

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, January 23, 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 January 9, 2024
5. ***Present*** a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a Plat of Falcon's Landing, being 2.662 acres, 24 residential lots, located at the intersection of Vermont Street and Parks School House Road, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 226116) – Owner: Falcon's Landing A Series of EIS Development II LLC (SUB-104-2022) Staff: Zack King
6. ***Consider*** approval of SUB-104-2022
7. ***Public Hearing*** on a request by Brad Yates, for a Zoning Change from a Commercial zoning district to a Planned Development-Multi-Family-2 (PD-MF-2) zoning district, located at 600 S Rogers Street, (Property ID: 298309) – Owner: Billy K. Pruitt (ZDC-150-2023) Staff: Zack King
8. ***Consider*** recommendation of Zoning Change No. ZDC-150-2023
9. 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, January 9, 2024 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Marlene Norcross

Members Absent: Erik Test, Vice Chairman
Adrian Cooper

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

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

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None.

4. **Consider minutes of the regular Planning & Zoning Commission Meeting of December 12, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of December 12, 2023 as presented. Motion was seconded by Ron Ansell and carried unanimously (5-0).

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**

The Item was presented by Senior Planner Zack King.

Action:

Ron Ansell moved 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 of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (5-0).

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**

The Item was presented by Planner Oanh Vu.

Chairman Keeler opened the Public Hearing at approximately 7:07 p.m.

There being no others to speak for or against SUB-94-2023, Chairman Keeler closed the Public Hearing at approximately 7:07 p.m.

7. **Consider approval of SUB-94-2023**

Action:

David Hudgins moved 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. Motion was seconded by Bonney Ramsey and carried unanimously (5-0).

8. **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 3A & 3B, Block 25 of the Bullard's Addition, 2 Residential Lots, being 0.218 acres, located at 904 S Rogers Street, (Property ID 172356) – Owner: Loren Gray Investments LLC (SUB-95-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:11 p.m.

There being no others to speak for or against SUB-95-2023, Chairman Keeler closed the Public Hearing at approximately 7:11 p.m.

9. **Consider approval of SUB-95-2023**

Action:

David Hudgins moved 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. Motion was seconded by Bonney Ramsey and carried unanimously (5-0).

- 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**

The Item was presented by Mr. King and applicant Brad Williamson requested approval. The Commission discussed lighting, masonry screening, and traffic safety.

Chairman Keeler opened the Public Hearing at approximately 7:43 p.m.

Citizens who spoke:

Don Ellyson, 1611 Alexander, Waxahachie, Texas
Faye Ellyson, 1611 Alexander, Waxahachie, Texas

There being no others to speak for or against ZDC-163-2023, Chairman Keeler closed the Public Hearing at approximately 7:49 p.m.

- 11. Consider recommendation of Zoning Change No. ZDC-163-2023**

Action:

David Hudgins moved 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 1, subject to the conditions of the staff report, including an 8-foot masonry screening wall similar to the one behind the adjacent 7-11 store. Motion was seconded by Bonney Ramsey and carried 4-1 with Marlene Norcross voting in opposition.

- 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**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:55 p.m.

There being no others to speak for or against ZDC-176-2023, Chairman Keeler closed the Public Hearing at approximately 7:55 p.m.

- 13. Consider recommendation of Zoning Change No. ZDC-176-2023**

Action:

Bonney Ramsey moved 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. Motion was seconded by David Hudgins and carried unanimously (5-0).

- 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**

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

Chairman Keeler opened the Public Hearing at approximately 7:59 p.m.

There being no others to speak for or against ZTA-194-2023, Chairman Keeler closed the Public Hearing at approximately 7:59 p.m.

- 15. Consider recommendation of Zoning Text Amendment No. ZTA-194-2023**

Action:

Ron Ansell moved 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. Motion was seconded by David Hudgins and carried unanimously (5-0).

- 16. Adjourn**

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(5+6)

Planning & Zoning Department

Plat Staff Report

Case: SUB-104-2022



MEETING DATE(S)

Planning & Zoning Commission: January 23, 2024

CAPTION

Consider a request by Tim Jackson, Texas Realty Capture & Surveying LLC, for a **Plat** of Falcon's Landing, being 2.662 acres, 24 residential lots, located at the intersection of Vermont Street and Parks School House Road, situated in the S.M. Durrett Survey, Abstract 272, an addition to the City of Waxahachie (Property ID 226116) – Owner: Falcon's Landing A Series of EIS Development II LLC (SUB-104-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-104-2022, a Plat of Falcon's Landing, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into twenty-four (24) residential lots.

CASE INFORMATION

<i>Applicant:</i>	Mahendra Kandepu, Lillian Custom Homes
<i>Property Owner(s):</i>	Falcon's Landing A Series of EIS Development II LLC
<i>Site Acreage:</i>	2.662 acres
<i>Number of Lots:</i>	24 lots
<i>Number of Dwelling Units:</i>	24 units
<i>Park Land Dedication:</i>	The cash-in-lieu of parkland dedication payment for this plat is \$9,600.00. The applicant has paid this fee.
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	The intersection of Vermont Street and Parks School House Rd
<i>Parcel ID Number(s):</i>	226116
<i>Current Zoning:</i>	Planned Development Single Family-Attached (PD-SFA, Ord. 3404)
<i>Existing Use:</i>	Infrastructure for the site has been constructed.
<i>Platting History:</i>	The subject property is not currently platted.

(5+4)

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into twenty-four (24) single-family-attached lots in accordance with Falcon's Landing PD. The Falcon's Landing PD (Ord. 3404) was amended in the fall of 2023 to allow for front entry townhomes along Vermont Street as opposed to rear-entry townhomes. The proposed plat includes a right-of-way (ROW) dedication for Vermont Street and an 18.5' alley behind Block B. As per the Falcon's Landing PD, the alley is dedicated as public ROW; but will be maintained by the HOA. Roadway and utility infrastructure for the development has been installed and will be formally accepted by the City following approval of the plat for the property.

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 Plat request.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

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

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

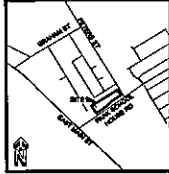
Reviewed by:

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

Senior Director of Planning

jennifer.pruitt@waxahachie.com

(5+6)



VICINITY MAP
NOT TO SCALE

LEGEND

CRS = 5/8 INCH ROD WITH YELLOW PLASTIC CAP STAMPED "CRS" SET
US = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
WSE = WATER AND SEWAGE EASEMENT
OPR = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
RWE = RAILROAD EASEMENT

NOTES

BEARING BASE FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH
CENTRAL ZONE 4305, HAD 99 PER OPS OBSERVATIONS.
ALL LOTS SHALL BE MAINTAINED BY THE RESPECTED ESTABLISHED HOME
OWNERS ASSOCIATION.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD
AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO.
4812C-1000 DATED OCTOBER 11, 2005, AS PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

SURVEYED BY S.M. DURRETT SURVEY, INC. 1/24/2024

LINE	BEARING	DISTANCE
1	N 11°09'22" E	12.04'
2	S 77°55'27" E	14.17'
3	S 77°36'27" E	13.27'
4	S 51°21'33" W	64.77'
5	S 11°40'47" W	38.19'
6	S 37°40'53" W	403.61'
7	S 10°16'53" W	11.90'

(15+6)

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

WHEREAS FALCON'S LANDING, A SERIES OF EIS DEVELOPMENT, & L.L.C., IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE S. M. DURRETT SURVEY, ABSTRACT NO. 272, CITY OF WAXAHACHE, TEXAS, ELLIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO FALCON'S LANDING, A SERIES OF EIS DEVELOPMENT, & L.L.C., RECORDED IN INSTRUMENT NO. 134911, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OFFICE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 66' IRON ROD WITH CAP STAMPED "TINCH" SET FOR THE COMMON SOUTHWEST CORNER OF SAID FALCON'S LANDING TRACT; THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CHURCH OF GOD OF THE FIRST BORN OF WAXAHACHE, RECORDED IN VOLUME 1871, PAGE 8, OFFICE, AND BEING IN THE NORTH SOUTHWEST (SW) CORNER OF SAID BORDO, HOUSE ROAD (A VARIABLE WIDTH ROAD), RECORDED IN VOLUME 1861, PAGE 171, OFFICE;

THENCE N 31°14'30" W, ALONG THE COMMON WEST LINE OF SAID FALCON'S LANDING TRACT, THE EAST LINE OF SAID CHURCH OF GOD TRACT, THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM ALLEGRA AND SANDRA ALLEGRA, RECORDED IN VOLUME 1871, PAGE 185, OFFICE, AND THE EAST LINE OF THE REPLAT OF A PORTION OF THE GRAYHAM ADDITION AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN GAINETT A, BLOCK 24, OFFICE, A DISTANCE OF 198.89 FEET TO A 66' IRON ROD FOUND IN CONCRETE FOR THE COMMON NORTHEAST CORNER OF SAID FALCON'S LANDING TRACT AND THE SOUTHWEST CORNER OF LEIGHTON ARNOLD ADDITION, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN GAINETT G, BLOCK 194, OFFICE;

THENCE N 89°23'30" E, ALONG THE COMMON NORTH LINE OF SAID FALCON'S LANDING TRACT AND THE SOUTH LINE OF SAID LEIGHTON ARNOLD ADDITION, A DISTANCE OF 486.00 FEET TO A 12" IRON ROD FOUND (SENT) FOR THE COMMON NORTHEAST CORNER OF SAID FALCON'S LANDING TRACT, THE SOUTHWEST CORNER OF SAID LEIGHTON ARNOLD ADDITION, AND IN THE WEST ROW LINE OF PETERB STREET (A VARIABLE WIDTH ROAD), RECORDED IN VOLUME 1861, PAGE 176, OFFICE;

THENCE S 89°44'00" E, ALONG THE COMMON EAST LINE OF SAID FALCON'S LANDING TRACT AND THE WEST ROW LINE OF SAID PETERB STREET, A DISTANCE OF 120.80 FEET TO A 66' IRON ROD WITH CAP STAMPED "TINCH" SET FOR THE COMMON SOUTHWEST CORNER OF SAID FALCON'S LANDING TRACT, AND THE INTERSECTION OF THE WEST ROW LINE OF SAID PETERB STREET AND THE NORTH ROW LINE OF SAID PARKER SCHOOL HOUSE ROAD;

THENCE ALONG THE COMMON SOUTH LINE OF SAID FALCON'S LANDING TRACT AND THE NORTH ROW LINE OF SAID PARKER SCHOOL HOUSE ROAD, AS FOLLOWS:

S 89°58'30" E, A DISTANCE OF 86.28 FEET TO A 66' IRON ROD WITH CAP STAMPED "TINCH" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 90°45'00" E, A DISTANCE OF 182.18 FEET;

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 17°08'10", AN ARC LENGTH OF 286.88 FEET, A CHORD THAT BEARS S 89°51'30" W, AND A CHORD DISTANCE OF 286.18 FEET TO A 66' IRON ROD WITH CAP STAMPED "TINCH" SET FOR CORNER;

S 89°58'10" W, A DISTANCE OF 46.18 FEET TO A 66' IRON ROD WITH CAP STAMPED "TINCH" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS THAT BEARS N 49°51'10" E, A DISTANCE OF 129.24 FEET;

ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 19°28'17", HAVING AN ARC LENGTH OF 286.88 FEET, A CHORD THAT BEARS S 89°58'30" W, AND A CHORD DISTANCE OF 286.18 FEET TO A 66' IRON ROD WITH CAP STAMPED "TINCH" SET FOR CORNER;

S 89°58'30" W, A DISTANCE OF 28.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.882 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FALCON'S LANDING, A SERIES OF EIS DEVELOPMENT, & L.L.C., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FALCON'S LANDING, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS, FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OTHERWISE 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 WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE UTILITY USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR CROSS THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE USE. THEREOF. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REPAIRS ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OTHERWISE WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF EGRESS AND ACCESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, IMPROVING, MAINTAINING, REPAIRING, READING METERS AND ACCESS TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OBTAINING PERMISSION FROM ANYONE.

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

WITNESS MY HAND, THIS 15th DAY OF _____, 2024.

GEORGE SALVADOR
MANAGER
FALCON'S LANDING, A SERIES OF EIS DEVELOPMENT, & L.L.C.

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 GEORGE SALVADOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS/HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY ESTATED.

WHEN UNDER MY HAND AND SEAL THIS 15th DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, TIMOTHY L. JACKSON, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE ON THE RECORDS, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS HEREON HAVE BEEN FOUND OR SET AS SHOWN.

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A
FINAL PUBLIC DOCUMENT."

TIMOTHY L. JACKSON
REGISTRATION NUMBER 1644

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY _____ DATE _____
CHAIRPERSON
ATTEST _____ DATE _____

PLAT FALCON'S LANDING

SITUATED IN THE
S. M. DURRETT SURVEY,
ABSTRACT NO. 272
CITY OF WAXAHACHE, TEXAS
ELLIS COUNTY, TEXAS
2.882 ACRES
24 RESIDENTIAL LOT
ZONED PD - 3404
CASE NO. SUB-104-2022

OWNERS:
FALCON'S LANDING, A SERIES
OF EIS DEVELOPMENT, & L.L.C.
8350 NORTH HISE SERVICE RD
WAXAHACHE, TEXAS 75165
872.857.8500

SURVEYOR:
TEXAS REALTY CAPTURE &
SURVEYING, L.L.C.
P.O. BOX 252
WAXAHACHE, TEXAS 75166
409.578.0255
TBPLS FORM NO 10194358

JOB NO. 1248E

JANUARY 2024

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(748)



Memorandum

To: Honorable Mayor and City Council

From: Jennifer Pruitt, AICP, LEED-AP, GNU-A, Senior Director of Planning

Thru: Michael Scott, City Manager

Date: January 23, 2024

Re: ZDC-150-2024 – Dunaway Townhomes – Planned Development (PD)

On January 18, 2024, case no. ZDC-150-2024 was continued from the January 23, 2024, Planning and Zoning Commission meeting agenda and the February 5, 2024, City Council meeting agenda to the February 13, 2024 Planning & Zoning Commission meeting and the February 19, 2024 City Council meeting.