'	215.00'	S 00°55'01" E, 71.78'
C7	62.05'	185.00'	N 80°55'01" W, 61.76'
C8	47.12'	30.00'	S 44°28'34" W, 42.42'
C9	47.13'	30.00'	S 45°31'26" E, 42.43'
C10	47.12'	30.00'	S 44°28'25" W, 42.43'
C11	47.12'	30.00'	S 45°31'35" E, 42.43'
C12	47.41'	30.00'	S 44°12'04" W, 42.63'
C13	3.89'	265.00'	S 00°45'32" E, 2.89'
C14	47.12'	30.00'	N 44°28'25" E, 42.43'
C15	47.12'	30.00'	S 45°31'35" E, 42.43'
C16	47.12'	30.00'	S 44°28'25" W, 42.43'
C17	40.84'	30.00'	N 51°31'31" W, 37.76'
C18	49.21'	235.00'	N 06°31'31" W, 49.12'

STORMWATER DETENTION EASEMENT		
LINE NO.	BEARING, DISTANCE	
S1	S 08°28'37" E, 20.00'	
S2	S 81°30'23" W, 318.48'	
S3	S 00°31'17" E, 579.42'	
S4	S 08°28'32" W, 20.00'	
S5	N 00°31'17" W, 594.81'	
S6	N 81°30'23" E, 335.87'	



LOCATION MAP SCALE: 1" = 2000'

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CRUX JEFFERSON, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as TEDDO CROSSING, PHASE ONE, an addition to the City of Waxahachie, Ellis County, 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 oil 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:

Yomi Fayiga, Owner
Crux Jefferson, LLC

Siyan Fayiga, Owner
Crux Jefferson, LLC

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Yomi Fayiga and Siyan Fayiga, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that are executed the same for the purpose and considerations therein expressed.

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

Notary

My Commission Expires On:

WITNESS, my hand, this the _____ day of _____, 2023.

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

Attest: _____ Date _____

GENERAL NOTES:
1. 100 YEAR FLOOD NOTE:
100 YEAR FLOODPLAIN SHOWN AS SHAD-
ED AREA PER FIRM MAP # 48190C0200 F
ZONE: AE SHAD-ED
2. DRAINAGE NOTE:
PERMANENT FENCING SHALL NOT BE
ALLOWED WITHIN DRAINAGE EASEMENTS
3. FLOODPLAIN MANAGEMENT AREA TO BE
MAINTAINED BY PROPERTY OWNER.

Owners:
CRUX JEFFERSON, LLC
1111 W. MAIN STREET
Waxahachie, Texas 75165
Contact:
YOMI FAYIGA 214-455-8042

PLAT TEDDO CROSSING PHASE ONE

LOTS 1,2 & 3 BLOCK A

11.130 Acre Addition
Thomas Selby Surv. A-1002
City of Waxahachie,
Ellis County, Texas
3 nonresidential lots

Zoning: - Light Industrial-1(LI-1)
Case Number: SUB-117 - 2023

Revisions	By

Davis & McDill, LLC

SURVEYING & LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 7888 WAXAHACHIE, TEXAS 75168
PHONE: 972-936-1185
A Texas licensed surveying firm # 10194881



Date: 09-19-2023

Scale: 1" = 40'

Drawn: jhm

Job: 223-0077

Sheet 2

of 2 sheets.

(n)

(7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-121-2023



MEETING DATE(S)

Planning & Zoning Commission: October 10, 2023

CAPTION

Consider request by Moises Martinez, for a **Plat** of MM Tract, Lot 1, Block 1, being 1.700 acres, located directly east of 2820 Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 291736)– Owner: Moises Martinez (SUB-121-2023)

RECOMMENDED MOTION

*"I move to approve SUB-121-2023 for a **Plat** of Lot 1, Block 1 of the MM Tract, subject to the condition of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to plat the subject property into one (1) lot for single-family residential use.

CASE INFORMATION

Applicant:	Moises Martinez
Property Owner(s):	Moises Martinez
Site Acreage:	1.700 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Adequate public facilities for domestic services and pressure for firefighting services are available via Rockett SUD and on-site sewage systems

SUBJECT PROPERTY

General Location:	The tract of land located directly east of 2820 Patrick Road
Parcel ID Number(s):	291736
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped
Platting History:	The subject property has not been previously platted

Site Aerial:**PLANNING ANALYSIS**

The applicant is proposing to plat the subject properties into one (1) lot for single-family residential use. The applicant is providing a 30' ROW dedication along Patrick Road in conformance with the Ellis County Engineering and Construction Standards for Local Roads. All county lot size and dimension requirements have been met.

Adequate public facilities for domestic use and firefighting and fire suppression purposes are available through Rockett Special Utility District (SUD).

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
2. Water Endorsement Letter

APPLICANT REQUIREMENTS

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

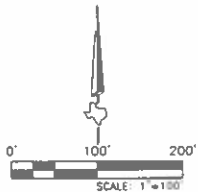
STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu
Planner
oanh.vu@waxahachie.com

Reviewed by:

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

VICINITY MAP



LEGEND

- MONUMENT FOUND
- 1/2-INCH IRON ROD W/CAP
- STAMPED "APEX LAND SURVEYING SET"
- TRACT: LOT NUMBER
- ① BLOCK NUMBER
- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- IRF IRON ROD FOUND
- UTILITY EASEMENT / BUILDING LINE
- FLOODPLAIN AREA
- DOC. NO. DOCUMENT NUMBER
- OPRECT OFFICIAL PUBLIC RECORD OF ELLIS COUNTY, TEXAS

GENERAL NOTES

1. ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.
2. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.
3. THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
4. CALLED SOUTHERLY LINE OF O'BRIEN ROAD IN VOLUME 2121, PAGE 990 AND VOLUME 2579, PAGE 599, HOWEVER NO FORMAL RIGHT-OF-WAY DEDICATION WAS FOUND.

FLOODPLAIN STATEMENT

TRACT 1 DOES NOT LIE WITHIN FEMA'S 100 YEAR FLOODPLAIN-ULTIMATE FLOWS, FLOOD INSURANCE RATE MAP MAP NUMBER: 48139C0200F
REV DATE: 06/03/2013
FIRM 480796 PANEL: 0200 F
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

APEX Land Surveying
TRIPLE Firm Registration
No. 101911-30
211 Wapiti Drive
Arlington, TX 76010
(817) 565-6601
3515 South St. Ste. B
Lubbock, TX 79411



KNOWN ALL MEN BY THESE PRESENTS

THAT I RODRICK R. REESE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

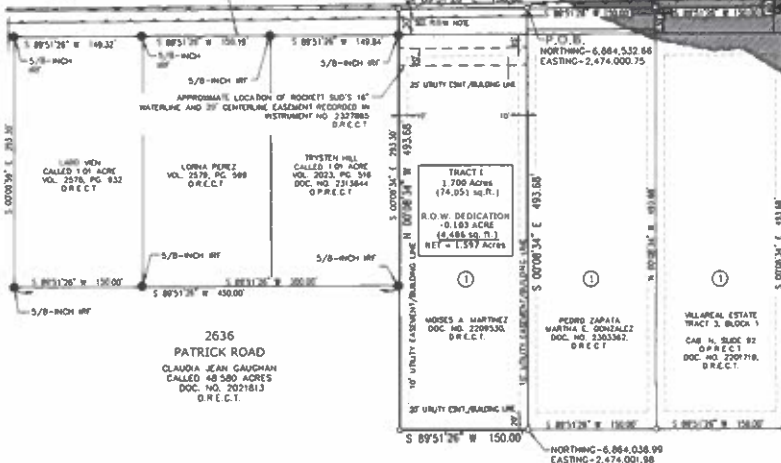
FOR REVIEW
RODRICK R. REESE, R.P.L.S. NO. 5883

10/03/2023
DATE

OWNER
Moises A. Martinez
7100 Lake Jackson Drive
Arlington, TX 76010

REV	DATE	BY	DESCRIPTION	PROJECT	2021-009	2438	PATRICK RD
1	10/3/23	BY	UPDATE PER CITY 9/11/23 COMMENTS	CALC'D BY	RO/PH	DATE	8/22/2023
2				FIELD CROW	CP	DATE	4/21/2021
3				SCALE	1"=100'	PAGE	1 OF 1

CALLED SOUTHERLY LINE OF O'BRIEN ROAD IN VOLUME 2121, PAGE 990 AND VOLUME 2579, PAGE 599, HOWEVER NO FORMAL RIGHT-OF-WAY DEDICATION WAS FOUND



METES AND BOUNDS DESCRIPTION

BEING a 1.700 Acres (74,051 Square Feet) tract of land situated in the Carter H. Hurst Survey, A-456 being a portion of that called 48,580 Acres tract conveyed to Moises A. Martinez in Document Number 2206530, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with yellow cap found in the center of Patrick Road (variable width) marking the northeast corner of said 48,580-acre tract;

THENCE, South 88°51'28" West, 837.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the center of said Patrick Road being the north line of said 48,580-acre tract marking the POINT OF BEGINNING and being the northeast corner of the herein described tract;

THENCE, South 00°08'34" East, 493.68 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract;

THENCE, South 88°51'28" West, 150.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of the herein described tract;

THENCE, North 00°08'34" West, 493.68 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;

THENCE, North 88°51'28" East, 150.00 feet to the POINT OF BEGINNING and CONTAINING 1.700 Acres (74,051 Sq. Ft.) of land

WITNESS, BY MY HAND, THIS _____ DAY OF _____, 20____

MOISES A. MARTINEZ

NOTARY STATEMENT
STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for the state of Texas, on the day personally appeared Moises A. Martinez 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 _____, 20____

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES ON _____

APPROVED BY: Planning and Zoning Commission City of Waxahachie, Ellis County, Texas

By _____ Date _____
Chairperson
Attest _____ Date _____

FINAL PLAT
MM Tract
TRACT 1, BLOCK 1

1.700 ACRES

BEING A 1.700 ACRES TRACT OF LAND SITUATED IN THE CARTER H. HURST SURVEY, ABSTRACT NO. 456, CITY OF WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS

1 RESIDENTIAL LOT
SUB-121-2023

DATE OF PREPARATION: OCTOBER 3, 2023

(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: Moises A. Martinez Parcel ID #: 291736
Subdivision Name: MM Tract TRACT 1, BLOCK 1

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>16</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>

Jacob morales (new Development Coordinator)

Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Rockett SUD

Name of water provider company

10/4/23

Date

Planning & Zoning Department

Plat Staff Report

Case: SUB-139-2023



MEETING DATE(S)

Planning & Zoning Commission: October 10, 2023

CAPTION

Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a **Plat** of Pecan Estates, Lots 1 & 2, Block A, being 4.275 acres, located at 645 E. Pecan Tree Road, situated in the E. C. School Land Survey, Abstract 328, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 182952)– Owner: Jose & Benita Chavez (SUB-139-2023)

RECOMMENDED MOTION

*"I move to approve SUB-139-2023 for a **Plat** of Lots 1 and 2, Block A, of the Pecan Estates, subject to the condition of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to plat the subject property into two (2) lots for single-family residential use.

CASE INFORMATION

<i>Applicant:</i>	Tim Jackson, Texas Reality Capture & Surveying, LLC
<i>Property Owner(s):</i>	Jose & Benita Chavez
<i>Site Acreage:</i>	4.275 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	2 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Adequate public facilities, for domestic services only, are available via Nash Forrester WSC and on-site sewage systems

SUBJECT PROPERTY

<i>General Location:</i>	645 East Pecan Tree Road
<i>Parcel ID Number(s):</i>	182952
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	A single family home is currently existing on the lot
<i>Platting History:</i>	The subject property was not previously platted.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into two (2) lots for single family residential use. The applicant is providing a 40' ROW dedication along East Pecan Tree Road in conformance with the City of Waxahachie Thoroughfare Plan. All county lot size and dimension requirements have been met.

Adequate public facilities can be provided to the site via Nash Forrester WSC and on-site sewage systems. However, a Water Endorsement Letter received from Nash Forrester WSC stated that adequate water flow is available to the site for domestic services only. Water flow and pressure for firefighting and fire suppression purposes are not available. The City of Waxahachie Subdivision Ordinance allows plats of fewer than 4 lots in the Waxahachie ETJ to be approved without adequate fire flow; provided that the plat includes a note indicating this fact. The applicant will provide this required note on the plat prior to plat filing.

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 with the condition below.

1. Per Section 5.8(g) of the Waxahachie Subdivision Ordinance, the Applicant shall revise the plat to include the following note: "NOTE: 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."

ATTACHED EXHIBITS

1. Plat
2. Water Endorsement Letter

APPLICANT REQUIREMENTS

1. If approved by Planning & Zoning Commission, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then 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. All fees have been paid.

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



VICINITY MAP
NOT TO SCALE

NOTES

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4813B00360F, 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 ON-SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN.

LEGEND

CRF = CAPPED IRON ROD FOUND
 CRS = 3/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TORGIS" BE7
 IRF = IRON ROD FOUND
 FND = FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 INST. NO = INSTRUMENT NO
 ETJ = EXTRATERRITORIAL JURISDICTION
 P.O.B = POINT OF BEGINNING
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 VOL. = VOLUME LINE
 PG. = PAGE

REMAINDER
JOSE CHAVEZ &
BENITA CHAVEZ
VOL. 2008, PG. 1048
OPRECT

ENERGY TRANSFER FUEL, L.P.
VOL. 2409, PG. 1701
OPRECT

REMAINDER
JOSE CHAVEZ &
BENITA CHAVEZ
VOL. 2006, PG. 1648
OPRECT

3

PLAT
LOTS 1 & 2, BLOCK A
PECAN ESTATES

4.275 ACRES
SITUATED IN THE
E.C. SCHOOL LAND SURVEY, ABSTRACT NO. 328
ETJ CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS
CASE NO. SUB-139-2023

KEVIN O. BEYMOUR &
AMBER BEYMOUR
VOL. 2682, PG. 825
OPRECT

OWNER:
JOSE CHAVEZ &
BENITA CHAVEZ
645 E. PECAN TREE RD
WAXAHACHIE, TX 75165
214.228.7081

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75165
409.516.0330
TBPLS FIRM NO 10194350

JOB NO 2363

SEPTEMBER 2023

PAGE 2 OF 2

STATE OF TEXAS
COUNTY OF ELLIS

OWNER'S CERTIFICATE

WHEREAS, JOSE CHAVEZ AND BENTA CHAVEZ ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE E.C. SCHOOL LAND SURVEY, ABSTRACT NO. 328, ETJ CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSE CHAVEZ AND BENTA CHAVEZ, RECORDED IN VOLUME 2004, PAGE 1848, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "DEED"), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CHAVEZ TRACT AND THE COMMON EAST LINE OF PECAN TREE MEADOWS, RECORDED IN CABINET A, BLADE 272, OFFSET AND IN THE APPROXIMATE CENTERLINE OF E. PECAN TREE ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED RIGHT-OF-WAY);

THENCE N 30°55'57" W. ALONG THE WEST LINE OF SAID CHAVEZ TRACT AND THE COMMON EAST LINE OF SAID PECAN TREE MEADOWS AND THE APPROXIMATE CENTERLINE OF SAID E. PECAN TREE ROAD, A DISTANCE OF 300.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TORCIE" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WLS AMF" FOUND FOR THE NORTHWEST CORNER OF SAID CHAVEZ TRACT, BEARS N 30°56'17" W. A DISTANCE OF 197.27 FEET;

THENCE N 69°52'28" E. OVER AND ACROSS SAID CHAVEZ TRACT, A DISTANCE OF 420.88 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TORCIE" SET FOR CORNER,

THENCE S 30°57'32" E. OVER AND ACROSS SAID CHAVEZ TRACT, A DISTANCE OF 300.80 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TORCIE" SET FOR CORNER IN THE SOUTH LINE OF SAID CHAVEZ TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO KYLE G. BRYNDAUR AND AMBER BRYNDAUR, RECORDED IN VOLUME 2002, PAGE 525, OFFSET, FROM WHICH A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CHAVEZ TRACT AND THE COMMON NORTHEAST CORNER OF SAID BRYNDAUR TRACT, BEARS N 69°52'29" E. A DISTANCE OF 540.18 FEET;

THENCE S 89°52'32" W. ALONG THE SOUTH LINE OF SAID CHAVEZ TRACT AND THE COMMON NORTH LINE OF SAID BRYNDAUR TRACT, PASSING AT A DISTANCE OF 403.34 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BRYNDAUR TRACT, A TOTAL DISTANCE OF 820.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.275 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSE CHAVEZ AND BENTA CHAVEZ, DOES HEREBY CERTIFY AND ADOPT THIS PLAN DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK A, PECAN ESTATES, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. JOSE CHAVEZ AND BENTA CHAVEZ DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAN.
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, AND USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC 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 WORKS AND ACCESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, REPAIRING, 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 PLAN AND APPROVED BY ELLIS COUNTY.

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

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

BY:

JOSE CHAVEZ
BENTA CHAVEZ

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 JOSE CHAVEZ, 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, _____ 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 BENTA CHAVEZ, 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, _____ DAY OF _____, 2023.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

SURVEYOR'S CERT
KNOW ALL MEN BY THESE PRESENTS:

I, KERRY D. RUDDMAN, RP/L, DO HEREBY CERTIFY THAT THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

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

KERRY D. RUDDMAN
REGISTRATION NUMBER 6707

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, _____ DAY OF _____, 2023.

TODD LITTLE
COUNTY JUDGE

RANDY BRYNDAUR
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

KYLE BUTLER
COMMISSIONER PRECINCT 4

ATTEST:

CRYSTAL VALDEZ
COUNTY CLERK

THIS PLAN 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

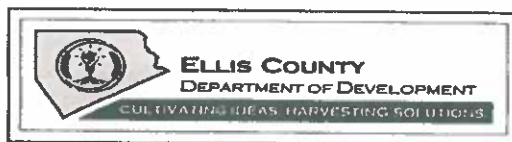
PLAT
LOTS 1 & 2, BLOCK A
PECAN ESTATES
4.275 ACRES
SITUATED IN THE

E.C. SCHOOL LAND SURVEY, ABSTRACT NO. 328
ETJ CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
2 RESIDENTIAL LOTS
CASE NO. SUB-139-2023

OWNER:
JOSE CHAVEZ &
BENTA CHAVEZ
845 E. PECAN TREE RD
WAXAHACHIE, TX 75106
214.228.7081

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75106
409.618.0338
TBPLS FIRM NO 10194308

109 South Jackson Street
Waxahachie, TX 75165
Main Phone:
972-825-5200



(8)

Department Website:
www.co.ellis.tx.us/dod
Department Email:
dod@co.ellis.tx.us

WATER UTILITY PROVIDER ENDORSEMENT

Ellis County requires new lots in subdivisions to have adequate water flow and pressure to comply with Texas Commission on Environmental Quality (TCEQ) and the latest adopted Fire Code. Subdivisions served by water providers will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest adopted Fire Code.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your plat application packet. If this letter is not submitted, it will be considered an incomplete application.

PROPERTY INFORMATION

Site Address/General Location: 645 E. Pecan Tree Rd City/State: Waxahachie, TX ZIP: 75165
Legal Description: _____
Proposed Use of plat or development: Build 2 residential homes in the future Acres: 4 Lots: 2

APPLICANT/OWNER INFORMATION

Applicant/Agent Name: Jose Chavez & Benita Chavez Company Name: N/A
Mailing Address: 455 E. Pecan Tree Rd City/State: Waxahachie TX ZIP: 75165
Main Phone: (214) 228-7081 Email: beatricech-88@yahoo.com

TO BE COMPLETED BY THE WATER UTILITY PROVIDER

	YES	NO
1. I have reviewed a copy of the proposed plat/development.	<input checked="" type="radio"/>	<input type="radio"/>
2. The proposed plat/development falls within our CCN area.	<input checked="" type="radio"/>	<input type="radio"/>
3. Our water system can provide water flow and pressure for domestic service, per the latest adopted TCEQ regulations and requirements.	<input checked="" type="radio"/>	<input type="radio"/>
4. Our water system can provide the water flow and necessary minimum pressure for firefighting purposes, per established County regulations and Fire Code (_____ gpm fire flow only).	<input type="radio"/>	<input checked="" type="radio"/>
5. The waterline size service the proposed plat/development is currently listed as <u>6</u> inches and located along <u>E. PECAN TREE Rd</u> Rd/Dr/Ln/St/Blvd, etc.	<input checked="" type="radio"/>	<input type="radio"/>
6. Are there plans to upsize or increase the existing water line mentioned in Question No. 5?	<input type="radio"/>	<input checked="" type="radio"/>

STANLEY H. LEWIS
Print Name of General Manager of Water Provider or Designee

[Signature]
Signature of General Manager of Water Provider or Designee

Nash Forrester WSC
Name of Water Provider Company

8-4-2023
Date

CONTACT INFORMATION

Buena Vista-Bethel SUD 972-937-1212
Carroll Water Company 972-617-0817
Files Valley 254-689-2331
Hill Co. Coop. 800-338-6425

Mountain Peak SUD 972-775-3765
Nash Forrester WSC 972-483-3039
Rockett SUD 972-617-3524
Sardis Lone Elm WSC 972-775-8566
South Ellis County WSC 972-483-6885
South Garrett Water 972-875-5893

Planning & Zoning Department

Plat Staff Report

Case: SUB-84-2023



MEETING DATE(S)

Planning & Zoning Commission: October 10, 2023

City Council: October 16, 2023

CAPTION

Consider recommendation of a request by Tim Jackson, TRCS, LLC, for a **Replat** of Block 10, Lot 1AR of the Original Town of Waxahachie Addition, 1 lot, being 0.980 acres, located at 216 North College Street (Property ID 217175 – Owner: City of Waxahachie (SUB-84-2023))

RECOMMENDED MOTION

*"I move to recommend approval SUB-124-2022 for a **Replat** of Block 10, Lot 1AR of the Original Town of Waxahachie Addition, subject to the condition of the staff report, authorizing the Mayor to sign the associated documents accordingly."*

APPLICANT REQUEST

The applicant requests to replat the subject property into one (1) lot for non-residential use. Also, the applicant requests a petition of relief from Appendix C – III. Subdivision Design Standards – Section 3.3.a – Easements, to eliminate the requirement to dedicate a 15' utility easement along North College Street & North Jackson Street.

CASE INFORMATION

Applicant:	Tim Jackson, Texas Reality Capture & Surveying, LLC
Property Owner(s):	City of Waxahachie
Site Acreage:	0.980 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A; the site has been developed previously
Adequate Public Facilities:	Adequate public facilities are available to the subject property

SUBJECT PROPERTY

General Location:	216 North College Street
Parcel ID Number(s):	217175
Current Zoning:	Central Area (CA)
Existing Use:	Office use

Platting History:

This lot was previously recorded with the Original Town of Waxahachie Addition.

Site Aerial:**PLANNING ANALYSIS**

The applicant proposes to replat the subject property into one (1) lots for non-residential use.

The applicant requests a petition of relief from Section 3.3.a – Easements of the Waxahachie Subdivision Ordinance, to eliminate the requirement to dedicate a 15' utility easement along N College Street & N Jackson Street. The Waxahachie Subdivision Ordinances requires an easement across lots or centered along rear or side lot lines be provided for utilities where necessary, and shall be of such widths as may be reasonably necessary for the utility or utilities using same.

Staff is in support of this relief request once the applicant submits letter(s) of no objection from utility companies indicating that they do not object to the proposed plat without the 15' utility easement required by this Section 3.3.a of the Waxahachie Subdivision Ordinance.

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 with the following conditions.

1. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, the applicant shall submit letter(s) of no objection from utility companies.

ATTACHED EXHIBITS

1. Replat
2. Existing Conditions Exhibit

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department with one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then 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 submitted original copies of the tax certificate(s).

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Planner

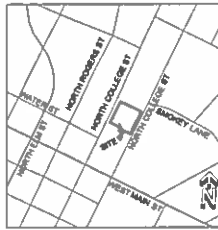
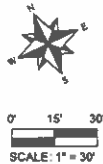
oanh.vu@waxahachie.com

Reviewed by:

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

Senior Director of Planning

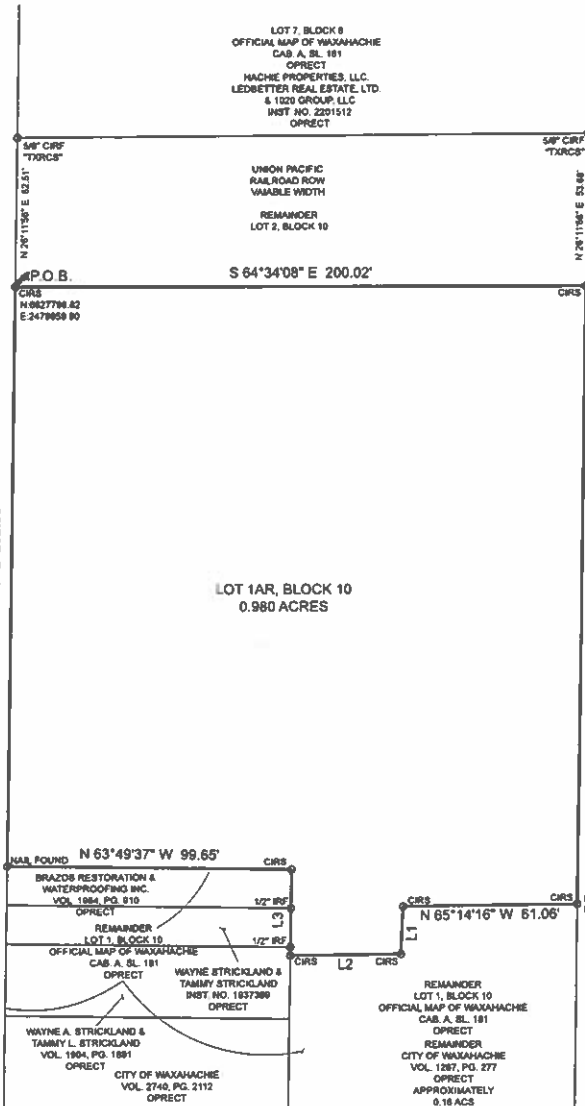
jennifer.pruitt@waxahachie.com



VICINITY MAP
NOT TO SCALE

N COLLEGE STREET
(CALLED BY ROW)

N 26°11'56" E 202.60'



N JACKSON STREET
(CALLED BY ROW)

LEGEND

CRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 FND = FOUND
 IRF = IRON ROD FOUND
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
 PRECT = PLAT RECORDS ELLIS COUNTY TEXAS
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 VOL = VOLUME
 PG = PAGE
 CAB = CABINET
 SL = SLIDE

NOTES

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

ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE "C" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48138C01 RIF, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

LINE	BEARING	DISTANCE
L1	S 27°53'37" W	16.88'
L2	N 65°14'16" W	38.81'
L3	N 28°10'23" E	30.26'

(b)

REPLAT ORIGINAL TOWN OF WAXAHACHIE BLOCK 10, LOT 1A

0.980 ACRES
 BEING A REPLAT OF PART OF LOT 1 & LOT 2
 BLOCK 10
 OF THE OFFICIAL MAP OF WAXAHACHIE
 SITUATED IN
 E. ROGERS SURVEY, ABSTRACT NO. 896
 CITY OF WAXAHACHIE,
 ELLIS COUNTY, TEXAS

ZONED CA
 1 NON-RESIDENTIAL LOT
 CASE NO. SUB-04-2023

OWNERS:
 CITY OF WAXAHACHIE
 P.O. BOX 757
 WAXAHACHIE, TX 75188
 214.914.9083
 SURVEYOR:
 TEXAS REALTY CAPTURE &
 SURVEYING, L.L.C.
 P.O. BOX 252
 WAXAHACHIE, TEXAS 75188
 480.518.0338
 TBPLS FIRM NO. 10194359

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE CITY OF WAXAHACHIE IS THE OWNER OF A TRACT OF LAND SITUATED IN THE E. ROGERS SURVEY, ABSTRACT NO. 896, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 10, OFFICIAL MAP OF WAXAHACHIE, CABINET A, SLIDE 181, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND A PORTION OF LOT 2, BLOCK 10 OF SAID OFFICIAL MAP OF WAXAHACHIE, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 1834, PAGE 1133, OPRECT AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 688, PAGE 588, OPRECT AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 1287, PAGE 277, OPRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID CITY OF WAXAHACHIE TRACT AND IN THE EXISTING SOUTH RIGHT-OF-WAY (ROW) LINE OF A UNION PACIFIC RAILROAD (UPRR) ROW - BEING 25' SOUTH OF THE CENTERLINE OF THE RAILS - AND IN THE WEST ROW LINE OF N. COLLEGE STREET (A CALLED 80' ROW), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND IN THE NORTH ROW LINE OF SAID RAILROAD ROW, BEARS N 28°11'56" E, A DISTANCE OF 52.51 FEET;

THENCE S 64°34'06" E, ALONG THE NORTH LINE OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON SOUTH ROW LINE OF SAID UPRR ROW, A DISTANCE OF 200.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID CITY OF WAXAHACHIE TRACT AND IN THE WEST ROW LINE OF N. JACKSON STREET (A CALLED 80' ROW), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND IN THE NORTH ROW LINE OF SAID UPRR ROW, BEARS N 28°11'56" E, A DISTANCE OF 53.88 FEET;

THENCE S 28°11'56" W, ALONG THE EAST LINE OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON WEST ROW LINE OF SAID N. JACKSON STREET, A DISTANCE OF 218.32 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

THENCE OVER AND ACROSS SAID CITY OF WAXAHACHIE TRACT, AS FOLLOWS:

N 65°14'18" W, A DISTANCE OF 61.08 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

S 27°53'37" W, A DISTANCE OF 16.88 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER;

N 65°14'18" W, A DISTANCE OF 38.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN A WEST LINE OF SAID CITY OF WAXAHACHIE TRACT AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE A. STRICKLAND AND TAMMY L. STRICKLAND, RECORDED IN VOLUME 1804, PAGE 1881, OPRECT (FURTHER DESCRIBED AS STRICKLAND TRACT 1);

THENCE N 28°10'23" E, ALONG A WEST LINE OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON EAST LINE OF SAID STRICKLAND TRACT 1, PASSING AT A DISTANCE OF 2.91 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT 1 AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE STRICKLAND AND TAMMY STRICKLAND, RECORDED IN INSTRUMENT NO. 1807389, OPRECT (FURTHER DESCRIBED AS STRICKLAND TRACT 2), PASSING AT A DISTANCE OF 18.59 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT 2 AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRAZOS RESTORATION & WATERPROOFING INC., RECORDED IN VOLUME 1804, PAGE 910, OPRECT, CONTINUING ALONG THE WEST LINE OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON EAST LINE OF SAID BRAZOS TRACT, A TOTAL DISTANCE OF 30.28 FEET TO A POINT IN A BUILDING FOR AN INTERIOR ELL CORNER OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON NORTHEAST CORNER OF SAID BRAZOS TRACT;

THENCE N 63°49'37" W, ALONG THE SOUTH LINE OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON NORTH LINE OF SAID BRAZOS TRACT, A DISTANCE OF 89.84 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON NORTHWEST CORNER OF SAID BRAZOS TRACT AND IN THE EAST ROW LINE OF SAID N. COLLEGE STREET;

THENCE N 28°11'56" E, ALONG THE WEST LINE OF SAID CITY OF WAXAHACHIE TRACT AND THE COMMON EAST ROW LINE OF SAID N. COLLEGE STREET, A DISTANCE OF 202.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.980 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF WAXAHACHIE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ORIGINAL TOWN OF WAXAHACHIE, BLOCK 10, LOT 1AR, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE 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 PUBLICS AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

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

MICHAEL SCOTT
CITY MANAGER

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 MICHAEL SCOTT, 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 _____ ROUND, 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

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____
CHAIRPERSON

DATE

ATTEST

DATE

REPLAT
ORIGINAL TOWN OF
WAXAHACHIE
BLOCK 10, LOT 1AR

0.980 ACRES
BEING A REPLAT OF PART OF LOT 1 & LOT 2
BLOCK 10
OF THE OFFICIAL MAP OF WAXAHACHIE
SITUATED IN

E. ROGERS SURVEY, ABSTRACT NO. 896
CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

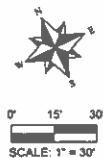
ZONED CA
1 NON-RESIDENTIAL LOT

CASE NO. SUB-84-2023

JOB NO. 2315A

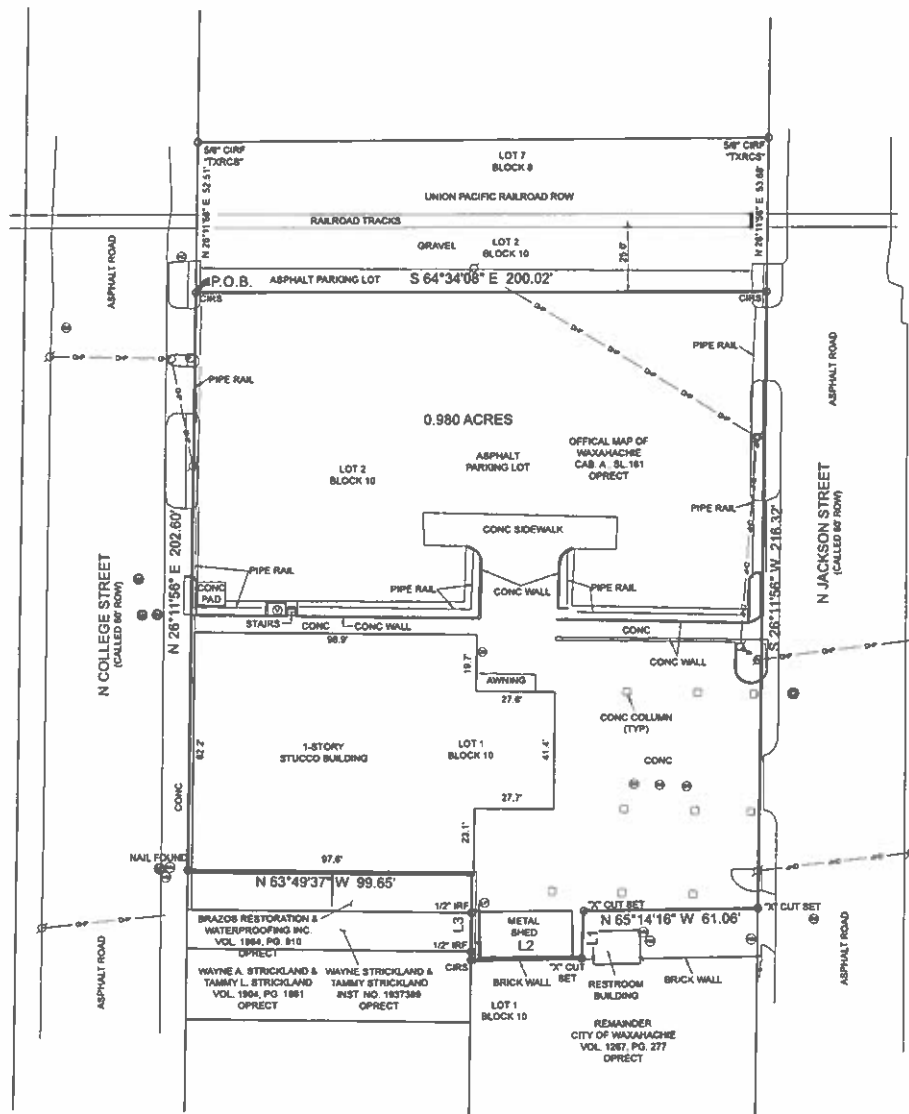
JUNE 2023

PAGE 2 OF 2



LEGEND:

- CONCRETE PEDESTAL
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- LIGHT POLE
- POWER POLE
- RAILROAD CROSSING ARM
- SANITARY SEWER MANHOLE
- VAULT
- WATER METER
- WATER VALVE
- FENCE LINE (VARIOUS TYPES)
- OVERHEAD POWER LINES
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
- CAPPED IRON ROD FOUND
- IRON ROD FOUND
- OPRECT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- DOCK INDICATE RECORD OR DEED CALLS
- ROW RIGHT-OF-WAY



PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE E. ROGERS SURVEY, ABSTRACT NO. 886, CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 10, OFFICIAL MAP OF WAXAHACHE, CABINET A, SLIDE 181, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND A PORTION OF LOT 2, BLOCK 10 OF SAID OFFICIAL MAP OF WAXAHACHE, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO THE CITY OF WAXAHACHE, RECORDED IN VOLUME 1854, PAGE 1133, OPRECT AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHE, RECORDED IN VOLUME 886, PAGE 986, OPRECT AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHE, RECORDED IN VOLUME 1267, PAGE 277, OPRECT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID CITY OF WAXAHACHE TRACT AND IN THE EXISTING SOUTH RIGHT-OF-WAY (ROW) LINE OF A UNION PACIFIC RAILROAD (UPRR) ROW - BEING 20' SOUTH OF THE CENTERLINE OF THE RAILROAD - AND IN THE WEST ROW LINE OF N. COLLEGE STREET (A CALLED 84' ROW), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND IN THE NORTH ROW LINE OF SAID RAILROAD ROW BEARS N 28°11'58" E, A DISTANCE OF 52.61 FEET,

THENCE S 64°34'08" E, ALONG THE NORTH LINE OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON SOUTH ROW LINE OF SAID UPRR ROW, A DISTANCE OF 200.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID CITY OF WAXAHACHE TRACT AND IN THE WEST ROW LINE OF N. JACKSON STREET (A CALLED 84' ROW), FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND IN THE NORTH ROW LINE OF SAID UPRR ROW BEARS N 28°11'58" E, A DISTANCE OF 52.61 FEET,

THENCE S 28°11'58" W, ALONG THE EAST LINE OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON WEST ROW LINE OF SAID N. JACKSON STREET, A DISTANCE OF 218.32 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER,

THENCE OVER AND ACROSS SAID CITY OF WAXAHACHE TRACT, AS FOLLOWS:

N 65°14'16" W, A DISTANCE OF 61.06 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER,

S 27°53'37" W, A DISTANCE OF 18.88 FEET TO AN "X" CUT IN CONCRETE SET FOR CORNER,

N 65°14'16" W, A DISTANCE OF 38.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN A WEST LINE OF SAID CITY OF WAXAHACHE TRACT AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE A. STRICKLAND AND TAMMY L. STRICKLAND, RECORDED IN VOLUME 1804, PAGE 1881, OPRECT (FURTHER DESCRIBED AS STRICKLAND TRACT 1),

THENCE N 28°10'23" E, ALONG A WEST LINE OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON EAST LINE OF SAID STRICKLAND TRACT 1, PASSING AT A DISTANCE OF 2.91 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT 1 AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE A. STRICKLAND AND TAMMY L. STRICKLAND, RECORDED IN INSTRUMENT NO. 1937388, OPRECT (FURTHER DESCRIBED AS STRICKLAND TRACT 2), PASSING AT A DISTANCE OF 18.88 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT 2 AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BRAZOS RESTORATION & WATERPROOFING INC., RECORDED IN VOLUME 1804, PAGE 910, OPRECT, CONTINUING ALONG THE WEST LINE OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON EAST LINE OF SAID BRAZOS TRACT, A TOTAL DISTANCE OF 30.26 FEET TO A POINT IN A BUILDING FOR AN INTERIOR ELL CORNER OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON NORTHEAST CORNER OF SAID BRAZOS TRACT,

THENCE N 63°48'37" W, ALONG THE SOUTH LINE OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON NORTH LINE OF SAID BRAZOS TRACT, A DISTANCE OF 88.88 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON NORTHWEST CORNER OF SAID BRAZOS TRACT AND IN THE EAST ROW LINE OF SAID N. COLLEGE STREET,

THENCE N 28°11'58" E, ALONG THE WEST LINE OF SAID CITY OF WAXAHACHE TRACT AND THE COMMON EAST ROW LINE OF SAID N. COLLEGE STREET, A DISTANCE OF 218.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.980 ACRES OF LAND MORE OR LESS

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED PER THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 6844
DATED 08/07/2023



NOTES

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

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48196C0190F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LINE	BEARING	DISTANCE
L1	S 27°53'37" W	18.88'
L2	N 65°14'16" W	38.81'
L3	N 28°10'23" E	30.26'

LAND TITLE SURVEY
0.980 ACRES

SITUATED IN THE

E. ROGERS SURVEY
ABSTRACT NO. 886
ELLIS COUNTY, TEXAS

TEXAS REALTY CAPTURE & SURVEYING, LLC

SITUATED IN THE
WAXAHACHE, TEXAS 75165
409.916.6000
TXRCS PRR 102 19-00000



PROJECT NO. 2315

(10+11)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-125-2023



MEETING DATE(S)

Planning & Zoning Commission: October 10, 2023

City Council: October 16, 2023

CAPTION

Public Hearing on a request by Jordan Cogburn, Cogburn Contracting, for a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use within a Planned Development Single-Family Dwelling-1 (PD-SF-1) zoning district located at 144 Homestead Lane (Property ID 269669) - Owner: Mason Tucker (ZDC-125-2023)

RECOMMENDED MOTION

"I move 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), subject to the conditions of the staff report."

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) to allow for an accessory structure over 700 square feet.

CASE INFORMATION

Applicant: Jordan Cogburn, Cogburn Contracting

Property Owner(s): Mason Tucker

Site Acreage: 1.00 acres

Current Zoning: PD-SF-1

Requested Zoning: PD-SF-1 with a specific use permit (SUP) for an Accessory Structure over 700 square feet

SUBJECT PROPERTY

General Location: 144 Homestead Lane

Parcel ID Number(s): 269669

Existing Use: Residential use

Development History: The subject property was platted as Lot 10, Block A of the Homestead Estates in 2017

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-1	Residential use
East	PD-SF-1	Residential use
South	PD-SF-1	Residential use
West	PD-SF-1	Residential use

Future Land Use Plan:

Residential Neighborhood

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 as 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 through Old Italy Road.

Site Image:



PLANNING ANALYSIS

The applicant is requesting a specific use permit to construct an accessory structure greater over 700 square feet on the rear side of single-family residential lot at 144 Homestead Lane. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a Specific Use Permit (SUP) to be approved by City Council.

Proposed Use:

According to the Ellis County Appraisal District, the single-family dwelling has an approximate size of 2,620 square feet, and the proposed accessory structure has an area of 1,710 square feet. The accessory structure is proposed to utilize metal panels for the exterior façade. The owner plans to utilize the accessory structure for storing household items, tools, lawn equipment, and vehicles, and serve as a personal workshop space. There will not be plumbing added to the accessory structure. The structure will be situated at the back of the property, towards the southeastern part of the lot. A comparable, 2,500-square-foot accessory structure was approved in 2022 near the subject property.

The applicant has confirmed to staff that the structure will not be used as a dwelling and will not be metered, sold, or leased separately from the existing home.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of publishing this report, Staff received 1 letter of support.

RECOMMENDATION

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

1. 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 Department before constructing the accessory structure.

ATTACHED EXHIBITS

1. Location map
2. Survey
3. Floorplan/Exterior elevations
4. PON Response(s)

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 - LOCATION MAP



(1041)

Mason Tucker

(10411)

EXHIBIT B - SURVEY

SURVEY PLAT

to. 2007149W

1 Lane, Waxahachie, Texas.

Parcel of land being known and designated as LOT 10, BLOCK A, HOMESTEAD ESTATES, an addition to the City of Waxahachie, Ellis County, Texas, according to the Plat thereof recorded in Cabinet J, Slide 91 through 92, of the Public Records of Ellis County, Texas.

HOMESTEAD LANE

(60' R.O.W.)

(REFERENCE BEARING PER PLAT)

S 30°00'56" E 151.41'

20' D.U.E.

55.0'

50' B.L.

37.5'

12.6'

12.0'

12.2'

12.5'

10.4'

23.2'

38.5'

35.7'

1.4'

11.9'

12.0'

31.1'

21.4'

39.6'

36.2'

17.0'

13.3'

18.4'

8.9'

21.4'

39.6'

LOCK

Septic tanks

Elevate pad above existing grade

45'

25'

25' driveway extension approximately 675 sq ft

38' x 45' metal storage building

79

N 59°39'04" E 287.40'

10' U.E.

25' B.L.

LOT 10

50' B.L.

95'

S 59°39'04" W 288.08'

LOT 11

INFORMATIONAL: PER ZONING (PD-SF-1), THERE IS A 15' SIDE YARD SETBACK, NOT 25' B.L.

20' D.U.E.

off power line

0.4'

N 29°45'32" W 151.41'

0.4'

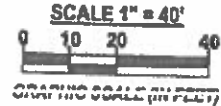
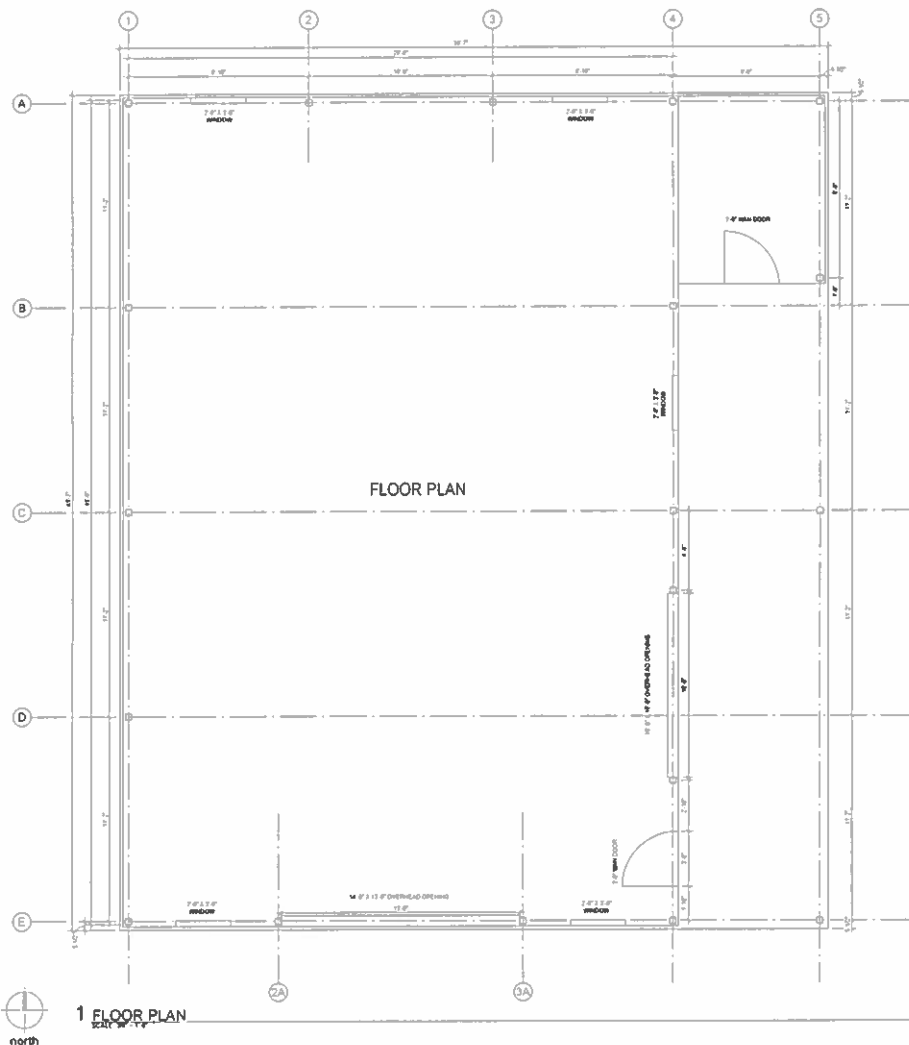


EXHIBIT C - FLOOR PLAN & EXTERIOR ELEVATIONS



1. PLUMB PLAN FOR APERTURES WITH 7" AND BASED ON 6" CRACK TYP. PROVIDED BY MILLER OF THE BUILDING.
2. LOCATIONS OF OVERHEAD DOORS AND WINDOWS MAY CHANGE AS LONG AS THEY DO NOT AFFECT THE FRAMES NOTED ON THE STRUCTURAL DRAWINGS.
3. OUTRIGS TO BE PROVIDED IF NOTED ON CONTRACT SET THOUGH MILLER OF THE BUILDING AND THE CLIENT.
4. REINFORCE BUILDING AND OTHER NEIGHBORING ELEMENTS TO BE PROVIDED AND INSTALLED BY THE SAME BUILDING TO AVOID DAMAGE TO THE OTHER BUILDING CONTRACTORS.

[illegible]

B=B
BAIRD, HAMPTON & BROWN
engineers and architects

Jordan Cogburn
MILLER METAL BUILDINGS
144 Homestead Lane Watahatchie, TX 75165

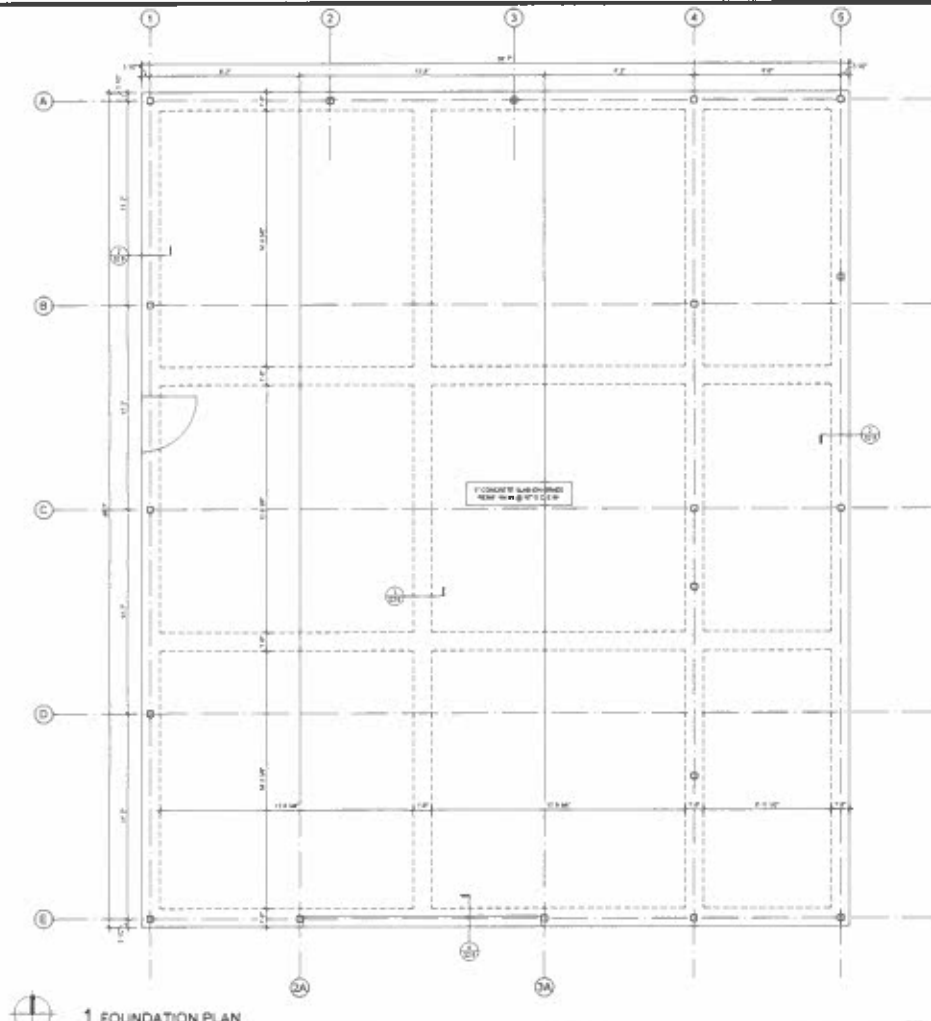
FLOOR PLAN	
NO	DESCRIPTION



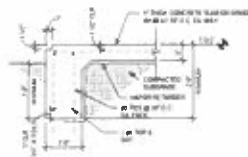
PROJECT NUMBER		DATE	
DATE	BY	DATE	BY
DESCRIPTION	BY	DATE	BY

S1.0

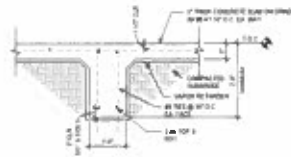
$$(11+01)$$



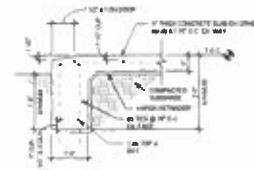
1 FOUNDATION PLAN
SCALE: 1/8\"/>



2 TYPICAL PERIMETER GRADEBEAM
SECTION



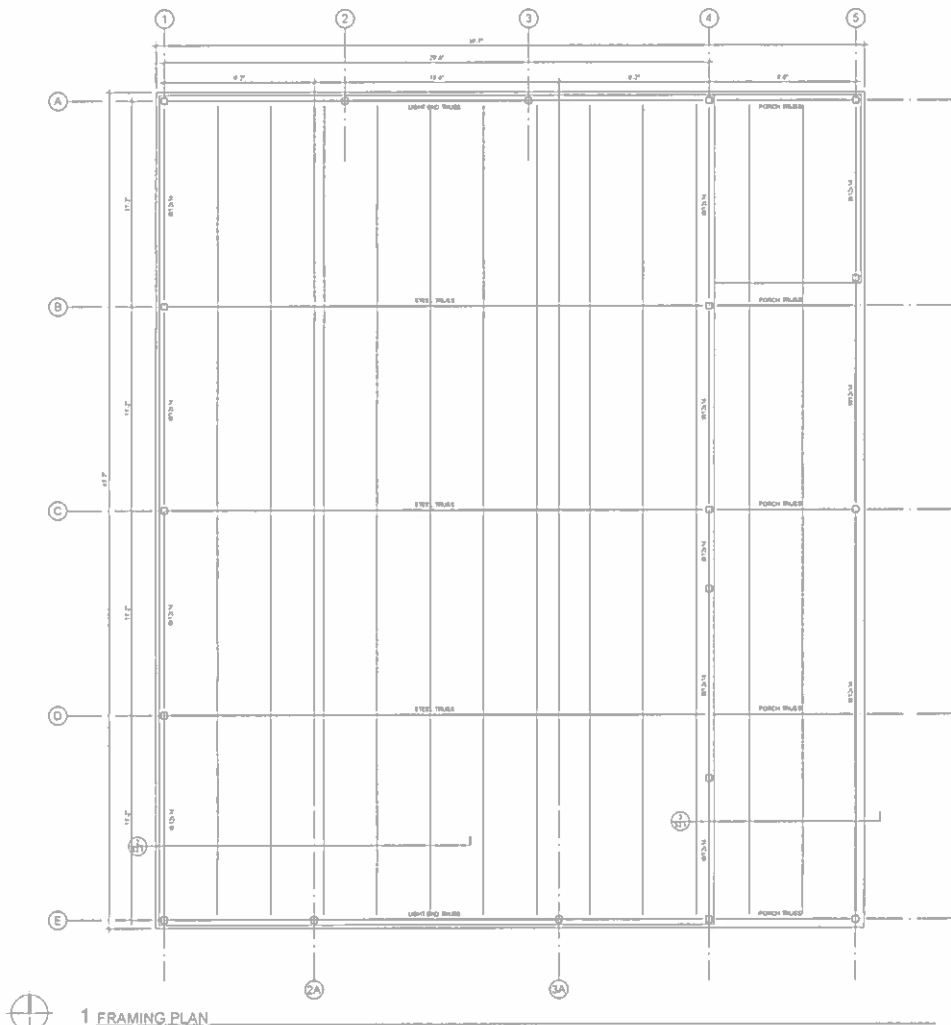
3 TYPICAL INTERIOR GRADEBEAM
SECTION



4 TYPICAL PERIMETER GRADEBEAM AT DOOR
SECTION

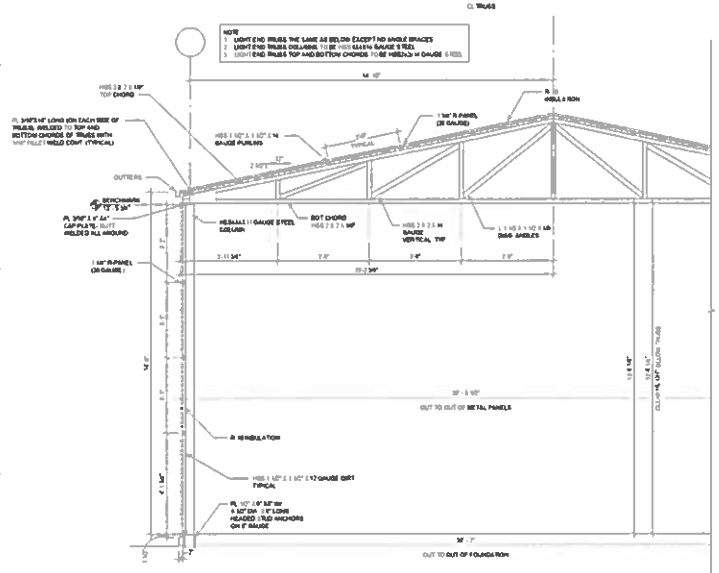
- REMARKS:**
1. CONCRETE IS TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 3. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 4. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 5. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 6. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 7. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 8. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 9. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.
 10. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS FOR CONCRETE IN THE 2015 TEXAS BUILDING CODE.

(11401)

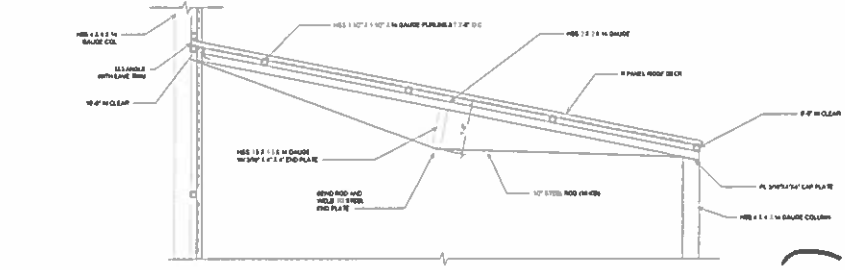


1 FRAMING PLAN
SCALE 3/8" = 1'-0"

- CLARE NOTES:**
1. ALL STEEL BEAMS SHALL BE AS PER AISC 136-10
 2. ALL BEAMS AND PLATE SHALL CONFORM TO AISC 136-10
 3. ALL BEAMS SHALL COMPLY TO AISC 136-10
 4. IF COMPOSITE NOT SHOWN ALL BEAMS SHALL BE PROVIDED
 5. HEAD END BEAMS SHALL BE PROVIDED WITH A PLUG END
 6. ALL BEAMS SHALL BE SHOWN WITH A PLUG END
 7. ALL BEAMS SHALL BE SHOWN WITH A PLUG END
 8. ALL BEAMS SHALL BE SHOWN WITH A PLUG END
 9. ALL BEAMS SHALL BE SHOWN WITH A PLUG END
 10. ALL BEAMS SHALL BE SHOWN WITH A PLUG END



2 STEEL TRUSS
SCALE



3 PORCH SECTION
SCALE

(11401)

B&B

BAIRD, HAMPTON & BROWN

Engineering and Surveying

1400 Regal Ridge, Suite 100, Dallas, TX 75244
 214.343.1100 Fax 214.343.1101 P.O. Box 1000, Dallas, TX 75201

Jordan Cogburn

MILLER METAL BUILDINGS

144 Homestead Lane Waxahatchie, TX 75165

FRAMING PLAN

NO.	DESCRIPTION	DATE

DATE

DESCRIPTION

NO.

PROJECT RECORD

NO.	DESCRIPTION	DATE

DATE

DESCRIPTION

NO.

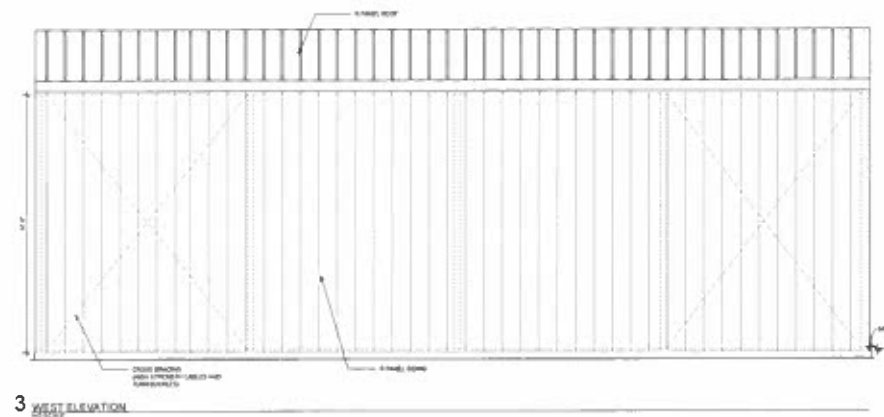
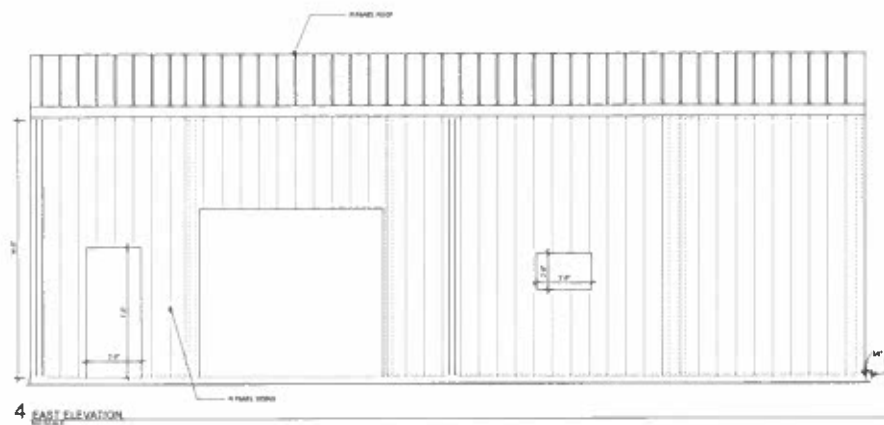
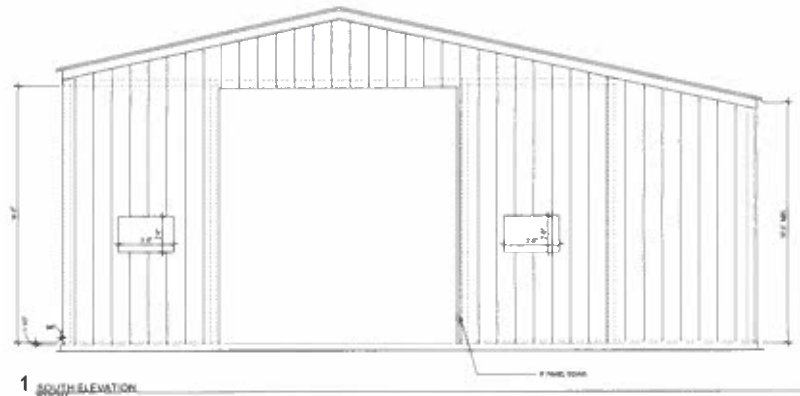
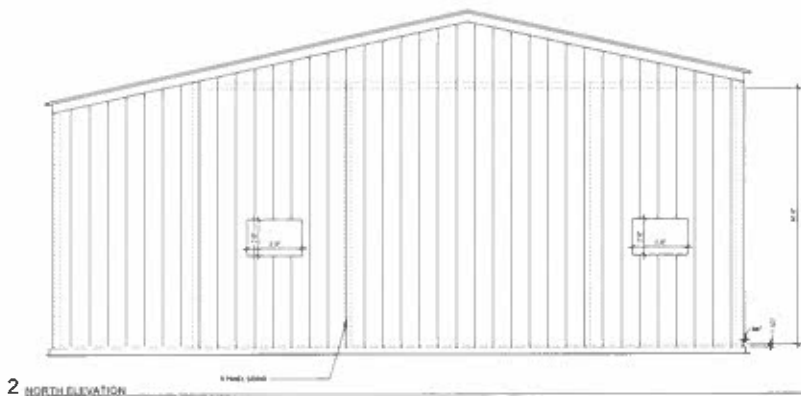
PROJECT RECORD

NO.	DESCRIPTION	DATE

DATE

DESCRIPTION

NO.



COLORS
WALLS - LIGHT STONE
ROOF - CHARCOAL GRAY
TRIM - CHARCOAL GRAY

(11401)

REC'D 10/2/2023

EXHIBIT D - PON RESPONSES

(10+11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-125-2023**

HANSBERRY KENNETH E
202 Valley View Dr
Waxahachie, TX 75167-4838

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 10, 2023 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas and the Waxahachie City Council will hold a Public Hearing on Monday, October 16, 2023 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Jordan Cogburn, Cogburn Contracting, for a **Specific Use Permit (SUP)** for an **Accessory Structure over 700 square feet** use within a Planned Development Single-Family Dwelling-1 (PD-SF-1) zoning district located at 144 Homestead Lane (Property ID 269669) - Owner: Mason Tucker (ZDC-125-2023) Staff: Oanh Vu

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-125-2023**

City Reference: 269685

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **October 4, 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, 408 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☒ OPPOSE

ANYTHING THAT
KEEPS

Comments:

I PLAN TO SPEND 3/4 OF ONE MILLION DOLLARS
TO LOOK AT AN EYE SORE AT REBALLY IS

[Handwritten signature]

Signature

KENNETH HANSBERRY
Printed Name and Title

10/02/2023
Date

112 SANDERS DRIVE, WAXAHACHIE
75165 TX
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.

(12+13)

Planning & Zoning Department Zoning Staff Report

Case: ZDC-54-2023



MEETING DATE(S)

Planning & Zoning Commission: October 10, 2023

City Council: October 16, 2023

CAPTION

Public Hearing on a request by Kevin Kosoris, 1020 Group LLC, for a **Specific Use Permit (SUP)** for a Self-Storage Facility use within a Commercial (C) zoning district located at 308 N College Street (Property ID: 170654) – Owner: Hachie Properties, LLC ETAL (ZDC-54-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-54-2023, a Specific Use Permit for a Self-Storage Facility at 308 N College Street, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for a Self-Storage Facility use within a Commercial (C) zoning district located at 308 N College Street.

CASE INFORMATION

Applicant: Brett Hess

Property Owner(s): Hachie Properties, LLC ETAL

Site Acreage: 1.95 acres

Current Zoning: Commercial (C)

Requested Zoning: Commercial (C) with SUP for a Self-Storage Facility use.

SUBJECT PROPERTY

General Location: 308 N College Street

Parcel ID Number(s): 170654

Existing Use: The former CA Wilson building is currently vacant.

Development History: The property was formerly occupied by CA Wilsons Appliance Store and was platted as part of the Original Town Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Commercial (C)	United States Postal Service
East	Commercial (C)	Vacant Land & Newness of Life Bible Church
South	Central Area (CA)	Rialto Restaurant & Holding Cell Live Music Venue (Under Construction)
West	Commercial (C)	Love Your Neighbor Thrift & The Drawing Room Salon

Future Land Use Plan:

Downtown

Comprehensive Plan:

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

Thoroughfare Plan:

The subject property is accessible via N College Street and N Jackson Street.

Site Image:

PLANNING ANALYSIS**Proposed Use:**

The applicant proposes to remodel a portion of the former CA Wilsons building at 308 N College Street for use as a Self-Storage Facility. The Waxahachie Zoning Ordinance requires approval of a Specific Use Permit (SUP) for self-storage uses located in commercial zoning districts.

The southern half of the existing building, totaling approximately 13,000 square feet, is proposed to be repurposed as the self-storage facility. This area was formerly used as warehouse space for CA Wilson's. No entrances for the self-storage facility are proposed on N College Street. Two pedestrian entrances are proposed facing N Jackson Street and one pedestrian entrance is proposed on the southern side of the building facing the railroad tracks. A single loading area with a roll-up door is proposed along N Jackson Street.

Site Improvements:

As part of the remodel of the existing building, the applicant is proposing façade and landscape improvements for the property. Specifically, the applicant is proposing additional landscaping along N College Street and along the southern face of the building. Several planter boxes for shrubs and seasonal color are also proposed on the existing sidewalk adjacent to the building store front on College Street. Additional landscaping is also proposed to screen the new dumpster enclosure for the property.

The applicant is also proposing façade improvements for the existing building. The applicant is proposing to refurbish and paint the brick façade facing N College Street. The applicant also proposes to add new awnings covering the storefronts facing N College Street. Additionally, the applicant proposes to paint a mural featuring the Interurban Railway on the portion of the building used for self-storage that faces N College Street. The proposed mural can be referenced in the renderings attached below.

Variance Request:

The applicant is seeking a reduction in the required number of parking spaces for the subject property. The subject property has sufficient parking to satisfy the requirement for the self-storage facility. However, the owner intends to renovate the existing building to house additional tenants. Specifically, the owner is proposing to add three (3) additional suites to the building to house a retail establishment, a gym, and a medical office. These specific uses push the property's total parking requirement to 132 spaces. The owner is seeking a variance with this SUP to allow for only 75 total parking spaces on the property.

Staff Concerns:

Staff does have concern with the compatibility of the proposed use and the adjacent downtown area. The subject property is designated in the Downtown Placetype by the 2023 Future Land Use Plan (FLUP). This placetype calls for adaptive reuse and redevelopment of existing properties in a way that compliments the existing mix of uses in the historic downtown core. The proposed self-storage facility is a reuse of a currently vacant building; but it is not an adaptive reuse that could continue to evolve as the downtown core expands. For example, shell retail or office spaces have the ability to support a diverse variety of uses throughout the lifespan of a property. A self-storage facility is a use that does not offer this same level of adaptability in the future. Due to this, staff is concerned that the self-storage facility does not represent the highest and best use of the property. If approved, it is likely that the self-storage use would persist in the building indefinitely and eliminate the possibility of further adaptive reuse of the space in the future.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 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.

PUBLIC NOTIFICATION RESPONSES

Staff has received two (2) letters of support for the SUP request.

RECOMMENDATION

While City staff maintains that the request, as presented, does not represent the highest and best use of this property, should the Commission choose to recommend approval of the SUP request, staff recommends the addition of the following conditions:

Conditions:

1. The self-storage facility use shall be restricted to the portion of the building specifically identified in the Floor Plan exhibit. The self-storage facility use shall require approval of an amended SUP to expand beyond the area identified in the Floor Plan exhibit.
2. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction of the self-storage facility.

ATTACHED EXHIBITS

1. Letter of Support
2. Site Plan
3. Floor Plan
4. Landscape Plan
5. Façade Enhancements (Renderings)

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Senior Planner

zking@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

Letter of Support

(12+13)



City of Waxahachie, Texas Notice of Public Hearing Case Number: **ZDC-54-2023**



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

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 10, 2023 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas and the Waxahachie City Council will hold a Public Hearing on Monday, October 16, 2023 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Kevin Kosoris, 1020 Group LLC, for a **Specific Use Permit (SUP)** for a Self-Storage Facility use within a Commercial (C) zoning district located at 308 N College Street (Property ID: 170654) – Owner: Hachie Properties, LLC ETAL (ZDC-54-2023)
Staff: Zack King

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-54-2023**

City Reference: 170695

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **October 4, 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, 408 South Rogers Street, Waxahachie, TX 75165.



SUPPORT



OPPOSE

Comments:

Requesting the City to designate an alley way on the South side of building. There is no other cross street between Oldham & Main.

Signature

Greg Nebalik Managing Partner
Printed Name and Title

Date

9-26-23
1023 W Main St.
Address

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

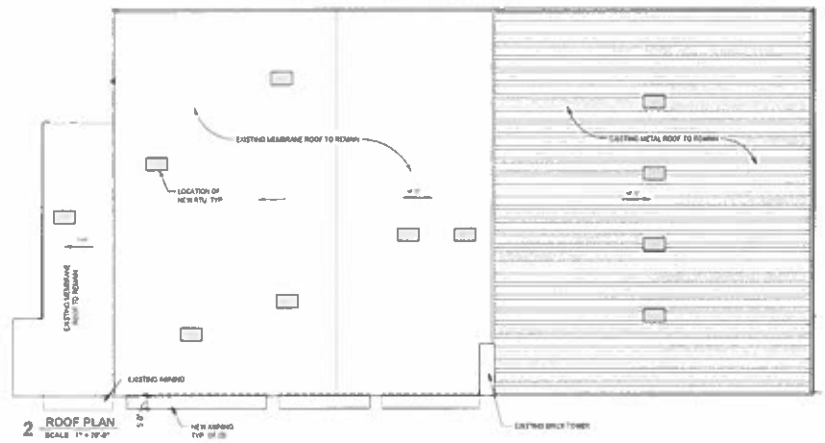
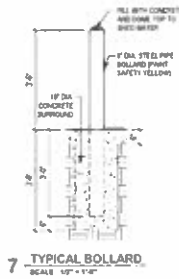
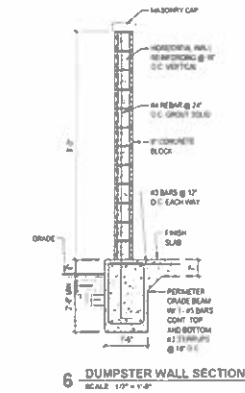
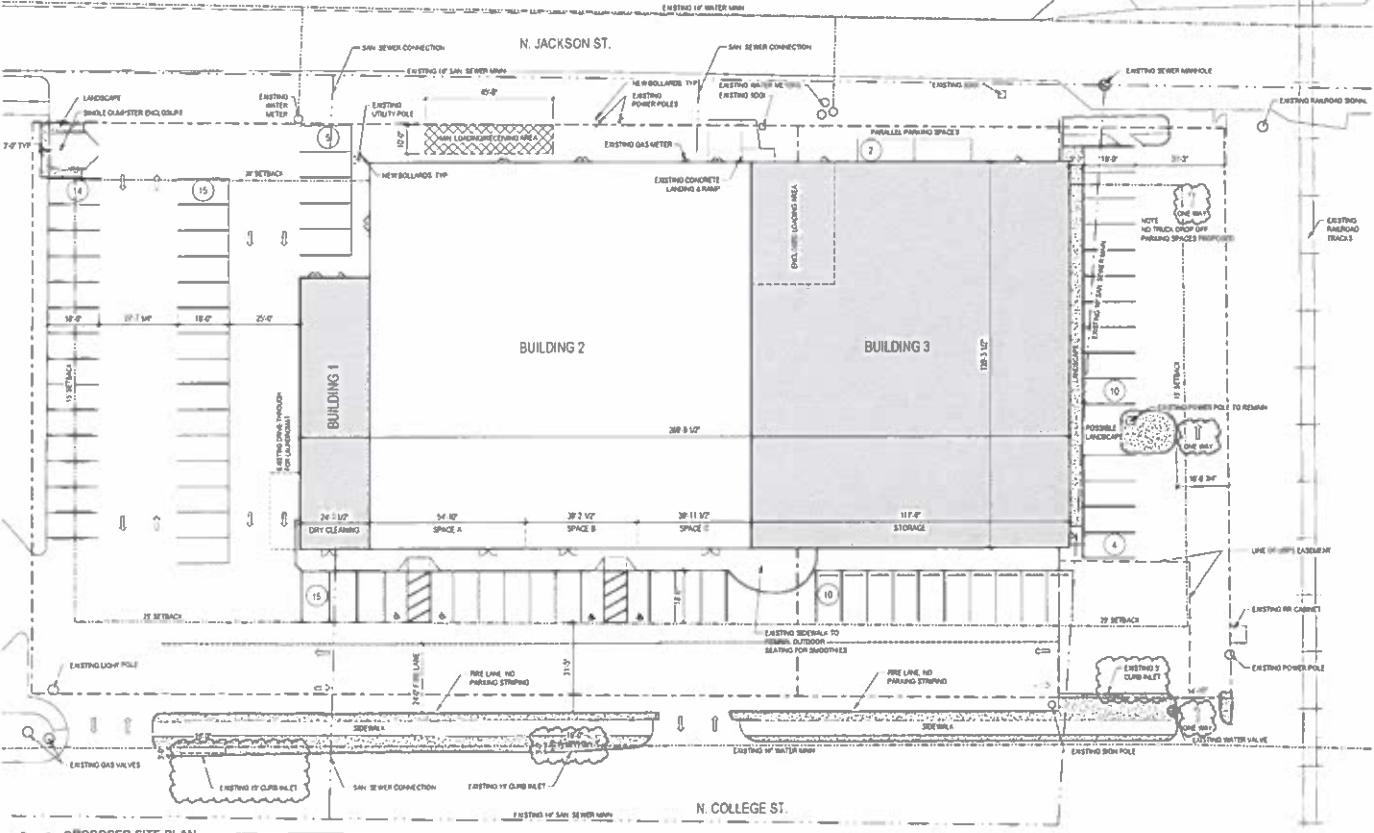
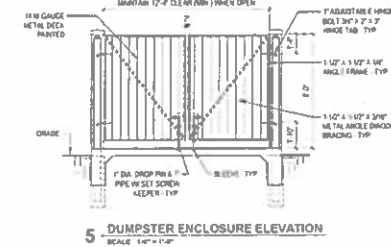
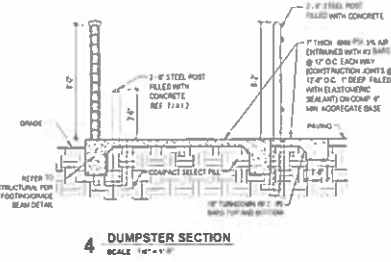
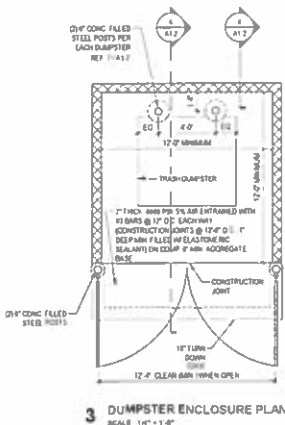
If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

Site Plan

PARKING SUMMARY PER APPENDIX A & SEC 4.02

DRY CLEANING ON SITE	(1) 200	+16 (2) 240 (200)
RETAIL	(1) 200	+30 (7) 280 (200)
HAZARDOUS WASTE	(1) 800	+13 (2) 280 (800)
MEDICAL	(1) 200	+27 (3) 680 (200)
STORAGE	(4) +1 (3) 680	+14 (4) 13 (3) 18 (680)

TOTAL PARKING REQUIRED: +132
TOTAL PARKING AS IS: +75
SEEKING AVANCE FOR REDUCED PARKING DUE TO LIMITS OF SITE



Acheson
ARCHITECTURE
P.C.
1000 N. COLLEGE ST.
HOUSTON, TX 77002
713.592.1234



(12413)
(31421)

SITE PLAN
INTERIM ON COLLEGE ST
300 N. COLLEGE ST.
HOUSTON, TX

A1.2

$$2000 \times 10^3 \text{ J} = 2000 \times 10^3 \text{ J}$$

3-HOUR FIRE WALL

100

1. HOW BIG WAS I

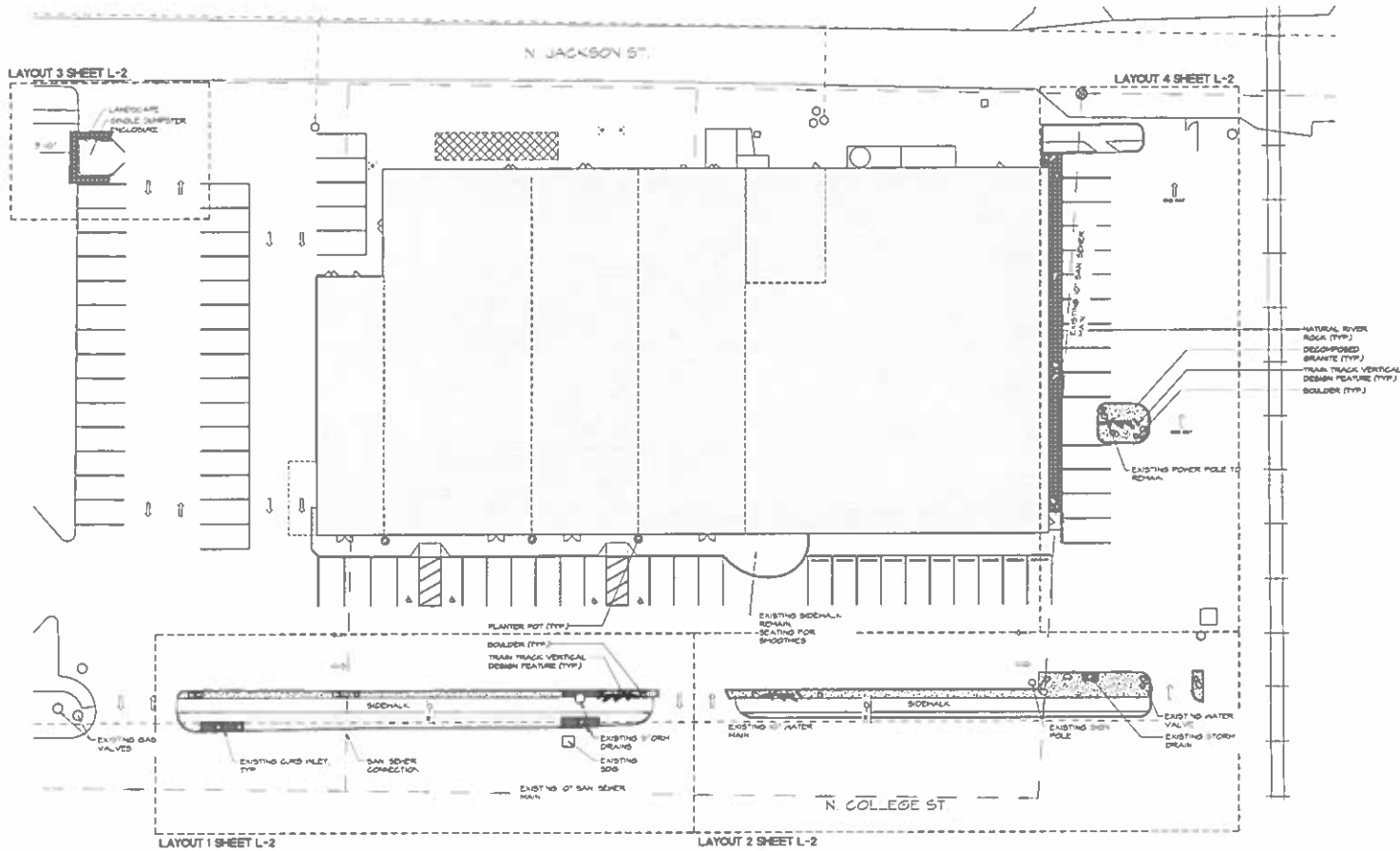
(12813)






LIFE SAFETY PLAN
INTERURBAN ON COLLEGE
300 N. COLLEGE ST.
WAXAHACHE, TX

1

Landscape Plan

[illegible]

MATERIALS LEGEND	
	EXISTING SOD TO REMAIN
	DECOMPOSED GRANITE SOLD 3 CY. TOTAL
	NEVER ROCK NATIVE BROWN TONES 2 CY. TOTAL

NOTE:
OWNER IS SEEKING LANDSCAPE ORDINANCE VARIANCE FOR
THE MINIMUM REQUIRED LANDSCAPE AREA CANOPY TREES
ORNAMENTAL TREES OR SHRUBS DUE TO EX ST NO SITE
CONDITIONS

*THESE ITEMS ARE COMPLETE IN PLACE PER DETAIL SHEETS
N.W. BUT, 1/2 SPREAD GAL. GAL. PER O.G. ON CENTER (APPROXIMATE), D.B.B. BALLED
1 B. RAFFED GAL. GAL. ON A ALTERNATE NUMBER ONE

DUTY OF COOPERATION

DUTY OF COOPERATION

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BASE INFORMATION

ALL CASE INFORMATION IS SUBJECT TO CHANGE. ANY CHANGES WILL BE NOTIFIED BY E-MAIL TO THE INDICATED E-MAIL ADDRESS. PLEASE CHECK YOUR E-MAIL REGULARLY FOR ANY CHANGES.

PROJECT LOCATION
340 N. COLLEGE ST
WILLAMETTE, TEXAS 75366

COLLEGE ST.
THE INTERURBAN
LANDSCAPE PLANTING PLAN

KEY PLAN

한글/영문대조표

Manuscript received 11 April 2003; accepted 10 July 2003.

CITY OF WASHINGTON FOR
2012-2013 FISCAL YEAR

11/14/2022 11:11 AM

FILE NO: 100-10463 DATE: 08-28-2023



Know what's below.
Call before you dig.

Response	Percentage of Respondents
Appropriate	85%
Too high	15%

[illegible]

APPROVED BY _____

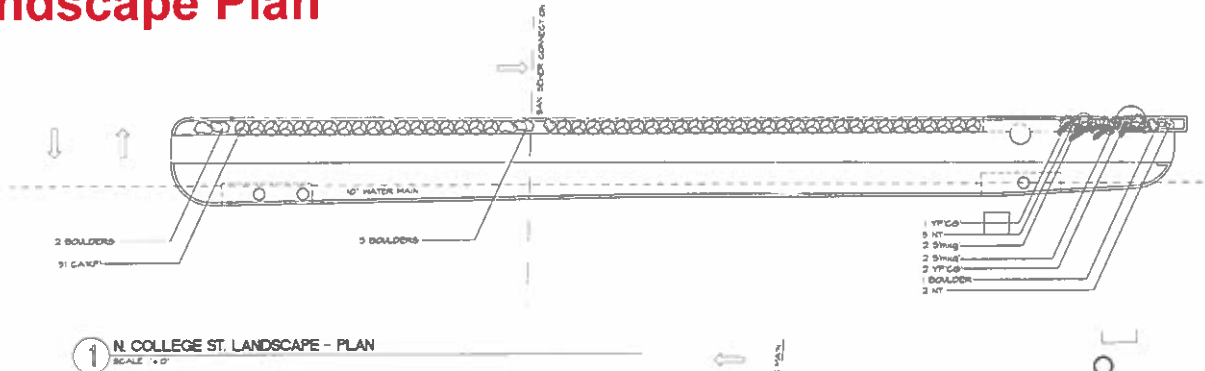
PROJECT ID-409

DATE: July 24, 2023

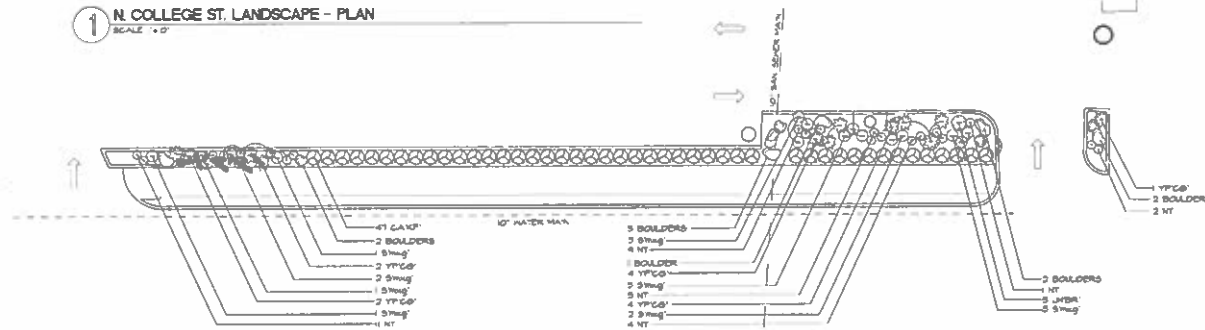
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Landscape Plan

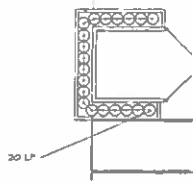
Landscape Plan



1 N. COLLEGE ST. LANDSCAPE - PLAN
SCALE 1" = 10'



2 N. COLLEGE ST. LANDSCAPE - PLAN CONT.
SCALE: 1" = 10'



3 N. COLLEGE ST. LANDSCAPE - PLAN CONT.
SCALE 1" = 6'

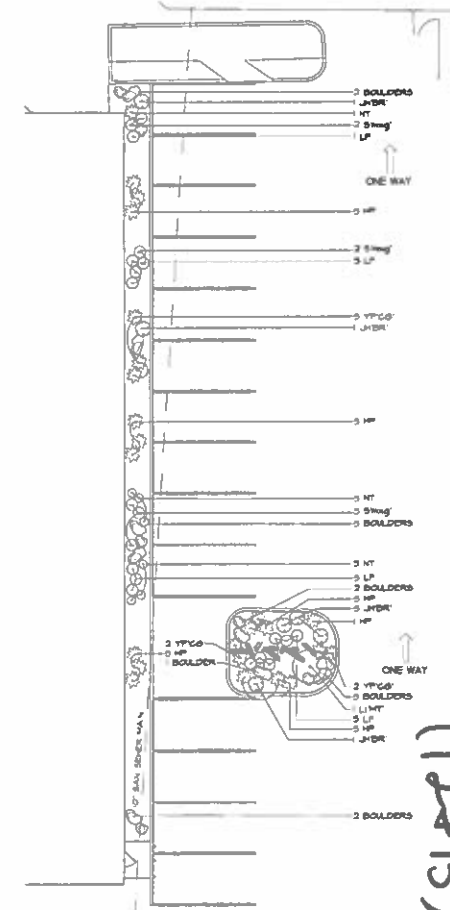
LANDSCAPE MATERIAL LIST				
#	QTY	MATERIAL NAME	SIZE/REMARKS	TYPE
CA10	5	Colomogopsis confertiflora Koe. Proctor	8"-8"	5 GAL
CA11	5	Red Penstemon's Fuchsia Red Shrub	8"-8"	5 GAL
CA12	5	Marigolds dwarf and	8"-8"	5 GAL
CA13	5	Japanese Anemone Blue Red	8"-8"	5 GAL
CA14	5	Japanese Anemone	8"-8"	5 GAL
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CA298	5			

MATERIALS LEGEND

	EXISTING SOD TO REMAIN
	DECOMPOSED GRANITE GOLD 5 CY. TOTAL
	RIVER ROCK NATIVE BROWN TONES 12 CY. TOTAL

NOTE
OWNER IS SEEKING LANDSCAPE ORDINANCE VARIANCE #OR
THE MINIMUM REQUIRED LANDSCAPE AREA CANOPY TREES
ORNAMENTAL TREES OR SHRUBS DUE TO EX ST NO SITE
CONDITIONS

THESE FIGS ARE COMPLETE IN PLACE FOR DETAIL SHEETS
HAVE GUT & SPREAD CAL. CAL. PER 00' ON CENTER (APPROXIMATE) B/B CALLED
1 BELAYED GAL. GALON A ALTERNATE NUMBER ONE



4 SOUTH LANDSCAPE - PLAN CONT.
SCALE = 1" = 10'



DUTY OF COOPERATION

[illegible]

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BASE INFORMATION

**LaRosa
Designs LLC**
LANDSCAPE ARCHITECT • CONSULTANT
PH: 405-237-7887
439 CHALK BL. OKLAHOMA CITY, OK 73104

PROJECT LOCATION
JIM H. COLLIER ST
WALWACHIE, 97146-7543

COLLEGE ST.
THE INTERURBAN
LANDSCAPE PLANTING PLAN

10/27/94, 10:27 AM

Page 4 of 4

RECEIVED JAN 24 1969

12379 (pt. munda, harpa) 17/10/11

DATE RECEIVED: 08/21/08

TEXAS

Call before you dig.

Differences are

APPROVED BY: _____

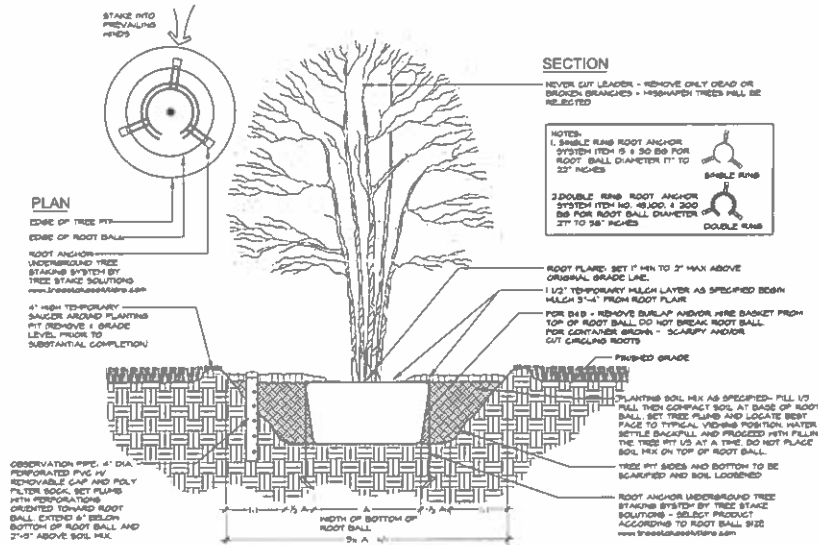
JD PROJECT 23-000

12

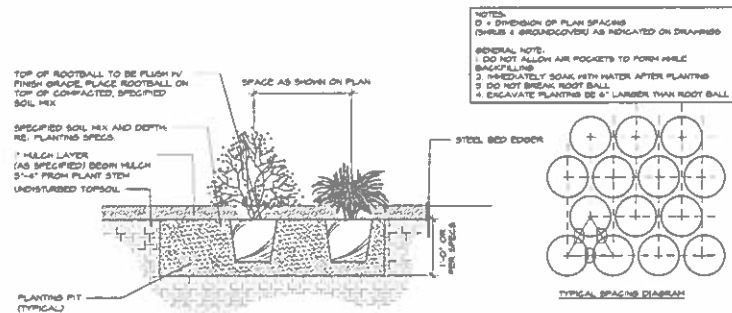
100

Landscape Plan

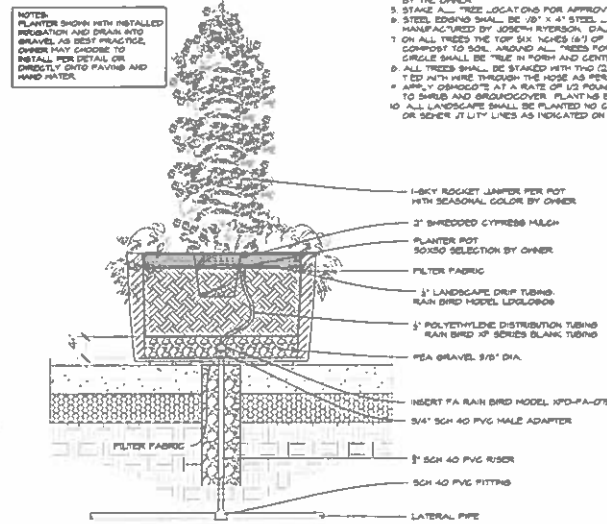
J. J. Hansen
Design, LLC
LANDSCAPE ARCHITECT CONSULTANT
710 S. 10th Street
480 DALLAS, TEXAS 75210



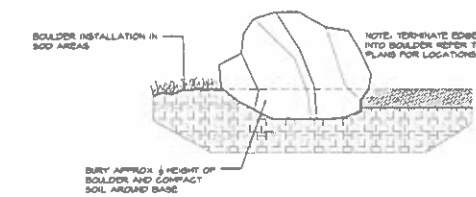
1 MULTI-TRUNK TREE PLANTING - TYPICAL SECTION
NOT TO SCALE



2 SHRUB PLANTING - TYPICAL SECTION
NOT TO SCALE



3 PLANTER POT - DETAIL
NOT TO SCALE



4 BOULDER - DETAIL
NOT TO SCALE

Drawn

PROJECT LOCATION
AREA: 1000000
BANKING: 1000000

COLLEGE ST.
THE INTERURBAN
LANDSCAPE PLANTING PLAN

REV PLAN

revisions

CITY OF HOUSTON FOR
REVISION: 1000000
CITY OF HOUSTON FOR
REVISION: 1000000

Texas
Know what's below.
Call before you dig.

Drawn by: JH
Checked by: JH
Approved by: JH

JO PROJECT: JH-100
DATE: July 14, 2023

D-1
Detail sheet

(12413)

Landscape Plan

(12+13)

DROUGHT TOLERANT COLOR INTEREST, GRASSES & YUCCAS



Color Gaurd Yucca



Salvia, Sage, or
Verbena



Mexican Feather Grass



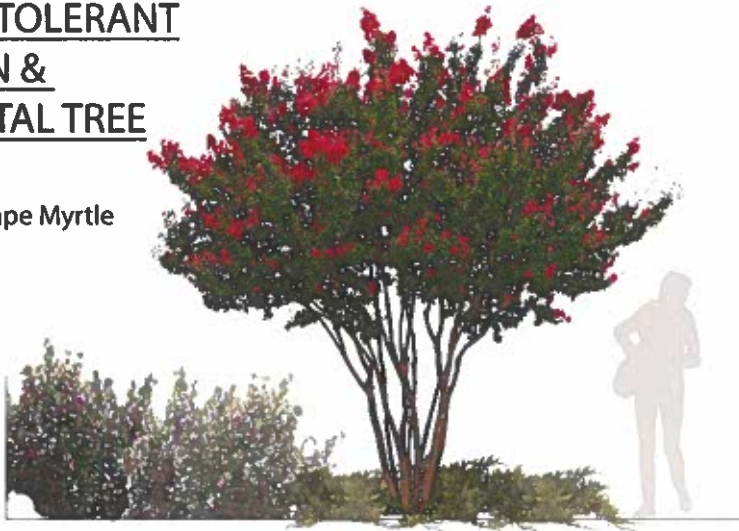
Karl Foerster Grass



Red Yucca

DROUGHT TOLERANT EVERGREEN & ORNAMENTAL TREE

Crape Myrtle



Possible plant materials list;
species and quantities may
vary in final planting
installation per Owner's
recommendations.



Texas Sage



Blue Rug or Andorra
Juniper

Facade Enhancements (Renderings)



(12&13)

Facade Enhancements (Renderings)



Facade Enhancements (Renderings)



Facade Enhancements (Renderings)



Facade Enhancements (Renderings)

