

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, January 9, 2024 at 7:00 p.m.*** at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Commission Members: Rick Keeler, Chairman
 Erik Test, Vice Chairman
 Bonney Ramsey
 David Hudgins
 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. ***Consider*** minutes of the regular Planning & Zoning Commission Meeting of December 12, 2023
5. ***Consider*** a request by Charles Shelburne, BSW Health, for a Replat of Lot 1, Block A of the Baylor Waxahachie Hospital Addition, 1 lot, being 46.931 acres, located at 2400 N Interstate 35E, (Property ID: 180334 & 261917) – Owner: Baylor Health Care System and Baylor Scott & White Professional Plaza I (SUB-188-2023) Staff: Zack King
6. ***Public Hearing*** on a request by Brad Yates, Loren Gray Investments LLC, for a Replat of Lot 5, Block 27 of the Bullard's Addition, to create Lots 5A & 5B, Block 27 of the Bullard's Addition, 2 Residential Lots, being 0.2947 acres, located at 937 S Rogers Street, (Property ID 172356) – Owner: Loren Gray Investments LLC (SUB-94-2023) Staff: Oanh Vu
7. ***Consider*** approval of SUB-94-2023
8. ***Public Hearing*** on a request by Brad Yates, Graily Holdings, LLC, for a Replat of Block 25 of the Bullard's Addition, to create Lots 3A & 3B, Block 25 of the Bullard's Addition, being 0.218 acres, located at 904 South Rogers Street, (Property ID 172362) – Owner: Graily Holdings, LLC (SUB-95-2023) Staff: Oanh Vu
9. ***Consider*** approval of SUB-95-2023

10. **Public Hearing** on a request by Chris Clark, Clarkitecture LLC, for a Specific Use Permit (SUP) for a Drive-Through Establishment (HTeaO) use within a Planned Development-24-General Retail zoning district, located at 502 N US Highway 77, (Property ID 289738) – Owner: RS Waxahachie LLC (ZDC-163-2023) Staff: Zack King
11. **Consider** recommendation of Zoning Change No. ZDC-163-2023
12. **Public Hearing** on a request by Suzanne Bell, Cove Construction, for a Specific Use Permit (SUP) for an Accessory Structure 700+ Square Feet use within a Single-Family Dwelling-1 (SF-1) zoning district located at 673 Brookglen Court (Property ID 216273) - Owner: John & Leslie Majors (ZDC-176-2023) Staff: Oanh Vu
13. **Consider** recommendation of Zoning Change No. ZDC-176-2023
14. **Public Hearing** on a request by the City of Waxahachie for a Textual Amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, adding language related to a Data Center use (ZTA-194-2023) Staff: Jennifer Pruitt
15. **Consider** recommendation of Zoning Text Amendment No. ZTA-194-2023
16. 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, December 12, 2023 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Marlene Norcross

Members Absent: Rick Keeler, Chairman
Adrian Cooper

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

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

Vice Chairman Erik Test called the meeting to order and Commissioner Ron Ansell gave the invocation.

3. **Public Comments**

None.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of November 29, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of November 29, 2023 as presented. Motion was seconded by Ron Ansell and carried unanimously (5-0).

5. **Public Hearing on a request by Stephen Lin, P.E., CDS Muery, for a Specific Use Permit (SUP) for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage (Holt Cat) use within a Light Industrial-1 (LI-1) zoning district located at 550 Austin Road (Property ID: 254632) – Owner: PC5 Properties LLC (ZDC-82-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King and Joseph Willrich. Project Manager at BEFCO Engineering, requested approval.

Vice Chairman Test opened the Public Hearing at approximately 7:26 p.m.

Planning and Zoning Commission

December 12, 2023

Page 2

There being no others to speak for or against ZDC-82-2023, Vice Chairman Test closed the Public Hearing at approximately 7:26 p.m.

6. Consider recommendation of Zoning Change No. ZDC-82-2023

Action:

Ron Ansell moved to recommend approval of ZDC-82-2023, a Specific Use Permit for an Outside Storage use and Heavy Machinery and Equipment, Rental, Sales or Storage use, subject to the conditions of the staff report. Motion was seconded by David Hudgins and carried unanimously (5-0).

7. Adjourn

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-188-2023



MEETING DATE(S)

Planning & Zoning Commission: January 9, 2024
City Council: January 22, 2024

CAPTION

Consider request by Charles Shelburne, BSW Health, for a **Replat** of Lot 1, Block A of the Baylor Waxahachie Hospital Addition, 1 lot, being 46.931 acres, located at 2400 N Interstate 35E, (Property ID: 180334 & 261917) – Owner: Baylor Health Care System (SUB-188-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-188-2023, a Replat for Lot 1R, Block A of the Baylor Waxahachie Hospital addition and the associated Petition for Relief Waiver, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property to abandon and relocate access, utility, and drainage easements to facilitate the expansion of the existing Baylor Hospital.

CASE INFORMATION

Applicant: Charles Shelburne, Baylor Health Care System

Property Owner(s): Baylor Health Care System

Site Acreage: 46.931 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: N/A

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

SUBJECT PROPERTY

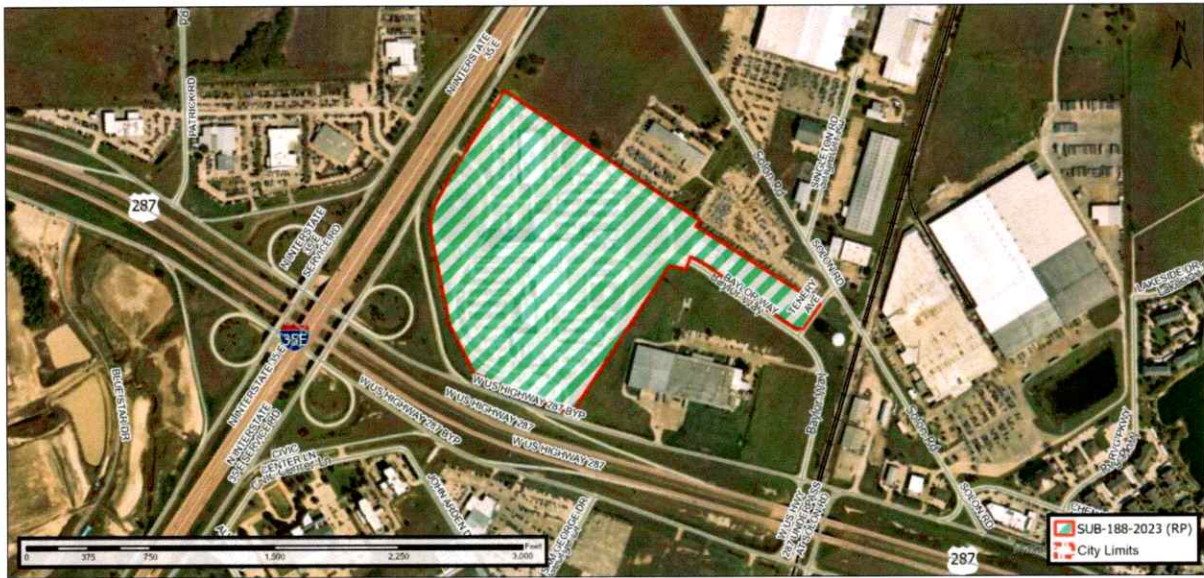
General Location: 2400 N Interstate 35E

Parcel ID Number(s): 18033 & 261917

Current Zoning: Planned Development – Commercial (PD-C)

Existing Use: Baylor Waxahachie Hospital Campus

Platting History: The subject property is currently platted as Lot 1, Block A of the Baylor Waxahachie Hospital Addition.

Site Aerial:

PLANNING ANALYSIS

The applicant proposes to replat the subject property to abandon and relocate access, utility, and drainage easements to facilitate the expansion of the existing Baylor Hospital. The applicant is not proposing to adjust the boundaries of the property or subdivide the property with this Replat. The access, utility and drainage easements abandoned and relocated with this replat adhere to those approved with the Site Plan for the Hospital Expansion (case number SP-141-2023).

The proposed Replat contains minor errors that render it non-compliant with the Waxahachie Subdivision Ordinance. The applicant has been made aware of these items and confirmed they will be working to correct the deficiencies in the Replat. As these items have not yet been addressed, correction of each deficiency will be a condition of approval of the Replat.

Petition for Relief Waiver:

As part of the expansion of the Baylor Hospital Campus, the property owner is required to construct a new detention area to facilitate proper drainage for the site. The new detention area will be located in a detention easement along Baylor Way. However, the location of the detention easement conflicts with the City's standard requirement for a 15' Utility Easement adjacent to right-of-way (ROW). Due to this conflict, the applicant requests a Petition for Relief Waiver for the utility easement dedication requirement along the portion of Baylor Way adjacent to the detention area. Due to the presence of existing utility infrastructure, there is not a need for an additional easement to facilitate utility line extensions in the area. Staff is supportive of the Petition of Relief Waiver.

RECOMMENDATION

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

Conditions:

1. Per Section 2.4.c.2 of the Waxahachie Subdivision Ordinance, correct boundary lines for the subject property are required. When reviewing the metes & bounds for the property, our team identified a mis-close of approximately 15' in our GIS system. This may result from the ROW taken by TxDOT along I35. Please confirm the metes & bounds provided here are fully accurate along I35. If no error is found, please provide a CAD file for the replat.

Conditions (continued):

2. Per Section 2.4.c.4 of the Waxahachie Subdivision Ordinance, all easements on the replat are required to be labeled.
3. Per Section 2.4.c.15 of the Waxahachie Subdivision Ordinance, the replat document is required to be legible. Page 2 of the proposed replat is currently illegible due to clutter. Additional page(s) need to be added to the plat for the purpose of differentiating between new and abandoned easements.
4. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, accurate names need to be identified for right-of-way (ROW) abutting the property. The Replat is required to be revised to properly identify Tenery Avenue.
5. Per Section 2.4.c.20 of the Waxahachie Subdivision Ordinance, the dimensions of the Baylor Way right-of-way (ROW) are required to be identified on the replat.
6. Per Section 2.4.c.22 of the Waxahachie Subdivision Ordinance, coordinates (northing, easting) are required to be added at the Point of Beginning (POB) and at least one other property corner.
7. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a 2"x2" blank space is required to be provided in the top right corner of the page for recording information.
8. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block with reference to the current zoning of the property is required to be provided for the replat.
9. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block with reference to the current acreage of the property is required to be provided for the replat.
10. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block with reference to the application case number (SUB-188-2023) for the is required to be provided for the replat.
11. Per Section 2.4.c.23 of the Waxahachie Subdivision Ordinance, a correct title block properly identifying the document as a "Replat" is required to be provided.
12. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the actual name and title of the signatory for the replat is required to be printed with the owner's signature block.
13. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Owner's Certificate is required to be revised to reflect the proper formatting for the Planning & Zoning Commission approval block.
14. Per Section 2.4.c.25 of the Waxahachie Subdivision Ordinance, the Owner's Certificate is required to be revised to remove the City Council approval block. (The Planning & Zoning Commission is the final approval body for this replat.)
15. Per Section 3.3.a of the Waxahachie Subdivision Ordinance, 15' Utility Easements are required to be provided along public right-of-way (ROW). A 15' Utility Easement shall not be required along the portion of Baylor Way covered by the applicant's Petition for Relief Waiver, should the Petition for Relief Waiver be approved by City Council.
16. Per Section 3.10.a of the Waxahachie Subdivision Ordinance, a note is required to be added to the plat stating that the detention area shall be maintained by the property owner.

ATTACHED EXHIBITS

1. Replat

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant shall provide the Planning Department one revised electronic plan set that addresses all conditions of approval.
2. Once the revised plans are provided, staff shall process this resubmittal within 15 days and either Approve, Approve with Conditions, or Disapprove the application.
 - a. If all conditions are satisfied and the application approved, the applicant shall provide five signed, paper hard-copies of the replat for filing.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

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

STAFF CONTACT INFORMATION

Prepared by:

Zack King, AICP

Senior Planner

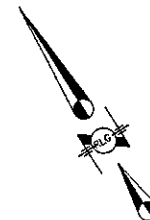
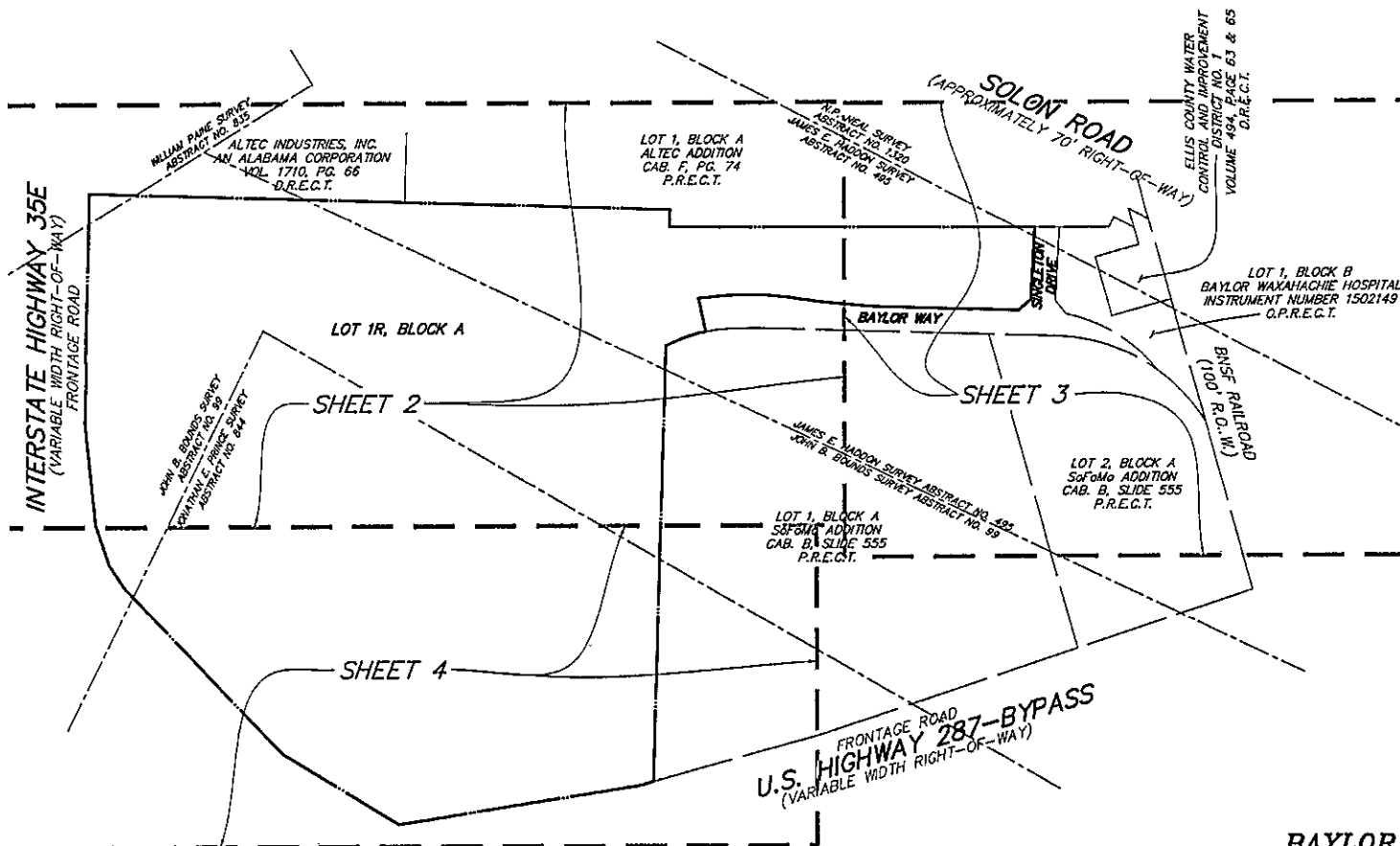
zking@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com



0 100 200 400
(FEET)
1 inch = 200 ft.

(5)

SHEET 1 OF 6

FINAL PLAT
INDEX SHEET
OF
BAYLOR WAXAHACHIE HOSPITAL
LOT 1R, BLOCK A
REPLAT OF
BAYLOR WAXAHACHIE HOSPITAL
LOT 1, BLOCK A

JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844
JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99
JAMES E. HADDON SURVEY, ABSTRACT NO. 495
WILLIAM PAINE SURVEY, ABSTRACT NO. 835
N.P. NEAL SURVEY, ABSTRACT NO. 1320
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 200'

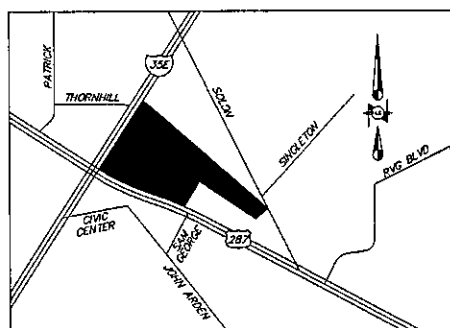
DATE: OCTOBER 27, 2023

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rigline.com
TX PE REG #F-493
TBPELS REG #100341-00

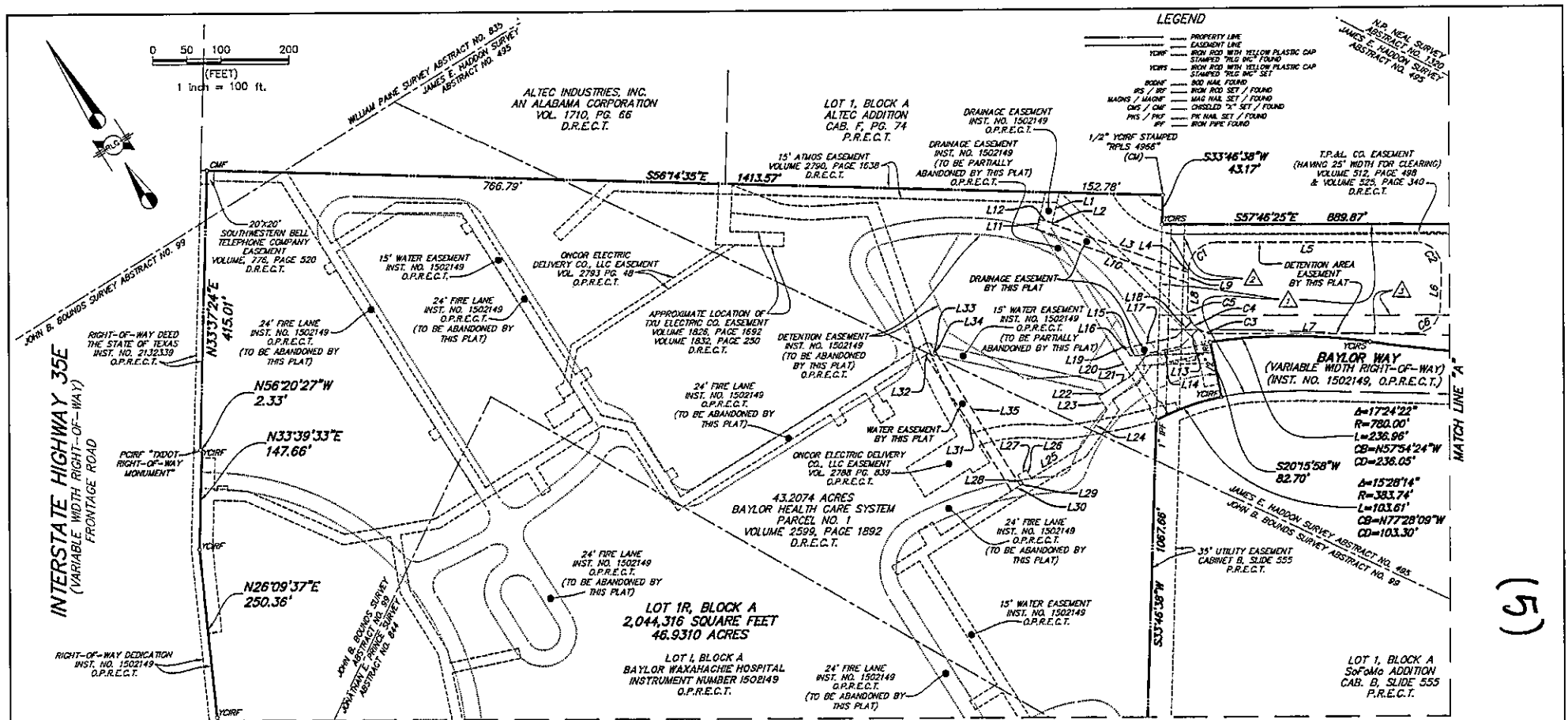
OWNER:

BAYLOR HEALTH CARE SYSTEM
301 N. WASHINGTON AVE.
DALLAS, TX 75248
(214) 820-8674
C/O CHARLES SHELBERNE



VICINITY MAP
NOT TO SCALE

RECORDED	INST#	JOB NO.	2311.066	E-FILE	2311.066RP	DWG NO.	28.284W



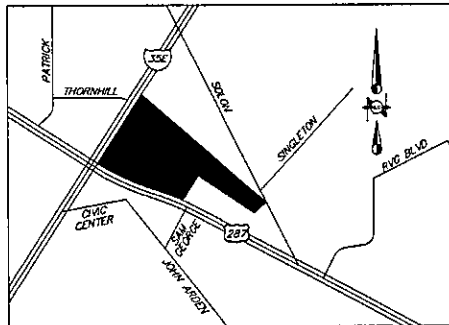
NOTES:

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, NAD 83, NORTH CENTRAL ZONE, DERIVED FROM REAL-TIME KINEMATIC OBSERVATION DATA.

CONTROLLING MONUMENTS: AS SHOWN

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO THE COMMUNITY PANEL NO'S. 48139C00800 AND 48139C00820, DATED JANUARY 20, 1999, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	89°26'57"	42.40'	65.45'	S78°00'07"W	58.15'
C2	91°33'03"	38.36'	61.29'	N11°59'53"W	54.98'
C3	34°30'02"	38.36'	23.10'	S40°31'24"E	22.75'
C4	22°32'59"	38.36'	15.10'	S11°59'53"E	15.00'
C5	34°30'02"	38.36'	23.10'	S16°31'37"W	22.75'
C6	89°26'57"	38.36'	59.22'	N78°00'07"E	53.51'

1 RIGHT OF INGRESS, EGRESS & REGRESS INTO 7.08 ACRE TRACT FOR PURPOSE OF TAPPING INTO WATER, SEWER, GAS AND ELECTRIC LINES VOLUME 535, PAGE 691 D.R.E.C.T.

2 APPROXIMATE LOCATION OF TXU ELECTRIC CO. EASEMENT VOLUME 1826, PAGE 1892 VOLUME 1830, PAGE 230 D.R.E.C.T.

3 CENTERLINE OF NON SPECIFIC R.O.W. EASEMENTS FOR GAS AND SEWER LINES BY AGREEMENT VOLUME 535, PAGE 697 D.R.E.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°26'45"E	45.63'
L2	S45°26'45"W	1.59'
L3	S38°00'49"W	214.44'
L4	S33°46'38"W	3.42'
L5	N57°46'25"W	293.66'
L6	N33°46'38"E	58.30'
L7	S57°46'25"E	297.59'
L8	S33°46'38"W	35.18'
L9	S33°46'38"W	15.79'
L10	N38°00'49"W	237.78'
L11	N45°26'45"E	14.39'
L12	N44°33'15"W	20.00'
L13	S78°00'07"W	36.89'
L14	N69°44'02"W	62.66'
L15	N39°33'15"W	13.53'
L16	N02°45'43"E	11.40'
L17	N69°44'02"W	76.18'
L18	S78°00'07"W	32.55'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S89°58'22"E	15.00'
L20	S02°45'43"W	43.20'
L21	N90°00'00"W	42.93'
L22	N90°00'00"W	15.00'
L23	S02°45'43"W	23.72'
L24	S87°29'43"W	70.61'
L25	S90°00'00"E	83.55'
L26	N02°45'43"E	14.73'
L27	S90°00'00"E	15.00'
L28	N02°45'43"E	14.73'
L29	S89°48'53"E	4.72'
L30	S89°58'31"W	15.00'
L31	S02°45'43"W	238.34'
L32	N90°00'00"E	5.00'
L33	S45°19'17"E	13.96'
L34	N02°45'43"E	21.10'
L35	N02°45'43"E	228.01'

FINAL PLAT
OF
BAYLOR WAXAHACHIE HOSPITAL
LOT 1R, BLOCK A
REPLAT OF
BAYLOR WAXAHACHIE HOSPITAL
LOT 1, BLOCK A

JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844
JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99
JAMES E. HADDON SURVEY, ABSTRACT NO. 495
WILLIAM PAINÉ SURVEY, ABSTRACT NO. 835
N.P. NEAL SURVEY, ABSTRACT NO. 1320
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 100'

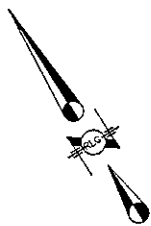
DATE: OCTOBER 27, 2023

OWNER:
BAYLOR HEALTH CARE SYSTEM
301 N. WASHINGTON AVE.
DALLAS, TX 75246
(214) 820-8874
C/O CHARLES SHELBOURNE

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rightm.com
TX PE REG #F-493
TBPELS REG #100341-00

RECORDED	INST#	JOB NO.	2311.066	E-FILE	2311.066RP	DWG NO.	28,284W
----------	-------	---------	----------	--------	------------	---------	---------

(5)



0 50 100 200
(FEET)
1 inch = 100 ft.

NOTES:

BASES OF BEARINGS: TEXAS STATE PLANE COORDINATES, NAD 83, NORTH CENTRAL ZONE, DERIVED FROM REAL-TIME KINEMATIC OBSERVATION DATA.

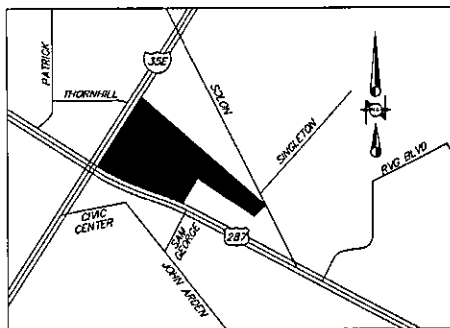
CONTROLLING MONUMENTS: AS SHOWN

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

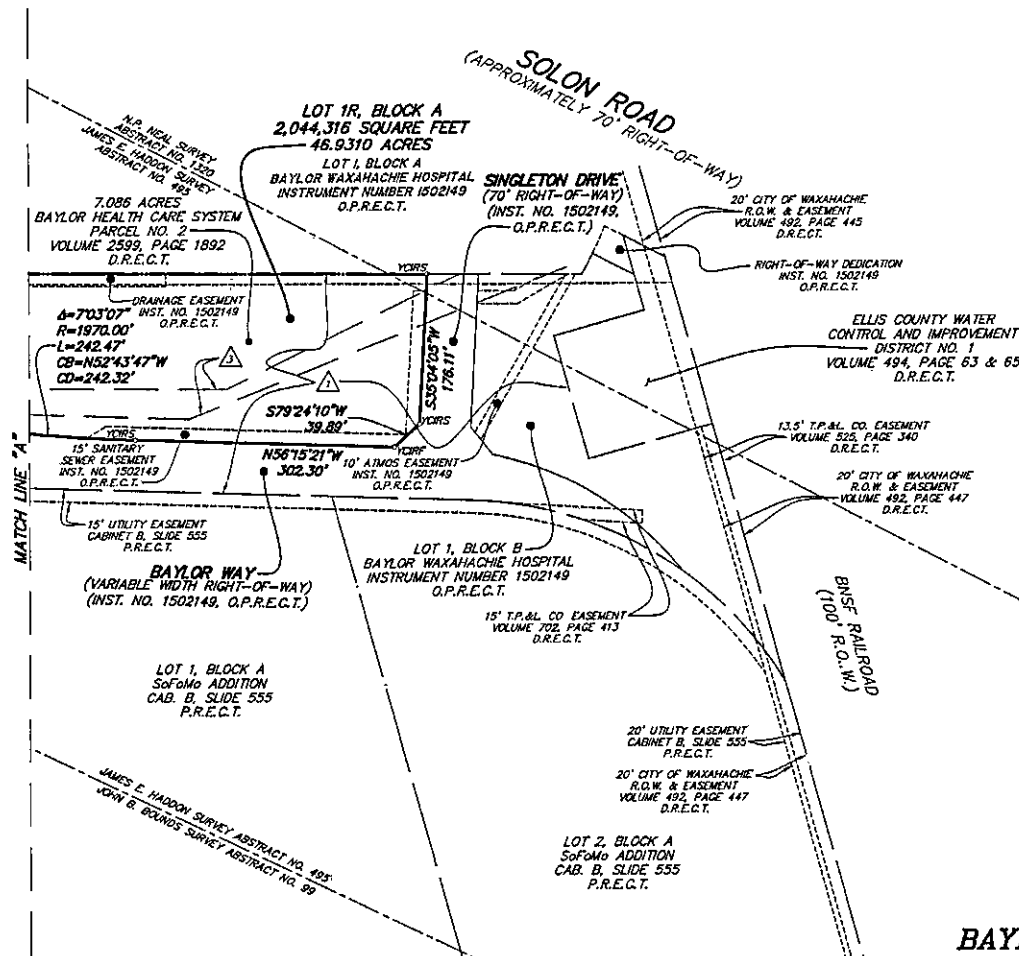
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO THE COMMUNITY PANEL NO. 1, 4813500000 AND 4813500000 DATED JANUARY 23, 1999, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS.

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
YORS BORN ROD WITH YELLOW PLASTIC CAP
STAMPED "TLO MC" POBLS
YORS BORN ROD WITH YELLOW PLASTIC CAP
STAMPED "TLO MC" SET
BORNH 800 NAL FOUND
R/S / R/P BORN ROD SET / FOUND
MAGN / MAGN MAG SET / FOUND
C/S / C/P CHISELED "X" SET / FOUND
P/S / P/P PR NAL SET / FOUND
P/P BORN PIPE FOUND



VICINITY MAP
NOT TO SCALE



LINE TABLE	
LINE	BEARING LENGTH
L1	N45°26'45"E 45.63'
L2	S45°26'45"W 1.58'
L3	S30°00'49"E 214.44'
L4	S33°46'38"W 3.42'
L5	N57°46'25"W 293.68'
L6	N33°46'38"E 58.30'
L7	S57°46'25"E 297.59'
L8	S33°46'38"W 35.16'
L9	S33°46'38"W 15.79'
L10	N38°00'49"W 237.78'
L11	N45°26'45"E 14.39'
L12	N44°33'15"W 20.00'
L13	S78°00'07"W 36.89'
L14	N89°44'02"W 62.66'
L15	N59°33'15"W 13.53'
L16	N0°26'45"E 13.40'
L17	N69°44'02"W 76.18'
L18	S78°00'07"W 32.55'

LINE TABLE	
LINE	BEARING LENGTH
L19	S89°58'22"E 15.00'
L20	S02°26'45"W 43.20'
L21	N90°00'00"W 42.83'
L22	N90°00'00"W 15.00'
L23	S07°00'00"W 23.72'
L24	S87°29'43"W 70.81'
L25	S90°00'00"E 63.55'
L26	N0°00'00"E 14.73'
L27	S90°00'00"E 15.00'
L28	N07°00'00"E 14.73'
L29	S89°48'53"E 4.72'
L30	S89°58'31"W 15.00'
L31	S07°00'00"E 23.894'
L32	N90°00'00"E 3.08'
L33	S45°19'17"E 13.96'
L34	N0°00'00"E 21.10'
L35	N07°00'00"E 228.01'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.
C1	88°26'57"	42.40'	65.45'	S78°00'07"W 59.15'
C2	91°33'03"	38.36'	61.29'	N11°59'53"W 54.98'
C3	34°30'02"	38.36'	23.10'	S40°31'24"E 22.75'
C4	22°32'59"	38.36'	15.10'	S11°59'53"E 15.00'
C5	34°30'02"	38.36'	23.10'	S16°31'37"W 22.75'
C6	88°26'57"	38.36'	59.22'	N78°00'07"E 53.51'

SHEET 3 OF 6

FINAL PLAT OF BAYLOR WAXAHACHIE HOSPITAL LOT 1R, BLOCK A REPLAT OF BAYLOR WAXAHACHIE HOSPITAL LOT 1, BLOCK A

JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844
JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99
JAMES E. HADDON SURVEY, ABSTRACT NO. 495
WILLIAM PAINE SURVEY, ABSTRACT NO. 835
N.P. NEAL SURVEY, ABSTRACT NO. 1320
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 100'

DATE: OCTOBER 27, 2023

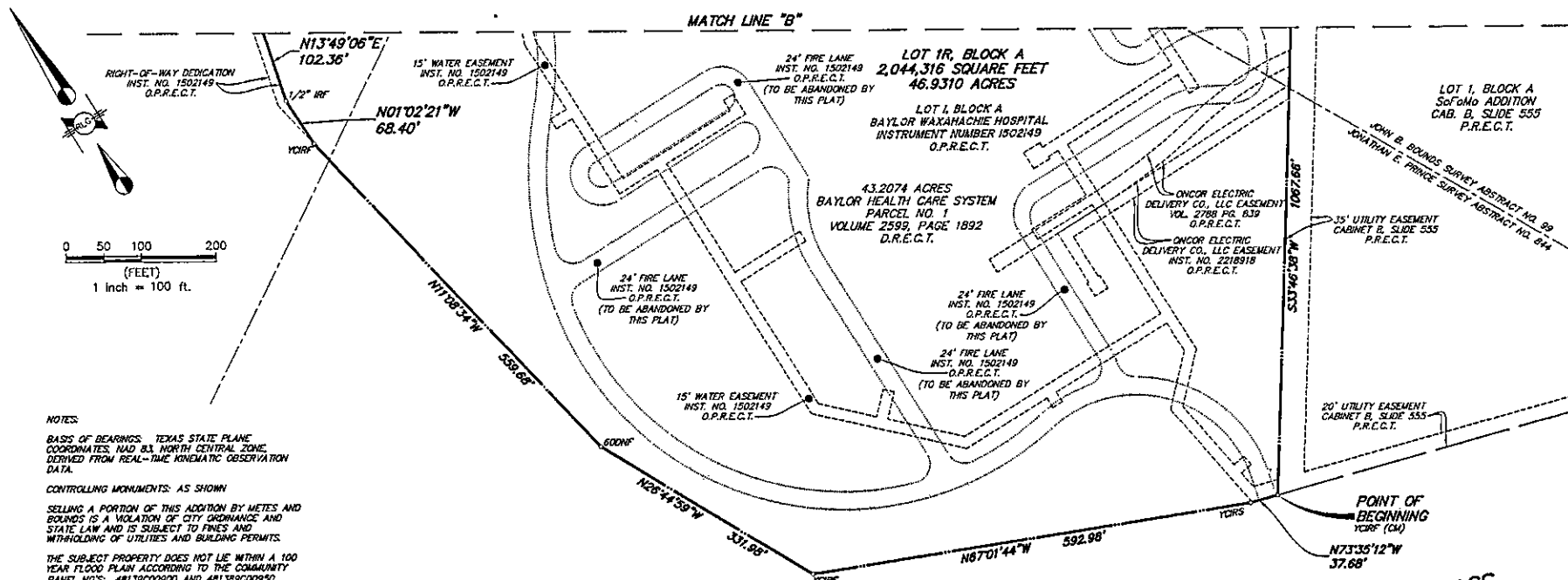
SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PR REG #P-493
TBPRLS REG #100341-00

OWNER:

BAYLOR HEALTH CARE SYSTEM
301 N. WASHINGTON AVE.
DALLAS, TX 75246
(214) 820-8874
C/O CHARLES SHELBOURNE

RECORDED INST# - JOB NO. 2311.066 E-FILE 2311.066RP DWG NO. 28,284W



NOTES:

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, NAD 83, NORTH CENTRAL ZONE, DERIVED FROM REAL-TIME KINEMATIC OBSERVATION DATA.

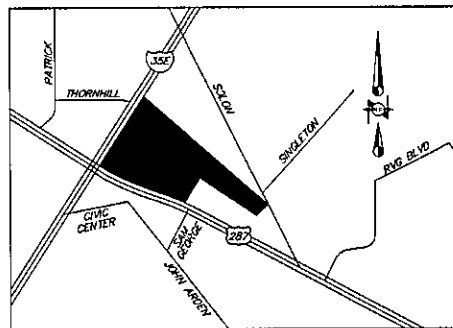
CONTROLLING MONUMENTS: AS SHOWN

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND INJUNCTIONS OF UTILITIES AND BUILDING PERMITS.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO THE COMMUNITY PANEL NO.'S: 48139C000000 AND 48139C000000, DATED JANUARY 20, 1993, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS.

LEGEND

PROPERTY LINE
EASEMENT LINE
IRON ROD WITH YELLOW PLASTIC CAP
STAMPED TRO 1/4\"/>



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°26'45"E	45.63
L2	S45°26'45"W	1.59
L3	S38°00'49"E	216.44
L4	N46°46'33"W	3.42
L5	N57°45'23"E	263.66
L6	N33°46'38"E	58.30
L7	S57°46'23"E	267.59
L8	S33°46'38"E	35.16
L9	S33°46'38"W	15.79
L10	N36°00'49"E	237.78
L11	N45°26'45"E	14.39
L12	N44°33'15"E	20.00
L13	S76°00'07"W	30.89
L14	N69°44'02"W	62.66
L15	N33°33'15"E	13.53
L16	N20°28'45"E	13.40
L17	N69°44'02"W	76.18
L18	S76°00'07"W	32.55

LINE TABLE		
LINE	BEARING	LENGTH
L19	S89°58'22"E	15.00'
L20	S02°45'W	43.20'
L21	N80°00'00"W	42.93'
L22	N90°00'00"W	15.00'
L23	S00°00'00"E	23.72'
L24	S67°28'43"W	70.61'
L25	S90°00'00"E	83.55'
L26	N00°00'00"E	14.73'
L27	S90°00'00"E	15.00'
L28	N00°00'00"E	14.73'
L29	S88°48'53"E	4.72'
L30	S85°58'31"W	15.00'
L31	S00°00'00"E	238.94'
L32	N90°00'00"E	5.08'
L33	S43°19'17"E	13.98'
L34	N00°00'00"E	21.10'
L35	N00°00'00"E	228.01'

RIGHT OF INGRESS, EGRESS & RETRESS INTO 7.086 ACRE TRACT FOR PURPOSE OF TAPPING INTO WATER, SEWER, GAS AND ELECTRIC LINES VOLUME 535, PAGE 691 D.R.E.C.T.

APPROXIMATE LOCATION OF TRU ELECTRIC CO. EASEMENT VOLUME 1826, PAGE 1892 VOLUME 1832, PAGE 290 D.R.E.C.T.

CENTERLINE OF NON SPECIFIC R.O.W. EASEMENTS FOR GAS AND SEWER LINES BY AGREEMENT VOLUME 535, PAGE 687 D.R.E.C.T.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRC.	CHORD
C1	88°26'57"	42.40'	65.45'	S78°00'07"W	59.15'
C2	91°53'03"	38.36'	61.28'	N11°59'53"W	54.98'
C3	34°30'02"	38.36'	23.10'	S40°31'24"E	22.75'
C4	22°32'59"	38.36'	15.10'	S16°59'53"E	15.00'
C5	34°30'02"	38.36'	23.10'	S11°39'37"W	22.75'
C6	88°26'57"	38.36'	59.22'	N78°00'07"E	53.51'

FRONTAGE ROAD
U.S. HIGHWAY 287-BYPASS
(VARIABLE WIDTH RIGHT-OF-WAY)

SHEET 4 OF 6

FINAL PLAT OF BAYLOR WAXAHACHIE HOSPITAL LOT 1R, BLOCK A REPLAT OF BAYLOR WAXAHACHIE HOSPITAL LOT 1, BLOCK A

JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844
JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99
JAMES E. HADDON SURVEY, ABSTRACT NO. 495
WILLIAM PAINE SURVEY, ABSTRACT NO. 835
N.P. NEAL SURVEY, ABSTRACT NO. 1320
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 100'

DATE: OCTOBER 27, 2023

OWNER:
BAYLOR HEALTH CARE SYSTEM
301 N. WASHINGTON AVE.
DALLAS, TX 75246
(214) 820-8674
C/O CHARLES SHELburne

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100841-00

RECORDED	INST#	-	JOB NO.	2311.066	E-FILE	2311.066RP	DWG NO.	28.284W
----------	-------	---	---------	----------	--------	------------	---------	---------

OWNER'S CERTIFICATE

State of Texas §
County of Ellis §

Whereas Baylor Health Care System, a Texas non-profit corporation is the sole owner of a tract of land situated in the Jonathan E. Prince Survey, Abstract No. 844, the John B. Bounds Survey, Abstract No. 99, the James E. Haddon Survey, Abstract No. 495, the William Paine Survey, Abstract No. 835, and the N.P. Neal Survey, Abstract No. 1320, City of Waxahachie, Ellis County, Texas, being all of Lot 1, Block A, Baylor Waxahachie Hospital, an addition to the City of Waxahachie according to the plat recorded in Instrument No. 1502149, Official Public Records, Ellis County, Texas, and being all of a called 43.207 acre tract of land described as Parcel No. 1 and part of a called 7.086 acre tract of land described as Parcel No. 2 conveyed by Special Warranty Deed to Baylor Health Care System, recorded in Volume 2599, Page 1892, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found on the northeast right-of-way line of U.S. Highway 287-Bypass (a variable width right-of-way) for the south corner of said Lot 1, Block A and the southwest corner of Lot 1, Block A, SoFoMo Addition, an addition to the City of Waxahachie according to the plat recorded in Cabinet B, Slide 555, Plat Records, Ellis County, Texas;

THENCE along the common line between said U.S. Highway 287 and said Lot 1, Block A, the following bearings and distances:

North 73°35'12" West, a distance of 37.68 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

North 67°01'44" West, a distance of 592.98 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the north line of said U.S. Highway 287 and the cut-off line between the north line of said U.S. Highway 287 and the east line of Interstate Highway 35E (a variable width right-of-way);

THENCE along the common line between said Lot 1, Block A, and said Interstate Highway 35E, the following bearings and distances:

North 26°44'59" West, a distance of 331.98 feet to a 60D nail found for corner;

North 11°08'34" West, a distance of 559.68 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner;

North 01°02'21" West, a distance of 68.40 feet to a 1/2" iron rod found for corner;

North 13°49'06" East, a distance of 102.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner;

North 26°09'37" East, a distance of 250.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner;

North 33°39'33" East, a distance of 147.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner;

North 56°20'27" West, a distance of 2.33 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT RIGHT-OF-WAY MONUMENT" for corner;

North 33°37'24" East, a distance of 415.01 feet to a chiseled "X" found for corner in the southwest line of a tract of land described in a deed to Altec Industries, Inc., recorded in Volume 1710, Page 66, Deed Records, Ellis County, Texas;

THENCE South 56°14'35" East, along the common line between said Altec Tract and said Lot 1, Block A, at 766.79 feet passing the south corner of said Altec Tract and the west corner of Lot 1, Block A, Altec Addition, an addition to the City of Waxahachie according to the plat recorded in Cabinet F, Page 74, Plat Records, Ellis County, Texas, and continuing in all a distance of 1413.57 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 4966" found for a corner of said Lot 1, Block A, Altec Addition, and said Lot 1, Block A, Baylor Waxahachie Hospital;

THENCE along the common line between said Lot 1, Block A, Altec Addition and said Lot 1, Block A, Baylor Waxahachie Hospital, the following bearings and distances:

South 33°46'38" West, a distance of 43.17 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 57°46'25" East, a distance of 889.87 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the north corner of Singleton Drive (a 70' right-of-way) for the east corner of said Lot 1, Block A, Baylor Waxahachie Hospital;

THENCE along the common line between said Singleton Drive and said Lot 1, Block A, the following bearings and distances:

South 35°04'05" West, a distance of 176.11 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 79°24'10" West, a distance of 39.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the northwest right-of-way line of said Singleton Drive and the northeast right-of-way line of Baylor Way (a variable width right-of-way);

THENCE along the common line between said Lot 1, Block A, and said Baylor Way, the following bearings and distances:

North 56°15'21" West, a distance of 302.30 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the beginning of a tangent curve to the right;

In a northwesterly direction along said tangent curve to the right, whose chord bears North 52°43'47" West a distance of 242.32 feet, having a radius of 1970.00 feet, a central angle of 07°03'07", and an arc length of 242.47 feet to a point at the end of said tangent curve to the right, for the beginning of a reverse curve to the left;

In a northwesterly direction along said reverse curve to the left, whose chord bears North 57°54'24" West a distance of 236.05 feet, having a radius of 780.00 feet, a central angle of 17°24'22", and an arc length of 236.96 feet to a 1/2" iron rod found for corner at the end of said reverse curve to the left;

South 20°15'58" West, a distance of 82.70 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found in the common line between said Lot 1, Block A, SoFoMo Addition and said Lot 1, Block A, Baylor Waxahachie Hospital, for the beginning of a non-tangent curve to the left;

THENCE along the common line between said Lot 1, Block A, SoFoMo Addition and said Lot 1, Block A, Baylor Waxahachie Hospital, the following bearings and distances:

In a northwesterly direction along said non-tangent curve to the left, whose chord bears North 77°28'09" West for a distance of 103.30 feet, having a radius of 383.74 feet, a central angle of 15°28'14", and an arc length of 103.61 feet to a 1" iron rod found at the end of said non-tangent curve to the left;

South 33°46'38" West, a distance of 1067.66 feet to the POINT OF BEGINNING containing 2,044,316 square feet or 46.9310 acres of land, more or less.

SHEET 5 OF 6

FINAL PLAT OF BAYLOR WAXAHACHIE HOSPITAL LOT 1R, BLOCK A REPLAT OF BAYLOR WAXAHACHIE HOSPITAL LOT 1, BLOCK A

JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844
JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99
JAMES E. HADDON SURVEY, ABSTRACT NO. 495
WILLIAM PAINE SURVEY, ABSTRACT NO. 835
N.P. NEAL SURVEY, ABSTRACT NO. 1320
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 100'

DATE: OCTOBER 27, 2023

OWNER:
BAYLOR HEALTH CARE SYSTEM
301 N. WASHINGTON AVE.
DALLAS, TX 75246
(214) 820-8674
C/O CHARLES SHELburnE

SURVEYOR:
RAYMOND L. COODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #P-493
TYPERS REG #100341-00

RECORDED	INSTR#	-	JOB NO.	2311.066	E-FILE	2311.066RP	DWG NO.	28.284W
----------	--------	---	---------	----------	--------	------------	---------	---------

Owner's Acknowledgment

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BAYLOR HEALTH CARE SYSTEM acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BAYLOR WAXAHACHIE HOSPITAL, 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 easements limits the use to particular utilities, said use by public utilities being subordinate to the Public's and city of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2024.

BY:

Authorized Signature of Owner

Printed Name and Title

State of Texas §
County of Ellis §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Charles Shelburne, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian R. Wade, 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.

Dated this the _____ day of _____, 2024.

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.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

State of Texas §
County of Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brian R. Wade, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

Approved by the Planning and Zoning Commission

Date

Approved by the City Council
City of Waxahachie

Date

SHEET 6 OF 6

FINAL PLAT
OF
BAYLOR WAXAHACHIE HOSPITAL
LOT 1R, BLOCK A
REPLAT OF
BAYLOR WAXAHACHIE HOSPITAL
LOT 1, BLOCK A

JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 844
JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99
JAMES E. HADDON SURVEY, ABSTRACT NO. 495
WILLIAM PAINE SURVEY, ABSTRACT NO. 835
N.P. NEAL SURVEY, ABSTRACT NO. 1320
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1" = 100'

DATE: OCTOBER 27, 2023

OWNER:
BAYLOR HEALTH CARE SYSTEM
301 N. WASHINGTON AVE.
DALLAS, TX 75246
(214) 820-8674
C/O CHARLES SHELburne

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #P-493
TBPRLS REC #100341-00

RECORDED	INST#	—	JOB NO.	2311.066	E-FILE	2311.066RP	DWG NO.	28.284W
----------	-------	---	---------	----------	--------	------------	---------	---------

(6+7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-94-2023



MEETING DATE(S)

Planning & Zoning Commission: January 9, 2024

CAPTION

Public Hearing on a request by Brad Yates, Loren Gray Investments LLC, for a **Replat** of Lot 5, Block 27 of the Bullard's Addition, to create Lots 5A & 5B, Block 27 of the Bullard's Addition, being 0.2947 acres, located at 937 S Rogers Street, (Property ID 172356) – Owner: Loren Gray Investments LLC (SUB-94-2023)
Staff: Oanh Vu

RECOMMENDED MOTION

"I move to approve SUB-94-2023 for a **Replat** of Lot 5, Block 27 of the Bullard's Addition, to create Lots 5A & 5B, Block 27 of the Bullard's Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two (2) lots for residential use.

CASE INFORMATION

Applicant:	Brad Yates, Loren Gray Investments, LLC
Property Owner(s):	Loren Gray Investments, LLC
Site Acreage:	0.2947 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	N/A
Adequate Public Facilities:	Adequate facilities are available to the subject property

SUBJECT PROPERTY

General Location:	937 South Rogers Street
Parcel ID Number(s):	172356
Current Zoning:	Single-Family Dwelling-3 (SF-3)
Existing Use:	The subject property is currently vacant and undeveloped
Platting History:	The subject property was previously platted as Lot 5, Block 27 of the Bullard's Addition.

(4+7)

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to plat the subject properties into two (2) lots for single-family residential use. The applicant is proposing to dedicate an approximate 10' of right-of-way (ROW) along South Rogers Street in conformance with the City of Waxahachie Thoroughfare Plan. The proposed lots do adhere to the minimum size and dimension requirements of the Infill Overlay District after considering this ROW dedication.

RECOMMENDATION

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

ATTACHED EXHIBITS

1. Replat (Exhibit A)

APPLICANT REQUIREMENTS

1. If approved by the Planning and Zoning Commission, the applicant shall provide five (5) 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

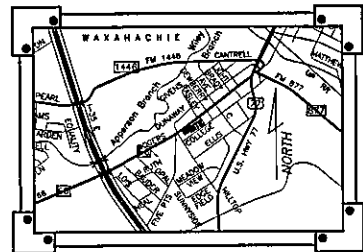
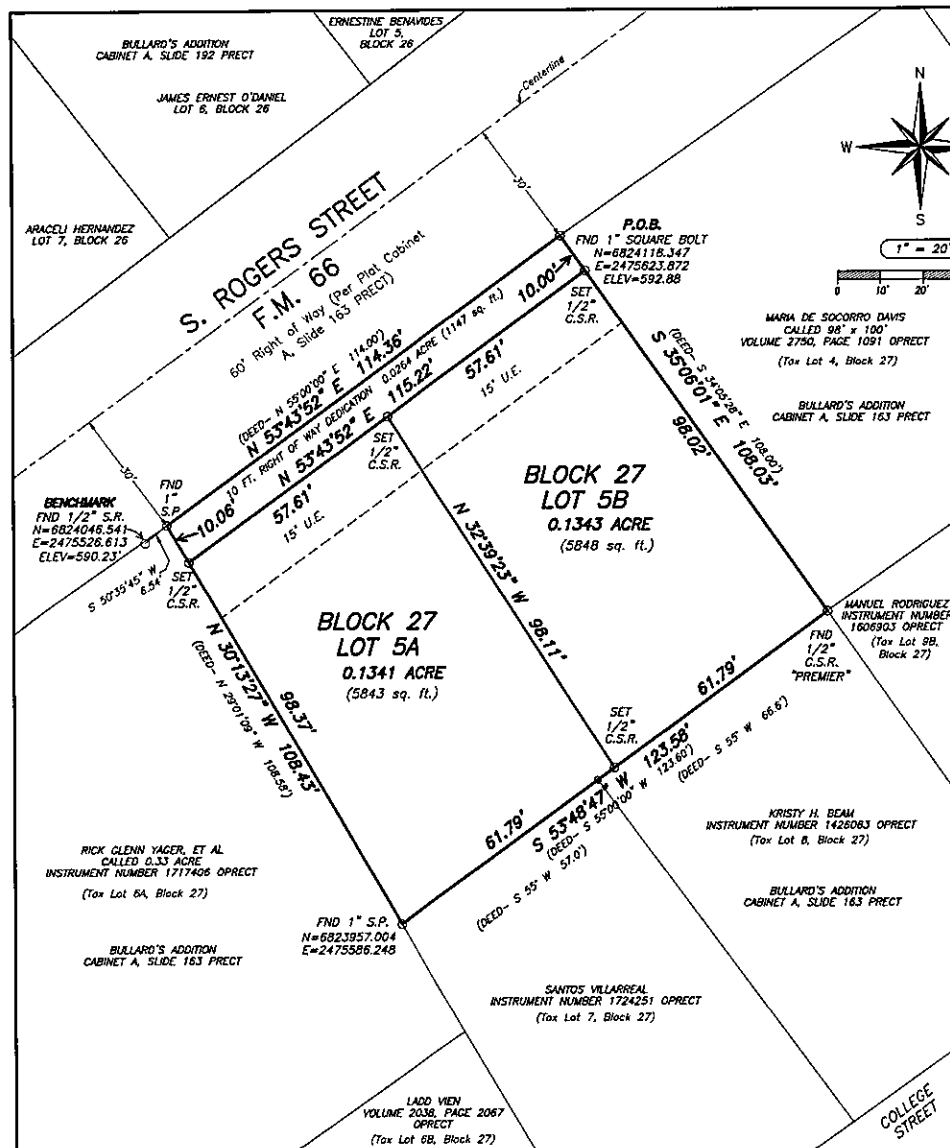
oanh.vu@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com



LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.C.	Utility Conduit
R.O.W.	Right of Way
P.O.B.	Point of Beginning
OPRECT	Official Public Records of Ellis County, Texas
PRECT	Plat Records of Ellis County, Texas
OPRECT	Dead Records of Ellis County, Texas

OWNER:
LOREN GRAY INVESTMENTS, LLC
P.O. Box 2868
Waxahachie, Texas 75168
Brad Yates
Phone: 972-938-3383

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Loren Gray Investments, LLC is the Owner of a tract of land situated in the James C. Armstrong Survey, Abstract Number 6 and the Emory W Rogers Survey, Abstract Number 896, Ellis County, Texas and being the 0.295 acre tract described in deed from Allivo, LLC to Loren Gray Investments, LLC, recorded in Instrument Number 2207504, Official Public Records, Ellis County, Texas and being more particularly described as follows:

BEING a part of the James C. Armstrong Survey, Abstract Number 6 and the Emory W Rogers Survey, Abstract Number 896, City of Waxahachie, Ellis County, Texas, and being a part of Block 27, Bullard's Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the revised map thereof recorded in Cabinet A, Slide 163, Plat Records, Ellis County, Texas, and being a 0.295 acre tract described in deed from Allivo, LLC to Loren Gray Investments, LLC, recorded in Instrument Number 2207504, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the southeast right of way line of South Rogers Street, also being Farm to Market Road 66 (F.M. 66), a 60 foot wide public right of way on the northwest line of said Block 27 and at the northeast corner of said Loren Gray Investments, LLC tract and the northwest corner of the tract described in deed from Keith A. Underwood to Maria de Socorro Davis, recorded in Volume 2750, Page 1091 OPRECT, a 1 inch square bolt found, having surface coordinate values of North = 6824118.347 feet and East = 2475623.872 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983, obtained from observations of Global Positioning System satellites;

THENCE S 35°06'01" E, with the northeast line of said Loren Gray Investments, LLC tract and the southwest line of said Davis tract, 108.03 feet (DEED-S 34°05'28" E, 108.00 feet) to the southwest corner of said Loren Gray Investments, LLC tract, the southwest corner of said Davis tract, the northeast corner of the tract described in deed from Roppepat Unarut to Manuel Rodriguez, recorded in Instrument Number 1606903, OPRECT and the northeast corner of the tract described in deed from Hendrick Revocable Living Trust to Kristy H. Beam, recorded in Instrument Number 1426063, OPRECT a 1/2 inch steel rod with plastic cap stamped "PREMIER" found;

THENCE S 53°48'47" W, with the southeast line of said Loren Gray Investments, LLC tract and the northwest line of said Beam tract and the tract described in deed from Emma Riojas to Santos Villarreal, recorded in Instrument Number 1724251, OPRECT, 123.58 feet (DEED-S 55°00'00" W, 123.60 feet) to the southwest corner of said Loren Gray Investments, LLC tract and the northwest corner of said Villarreal tract and on the northeast line of the 0.33 acre tract described in deed from Estate of Gloria Mae Yager to Rick Glenn Yager and Robert Wayne Yager, recorded in Instrument Number 1717406 OPRECT, a 1 inch steel pipe found;

THENCE N 30°13'27" W, with the southwest line of said Loren Gray Investments, LLC tract and the northeast line of said Yager tract, 108.43 feet (DEED-N 29°01'09" W, 108.58 feet) to said South Rogers Street right of way line, said Block 27 northeast line and the northwest corner of said Loren Gray Investments, LLC tract and the northeast corner of said Yager tract, a 1 inch steel pipe found, having surface coordinate values of North = 6824046.5412475526.613 feet and East = 2475526.613 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE N 53°43'52" E, with said South Rogers Street right of way line, said Block 27 northeast line and the northeast line of said Loren Gray Investments, LLC tract, 114.36 feet (DEED-N 55°00'00" E, 114.00 feet / TxDOT-N 54°23' E) to the point of beginning and containing approximately 12839 square feet or 0.2947 acre of land.

The bearings recited herein are based on from observations of Global Positioning System satellites.

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

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

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

THIS PLAT IS VALID ONLY WITH
ORIGINAL SIGNATURE IN RED INK

REPLAT
BULLARD'S ADDITION,
BLOCK 27, LOTS 5A AND 5B,
(0.2947 Acre)
Being a Replat of Block 27, of the Bullard's Addition,
an addition to the City of Waxahachie, Texas,
according to the plat thereof recorded in
Cabinet A, Slide 163, Plat Records of Ellis County, Texas

2 Single Family Lots
Zoning: SF-3
Case Number: SUB-94-2023

Revisions	By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 1165
WAXAHACHIE, TEXAS 75165
PHONE: 972-938-1165
A Texas licensed surveying firm # 1019-4681



Date: 11-27-2023

Scale: 1" = 20'

Drawn: DWH/agh

Job: 222-0132

Sheet 1

of 2 sheets.

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Loren Gray Investments, LLC is the Owner of a tract of land situated in the James C. Armstrong Survey, Abstract Number 6 and the Emory W Rogers Survey, Abstract Number 896, Ellis County, Texas and being the 0.295 acre tract described in deed from Alivo, LLC to Loren Gray Investments, LLC, recorded in Instrument Number 2207504, Official Public Records, Ellis County, Texas and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Loren Gray Investments, LLC acting herein by and through its duly authorized officers, Brad Yates, director, does hereby adopt this plat designating the herein above described property as BULLARD ADDITION'S, BLOCK 27, LOTS 5A AND 5B, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 202__.

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

By: Brad Yates, Director
Loren Gray Investments, 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 Brad Yates, Director of Loren Gray Investments, LLC, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 202__.

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

Notary Public in and for the State of Texas

My Commission Expires On:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

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

Chairperson

Date

Attest

Date

REPLAT
BULLARD'S ADDITION,
BLOCK 27, LOTS 5A AND 5B,
(0.2947 Acre)
Being a Replat of Block 27, of the Bullard's Addition,
an addition to the City of Waxahachie, Texas,
according to the plat thereof recorded in
Cabinet A, Slide 163, Plat Records of Ellis County, Texas
2 Single Family Lots
Zoning: SF-3
Case Number: SUB-94-2023

Revisions	By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75165
PHONE: 972-938-1185

A Texas licensed surveying firm # 10194681



Date: 11-27-2023
Drawn: DWH/egh
Job: 222-0132
Sheet 2
of 2 sheets.

(L+7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-95-2023



MEETING DATE(S)

Planning & Zoning Commission: January 9, 2024

CAPTION

Public Hearing on a request by Brad Yates, Graily Holdings, LLC, for a **Replat** of Block 25 of the Bullard's Addition, to create Lots 3A & 3B, Block 25 of the Bullard's Addition, being 0.218 acres, located at 904 South Rogers Street, (Property ID 172362) – Owner: Graily Holdings, LLC (SUB-95-2023) Staff: Oanh Vu

RECOMMENDED MOTION

"I move to approve SUB-95-2023 for a **Replat** of Block 25 of the Bullard's Addition, to create Lots 3A & 3B, Block 25 of the Bullard's Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant is requesting to replat the subject property into two (2) lots for residential use.

CASE INFORMATION

<i>Applicant:</i>	Brad Yates, Graily Holdings, LLC
<i>Property Owner(s):</i>	Graily Holdings, LLC
<i>Site Acreage:</i>	0.218 acres
<i>Number of Lots:</i>	2 lots
<i>Number of Dwelling Units:</i>	1 units
<i>Park Land Dedication:</i>	N/A
<i>Adequate Public Facilities:</i>	Adequate facilities are available to the subject property

SUBJECT PROPERTY

<i>General Location:</i>	904 South Rogers Street
<i>Parcel ID Number(s):</i>	172362
<i>Current Zoning:</i>	Single-Family Dwelling-3 (SF-3)
<i>Existing Use:</i>	The subject property is developed as a residential-use lot.
<i>Platting History:</i>	The subject property was previously platted as Block 25 of the Bullard's Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant is proposing to plat the subject properties into two (2) lots for single-family residential use. The applicant is proposing to dedicate an approximate 10' of right-of-way (ROW) along South Rogers Street in conformance with the City of Waxahachie Thoroughfare Plan. The proposed lots do adhere to the minimum size and dimension requirements of the Infill Overlay District after considering this ROW dedication.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the replat request, subject to the condition below.

Condition:

1. The property owner shall remove the existing wood structure because it encroaches into the setbacks for Lots 3A & 3B as required per Section 3.4.a.2 of the Subdivision Code.

ATTACHED EXHIBITS

1. Replat (Exhibit A)

APPLICANT REQUIREMENTS

1. If approved by the Planning and Zoning Commission, the applicant shall provide five (5) 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

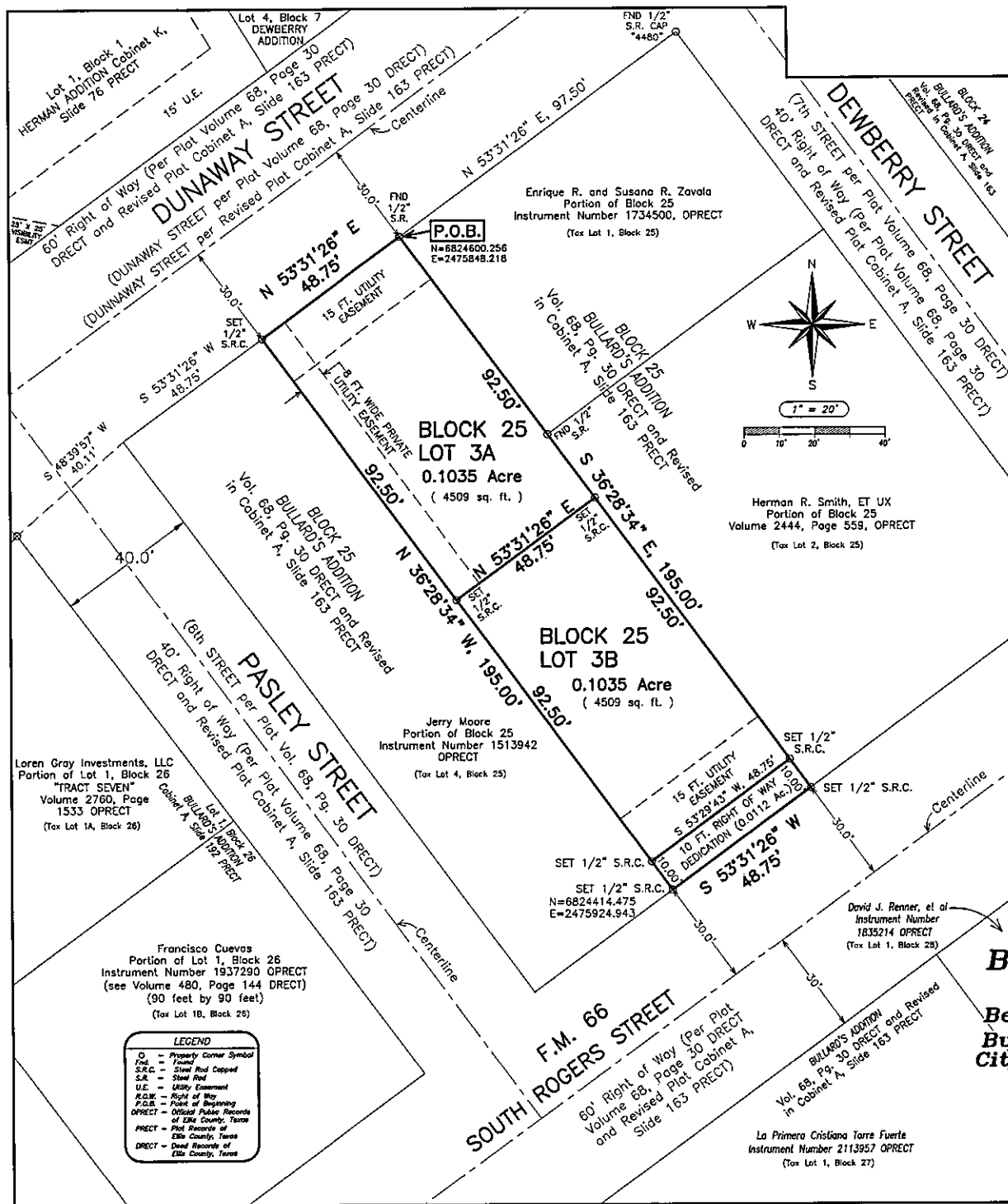
oanh.vu@waxahachie.com

Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com



Owner's Certificate:

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Graily Holdings, LLC is the Owner of a tract of land situated in the E. W. Rogers Survey, Abstract 896, City of Waxahachie, Ellis County, Texas and being the tract described in deed from Antonio Lopez and Maria Lopez to Graily Holdings LLC, recorded in Instrument Number 2229627, Official Public Records, Ellis County, Texas and being more particularly described as follows:

BEING a part Block 25, Bullard's Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 163, Plat Records, Ellis County, Texas (P.R.E.C.T.), and being the North One-Half (1/2) of the South One-Half (1/2) of Block No. Twenty Five (25), Bullard's Addition described in deed from Antonio Lopez and Maria Lopez to Graily Holdings LLC, recorded in Instrument Number 2229627, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the southeast right of way line of Dunaway Street at the northeast corner of said Graily Holdings tract and the northeast corner of the tract described in deed from Southfork Capital LLC, to Enrique R. and Susana R. Zavala, recorded in Instrument Number 1734500, O.P.R.E.C.T., a 1/2 inch steel rod found, having surface coordinate values of North = 6824600.184 feet and East = 2475848.312 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites, the bearings recited hereon are based on said observations;

THENCE S 36° 28' 34" E, with the northeast line of said Graily Holdings tract and the southwest line of said Smith tract, at 175.2 feet, passing 0.2 feet S 54° W from the northeast corner of a concrete driveway and at 192.3 feet passing 0.1 feet S 52° W from the southeast corner of said concrete driveway, in all, 195.00 feet (PLAT = 195 feet) to northeast right of way line of South Rogers Street, also being Farm to Market Highway 66 (F.M. 66) and the southeast corner of said Graily Holdings tract and southwest corner of said Smith tract, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set in asphalt driveway;

THENCE S 53° 31' 26" W (TxDOT ROW Map - S 54° 23' W), with said Highway right of way line and common southeast line of said Block 25, Bullard's Addition, and said Graily Holdings tract, 48.75 feet to the southwest corner of said Graily Holdings tract and the southeast corner of the tract described in deed from Ray Harris and Joyce Harris to Jerry Moore, recorded in Instrument Number 1513942, O.P.R.E.C.T., a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 36° 28' 35" W, with the southwest line of said Graily Holdings tract and the northeast line of said Moore tract, 195.00 feet (PLAT = 195 feet) to said Dunaway Street right of way line and the northeast corner of said Graily Holdings tract and the northeast corner of said Moore tract, a 1/2 inch steel rod with plastic cap stamped "DAVIS & McDILL" set;

THENCE N 53° 31' 26" E, with said Dunaway Street right of way line and the northwest line of said Graily Holdings tract, 48.75 feet to the point of beginning and containing approximately 0.218 acre of land.

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, RPLS 4480, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.
"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

Date

THIS PLAT IS VALID ONLY
WITH ORIGINAL SIGNATURE
IN RED INK

REPLAT

BULLARD'S ADDITION BLOCK 25, LOTS 3A and 3B (0.218 Acre)

Being a Replat of a part of Block 25, Bullard's Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet A, Slide 163 Plat Records, Ellis County, Texas.

Zoning: SF-3
2 Residential Lots
Case Number: SUB-95-2023

REVISIONS

REVISIONS	BY

Davis & McDill, LLC



Date: 12-15-2023

Scale: 1" = 20'

Drawn: D. McDill

222-0146

Job: -PLAT

Sheet 1

of 2 sheets.

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 10000 WAXAHACHIE, TEXAS 75165
PHONE: 972-935-1185

A Texas licensed surveying firm # 10194681

(b+3)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Graily Holdings, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BULLARD'S ADDITION, BLOCK 25, LOTS 3A and 3B, being a Replat of a part of Block 25 of Bullard's Addition, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at anytime procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 202_____.

BY: _____
Brad Yates
Manager, Graily Holdings, 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 Brad Yates, Manager, Graily Holdings LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 202_____.

Notary Public in and for the State of Texas

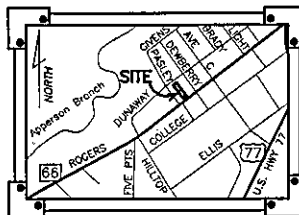
My Commission Expires On: _____

GENERAL NOTES:

1. 100-Year Flood Note:
NO 100-Year Floodplain
Per FRM Map # 48139C0190 G
Zone: X UNSHADED
Dated: October 19, 2023
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.
3. Properties are in the infill overlay and are subject to the infill overlay regulations.

OWNER:

GRAILY HOLDINGS LLC
P.O. Box 2868
Waxahachie, Texas 75168
Brad Yates
Phone: 972-938-3383



LOCATION MAP SCALE : 1" = 1000'

REPLAT
BULLARD'S ADDITION
BLOCK 25, LOTS 3A and 3B
(0.218 Acre)
Being a Replat of a part of Block 25,
Bullard's Addition, an addition to the
City of Waxahachie, Ellis County, Texas
according to the plat thereof
recorded in Cabinet A, Slide 163
Plat Records, Ellis County, Texas.
Zoning: SF-3
2 Residential Lots
Case Number: SUB-95-2023

REVISIONS	BY

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 100000 - WAXAHACHIE, TEXAS 75116
PHONE 972-938-1188
A Texas licensed surveying firm # 10194681



Date: 12-15-2023
Drawn: D. McDill
222-0148
Job: --PLAT
Sheet 2
of 2 sheets.

(b+8)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-163-2023



MEETING DATE(S)

Planning & Zoning Commission: January 9, 2024

City Council: January 22, 2024

CAPTION

Public Hearing on a request by Chris Clark, Clarkitecture LLC, for a **Specific Use Permit (SUP)** for a Drive-Through Establishment (HTeaO) use within a Planned Development-24-General Retail zoning district, located at 502 N US Highway 77, (Property ID 289738) – Owner: RS Waxahachie LLC (ZDC-163-2023)
Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of ZDC-163-2023, a Specific Use Permit (SUP) for a Drive-Through Establishment (HTeaO) at 502 N US Highway 77, with Elevation Option _____, subject to the conditions the staff report."

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for a Drive-Through Establishment use (HTeaO) at 502 N US Highway 77.

CASE INFORMATION

Applicant: Chris Clark, Clarkitecture LLC

Property Owner(s): RS Waxahachie LLC

Site Acreage: 0.747 acres

Current Zoning: Planned Development-24-General Retail (PD-24-GR)

Requested Zoning: Planned Development-24-General Retail (PD-24-GR) with SUP for a Drive-Through Establishment

SUBJECT PROPERTY

General Location: 502 N US Highway 77

Parcel ID Number(s): 289738

Existing Use: The subject property is currently undeveloped.

Development History: The subject property was replatted in 2021 as Lot 2R of the Chapman Place Business Addition. In February of 2023, City Council denied a request for a Specific Use Permit (ZDC-173-2022) to allow a Drive-Through Car Wash use on the property.

(10 + 11)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-19-GR	Braum's
East	SF-2	Single Family Residences
South	PD-24-GR	Furniture By Sleep Quarters
West	PD-18-GR	Hibachio

Future Land Use Plan:

Local Commercial

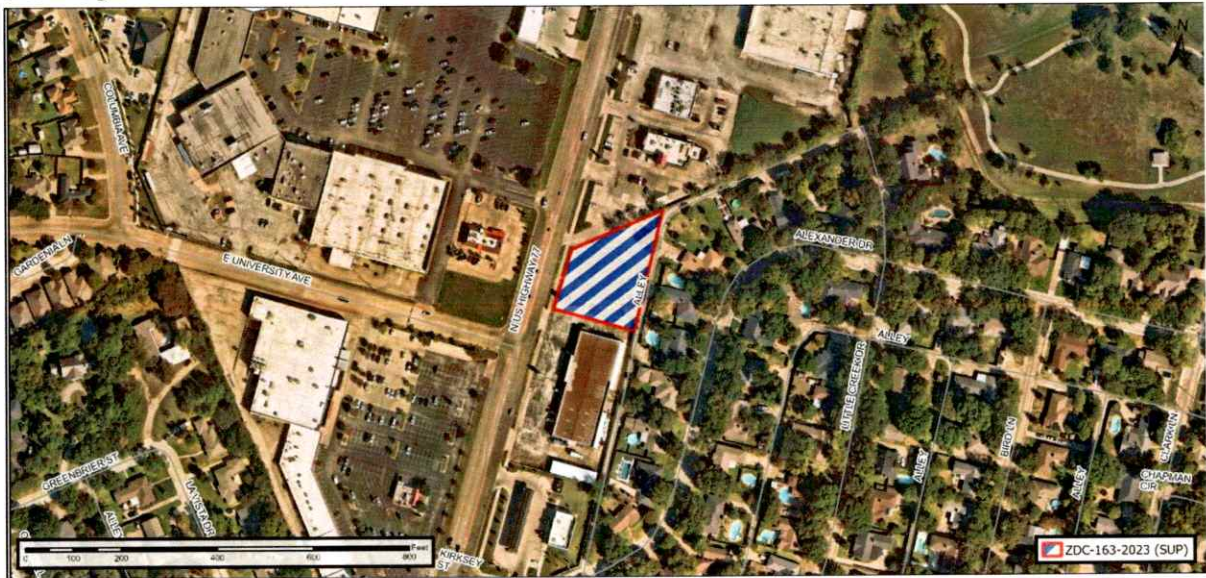
Comprehensive Plan:

The local commercial placetype includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This placetype was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater). The intensity of this placetype falls between neighborhood scale commercial and regional commercial. Local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor. Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

Thoroughfare Plan:

The subject property fronts onto US Highway 77; but an additional driveway on this thoroughfare is unfeasible. The applicant has acquired mutual access easements allowing them to use existing driveways to the north and south of the property for access to the site.

Site Image:



PLANNING ANALYSIS

The applicant proposes a Specific Use Permit to allow for development of an HTeaO. The proposed building is 2,043 square feet in size and features a walk-in retail area and drive-through. The proposed structure meets all setback requirements for the site, as established by the GR zoning district. HTeaO only serves teas and coffees; but will have prepackaged food and snacks for sale in the retail area.

Proposed Use

The proposed HTeaO establishment will not include indoor or outdoor seating areas for customers. Due to the lack of seating areas, the applicant has been able to exceed the minimum parking requirement for the site. The proposal also affords space to stack twelve (12) vehicles in the drive-through lane, exceeding the minimum requirement of six (6) stacking spaces for the drive-through. Due to the small size of the subject property, staff did have initial concern regarding vehicles being able to properly maneuver to exit the drive-through lane. To alleviate this concern, the applicant is proposing several directional signs to control traffic flow into and out of the site.

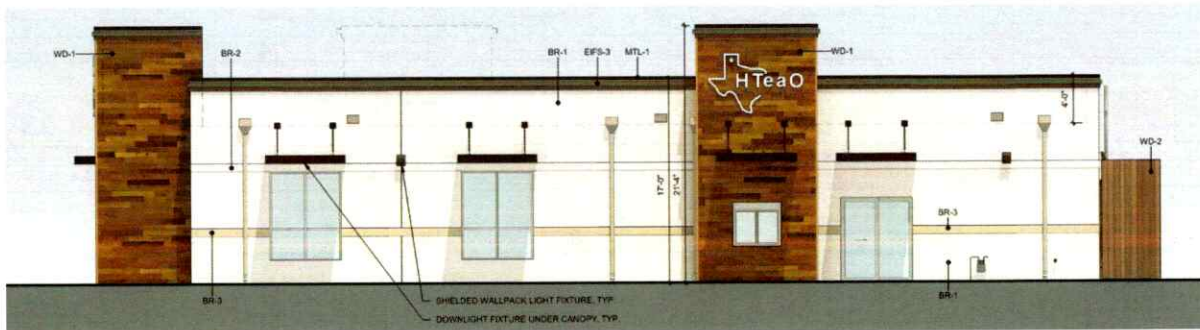
The applicant is proposing to construct an 8' masonry screening wall along the entirety of the eastern property line in order to provide proper screening for the adjacent residences. The 8' masonry screening wall will connect to the existing screening wall built behind the Furniture by Sleep Quarters establishment to the south. To further mitigate potential impacts to the existing residences to the east, the applicant has taken efforts to minimize and shield light fixtures on the eastern side of the building.

Access

The applicant is not proposing an additional driveway connection to Highway 77 to serve the subject property due to TxDOT driveway spacing requirements. Instead, the applicant has executed mutual access easements to the existing driveways north and south of the property in order to facilitate access to their property.

Elevation/Façade

The applicant has provided two elevation/façade options for consideration with this SUP. Option 1 utilizes a combination of brick and composite siding. Option 2 utilizes an EIFS and composite siding. Both elevation options feature a similar, signature color palette for the HTeaO brand. The tables below can be referenced for a look at the difference in front façade material percentages with each option.



Elevation Option 1:

NORTH ELEVATION

BRICK AREA:	216 SF	48 %
COMPOSITE SIDING AREA:	172 SF	38 %
COPING AREA (EIFS):	25 SF	5 %
OPENING AREA (GLASS / METAL):	42 SF	9 %
WALL AREA:	455 SF	100 %

EAST ELEVATION

BRICK AREA:	848 SF	69 %
COMPOSITE SIDING AREA:	154 SF	13 %
COPING AREA (EIFS):	72 SF	5 %
OPENING AREA (GLASS / METAL):	157 SF	13 %
WALL AREA:	1,231 SF	100 %

SOUTH ELEVATION

BRICK AREA:	402 SF	89 %
COMPOSITE SIDING AREA:	0 SF	0 %
COPING AREA (EIFS):	27 SF	6 %
OPENING AREA (GLASS / METAL):	24 SF	5 %
WALL AREA:	453 SF	100 %

WEST ELEVATION

BRICK AREA:	921 SF	63 %
COMPOSITE SIDING AREA:	326 SF	22 %
COPING AREA (EIFS):	85 SF	5 %
OPENING AREA (GLASS / METAL):	140 SF	10 %
WALL AREA:	1,472 SF	100 %

Elevation Option 2:**NORTH ELEVATION**

EIFS AREA:	216 SF	48 %
COMPOSITE SIDING AREA:	172 SF	38 %
COPING AREA (EIFS):	25 SF	5 %
OPENING AREA (GLASS / METAL):	42 SF	9 %
WALL AREA:	455 SF	100 %

EAST ELEVATION

EIFS AREA:	848 SF	69 %
COMPOSITE SIDING AREA:	154 SF	13 %
COPING AREA (EIFS):	72 SF	5 %
OPENING AREA (GLASS / METAL):	157 SF	13 %
WALL AREA:	1,231 SF	100 %

SOUTH ELEVATION

EIFS AREA:	402 SF	89 %
COMPOSITE SIDING AREA:	0 SF	0 %
COPING AREA (EIFS):	27 SF	6 %
OPENING AREA (GLASS / METAL):	24 SF	5 %
WALL AREA:	453 SF	100 %

WEST ELEVATION

EIFS AREA:	921 SF	63 %
COMPOSITE SIDING AREA:	326 SF	22 %
COPING AREA (EIFS):	85 SF	5 %
OPENING AREA (GLASS / METAL):	140 SF	10 %
WALL AREA:	1,472 SF	100 %

Landscaping

The landscaping proposed with this SUP meets the requirements of the Waxahachie Zoning Ordinance. The applicant has incorporated eight (8) Crape Myrtles into the landscape plan. The applicant is also proposing to enhance the site with a landscape island to provide additional screening for the drive-through aisle.

Signage

The applicant is proposing an 8' monument sign featuring an internally lit HTeaO cup and backlit interchangeable message board. No pole sign is proposed with this SUP.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 17 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 no letters of support and one (1) letter of opposition to the proposed specific use permit.

RECOMMENDATION

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

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development.
2. The owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.
4. Construction of the proposed 8' masonry wall along the eastern property line shall be completed prior to issuance of a Certificate of Occupancy for drive-through establishment.

ATTACHED EXHIBITS

1. Letter of Opposition
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Elevation/Façade Plan (Option 1)
6. Elevation/Façade Plan (Option 2)
7. Signage Plan
8. Operational Plan

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

(10+11)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-163-2023

TROST MARY S
1613 ALEXANDER DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, January 9, 2024 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, January 22, 2024 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 Chris Clark, Clarkitecture LLC, for a **Specific Use Permit (SUP)** for a Drive-Through Establishment (HTEaO) use within a Planned Development-24-General Retail zoning district, located at 502 N US Highway 77, (Property ID 289738) – Owner: RS Waxahachie LLC (ZDC-163-2023) 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-163-2023

City Reference: 193485

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on January 3, 2024 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:

It's a small lot. There is already a lot of traffic with
business. Opposed to any request for set back variance.
M. Abbott

Signature

Date

Mary Abbott (Trost)
Printed Name and Title

1613 Alexander Dr.
Waxahachie TX
75165
Address

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

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

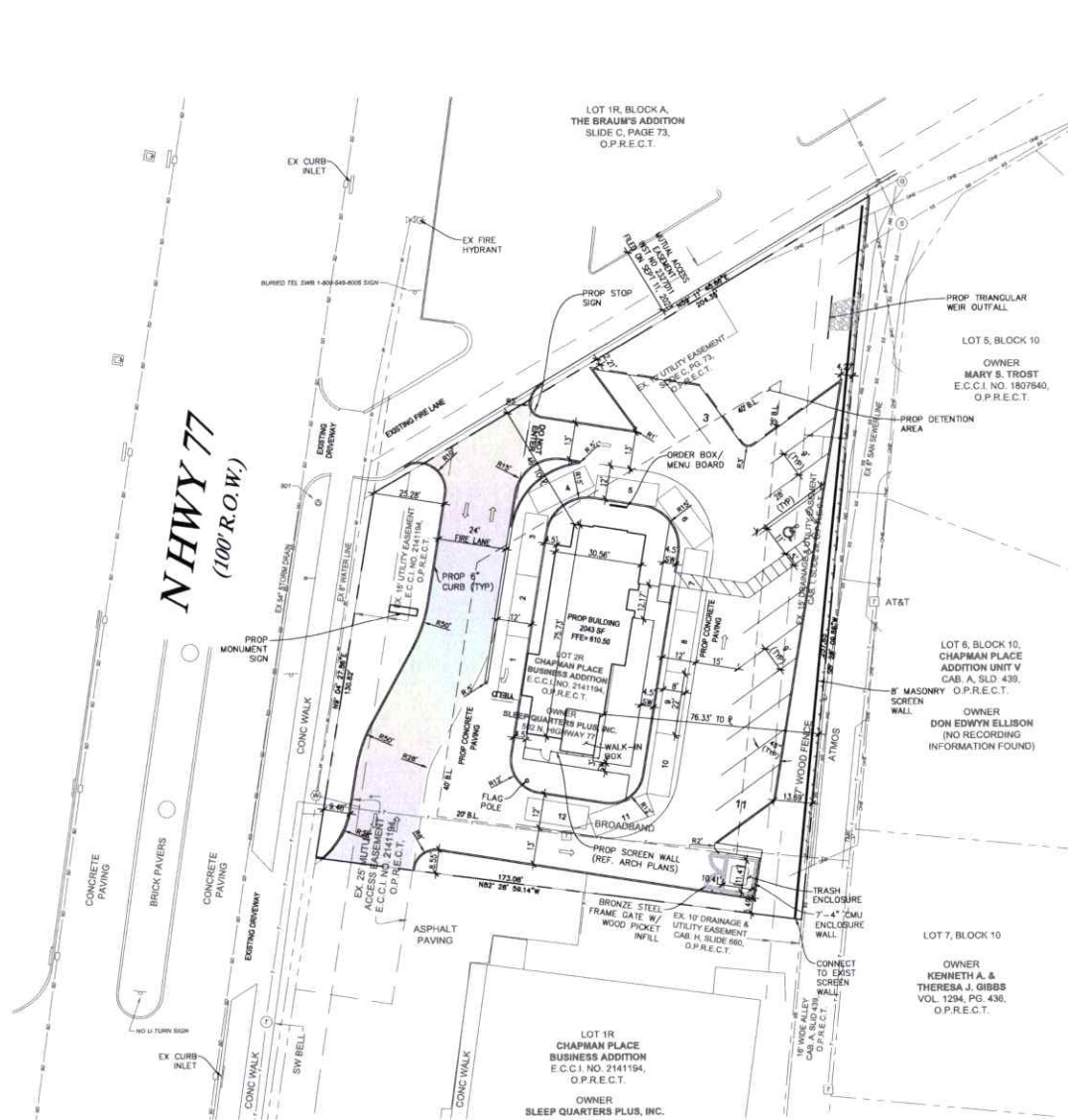
SITE PLAN



SITE DATA SUMMARY TABLE	
ZONING	PROPOSED SITE PD-24-GR
PROPOSED USE	GENERAL RETAIL with SUP for a Drive-Thru
BUILDING AREA (gross s.f.)	2043 SF
BUILDING HEIGHT (ft & in)	19' 8" (AT TOWERS)
IMPERVIOUS AREA (sf & %)	21167 SF / 65%
LOT COVERAGE (sf & %)	2043 SF / 6%
PARKING REQUIRED	14
PARKING PROVIDED	14
HANDICAP PARKING REQ'D	1
HANDICAP PARKING PROV'D	1
STACKING SPACES REQ'D	6
STACKING SPACES PROV'D	12

DEVELOPMENT IMPACT

NO KNOWN EXISTING NATURAL RESOURCES ON THE SITE.



LEGEND

- FIRELANE
- EXPANSION JOINT

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY THE CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
9. ALL CONCRETE PAVEMENT SHALL BE 3,600 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 8" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 8" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 95% COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

HtEO - SPECIFIC USE PERMIT
SITE PLAN
CHAPMAN PLACE BUSINESS
ADDITION, LOT 2R
ZONING: PD-24-GR
0.747 acres
WAXAHACHIE, ELLIS COUNTY
10/31/2023
CASE NO: (ZDC-162-2023)

5900 S LAKE FOREST DR, STE 300
McKINNEY, TX 75070
972-554-1100 (OFFICE)
866-682-8129 (FAX)
TBPE Firm #: 9723

CIVIL POINT
ENGINEERS

SITE PLAN

CLARKTUTURE
BUILDINGS THAT MEAN BUSINESS[®]
CLARKTUTURE.COM
726.732.1442
CLARKTUTURE, INC.
1000 W. 10TH ST.
DALLAS, TX 75201

PROJECT INFO

CLIENT:
TREVCO, LLC

PROJECT:
HTEAO - WAXAHACHIE, TX

ADDRESS:
500 S HWY 77
WAXAHACHIE, TX 75165

PROJECT NO: 319

MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB
13 PALAFOX PL, STE 200
PENSACOLA, FL 32502
(910) 302-4472
chrisc@clarktuture.net

DESIGN TEAM

ARCHITECTURE
CLARKTUTURE
13 PALAFOX PL, STE 200
PENSACOLA, FL 32502
(910) 302-4472

STRUCTURAL
JAMES ENGINEERING
411 N WEBB RD
WICHITA, KS 67206
(316) 684-9650

MEP
JG ENGINEERS
1728 REEDER ST
SHAWNEE, KS 66203
(913) 262-1772

CIVIL
CIVIL POINT ENGINEERS
5900 S LAKE FOREST DR, STE 300
McKINNEY, TX 75070
(972) 554-1100

LANDSCAPE
STUDIO 13 DESIGN GROUP
388 W MAIN ST
LEWISVILLE, TX 75057
(940) 635-1900

SHEET INFO

ISSUE DATE: 11/9/23
ISSUED FOR: SUP / SITE PLAN

REVISION SCHEDULE		
NO	DESCRIPTION	DATE

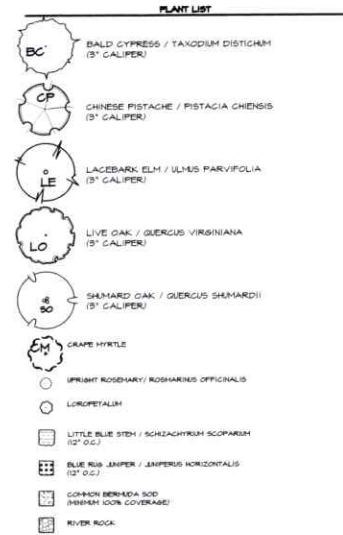
PROFESSIONAL'S SEAL:
PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

3

(10 of 11)

Drawing: W:\Shared With Me\shared\Projects\HT0001 - Woodhochie.DWG HT0001 L.S.dwg Saved By: Station13 Save Time: 11/10/2023 9:34



CLARKITECTURE®
BUILDINGS THAT MEAN BUSINESS.™

CLIENT:
TBEVCO, LLC
PROJECT:
HTEAO - WAKAHACHIE, TX
ADDRESS:
502 N HWY 77
WAKAHACHIE, TX 75165
PROJECT NO:

CHRISTOPHER CLARK, AIA, NC
13 PALAFOX PL, STE 200
PENSACOLA, FL 32502
(316) 302-4472
chris@clarkitecture.net

ARCHITECTURE
CLARKITECTURE
13 PALAFOX PL, STE 200
PENSACOLA, FL 32502
(316) 382-4472

STRUCTURAL
MKEC ENGINEERING
411 N WEBB RD
WICHITA, KS 67206
(316) 684-9600

ELECTRICAL
BC ENGINEERS
5720 REEDER ST
SHAWNEE, KS 66203
(913) 262-1772

5900 S LAKE FOREST DR. STE
MCKINNEY, TX 75070
(972) 554-1100

ISSUE DATE: 11/11/2011
ISSUED FOR: DESIGN REVIEW

NO	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...
21	...
22	...
23	...
24	...
25	...
26	...
27	...
28	...
29	...
30	...
31	...
32	...
33	...
34	...
35	...
36	...
37	...
38	...
39	...
40	...
41	...
42	...
43	...
44	...
45	...
46	...
47	...
48	...
49	...
50	...
51	...
52	...
53	...
54	...
55	...
56	...
57	...
58	...
59	...
60	...
61	...
62	...
63	...
64	...
65	...
66	...
67	...
68	...
69	...
70	...
71	...
72	...
73	...
74	...
75	...
76	...
77	...
78	...
79	...
80	...
81	...
82	...
83	...
84	...
85	...
86	...
87	...
88	...
89	...
90	...
91	...
92	...
93	...
94	...
95	...
96	...
97	...
98	...
99	...
100	...

STUDIO 13

Studio 13 Design Group, P.L.L.C.
100 W. Adams Street
Crownsville, Texas 75037
(409) 425-1900

TRAE Form 08044



LANDSCAPE PLANNING

LS1

[Return to top](#)

(10+11)

LANDSCAPE PLAN

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TFLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF WAXAHACHE APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERING USED IN LINES OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS PROVIDED BY THE CITY OF WAXAHACHE.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF WAXAHACHE HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK PLANT.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSELY AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNORTHODOX TRIMMING OF TREES, TRIMMING TREES WITH A BACKSIC, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 5" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 5 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 5 FEET IN WIDTH. ALL BEDS LESS THAN 5 FEET IN WIDTH SHALL BE GRADE, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOYING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF WAXAHACHE.
- LANDSCAPE AND OPEN AREAS SHALL BE LEFT FREE OF TRASH, LITTER AND DEBRIS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND PARKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUST ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 5' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERRIS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SURFACE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERRIS PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF WAXAHACHE'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY OF WAXAHACHE AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, GLEANDUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF WAXAHACHE'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, GLEANDUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	5	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
BC	BALD CYPRRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	3	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
SO	SHUMARD OAK / QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	4	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CP	CHINESE PISTACHE / PISTACHIA CHINENSIS	4" CALIPER	AS SHOWN	1	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	3	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
	PINK CRAPPE MYRTLE / LASERSTROBIA INDICA RHAPSODY IN PINK	2" CALIPER	AS SHOWN	8	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN.
	UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS	50 GALLON	AS SHOWN	84	FULL PLANTS (MINIMUM 24" HEIGHT)
	LITTLE BLUESTEM GRASS / SCIRPACALYPTUM SCOPARIUM	1 GALLON	12" O.G.	775	FULL PLANTS
	TEXAS SAGE / LOROPETALUM	5 GALLON	AS SHOWN	61	FULL PLANTS (MINIMUM 24" HEIGHT)
	BLUE RUS JAMPER / JANIPERUS HORIZONTALIS	1 GALLON	12" O.G.	264	FULL PLANTS
	RIVER ROCK	4" DEPTH	SQUARE FEET	267	
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	6,710.25	MINIMUM 100% COVERAGE
	STEEL EDGING	4" HEIGHT	LINEAR FEET	521.5	REFER TO DETAIL 51.2

LANDSCAPE PROVIDED

CITY REQUIREMENTS

- INTERIOR LANDSCAPE AREAS:
1-4" CANOPY TREE/ 500 SQ FT
1 UNDERSTORY TREE / 250 SQ FT
1 SHRUB / 100 SQ FT
GROUND COVERAGE OF 50%
1,200 SQ FT / 250 SQ FT + 3-4" CANOPY TREES PROVIDED
1,200 SQ FT / 250 SQ FT + 8 UNDERSTORY TREES PROVIDED
1,200 SQ FT / 100 SQ FT + 18 SHRUBS PROVIDED
- PARKING LOT LANDSCAPE AREAS:
3-4" CANOPY TREE/ 500 SQ FT
10 SHRUBS / 500 SQ FT
4.00 / 500 + 4 TREES PROVIDED
4.00 / 500 X 10 + 40 SHRUBS PROVIDED
- DRIVE-THROUGH LANDSCAPE AREAS:
SCREENING SHRUBS OF AT LEAST 2 FT HEIGHT AND EVERGREEN.
- LANDSCAPE BUFFER:
1-4" CANOPY TREE / 40 LINEAR FEET
140 SQ LF / 40 LF X 4-4" CANOPY TREES PROVIDED

CLARKITECTURE®
BUILDINGS THAT MEAN BUSINESS™
CLARKITECTURE
1111 N. HWY 77
WAXAHACHE, TX 76798
(817) 924-4472
clark@clarkitecture.net

PROJECT INFO

CLIENT:
TRIVCO, LLC
PROJECT:
HTAD - WAXAHACHE, TX
ADDRESS:
502 N HWY 77
WAXAHACHE, TX 76798
PROJECT NO: 119

MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB
13 PALAFOX PL, STE 200
PENSACOLA, FL 32502
(813) 924-4472
clark@clarkitecture.net

DESIGN TEAM

ARCHITECTURE
CLARKITECTURE
13 PALAFOX PL, STE 200
PENSACOLA, FL 32502
(813) 924-4472
STRUCTURAL
MERC ENGINEERING
411 N WEBB RD
WICHITA, KS 67208
(316) 684-9600

MECHANICAL
BC ENGINEERS
5720 NEEDLER ST
SHAWNEE, KS 66203
(913) 262-1772
ELECTRICAL
BC ENGINEERS
5720 NEEDLER ST
SHAWNEE, KS 66203
(913) 262-1772

CIVIL & LANDSCAPE
CIVIL POINT ENGINEERS
8000 FLAME FOREST DR, STE 300
MCKINNEY, TX 75070
(972) 564-1100

SHEET INFO

ISSUE DATE: 11/10/23
ISSUED FOR: DESIGN REVIEW

REVISION SCHEDULE
NO. DESCRIPTION DATE

STUDIO 183
DESIGN GROUP

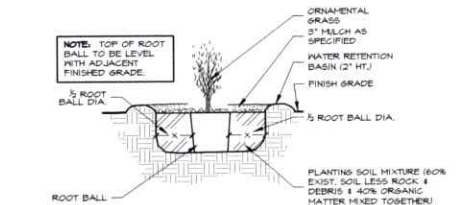
Studio 11 Design Group, P.L.L.C.
100 W. Main Street
Greenville, South Carolina 29601
(864) 331-1940
18342-000001



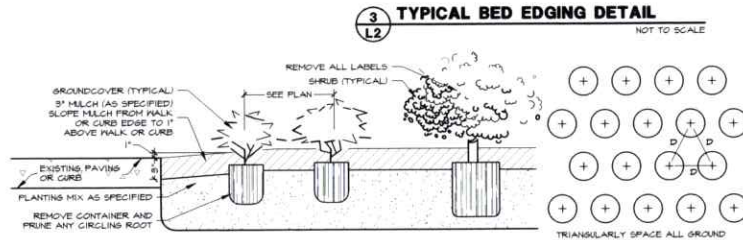
Signature of Christopher Clark
CLARKITECTURE

LANDSCAPE DETAILS

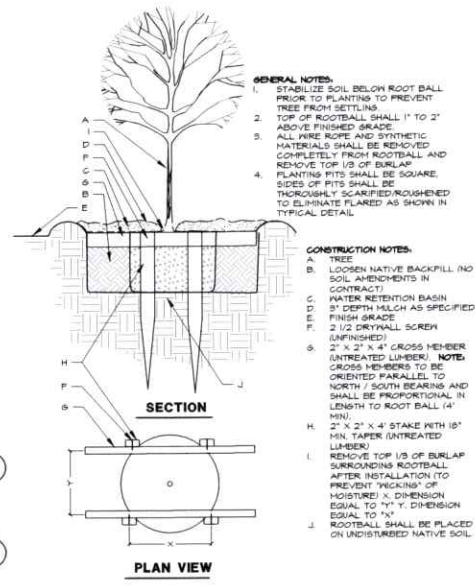
LS2



1 L2 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



2 L2 SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE



4 L2 TREE PLANTING NOT TO SCALE

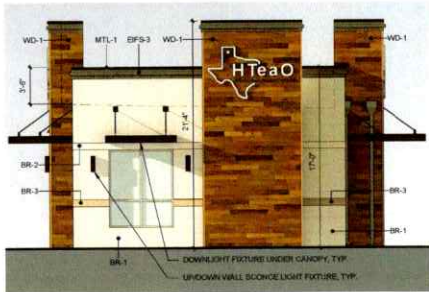
(10 & 11)

Drawing: W:\Shored With Me\shored\Projects\HT0001 - Waxahachie.DWG\HT0001 LS.dwg Saved By: Station13 Save Time: 11/10/2023 9:34

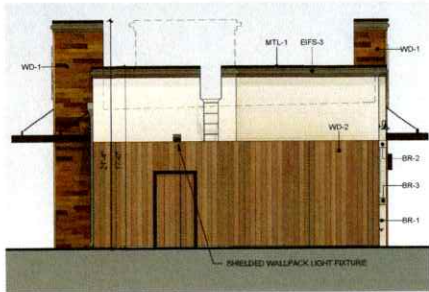


(10 + 11)

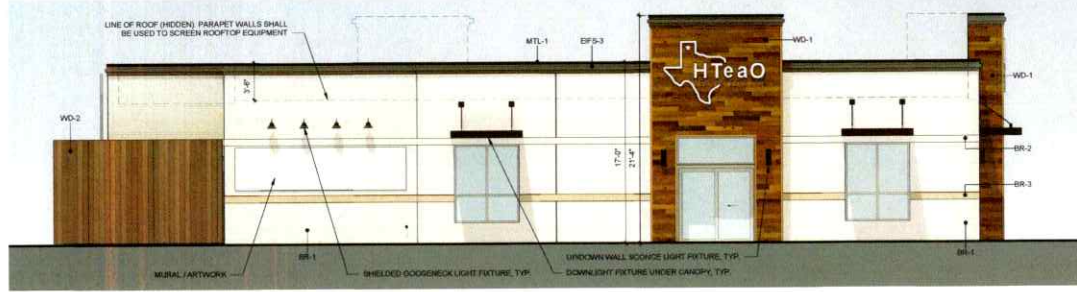
ELEVATION/FACADE PLAN - OPTION 1



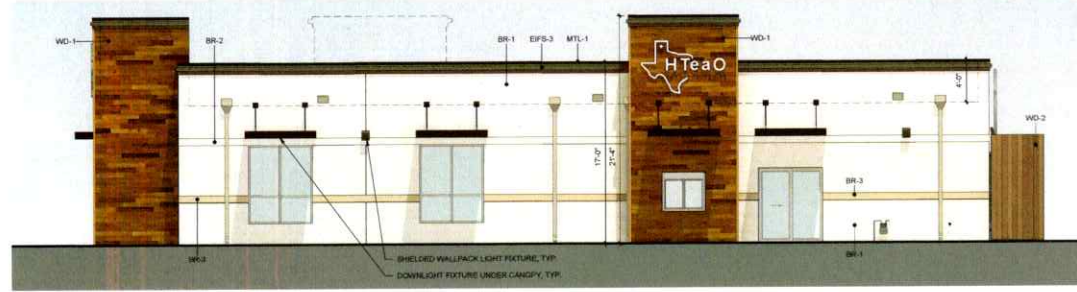
1 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



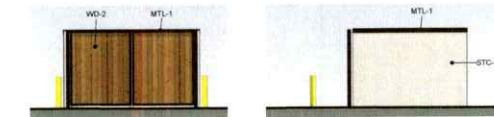
2 EAST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

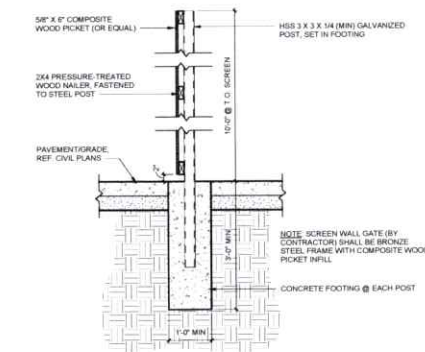
EXTERIOR FINISH LEGEND

BR-1 BRICK VENEER <ul style="list-style-type: none">PATTERN: RUNNING BONDMFG: TBDPRODUCT: TBDCOLOR: PAINT TO MATCH SHERWIN WILLIAMS SW 7002 "DOWNY"SIZE: MODULARTEXTURE: TBDMORTAR: STANDARD GRAY	WD-1 COMPOSITE SIDING <ul style="list-style-type: none">MFG: NEWTECHWOODPRODUCT: SIDINGSIZE: 5-1/2" X 1/2"COLORS: AN EQUAL MIX OF THE FOLLOWING: BRAZILIAN PE, PERUVIAN TEAK, SPANISH WALNUT, HAWAIIAN CHARCOAL, BRAZILIAN PE
BR-2 BRICK VENEER <ul style="list-style-type: none">PATTERN: SOLDIERMFG: TBDPRODUCT: TBDCOLOR: PAINT TO MATCH SHERWIN WILLIAMS SW 7002 "DOWNY"SIZE: MODULARTEXTURE: TBDMORTAR: STANDARD GRAY	WD-2 COMPOSITE WOOD SCREEN WALL (PRIMARY) <ul style="list-style-type: none">MFG: NEWTECHWOODPRODUCT: SIDINGSIZE: 5-1/2" X 1/2"COLOR: SELECT ONE OF THE FOLLOWING: BRAZILIAN PE, PERUVIAN TEAK, SPANISH WALNUT, HAWAIIAN CHARCOAL
BR-3 BRICK VENEER <ul style="list-style-type: none">PATTERN: SOLDIERMFG: TBDPRODUCT: TBDCOLOR: PAINT TO MATCH SHERWIN WILLIAMS SW 7002 "DOWNY"SIZE: MODULARTEXTURE: TBDMORTAR: STANDARD GRAY	WD-2 COMPOSITE WOOD SCREEN WALL (ALTERNATE) <ul style="list-style-type: none">MFG: TREXPRODUCT: CLADDINGSIZE: TBDCOLOR: TBD
STC-1 STUCCO <ul style="list-style-type: none">MFG: TBDCOLOR: "WHITE WHITE" (ALT. SHERWIN WILLIAMS SW 7002 "DOWNY")TEXTURE: FINE PEBBLE FINISH	PRE-FABRICATED METAL CANOPIES <ul style="list-style-type: none">MFG: HAMERLEY STEEL CONSTRUCTIONPHONE: (808) 777-8154EMAIL: hannerley@hsc.comPRODUCT: HTEAO STANDARD CANOPYPROFILE: HTEAO STANDARD CANOPY
EF5-3 EXTERIOR INSULATION & FINISH SYSTEM <ul style="list-style-type: none">MFG: DRIVVITCOLOR: "TRIF" (DARK BRONZE) (ALT. SHERWIN WILLIAMS SW 4003 "TRIC")TEXTURE: FINE PEBBLE FINISH	
MTL-1 EXTERIOR GRADE METAL <ul style="list-style-type: none">COLOR: DARK BRONZE	

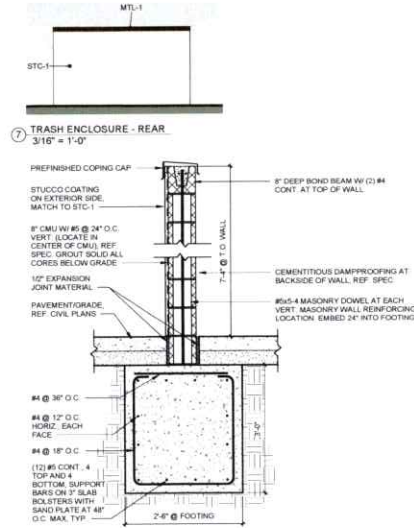


5 TRASH ENCLOSURE - FRONT
3/16" = 1'-0"

6 TRASH ENCLOSURE - SIDE
3/16" = 1'-0"



8 SCREEN WALL SECTION
3/4" = 1'-0"



9 TRASH ENCLOSURE SECTION
3/4" = 1'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION		
BRICK AREA	218 SF	48 %
COMPOSITE SIDING AREA	172 SF	38 %
CORING AREA (EPS)	25 SF	5 %
OPENING AREA (GLASS / METAL)	42 SF	9 %
WALL AREA	455 SF	100 %
EAST ELEVATION		
BRICK AREA	848 SF	69 %
COMPOSITE SIDING AREA	154 SF	13 %
CORING AREA (EPS)	72 SF	6 %
OPENING AREA (GLASS / METAL)	197 SF	13 %
WALL AREA	1,321 SF	100 %
SOUTH ELEVATION		
BRICK AREA	402 SF	69 %
COMPOSITE SIDING AREA	0 SF	0 %
CORING AREA (EPS)	27 SF	0 %
OPENING AREA (GLASS / METAL)	28 SF	5 %
WALL AREA	457 SF	100 %
WEST ELEVATION		
BRICK AREA	921 SF	63 %
COMPOSITE SIDING AREA	128 SF	27 %
CORING AREA (EPS)	85 SF	5 %
OPENING AREA (GLASS / METAL)	180 SF	15 %
WALL AREA	1,414 SF	100 %

PROJECT INFO

CLIENT:
TREVCO, LLC
PROJECT:
HTEAO - WAXAHACHE, TX
ADDRESS:
502 N HWY 77
WAXAHACHE, TX 75165
PROJECT NO:
319

MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB
13 PALAFOX PL., STE 200
PENSACOLA, FL 32502
(318) 302-4472
info@clarkitecture.net

DESIGN TEAM

ARCHITECTURE
CLARKITECTURE
13 PALAFOX PL., STE 200
PENSACOLA, FL 32502
(318) 302-4472
STRUCTURAL
BREC ENGINEERING
411 N WEBB RD
WICHITA, KS 67206
(316) 684-9600

MEP
B/C ENGINEERS
5728 REEDER ST
SHAWNEE, KS 66203
(913) 262-1772

CIVIL
CIVIL POINT ENGINEERS
5605 S LAKE FOREST DR, STE 200
MCKINNEY, TX 75070
(972) 554-1100
LANDSCAPE
STUDIO 13 DESIGN GROUP
388 W MAIN ST
LEWISVILLE, TX 75057
(469) 635-1900

SHEET INFO

ISSUE DATE: 11/16/23

ISSUED FOR: SUP / SITE PLAN

REVISION SCHEDULE

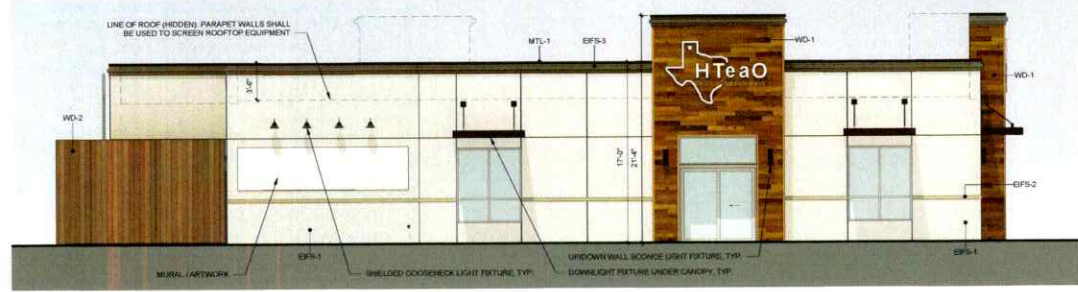
NO DESCRIPTION DATE

(10+11)

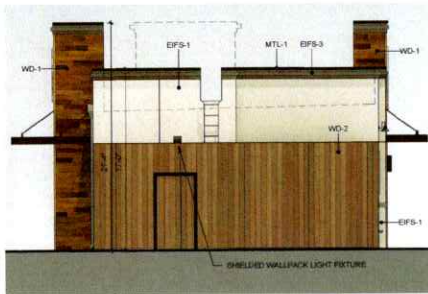
ELEVATION/FACADE PLAN - OPTION 2



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



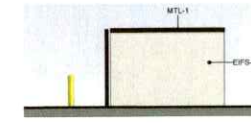
4 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH LEGEND

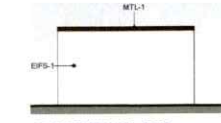
EFS-1 EXTERIOR INSULATION & FINISH SYSTEM	WD-1 COMPOSITE SIDING
• MFG: DRYVIT	• MFG: NEWTECHWOOD
• COLOR: "WHITE WHITE" (ALT. SHERWIN WILLIAMS SW 700 "DOWNY")	• PRODUCT: SIDING
• TEXTURE: FINE PEBBLE FINISH	• SIZE: 5-1/2" X 12"
	• COLORS: AN EQUAL MIX OF THE FOLLOWING: BRAZILIAN PE, PERUVIAN TEAK, SPANISH WALNUT, HAWAIIAN CHARCOAL, BRAZILIAN PE
EFS-2 EXTERIOR INSULATION & FINISH SYSTEM	• TRIM
• MFG: DRYVIT	• MFG: NEWTECHWOOD
• COLOR: "SILVER" (ALT. SHERWIN WILLIAMS SW 700 "TOMY TAUPPE")	• PRODUCT: SIDING
• TEXTURE: FINE PEBBLE FINISH	• SIZE: 5-1/2" X 12"
	• COLORS: SELECT ONE OF THE FOLLOWING: BRAZILIAN PE, PERUVIAN TEAK, SPANISH WALNUT, HAWAIIAN CHARCOAL
EFS-3 EXTERIOR INSULATION & FINISH SYSTEM	WD-2 COMPOSITE WOOD SCREEN WALL (PRIMARY)
• MFG: DRYVIT	• MFG: NEWTECHWOOD
• COLOR: "TBD" (DARK BRONZE) (ALT. SHERWIN WILLIAMS SW 4000 "TBD")	• PRODUCT: SIDING
• TEXTURE: FINE PEBBLE FINISH	• SIZE: 5-1/2" X 12"
	• COLORS: SELECT ONE OF THE FOLLOWING: BRAZILIAN PE, PERUVIAN TEAK, SPANISH WALNUT, HAWAIIAN CHARCOAL
STC-1 STUCCO	WD-2 COMPOSITE WOOD SCREEN WALL (ALTERNATE)
• MFG: DRYVIT	• MFG: TREX
• COLOR: "WHITE WHITE" (ALT. SHERWIN WILLIAMS SW 700 "DOWNY")	• PRODUCT: CLADDING
• TEXTURE: FINE PEBBLE FINISH	• SIZE: TBD
	• COLOR: TBD
MTL-1 EXTERIOR GRADE METAL	PRE-FABRICATED METAL CANOPIES
• COLOR: DARK BRONZE	• MFG: HAMERLEY STEEL CONSTRUCTION
	• EMAIL: hamerley@hsc.com
	• PHONE: (806) 777-1154
	• PRODUCT: HTEAO STANDARD CANOPY
	• PROFILE: HTEAO STANDARD CANOPY



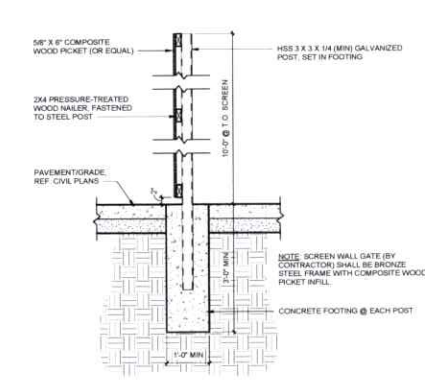
5 TRASH ENCLOSURE - FRONT
3/16" = 1'-0"



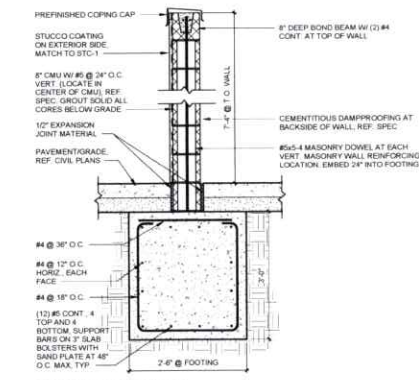
6 TRASH ENCLOSURE - SIDE
3/16" = 1'-0"



7 TRASH ENCLOSURE - REAR
3/16" = 1'-0"



8 SCREEN WALL SECTION
3/4" = 1'-0"



9 TRASH ENCLOSURE SECTION
3/4" = 1'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION			
EFS AREA	218 SF	48 %	
COMPOSITE SIDING AREA	172 SF	38 %	
COPING AREA (EFS)	25 SF	5 %	
OPENING AREA (GLASS / METAL)	42 SF	9 %	
WALL AREA	455 SF	100 %	
EAST ELEVATION			
EFS AREA	648 SF	89 %	
COMPOSITE SIDING AREA	154 SF	13 %	
COPING AREA (EFS)	72 SF	5 %	
OPENING AREA (GLASS / METAL)	157 SF	13 %	
WALL AREA	1,331 SF	100 %	
SOUTH ELEVATION			
EFS AREA	402 SF	89 %	
COMPOSITE SIDING AREA	0 SF	0 %	
COPING AREA (EFS)	27 SF	4 %	
OPENING AREA (GLASS / METAL)	24 SF	2 %	
WALL AREA	453 SF	100 %	
WEST ELEVATION			
EFS AREA	921 SF	63 %	
COMPOSITE SIDING AREA	326 SF	22 %	
COPING AREA (EFS)	85 SF	5 %	
OPENING AREA (GLASS / METAL)	146 SF	10 %	
WALL AREA	1,478 SF	100 %	

CLARKITECTURE
BUILDINGS THAT MEAN BUSINESS[®]
CLARKITECTURE.COM
1314 E. 11TH AVE. SUITE 200
DENVER, CO 80202
(303) 733-1111

PROJECT INFO

CLIENT:
TREVCO, LLC
PROJECT:
HTEAO - WAKAHACHE, TX
ADDRESS:
902 N HWY 77
WAKAHACHE, TX 75085
PROJECT NO.: 319

MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB
13 PALAFLOA PL, STE 200
PENSACOLA, FL 32502
(918) 302-4472
chris@clarkitecture.net

DESIGN TEAM

ARCHITECTURE
CLARKITECTURE
13 PALAFLOA PL, STE 200
PENSACOLA, FL 32502
(918) 302-4472

STRUCTURAL
MACE ENGINEERING
411 N WEBB RD
WICHITA, KS 67208
(316) 684-9600

MEP
BC ENGINEERS
5705 REEDER ST
SHAWNEE, KS 66203
(913) 262-1772

CIVIL
CIVIL POINT ENGINEERS
5600 S LAKE FOREST DR, STE 300
MCKINNEY, TX 75070
(972) 554-1160

LANDSCAPE
STUDIO 13 DESIGN GROUP
308 W MAIN ST
LEWISVILLE, TX 75057
(469) 535-1900

SHEET INFO

ISSUE DATE: 11/16/23

ISSUED FOR: SUP / SITE PLAN

REVISION SCHEDULE

NO DESCRIPTION DATE

PROFESSIONAL'S SEAL:

NOT FOR CONSTRUCTION

COLOR ELEVATIONS

A35.0

(10+11)

SIGNAGE PLAN



COLOR PHASES OF CUP
SCALE: NTS

*NOTE: THIS OPTION WITH 7' TALL COLOR CHANGING FULLY DIMENSIONAL CUP BECOMES A LANDMARK AS MUCH AS IF NOT MORE THAN A SIGN AND OPENS UP THE POSSIBILITY OF SIGNIFICANT SOCIAL MEDIA (SELFIES) EXPOSURE.



(10+11)

Number of Employees

- Total employment: +/- 25 employees
- Typical morning shift: 2-3 employees
- Typical mid shift: 3-4 employees
- Typical happy hour shift: 6-7 employees
- Typical late shift to close: 4 employees

Compatibility with Adjoining Uses

HTeaO's adjoining neighbors will include commercial retail uses to the south and west; a restaurant with drive-thru to the north; and residential development to the east. As a retail store with a drive-thru, it will be highly compatible with the retail and restaurant uses. An 8' masonry screen wall will be constructed along the east property line to mitigate the potential impact of a retail/drive-thru use adjacent to residential development.

The Company's Business Plan for the Proposed Establishment

HTeaO is a quick service retail store specializing in iced tea and water. It features a drive-thru and in-store retail sales. HTeaO's offerings include iced tea, water, hot beverages, prepackaged snacks and various merchandise such as branded mugs, coolers, T-shirts and hats.

(12+13)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-176-2023



MEETING DATE(S)

Planning & Zoning Commission: January 9, 2024

City Council: January 22, 2024

CAPTION

Public Hearing on a request by Suzanne Bell, Cove Construction, for a **Specific Use Permit (SUP)** for an Accessory Structure over 700 square feet within a Single-Family Dwelling-1 (SF-1) zoning district located at 673 Brookglen Court (Property ID 216273) - Owner: John & Leslie Majors (ZDC-176-2023)

RECOMMENDED MOTION

"I move to recommend approval of ZDC-176-2023, a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use, authorizing the City Manager and or Mayor to execute all documents accordingly."

APPLICANT REQUEST

The Applicant is requesting an approval of a Specific Use Permit to allow for an Accessory Structure over 700 square feet at 673 Brookglen Court.

CASE INFORMATION

Applicant: Suzanne Bell, Cove Construction

Property Owner(s): John & Leslie Majors

Site Acreage: 0.517 acres

Current Zoning: Single-Family Dwelling-1 (SF-1)

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

SUBJECT PROPERTY

General Location: Generally located at 673 Brookglen Court

Parcel ID Number(s): 216273

Existing Use: Residential use

Development History: A plat for the subject property was recorded on May 14, 1999.

(12+13)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-1	Residential use
East	SF-1	Residential use
South	SF-1	Residential use
West	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 duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Thoroughfare Plan:

The primary access to the subject property is from Grove Creek Road, a Minor Arterial (100' right-of-way) on the Thoroughfare Plan.

Site Image:



PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit (SUP) to construct an accessory structure greater than 700 square feet on the rear side of single-family residential lot at 673 Brookglen Court. The property currently has a pergola that is approximately 186 square feet existing on the rear side of the lot. Per the City of Waxahachie Zoning Ordinance, an accessory structure that is equal to or greater than 700 square feet requires a 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 2,975 square feet, and the proposed accessory structure has an area of 813 square feet. The accessory structure is proposed to utilize brick and stone for the exterior façade to match with the primary structure. The owner plans to utilize the accessory structure for a pool house that consists of a kitchenette, living room, one full bathroom to be accessed from the interior, and a half-bathroom to be accessed from the exterior and interior of the accessory structure. The structure will be situated at the rear of the property, towards the southern part of the lot. A couple of larger accessory structures have been approved in the past within this neighborhood. Specifically, a 1,175 square foot accessory structure was approved in 2002 at 201 Brookbend Drive and a 1,362 square foot accessory structure received approval in 2022 for 195 Brookbend Drive.

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 primary structure.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 16 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 this staff report being published, the City has received no letters in opposition of the proposed accessory structure.

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. Site plan
3. Floorplan
4. Elevations
5. Operational plan

STAFF CONTACT INFORMATION*Prepared by:*

Oanh Vu

Planner

oanh.vu@waxahachie.com*Reviewed by:*

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

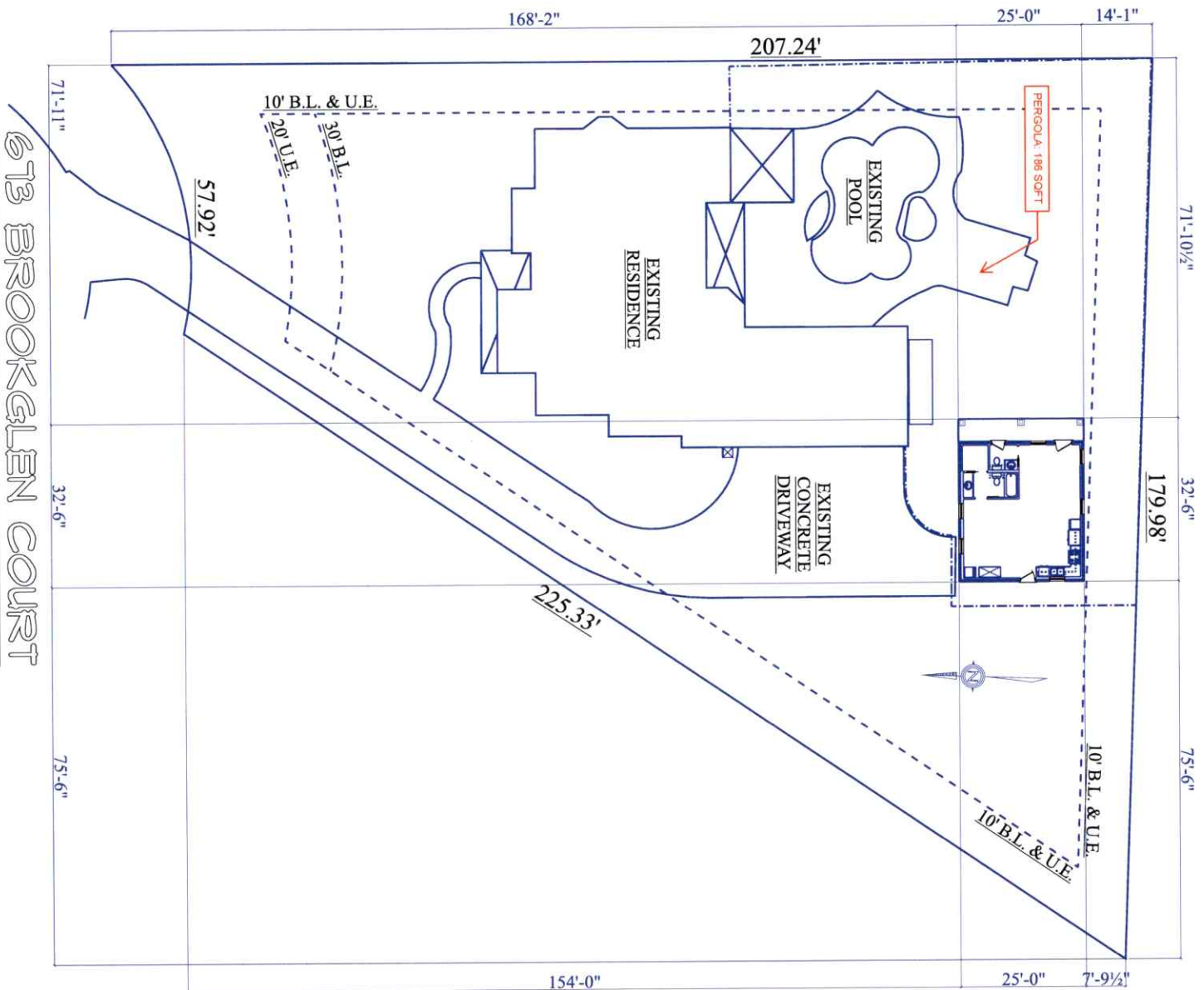
Senior Director of Planning

jennifer.pruitt@waxahachie.com



(12+13)

EXHIBIT B - SITE PLAN



(12+13)



130 CHESTNUT DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE # 972.935.9710
WWW.PLANMASTER.COM

ABO CERTIFICATION # 44-798
MATTHEW J. RICHARDS



NOVEMBER 28th, 2023

A NEW POOL HOUSE
TO BE LOCATED @
673 BROOKGLEN CT
WAXAHACHIE, TEXAS
ELLIS COUNTY

MAJORS
RESIDENCE



SITE PLAN
SCALE: 1" = 20'-0"

EXHIBIT C - FLOORPLAN

PRELIM- 7/13/23
REV1- 7/20/23
REV2- 7/20/23
CONST. DWGS- 8/3/23
REV3- 8/17/23

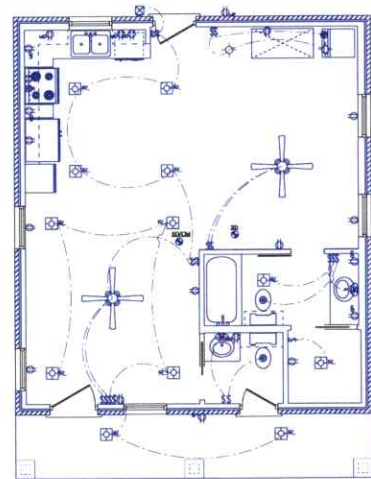
MAJORS
RESIDENCE

NOVEMBER 28th, 2023

**A NEW POOL HOUSE
TO BE LOCATED @
673 BROOKGLEN CT
WAXAHACHIE, TEXAS
ELLIS COUNTY**

MATTHEW L. EDWARDS
AIRCRAFT CERTIFICATION 8-64-73

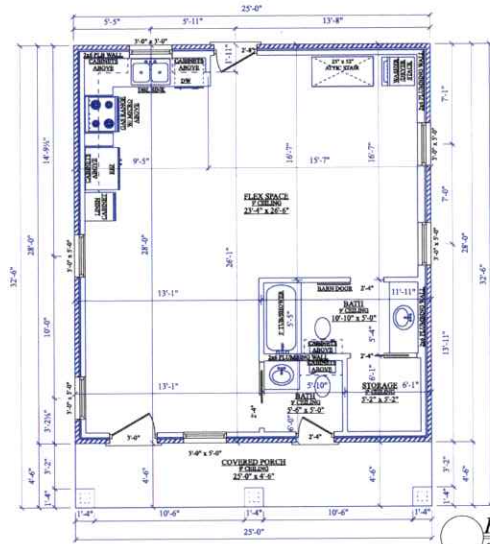
130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)925-9710
WWW.PLAN-MASTER.COM



GENERAL ELECTRICAL NOTES:

1. VERIFY ALL EXTERIOR ELECTRICAL, FLOOR PLUGS, PHONE & TV JACKS, SECURITY AND SOUND SYSTEM WIRING WITH OWNER OR BULLDOG PRISM TO CONSTRUCTION.
2. VERIFY DOOR SIGHTS WHILE DOOR PRISM TO CONSTRUCTION.
3. INSTALL ARC FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL SLEEPING ROOMS.
4. DEDICATED CIRCUITS ON MICROWAVE, WASHER, REFRIGERATOR AND DISHWASHER.
5. PROVIDE SWITCHED LIGHTING AND 110 VOLT RECEPTACLE IN ATTIC ON MECHANICAL PLATFORM.

ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



AREA TOTALS
LIVING AREA- 700
COVERED PORCH- 113
TOTAL FOUNDATION- 813

FLOOR PLAN
SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as are "Architectural Works" under section 102 of the Copyright Act, 17 U.S.C. as amended (December 1980) and known as *Architectural Works Copyright Protection Act of 1990*. Reproduction of these house plans or distribution in whole or in part, including any plans and/or propositions of derived works thereof by any means without prior written permission is strictly prohibited. The purchase of a set of house plans in no way transfers any copyright or other ownership interest in the design to the purchaser. The design is sold as a limited license to use the set of house plans for the construction of one detached dwelling. Reproduction or distribution in any form without the express written permission of the copyright owner is not intended in the overall frame to seek the enforcement and compensation of patent and elements of the design. These plans are the property of Blue Line Design Co.

Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:

1. Verify dimensions and all aspects of plans for compliance with local codes and ordinances, where known to be constructed.
2. Verify all structural design, size and reinforcement with local engineer and building officials.
3. Verify all foundation location and dimensions with local inspectors and soil and soil conditions.

Local of contractors liability is not to exceed price paid for plans.

Blue Line Design Co. assumes no liability for any changes made to these plans and we do assume any liability the addition gives or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered architect, however, it is a professional engineer and is registered with the American Institute of Professional Engineers of the United States.

NOTES:

- [illegible]

 $(12+13)$

EXHIBIT D - ELEVATIONS



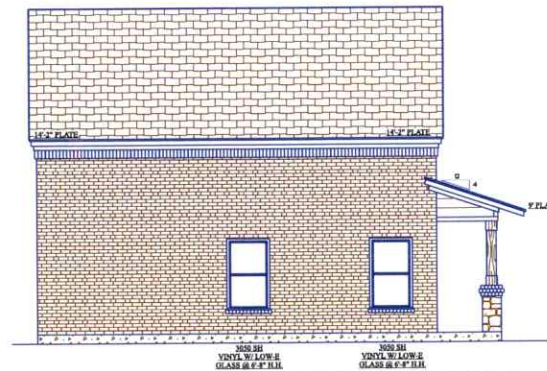
ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as provided by the Copyright Act of 1976, and the Copyright Act of 1908, as amended. No part of these plans may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from the author. The author assumes no liability for any errors or omissions in these plans, and the user assumes all responsibility for the accuracy and completeness of the information contained herein.

Blue Line Design Co. assumes no liability for any construction or other errors or omissions in these plans, and the user assumes all responsibility for the accuracy and completeness of the information contained herein. The user assumes all responsibility for the accuracy and completeness of the information contained herein, and the user assumes all responsibility for the accuracy and completeness of the information contained herein.

NOTES:

1. These plans are intended to provide the basic construction information necessary to construct the residence shown. These plans must be modified and altered completely to the owner. Any changes, additions, or deletions must be brought to the attention of the architect before any construction work or purchase of materials is made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to the requirements of the International Residential Code, and the user assumes all responsibility for the accuracy and completeness of the information contained herein.
3. Construction must verify all dimensions and elevations. All dimensions shall be in feet and inches, and all elevations shall be in feet and inches.
4. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
5. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
6. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
7. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
8. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
9. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
10. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
11. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
12. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.
13. All materials shall be of the highest quality and shall be in accordance with the requirements of the International Residential Code.

PRELIM- 7/13/23
REV1- 7/20/23
REV2- 7/20/23
CONST. DWGS- 8/3/23
REV3- 8/17/23



**MAJORS
RESIDENCE**

NOVEMBER 28th, 2023

A NEW POOL HOUSE
TO BE LOCATED @
673 BROOKGLEN CT
WAXAHACHIE, TEXAS
ELLIS COUNTY



MATTHEW L. EDWARDS
ARCHITECT CERTIFICATION # 44-746

130 CHESTNUT DRIVE
SUITE 101
WAXAHACHIE, TEXAS 75165
OFFICE: (972) 932-9710
WWW.PLAN-MASTER.COM



(12 + 13)

EXHIBIT E - OPERATIONAL PLAN

(12+13)

SUP CASE: ZDC-176-2023

OPERATIONAL PLAN for:

673 Brookglen Ct., Waxahachie, TX 75165

Homeowners have requested to add a pool house accessory building of over 700sf with covered porch area. The structure will total 813 square feet and will include a small kitchenette open to the living/entertainment area, one full-size bathroom, a storage closet and one small pool bath to be accessed from the outside. The intended use for the structure is for games and pool table, extra meal prep area, hobby/crafts and storage.

The accessory structure will not be used as a dwelling nor for commercial purposes. The accessory structure will not be leased or sold separately from the primary residence and will not be metered separately.

The new accessory structure will be located behind the primary residence, within the allowable easement area away from property line. It will be approximately 10 feet behind and to the west of primary residence and just over 22' feet away from the existing accessory structure (pergola). The exterior materials will match existing primary residence (brick, stone, cedar posts and shingles). The height of primary residence is approximately 25 feet, and the ridge height of new structure will be 22 feet. The elevation drawings, exterior materials and site plan are within the neighborhood guidelines and have all been approved by the Brookbend Grove HOA and Architectural Control Committee.

Planning & Zoning Department

Zoning Staff Report

Case: ZTA-194-2023 Zoning Text Amendment



MEETING DATE(S)

Planning & Zoning Commission: January 09, 2024

City Council: January 22, 2024

CAPTION

Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, (ZTA-194-2023) Data Center use.

RECOMMENDED MOTION

"I move to recommend approval of ZTA-194-2023, a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts, authorizing the Mayor to sign the associated documents accordingly."

PLANNING ANALYSIS

By making data centers a distinct use, cities ensure clear zoning requirements are well defined for owners and builders, as well as for city staff and elected officials. Without clear zoning requirements, municipalities will be dependent on ad hoc use determinations or discretionary review processes, which can slow down application and review processes and lead to unpredictable decisions.

Data centers are a relatively new type of building that is not usually accounted for in many zoning codes. They are often built on sites that are zoned for light or heavy industrial, which is suitable for their development. Data centers are being built in a wider range of locations around the world to meet the growing demand for information.

A data center is a highly secure and centralized location where advanced computing and networking equipment is housed. Its purpose is to collect, store, process, distribute, and provide access to vast amounts of data, 24/7.

Modern data centers have evolved significantly from what they were just a short time ago. IT infrastructure has transitioned from traditional physical servers to virtual networks that support applications and workloads across pools of physical infrastructure and into a multi-cloud environment. Many businesses still use server rooms on-site for backups.

Some of the tasks that we need a data center for include:

- Email and file sharing
- Productivity applications
- Customer relationship management (CRM)
- Enterprise resource planning (ERP) and databases
- Big data, artificial intelligence, and machine learning
- Virtual desktops, communications, and collaboration services

The current Waxahachie Zoning Code also does not have a well-defined definition to allow for Data Center use.

The purpose of this Zoning Text Amendment is to:

1. Define the Data Center use
2. Add the Data Center use to the Use Charts for Section 4.03d- Industrial and Utility Uses, as a use allowed outright in LI-1, LI-2 and HI zoning districts

The new definition is noted below:

A Data Center is a structure that houses a large grouping of network computer servers typically used by businesses, governments, and organizations for remote storage, processing, and distribution of large amounts of data. This definition may include additional electrical substation requirements to be considered and allowed as a component of the primary Data Center use.

PUBLIC NOTIFICATIONS

As a courtesy, the City published notice of the public hearings for the Zoning Code in the Waxahachie Sun. The Texas Local Government Code (Section 213.002) does not require the City to mail notice of the public hearing to each property owner in the City of Waxahachie.

RECOMMENDATION

The Planning Department recommends approval of the Zoning Code Text Amendment ZTA-194-2023, a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article IV Definitions and Use Regulations, Section 4.01 Definitions, and to Article IV Definitions and Use Regulations, Section 4.03 Use Charts.

ATTACHED EXHIBITS

1. ZTA-194-2023 Ordinance

STAFF CONTACT INFORMATION

Prepared by:

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

Reviewed by:

Shon Brooks, AICP
Executive Director of Development Services
sbrooks@waxahachie.com

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A TEXTUAL AMENDMENT TO THE CITY ZONING ORDINANCE (ORDINANCE NO. 3020), ARTICLE IV (DEFINITIONS AND USE REGULATIONS), SECTION 4.01 (DEFINITIONS) TO SECTION 4.03 (USE CHARTS), PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Waxahachie ("**City Council**") has adopted a comprehensive zoning ordinance ("**Zoning Ordinance**"), which Zoning Ordinance is codified as Appendix A to the Waxahachie City Code; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City on January 9, 2024, and a public hearing was held by the City Council on January 22, 2024, ZTA-194-2023, with respect to the proposed textual changes to the Zoning Ordinance; and

WHEREAS, all requirements of law for publication and all procedural requirements have been complied with, in accordance with Chapter 211 of the Local Government Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

Section 1. The City Council finds that the recitals set forth above are true and correct, and said recitals are incorporated into this ordinance as if set forth in full.

Section 2. Article IV (Definitions and Use Regulations), Section 4.01 (Definitions) to Section 4.03 (Use Charts) of the Zoning Ordinance, is hereby amended to add the Data Center definition:

A Data Center is a structure that houses a large grouping of network computer servers typically used by businesses, governments, and organizations for remote storage, processing, and distribution of large amounts of data. This definition may include additional electrical substation requirements to be considered and allowed as a component of the primary Data Center use.

Section 4. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect. All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 50. That a public emergency is found to exist which affects health, safety, property or the general welfare, in that standards and regulations for the use and development of property must be brought up to date and made effective so that suitable rules for use and development of property may be known and in place. An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage. This ordinance shall become effective from and after the date of its passage

(15)

PASSED, APPROVED, AND ADOPTED on this 22nd day of January, 2024.

MAYOR

ATTEST:

City Secretary

LEGEND • - Permitted Use S - Use may be approved via SUP □ - Prohibited Use See Appendix A-3 for use definitions	Zoning Districts																	Light Industrial-1	Light Industrial-2	Heavy Industrial	Airport District	Parking Requirement
	Future Development	Rural Residential	Single-Family Dwelling-1	Single-Family Dwelling-2	Single-Family Dwelling-3	Two-Family Dwelling	Multiple-Family Dwelling-1	Multiple-Family Dwelling-2	Mobile Home	Mixed Use Residential	Downtown Neighborhood	Mixed Use Non-Residential	Office	Neighborhood Service	General Retail	Central Area	Commercial					
	FD	RR	SF1	SF2	SF3	2F	MF1	MF2	MH	MUR	DN	MUNR	O	NS	GR	CA	C	LI1	LI2	HI	AP	
Data Center																		•	•	•		1 space per 2 emp
Equipment Sales, New or Used																		S	S	S		1 space per 500 sq ft
Food Manufacturing or Processing Plant																S	S	S	S	S	S	1/1,000 sq ft or 1 space per 2 emp
Franchised Private Utility (Not Listed)	S	S	S	S	S	S	S	S	S				S	S	S	S	S	S	S	S	S	1/1,000 sq ft or 1 space per 2 emp
Heavy Manufacturing, Fully Indoor																		S	S	S	S	1/1,000 sq ft or 1 space per 2 emp
Heavy Manufacturing, Outdoor																				S		1/1,000 sq ft or 1 space per 2 emp
Landfill																				S		1/300 sq ft of office
Light Manufacturing												S					•	•	•	•	•	1/1,000 sq ft or 1 space per 2 emp
Local Utility Lines	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	
Machine Shop or Welding Shop																		•	•	•		1/1,000 sq ft or 1 space per 2 emp