NOTICE OF CITY COUNCIL BRIEFING SESSION
MARCH 4, 2019
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:00 P.M.

Agenda

Council Members: Kevin Strength, Mayor
David Hill, Mayor Pro Tem
Chuck Beatty, Councilmember
Mary Lou Shipley, Councilmember
Melissa Olson, Councilmember

1. Call to Order

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

3. Adjourn

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 469-309-4005 or (TDD) 1-800-RELAY TX

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on ***Monday, March 4, 2019 at 7:00 p.m.***

Council Members: Kevin Strength, Mayor
David Hill, Mayor Pro Tem
Chuck Beatty, Councilmember
Mary Lou Shipley, Councilmember
Melissa Olson, Councilmember

1. Call to Order

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

4. ***Consent Agenda***

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

   a. Minutes of the City Council meeting of February 18, 2019
   b. Minutes of the City Council briefing of February 18, 2019
   c. Minutes of the City Council special meeting on February 15, 2019
   d. Minutes of the City Council work session of February 25, 2019
   e. Camp Gladiator Fun Day on March 16, 2019

5. ***Introduce*** Honorary Councilmember

6. ***Recognize*** City Employee Wally Mendez

7. ***Consider*** City of Waxahachie Annual Financial Report for year ended September 30, 2018

8. ***Public Hearing*** on a request by Todd Wintters, Engineering Concepts & Design LP, for a Zoning Change from a Future Development and Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Marshall Road and Ovilla Road (Property IDs 195446, 191103, 191114, 191113, 191112, 191111, 182906, 182907, 200367, 180351, 200379, 200380) - Owner: ARBORS DEVELOPMENT LLC (PD-18-0210)

9. ***Consider*** proposed Ordinance approving Zoning Change No. PD-18-0210

10. ***Public Hearing*** on a request by Howard Baskin for a Specific Use Permit (SUP) for **Private Club** use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008)

11. ***Consider*** proposed Ordinance approving Zoning Change No. SU-19-0008

12. ***Public Hearing*** on a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

13. ***Consider*** proposed Ordinance approving Zoning Change No. PD-19-0009

14. ***Consider*** request by David Hargrove, Legacy Grove Development, for a **Final Plat with Landscape Plan** of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010)

15. ***Consider*** request by Michael James for a **Preliminary Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011)

16. ***Consider*** request by Michael James for a **Final Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012)

17. ***Consider*** request by Cody Johnson, Cody Johnson Studio, for a **Landscape Plan** for Buffalo Ridge Phase 5 as a companion to PP-17-0029 – Owner: GRBK EDGEWOOD LLC (LP-19-0013)

18. ***Public Hearing*** on a request by David Teeter for a Replat of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016)

19. ***Consider*** approving RP-19-0016

20. ***Public Hearing*** regarding the update of the Thoroughfare Plan (an Amendment of the Comprehensive Plan)

21. ***Consider*** proposed Ordinance approving the update to the Thoroughfare Plan (an Amendment of the Comprehensive Plan)

22. ***Consider*** proposed Resolution approving submission of grant application for "Mental Health Peace Officer Training" program

23. ***Consider*** proposed Resolution approving submission of a Staffing for Adequate Fire & Emergency Response (SAFER) Grant

24. ***Consider*** award of a bid to Joel Brown and Company, LLC for the construction of an erosion control system for the Matthews Street Bridge

25. ***Consider*** proposed Resolution authorizing the reimbursement of Unrestricted Reserves from the proceeds of future debt for the installation of an erosion control system for the Matthews Street Bridge

26. ***Consider*** award of a bid to FNH Construction, LLC for the construction of a deceleration lane along Highway 287 frontage road at Park Place Boulevard

27. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

28. ***Convene*** into Executive Session for deliberation regarding real property as permitted by the Texas Government Code, Section 551.072

29. ***Reconvene*** and take any necessary action

30. Comments by Mayor, City Council, City Attorney and City Manager

31. Adjourn

The City Council reserves the right to go into Executive Session on any posted item.

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 469-309-4005 or (TDD) 1-800-RELAY TX

(4a)

City Council
February 18, 2019

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, February 18, 2019 at 7:00 p.m.

Council Members Present:	Kevin Strength, Mayor David Hill, Mayor Pro Tem Chuck Beatty, Councilmember Mary Lou Shipley, Councilmember Melissa Olson, Councilmember
Others Present:	Michael Scott, City Manager Albert Lawrence, Assistant City Manager Tommy Ludwig, Assistant City Manager Robert Brown, City Attorney Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance

City Attorney Robert Brown gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Consent Agenda

a. Minutes of the City Council meeting of February 4, 2019
b. Minutes of the City Council briefing of February 4, 2019
c. Minutes of the City Council and Planning & Zoning Commission Joint Work Session of February 4, 2019
d. Minutes of the City Council and Planning & Zoning Commission Joint Work Session of February 12, 2019
e. Waxahachie Police Department Racial Profiling Report for 2018
f. Historic Preservation Matters event to be held March 2, 2019
g. Run for Orphans 5K run to be held October 26, 2019

Action:
Councilmember Melissa Olson moved to approve items a. through g. on the Consent Agenda. Mayor Pro Tem David Hill seconded, ***All Ayes.***

5. Introduce Honorary Councilmember

Mayor Strength announced the Honorary Councilmember was unable to attend.

6. Present Proclamation Proclaiming February as "Congenital Heart Defect Awareness" Month

Mayor Strength read a Proclamation proclaiming February as "Congenital Heart Defect Awareness" Month and presented it to families affected by Congenital Heart Defect. Ms. Stephanie Schaefer spoke of the importance of CHD Awareness and shared her story of the effects on her family losing a child with congenital heart defect.

7. **Public Hearing on a request by James R. Henry for a Zoning Change from a Future Development zoning district to Planned Development-Single Family-1, with Concept Plan, located at 2801 Howard Road (Property IDs 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (PD-19-0001)**

Mayor Strength opened the Public Hearing.

Mr. Shon Brooks, Director of Planning, stated the applicant is proposing to create approximately 95 acres for Planned Development with the intent to develop a maximum of five (5) residential lots. Additionally, the applicant wishes to allow a deviation from the minimum lot depth by permitting a minimum depth of 320 feet. Staff recommended approval as presented.

Mr. Brown announced Mayor Pro Tem David Hill has a conflict of interest on items 7-9 and will not participate in discussion and voting.

There being no others to speak for or against PD-19-0001, Mayor Strength closed the Public Hearing.

8. **Consider proposed Ordinance approving Zoning Change No. PD-19-0001**

ORDINANCE NO. 3092

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM FUTURE DEVELOPMENT TO PLANNED DEVELOPMENT-FUTURE DEVELOPMENT (PD-FD), WITH CONCEPT PLAN LOCATED AT 2801 HOWARD ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 94.996 ACRES KNOWN AS PROPERTY ID 257995 AND 182121 OF S.M. DURRETT SURVEY, ABSTRACT NO. 272, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
Councilmember Mary Lou Shipley moved to approve Ordinance No. 3092. Councilmember Chuck Beatty seconded. The vote was as follows: Ayes: Kevin Strength, Chuck Beatty, Mary Lou Shipley, and Melissa Olson. Noes: None. Abstain: David Hill

The motion carried.

9. **Consider request by James R. Henry for a Preliminary Plat of Crooked Creek Farms for 3 lots, being 94.996 acres situated in the S.M. Durrett Survey, Abstract 272 (Property IDs 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (PP-19-0002)**

Mr. Brooks stated the Preliminary Plat is the corresponding plat with the above lots as discussed. He recommended approval per staff comments.

Action:
Councilmember Melissa Olson moved to approve a request by James R. Henry for a Preliminary Plat of Crooked Creek Farms for 3 lots, being 94.996 acres situated in the S.M. Durrett Survey, Abstract 272 (Property IDs 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (PP-19-0002) per Staff comments. Councilmember Chuck Beatty seconded. The vote was as follows: Ayes: Kevin Strength, Chuck Beatty, Mary Lou Shipley, and Melissa Olson. Noes: None. Abstain: David Hill.

The motion carried.

10. Public Hearing on a request by Robert C. Morgan, Grantava Holdings LLC, for a Replat of Lot 3A, Block 184, Town Addition, to create Lots 1 through 9, Block A, Wyatt Heights, 2.512 acres (Property ID 270088) – Owner: GRANTAVA INC (RP-19-0003)

Mayor Strength opened the Public Hearing.

Mr. Brooks stated the request is for a Replat at the corner of Wyatt Street and Peters Street. The homes to be built will require 2 car garage parking. Staff received one letter of support. Mr. Brooks recommended approval.

There being no others to speak for or against RP-19-0003, Mayor Strength closed the Public Hearing.

11. Consider approval of RP-19-0003

Action:
*Councilmember Mary Lou Shipley moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Replat of Lot 3A, Block 184, Town Addition, to create Lots 1 through 9, Block A, Wyatt Heights, 2.512 acres (Property ID 270088) – Owner: GRANTAVA INC (RP-19-0003). Councilmember Chuck Beatty seconded, **All Ayes.***

12. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Preliminary Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (PP-19-0004)

Mr. Brooks stated the Preliminary Plat is for approximately 2.5 acres and proposed for a one single-family residential home. He noted staff has some outstanding comments and recommended approval per staff comments.

Action:
*Councilmember Chuck Beatty moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Preliminary Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (PP-19-0004) per Staff comments. Councilmember Melissa Olson seconded, **All Ayes.***

13. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Final Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (FP-19-0005)

Action:
*Councilmember Chuck Beatty moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Final Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (FP-19-0005). Councilmember Melissa Olson seconded, **All Ayes**.*

14. Public Hearing on a request by Isabel Bewley for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3016 Coventry Lane (Property ID 205613) – Owner: ISABEL C BEWLEY (SU-19-0007)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported three letters of opposition were received. He stated the roof top solar panels meet the requirements of the Zoning Ordinance. He recommended approval.

There being no others to speak for or against SU-19-0007, Mayor Strength closed the Public Hearing.

15. Consider proposed Ordinance approving Zoning Change No. SU-19-0007

ORDINANCE NO. 3093

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SF-3 (PD-SF-3) ZONING DISTRICT, LOCATED AT 3016 COVENTRY LANE, BEING PROPERTY ID 205613, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 14, BLOCK B, WINDCHASE ADDITION PHASE 3, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
*Councilmember Mary Lou Shipley moved to approve Ordinance No. 3093. Mayor Pro Tem David Hill seconded, **All Ayes**.*

16. Continue Public Hearing on a request by Drew Dubocq, Bannister Engineering, for a Specific Use Permit (SUP) for Outside Storage use within a Heavy Industrial zoning district, located at 201 Butcher Road (Property ID 173464) – Owner: WAXAHACHIE ASSOCIATES LLC (SU-18-0194)

Mayor Strength continued the Public Hearing.

(4a)

Mr. Brooks reported the request is for outside storage located at Butcher Road and IH35. He stated the applicant resubmitted a proposal to include a masonry wall located at the front of the property with fifteen (15) trees. Staff recommended additional consideration of the request.

Mr. Dan Baroni, ABC Supply, showed a picture depicting the location of the proposed brick wall and landscaping.

There being no others to speak for or against SU-18-0194, Mayor Strength closed the Public Hearing.

Council held discussion and Mr. Brooks stated IH35 will be improved bringing more visibility at the proposed location and remain a high traffic area. He expressed concern of the masonry wall and landscaping being enough to allow outside storage.

17. Consider proposed Ordinance approving Zoning Change No. SU-18-0194

ORDINANCE NO. 3094

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT OUTDOOR STORAGE USE WITHIN A HEAVY INDUSTRIAL (HI) ZONING DISTRICT, LOCATED AT 201 BUTCHER ROAD, BEING PROPERTY ID 173464, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1R, IN THE FOUR B S ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
*Mayor Kevin Strength moved to approve Ordinance No. 3094. Councilmember Chuck Beatty seconded, **All Ayes.***

18. Continue Public Hearing on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0180)

Mayor Strength continued the Public Hearing.

Mr. Brooks reported this request is for a renewal of a Specific Use Permit from 2015 with stipulations. He stated this is a truck center for the sale and rental of tractors and trailers. Mr. Brooks stated the 2015 stipulations included an 80x400 square foot concrete at the front with tractors on concrete, fencing and landscaping. He stated the applicant has not complied with the requirements. Mr. Brooks stated the applicant now has a rod iron fence, shrubs, and irrigation. He stated, in corresponding with the applicant, they will clean up the rocks where the shrubs are planted. Staff met with applicant onsite and discussed concrete requirement. Applicant provided quotes for the concrete as well as the cost of upgrades. Mr. Brooks recommended additional consideration.

The attorney for the applicant reviewed the upgrades to the property and stated it will take approximately two weeks to get the concrete installed.

Mayor Strength recommended to continue this case to the meeting of March 18, 2019 to allow for the completion of the concrete.

19. Consider proposed Ordinance approving Zoning Change No. SU-18-0180

Action:
Councilmember Chuck Beatty moved to continue a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0180) to the City Council meeting of March 18, 2019. Mayor Pro Tem David Hill seconded, ***All Ayes.***

20. Consider award of a bid to Axis Contracting Inc. for the corridor rehabilitation of the Colonial Acres Addition

Mr. Jeff Chambers, Director of Public Works, reported five (5) bids were received and Axis Contracting Inc. came in with the lowest bid of $1,903,522.50. He stated their submission was $134,477.50 below the budgeted amount for the current year Capital Improvement Plan, for which City Council approved $2,038,000 in the Fiscal Year 2018-2019 Operation and Maintenance budget to fund this work.

Mayor Pro Tem Hill asked how many completed street projects have been completed in the past five (5) years. Mr. Tommy Ludwig, Assistant City Manager, stated since 2010, approximately $33,298,000 in streets. Mayor Pro Tem Hill stated staff has done a great job with the street program.

Action:
Councilmember Chuck Beatty moved to award bid to Axis Contracting Inc. for the corridor rehabilitation of the Colonial Acres Addition in the amount of $1,903,522.50. Mayor Pro Tem David Hill seconded, ***All Ayes.***

21. Consider proposed ordinance amending Chapter 8 (Building) of the Code of Ordinances of the City of Waxahachie by repealing and replacing Article III Substandard and Inadequate Structure Section 8.57 Introduction to Section 8.74 Requiring repair, removal, or demolition of the building or other structure; and setting an effective date of March 1, 2019

Mr. Ryan Studdard, Director of Building and Community Services, stated he was available to recap or answer any questions from the presentation at the Briefing.

Councilmember Melissa Olson asked Mr. Studdard to review the major changes. Mr. Studdard stated the specific revisions included the following:

- More clearly define what constitutes a substandard structure, enabling Code Compliance and Building Inspection staff to better address violations within the community

- Simplifies the existing ordinance by providing clearer definitions and eliminating repetitive or unnecessary language
- Better outlines the process by which structures are ordered to be demolished

Mr. Ludwig stated the provision for emergency powers has been removed because it does not go along with state law.

Mr. Brown stated state law sets the standards with current laws and procedures.

Mayor Pro Tem Hill asked how many people have been moved out. City Manager Michael Scott stated several years ago the City would take down 30-40 homes in a given year being the problematic areas. He stated last year we pulled back. Mr. Scott stated the proposed ordinance will work .

Councilmember Chuck Beatty stated most homes taken down were substandard structures and now the infill lots have been rebuilt on. He stated the properties are now back on the tax rolls.

Councilmember Olson asked Mr. Studdard if his department tries to work with owners. Mr. Studdard stated his staff tries to assist the property owners.

ORDINANCE NO. 3095

AN ORDINANCE AMENDING CHAPTER 8 (BUILDING) OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE BY REPEALING AND REPLACING ARTICLE III SUBSTANDARD AND INADEQUATE STRUCTURE SECTION 8.57 INTRODUCTION TO SECTION 8.74 REQUIRING REPAIR, REMOVAL, OR DEMOLITION OF THE BUILDING OR OTHER STRUCTURE; AND SETTING AN EFFECTIVE DATE OF MARCH 1, 2019.

Action:
Councilmember Chuck Beatty moved to approve Ordinance No. 3095. Councilmember Mary Lou Shipley seconded. The vote was as follows: Ayes: Kevin Strength, David Hill, Chuck Beatty, and Mary Lou Shipley. Noes: Melissa Olson.

The motion carried.

22. Consider proposed Ordinance amending "Offenses and Miscellaneous Provisions" of the Waxahachie Code of Ordinances by adding Article XV – "Registered Sex Offenders" prohibiting registered sex offenders from residing or going in, on, or within 1,000 feet of a child safety zone and providing for a penalty of a fine

Police Chief Wade Goolsby stated we do not currently have an ordinance that would restrict sex offenders from being able to reside within 1,000 feet of a child safety zone. He explained the Ordinance is a layer of protection for our children. Chief Goolsby stated the Ordinance does not affect offenders currently living in the city.

(4a)

Councilmember Olson inquired about the 500 feet of a child safety zone versus 1,000 feet proposed in the Ordinance. Mr. Brown stated the state standard language is 500 feet, however many cities use the 1,000 feet distance.

ORDINANCE NO. 3096

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ADDING ARTICLE XV, "REGISTERED SEX OFFENDERS," TO CHAPTER 21, "OFFENSES AND MISCELLANEOUS PROVISIONS," OF THE WAXAHACHIE CODE OF ORDINANCES; PROHIBITING REGISTERED SEX OFFENDERS FROM RESIDING OR GOING IN, ON, OR WITHIN 1,000 FEET OF A CHILD SAFETY ZONE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED FIVE HUNDRED DOLLARS ($500) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Action:
*Councilmember Mary Lou Shipley moved to approve Ordinance No. 3096. Councilmember Melissa Olson seconded, **All Ayes.***

23. Consider proposed Ordinance amending Chapter 32 (Traffic) of the Code of Ordinances of the City of Waxahachie by repealing Article I; Section 32-7 "Same – Protective Headgear Required"

Chief Goolsby stated the current City Ordinance is duplicated by state law and state law supersedes local laws. He explained the proposed Ordinance repeals and reserves Section 32-7. Same - Protective headgear required.

ORDINANCE NO. 3097

AN ORDINANCE AMENDING CHAPTER 32 (TRAFFIC) OF THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE BY REPEALING SECTION 32-7 SAME - PROTECTIVE HEADGEAR REQUIRED; AND SETTING AN EFFECTIVE DATE OF FEBRUARY 18, 2019.

Action:
*Mayor Pro Tem David Hill moved to approve Ordinance No. 3097. Councilmember Mary Lou Shipley seconded, **All Ayes.***

24. Consider a quote for services and authorizing an agreement with Musco Sports Lighting, LLC for the purchase and installation of athletic field lighting at Lee Penn Park

Mr. Gumaro Martinez, Assistant Director of Parks and Recreation, reported City Staff has obtained a quote from Musco Sports Lighting, LLC through the BuyBoard purchasing cooperative for a total cost of $109,500. He explained the ability to utilize BuyBoard for this portion of the renovations will help expedite the project and allow the City to take advantage of potential cost savings. Mr. Martinez stated the funding would come from the available balance of the 2016

Certificate of Obligations WCDC Park Improvement Bonds. He stated the available balance has sufficient funds to absorb the additional expenditure.

Action:
Councilmember Chuck Beatty moved to approve agreement with Musco Sports Lighting, LLC for the purchase and installation of athletic field lighting at Lee Penn Park in the amount of $109,500.00. Mayor Pro Tem David Hill seconded, ***All Ayes.***

25. Public Comments

Mr. Alan Fox, 327 University Drive, Waxahachie, spoke on the Substandard Structure Ordinance. He stated houses have been passed on from generation to generation and expressed concern of people living in houses and having to comply with this Ordinance. Mr. Fox stated if people had the funds to repair their homes they would and we should not fine people that cannot keep their homes maintained. He asked if a program could be established to help people bring their substandard homes up to code. Mr. Fox stated people who own these homes cannot afford the property taxes and have to sell. He agreed condemned houses need to be demolished. Mr. Fox asked what do we want for Waxahachie, a place for only higher income residents or everyone up and down the economic spectrum.

26. Convene into Executive Session to consult with City Attorney about pending or contemplated litigation as permitted under Section 551.071 of the Texas Government Code, including disputes regarding sign ordinance

Mayor Strength announced at 7:56 p.m. the City Council would convene into Executive Session to consult with the City Attorney about pending or contemplated litigation as permitted under Section 551.071 of the Texas Government Code, including disputes regarding sign ordinance.

27. Reconvene into Open Session for possible action resulting from any items posted and discussed in Executive Session including, but not limited to, consideration of potential ordinance adoption

The meeting reconvened at 8:12 p.m.

ORDINANCE NO. 3098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, REGULATING COMMERCIAL SIGNS WITHIN THE CITY LIMITS AND THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) DAILY FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Action:
Councilmember Mary Lou Shipley made a motion to approve the proposed Ordinance of the City Council of the City of Waxahachie, Texas, regulating commercial signs within the city limits and the city's extraterritorial jurisdiction; providing for savings, severability, and repealing clauses;

(4A)

providing for a penalty of a fine not to exceed the sum of two thousand dollars ($2,000) daily for each offense; and providing for publication and an effective date. Mayor Pro Tem David Hill seconded, ***All Ayes.***

28. Comments by Mayor, City Council, City Attorney and City Manager

Mr. Tommy Ludwig, Assistant City Manager, announced the Sanitary Sewer Overflow workshop will be held February 25, 2019.

Mr. Albert Lawrence, Assistant City Manager, thanked Council for approving the lighting at Penn Park. He thanked Mr. John Smith, Park Director and Mr. Gumaro Martinez for keeping the project moving forward even during weather delays. Mr. Lawrence stated the sports park is transforming quickly.

Councilmember Melissa Olson thanked the individuals who received the Proclamation and thanked Ms. Stephanie Schaefer for telling her story.

City Manager Michael Scott reported the Amphitheater project is under construction. He thanked Mr. Lawrence for overseeing the project. He stated the Thoroughfare Plan is updated and will be back before Council on March 4, 2019.

Mayor Kevin Strength thanked City Staff for all the work that is going on in the City. He stated it is a great time to be a part of the City.

Mayor Pro Tem David Hill thanked Mr. John Rogers who was instrumental in amending the Offenses and Miscellaneous Provisions by adding the Article pertaining to Registered Sex Offenders. Mayor Pro Tem Hill stated he hears people say "we need to fix things" and stated Waxahachie is a very giving community. He stated the Waxahachie Rotary Club two years ago assisted a couple that lived in a substandard house by providing $15,000 for repairs and other local businesses came together and provided electric, carpet, windows, siding, and supplies. Mayor Pro Tem Hill stated through the Texas Rent Project fifty handicap ramps have been built and other organizations such as the Lions Club, Habitat for Humanity, SAGU students, WISD students, and the Waxahachie Fire Department have also assisted. He stated his wish is for the people stating "we need to fix things" would see what is being done.

Councilmember Mary Lou Shipley stated in past years she has been involved in Habitat for Humanity and donated two lots here in town and homes were built on them. She stated it is very rewarding to be involved in it. Councilmember Shipley stated it is a little discouraging to encounter people that don't realize what has been done. She stated we are not looking to demolish houses that people live in noting Waxahachie is a very helpful town with very giving people.

29. Adjourn

There being no further business, Mayor Pro Tem David Hill moved the meeting adjourn at 8:22 p.m. Councilmember Mary Lou Shipley seconded, ***All Ayes.***

Respectfully submitted,

Lori Cartwright, City Secretary

(4b)

City Council
February 18, 2019

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, February 18, 2019 at 5:00 p.m.

Council Members Present:	Kevin Strength, Mayor David Hill, Mayor Pro Tem Chuck Beatty, Councilmember Mary Lou Shipley, Councilmember Melissa Olson, Councilmember
Others Present:	Michael Scott, City Manager Albert Lawrence, Assistant City Manager Tommy Ludwig, Assistant City Manager Robert Brown, City Attorney Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

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

City Manager Michael Scott reviewed the Consent Agenda noting City Secretary Lori Cartwright made a correction to the minutes and the Racial Profiling Report is required by law to be formally received by City Council. Mr. Scott added there would be a Proclamation presented during the meeting.

Mr. Shon Brooks, Director of Planning, reviewed the following cases:

- PD-19-0001 – Applicant requested a Planned Development to establish a three-acre tract for an existing home, to allow the current gravel driveway to remain, and to build additional homes off the gravel driveway. The applicant requested deviation from the minimum lot depth by permitting a minimum depth of 320 feet. Applicant's request to waive impact fees based on the Subdivision Ordinance does not apply. Staff would not recommend waiving impact fees. Impact Fees for creating two lots will be approximately $6,330.00.

- PP-19-0002 – accompanies PD-19-0001. Existing home is on Lot 3 and applicant proposes building on Lot 1. Applicant is limiting himself by opting for a Planned Development.

- RP-19-0003 – Applicant is providing two car garages for his lots, which allows for getting vehicles off the street.

- PP-19-0004 – Applicant is planning to build single-family homes at the corner of Wyatt Street and Peters Street. There are several easements on this site. Applicant will build two car garages in order to keep vehicles from parking on the streets.

- FP-19-0005 – is a companion case to PP-19-0004

(4b)

- SU-19-0007 – Applicant seeks to install solar panels. It meets the requirements of the Specific Use Permit and staff recommended approval. Mr. Scott asked Council if they would like to have future solar panel requests on the Consent Agenda and if so, an ordinance change will have to take place.

- SU-18-0194 – Continue Public Hearing – Applicant agrees to build a masonry wall along the most visible area along Butcher Road and add 10 - 12 foot cedar trees. Mr. Scott stated one of Staff's concerns is visibility from IH35 and suggested if visible when IH35 is reconfigured, to have a caveat that the applicant will have to extend the brick wall.

- SU-18-0180 – Continue Public Hearing for outside sales for trailers and tractors. In 2015, the applicant went before Council and received a list of items needed onsite prior to the Specific Use Permit being reapplied for in two years and they have not complied. Recently Staff met with the applicant and since that meeting, the applicant added ornamental fencing, shrubs and irrigation to the frontage. The shrubs are small and do not provide screening. Concrete was stipulated from earlier minutes and no concrete poured at this time. Applicant is attempting to comply at this point. Staff recently met onsite with the applicant and determined where the 400 foot by 80 foot concrete will be poured. Option is to give applicant an extension to the Council meeting of March 18, 2019.

Mr. Jeff Chambers, Director of Public Works, reviewed the project for the corridor rehabilitation of the Colonial Acres Addition near the High School Drive. He stated the project would provide for new curbs, gutters, storm drainage, sidewalks, street pavement, street lighting, landscaping, and in pavement utilities for Apache Court, Cherokee Court, Indian Court, Comanche Court, and High School Drive. Mr. Chambers stated the corridor restoration is a planned expense and part of the City's Five Year Capital Improvement Plan, for which City Council approved $2,038,000 in the Fiscal Year 2018-2019 Operation and Maintenance budget to fund this work. He stated staff will recommend awarding the base bid to Axis Contracting, Inc.

Mr. Ryan Studdard, Director of Building and Community Services, reviewed proposed revisions to Chapter 8 of the Code of Ordinances by repealing and replacing the Substandard and Inadequate Structures Section of the Code. He stated revisions included: (1) more clearly define what constitutes a substandard structure, enabling Code Compliance and Building Inspection staff to better address violations within the community, (2) simplifies the existing ordinance by providing clearer definitions and eliminating repetitive or unnecessary language, and (3) better outlines the process by which structures are ordered to be demolished. Mr. Studdard stated moving forward, the idea is to partner with organizations and committees and assist residents who don't have the funds to beautify their property and/or house. On dilapidated structures, staff will work with owners to bring them into compliance. He stated the idea behind this is to help those in need and take action on structures that need to be removed and/or demolished.

Mr. Scott commended Mr. Studdard on his due diligence review of our ordinances.

Police Chief Wade Goolsby reported after reviewing residency requirements on registered sex offenders from other cities it was concluded our city did not have such requirements. He stated the proposed Ordinance adds levels of protection for children. Chief Goolsby explained the Ordinance would affect sex offenders relocating and/or moving into our city. He stated

approximately 70% of the city would be restricted. Currently 75 sex offenders are living in the city and the Ordinance has restricted areas that will limit them near child safety zones. He stated not every sex offender is considered a high-risk predator. The proposed ordinance sets the rules for sex offenders moving into the city.

Chief Goolsby reviewed proposed Ordinance amending Chapter 32 (Traffic) of the Code of Ordinances by repealing Article I; Section 32-7 "Same - Protective Headgear Required". He explained state law has changed the rules and therefore the Ordinance was cleaned up and Section 32-7 will be a reserved section.

Mr. Gumaro Martinez, Assistant Director of Parks and Recreation, reported the baseball field lighting at Penn Park is outdated and needs to be replaced. Staff obtained a quote through the BuyBoard in the amount of. $109,500.00. He stated the funding would come from the available balance of the 2016 Certificate of Obligations WCDC Park Improvement Bonds. He stated the available balance has sufficient funds to absorb the additional expenditure.

Mr. Scott stated the baseball field is considered the front entrance to the park noting this will be a great win for the park and tie things together.

Assistant City Manager Albert Lawrence commended Mr. John Smith, Director of Parks and Recreation and Mr. Martinez for working with the contractors and the time and effort they have put into the project.

3. Adjourn

There being no further business, the meeting adjourned at 6:14 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(4C)

City Council
February 15, 2019

A special meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Friday, February 15, 2019 at 10:00 a.m.

Council Members Present:	Kevin Strength, Mayor David Hill, Mayor Pro Tem Chuck Beatty, Councilmember Mary Lou Shipley, Councilmember Melissa Olson, Councilmember
Others Present:	Michael Scott, City Manager Tommy Ludwig, Assistant City Manager Robert Brown, City Attorney Lori Cartwright, City Secretary
Others Absent:	Albert Lawrence, Assistant City Manager

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance

City Manager Michael Scott gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Convene into Executive Session to consult with City Attorney about pending or contemplated litigation as permitted under Section 551.071 of the Texas Government Code

Mayor Strength announced at 10:01 a.m. the City Council would convene into Executive Session to consult with the City Attorney about pending or contemplated litigation as permitted under Section 551.071 of the Texas Government Code.

5. Reconvene and take any necessary action

The meeting reconvened at 11:16 a.m.

Action:
None

6. Comments by Mayor, City Council, City Attorney and City Manager

None

7. Adjourn

(4c)

There being no further business, Councilmember Mary Lou Shipley moved the meeting adjourn at 11:17 a.m. Mayor Pro Tem David Hill seconded, ***All Ayes.***

Respectfully submitted,

Lori Cartwright
City Secretary

(4d)

City Council
February 25, 2019

A Work Session of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Conference Room at City Hall, 401 South Rogers, on Monday, February 25, 2019 at 5:00 p.m.

Council Members Present:	Kevin Strength, Mayor David Hill, Mayor Pro Tem Chuck Beatty, Councilmember Mary Lou Shipley, Councilmember Melissa Olson, Councilmember
Others Present:	Michael Scott, City Manager Albert Lawrence, Assistant City Manager Tommy Ludwig, Assistant City Manager Amber Villarreal, Assistant City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Discussion of Sanitary Sewer Overflow Initiative Report and program

Director of Utilities David Bailey and Ms. Tina Hanson, consultant with Garver USA, presented the Sanitary Sewer Overflow Initiative Report and program. They discussed the following:

- Texas Commission on Environmental Quality (TCEQ) Sanitary Sewer Overflow Initiative (SSOI) Compliance Agreement signed on 12/2/2008, ending 12/31/2019
- Historic Sanitary Sewer Overflows (SSO)
- Sewer System Benchmarking
- Repetitive Overflow Locations (2009-2018) and Ongoing Improvements
- Capacity, Management, Operations, and Maintenance (CMOM) Audit
- Recommended SSOI Plan

Ms. Hanson explained the city entered in the SSOI Compliance Agreement to develop a plan to rehabilitate the sanitary sewer collection system and reduce risk to public health, the environment, and to comply with TCEQ requirements. She noted Waxahachie successfully completed their first 10-year SSOI program. Ms. Hanson reported wet weather overflows are weather dependent and record rainfall in October of 2018 resulted in increased SSOs. She also noted inflow and infiltration has historically been the significant contributing factor to SSOs. It was noted the sewer overflow rate is representative of high precipitation. The collection system integrity is performing near the aggregate top quartile of participating utilities.

Mr. Bailey explained the repeat overflow locations between 2009 and 2018 have had correction action. He reviewed the following SSOI Capital Improvement Projects completed between 2008-2018:

- Fats, Oils and Grease Ordinance developed in 2012
- Grand Avenue Lift Station Removal with 12" relief sewer line in 2013
- Northeast Trunk Sewer Capacity Improvements in 2013
- Wastewater Collection Master Plan Updated in 2016

- Ross Street at Kirven Street Manhole Overflow Resolved in 2016
- Standby generator on-site at Grove Creek Lift Station in 2018
- 15" Southwest Interceptor root cleaning and treatment in 2017

The following Capital Improvement Plan projects are currently underway in FY 2019:

- Development of Cole Creek Trunk Sewer (construction completion date September 2019)
- Grove Creek Lift Station Expansion (currently in bidding phase)
- Lower Mustang Creek Lift Station Improvements (currently in bidding phase)
- Broadhead Road Lift Station decommissioning and removal (completion date September 2019)
- Grove Creek Lift Station Force Main Re-directing, and Gravity Outfall Sewer (engineering complete, awaiting bond funding)
- Lower Mustang Creek Parallel Force Main (design 95% complete, awaiting funding)
- 500 Block East Ross Street sewer line re-direction (design complete)
- 200 Block South Jackson sewer line improvements (design complete)
- Ennis, Elder and Cleaver Streets Sanitary Sewer rehab (design complete)
- Ongoing system point repairs

Mayor Strength clarified the 5-year Capital Improvement Plan addresses the sewer overflow issues so the city can be proactive. He encouraged Mr. Bailey to work with the Finance Director to plan accordingly.

Councilmember Melissa Olson inquired about how to update the treatment plants with solids and Mr. Bailey noted additional equipment is needed and that is included in the Capital Improvement Plan.

City Manager Michael Scott commended council on moving forward with the Cole Creek Sewer Line to support the capacity and improvements.

3. Adjourn

After a brief discussion, Councilmember Mary Lou Shipley moved the meeting adjourn at 6:24 p.m. Mayor Pro Tem David Hill seconded, ***All Ayes.***

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

(4e)

Application for a Festival or Event Permit

Event Name and Description: Camp Gladiator Family Fun Day

Applicant Information

Name: Monica Flores

Address: 105 Brown ST

City, State, Zip: Waxahachie Phone: 972-935-1592

E-mail Address: ~~[illegible]~~ monicaflores@campgladiator.com

Organization Information

Organization Name: Camp Gladiator

Address:

Authorized Head of Organization: Monica Flores

Phone: 972-935-1592 E-mail Address:

Event Chairperson/Contact

Name: Felicia Harding

Address: 569 Bearden

City, State, Zip: Waxahachie TX 75167 Phone: 469 563 1838

E-mail Address: feliciaharding@campgladiator.com

Event Information

Event Location/Address: Getzendaner Park

Purpose: Community Event

Event Start Date and Time: 3/16/19 930am - 1200pm

Received in
City Secretary's Office
2/25/19
City of Waxahachie, Texas

(4e)

Event End Date and Time: 3/16/19 1:30pm

Approximate Number of Persons Attending Event Per Day: 100

Site Preparation and Set-Up Date and Time: 3/16/19 8:00am

Clean-Up Completion Date and Time: 3/16/19 1:30pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc.

Food trucks, Camp bladder vendor booths
Smoothie King Bounce houses games

Will food and/or beverages be available and/or sold? **YES/NO**

Will alcohol be available and/or sold? **YES/NO**

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? NO

Please submit a site plan showing the layout of the event including equipment, stages, and street locations

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

Edwatterding 2/25/19

Signature of Applicant Date

(4e)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Monday, February 25, 2019 10:54 AM
To: Villarreal, Amber
Subject: RE: Event Application-Camp Gladiator Fun

I have no concerns with this request.

Ricky Boyd, Fire Chief
Waxahachie Fire-Rescue
214-463-9335

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, February 25, 2019 10:39 AM
To: Smith, John <jsmith@waxahachie.com>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ludwig, Tommy <tludwig@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>
Subject: Event Application-Camp Gladiator Fun

Please review the attached event application and send me your comments or concerns.

Thank you!

Amber Villarreal, TRMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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(42)

Villarreal, Amber

From:	Smith, John
Sent:	Monday, February 25, 2019 1:18 PM
To:	Villarreal, Amber
Cc:	Ricky Boyd; Wade Goolsbey; Ludwig, Tommy; Herrera, Mariamne; Robert Best; Martinez, Gumaro; Scott, Michael
Subject:	Re: Event Application-Camp Gladiator Fun

Approved.

Thanks
John

On Feb 25, 2019, at 10:38 AM, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Please review the attached event application and send me your comments or concerns.

Thank you!

Amber Villarreal, TRMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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<Event Application-Camp Gladiator Family Fun Day.pdf>

(4e)

Villarreal, Amber

From: Ludwig, Tommy
Sent: Monday, February 25, 2019 6:59 PM
To: Villarreal, Amber
Cc: Scott, Michael
Subject: RE: Event Application-Camp Gladiator Fun

Amber,

From a building perspective we will need to verify that the mobile food units have a current permit issued by the City. If they do not, they will need to obtain one before the event. Also, do you know if the food trucks will need access to power, water or sewer?

There are no issues from a Public Works (road closure) perspective.

Thanks!

Tommy Ludwig
Assistant City Manager
City of Waxahachie
O: 469-309-4021
C: 214-949-0529
TLudwig@waxahachie.com

From: Villarreal, Amber <avillarreal@waxahachie.com>
Sent: Monday, February 25, 2019 10:39 AM
To: Smith, John <jsmith@waxahachie.com>; Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Ludwig, Tommy <tludwig@waxahachie.com>; Herrera, Mariamne <mherrera@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>
Subject: Event Application-Camp Gladiator Fun

Please review the attached event application and send me your comments or concerns.

Thank you!

Amber Villarreal, TRMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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(42)

Villarreal, Amber

From: Monica Flores <monicaflores@campgladiator.com>
Sent: Tuesday, February 26, 2019 1:24 PM
To: Villarreal, Amber
Subject: Re: FW: Event Application-Camp Gladiator Fun

Hi, Mrs. Villarreal

Where do they send verification?

They will not need access to power, water or sewer

Thanks.

On Tue, Feb 26, 2019 at 1:19 PM Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Hi Monica,

Please see the comments and questions below from city staff.

Thank you,

Amber Villarreal, TRMC

Assistant City Secretary

City of Waxahachie

Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168

www.waxahachie.com

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From: Ludwig, Tommy <tludwig@waxahachie.com>
Sent: Monday, February 25, 2019 6:59 PM

(8+9)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: March 1, 2019

Re: PD-18-0210 Lonesome Dove

The Public Hearings for Case PD-18-0210 Lonesome Dove are currently scheduled for the February 26, 2019 Planning and Zoning Commission meeting and the March 4, 2019 City Council meeting.

However, on February 19, 2019, Planning Department staff received a written request from the applicant's representative to continue the Public Hearings to the March 26, 2019 Planning and Zoning Commission meeting and the April 1, 2019 City Council meeting.

As a result of this change:

1. Planning Department staff will update our "Current Cases" map to reflect the new meeting dates as well as update the "Notice of Public Hearing" signs that are currently posted at the subject property.

2. Staff does not mail new "Notice of Public Hearing" letters to property owners within 200' for cases that are continued.

3. Any letters of support/opposition received thus far for this case will be included in the agenda packets for the new meeting dates. Property owners need not submit a second letter.

(10)

Planning & Zoning Department

Zoning Staff Report

Case: SU-19-0008

MEETING DATE(S)

Planning & Zoning Commission: February 26, 2019

City Council: March 4, 2019

CAPTION

Public Hearing on a request by Howard Baskin for a Specific Use Permit (SUP) for **Private Club** use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 26, 2019, the Commission voted 6-0 to recommend approval of Specific Use Permit no. SU -19-0008, as presented.

CASE INFORMATION

Applicant: Howard Baskin

Property Owner(s): Noel & Anjanette Nalls

Site Acreage: .054 acres

Current Zoning: Central Area

Requested Zoning: Central Area with SUP

SUBJECT PROPERTY

General Location: 109 N Rogers

Parcel ID Number(s): 170393

Existing Use: Vacant Building

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	CA	Parking Lot
East	CA	Office
South	CA	Restaurant
West	CA	Office

Future Land Use Plan: Private Club

Comprehensive Plan: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan: The site is accessible via N. Rogers St.

Site Image:

PLANNING ANALYSIS

The applicant intends to operate an event center, or Private Club per the Zoning Ordinance, in an existing 1,840 sq. ft. building within the Central Area zoning district. The property is located at 109 N. Rogers St. According to the applicant, the business will host events such as birthday parties, showers, and other small gatherings.

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 Daily Light and a sign was visibly posted at the property on 02/06/19.

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.

ATTACHED EXHIBITS

1. Submitted floor plan
2. Site photos

APPLICANT REQUIREMENTS

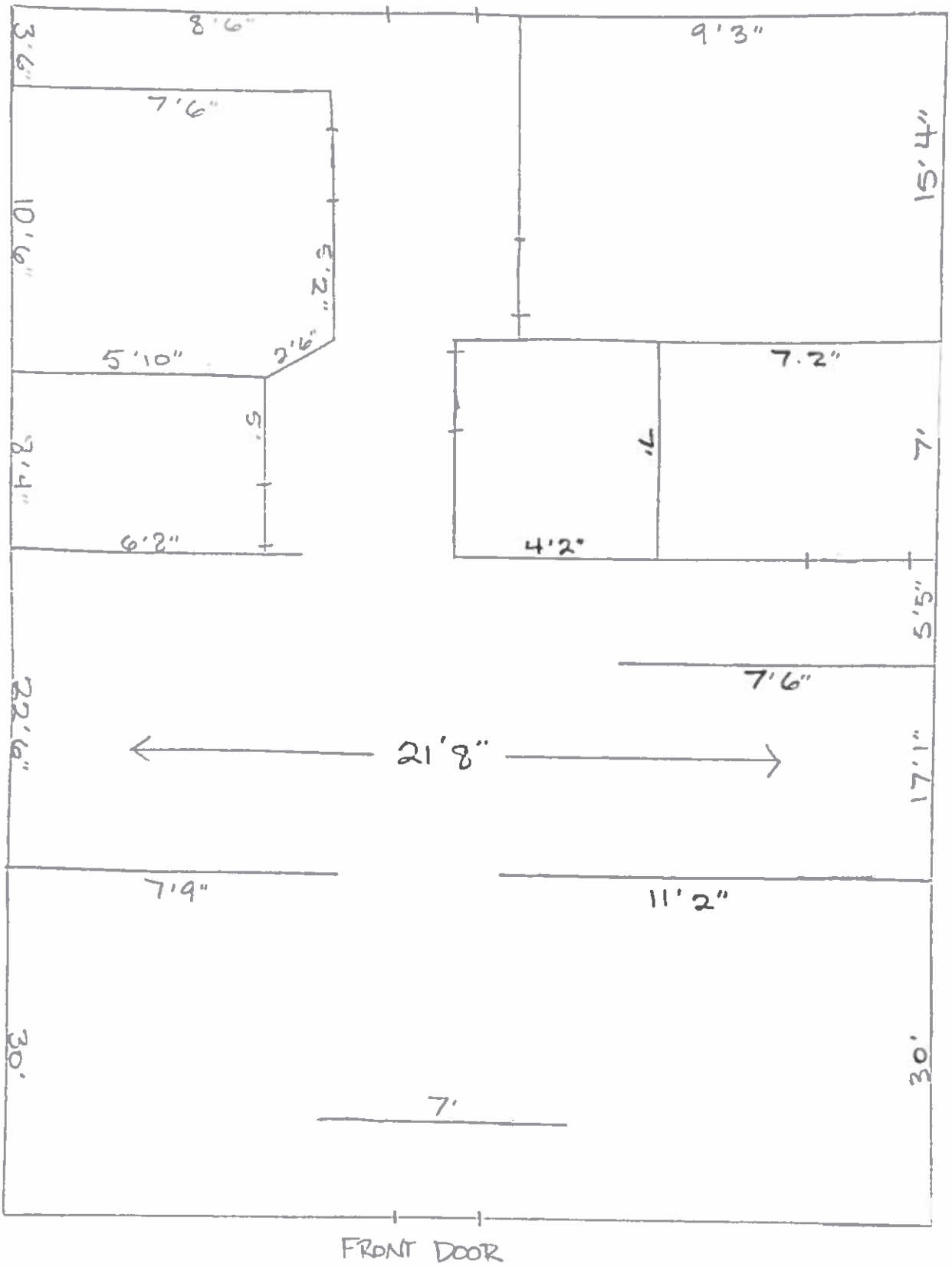
1. If approved by City Council, applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(10)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15'4"
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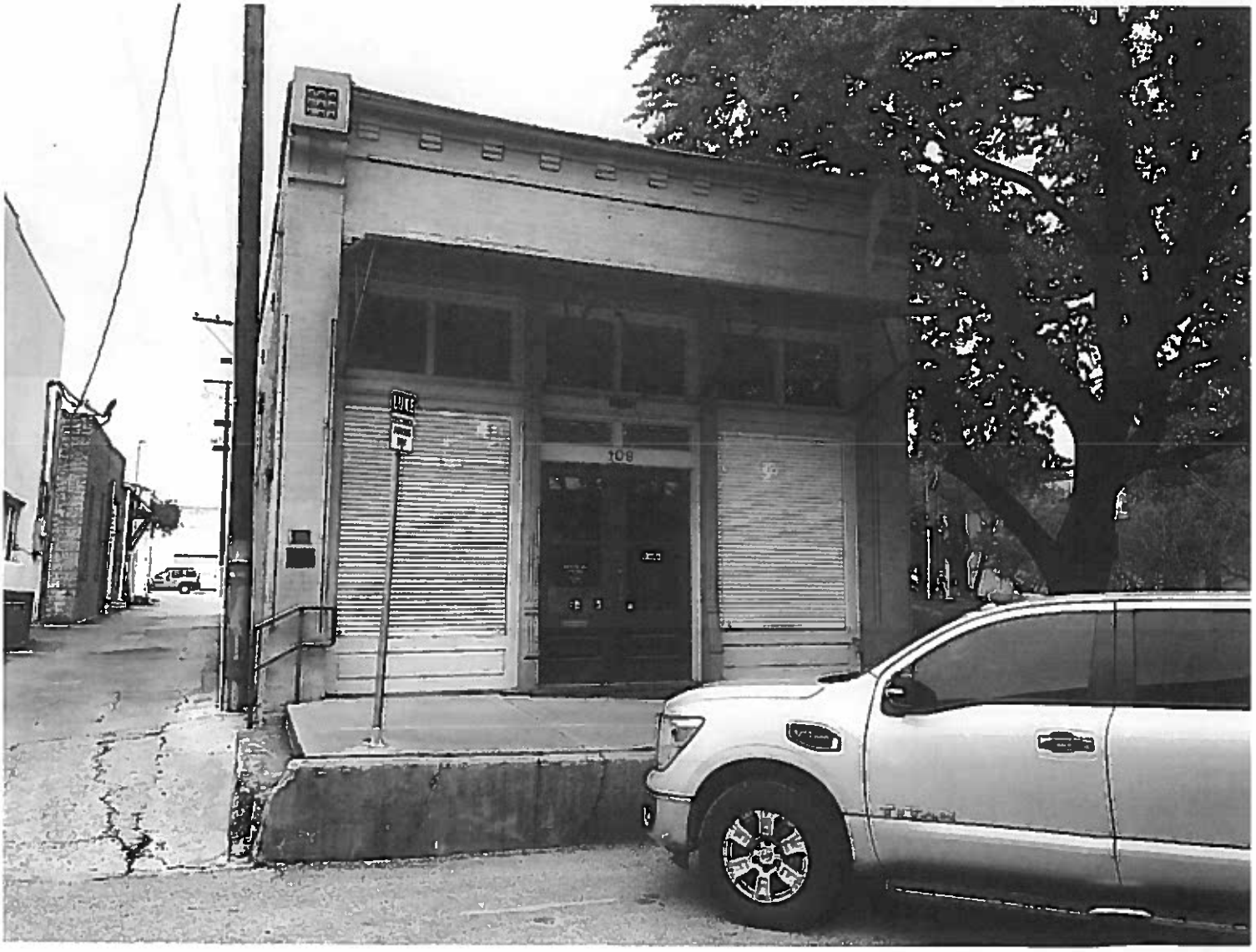
5'
7'
3'4"
7'
6'2"
4'2"
5'5"
7'6"
32'6"
21'8"
17'1"
7'9"
11'2"
30'
30'
7'
FRONT DOOR

(10)



(10)

(10)

(11)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A PRIVATE CLUB USE WITHIN THE CENTRAL AREA (CA) ZONING DISTRICT, LOCATED 109 NORTH ROGERS STREET, BEING PROPERTY ID 170393, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5B, BLOCK 3 IN THE ORIGINAL TOWN WAXAHACHIE SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as CA; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-19-008. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from CA to CA, with an SUP in order to permit a Private Club use on the following property: Lot 5B, Block 3 of the Original Town Waxahachie subdivision, which is shown on Exhibit A.

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.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

(11)

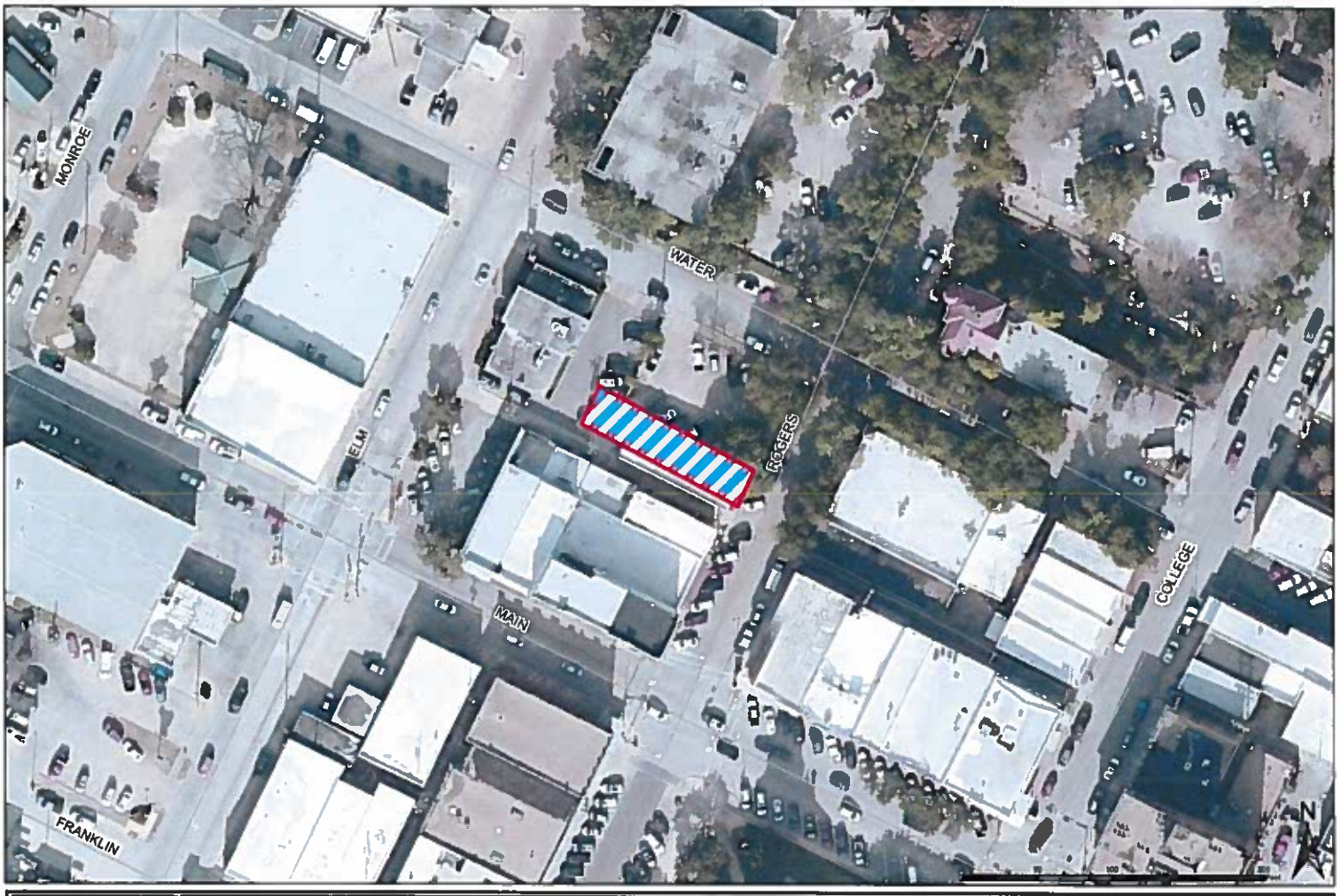
PASSED, APPROVED AND ADOPTED on this _____ day of _____, 2019.

_____
MAYOR

ATTEST:

_____
City Secretary

(11)



SU-19-0008 109 N Rogers - Private Club Location Exhibit

Exhibit A

Legend

SU-19-0008

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

(12)

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0009

MEETING DATE(S)

Planning & Zoning Commission: February 26, 2019

City Council: March 4, 2019

CAPTION

Public Hearing on a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 26, 2019, the Commission voted 6-0 to recommend approval of Planned Development no. PD19-0009, as presented.

CASE INFORMATION

Applicant: Marquita Cooper, Future Generations Christian Childcare Center

Property Owner(s): Straightway Nondenominational

Site Acreage: 0.282 acres

Current Zoning: Single Family-3

Requested Zoning: Planned Development-Neighborhood Service

SUBJECT PROPERTY

General Location: 1415 Dr. MLK Jr. Blvd.

Parcel ID Number(s): 175041

Existing Use: Waxahachie Life Church

Development History: N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3/LI-1	Community Funeral Home
East	SF-3	Single Family Residential
South	SF-3	Single Family Residential
West	SF-3	Single Family Residential

Future Land Use Plan: Low Density Residential

Comprehensive Plan: This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current development is of similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan: The site is accessible via Dr. Martin Luther King Jr. Blvd. and Graham St.

Site Image:

PLANNING ANALYSIS

The purpose of the proposed Planned Development (PD) is to allow a child daycare center within an existing church (Waxahachie Life Church). The day care facility will operate 6:00am – 6:30pm, Monday through Friday. The proposed age range for the day care is six (6) weeks to twelve (12) years old, and breakfast and lunch will also be served to the children who attend the day care.

Due to the daycare being located within the church, there will be no exterior alterations made to the building. The building will remain consistent with the Single Family-3 zoning district *(see below)*.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **21** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 02/06/19.

STAFF CONCERNS

1. There are minor formatting issues that remain outstanding.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is aware of the formatting issues that need to be addressed. Before final approval of the plan, the applicant must address all of staff's concerns.

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Floor Plan
2. PD Provisions
3. PON Response

APPLICANT REQUIREMENTS

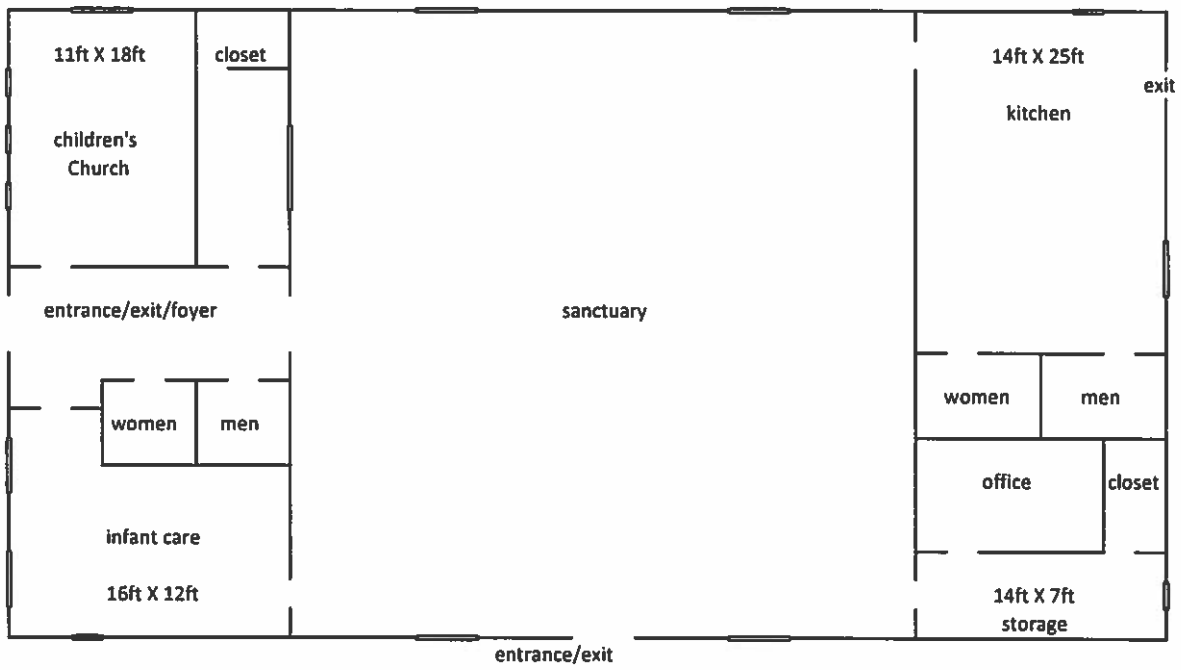
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied,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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

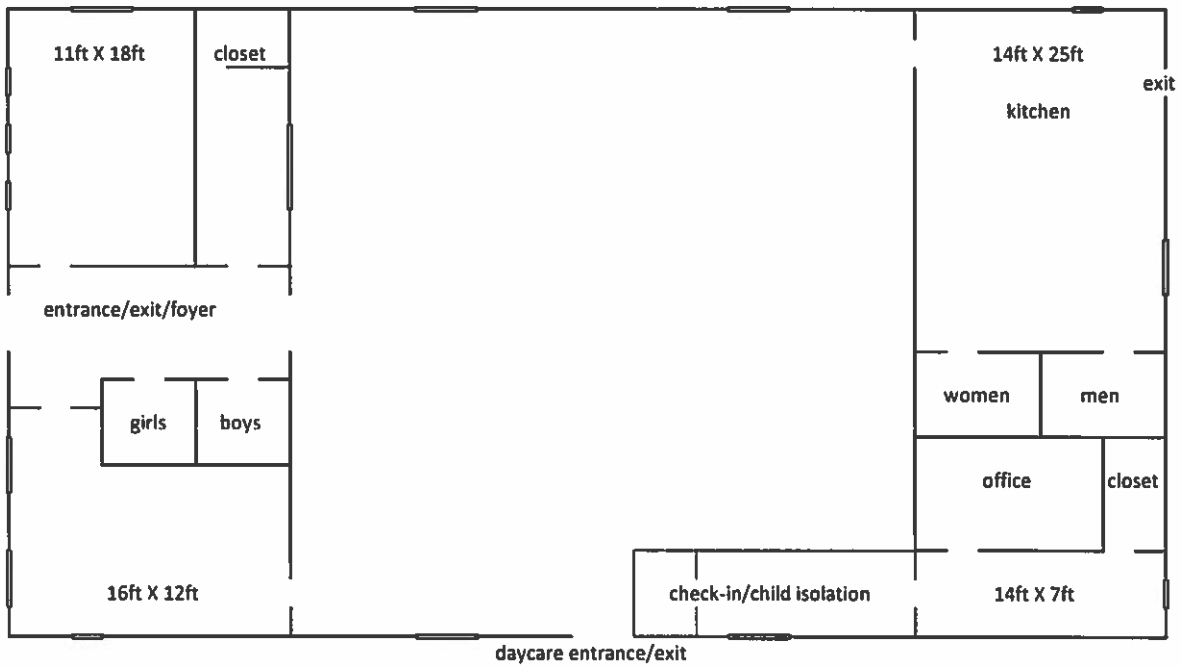
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(12)



PD-19-0009
1415 MLK - Church
12,283.92 Sq. Ft
0.282 Acres
Waxahachie, TX
Ellis County

(12)



PD-19-0009
1415 MLK - Child Day Care Center
12,283.92 Sq. Ft
0.282 Acres
Waxahachie, TX
Ellis County

(13)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY – 3 (SF-3) TO PLANNED DEVELOPMENT-NEIGHBORHOOD SERVICE (PD-NS), WITH CONCEPT PLAN, RESTRICTING USES TO CHURCH, RECTORY, OR TEMPLE AND CHILD DAYCARE CENTER LOCATED AT THE NORTHWEST CORNER OF GRAHAM STREET AND MARTLIN LUTHER KING JR. BOULEVARD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.282 ACRES KNOWN AS PROPERTY ID 175041 HI NOWLIN SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-19-0009. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from SF-3 to PD-NS, with Concept Plan; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from SF-3 to PD-NS, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center in order to permit a daycare center on the following property: a portion of Property ID 175041 of the HI Nowlin subdivision, which is shown on Exhibit A, in accordance with the Concept Plan provisions attached as Exhibit B.

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.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

(13)

PASSED, APPROVED, AND ADOPTED on this _____ day of _____, 2019.

_____
MAYOR

ATTEST:

_____
City Secretary

(13)

PD-19-0009
1415 MLK - Child Daycare Center
Exhibit A **Location Exhibit**

Legend
PD-19-0009

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

(13)

EXHIBIT B

CONCEPT PLAN PROVISIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow a Child Daycare Center within an existing church facility. Any conditions found within the Neighborhood Services (NS) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (NS) is the intended base zoning classification underlying this PD. The NS zoning district as herein established have been made in accordance with an adopted comprehensive plan for the purpose of promoting the public health, safety, morals and general welfare, convenience, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

PD District Development Standards

Description of Request

The purpose and intent of this Planned Development (PD) is to allow a Child Daycare Center within an existing church facility on 0.282 acres.

Proposed Use of Property

The proposed use for the Planned Development (PD) is to allow a Child Daycare Center within an existing church facility.

- The day care facility will be open from 6:00am to 6:30pm Monday-Friday.
- Age range for the day care will be from 6 weeks to 12 years old
- Breakfast and lunch will be served daily.

There will be no exterior changes to the existing building. The day care facility will be located within the church building.

(13)

General Development Requirements

The proposed Planned Development shall comply with the existing Neighborhood Services zoning requirements. The proposed child daycare center will not alter the exterior of the existing building in any way.

Proposed Planned Development Standards (NS Base Zoning)

Standard	**Neighborhood Services (NS)**	**Meets**
Min Lot Area SF	7,000 SF	Meets
Min DU Size (Sq Ft)	N/A	Meets
Min Lot Width	60 ft	Meets
Min Lot Depth	100 ft	Meets
Front Yard Setback	25 ft	Meets
Rear Yard Setback	20 ft	Meets
Side Yard Setback	10 25 (ROW)	Meets
Max Lot Coverage	2 Stories	Meets
Max Building Height	40%	Meets

(13)

CASE PD-19-0009

Request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center,** located at 1415 Dr Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 1 Support
- 0 Oppose

SUPPORT

1. Maggie Jones, 722 Perry Avenue, Waxahachie, TX 75165

(13)

RECEIVED 2/20/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0009

JONES PERRY & MAGGIE LACEY
722 PERRY AVE
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 26, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, March 4, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center**, located at 1415 Dr Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

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: planningandzoning@waxahachie.com for additional information on this request.

Case Number: PD-19-0009 ✓ SUPPORT ____ OPPOSE

Comments: _____

Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, FEBRUARY 20, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Maggie Lacey
Signature

2-19-19
Date

Maggie Jones President
Printed Name and Title

722 Perry Wax TX 75165
Address

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

(14)

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0010

MEETING DATE(S)

Planning & Zoning Commission: February 26, 2019

City Council: March 4, 2019

CAPTION

Consider request by David Hargrove, Legacy Grove Development, for a **Final Plat with Landscape Plan** of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 26, 2019, the Commission voted 6-0 to recommend approval of final plat no. FP -19-0010, subject to staff comments.

CASE INFORMATION

Applicant: David Hargrove, Legacy Grove Development

Property Owner(s): Legacy Grove Development LLC

Site Acreage: 26.033 acres

Number of Lots: 84 lots

Number of Dwelling Units: 84 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at $33,600.00 (84 residential dwellings at $400.00 per dwelling).

Adequate Public Facilities: The development will be on city water and wastewater.

SUBJECT PROPERTY

General Location: SW corner of Broadhead Road at Garden Valley Parkway

Parcel ID Number(s): 273404

Current Zoning: Planned Development-Single Family-2 (Ordinances 2218, 2937, and 2979)

Existing Use: Undeveloped Land

Platting History: Abstract 303 W T DUNN/ 235 W C CALDER

Site Aerial:

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
  1. The plat cannot be filed until a Letter of Acceptance of Public Infrastructure has been received in the Planning Department.

ATTACHED EXHIBITS

1. Final Plat
2. Landscape Plan

APPLICANT REQUIREMENTS

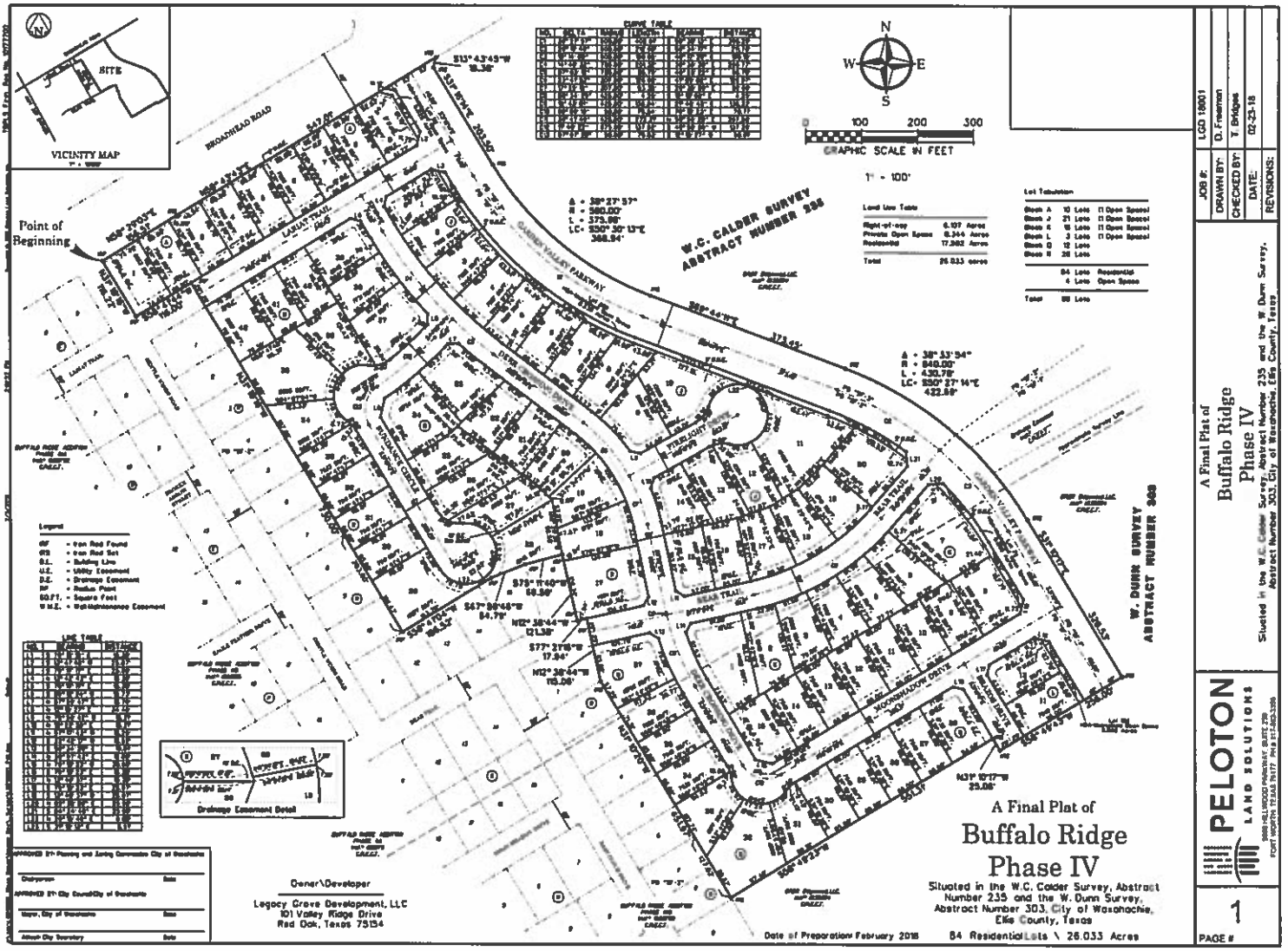
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
   a. If comments were not satisfied, then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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(14)


VICINITY MAP
SITE
Point of Beginning
BROADHEAD ROAD
W.C. CALDER SURVEY
ABSTRACT NUMBER 235
W. DUNN SURVEY
ABSTRACT NUMBER 303
GRAPHIC SCALE IN FEET
1" = 100'
Drainage Easement Detail
Owner\Developer
Legacy Grove Development, LLC
101 Valley Ridge Drive
Red Oak, Texas 75154
A Final Plat of
Buffalo Ridge
Phase IV
Situated in the W.C. Calder Survey, Abstract Number 235 and the W. Dunn Survey, Abstract Number 303, City of Waxahachie, Ellis County, Texas
84 Residential Lots \ 26.033 Acres
Date of Preparation February 2018
PELOTON
LAND SOLUTIONS
JOB #: LCD 18001
DRAWN BY: D. Freeman
CHECKED BY: T. Bridges
DATE: 02-23-18
REVISIONS:
PAGE # 1

(14)

DESCRIPTION

[illegible]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

STATE OF TEXAS
COUNTY OF

[illegible]

CERTIFICATION

[illegible]

STATE OF TEXAS
COUNTY OF TARRANT

[illegible]

GENERAL NOTES.

1. THE BEARING BASE FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAWS AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
3. NO RESIDENTIAL DRIVEWAY IS TO BE LOCATED CLOSER THAN 30 FEET FROM A RESIDENTIAL -RESIDENTIAL OR RESIDENTIAL-COLLECTOR INTERSECTION.
4. NO DRIVEWAY IS TO BE LOCATED CLOSER THAN 100 FEET FROM A RESIDENTIAL- MAJOR INTERSECTION.
5. ALL PERIMETER CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" SET, UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS DESIGNATED AS ZONE X AREA OUTSIDE OF THE FLOODPLAIN PER FEMA FIRM PANEL [illegible], EFFECTIVE DATE JUNE 3, 2013.
7. SCREENING WALL ALONG BROADHEAD ROAD AND GARDEN VALLEY PARKWAY TO BE MAINTAINED BY HOA

Owner\Developer

Legacy Grove Development, LLC
101 Valley Ridge Drive
Red Oak, Texas 75154

A Final Plat of
Buffalo Ridge
Phase IV
Situated in the W.C. Calder Survey, Abstract Number 235 and the W. Dunn Survey, Abstract Number 303, City of Waxahachie, Ellis County, Texas

84 ResidentialLots \ 26.033 Acres

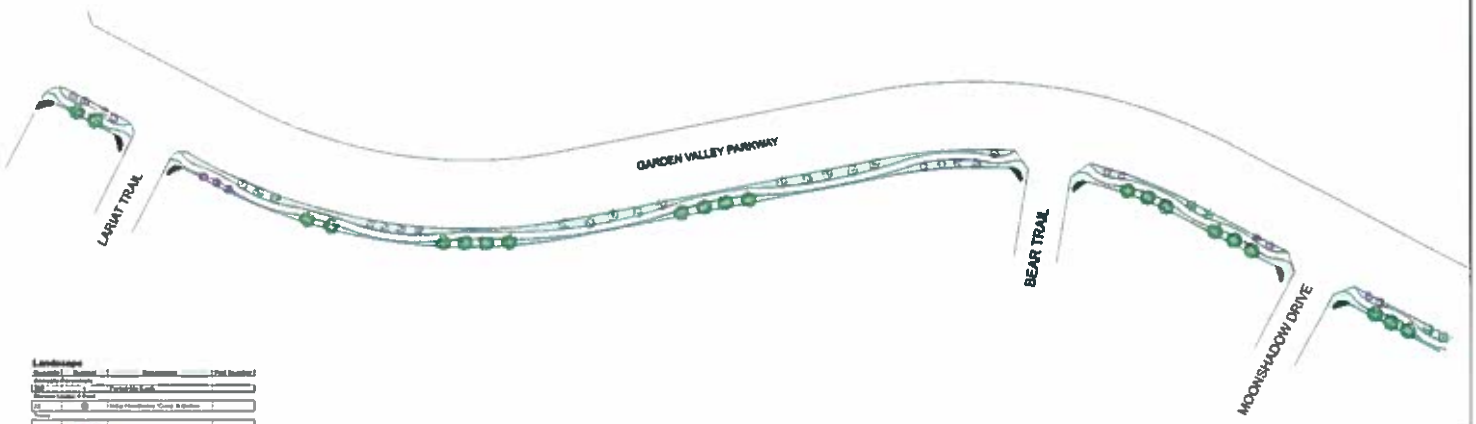
JOB #:	LGD18001
DRAWN BY:	D. Freeman
CHECKED BY:	T. Bridges
DATE:	02-23-18
REVISIONS:	

A Final Plat of
Buffalo Ridge
Phase IV
Situated in the W.C. Calder Survey, Abstract Number 235 and the W. Dunn Survey, Abstract Number 303, City of Waxahachie, Ellis County, Texas

PELOTON
LAND SOLUTIONS

2
PAGE #

(14)



Quantity	Symbol	Common	Botanical	Size
22		Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	15 Gallon
17		Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	15 gallon
14		Holly, Bos Leaf	Ilex crenata 'Bos Leaf'	15 Gallon
21		Mist, Lace	Eupatorium coelestinum	15 Gallon

20,800 SQUARE FEET OF TIFF 419 BERMUDA SOD

ALL LANDSCAPING TO BE COMPLETELY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM

(14)

HARDSCAPE PLANS
FOR
SCREENING AND BUFFERING

~BUFFALO RIDGE PHASE FOUR~

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SUBMITTAL DATE January 25, 2019

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, MATERIAL AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY CURRENT STANDARDS, SPECIFICATIONS AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS [illegible] AND ALL MATERIAL STANDARDS SPECIFICATIONS, DETAILS AND CITY CODES AREA.
3. [illegible] AND SHALL BE DESIGNED OR MANUFACTURED BY A [illegible] THE CONTRACTOR SHALL PROVIDE MATERIALS OF SUBMITTAL TO THE CLIENT AND CITY [illegible] SHALL PROVIDE [illegible] THAT THE MATERIALS PROPOSE TO BE [illegible] WITH THE SPECIFICATION.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION.
6. CONTRACTOR MUST STAKE OUT ALL OF AT ALL TIMES APPROVED CONSTRUCTION PLANS AND SCHEDULE ON SITE AT ALL REQUIRED PERMIT MEETING WITH THE CURRENT [illegible] OF THE CITY. [illegible] REPRESENTATIVE [illegible] TEST IT ONE AND LEAVE [illegible].
7. ALL NEW PLANTING IN [illegible] PLANTING [illegible] THE CONTRACTOR AS [illegible] BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR [illegible] AS ALLOW NO LESS THAN [illegible] DAYS [illegible] BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RE-SURVEY OF [illegible] SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY [illegible] PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SURFACE IMPROVEMENTS INCLUDING BLOW BOXES, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND, OUTSIDE RESTORATION, DAMAGED BY THE CONTRACTOR. ANY DAMAGE DURING DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITIES AND DEPTHS IN ACCORDANCE TO THE PROJECT PRIOR TO BID AND DURING AT ALL TIMES CONSTRUCTION. BID SHALL BE SUBMITTED AND ALL OTHER MATERIAL SUBMITTED PRIOR TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO AVOID DAMAGE.
11. THE LOCATIONS AND LOT SYSTEMS OF THE PUBLIC AND PRIVATE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING AND UNKNOWN UTILITIES PRIOR TO ANY DIGGING, TRENCHING, OR TRENCHING AND SHALL BE REQUIRED TO MAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNKNOWN UTILITIES WHICH MAY BE DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND PRIVATE AND FRANCHISE UTILITIES AS NEEDED PRIOR TO CONSTRUCTION. [illegible] THE CONTRACTOR MAY BE REQUIRED TO DO THIS PRIOR TO BIDDING. [illegible] TO THE CITY. THE CONTRACTOR WILL BE REPORTABLE FOR [illegible] TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO MAKE LOCATED REQUIRED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION AND REPAIR OR REPLACE TO ELIMINATE FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE LIKE SHOULD PROVIDE PROCEDURES AND DETAILED ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TEXDOT BARRICADE AND CONSTRUCTION SIGNAGE.
14. CONTRACTOR SHALL NOT USE THE PARKS OR EXISTING STREETS, DRIVEWAYS, ALLEYS OR THE LANE LOCATION TO THE PUBLIC DURING THEIR CONSTRUCTION WORK SCHEDULE THE CLOSURE OF AN EXISTING STREET, ALLEY, OR THE LANE. THE CONTRACTOR SHALL REMOVE THE ROAD CLOSURE WITHIN THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT ON OTHER CONSTRUCTION IN THEIR OR ADJACENT PROPERTIES OR RIGHT OF WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE BUILT ALLOW PRIOR TO THE BEGINNING OF DEMOLITION FOR THE TEMPORARY FENCING SHALL BE BUILT AND MAINTAINED AS NOTED THEREIN IN NOTE THREE BY THE CITY. ALL TEMPORARY AND PROVIDED FENCING LOCATIONS SHALL BE SUBMITTED TO FIELD REVIEWED BY THE CITY.
17. UNUSABLE RELATED MATERIAL OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM AND DISPOSED OF PROPERLY AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL KEEP DUST DEBRIS TRAFFIC SPREAD AND DUST. THE AREA AND ALL TRANSPORT FOR CONSTRUCTION SHALL BE PROPERLY BY CLEANING THE [illegible] OR UNDER THE CONSTRUCTION OF BUILDING LANDSCAPE AREAS TO BE PROVIDED ACCURATE.
19. BEFORE CONTRACTOR DEPOSIT SHALL BE INSTALLED ON ALL PROPERTY AT THE PROJECT TO CONSTRUCTION AND SHALL BE MADE AVAILABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE REPLACED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE AN AVAILABLE AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT AND CITY REVIEW.

LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	HARDSCAPE PLANS
HS2	HARDSCAPE PLANS

GENERAL LANDSCAPE NOTES:

[illegible]

1. [illegible] SHALL OBTAIN THE CITY A.C.P. WITHOUT A R.O.W. PERMIT CONTACT THE PUBLIC IN [illegible] AUTHORITY.
2. THE CONTRACTOR SHALL MAKE ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR FLOW DIRECTION AND TEMPERATURE.
3. THE LANDSCAPE AND INSTALLATION SHALL COMPLY WITH AN APPROVED LANDSCAPE PLAN AND BE TO PLANS AS DEPICTED BY THE CITY AND REQUIRED B. OF A CERTIFICATE TO OBTAIN ACCEPTANCE.
4. THE [illegible] AND OTHER APPURTENANCES SHALL BE ACCESSIBLE AND ADJUSTED TO REMAIN CLEARLY VISIBLE WITH PLANTINGS AND COMPLIANT WITH PUBLIC OR ADJ CITY STATEMENT IN MEDIANS AREA TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTION.

[illegible] AND STANDARDS

1. [illegible] AT ALL TIMES SHALL BE [illegible] SHALL COMPLY WITH THE CITY'S [illegible] PLANTS AND OTHER STRUCTURES [illegible] THE CITY MAY FINAL APPROVAL AT ALL TIME PLACEMENT.
2. A MINIMUM THREE FEET IS RANGE MEASURED A FULL MATURANT MAY REMAIN CLEAR OF LANDSCAPE PLANTS TO THE FIRE CHIEF.
3. EVERY TREE SHALL BEGINNING SHALL BE ON MINIMUM FROM THE EDGE OF A STREET SIDE CURB SHALL BE AND THE SIDE OF THE SIDE SHALL BE AS MINIMUM FROM THE WATER METER.
4. THE MINIMUM OF SPACE FOR HEIGHT OF 30 [illegible] AND ITS SPECIFICATIONS SHALL BE [illegible] AND STANDARDS.
5. THE PLANTING SHALL COMPLY WITH DETAILS MINIMUM AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE SEE STANDARDS.
6. A 1 LAYER OF MULCH SHALL BE PROVIDED AS NOTED THE SAME OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 3" FROM THE TRUNK OF THE TREE.
7. THE PITS SHALL BE TEMPORARY FOR WATER PRESERVATION IF WATER DOESN'T DRAIN OFF OF THE PIT WITHIN 24HRS AS THE TREE SHALL BE REMOVED OR DRAINAGE SHALL BE PROVIDED.
8. ALL PLANTS MUST HAVE OF CONDITIONED SOIL LIVING EARTH TO PROVIDE OR APPROVED TOPSOIL TEMPO AND PURPOSE TO A DEPTH OF 8 INCHES.
9. ALL PLANT PITS SHALL BE TOP DRAINED WITH A MINIMUM OF 1 INCHES OF MINERAL MULCH.
10. PLANTING PITS TO PROVIDE IN TO BE STRETCH SHALL BE 30-50-30 AS EXPOSED PLANTING PITS TO PROVIDE SHALL BE LAID THAT AS TEMPORARY PIT AS ACCESSIBLE LAND SHALL ONE AND ONE-HALF FOR EACH LAND BASIS OF PLANTS OTHERWISE.

IRRIGATION STANDARDS

1. [illegible] THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT [illegible] AND IRRIGATION PERMIT PRIOR TO BEGINNING THE IRRIGATION SYSTEM.
3. IRRIGATION CONTROLLER OF TIMERS AND VALVES BE PROTECTED
4. [illegible] VALVES ON CONTROL WIRES SHALL BE LOCATED IN THE CITY'S R.O.W.
5. IT IRRIGATION CONTROLLER SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE & RAIN FREEZE TO ATTAINING OF LANDSCAPE AND INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF 12 AWAY FROM SIDEWALKS AND MAINTENANCE AND PLANTS FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE 2 SET DEPTH IS 18 INCHES DRIPS AREAS AND FREE LANES SHALL PROVIDE OVER CLEARANCE MINIMUM.
8. MINIMUM OF MEANS THAT IS AN FAMILIE AND MEAN PUBLIC WATER AND SANITARY SEWER LINES SHALL BE PER FROM STANDARD 1 AT FEET, OR PLAN AS MAY A MINIMUM PIPE POOR AN INSTALLATION IS REQUIRED BETWEEN INSTALLATION MAIN LINES AND LATERAL PIPE AND FOR PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, GAS, OR COMPRESSED ETC. SHALL BE LOCATED LOWER THAN 4 FEET THE LINES AT STREET OR DRIVE BETWEEN TO AN

MAINTENANCE STANDARDS

1. THE OWNER SHALL BE RESPONSIBLE FOR THE INITIAL MAINTENANCE AND THEIR AS PLANT MATERIAL ON PUBLIC AREA WITH THE DEADLINE AND AS AFTER TENANTS PLANTS THE SEASON OF THE YEAR.
2. LANDSCAPE AND OTHER AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO OBSTRUCT VISIBILITY, SIGNALS, OR EASEMENTS TO THE EXTENT THAT THEY MAY OBSTRUCT OR TRAVEL FOR THE PUBLIC PERMISSION, OBJECTS, TRAFFIC IS REPORTED.
4. THE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE PLANTS MATERIALS IF WHICH SHALL BE REPLACED AFTER 30 DAYS AND SEASON INCLUDE TREE AND AFTER INSTALLATION OF THE TREE SHALL WELL AND MUST BE PROVIDED.

TREE PROTECTION NOTES

1. CONTACT [illegible] PRIOR TO A TREE REMOVAL PERMIT PRIOR TO REMOVING OR TRANSPLANTING OF ANY TREES.
2. ALL TREE SHALL BE [illegible] SHALL BE PROTECTED WITH A FIT ALL SHOWN A COLORED PLASTIC FENCE OR SILT FENCE. PLAN AS AT THE DRIP LINE OF THE TREE.
3. PRIOR TO THE NEW CONSTRUCTION BEGINNING OR CONTINUING A GRADING PERMIT. ALL TREE MAINTENANCE PROTECTIVE FEATURE SHALL BE INSPECTED BY THE OWNER AND BE INSPECTED BY THE CITY'S PARKS AND SERVICES.
4. NO EQUIPMENT SHALL BE PLACED OR PARKED A LONGER OF SPORTED WITHIN THE LIMITS OF THE DRIP LINE OF TREES WHICH REMAIN ON SITE.
5. NO SIGN, SHALL OR ATTACHMENT SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICLE AND CONSTRUCTION EQUIPMENT SHALL NOT PASS OR ENTER WITHIN THE LIMITS OF THE DRIP LINE.
7. WHEN CHANGES IN GRADE OF 3 INCHES CUT OR FILL SHALL NOT BE ALLOWED WITHIN A BASE SHALL ONLESS ADEQUATE TREE PROTECTION METHODS ARE APPROVED BY THE CITY.
8. NO STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF A TREE UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREE SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN COMPLIANCE WITH INDUSTRY STANDARDS PRACTICES AS MINIMUM REQUIREMENTS TO BE SUBMITTED.

OWNER / DEVELOPER:
LEGACY GROVE DEVELOPMENT, LLC
1450 HARRINGTON ROAD
WAXAHACHIE, TEXAS 75165
PH. (214) 405-5903
CONTACT: DAVID HARGROVE

CIVIL ENGINEER:
PELOTON
9600 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TEXAS 76177
PH. (817) 562-3350

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

CODY JOHNSON
s·t·u·d·i·o

(14)

SCREENING LEGEND

[illegible]

WALL LAYOUT NOTES

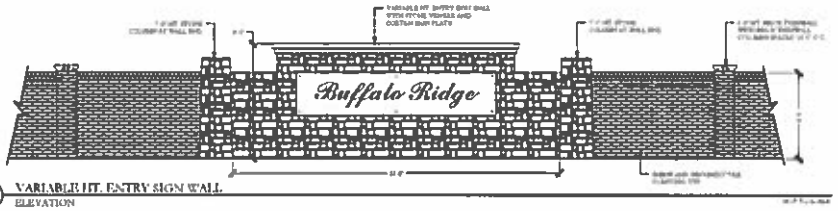
[illegible]

CODY JOHNSON
S·I·G·N·S·I·G

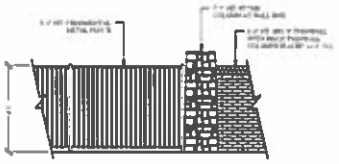
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase Four
City of Waxahachie, Ellis County, Texas

C.J. PROJECT NO.
GBP026A
SHEET NO.
HS1 of 2

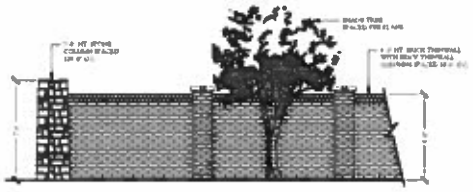
(14)



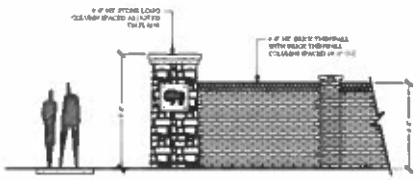
1 VARIABLE HT. ENTRY SIGN WALL
ELEVATION



4 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION



2 6'-0" HT. MASONRY SCREENING WALL
ELEVATION



3 8'-0" HT. STONE LOGO COLUMN
ELEVATION

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR [illegible] POSSIBLE PARALLAX [illegible] UTILITIES PRIOR [illegible] SHALL BE RESPONSIBLE FOR LOCATING ALL [illegible] UTILITIES AND SHALL BE LIABLE [illegible] ANY DAMAGE TO THE [illegible] OR UTILITIES CAUSED BY HIS PERSONS.
2. DO NOT SCALE DRAWINGS. [illegible] ALL DIMENSIONS, [illegible] THAT ORIGINALLY [illegible] DIMENSIONS [illegible] CONSTRUCTIONAL OR ORNAMENTAL [illegible] TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL DAMAGES AS THEIR DUE TO FAILURE TO NOTIFY [illegible].
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE [illegible] OF THE WALLS AND [illegible]. THE [illegible] SHALL STAKE THE LOCATION OF THE POINTS, & OF THE LINES AND [illegible].
4. THE CONTRACTOR SHALL REVIEW ALL OF THE PLANS AND [illegible] LAYOUT [illegible] THE [illegible] THE [illegible] SHALL [illegible] THE CONSTRUCTION. THE [illegible] ANY [illegible] TO THE LAYOUT BEFORE STARTING ANY PART OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL [illegible] IN THE WALL MUST BE [illegible] BY GRADE TRAMMELS OR [illegible] SHALL [illegible] THE [illegible] OF THE MASONRY "BOW" AT A CURVED WALL IS [illegible] AND THE MASONRY "FLAT" AT A COLUMN SHALL BE [illegible].
6. ALL ELEVATIONS SHOWN SHALL BE [illegible] BY A [illegible] BY INTERIOR AND SHALL BE PERFORMED BY ACCEPTABLE WITH ALL APPLICABLE [illegible] AND REQUIREMENTS.
7. THE ELECTRICAL WIRE SHALL INCLUDE ALL NECESSARY CONDUITS, [illegible] PROTECTIVE PIPES, THE TRANSFORMER AND OTHER MISCELLANEOUS ITEMS [illegible] THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY [illegible].
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR [illegible] AS REQUIRED FOR FORMS AND COLUMNS [illegible] INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO [illegible] CONDITION.
10. THE CONTRACTOR SHALL REVIEW [illegible] PLANS FOR [illegible] AND [illegible] DETAILED [illegible] TO [illegible] PRIOR TO [illegible] ONLY. CHECK SHALL [illegible] FROM LANDSCAPE ARCHITECT AND [illegible] PLANS FOR ACCURACY BEFORE PURCHASE.
11. LANDSCAPE PLANTING [illegible] FOR DIMENSIONAL PURPOSES ONLY. CHECK SHALL [illegible] FROM LANDSCAPE ARCHITECT AND [illegible] PLANS FOR ACCURACY BEFORE PURCHASE.

WALL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

BRICK THIN WALL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]

CODY JOHNSON
B·I·U·D·I·G

SCREENING AND BUFFERING
Hardscape Details
Buffalo Ridge - Phase Four
City of Waxahachie, Ellis County, Texas

PROJECT NO.
GBP026A
SHEET NO.
H52 of 2

(15)

Planning & Zoning Department

Plat Staff Report

Case: PP-19-0011

MEETING DATE(S)

Planning & Zoning Commission:	February 26, 2019
City Council:	March 4, 2019

CAPTION

Consider request by Michael James for a **Preliminary Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 26, 2019, the Commission voted 6-0 to recommend approval of plat no. PP -19-0011, subject to staff comments.

CASE INFORMATION

Applicant:	Michael James
Property Owner(s):	Michael & Jaya James and Gregory & Allison James
Site Acreage:	11.071 acres
Number of Lots:	3 lots
Number of Dwelling Units:	3 units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Sardis-Lone Elm Water Supply has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

SUBJECT PROPERTY

General Location:	147 Lone Elm Road
Parcel ID Number(s):	256277 and 252892
Current Zoning:	N/A (ETJ)
Existing Use:	There is a single family residence
Platting History:	J. Barker Survey, Abstract 40

(15)

Site Aerial:

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat drawing
2. Water Utility Provider's Endorsement

APPLICANT REQUIREMENTS

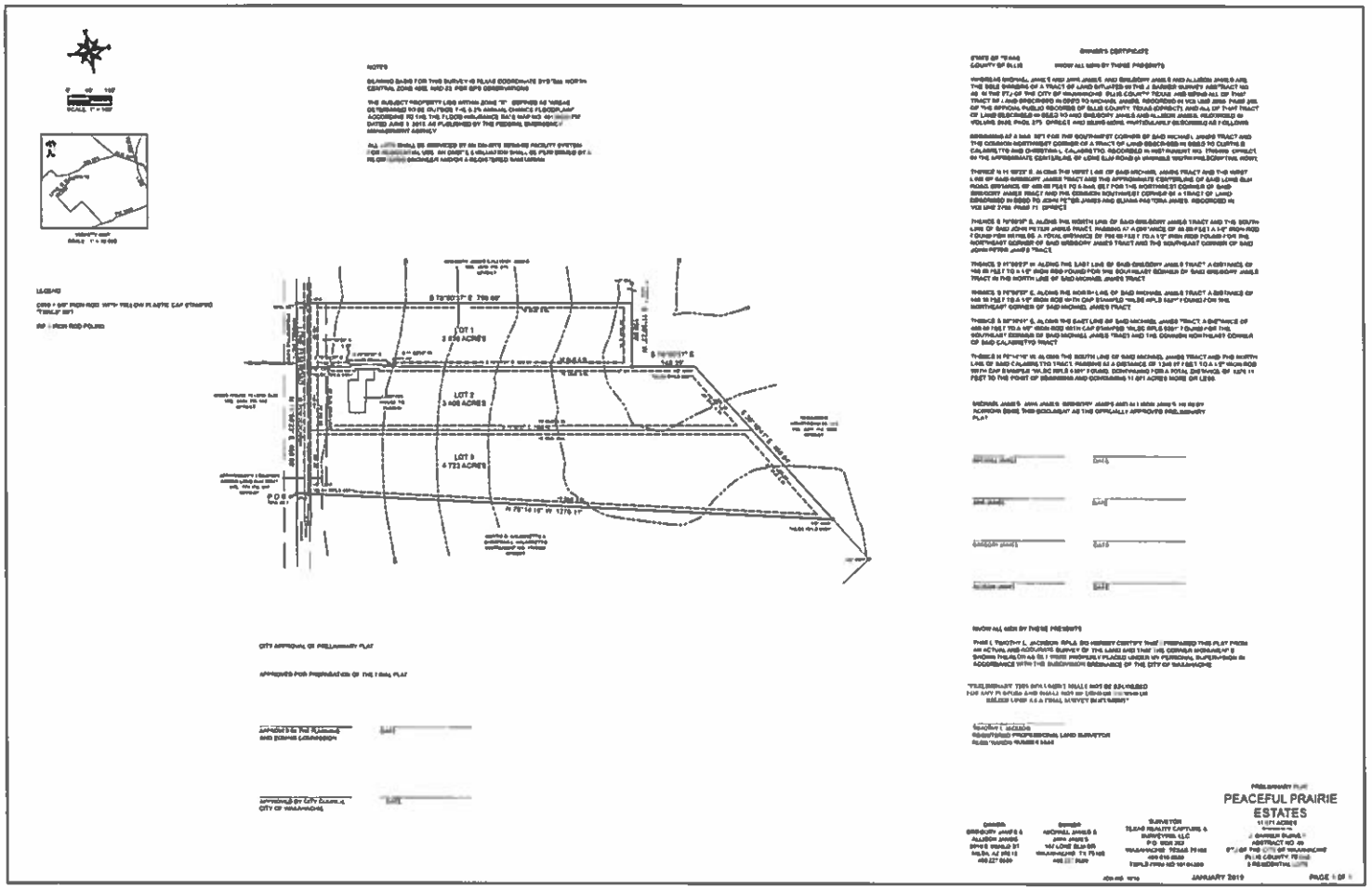
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied,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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(15)


LOT 1
2.876 ACRES
LOT 2
3.408 ACRES
LOT 3
4.723 ACRES
PEACEFUL PRAIRIE
ESTATES
JANUARY 2019

(15)

PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Michael James **Parcel ID #:** 256277, 252892
Subdivision Name: Peaceful Prairie Estates

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	☑	☐
2. The platted lots fall within our CCN area.	☑	☐
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	☑	☐
5. The water line size servicing the lots is 8" inches.	☑	☐

Paul Tischler
Print Name of General Manager of water provider or Designee

Sardis Lone Elm WSC
Name of water provider company

Signature of General Manager of water provider or Designee

1-17-19
Date

(16)

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0012

MEETING DATE(S)

Planning & Zoning Commission:	February 26, 2019
City Council:	March 4, 2019

CAPTION

Consider request by Michael James for a **Final Plat** of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 26, 2019, the Commission voted 6-0 to recommend approval of plat no. PP -19-0012, as presented.

CASE INFORMATION

Applicant:	Michael James
Property Owner(s):	Michael & Jaya James and Gregory & Allison James
Site Acreage:	11.071 acres
Number of Lots:	3 lots
Number of Dwelling Units:	3 units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Sardis-Lone Elm Water Supply has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

SUBJECT PROPERTY

General Location:	147 Lone Elm Road
Parcel ID Number(s):	256277 and 252892
Current Zoning:	N/A (ETJ)
Existing Use:	Single family residence
Platting History:	Companion case no. PP-19-0011 is being run concurrently.

Site Aerial:

RECOMMENDATION

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

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat drawing
2. Water Utility Provider's Endorsement

APPLICANT REQUIREMENTS

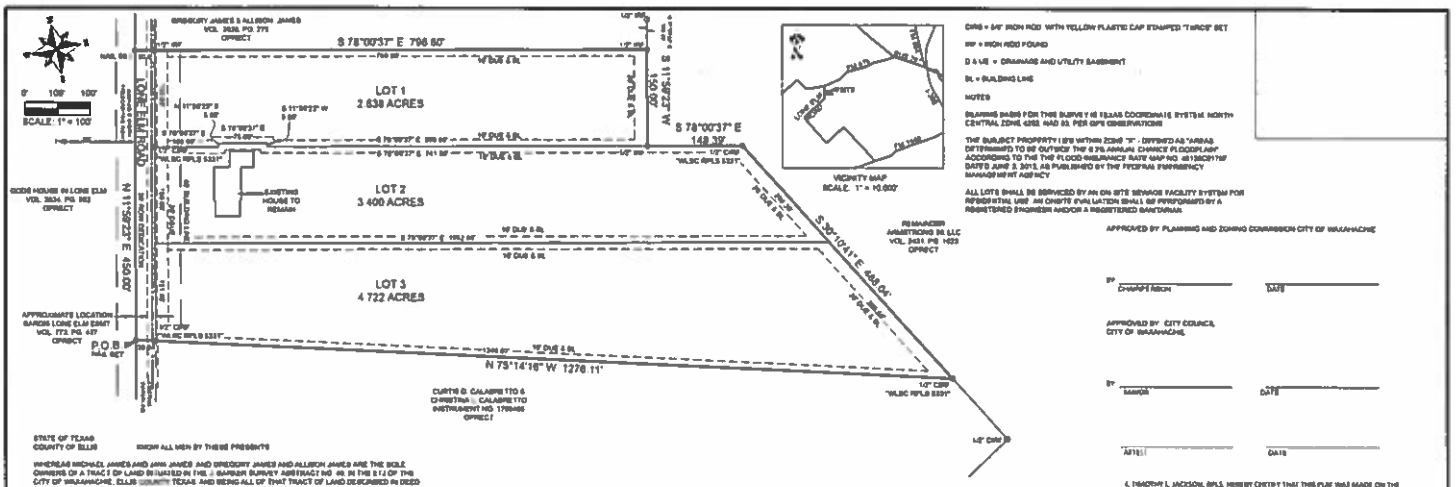
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied,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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(110)



CMS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TARCE" SET

IRF = IRON ROD FOUND

D & UE = DRAINAGE AND UTILITY EASEMENT

BL = BUILDING LINE

NOTES

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0175F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

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

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY _____ DATE _____
CHAIRPERSON

APPROVED BY CITY COUNCIL
CITY OF WAXAHACHIE

BY _____ DATE _____
MAYOR

_____ DATE _____
ATTEST

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS

WHEREAS MICHAEL JAMES AND JAYA JAMES AND GREGORY JAMES AND ALLISON JAMES ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE J. BARKER SURVEY ABSTRACT NO. 40, IN THE CITY OF THE CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO MICHAEL JAMES, RECORDED IN VOLUME 3628, PAGE 269, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY TEXAS (OPRECT), AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO AND GREGORY JAMES AND ALLISON JAMES RECORDED IN VOLUME 3628 PAGE 275 OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A NAIL SET FOR THE SOUTHWEST CORNER OF SAID MICHAEL JAMES TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CURTIS D. CALABRETTO AND CHRISTINA L. CALABRETTO RECORDED IN INSTRUMENT NO. 1709466 (OPRECT), IN THE APPROXIMATE CENTERLINE OF LONE ELM ROAD (A VARIABLE WIDTH PRESCRIPTIVE ROW);

THENCE N 11°59'23" E, ALONG THE WEST LINE OF SAID MICHAEL JAMES TRACT AND THE WEST LINE OF SAID GREGORY JAMES TRACT AND THE APPROXIMATE CENTERLINE OF SAID LONE ELM ROAD, DISTANCE OF 450.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF SAID GREGORY JAMES TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN PETER JAMES AND ELMINA PASTORA JAMES, RECORDED IN VOLUME 2768, PAGE 11, OPRECT;

THENCE S 78°00'37" E, ALONG THE NORTH LINE OF SAID GREGORY JAMES TRACT AND THE SOUTH LINE OF SAID JOHN PETER JAMES TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 1/2" IRON ROD FOUND FOR WITNESS, A TOTAL DISTANCE OF 796.60 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID GREGORY JAMES TRACT AND THE SOUTHEAST CORNER OF SAID JOHN PETER JAMES TRACT;

THENCE S 11°59'23" W, ALONG THE EAST LINE OF SAID GREGORY JAMES TRACT, A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID GREGORY JAMES TRACT IN THE NORTH LINE OF SAID MICHAEL JAMES TRACT;

THENCE S 78°00'37" E, ALONG THE NORTH LINE OF SAID MICHAEL JAMES TRACT A DISTANCE OF 148.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR THE NORTHEAST CORNER OF SAID MICHAEL JAMES TRACT;

THENCE S 30°10'41" E, ALONG THE EAST LINE OF SAID MICHAEL JAMES TRACT, A DISTANCE OF 488.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND FOR THE SOUTHEAST CORNER OF SAID MICHAEL JAMES TRACT AND THE COMMON NORTHEAST CORNER OF SAID CALABRETTO TRACT;

THENCE N 75°14'18" W, ALONG THE SOUTH LINE OF SAID MICHAEL JAMES TRACT AND THE NORTH LINE OF SAID CALABRETTO TRACT PASSING AT A DISTANCE OF 1266.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WLSC RPLS 5331" FOUND, CONTINUING FOR A TOTAL DISTANCE OF 1276.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.071 ACRES MORE OR LESS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT MICHAEL JAMES AND JAYA JAMES, GREGORY JAMES AND ALLISON JAMES, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PEACEFUL PRAIRIE ESTATES, AN ADDITION TO ELLIS COUNTY AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, AND DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT LIENS AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY

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

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2019

_____
GREGORY JAMES

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

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 _____, 2019

_____
ALLISON JAMES

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

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 _____, 2019

_____
MICHAEL JAMES

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL JAMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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 _____, 2019

_____
JAYA JAMES

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

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

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

_____
JONATHAN L. JACKSON
REGISTRATION NUMBER 5644

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2019

_____ _____
COUNTY JUDGE COUNTY CLERK

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

_____
DEPARTMENT OF DEVELOPMENT DIRECTOR DATE

OWNER
GREGORY JAMES &
ALLISON JAMES
3918 E MONLO ST
MESQUITE, TX 75149
469.227.9969

OWNER
MICHAEL JAMES &
JAYA JAMES
147 LONE ELM DR
WAXAHACHIE, TX 75165
469.227.9969

SURVEYOR
TEXAS REALTY CAPTURE &
SURVEYING, LLC.
P.O. BOX 957
WAXAHACHIE, TEXAS 75165
469.910.6338
TBPLS FIRM NO 10194300

JOB NO 1330

SIMPLIFIED PLAT - ELLIS COUNTY
FINAL PLAT - CITY OF WAXAHACHIE

PEACEFUL PRAIRIE ESTATES

11.071 ACRES
SITUATED IN THE
J. BARKER SURVEY,
ABSTRACT NO. 40
ELLIS COUNTY, TEXAS
3 RESIDENTIAL LOTS

JANUARY 2019 PAGE 1 OF 1

(116)

PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Michael James **Parcel ID #:** 256277, 252892
Subdivision Name: Peaceful Prairie Estates

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	☑	☐
2. The platted lots fall within our CCN area.	☑	☐
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	☑	☐
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	☑	☐
5. The water line size servicing the lots is 8" inches.	☑	☐

Paul Tischler
Print Name of General Manager of water provider or Designee

Sardis Lone Elm WSC
Name of water provider company

Signature of General Manager of water provider or Designee

1-17-19
Date

(17)

Memorandum

To: Honorable Mayor and Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: March 1, 2019

Re: LP-19-0013 Buffalo Ridge Phase 5

This Landscape Plan is a companion case to PP-17-0029 Buffalo Ridge which was approved by City Council on May 1, 2017.

Staff recommends approval of the Landscape Plan as presented.

(17)

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~BUFFALO RIDGE PHASE ONE~

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SUBMITTAL DATE January 11, 2019

GENERAL CONSTRUCTION NOTES

[illegible]

GENERAL LANDSCAPE NOTES

[illegible]

LOCATION MAP
NOT TO SCALE

SHEET INDEX	
OVERALL LAYOUT PLAN	
LANDSCAPE PLANS	
LANDSCAPE DETAILS	
LANDSCAPE PLANS	
LANDSCAPE DETAILS	

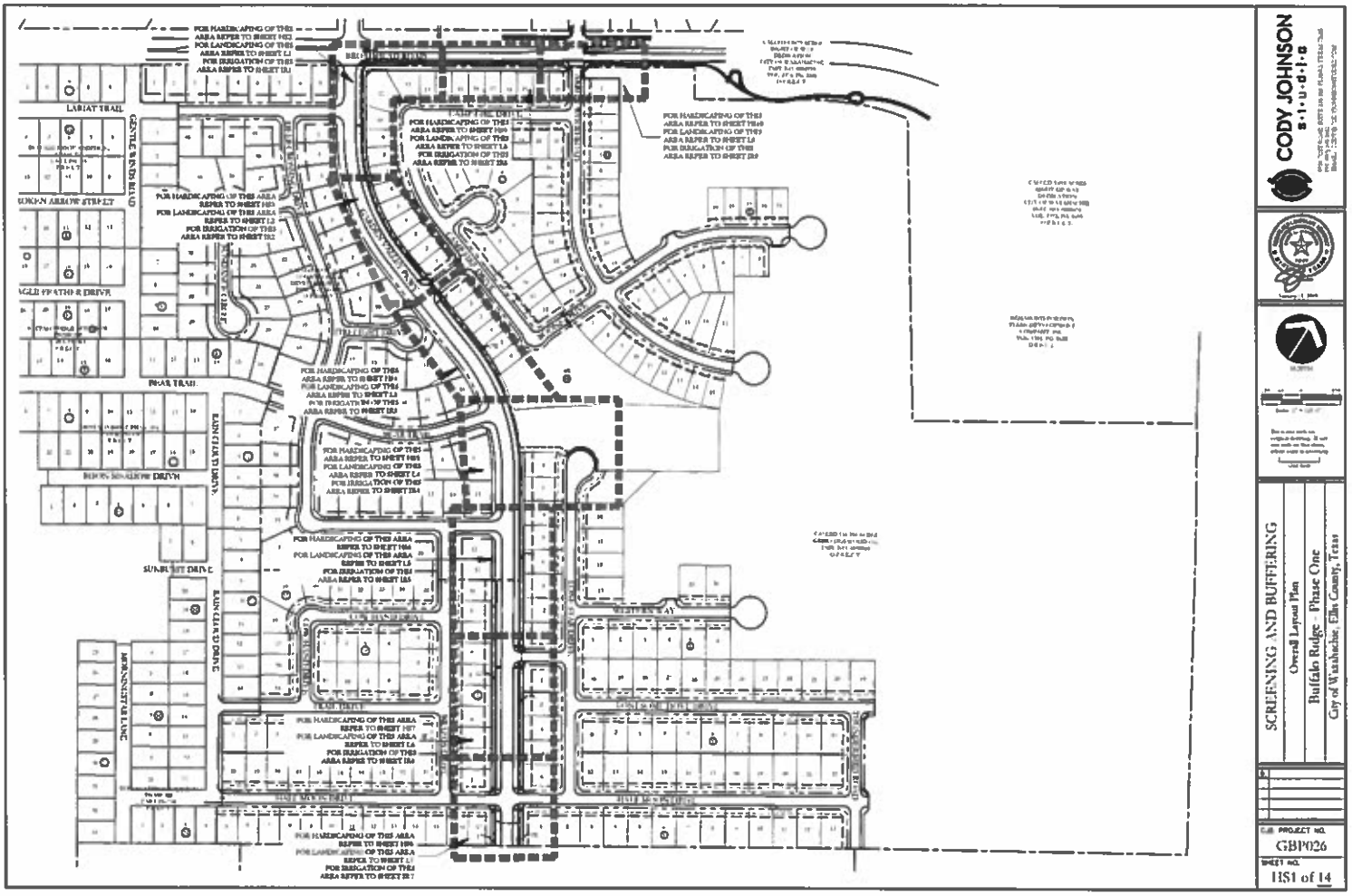
OWNER / DEVELOPER:
GRBK EDGEWOOD LLC
2805 N. DALLAS PKWY
SUITE 400
PLANO, TEXAS 75093
PH. (469) 450-5585
CONTACT: BOBBY SAMUEL

CIVIL ENGINEER:
STANTEC
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PH. (972) 991-0011
CONTACT: JOSHUA MILLSAP, PE

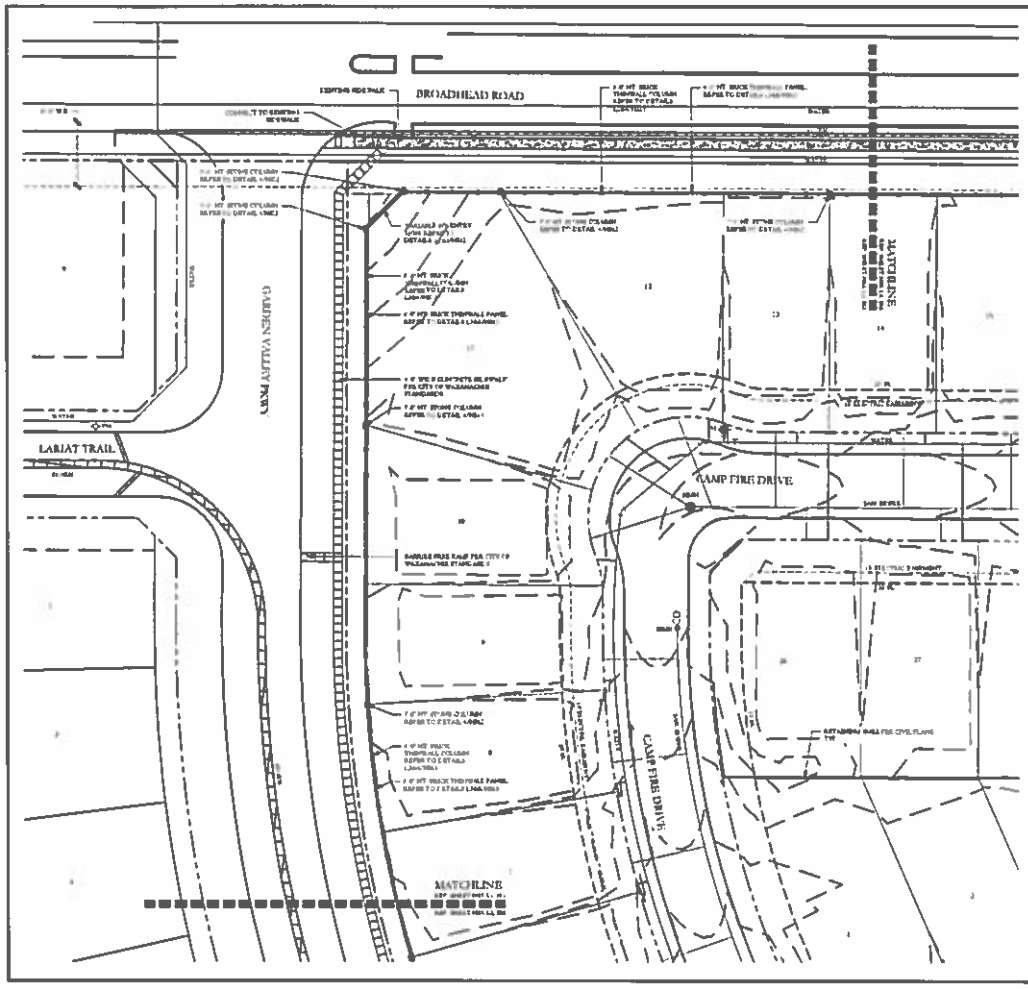
LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

CODY JOHNSON
s·t·u·d·i·o

(17)


LARIAT TRAIL
GENTLE BREEZE BLVD
BEAR TRAIL
SUNBURST DRIVE
CODY JOHNSON
SCREENING AND BUFFERING
Overall Layout Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
PROJECT NO.
GBP026
SHEET NO.
HS1 of 14

(17)



WALL LAYOUT NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING MINOR PARALLAX WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR COST REPAIRS DUE TO DAMAGE OF EXISTING PAVEMENT OR ANY UTILITIES OR STRUCTURES CAUSED BY THEIR ACTS.

2. DO NOT BE FULLY PROVIDED WITH CONSTRUCTION AS DESIGNED, THEN IT IS OBVIOUS THAT DIFFICULT CONSTRUCTION OR COMPLETE ERROR THAT MAY HAVE MADE HIGHLIGHTED BELOW. NOTHING SHALL BE BEYOND THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRELIMINARY REPRESENTATIONS TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE CONTRACTOR SHALL REVIEW CAREFULLY THE LAYOUT OF THE PLANS, WALLS AND COLUMNS. THE OWNER'S REPRESENTATIVE SHALL STAKE THE LOCATIONS ON THE PROPERTY TO ALLOW LINES AND EASEMENTS.

4. THE CONTRACTOR SHALL REVIEW ALL OF THE PLANS AND CONFIRM LOCATIONS PRIOR TO THE OWNER'S REPRESENTATIVE PRIOR TO PROPOSED CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT WITHOUT ADDITIONAL COST TO THE OWNER.

5. ALL SLOPE BY THE WALL MUST BE MADE MEDIUMLY BY GRADE CHANGES OR LEVELS. SLOPE SHALL NOT EXCEED 3:1 AT MINOR OR MAJOR CORNERS. THE MINIMUM "REST" AT A COLUMN SHALL BE 3' AND THE MAXIMUM "REST" AT A COLUMN SHALL BE 6'.

6. ALL SLOPE AT WALL SHALL BE PROPORTIONED BY A LICENSED ENGINEER AND SHALL BE PREPARED BY AUGER AND 2 WITH ALL APPLICABLE CODES AND REQUIREMENTS.

7. THE ELECTRICAL WORK SHALL INCLUDE ALL PRELIMINARY CONCRETE, WIRE, FITTINGS, FIXTURES, TRANSFORMERS AND OTHER NEW ELAPSE JOB ITEMS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING AS APPROVED FOR PRICE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

CODY JOHNSON
S·I·G·N·A·G·E

SCREENING AND BUFFERING
Landscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

C.E. PROJECT NO.
GBP026

SHEET NO.
HS2 of 14

(17)

MATCHLINE
GARDEN VALLEY PKWY
CAMPFIRE DRIVE
MEADFIELD ROAD
DEER CROSSING DRIVE
MATCHLINE
HARDSCAPE LEGEND
CODY JOHNSON
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
C.J. PROJECT NO.
GBP026
SHEET NO.
HS3 of 14

(17)

HARDSCAPE LEGEND
MATCHLINE
MATCHLINE
GARDEN VALLEY PKWY
CAMP ELDORADO
CODY JOHNSON
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
CJB PROJECT NO.
GBP026
SHEET NO.
HS4 of 14

(17)

MATCHLINE
BEAR TRAIL
CAMINO AZTECA DRIVE
MATCHLINE
CODY JOHNSON
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
GBP026
HS5 of 14

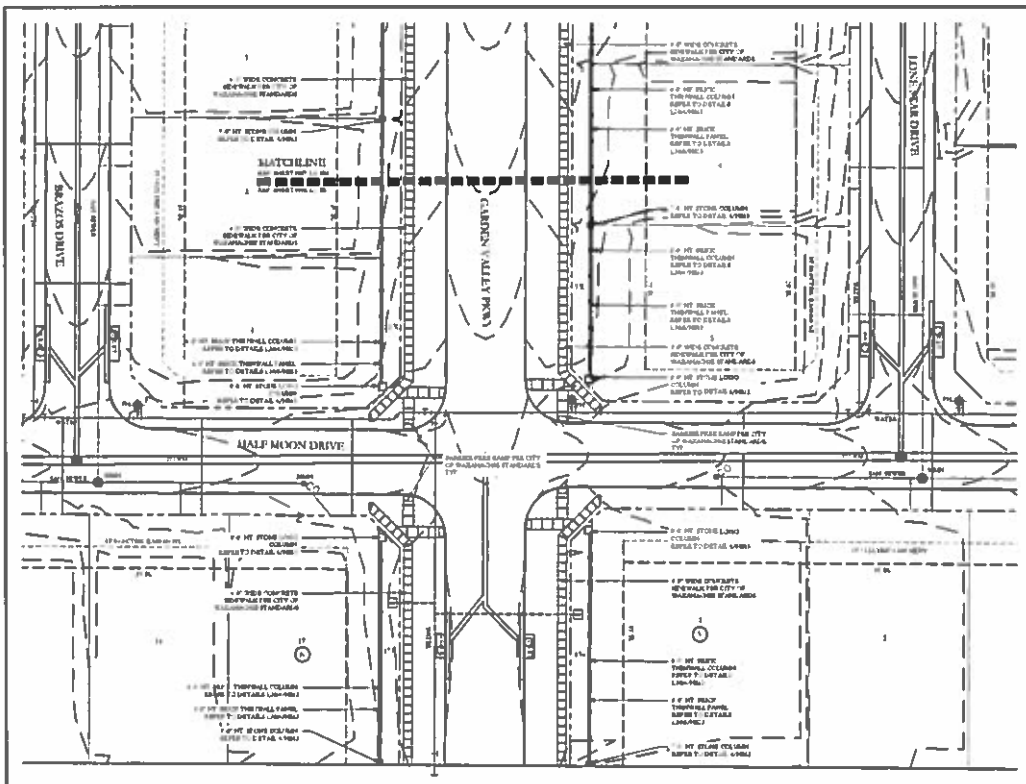
(17)

MATCHLINE
HARDSCAPE LEGEND
GARDEN VALLEY PKWY
WESTERN WAY
LONESTAR DRIVE
MATCHLINE
CODY JOHNSON
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
C.J.B. PROJECT NO.
GBP026
SHEET NO.
HS6 of 14

(17)

MATCHLINE
CHUTE STREET
GARDEN VALLEY WAY
FAR DRIVE
LONESOME DOVE
HARDSCAPE LEGEND
CODY JOHNSON
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
GBP026
HS7 of 14

(17)



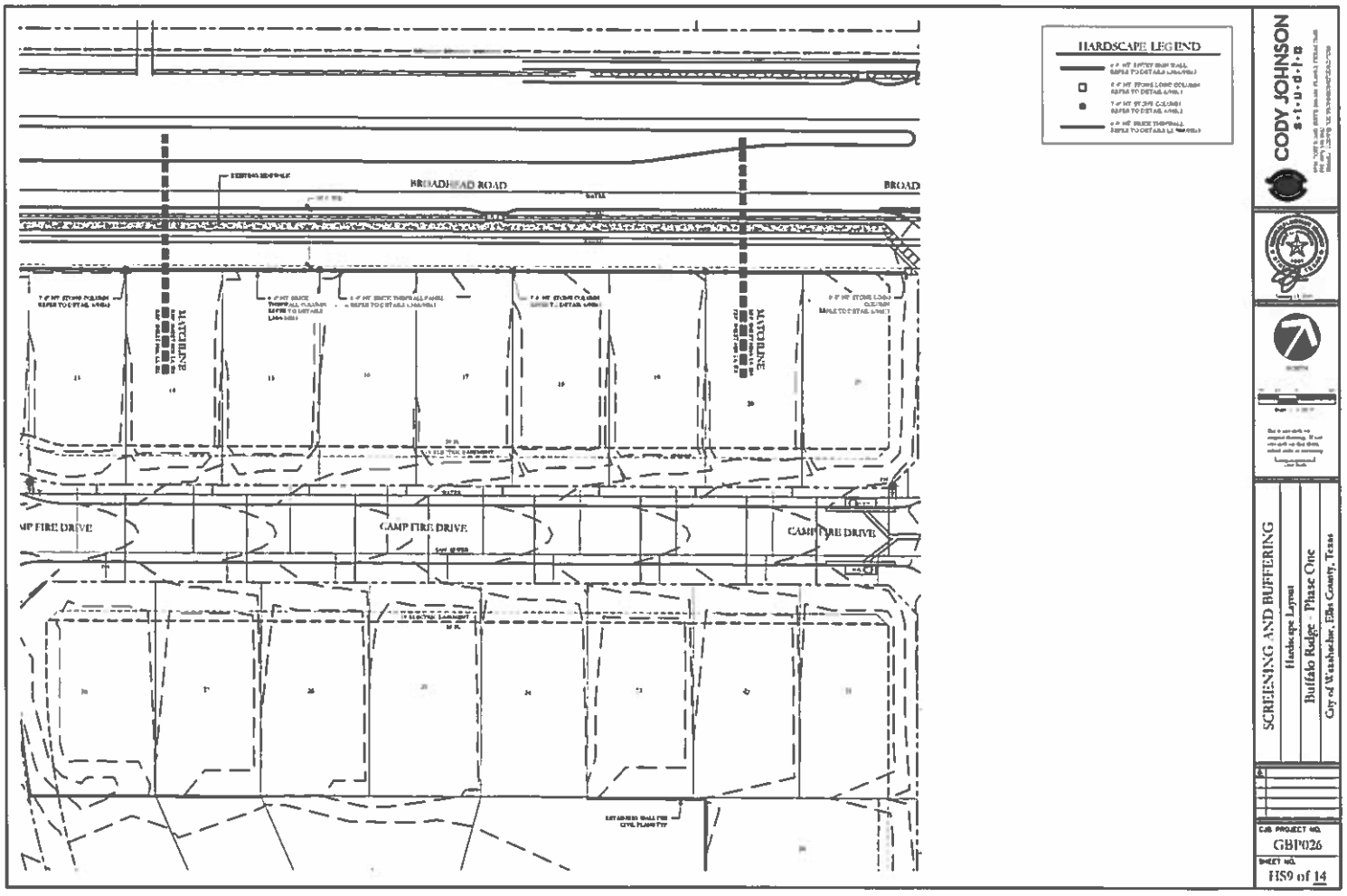
HARDSCAPE LEGEND

CODY JOHNSON
a·r·c·h·i·t·e·c·t

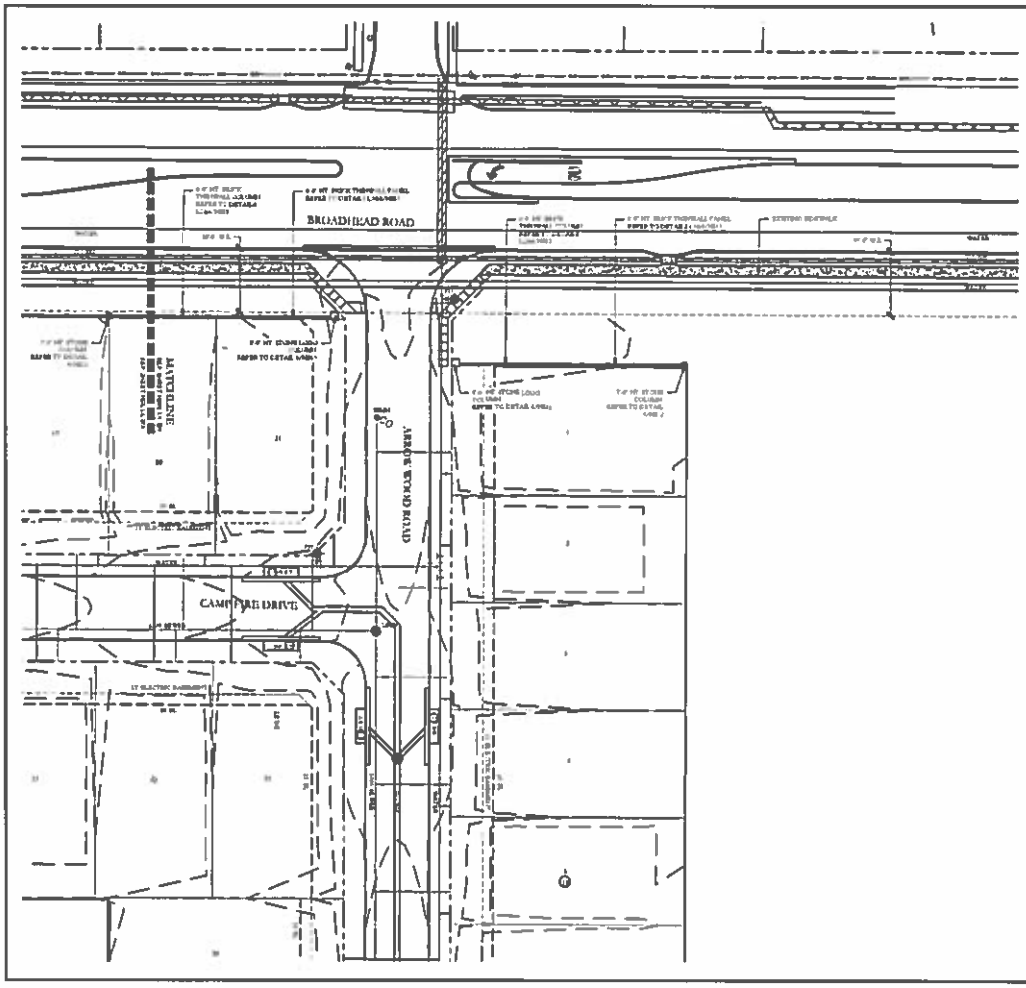
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

C.J.E. PROJECT NO.
GBP026
SHEET NO.
HS8 of 14

(17)


HARDSCAPE LEGEND
BROADHEAD ROAD
BROAD
MATCHLINE
MATCHLINE
CAMP FIRE DRIVE
CAMP FIRE DRIVE
CAMP FIRE DRIVE
CODY JOHNSON
S·t·u·d·i·o
SCREENING AND BUFFERING
Hardscape Layout
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
CJS PROJECT NO.
GBP026
SHEET NO.
HS9 of 14

(17)



HARDSCAPE LEGEND

CODY JOHNSON

SCREENING AND BUFFERING

Hardscape Layout

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

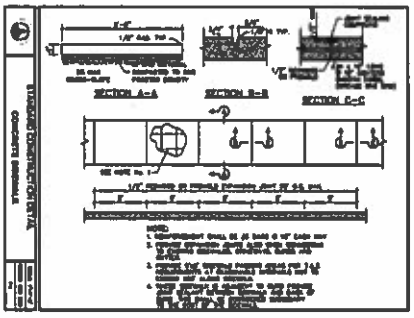
C.J.B. PROJECT NO.

GBP026

SHEET NO.

HS10 of 14

(17)



WALL NOTES

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CODY JOHNSON

SCREENING AND BUFFERING

Hardscape Details

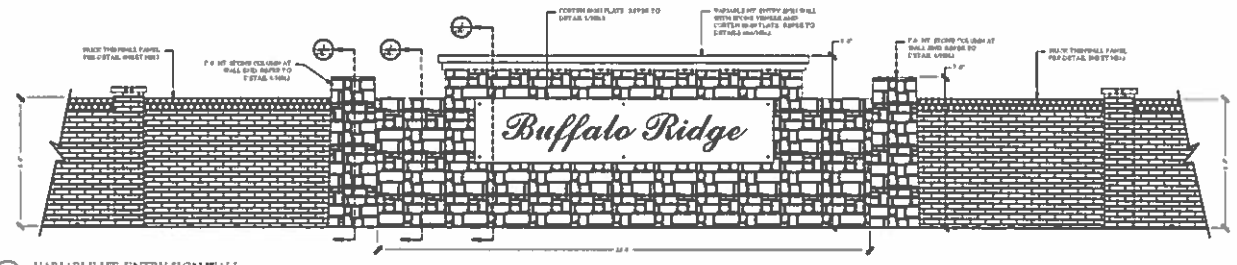
Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

GBP026

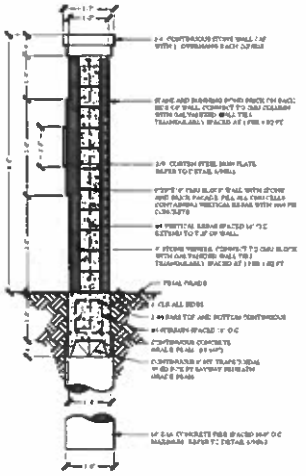
HS11 of 14

(17)

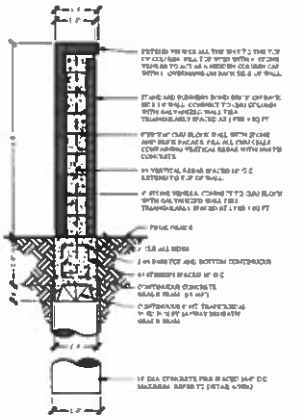


1 VARIABLE HT. ENTRY SIGN WALL
ELEVATION

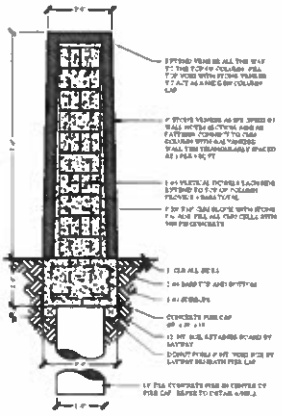
5 CORTEN STEEL SIGN PANEL
ELEVATION



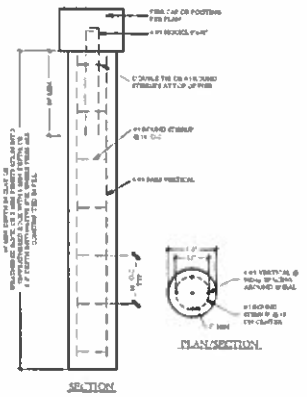
2 8'-0" HT. ENTRY SIGN PANEL
SECTION



3 6'-0" HT. ENTRY SIGN PANEL
SECTION



4 7'-0" HT. STONE COLUMN
SECTION



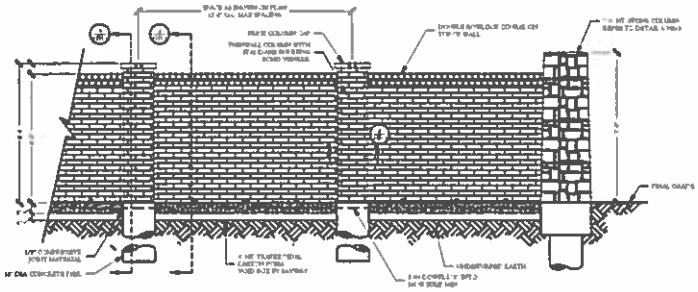
6 PIER (18" DIA.)
SECTION

CODY JOHNSON

SCREENING AND BUFFERING
Landscape Details
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

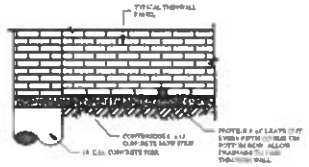
C.E. PROJECT NO.
GBP026
SHEET NO.
HS12 of 14

(17)

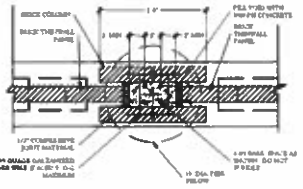


1 BRICK THINWALL WITH BRICK COLUMN
ELEVATION

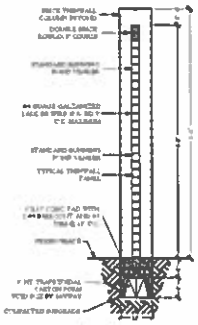
BRICK THIN-WALL NOTES



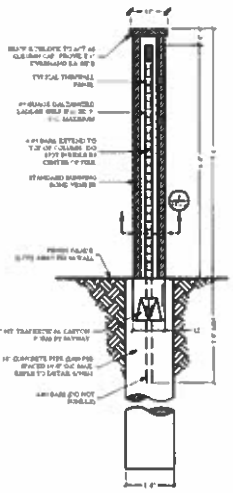
5 BOTTOM OF THINWALL PANEL DETAIL
ELEVATION



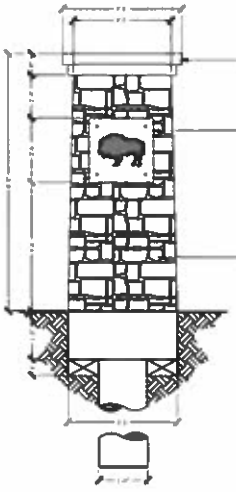
2 THINWALL COLUMN
PLAN/SECTION



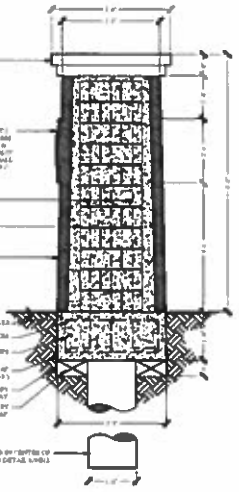
3 BRICK THINWALL PANEL
SECTION



4 THINWALL COLUMN
SECTION



ELEVATION



SECTION

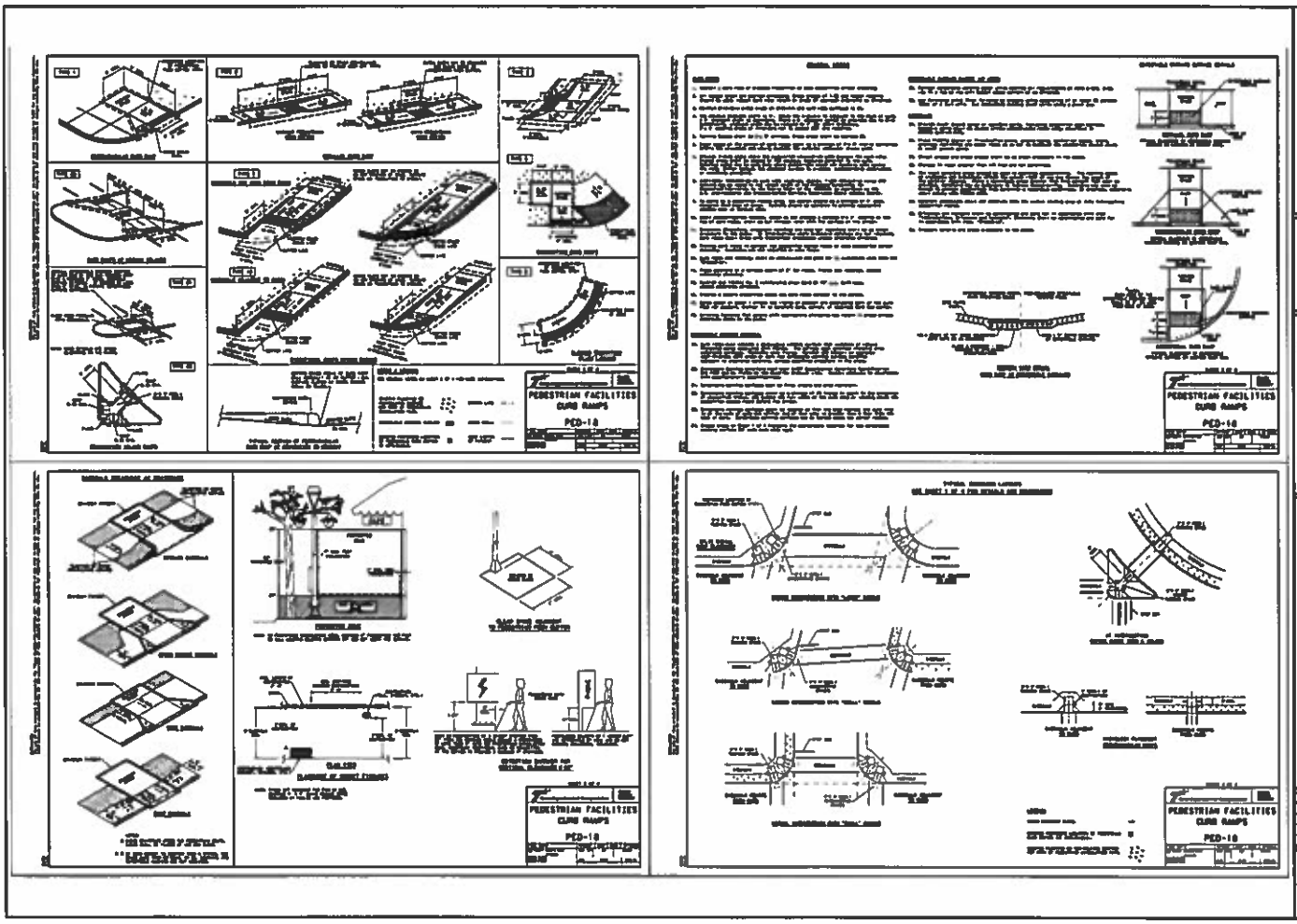
6 8'-0" HT. STONE LOGO COLUMN
ELEVATION/SECTION

CODY JOHNSON
8-1-9-2-1-2

SCREENING AND BUFFERING
Hardscape Details
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

C.O. PROJECT NO.
GBP026
SHEET NO.
HS13 of 14

(17)



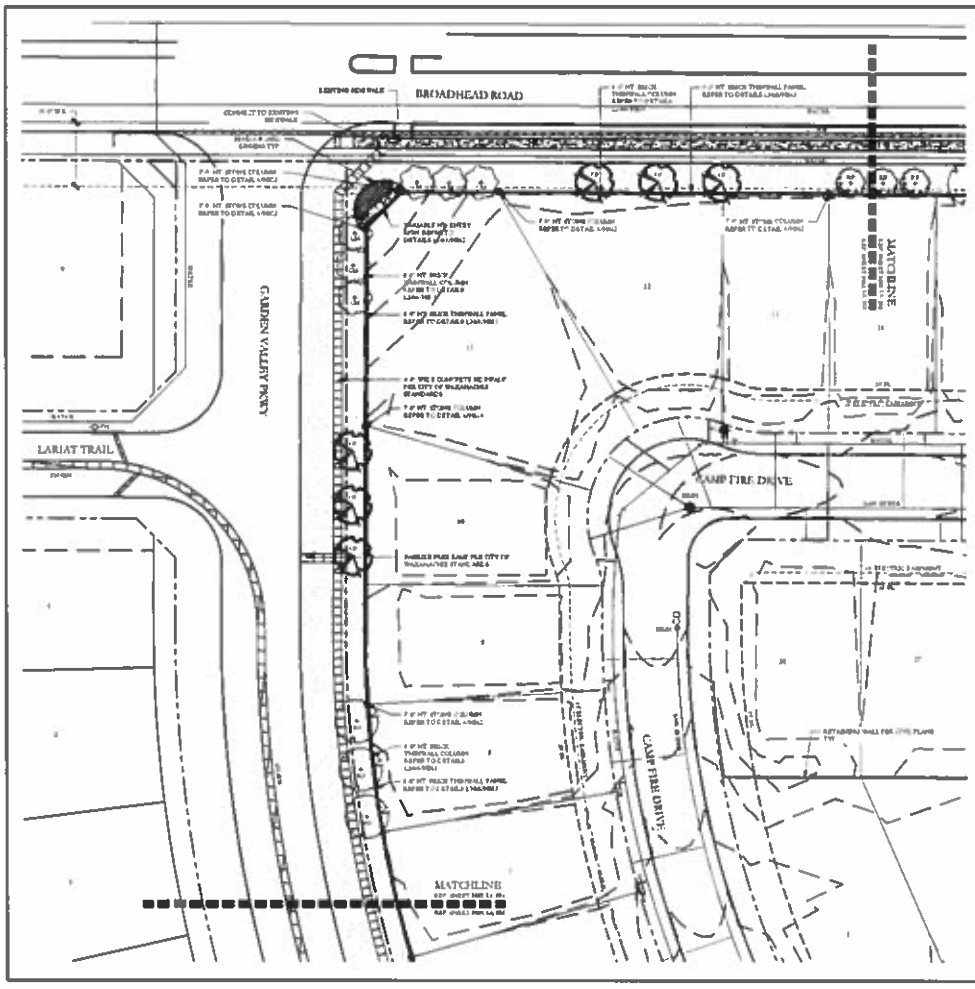
CODY JOHNSON

SCREENING AND BUFFERING
Hardscape Details
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

C.S. PROJECT NO.
GBP026

SHEET NO.
HS14 of 14

(17)



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		[illegible]	[illegible]	[illegible] CALIPER	[illegible]
		[illegible]	[illegible]	[illegible] CALIPER	[illegible]
		[illegible]	[illegible]	[illegible] CALIPER	[illegible]
		[illegible]	[illegible]	[illegible] CALIPER	[illegible]
		[illegible]	[illegible]	[illegible] CALIPER	[illegible]
		[illegible]	[illegible]	[illegible] GALLON	[illegible]
		[illegible]	[illegible]	[illegible] GALLON	[illegible]
		[illegible]	[illegible]	[illegible] GALLON	[illegible]
		[illegible]	[illegible]	[illegible] GALLON	[illegible]
		[illegible]	[illegible]	[illegible] GALLON	[illegible]
		[illegible]	[illegible]	[illegible] POT	[illegible]
		[illegible]	[illegible]	[illegible]	[illegible]

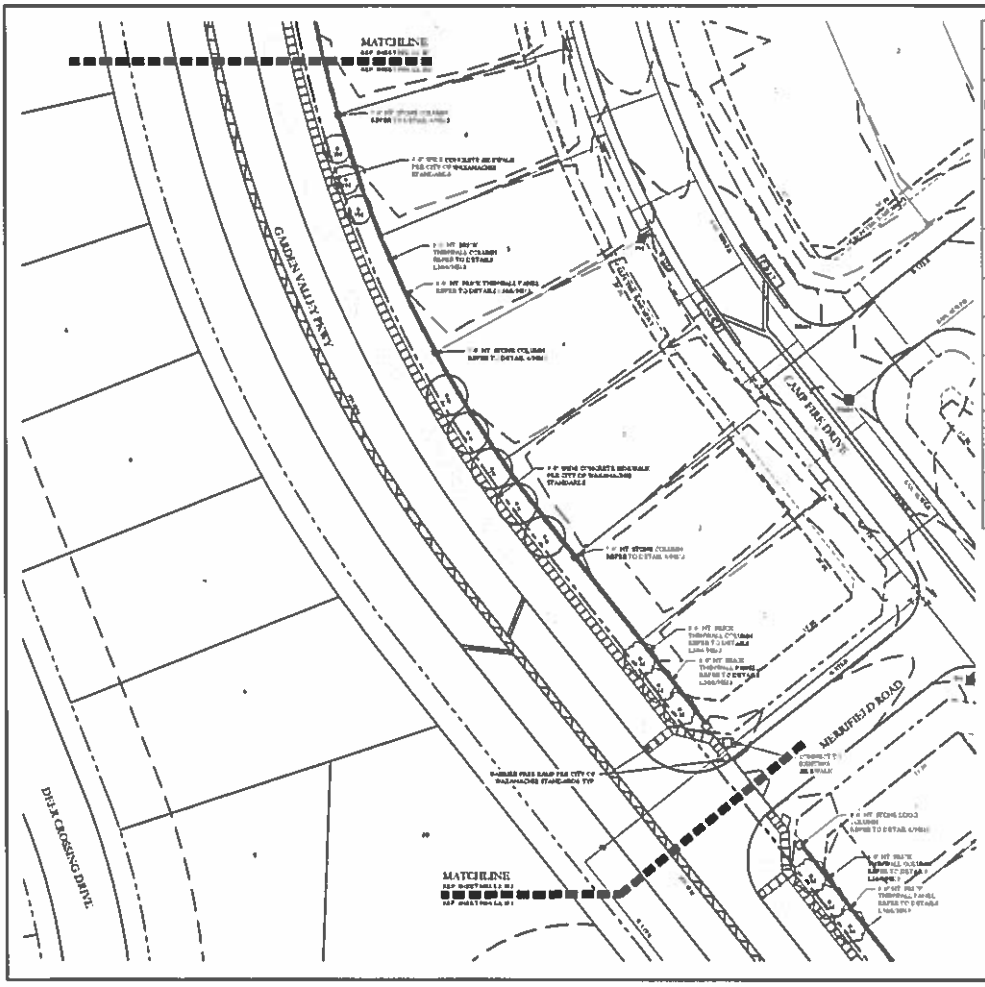
CODY JOHNSON
Studio

NORTH

SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

C.J.S. PROJECT NO.
GBP026
SHEET NO.
L1 of 10

(17)



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE (TUSCAN WHITE)	LAGERSTROEMIA INDICA X FAURIEI 'TUSCAN WHITE'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
		EDGING OF SHRUB AREAS	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	3 GALLON	48" O.C.
		PURPLE LANTANA	LANTANA CAMARA 'PURPLE LANTANA'	3 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		DYSSODIA PERENNIA GRASS	DYSSODIA PAPPOSA	ROUNDS FIRST	HYDROMULCH

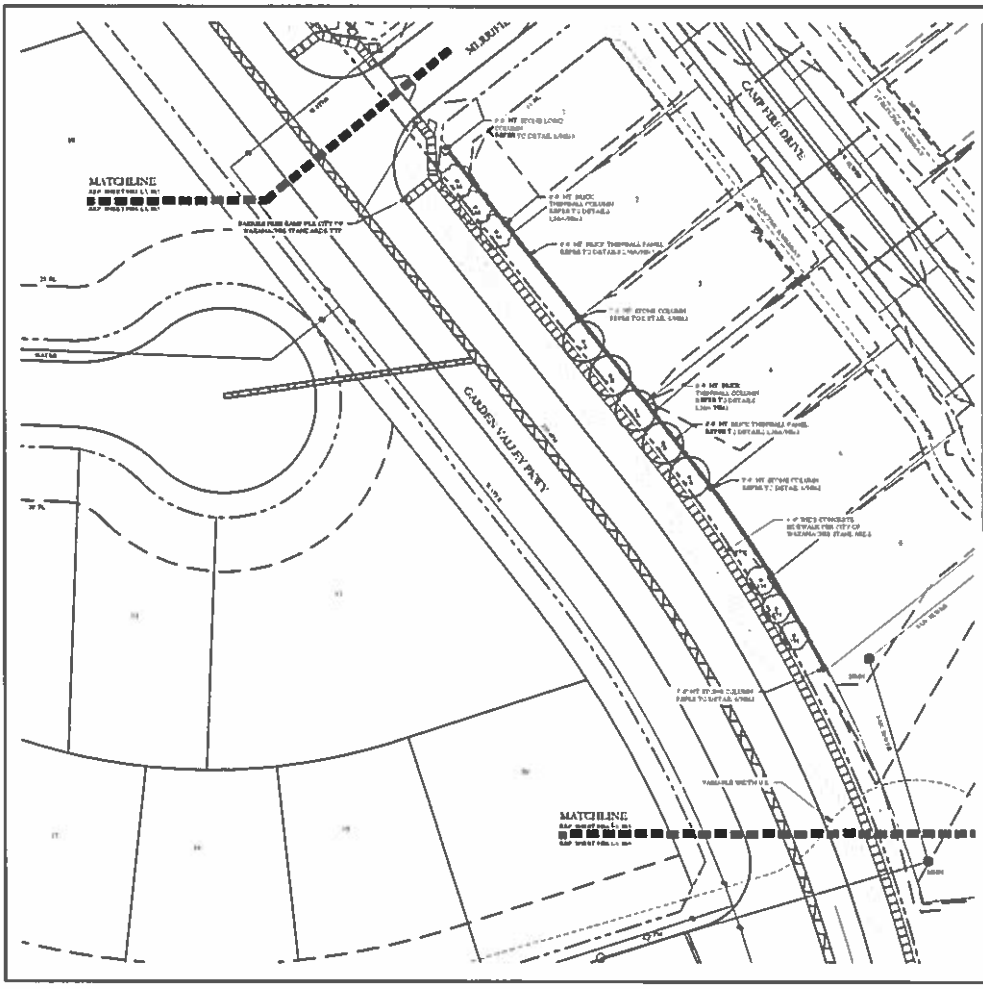
CODY JOHNSON
S·I·G·N·E·D

NORTH

SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

C.J.S. PROJECT NO.
GBP026
SHEET NO.
L2 of 10

(17)



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CS	CEDAR SAGE	SALVIA CANEPHORA	4" CALIPER	AS SHOWN
	TM	MALT-MEE WHITE CLAY WISTERIA	WISTERIA SINENSIS MALT-MEE WHITE CLAY	5" CALIPER	AS SHOWN
	RS	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	5" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	5" CALIPER	AS SHOWN
		SPRAND OF ANGELS AGELLA	AGELLA GRANDIFLORA	1 GALLON	18" O.C.
		PURPLE LANTANA LANTANA LINE	LANTANA MONTEVIDENSIS PURPLE DANCER	1 GALLON	18" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO	1 GALLON	18" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		STRAW OF MEXICO GRASS	STENOTAPHRUM SECUNDATUM	SOD/SQ. FOOT	INTERCONNECTED

CODY JOHNSON

NORTH

SCREENING AND BUFFERING

Landscape Plan

Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

C.E. PROJECT NO.
GBI1026

SHEET NO.
13 of 10

(17)

MATCHLINE
BEAR TRAIL
GOLDEN VALLEY PKWY
LONE STAR DRIVE
MATCHLINE
CODY JOHNSON
SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
CJB PROJECT NO.
GBP026
SHEET NO.
L4 of 10

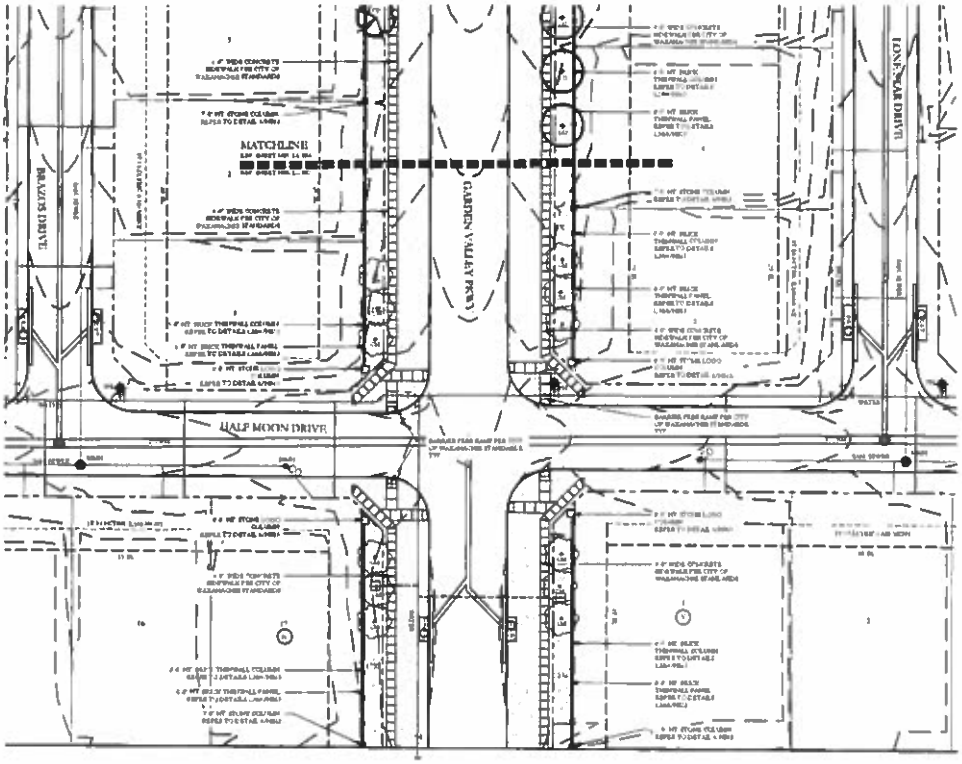
(17)

MATCHLINE
GARDEN VALLEY PKWY
WESTERN
LINE STAR DRIVE
PLANT LEGEND
SYMBOL
KEY
COMMON NAME
SCIENTIFIC NAME
SIZE
SPACING
CODY JOHNSON
SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
GBP026
L5 of 10

(17)

MATCHLINE
CHUTE STREET
GARDEN VALLEY DRIVE
GARDEN
FAIR DRIVE
LONE STAR DRIVE
PLANT LEGEND
SYMBOL
KEY
COMMON NAME
SCIENTIFIC NAME
SIZE
SPACING
LO
LIVE OAK
QUERCUS VIRGINIANA
6" CALIPER
AS SHOWN
CP
CHINESE PISTACHE
PISTACIA CHINENSIS
6" CALIPER
AS SHOWN
CB
CHINESE ELM
ULMUS CRASSIFOLIA
6" CALIPER
AS SHOWN
CM
MAT JUNIE WHITE CRAPE MYRTLE
LAGERSTROEMIA INDICA X FAURIEI 'MATCHEZ'
6" CALIPER
AS SHOWN
TS
TEXAS REDBUD
CERCIS CANADENSIS VAR. TEXENSIS
6" CALIPER
AS SHOWN
YH
YAUPON HOLLY
ILEX VOMITORIA
6" CALIPER
AS SHOWN
7 GALLON
48" O.C.
3 GALLON
48" O.C.
2 GALLON
48" O.C.
1 GALLON
18" O.C.
6" POT
6" O.C.
CODY JOHNSON
NORTH
SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
C.J.J. PROJECT NO.
GBP026
SHEET NO.
L6 of 10

(17)



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	WHITE CHAPS CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'WHITE CHAPS'	3" CALIPER	AS SHOWN
	RS	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	3" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	3" CALIPER	AS SHOWN
		SEASONAL DISPLAYS AREAS	ANNUAL GRASSES/FLOWERS SEASONAL DISPLAYS	1 GALLON	18" O.C.
		PURPLE LOAMS AND LILIES WITH GRASS	LILIS SPIRALIS, LIRIOPE MUSCARI PURPLE LOAMS, VARI	1 GALLON	18" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS SEARSIO	1 GALLON	18" O.C.
		LEAF'S GRASS	LEAFS MISCANT	1 GALLON	18" O.C.
		ANNUAL STATE	TO BE SELECTED BY OWNER	4" POT	4" O.C.
		CYNOCTON BERMUDA GRASS	CYNOCTON DACTYLON	SOUARE FEET	HYDROMULCH

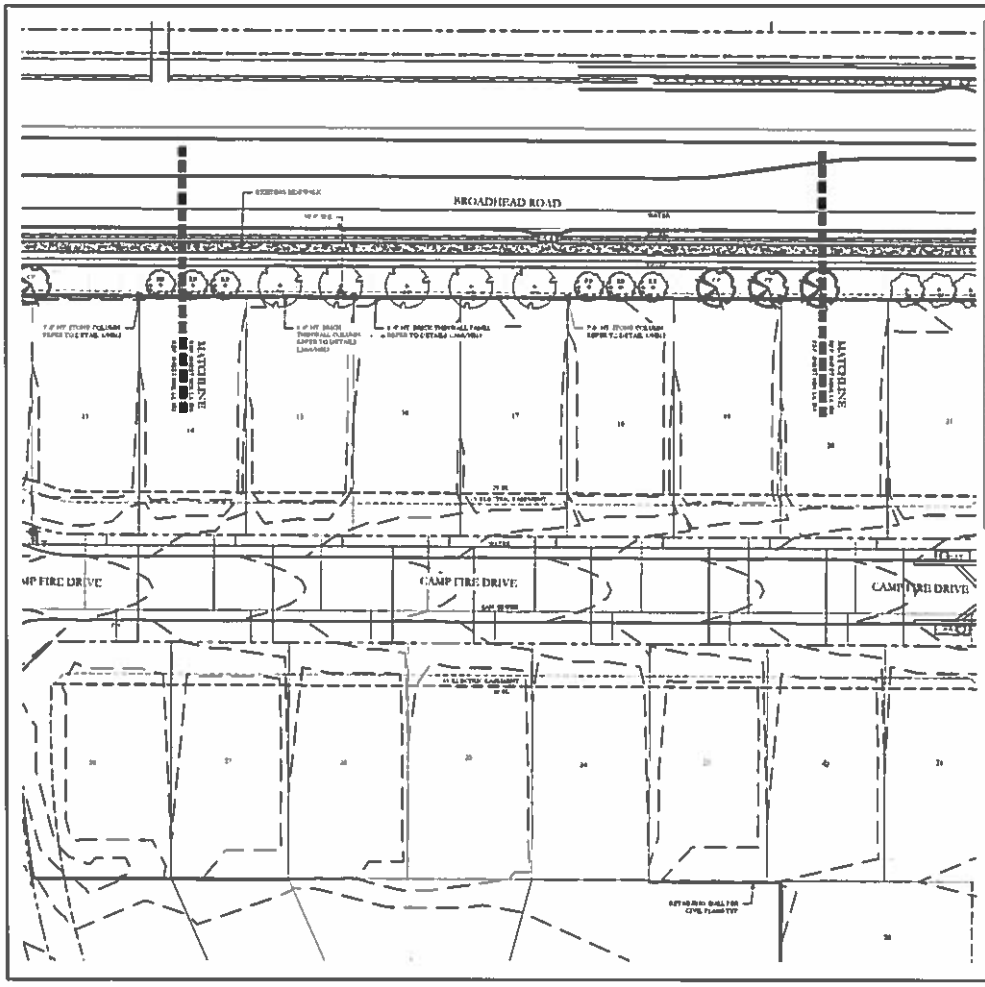
CODY JOHNSON
a·l·u·d·i·o

SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

PROJECT NO.
GBP026

SHEET NO.
L7 of 10

(17)



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	MATCHBEE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MATCHBEE'	2" CALIPER	AS SHOWN
	TP	TEXAS PERSIMMON	DIOSPYROS TEXANA VAR. TEXANA	4" CALIPER	AS SHOWN
	TH	TAM JUNIPER HOLLY	ILEX X 'TAM JUNIA'	4" CALIPER	AS SHOWN
		SEVEREY SUCCULENT ARBELIA	ARBELIA GRANDIFLORA 'SEVEREY' SUCCULENT	3 GALLON	48" O.C.
		PURPLE DAMASCENO LIRIOPE	LIRIOPE DAMASCENO 'DAMASCENO' PURPLE DAMASCENO	3 GALLON	48" O.C.
		CRAZY MARTIN SEDGE	MELANTHERA DINEMA ADAMSII	3 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		MISTING STYLER	TO BE SELECTED BY OWNER	4" POT	6' O.C.
		STRAW OR BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

CODY JOHNSON

NORTH

SCREENING AND BUFFERING

Landscape Plan

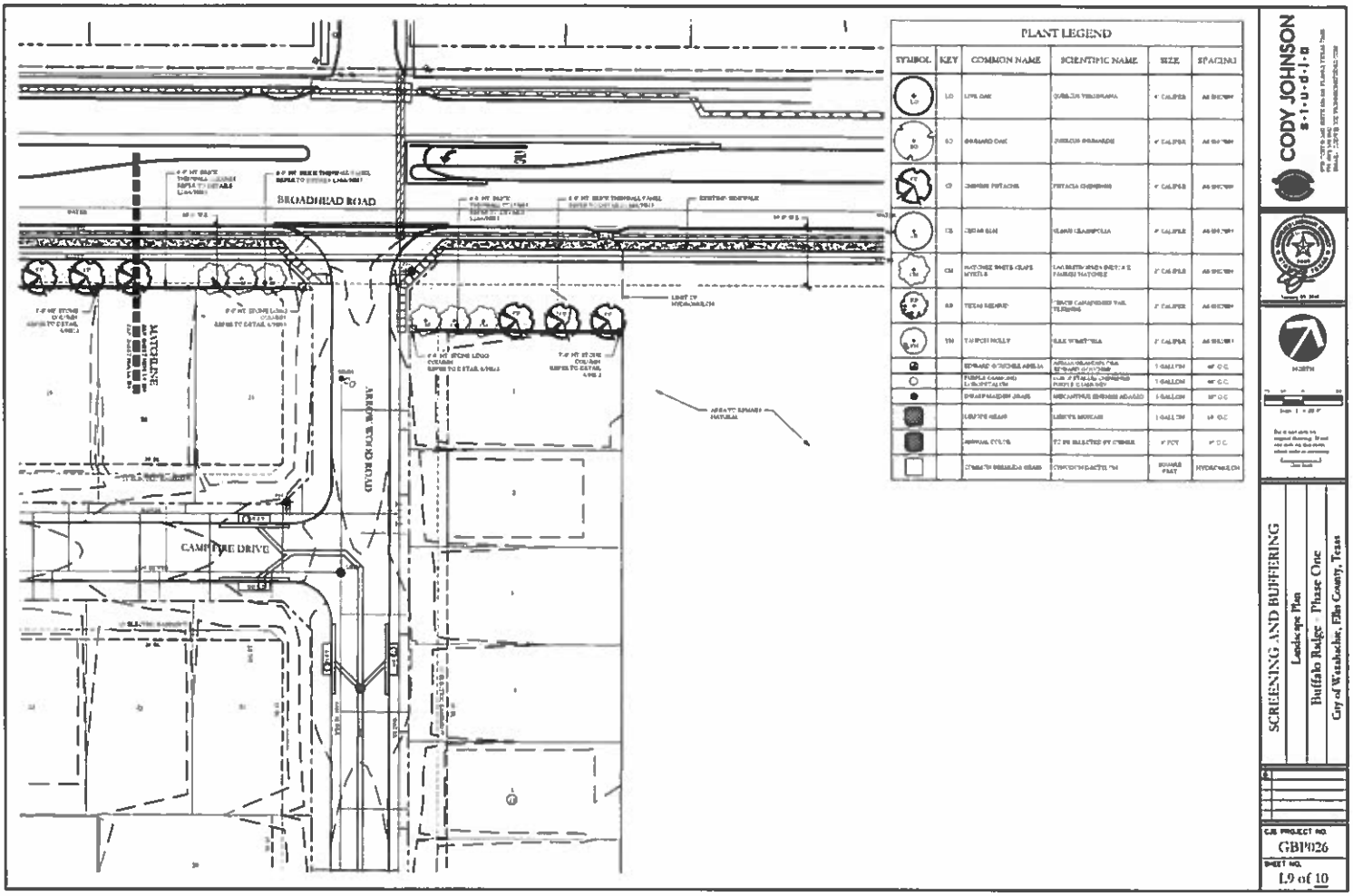
Buffalo Ridge - Phase One

City of Waxahachie, Ellis County, Texas

C.E. PROJECT NO.
GBP026

SHEET NO.
L8 of 10

(17)


BROADHEAD ROAD
MATCHLINE
ARROW WOOD ROAD
CAMPFIRE DRIVE
PLANT LEGEND
SYMBOL
KEY
COMMON NAME
SCIENTIFIC NAME
SIZE
SPACING
CODY JOHNSON
NORTH
SCREENING AND BUFFERING
Landscape Plan
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas
C.J. PROJECT NO.
GBP026
SHEET NO.
L9 of 10

(17)

LANDSCAPE PROVIDED

BROADHEAD ROAD

A MINIMUM FIFTEEN (15) FOOT LANDSCAPE ZONE PROVIDED

B 6 FOOT MASONRY SCREENING WALL PROVIDED

C [illegible] CAL. / ANCHOR TREE / 40 LF OF LANDSCAPE ZONE
[illegible] OF PROPERTY LINE / 40 LF = [illegible] TREES REQUIRED
[illegible] CAL. TREES REQUIRED

PROVIDED [illegible] 4" CALIPER CANOPY TREES PROVIDED
[illegible] 4" CALIPER CANOPY TREES PROVIDED

LAKEVIEW VALLEY PARKWAY

A MINIMUM TEN (10) FOOT LANDSCAPE ZONE PROVIDED

B 6 FOOT MASONRY SCREENING WALL PROVIDED

C [illegible] CAL. / ANCHOR TREE / 40 LF OF LAKE WAYE ZONE
[illegible] LF OF FRONTAGE / 40 LF = [illegible] TREES REQUIRED
[illegible] CAL. TREES REQUIRED

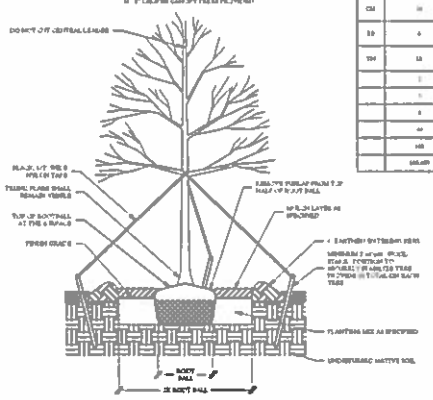
PROVIDED [illegible] 4" CALIPER CANOPY TREES PROVIDED
[illegible] 4" CALIPER CANOPY TREES PROVIDED

PLANT LIST

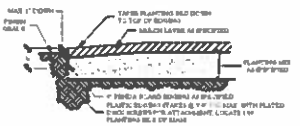
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
[illegible]	[illegible]	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; NEW TRANSPLANTS NOT AT 4" - 6" BE TRANSPLANT SHALL BE 4" OVERALL HT
BC	6	BOXWOOD LEAF	QUERCUS GARRYANA	4" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; NEW TRANSPLANTS NOT AT 4" - 6" BE TRANSPLANT SHALL BE 4" OVERALL HT
CF	14	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; MINIMUM TRANSPLANT HEIGHT AT 4" - 6" MINIMUM 4" OVERALL HEIGHT
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; NEW TRANSPLANTS NOT AT 4" - 6" BE TRANSPLANT SHALL BE 4" OVERALL HT
CM	[illegible]	MATCHED WHITE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; NEW TRANSPLANTS NOT AT 4" - 6" BE TRANSPLANT SHALL BE 4" OVERALL HEIGHT
RB	4	TEXAS RED BUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; NEW TRANSPLANTS NOT AT 4" - 6" BE TRANSPLANT SHALL BE 4" OVERALL HEIGHT
TM	13	TEXAS MULLY	ESPERA WINTERIANA	2" CALIPER	AS SHOWN	NURSERY GROWN FULL HEAD; NEW TRANSPLANTS NOT AT 4" - 6" BE TRANSPLANT SHALL BE 4" OVERALL HEIGHT
	[illegible]	BLUEBIRD [illegible] AGERATUM	AGERATUM HOUSTONIANUM 'BLUEBIRD' [illegible]	1 GALLON	18" O.C.	CONTAINER GROWN FULL PLANT
	[illegible]	PURPLE LAMBKIN [illegible]	LAMPRANTHUS CONCINNUS 'PURPLE PARK' [illegible]	1 GALLON	18" O.C.	CONTAINER GROWN FULL PLANT
	8	[illegible] MARGIN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	1 GALLON	24" O.C.	CONTAINER GROWN FULL PLANT
	40	[illegible] GRASS	[illegible] MUELLAN	1 GALLON	18" O.C.	CONTAINER GROWN FULL PLANT
	[illegible]	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	6" O.C.	CONTAINER GROWN FULL PLANT
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GENERAL LANDSCAPE NOTES

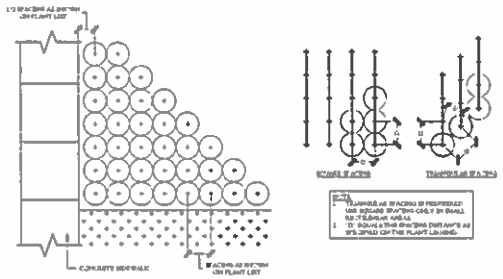
[illegible]

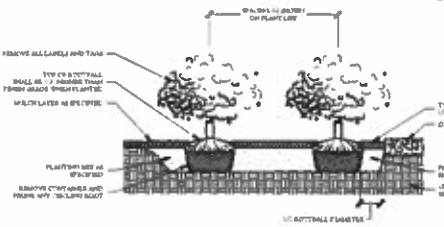


1 TYPICAL TREE PLANTING
SECTION



3 TYPICAL BED EDGING DETAIL
SECTION





2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION

CODY JOHNSON
S·I·G·N·E·D

SCREENING AND BUFFERING
Landscape Details
Buffalo Ridge - Phase One
City of Waxahachie, Ellis County, Texas

EAS PROJECT NO.
GBP026

SHEET NO.
L10 of 10

(18)

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0016

MEETING DATE(S)

Planning & Zoning Commission: February 26, 2019

City Council: March 4, 2019

CAPTION

Request by David Teeter for a **Replat** of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016).

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held February 26, 2019, the Commission voted 6-0 to recommend approval of plat no. RP -19-0016, subject to staff comments, which have met compliance with resubmitted documents.

CASE INFORMATION

Applicant:	David Teeter
Property Owner(s):	David & Christy Teeter
Site Acreage:	7.181 acres
Number of Lots:	2 lots
Number of Dwelling Units:	2 units
Park Land Dedication:	N/A (paid upon initial plat)
Adequate Public Facilities:	Rockett Special Utility District has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution but cannot meet the ISO fire flow requirements.

SUBJECT PROPERTY

General Location:	5079 & 5089 April Lane
Parcel ID Number(s):	207729 and 239996
Current Zoning:	Single Family-1
Existing Use:	There is a single family residence at 5079 April Lane. 5089 April Lane is currently undeveloped.
Platting History:	The Final Plat for Mustang Meadows Phase One was approved by City Council on January 19, 1998.

Site Aerial:

STAFF CONCERNS

1. There are current formatting issues for the plat that remain outstanding. Before final approval, the applicant must address all of staff's comments.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (2/18/2019), the applicant has yet to submit revisions to staff. Before the plat is approved, the applicant must address all of staff's comments.

RECOMMENDATION

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

☐ Denial
☒ Approval, as presented.

ATTACHED EXHIBITS

1. Plat drawing
2. Atmos Consent to Abandon Utility Easement
3. AT&T Consent to Abandon Utility Easement
4. Oncor Consent to Abandon Utility Easement
5. Spectrum Consent to Abandon Utility Easement
6. Water Utility Provider's Endorsement

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Senior Planner
ccollins@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

(18)

VICINITY MAP
1"=mile

LEGEND

D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
<CM>	CONTROL MONUMENT
●	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
⊗	1/2" IRON ROD FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, David Teeter and Christy Teeter are the owners of a tract of land located in the J.B. & Ann ADAMS SURVEY, ABSTRACT NO. 5, Waxahachie, Ellis County, Texas and being all of Lot 11, Block B of Mustang Meadows, Phase One, an Addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet D, Slide 85, Plat Records, Ellis County, Texas (P.R.E.C.T.) and being all of Lot 15, Block A of Mustang Meadows, Phase Three, an Addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet H, Slide 408, P.R.E.C.T. and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southeast right-of-way line of April Lane, a 60-foot right-of-way, at the southwest corner of said Lot 11;

THENCE South 88°47'08" West, a distance of 630.36 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5674" set in the west line of a tract of land described as Tract 2 in deed to Prebuilt Homes Ltd. Stephen Wilson, recorded in Volume 2711, Page 1190, Deed Records, Ellis County, Texas (D.R.E.C.T.) at the southwest corner of said Lot 11;

THENCE northerly, along the westerly line of said Tract 2 and the westerly line of said Lot 11 and said Lot 15, respectively, the following four (4) courses and distances:

North 01°12'51" West, a distance of 171.75 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5674" set for corner;

North 12°[illegible]'30" West, a distance of 30.03 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5674" set for corner;

North 30°31'36" West, a distance of 108.27 feet to a 1/2-inch iron rod found for corner;

North 10°43'34" West, a distance of 164.90 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 15;

THENCE North 88°32'[illegible]" East, a distance of 899.01 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 4466" found at the northeast corner of said Lot 15;

THENCE South 01°12'51" East, a distance of 533.[illegible]0 feet to a 1/2-inch iron rod found for corner in the south right-of-way line of said April Lane;

THENCE North 88°47'08" East, along said south right-of-way line, a distance of 27.12 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a central angle of 70°00'00", a radius of 25.00 feet and a chord bearing and distance of South 88°12'51" East, 28.68 feet;

THENCE Southeasterly, continuing along said right-of-way line and along said curve to the right, an arc distance of 30.54 feet to a 1/2-inch iron rod found for corner;

THENCE South 31°12'51" East, along said southwest right-of-way line, a distance of 186.27 feet to the POINT OF BEGINNING and containing 313,797 square feet or 7.181 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That David Teeter and Christy Teeter do hereby adopt this plat designating the herein above described property as LOT 11R and 15R, Block A, Mustang Meadows, Phase One, an addition to the City of Waxahachie, Texas, and do 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, and 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 of 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 _____, 2018

BY David Teeter Christy Teeter

_____ Owner _____ Owner

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David Teeter 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 consideration therein expressed.

given under my hand and seal of office this the _____ day of _____, 2018

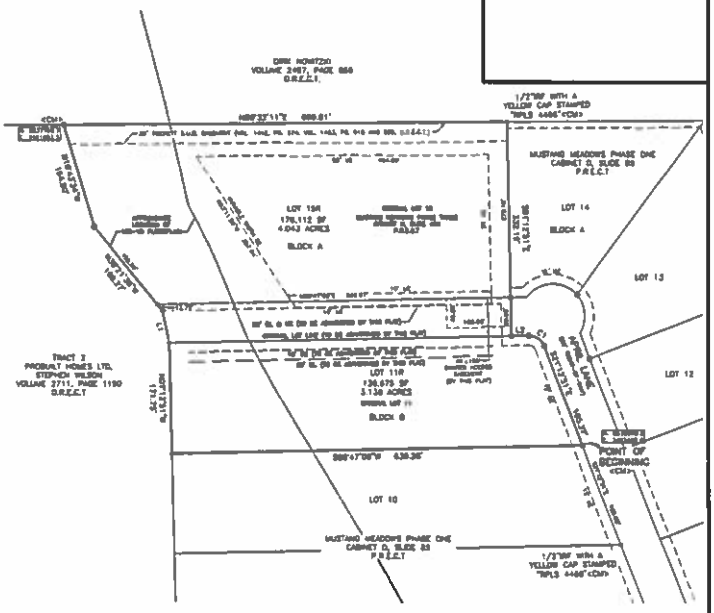
_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Christy Teeter 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 consideration therein expressed.

given under my hand and seal of office this the _____ day of _____, 2018

_____
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

That I, Sean Shropshire, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon do set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Waxahachie.

PRELIMINARY
THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSES

Sean Shropshire
Registered Professional Land Surveyor
No. 5674

APPROVED BY:
PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

_____ Chair Person _____ Date

APPROVED BY:
CITY COUNCIL CITY OF WAXAHACHIE

_____ Mayor _____ Date

_____ Attest _____ Date

REPLAT
LOT 11R, BLOCK B AND LOT 15R, BLOCK A
MUSTANG MEADOWS PHASE ONE

2 SINGLE FAMILY LOTS – ZONED SF-1 SINGLE FAMILY
BEING 7.181 ACRES SITUATED IN THE
J.B. & ANN ADAMS SURVEY, ABSTRACT NO. 5
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
JULY 2018 SCALE: 1"=100'

OWNER
DAVID TEETER AND CHRISTY TEETER
5078 APRIL LANE
WAXAHACHIE, TX 75165 (214) 849-3633

SURVEYOR
AXIS SURVEYING
P.O. BOX 678 | WAXAHACHIE, TEXAS 75168
214.803.8308 | TBPLS FIRM NO. 10194307
INFO@AXIS-SURVEY.COM

NOTES:

1. Bases of Bearings is the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202) as derived from GPS observations.

2. All lot corners set are monumented with a 1/2-inch iron rod with a yellow cap stamped "RPLS 5674" unless otherwise noted.

FLOOD STATEMENT:

A portion of the subject tract lies within Zone A, a special flood hazard area defined as "no base flood elevations determined" and the remainder of the subject tract lies within Zone X (unshaded), defined as "areas determined to be outside the 0.2% annual chance floodplain" as identified by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) as shown on Community Panel no. 48139C0220F, dated June 2, 2013 for Ellis County, Texas and incorporated areas.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N12°11'30"W	30.03'
L2	N88°47'08"E	27.12'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	70°00'00"	25.00'	30.54'	S88°12'51"E	28.68'

REVISED: 10/02/25 | CASE NO. RP-18-0016

CAB. _____ SLIDE _____ 180140 1 OF 1

(18)

ATMOS energy

January 17. 2019

Atmos
c/o Joe Morris – Project Manager
3525 N Hwy 77
Waxahachie. Tx. 75165

RE: Replat Lot 11 R. Block B and Lot 15R. Block A:
Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

- ☑ Our Company does not have utilities within the project limits or the property.
- ☐ Our utilities have been relocated or abandoned within the project limits or the property.
- ☐ Our utilities cannot be relocated or abandoned within the project limits or the property. Provide reason why the utilities cannot be relocated or abandoned:

Abandoning of Existing Easements of Right of Way:

- ☑ We have no objection to abandoning the Existing Easement or Right of Way.
- ☐ We do not recommend approval to the Existing Easement or Right of Way abandonment due to the reasons provided above.

Joe W. Morris
Signature

1-17-2019
Date

Joe W. Morris
Print Name

Atmos Energy
Franchise Utility Company

(18)

August 21, 2018

AT&T
C/O Charles Byford - Area Manager
1133 S. Virginia St.
Terrell, TX 75160

RE: Replat Lot 11R, Block B and Lot 15R, Block A:
Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

☑ Our company does not have utilities within the project limits or the property.

☐ Our utilities have been relocated or abandoned within the project limits or the property.

☐ Our utilities cannot be relocated or abandoned within the project limits or the property.
Provide reason why the utilities cannot be relocated or abandoned:

_____

_____

_____

_____

Abandoning of Existing Easements or Right-of-Way:

☑ We have no objection to abandoning the Existing Easement or Right-of-Way.

☐ We do not recommend approval to the Existing Easement or Right-of-Way abandonment due to the reasons provided above.

Signature: [signature] Date: 9-24-18

Print Name: Ruth Swaney Franchise Utility Company: AT&T

(18)

August 21, 2018

ONCOR
Keith Tucker
2801 John Arden Drive
Waxahachie, TX 75165

RE: Replat Lot 11R, Block B and Lot 15R, Block A:
Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

☒ Our company does not have utilities within the project limits or the ~~property~~. 10' DUE.

☐ Our utilities have been relocated or abandoned within the project limits or the property.

☐ Our utilities cannot be relocated or abandoned within the project limits or the property.
Provide reason why the utilities cannot be relocated or abandoned:

Abandoning of Existing Easements or Right-of-Way:

☒ We have no objection to abandoning the Existing Easement or Right-of-Way.

☐ We do not recommend approval to the Existing Easement or Right-of-Way abandonment due to the reasons provided above.

Keith Tucker
Signature

10/10/18
Date

KEITH Tucker
Print Name

Oncor Electric Delivery Company
Franchise Utility Company

(18)

August 21, 2018

CHARTER
C/O Chad Whidden - Construction Supervisor
15100 Trinity Blvd. Suite 500
Ft. Worth, TX 76155

RE: Replat Lot 11R, Block B and Lot 15R, Block A:
Mustang Meadows Phase One

We have reviewed the Project or Property and the following are our findings:

☒ Our company does not have utilities within the project limits or the property.

☐ Our utilities have been relocated or abandoned within the project limits or the property.

☐ Our utilities cannot be relocated or abandoned within the project limits or the property.
Provide reason why the utilities cannot be relocated or abandoned:

_____

_____

_____

_____

Abandoning of Existing Easements or Right-of-Way:

☒ We have no objection to abandoning the Existing Easement or Right-of-Way.

☐ We do not recommend approval to the Existing Easement or Right-of-Way abandonment due to the reasons provided above.

Jeremy Eckenroth
Signature

11-21-18
Date

Jeremy Eckenroth
Print Name

Spectrum Cable
Franchise Utility Company

(18)

PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: David Teeter **Parcel ID #:** _____
Subdivision Name: Mustang Meadows

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

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

Kay Phillips
Print Name of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

Kay Phillips
Signature of General Manager of water provider or Designee

11/7/18
Date

(20)

Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, P.E., City Engineer

Thru: Michael Scott, City Manager

Date: February 14, 2018

Re: Thoroughfare Plan Revision

The City of Waxahachie Thoroughfare Master Plan is part of the 2007 Comprehensive Plan and the 2016 Comprehensive Plan Update. Recently the Thoroughfare Plan was added to the GIS mapping and aerial images, and it was determined that adjustments are necessary to match the current subdivision roadway alignments. The proposed revisions will match the approved plats, approved preliminary plats. A Council and Planning and Zoning Workshop was held on February 4, 2019. The Thoroughfare Plan was revised per the comments provided at the Workshop. Please refer to the Exhibit A, B, C, and D for the proposed Thoroughfare revisions.

At this time the proposed revisions to the Thoroughfare Master Plan will be limited to four (4) sections of the city.

- Southwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Northwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Around Dove Hollow Subdivision
- North Grove Boulevard and Garden Valley Parkway

I am available at your convenience should you need additional information.

James S. R. Gaertner, PE, CFM

(21)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITV OF WAXAHACHIE, TEXAS, ADOPTING THE THOROUGHFARE PLAN REVISIONS TO THE 2016 COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City Staff prepared the Thoroughfare Plan Revisions recommendation and presented to the City Council and Planning and Zoning Commission on February 4, 2019; and

WHEREAS, the City Council and Planning and Zoning Commission reviewed and studied recommendations made by City Staff; and

WHEREAS, the Planning and Zoning Commission recommended Thoroughfare Plan Revision to the City Council on February 26, 2019; and

WHEREAS, the City Council conducted a public hearing held on March 4, 2019, in which notice of the meeting was posted, where the Thoroughfare Plan Revision were presented and all persons were given the opportunity to present verbal and written testimony; and

WHEREAS, the City Council considered this testimony and, on March 4, 2019, the City Council approved the Thoroughfare Revisions from the 2016 Comprehensive Plan as shown on the attached Exhibit A, B, C, and D.

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

SECTION 1: That the Thoroughfare Plan Revisions to the 2016 Comprehensive Plan and all the maps, which are attached hereto and incorporated herein for all purposes is hereby adopted by the City Council as a guide and public policy.

SECTION 2: That this Thoroughfare Plan Revisions to the 2016 Comprehensive Plan and the non-updated sections of the 2016 and 2007 Comprehensive Plan are intended to constitute the Comprehensive or Master Plan of the City of Waxahachie, Texas, for all matters relating to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, park and recreation planning, and growth management.

SECTION 3: That it is hereby officially found and determined that the meeting at which this Ordinance is passed was properly noticed and open to the public as required by law.

SECTION 4: That this Ordinance shall become effective on and after its passage and approval

(21)

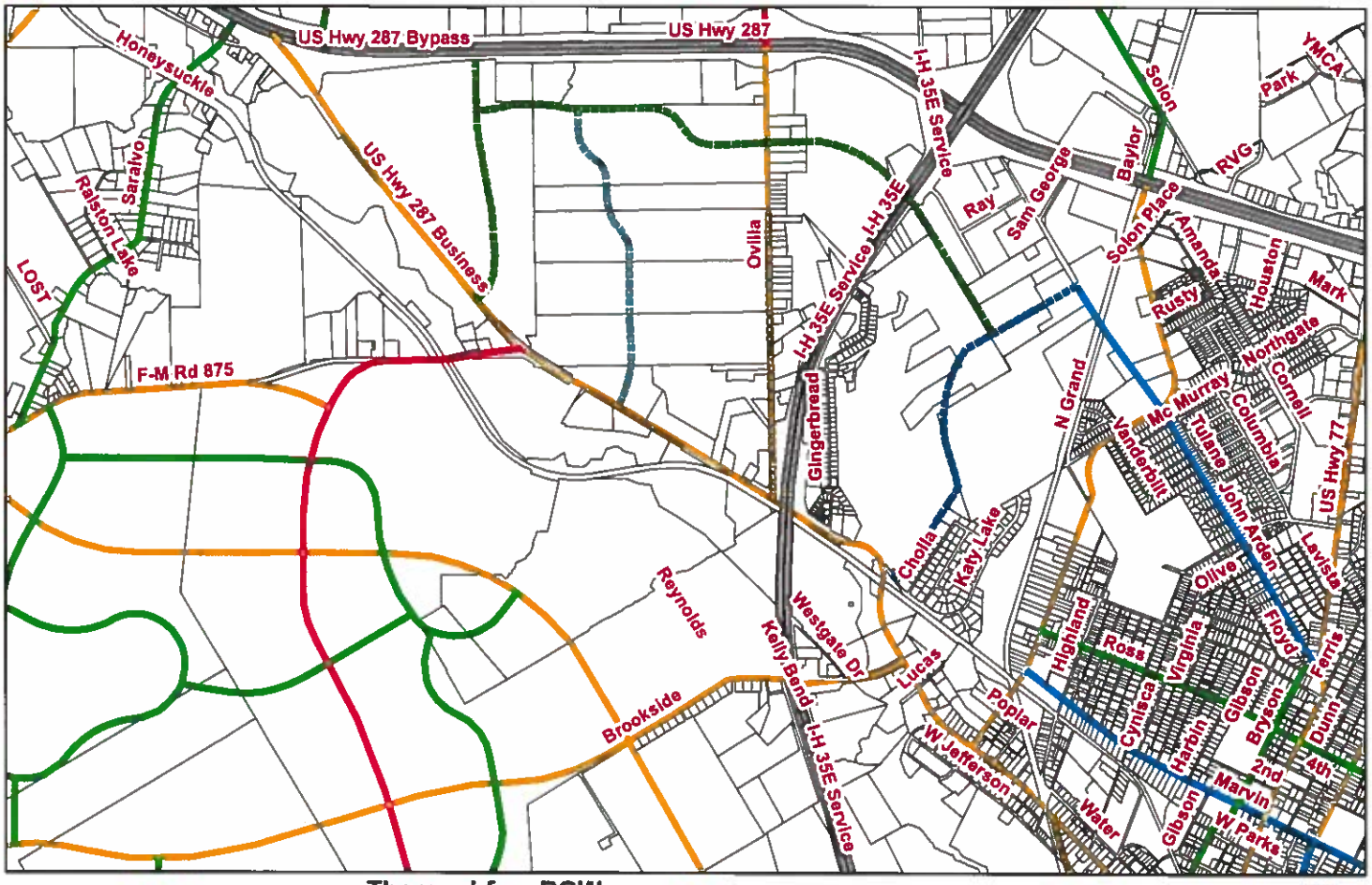
PASSED AND APPROVED AND ADOPTED this the 4th day of March, 2019.

_____
MAYOR

ATTEST:

_____
City Secretary

(21)



N

0 750 1,500 Feet

Thoroughfare ROW

- Ex. A (120')
- Prop. A (120')
- Ex. B (110')
- Prop. B (110')
- Ex. C (90')
- Prop. C (90')
- Ex. D (80')
- Prop. D (80')
- Ex. E (60')
- Prop. E (60')
- Highway

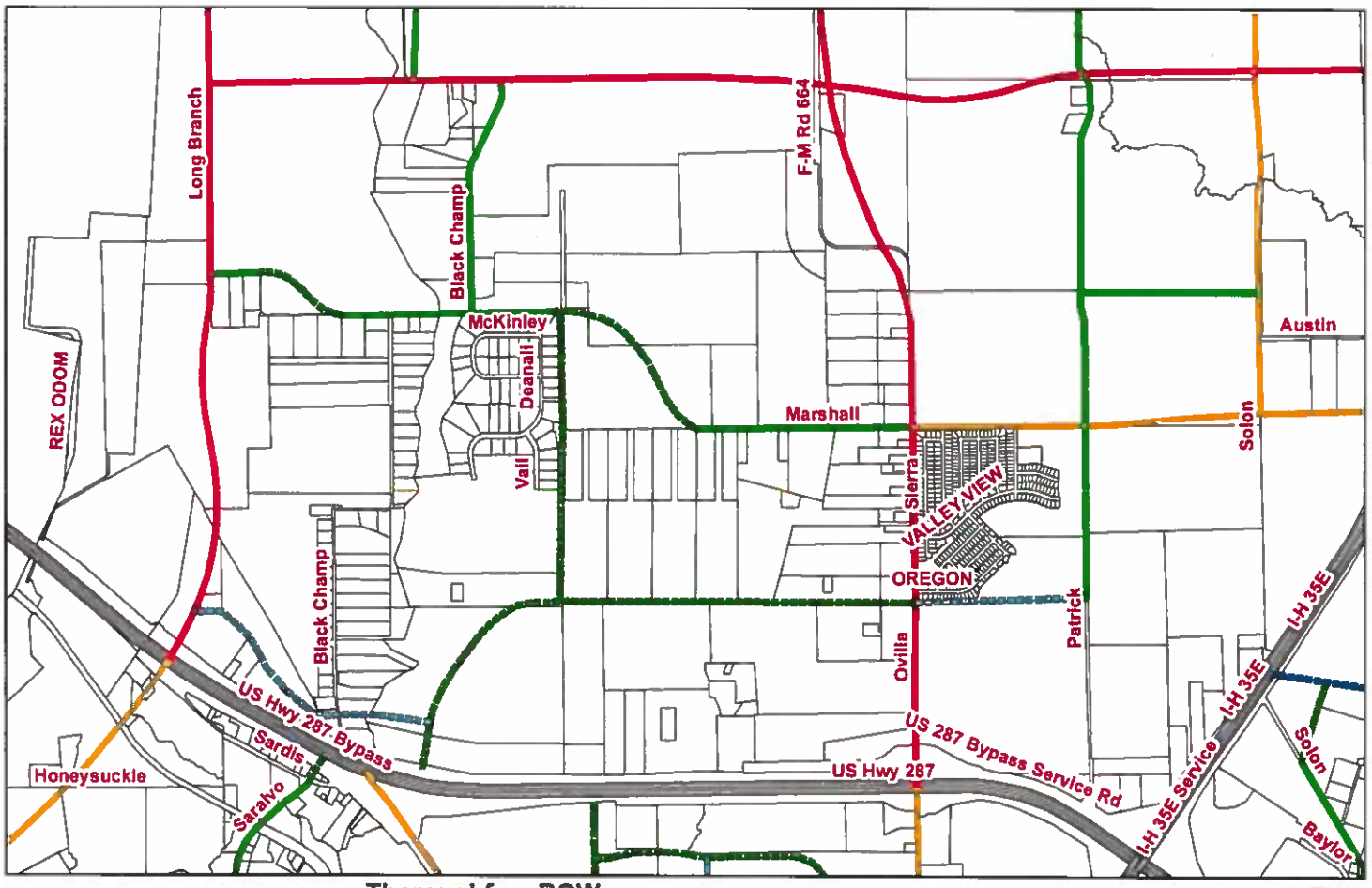
Thoroughfare Plan Revision

Exhibit A

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.

City of Waxahach

(21)



N

0 1,000 2,000 Feet

Thoroughfare ROW

- Ex. A (120')
- Prop. A (120')
- Ex. B (110')
- Prop. B (110')
- Ex. C (90')
- Prop. C (90')
- Ex. D (80')
- Prop. D (80')
- Ex. E (60')
- Prop. E (60')
- Highway

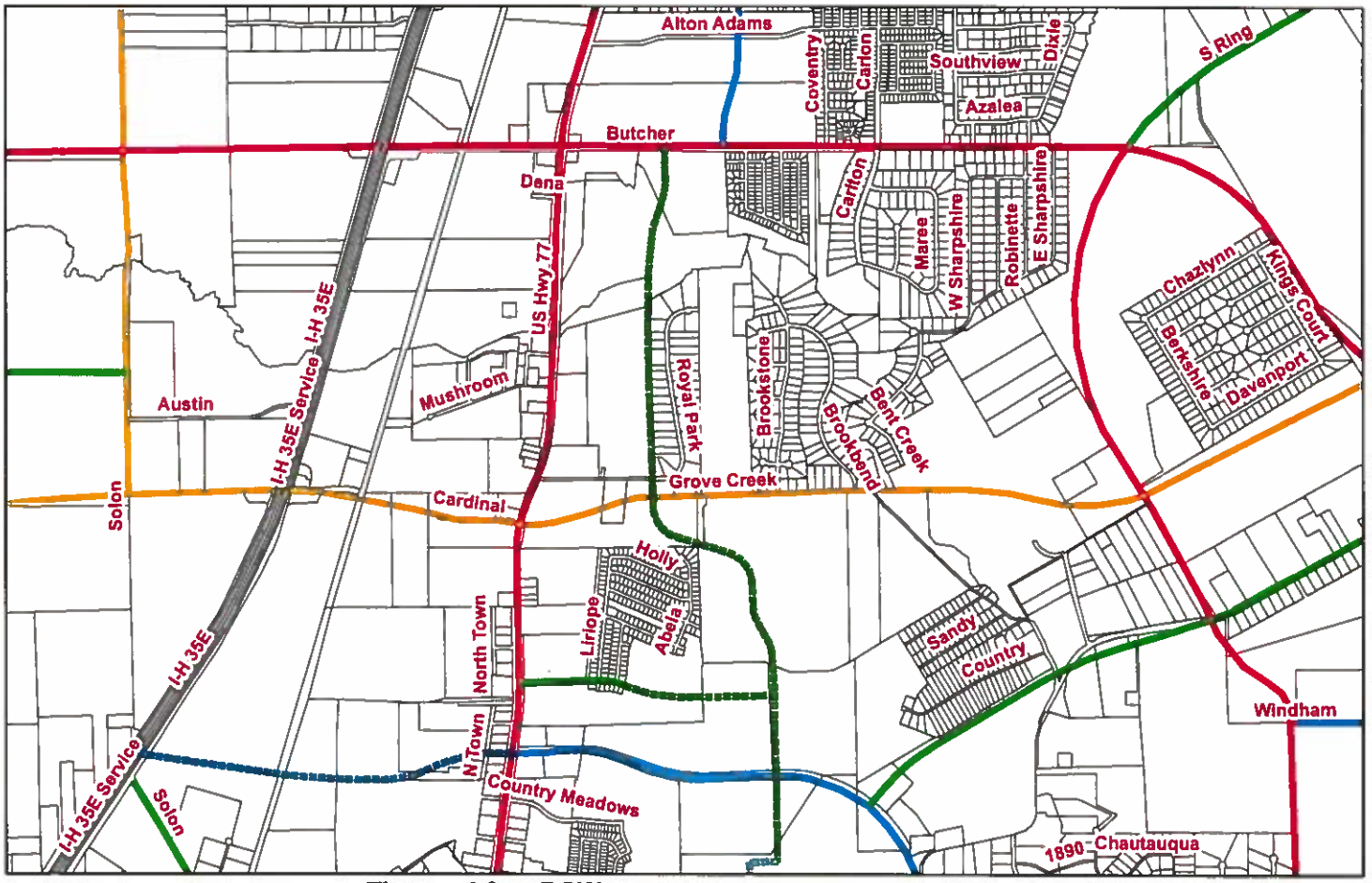
Thoroughfare Plan Revision

Exhibit B

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.

City of Waxahachie

(21)



N

0 1,000 2,000 Feet

Thoroughfare ROW

- Ex. A (120')
- Prop. A (120')
- Ex. B (110')
- Prop. B (110')
- Ex. C (90')
- Prop. C (90')
- Ex. D (80')
- Prop. D (80')
- Ex. E (60')
- Prop. E (60')
- Highway

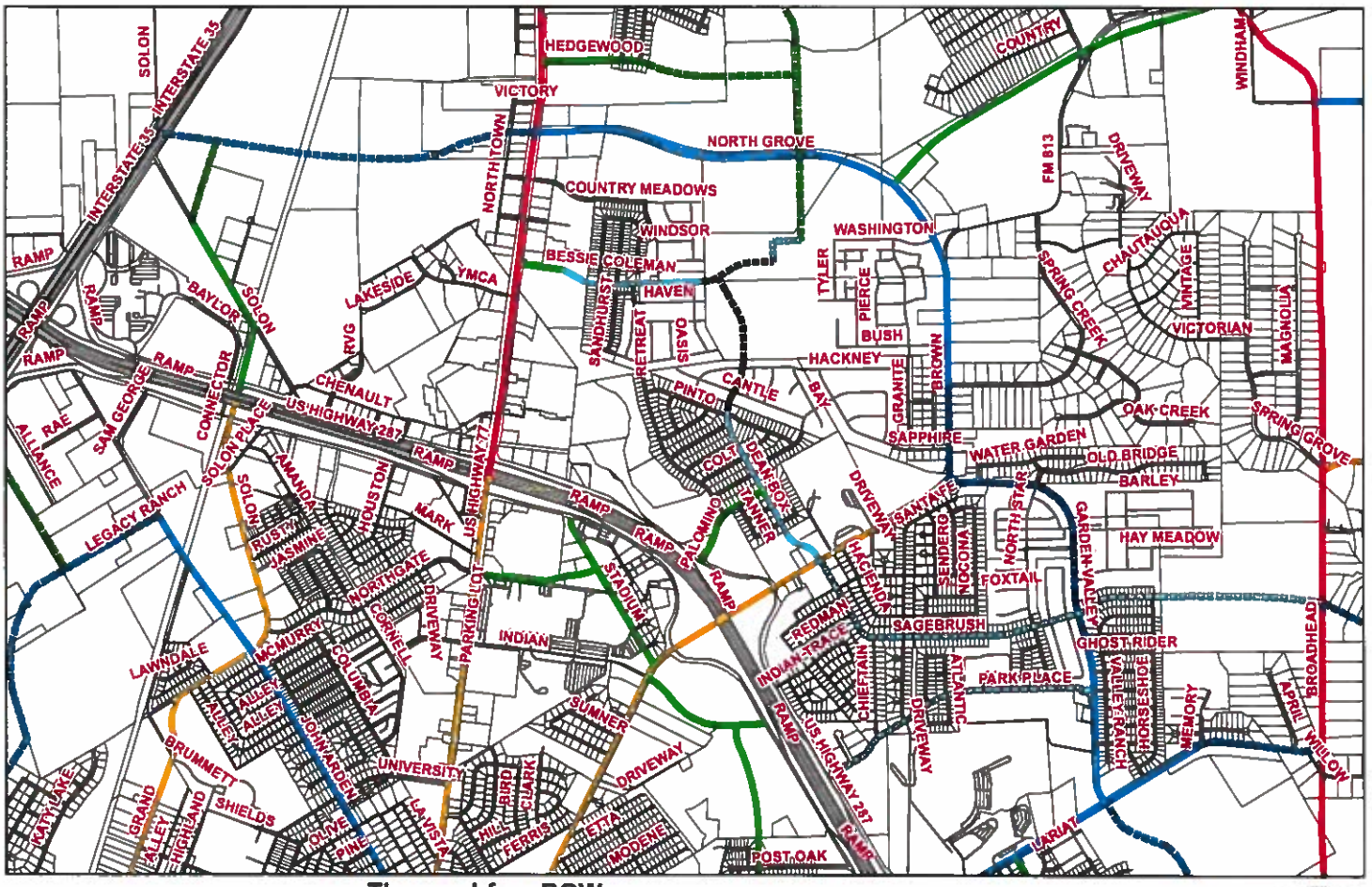
Thoroughfare Plan Revision

Exhibit C

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.

City of Waxahachi

(21)



N

0 1,000 2,000 Feet

Thoroughfare ROW

- Ex. A (120')
- Prop. A (120')
- Ex. B (110')
- Prop. B (110')
- Ex. C (90')
- Prop. C (90')
- Ex. D (80')
- Prop. D (80')
- Ex. E (60')
- Prop. E (60')
- Highway

Thoroughfare Plan Revision

Exhibit D

Note: Solid lines are the existing alignment based on 2016 Comprehensive Plan. The dashed lines are the proposed thoroughfare revision from this ordinance.

City of Waxahachie

(22)

Memorandum

To: Honorable Mayor and City Council

From: Wade Goolsby, Chief of Police

Thru: Michael Scott, City Manager

Date: February 25, 2019

Re: Resolution for Grant Application

The Waxahachie Police Department is currently presenting a grant application to the North Central Texas Council of Government (NCTCOG) for consideration. The grant is being submitted for financial assistance through the Department of Justice Edward Byrne Memorial Justice Assistance Grant to address a training need for the police department.

Mental Health Training

One of the biggest challenges for law enforcement is dealing with mentally ill persons or someone in mental crisis. We are expected to resolve the situation without any violence and without delay. Unfortunately, this is not realistic in many instances. However, we can better handle the situation with the proper training. There is a 40-hour training class available to police officers that gives them a certification as a "mental health officer". The purpose of the Mental Health Officer course is to further inform and educate the officer in the area of mental health and issues pertaining to serving as a mental health officer, to include advanced crisis intervention training. While most departments only have a few mental health officers, I believe that every officer should have this training. We currently have five officers with their mental health proficiency certification but the remaining officers do not have this training.

(22)

In the grant proposal, we are asking for the following:

Contractual Training Instructor	$15,000.00
Personnel compensation/ overtime	$ 4,800.00
Supplies/ Direct operating expenses	$ 1,400.00
Meals	$ 4,800.00
Total	$26,000.00

These grants are reimbursement type grants but do not require any matching funds. A Council resolution is required to demonstrate the city's intent to carry through with the projects. After the projects are completed, the costs for the project are submitted for reimbursement to the City.

I respectfully request approval of this resolution so that we may proceed with the grant application process.

(27)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WAXAHACHIE TO OPERATE THE "MENTAL HEALTH PEACE OFFICER TRAINING" PROGRAM FOR THE FISCAL YEAR 2020

WHEREAS, the City Council finds it in the best interest of the citizens of the City of Waxahachie, that the Mental Health Peace Officer Training project be operated for the fiscal year 2020, upon approval of funding through the 34 U.S.C. 10152 Edward Byrne Memorial Justice Assistance Grant with the Office of the Texas Governor's Criminal Justice Division; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City Council designates the Chief of Police as the grantee authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City Council approves submission of the grant application for Mental Health Peace Officer Training to the Office of the Governor.

PASSED, APPROVED, AND ADOPTED on this the 4th of March, 2019.

_____
MAYOR

ATTEST:

_____
Assistant City Secretary

(23)

Memorandum

To: Honorable Mayor and City Council

From: Ricky Boyd, Fire Chief

Thru: Michael Scott, City Manager

Date: March 4, 2019

Re: Resolution for Grant Application

In the 5-Year Operating Plan, Waxahachie Fire-Rescue requested the addition of three (3) new firefighter positions to be added to our staffing levels for four (4) consecutive fiscal years (FY19, 20, 21, and 22). These 12 new positions are needed to staff the anticipated Fire Station 4 (which is currently scheduled to open in FY22 according to the 5-Year CIP). By following this phase-in plan, we will have a better trained and experienced pool of personnel to staff the new station when it opens versus hiring them all in a short period of time.

The Assistance to Firefighters Grant (AFG) Program offers several types of grants to fire departments designed to improve the services they provide. One such grant, the Staffing for Adequate Fire & Emergency Response (SAFER) Grant, provides matching funds for new firefighter positions. The Council approved the first three (3) new firefighter positions under this plan in the current fiscal year after we were awarded a SAFER Grant on August 31, 2018 and accepted with Council approval on September 5, 2018.

The current SAFER Grant provides the same reimbursement amounts as the one we were awarded in 2018 (75% of eligible costs with a City match of 25% for the first and second years and 35% of eligible costs with a City match of 65% for the third year). If we are allowed to apply for and are subsequently awarded and accept this

(43)

grant for FY20, and if we apply for and are awarded such grants for FY21 and FY22, the costs and reimbursements for fiscal years 19-24 are estimated to be as follows:

	FY19	FY20	FY21	FY22	FY23	FY24
City Budget	285,964	598,598	941,461	1,365,839	1,432,655	1,536,539
SAFER Funds	191,629	392,373	501,070	522,251	316,995	103,050
City Net Cost	94,335	206,225	440,391	843,558	1,115,660	1,433,489

The application period for this grant is currently open and it closes on March 22nd. Therefore, at this time, we respectfully request your approval to apply for the SAFER Grant so that we will have sufficient time to complete and submit the application. I want to stress the fact that this is only a request to submit an application for the grant. If awarded, the City may choose to accept or decline the grant. As such, this is not a request for a commitment of the City's cost share of the grant at this time.

In closing, I respectfully request approval of the accompanying resolution so that we may apply for the SAFER Grant.

Ricky Boyd,
Fire Chief

(23)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING SUBMISSION OF GRANT APPLICATION TITLED "STAFFING FOR ADEQUATE FIRE & EMERGENCY RESPONSE" TO THE ASSISTANCE TO FIREFIGHTERS (AFG) GRANT PROGRAM

WHEREAS, The City of Waxahachie finds it in the best interest of the citizens of Waxahachie that Waxahachie Fire-Rescue improve services for fiscal year 2020 and beyond by adding three (3) new firefighter positions; and

WHEREAS, The City of Waxahachie agrees to fund its cost share if awarded and accepts the grant; and

WHEREAS, The City of Waxahachie agrees to adhere to all program guidelines if awarded and accepts the grant; and

WHEREAS, The City of Waxahachie agrees that in the event of loss or misuse of the AFG funds, City of Waxahachie assures that the funds will be returned to the AFG in full; and

WHEREAS, The City of Waxahachie designates the Chief of Waxahachie Fire-Rescue as the grantee's authorized official who as such is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Waxahachie approves submission of the grant titled "Staffing for Adequate Fire & Emergency Response" to the Assistance to Firefighters Grant Program for the current open grant period.

APPROVED this 4th day of March, 2019.

_____
MAYOR

ATTEST:

_____
Assistant City Secretary

(24)

Memorandum

To: Honorable Mayor and City Council

From: Tommy Ludwig, Assistant City Manager

Thru: Michael Scott, City Manager

Date: March 1, 2019

Re: Matthews Street Bridge – CIP Project

On Monday March 4, 2019, a bid award with Joel Brown & Company LLC, for the construction of erosion control measures associated with Matthews Street Bridge improvements will appear before City Council for consideration in the amount of $551,046. This contract is being awarded to the lowest bidder who would provide erosion control services for the installation of a gabion support system that will armor the embankment of Waxahachie Creek both under and adjacent to the Matthews Street Bridge. This project is a planned expense for which staff has budgeted $1,500,000.

Unusually heavy rains and the associated high velocities of water in the Fall of 2018 have caused a washout of the existing concrete rip-rap that had been armoring the northern embankment under and adjacent to the bridge. This has left the embankment unprotected and unsupported. If this condition is not corrected, it will lead to the compromise of the northern approach to the bridge. The Matthews Street Bridge is structurally sound, and staff monitors the drive approach on a weekly basis and during rain events to ensure its integrity is not degraded. Out of concern for motorist safety, the bridge was closed in Fall of 2018.

Late in the bidding process, City Staff became aware of a possible alternative armoring method that utilizes an interlocking concrete block wall system. This option offers a more aesthetically pleasing end product while reducing and simplifying maintenance operations. Kimley-Horn, the project engineer, is evaluating the specifications of this alternative system in order to ensure that it will be an equal alternative of the gabion support system. If the alternative is determined to be an equal alternative, Staff will initiate a change order with the awarded vendor if the cost is equal or less than the cost of the gabion support system.

Portions of this project will ultimately be funded through certificate of obligation bonds, which are anticipated to be sold prior to the end of this fiscal year. Certain project costs may be incurred in advance of the availability of the aforementioned bond proceeds; therefore to the extent that these costs may become due before bond funds are available, the Public Works Department will cash-flow these payments with surplus Unrestricted Reserves. Current Unrestricted Reserve balances are more than sufficient for the maximum amount of funds committed. There is a companion resolution to this agenda item authorizing a reimbursement to the Public Works Department operating fund from future bond sales.

I am available at your convenience should you need additional information.

Tommy Ludwig

(24)

Kimley»Horn

February 27, 2019

Mr. Jeff Chambers
City of Waxahachie
401 S. Rogers Street
Waxahachie, Texas 75165

Re: Matthews Street Bridge Channel Improvements
KHA No. 061269734

Dear Mr. Chambers:

On February 19, 2019, the City of Waxahachie received bids for the Matthews Street Bridge Channel Improvements. The project consists of installing approximately 450 CY of gabion baskets with tie-backs. In addition, the project involves the placement of approximately 200 CY of rock riprap and various quantities and sizes of gabion mattresses.

The following bid proposals were received:

Bidder	Base Bid
Joel Brown & Co., LLC.	$551,045.50
Stoic Civil Construction, Inc.	$663,505.00
ERS of MS, Inc.	$667,667.00

Kimley-Horn's Opinion of Probable Construction Cost (OPCC) is $770,550. Kimley-Horn has reviewed the lowest bidder's qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. Based on these reviews it appears that Joel Brown & Co, LLC. is the lowest qualified responsive bidder. Enclosed is a copy of the bid tabulation for your reference. The contract time for the project is 120 calendar days.

Thank you for the opportunity to be of service to the City of Waxahachie. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Misty Christian

Misty D. Christian, P.E., CFM

K:\FTW_Roadway\061269734_Waxahachie_MatthewsSt Bridge\CCA\Bidding\rec award.docx

BID TABULATION
KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: Misty Christian

Misty Christian, P.E. 2/19/2019

Owner: City of Waxahachie
Job No.: 061269734
Project: Matthews Street Bridge
Date: February 19, 2019

				BIDDER 1		BIDDER 2		BIDDER 3	
				Joel Brown & Co., LLC 3131 McKinney Ave., Ste. 600 Dallas, TX 75204		Stoic Civil Construction, Inc. 2652 FM 407, Suite 235 Bartonville, TX 76226		ERS of MS, Inc. 4526 Office Park Dr., Ste. 2 Jackson, MS 39206	
Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
Base Bid									
1	Mobilization	1	LS	$11,500.00	$11,500.00	$60,000.00	$60,000.00	$27,000.00	$27,000.00
2	Project Sign	2	EA	$1,150.00	$2,300.00	$600.00	$1,200.00	$800.00	$1,600.00
3	Construction Entrance	1	LS	$4,025.00	$4,025.00	$2,500.00	$2,500.00	$2,800.00	$2,800.00
4	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control Plan	1	LS	$7,475.00	$7,475.00	$9,000.00	$9,000.00	$6,000.00	$6,000.00
5	General Site Preparation	1	LS	$5,750.00	$5,750.00	$9,000.00	$9,000.00	$80,000.00	$80,000.00
6	Dewatering	1	LS	$2,300.00	$2,300.00	$12,000.00	$12,000.00	$20,000.00	$20,000.00
7	Remove and Dispose of Trees (Clearing and Grubbing)	1	LS	$8,625.00	$8,625.00	$12,000.00	$12,000.00	$15,000.00	$15,000.00
8	Unclassified Channel Excavation	600	CY	$34.50	$20,700.00	$28.00	$16,800.00	$18.00	$10,800.00
9	Embankment	150	CY	$57.50	$8,625.00	$12.00	$1,800.00	$18.00	$2,700.00
10	Flowable Fill (1,500 psi)	50	CY	$345.00	$17,250.00	$280.00	$14,000.00	$200.00	$10,000.00
11	3' X 3' Gabion Baskets	450	CY	$345.00	$155,250.00	$455.00	$204,750.00	$440.00	$198,000.00
12	12" Thick Gabion Mattress	160	SY	$115.00	$18,400.00	$88.00	$14,080.00	$135.00	$21,600.00
13	18" Thick Gabion Mattress	175	SY	$172.50	$30,187.50	$175.00	$30,625.00	$200.00	$35,000.00
14	Concrete Beam for Tiebacks	625	LF	$57.50	$35,937.50	$75.00	$46,875.00	$76.00	$47,500.00
15	Tiebacks	75	EA	$1,840.00	$138,000.00	$2,410.00	$180,750.00	$1,850.00	$138,750.00
16	Sacrificial Rock riprap D50 18"	175	CY	$172.50	$30,187.50	$173.00	$30,275.00	$185.00	$32,375.00
17	Hydromulch	150	SY	$26.22	$3,933.00	$5.00	$750.00	$20.00	$3,000.00
18	Abandon Manhole	1	EA	$5,175.00	$5,175.00	$3,000.00	$3,000.00	$5,000.00	$5,000.00
19	Abandon Existing Sanitary Sewer Line	3	EA	$1,725.00	$5,175.00	$1,200.00	$3,600.00	$1,500.00	$4,500.00
20	Remove and Replace Guard Rail	100	LF	$345.00	$34,500.00	$55.00	$5,500.00	$30.00	$3,000.00
21	Remove and Replace Terminal Anchor Section	2	EA	$2,875.00	$5,750.00	$2,500.00	$5,000.00	$1,521.00	$3,042.00
Total Base Bid					$661,045.50		$663,505.00		$667,667.00

(24)

(25)

RESOLUTION NO.

A RESOLUTION DECLARING INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR THE PURPOSE OF CONSTRUCTING AN EROSION CONTROL SYSTEM FOR THE MATTHEWS STREET BRIDGE

WHEREAS, the City of Waxahachie (the "City") intends to issue debt to finance cost to be incurred for constructing an erosion control system for the Matthews Street Bridge, and related expenses prior to the issuance of such debt with the expectation that such expenditures are to be reimbursed with proceeds of such debt; and

WHEREAS, Treas. Reg. § 1.150-2 (the "Regulation") provides that to fund such reimbursement with proceeds of tax-exempt obligations the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the expenditures with proceeds of tax-exempt obligations.

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

SECTION 1

That the City reasonable expects to reimburse the General Fund's Unrestricted Reserves with proceeds of debt hereafter to be issued by the City, and this resolution shall constitute a declaration of official intend under the Regulation.

SECTION 2

That the City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this resolution including a loan from Unrestricted Reserves in an amount not to exceed $551,050.

SECTION 3

That this resolution shall take effect immediately from and after the date of passage.

ADOPTED THIS 4th day of March, 2019.

_____
MAYOR

ATTEST:

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City Secretary

(26)

Memorandum

To: Honorable Mayor and City Council

From: Tommy Ludwig, Assistant City Manager

Thru: Michael Scott, City Manager

Date: March 1, 2019

Re: Deceleration Lane – U.S. Highway 287 at Park Place Boulevard

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On Monday March 4, 2019, a bid award with FNH Construction LLC for the construction of a deceleration lane located at the U.S. Highway 287 Service Road and Park Place Boulevard will appear before City Council for consideration in the amount of $268,451. Specifically, this contract will provide for all aspects of construction services (installation, traffic control, signage, etc.) for the creation of approximately 550 linear feet of a single deceleration lane. This lane is intended to provide protection for northbound traffic on the 287 Service Road as they slow down to negotiate a right hand turn onto Park Place Boulevard. This lane is particularly important during the hours of school pickup and drop-off. This contract will be funded through savings in the Street Department's FY 18-19 professional services budget.

I am available at your convenience should you need additional information.

Tommy Ludwig

(26)

Kimley»Horn

February 27, 2019

Mr. Jeff Chambers
City of Waxahachie
401 S. Rogers Street
Waxahachie, Texas 75165

Re: Deceleration Lane at Hwy 287
KHA No. 061269735

Dear Mr. Chambers:

On February 19, 2019, the City of Waxahachie received bids for the Deceleration Lane at Hwy 287 project. The project consists of constructing a deceleration lane along Hwy 287 frontage road. The project includes the construction of approximately 800 SY of 6" HMAC, extended existing culverts, and installed guardrail, rock riprap, and pavement markings.

The following bid proposals were received:

Bidder	Base Bid
FNH Construction, LLC	$268,451.00
HD Cook's Rock Solid, Inc.	$278,990.00
J&K Excavation, LLC	$295,772.79
TexasBit	$575,856.64

Kimley-Horn's Opinion of Probable Construction Cost (OPCC) is $245,000. Kimley-Horn has reviewed the lowest bidder's qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. Based on these reviews it appears that FNH Construction, LLC is the lowest qualified responsive bidder. Enclosed is a copy of the bid tabulation for your reference. The contract time for the project is 90 calendar days.

Thank you for the opportunity to be of service to the City of Waxahachie. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Misty Christian

Misty D. Christian, P.E., CFM

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BID TABULATION
KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: Misty Christian

Misty Christian, P.E. 2/19/2019

Owner: City of Waxahachie
Job No.: 061269735
Project: Deceleration Lane at HWY 287
Date: February 19, 2019

Item No.	Item Description	Quantity	Unit	BIDDER 1 FNH Construction, LLC 4099 McEwen Rd., Ste. 600 Farmers Branch, TX 75244		BIDDER 2 HD Cook's Rock Solid, Inc. 664 Manor Dr. Argyle, TX 76226		BIDDER 3 J&K Excavation, LLC P.O. Box 886 Italy, TX 76651		BIDDER 4 TexasBit 420 Decker Dr., Ste. 200 Irving, TX 75062	
				Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
Base Bid											
1	Mobilization	1	LS	$25,000.00	$25,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$144,341.80	$144,341.80
2	Traffic Control and Traffic Control Plan	1	LS	$20,000.00	$20,000.00	$5,600.00	$5,600.00	$15,000.00	$15,000.00	$30,670.00	$30,670.00
3	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control Plan	1	LS	$6,500.00	$6,500.00	$7,000.00	$7,000.00	$6,910.00	$6,910.00	$13,450.00	$13,450.00
4	Project Sign	1	EA	$1,500.00	$1,500.00	$3,000.00	$3,000.00	$2,000.00	$2,000.00	$1,600.00	$1,600.00
5	General Site Preparation	1	LS	$25,000.00	$25,000.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00	$20,075.00	$20,075.00
6	Unclassified Street Excavation	200	CY	$20.00	$4,000.00	$30.00	$6,000.00	$60.00	$12,000.00	$113.35	$22,670.00
7	Embankment	150	CY	$35.00	$5,250.00	$30.00	$4,500.00	$50.00	$7,500.00	$128.90	$19,335.00
8	Hydraulic Mulching	500	SY	$5.00	$2,500.00	$7.00	$3,500.00	$24.00	$12,000.00	$32.06	$16,030.00
9	8' X 2' Precast RCB Extension	12	LF	$1,000.00	$12,000.00	$3,000.00	$36,000.00	$1,541.67	$18,500.04	$2,334.50	$28,014.00
10	5' X 3' Precast RCB Extension	12	LF	$1,000.00	$12,000.00	$3,000.00	$36,000.00	$1,125.00	$13,500.00	$1,866.67	$22,400.04
11	TxDOT Headwall (PW)	1	EA	$16,500.00	$16,500.00	$25,000.00	$25,000.00	$19,505.00	$19,505.00	$28,125.00	$28,125.00
12	TxDOT Safety End treatment (SET B-PD)	1	EA	$6,500.00	$6,500.00	$15,000.00	$15,000.00	$12,500.00	$12,500.00	$21,225.00	$21,225.00
13	6" HMAC Type C	730	SY	$46.20	$33,726.00	$41.00	$29,930.00	$82.20	$60,006.00	$59.60	$43,508.00
14	10" Flexbase Type D, Grade 1	800	SY	$23.00	$18,400.00	$22.00	$17,600.00	$18.75	$15,000.00	$41.67	$33,336.00
15	7" Reinforced Concrete (6-sack mix, no fly ash substitute	90	SY	$125.00	$11,250.00	$160.00	$14,400.00	$155.56	$14,000.40	$286.67	$25,800.30
16	Signage and Pavement Markings	1	LS	$20,000.00	$20,000.00	$5,000.00	$5,000.00	$18,350.00	$18,350.00	$27,356.00	$27,356.00
17	4" Concrete Riprap (3,000 psi)	75	CY	$500.00	$37,500.00	$300.00	$22,500.00	$300.00	$22,500.00	$401.00	$30,075.00
18	Metal Beam Guard Fence (Timber Post)	245	LF	$25.00	$6,125.00	$38.00	$9,310.00	$61.23	$15,001.35	$100.00	$24,500.00
19	Terminal Anchor Section	1	EA	$1,850.00	$1,850.00	$4,800.00	$4,800.00	$5,000.00	$5,000.00	$10,670.00	$10,670.00
20	Downstream Anchor Terminal Section	1	EA	$1,850.00	$1,850.00	$2,250.00	$2,250.00	$5,000.00	$5,000.00	$10,670.00	$10,670.00
21	6" Concrete Curb and 18" Gutter	10	LF	$100.00	$1,000.00	$160.00	$1,600.00	$150.00	$1,500.00	$200.55	$2,005.50
Total Base Bid					**$268,451.00**		**$278,990.00**		**$295,772.79**		**$575,856.64**

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