

**NOTICE OF CITY COUNCIL BRIEFING SESSION
DECEMBER 17, 2018
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:30 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 agenda 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, December 17, 2018 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 December 3, 2018
- b. Minutes of the City Council briefing of December 3, 2018
- c. Set City Council meeting of Tuesday, January 22, 2019

5. ***Introduce*** Honorary Councilmember
6. ***Recognize*** Jeanee Smiles for receiving Caring for Others Award from WoodmenLife
7. ***Public Hearing*** on a request by Jason Eisman, Premier Solar Solutions, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 914 Creekview (Property ID 225451) – Owner: RODNEY MOFFETT (SU-18-0161)
8. ***Consider*** proposed Ordinance approving Zoning Change No. SU-18-0161
9. ***Continue Public Hearing*** on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)
10. ***Consider*** proposed Ordinance approving Zoning Change No. SU-18-0168
11. ***Public Hearing*** on a request by Devon McCarley, Freedom Solar Power, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-2 zoning district, located at 122 Gentle Winds (Property ID 267501) – Owner: BENJOHN G & CRISELDA M FRANCISCO (SU-18-0188)
12. ***Consider*** proposed Ordinance approving Zoning Change No. SU-18-0188
13. ***Continue Public Hearing*** on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)
14. ***Consider*** proposed Ordinance approving Zoning Change No. SU-18-0169
15. ***Public Hearing*** on a request by Josh Morgan, Connect4Life Church, for a Zoning Change from a Planned Development-16-Light Industrial-1 zoning district to Multiple-Family Residential-2 located at 2795 John Arden (Property ID 189266) - Owner: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (ZC-18-0192)

16. **Consider** proposed Ordinance approving Zoning Change No. ZC-18-0192
17. **Consider** request by Kars Tamminga for a Final Plat of Pioneer Point, Phase 3 and 4 for 57 lots, being 70.160 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 269432 and 210780) in the Extra Territorial Jurisdiction – Owner: PIONEER POINT FARMS LLC and TAMMINGA FAMILY PARTNERSHIP LTD (FP-18-0171)
18. **Consider** request by Jeff Crannell, Crannell Engineering, for a Final Plat of Camden Park, Phase 2 Addition for 91 lots, being 23.63 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 270070) – Owner: DFW 70-36 LLC (FP-18-0185)
19. **Consider** request by Jeff Crannell, Crannell Engineering, for a Preliminary Plat of Camden Estates for 432 lots, being 133.28 acres out of the Silas M. Durrett Survey, Abstract 272 (Property ID 182052) – Owner: COOPER ZADEH LLC (PP-18-0182)
20. **Consider** request by Kaitlyn Taylor, Jacobs Engineering Group, for a Preliminary Plat of Saddlebrook Estates Central Tract West 1 & 2 for 87 lots, being 24.25 acres situated in the G. Carpenter Survey, Abstract 90 and M. Rafferty Survey, Abstract 898 (Property ID 262511) – Owner: 287 WAXAHACHIE LP (PP-18-0193)
21. **Consider** request by Reginald Coulsell II for a Preliminary Plat of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PP-18-0186)
22. **Consider** request by Reginald Coulsell II for a Final Plat of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (FP-18-0187)
23. **Continue Public Hearing** on a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119)
24. **Consider** proposed Ordinance approving Zoning Change No. PD-18-0119
25. **Consider** request by Garry R Turner for a Preliminary Plat of ICC Properties Addition for 1 lot, being 21.831 acres situated in the J. Harris Survey, Abstract 430 and James C. Armstrong Survey, Abstract 6 (Property ID 256792) – Owner: ICC PROPERTIES INC (PP-18-0142)
26. **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)
27. **Consider** proposed Ordinance approving Zoning Change No. SU-18-0194
28. **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.
29. Comments by Mayor, City Council, City Attorney and City Manager
30. 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

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, December 3, 2018 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

Councilmember Melissa Olson 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 November 19, 2018

Action:

Mayor Pro Tem David Hill moved to approve item a. on the Consent Agenda. Councilmember Mary Lou Shipley seconded, All Ayes.

5. Introduce Honorary Councilmember

Mayor Strength introduced Ms. Jillian Taylor as the Honorary Councilmember. She is originally from Bremerton, Washington and now lives in Waxahachie, Texas. Jillian is the daughter of Nick and Amy Taylor. She is currently a student at Waxahachie Global High School, where she enjoys learning about a variety of things, including film, philosophy, and leadership. Jillian has a 3.95 GPA and falls at 6th in her class. She serves as both the student council and debate club president, enjoys singing in local worship bands, and spends her summers dancing on tour with a drum and bugle corps. Jillian was a finalist in the First Robotics Competition and Black Gold Winterguard in 2017. She is interested in attending UT, SMU, or Washington University in St. Louis in order to pursue a career in business management.

6. Consider a support resolution directing staff to pursue a zoning ordinance amendment allowing for existing single family residences, located in zoning districts

(46)

where such uses are not permitted, to lawfully continue as long as the property is used continuously as a single family residence

RESOLUTION NO. 1259

A SUPPORT RESOLUTION DIRECTING STAFF TO PURSUE A ZONING ORDINANCE AMENDMENT ALLOWING FOR EXISTING SINGLE FAMILY RESIDENCES, LOCATED IN ZONING DISTRICTS WHERE SUCH USES ARE NOT PERMITTED, TO LAWFULLY CONTINUE AS LONG AS THE PROPERTY IS USED CONTINUOUSLY AS A SINGLE FAMILY RESIDENCE

Action:

Councilmember Melissa Olson moved to approve Resolution No. 1259 as presented. Councilmember Chuck Beatty seconded, All Ayes.

- 7. Public Hearing on a request by Michael Lee, CASCO + R5, for a Zoning Change from a Light Industrial-1 zoning district to Planned Development-Light Industrial-1 with Concept Plan, located at 200 Butcher Road (Property ID 204043) - Owner: INTERNATIONAL PAPER COMPANY (PD-18-0170)**

Mayor Strength opened the Public Hearing.

Mr. Shon Brooks, Director of Planning, reported the applicant is proposing a 155,000 square foot building addition to the existing approximately 95,000 square foot building on the site. The applicant is seeking to exceed the lot coverage by 12%. He stated currently the truck bays are facing IH35 and the addition will add to the side of IH35. Mr. Brooks stated the structure will be tilt wall and will be screened with landscaping. The addition will add approximately fifty employees.

There being no others to speak for or against PD-18-0170, Mayor Strength closed the Public Hearing.

- 8. Consider proposed Ordinance approving Zoning Change No. PD-18-0170**

ORDINANCE NO. 3067

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM LIGHT INDUSTRIAL-1 (LI-1) TO PLANNED DEVELOPMENT-LIGHT INDUSTRIAL-1 (PD-LI1), WITH CONCEPT PLAN LOCATED EAST OF N INTERSTATE 35 SERVICE ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 13.41 ACRES KNOWN AS 200 BUTCHER ROAD, A PORTION OF PROPERTY ID 204043 OF THE FOUR B S ADDITION PH II, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Mayor Pro Tem David Hill moved to approve Ordinance No. 3067 as presented. Councilmember Mary Lou Shipley seconded, All Ayes.

(4a)

9. **Public Hearing on a request by Vik Reddy, TVR Management LLC, for a Replat of Lot 1R, Block C, Victory Park Revised, to create Lot 1R-1, Block C, Victory Park, 1.964 acres (Property ID 262424) – Owners: TVR MANAGEMENT LLC (RP-18-0164)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the applicant seeks to incorporate an abandoned Right of Way and include it in his lot. He stated it does meet the subdivision regulations and staff recommended approval.

There being no others to speak for or against RP-18-0164, Mayor Strength closed the Public Hearing.

10. **Consider approving RP-18-0164**

Action:

Councilmember Mary Lou Shipley moved to approve a request by Vik Reddy, TVR Management LLC, for a Replat of Lot 1R, Block C, Victory Park Revised, to create Lot 1R-1, Block C, Victory Park, 1.964 acres (Property ID 262424) – Owners: TVR MANAGEMENT LLC (RP-18-0164). Councilmember Chuck Beatty seconded, All Ayes.

11. **Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)**

Mayor Strength opened the Public Hearing and announced the applicant request to continue the public hearing to the City Council meeting of December 17, 2018.

12. **Consider proposed Ordinance approving Zoning Change No. SU-18-0168**

Action:

Councilmember Chuck Beatty moved to continue a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168) to the City Council meeting of December 17, 2018. Councilmember Mary Lou Shipley seconded, All Ayes.

13. **Public Hearing on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)**

Mayor Strength opened the Public Hearing and announced the applicant request to continue the public hearing to the City Council meeting of December 17, 2018.

(4a)

14. Consider proposed Ordinance approving Zoning Change No. SU-18-0169

Action:

Councilmember Melissa Olson moved to continue a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169) to the City Council meeting of December 17, 2018. Councilmember Chuck Beatty seconded, All Ayes.

15. Consider request by Tim Cummings for a Preliminary Plat of Ike Farms for 16 lots plus a remainder tract, being 121.583 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186241 and 186239) in the Extra Territorial Jurisdiction – Owner: 122 IKERD LLC (PP-18-0125)

Mr. Brooks reported the applicant will provide a Right of Way in the middle of the tract to access the remaining acreage. He stated the applicant has met all regulations. Staff recommended approval.

Action:

Councilmember Chuck Beatty moved to approve a request by Tim Cummings for a Preliminary Plat of Ike Farms for 16 lots plus a remainder tract, being 121.583 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186241 and 186239) in the Extra Territorial Jurisdiction – Owner: 122 IKERD LLC (PP-18-0125) per staff comments. Councilmember Mary Lou Shipley seconded, All Ayes.

16. Consider request by Trey Fuller, Fuller Engineering & Land Surveying, for a Preliminary Plat of Murray Estates for 37 lots, being 39.60 acres situated in the F.M. Woodward Survey, Abstract 1120 (Property ID 192138) – Owner: M SHARP FAMILY LIMITED PARTNERSHIP (PP-18-0167)

Mr. Brooks reported the applicant received notification from Rockett Special Utility District that their existing system can furnish the ISO fire flow requirement. Staff recommends approval.

Action:

Councilmember Chuck Beatty moved to approve a request by Trey Fuller, Fuller Engineering & Land Surveying, for a Preliminary Plat of Murray Estates for 37 lots, being 39.60 acres situated in the F.M. Woodward Survey, Abstract 1120 (Property ID 192138) – Owner: MSHARP FAMILY LIMITED PARTNERSHIP (PP-18-0167). Councilmember Melissa Olson seconded, All Ayes.

17. Public Hearing on a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119)

(4a)

Mayor Strength opened the Public Hearing and announced the applicant request to continue the public hearing to the City Council meeting of December 17, 2018.

18. Consider proposed Ordinance approving Zoning Change No. PD-18-0119

Action:

Councilmember Chuck Beatty moved to continue a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119) to the City Council meeting of December 17, 2018. Councilmember Mary Lou Shipley seconded, All Ayes.

19. Consider request by Chris Acker for a Preliminary Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) – Owner: SANCHEZ COREY & JULIE (PP-18-0149)

Mr. Brooks reported the property is located at the intersection of John Arden and Solon Road. He stated the applicant seeks platting for future office use. Mr. Brooks noted it meets the requirement of the Subdivision Ordinance and staff recommends approval.

Action:

Mayor Pro Tem David Hill moved to approve a request by Chris Acker for a Preliminary Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) – Owner: SANCHEZ COREY & JULIE (PP-18-0149) per staff comments. Councilmember Chuck Beatty seconded, All Ayes.

20. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-2 zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located to the East of 400 Dr. Martin Luther King Jr Blvd (Property ID 224114) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0174)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the applicant proposes a Planned Development for Multi-Family being eighteen dwellings on one acre. The applicant intends to remain consistent with the City's Multi-Family-2 development standards and is requesting relief for garages and the front yard setback. He showed a picture of a building that would resemble the Multi-Family dwelling. Staff recommended approval per staff comments.

Mr. Chris Acker, 5100 Honeysuckle, Midlothian, Texas, reviewed properties he recently built in Waxahachie and thanked City staff. He discussed the process of how he will design the Multi-Family dwelling and asked for relief of garages, impact fees, and front setback.

There being no others to speak for or against PD-18-0174, Mayor Strength closed the Public Hearing.

(4a)

21. Consider proposed Ordinance approving Zoning Change No. PD-18-0174

ORDINANCE NO. 3068

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 TO PLANNED DEVELOPMENT-MULTI FAMILY-2 (PD-MF-2), WITH CONCEPT PLAN LOCATED EAST OF 400 DR. MARTIN LUTHER KING JR. BLVD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.071 ACRES KNOWN AS A PORTION OF PROPERTY ID 224114 OF THE TOWN – WAXAHACHIE ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 3068, clarifying building separation is twenty-five feet, allowing five foot setback on east side and 80 foot setback on rear, and waiving water and wastewater impact fees. Mayor Pro Tem David Hill seconded, All Ayes.

22. Public Hearing on a request by Chris Acker, Acker Construction for a Replat of a portion of Block 62, Town Addition, to create Lot 1, Block A, Crescent Creek Villas, 1.071 acres (Property ID 224114) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0191)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported RP-18-0191 is a companion case to PD-18-0174 and provides relief for applicant from thoroughfare plat to allow for more Right-of-Way. Staff recommended approval per comments.

There being no others to speak for or against RP-18-0191, Mayor Strength closed the Public Hearing.

23. Consider approving RP-18-0191

Action:

Councilmember Mary Lou Shipley moved to approve a request by Chris Acker, Acker Construction for a Replat of a portion of Block 62, Town Addition, to create Lot 1, Block A, Crescent Creek Villas, 1.071 acres (Property ID 224114) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0191) per staff comments. Councilmember Chuck Beatty seconded, All Ayes.

24. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-2 and a Commercial zoning district to Planned Development-Mixed Use Residential and Planned Development-Multiple-Family Residential-2, with Concept Plan, located at 319 E Main, 101 Kaufman, and 401 Dr Martin Luther King Jr Blvd (Property ID 170536, 170777, and 170858) - Owner: RONALD C HOLMES & ROBERT B FOGARTY (PD-18-0175)

(42)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the proposed mixed use development will consist of townhome residential se retail lots. The applicant is proposing to meet the design development standards for the Downtown Neighborhood zoning district. Lots 1-3, Block A will consist of mixed use retail, Lots 4-7, Block A will be townhomes, and, Lots 1-5, Block B will consist of townhomes. Mr. Brooks explained with the construction, the existing Kaufman Street will be straightened to run into Cliff Street. Mr. Acker will provide the city the land for the thoroughfare and in exchange he will receive the street property to build on. He stated some drainage issues will be reviewed and resolved at the preliminary plat level. Staff recommended approval with comments.

There being no others to speak for or against PD-18-0175, Mayor Strength closed the Public Hearing.

25. Consider proposed Ordinance approving Zoning Change No. PD-18-0175

ORDINANCE NO. 3069

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 (SF-2) AND COMMERCIAL (C) TO PLANNED DEVELOPMENT- MIXED USE RESIDENTIAL (PD-MU) AND PLANNED DEVELOPMENT-MULTI FAMILY-2, WITH CONCEPT PLAN LOCATED AT 319 E. MAIN STREET, 101 KAUFMAN STREET, AND 401 DR. MARTIN LUTHER KING JR. BOULEVARD, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.8738 ACRES (KAUFMAN WEST) AND 0.504 ACRES (KAUFMAN EAST), KNOWN AS A PORTION OF PROPERTY ID 170536, 170777, and 170858 OF THE TOWN-WAXAHACHIE ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Melissa Olson moved to approve Ordinance No. 3069 per staff comments. Councilmember Chuck Beatty seconded, All Ayes.

26. Consider request by Chris Acker, Acker Construction, for a Preliminary Plat of Kaufman Township West for 7 lots, being 0.8738 acres, being a portion of Block D, Original Town Addition, a portion of Block 42A, Town Addition, and a portion of Plat and Kaufman Streets, (Property ID 170536, 170777) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (PP-18-0178)

Mr. Brooks reported some drainage issues are being worked out and recommended approval. He stated City Council will see a final plat at a later date.

Action:

Councilmember Chuck Beatty moved to approve a request by Chris Acker, Acker Construction, for a Preliminary Plat of Kaufman Township West for 7 lots, being 0.8738 acres, being a portion of Block D, Original Town Addition, a portion of Block 42A, Town Addition, and a portion of Plat

(4a)

and Kaufman Streets, (Property ID 170536, 170777) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (PP-18-0178). Councilmember Melissa Olson seconded, All Ayes.

- 27. Public Hearing on a request by Chris Acker, Acker Construction, for a Replat of a portion of Block 43, Town Addition, to create Lots 1-5, Block B, Kaufman Township East, 0.504 acres (Property ID 170858) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (RP-18-0190)**

Mayor Strength opened the Public Hearing.

Mr. Brooks reported the Replat is for the eastern portion of Kaufman Street and Martin Luther King Boulevard and allows the ability to yield five proposed townhomes. He noted it does not include the Right of Way waiver for thoroughfare plan. Mr. Brooks stated it does meet the city regulations and recommended approval.

There being no others to speak for or against RP-18-0190, Mayor Strength closed the Public Hearing.

- 28. Consider approving RP-18-0190**

Action:

Councilmember Mary Lou Shipley moved to approve a request by Chris Acker, Acker Construction, for a Replat of a portion of Block 43, Town Addition, to create Lots 1-5, Block B, Kaufman Township East, 0.504 acres (Property ID 170858) – Owner: RONALD C HOLMES & ROBERT B FOGARTY (RP-18-0190). Mayor Pro Tem David Hill seconded, All Ayes.

- 29. Consider a Development Agreement associated with the Kaufman Township Development for the transfer of right of way for the realignment of Kaufman Street**

Action:

Councilmember Chuck Beatty moved to approve a Development Agreement associated with the Kaufman Township Development for the transfer of right of way for the realignment of Kaufman Street. Mayor Pro Tem David Hill seconded, All Ayes.

- 30. Public Comments**

Mr. Chris Acker thanked City Manager Michael Scott for his leadership.

- 31. Comments by Mayor, City Council, City Attorney and City Manager**

The Mayor and City Council thanked Jillian Taylor for participating as Honorary Councilmember.

Councilmember Chuck Beatty stated with the new development east of the downtown area, it is now considered “Waxahachie East.”

(4a)

City Manager Michael Scott thanked Mr. Chris Acker for his comments and looks forward to continue working with him. He stated the Christmas parade was a great event and announced the City Staff Holiday Party is Thursday, December 6, 2018, at the Civic Center and starts at 6:30 p.m.

Mayor Kevin Strength thanked Mr. Chris Acker for what he is doing for the city noting everyone notices his work. He commended Mrs. Monica Boyd, Convention and Visitors Bureau, for the work she did on the parade and all city staff that was involved.

Mayor Pro Tem David Hill stated with President George H. W. Bush's passing it is a time of reflection and looking back over our community and country and what we have been through to mend relationships.

City Attorney Robert Brown asked all to keep the Bush family in their prayers.

Ms. Amy Borders, Director of Communications and Marketing, thanked Mr. Chris Acker for all he does for the community.

32. Adjourn

There being no further business, Mayor Pro Tem David Hill moved the meeting adjourn at 7:59 p.m. Councilmember Mary Lou Shipley seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

City Council
December 3, 2018

(4b)

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, December 3, 2018 at 6:00 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. Discussion on roof permitting

City Manager Michael Scott reported approximately six to eight months ago Council approved modified improvements to the roofing ordinance. He stated registration, permitting and inspection are the components of discussion and to what level of enforcement does Council wish to have.

Mr. Ryan Studdard, Director of Building and Community Services, stated the requirements of registering and permitting roofing companies varies from city to city and you might find it to be 50/50 if you were to do a consensus. He stated the city could have a registration process where a roofer fills out an application, provide proof of liability or builders risk policy, and once they are registered, they can pull a permit and will have a onetime inspection at the end of the project. Mr. Studdard stated there is no state requirement.

Discussion was held and the consensus was the challenge is that a roofer will come to town and tear down and install a new roof within one day.

Mr. Robert Brown, City Attorney, stated there is a reduction of fraud by going through the registration process. Mr. Scott stated this would give the city a chance to give out our requirements. Mr. Studdard stated when the revised roofing ordinance was approved, his department sent a memo with the ordinance to all builders so they would be aware of the change.

Mayor Pro Tem David Hill stated he just wants to make sure the roofers are aware of our roofing ordinance.

Councilmember Melissa Olson stated the city needs to have some sort of oversight and asked the benefits of requiring registration. Mr. Studdard stated registration allows the roofer to put a roof on a house in the city and the permit allows them to install a certain type of shingle allowed in the

(46)

city. He stated inspections can be made from the ground. Mr. Brown stated it gives the city an extra layer to a particular work performed.

Mr. Scott asked if there is an extra benefit by requiring a permit. Mr. Tommy Ludwig, Assistant City Manager, stated the city is going to be providing for the good actors and not necessary stopping the bad actors.

After discussion, staff will draft a registration and permit application being minimal of \$50.00 and bring to Council in form of an Ordinance for consideration.

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

Mr. Ludwig discussed a support resolution for an existing non-conforming single family uses noting the update to the zoning ordinance in May 2018 created new zoning districts and uses and modified the types of uses that are permitted in certain zoning districts. Staff recommends additional language to the zoning ordinance clarifying the city would allow a single family residence to continue to operate, in zoning districts where such uses are not permitted, until the single family use is purposefully changed. Mr. Ludwig stated staff intends to bring forward a zoning ordinance amendment to Council for consideration in January 2019. He stated the support resolution is a good faith effort to provide the property owners, and the individuals under contract to purchase their property, assurance that single family uses will be permitted until such time as they are willingly changed to another allowable use.

Mr. Shon Brooks, Director of Planning, stated SU-18-0168, SU-18-0169 and PD-18-0119 will be continued to the city council meeting of December 17, 2018. He reviewed PP-18-0149 is a preliminary Plat for one lot for future office use.

Mr. Brooks reviewed PD-18-0174 noting the applicant seeks relief from garages and front setback requirements. He reviewed PD-18-0175 noting applicant is asking to construct three lots consisting of mixed use retail and townhomes. Mr. Scott stated there is a developer's agreement for land exchange in order to straighten Kaufman Street noting it will work nicely with the proposed development.

4. Adjourn

There being no further business, the meeting adjourned at 6:58 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

(1)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0161



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Jason Eisman, Premier Solar Solutions, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-3 zoning district, located at 914 Creekview (Property ID 225451) – Owner: RODNEY MOFFETT (SU-18-0161)

CASE INFORMATION

Applicant: Jason Eisman, Premier Solar Solutions

Property Owner(s): Rodney Moffett

Site Acreage: 0.152 acres

Current Zoning: Planned Development-Single Family-3 (Ordinance 2060)

Requested Zoning: PD-SF3 with Specific Use Permit

SUBJECT PROPERTY

General Location: 914 Creekview

Parcel ID Number(s): 225451

Existing Use: Single Family Residence

Development History: The Final Plat for Highland Village Estates, was approved by City Council on May 7, 2001. The Amended Plat for Highland Village Estates was approved by City Council on August 28, 2002.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-3	Single Family Residential
East	PD-SF-3	Single Family Residential
South	PD-SF-3	Vacant Land
West	PD-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 a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

Thoroughfare Plan:

The site is accessed via Creekview Drive, a local street (50' ROW).

Site Image:**PLANNING ANALYSIS**

The applicant seeks to install solar panels on the roof of this single family residence. Solar panels are permitted, with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current exhibit submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 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 11/21/2018.

STAFF CONCERNS

1. Please revise the plan to show the case number, "SU-18-0161", in the lower right hand corner title block.
2. Please revise the plan to show the Vicinity Map on the actual site plan.

(1)

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a revision to staff on 12/5/2018 to show the rooftop solar panels out of the public right-of-way. Staff is awaiting one more revision from the applicant to show a Vicinity Map and Case Number added to the plan.

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. Please revise the plan to show the case number, "SU-18-0161", in the lower right hand corner title block.
 2. Please revise the plan to show the Vicinity Map on the actual site plan.

ATTACHED EXHIBITS

1. Site Plan

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

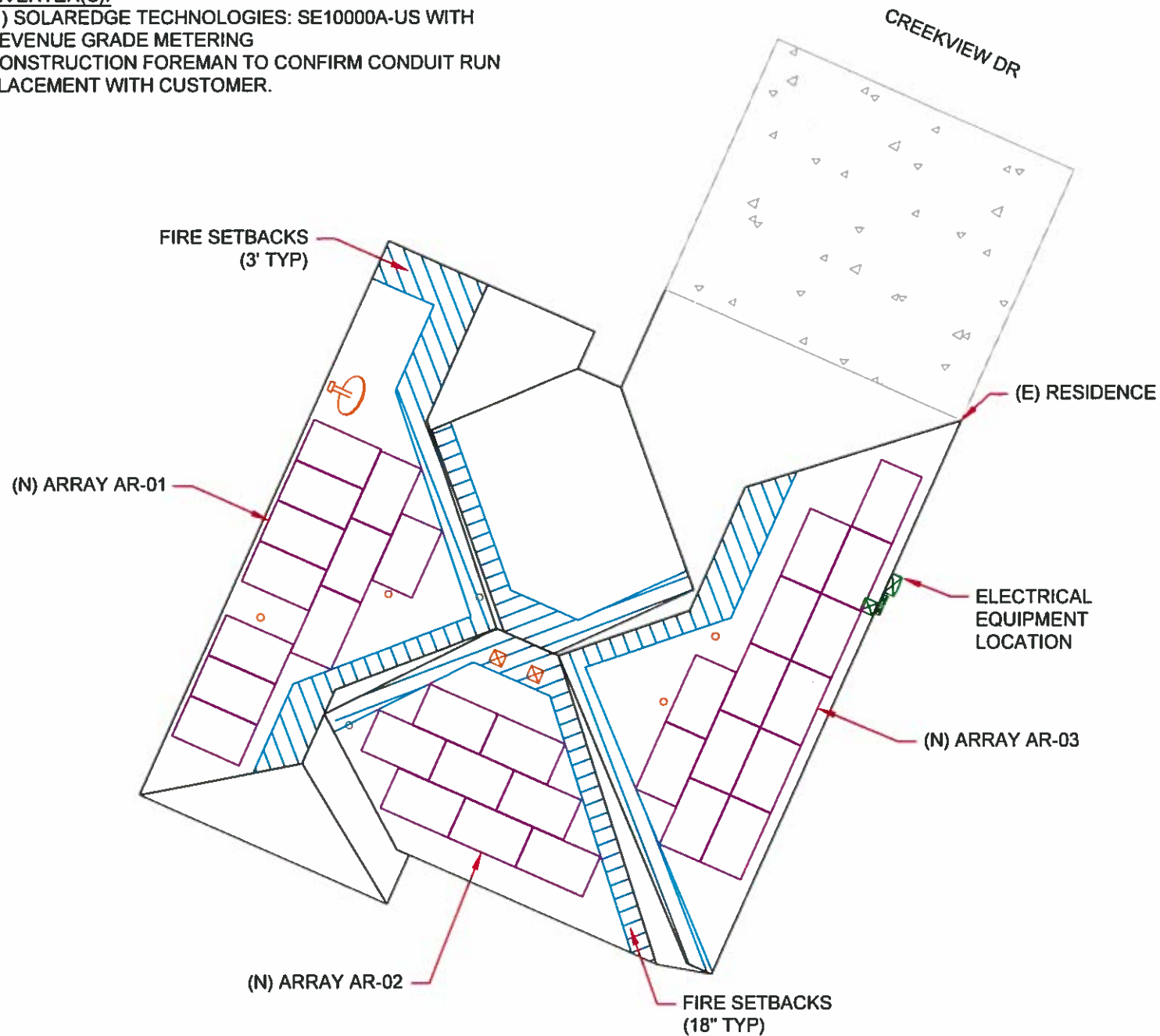
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of plat no. SU-18-0161, subject to staff comments.

SCOPE OF WORK:

- SYSTEM SIZE: 9280W DC
- MODULES: (32) REC SOLAR: REC290TP2 BLK
- INVERTER(S):
(1) SOLAREDGE TECHNOLOGIES: SE10000A-US WITH
REVENUE GRADE METERING
- CONSTRUCTION FOREMAN TO CONFIRM CONDUIT RUN
PLACEMENT WITH CUSTOMER.



INSTALLED BY: PREMIER SOLAR
SOLUTIONS
LICENSE NO:

SUNRUN

DESIGNED BY: SUNRUN
LICENSE NO:

CUSTOMER RESIDENCE:
RODNEY MOFFETT
914 CREEKVIEW DR,
WAXAHACHIE, TX, 75165

Name:

Signature:

Date:

PROJECT NUMBER:
351R-914MOFF

REV: 10/20/2018

A21
PAGE

LAYOUT

(8)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY -3 (PD-SF-3) ZONING DISTRICT, LOCATED AT 914 CREEKVIEW DRIVE, BEING PROPERTY ID 225451, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LEGALLY DESCRIBED AS 29 E HIGHLAND VILLAGE ESTATES, 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 PD-SF-3; 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-18-0161. 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 PD-SF-3 to PD-SF-3, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Being legally described as 29 E Highland Village Estates, which is shown on Exhibit A, in accordance with the Site Layout Plan 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.

PASSED, APPROVED AND ADOPTED on this 17th day of December, 2018.

(4)

MAYOR

ATTEST:

City Secretary

(9)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0168



MEETING DATE(S)

Planning & Zoning Commission: November 27, 2018

City Council: December 3, 2018

CAPTION

Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 231 Colt Drive (Property ID 241253) – Owner: GEORGE & DANA HOLLER (SU-18-0168)

CASE INFORMATION

Applicant: Brandon Edgley, Marc Jones Construction LLC, DBA Sunpro Solar

Property Owner(s): George & Dana Holler

Site Acreage: 0.425 acres

Current Zoning: Single Family-2

Requested Zoning: SF2 with Specific Use Permit

SUBJECT PROPERTY

General Location: 231 Colt Drive

Parcel ID Number(s): 241253

Existing Use: Single family residence

Development History: The Final Plat for Mustang Creek, Phase Two was approved by City Council on October 1, 2007.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF2	Single family residence
East	SF2	Single family residence
South	SF2	Single family residence
West	SF2	Single family residence

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 accessed via Colt Drive, a local street (50' ROW).

Site Image:**PLANNING ANALYSIS**

The applicant seeks to install solar panels on the roof of this single family residence. Solar panels are permitted, with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 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 11/09/2018.

STAFF CONCERNS

1. Please add a Vicinity Map to the plan.

APPLICANT RESPONSE TO CONCERNS

1. Staff received updated revisions from the applicant on 11/13/2018.

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. Please label "Colt Road" on the plan.

ATTACHED EXHIBITS

1. Site Plan Packet

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

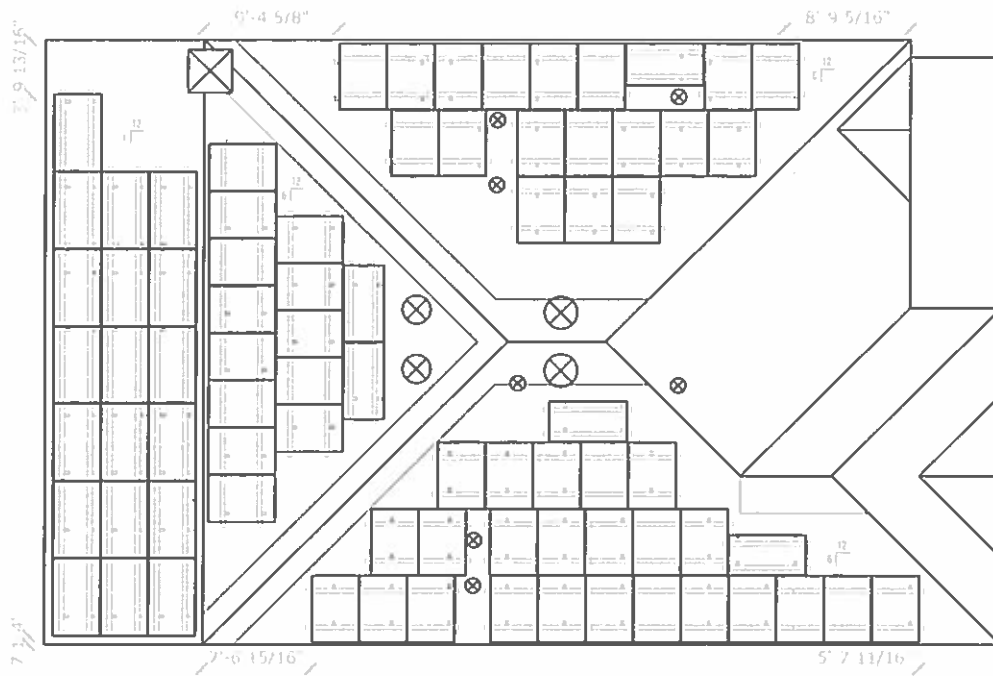
Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held November 27, 2018, the Commission voted 7-0 to recommend to continue case no. SU-18-0168 to December 11, 2018.

At the December 11, 2018 Planning and Zoning Commission meeting, the Commission voted 7-0 to recommend to approve case no. SU-18-0168.



SOLAR ARRAY: 79 PANELS
WINDSPEED (CAT II): 115 MPH
BUILDING HEIGHT: 26'-0"

GEORGE HOLLER
231 COLT DRIVE
WAXAHACHIE TX 75165

DATE: 09.12.18
Sheet No: 1 of 2

(19)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL USE WITHIN A SINGLE FAMILY-2 (SF-2) ZONING DISTRICT, LOCATED AT 231 COLT DRIVE, BEING PROPERTY ID 241253, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 5 BLOCK L, IN THE MUSTANG CREEK PHASE 2 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 SF-2; 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-18-0168. 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 SF-2 to SF-2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 5, Block L of the Mustang Creek Phase 2 subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan 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.

PASSED, APPROVED AND ADOPTED on this 17th day of December, 2018.

(10)

MAYOR

ATTEST:

City Secretary

(11)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0188



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Devon McCarley, Freedom Solar Power, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-Single Family-2 zoning district, located at 122 Gentle Winds (Property ID 267501) – Owner: BENJOHN G & CRISELDA M FRANCISCO (SU-18-0188)

CASE INFORMATION

Applicant: Devon McCarley, Freedom Solar Power

Property Owner(s): Benjohn G & Criselda M Francisco

Site Acreage: 0.173 acres

Current Zoning: Planned Development-Single Family-2 Ordinance 2218

Requested Zoning: PD-SF2 with SUP

SUBJECT PROPERTY

General Location: 122 Gentle Winds

Parcel ID Number(s): 267501

Existing Use: Single Family Residence

Development History: The Final Plat for Buffalo Ridge Addition Phase IIIA, was approved by City Council on October 17, 2016.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-SF-2	Single Family Residence
East	PD-SF-2	Single Family Residence
South	PD-SF-2	Undeveloped Land
West	PD-SF-2	Single Family Residence

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 accessed via Gentle Winds Rd, a local street (50' ROW).

Site Image:**PLANNING ANALYSIS**

The applicant seeks to install solar panels on the roof of this single family residence. Solar panels are permitted, with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way. According to the current exhibit submitted by the applicant, there will be no solar panel systems facing the public ROW.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 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 11/21/18.

STAFF CONCERNS

1. Please revise the plan to show the street name "Gentle Winds" labeled on the plan.
2. Please create a title block in the lower right hand corner of the document to add case information.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (11/29/2018), staff has yet to receive revised comments from the applicant.

(11)

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. Please revise the plan to show the street name "Gentle Winds" labeled on the plan.
 2. Please create a title block in the lower right hand corner of the document to add case information.

ATTACHED EXHIBITS

1. Site Plan

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

ACTION SINCE INITIAL STAFF REPORT

At the December 11, 2018 Planning and Zoning Commission meeting, the Commission voted 7-0 to recommend to approve case no. SU-18-0188.

CONSTRUCTION SUMMARY

- (20) (SUNPOWER X21-350-BLK-AC) SOLAR MODULES, 7.00 kW DC STC
MODULE DIMENSIONS = 41.2" X 61.4" X 1.81"
- (20) SUNPOWER X21-350-BLK-AC PV INVERTERS @ 6.40 kW AC
COMBINED INVERTER OUTPUT = 6.40 kW AC.
- (150) (14 X 10.75') LINEAR FEET SUNPOWER INVISIMOUNT
- (36) QMSE-LAG ROOF ATTACHMENTS
- (1) SUNPOWER MONITORING SOLUTION

SITE DETAILS

ROOF TYPE: ASPHALT SHINGLE
ARRAY #1 - TILT = 33°, AZIMUTH = 155°

GROUNDING ELECTRODE
ONCOR ENERGY METER
MONITORING
PV AC DISCONNECT
(VISIBLE, LOCKABLE, LABELED)
WITHIN 10 FEET OF ONCOR METER
SOLAR LOAD CENTER

MAIN DISTRIBUTION PANEL
(GARAGE INTERIOR)
POINT OF INTERCONNECTION

CONDUIT RUN
IN ATTIC SPACE

SOLADECK JUNCTION BOX

SOLAR PV ARRAY:
(20) SUNPOWER X21-350-BLK-AC MODULES
(12) MODULES IN PARALLEL ON BRANCH #1
(8) MODULES IN PARALLEL ON BRANCH #2

PRECAUTION: MAX 12 MODULES PER BRANCH



R.S.D.

CONSTRUCTION NOTES

- 1.) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2.) ALL OUTDOOR EQUIPMENT SHALL BE RAIN-TIGHT WITH MINIMUM NEMA 3R RATING.
- 3.) ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
- 4.) ROOF ATTACHMENT SPACING SHALL BE 6'-0" MAX FOR LAG BOLT TYPE ROOF ATTACHMENTS ANCHORED TO RAFTERS
- 5.) ROOF ATTACHMENT SPACING SHALL BE 4'-6" MAX FOR S-SI CLAMPS ANCHORED TO STANDING SEAM ROOF PANELS

DESIGN & DRAFTING BY
CLAY MCATELLY, NABCEP

REVISIONS

DESCRIPTION	DATE	REV
ORIGINAL	12/04/2018	1

CONTRACTOR



PROJECT NAME

FRANCISCO, BEN
122 GENTLE WIND RD.
WAXAHACHIE, TX, 75165

SHEET NAME

SITE MAP &
PV LAYOUT

SHEET SIZE

ANSI B
11" x 17"

SHEET NUMBER

PV-1



PV Installation
Professional
Gordon Gunn

Certification # 001202-43
10OCT2018

**NABCEP
CERTIFIED**
PV Installation
Professional
Gordon Gunn
Certification # 05120149
10OCT2018

DESIGN & DRAFTING BY
CLAY MCNEELY, NABCEP

REVISIONS		
NO.	DESCRIPTION	DATE
001	ORIGINAL	12/04/2018

CONTRACTOR



**FREEDOM
SOLAR POWER**
4111 E. DOW STREET
ARLINGTON, TX 76010
TEL: 817-296-2741
WWW.FREEDOMSOLARPOWER.COM

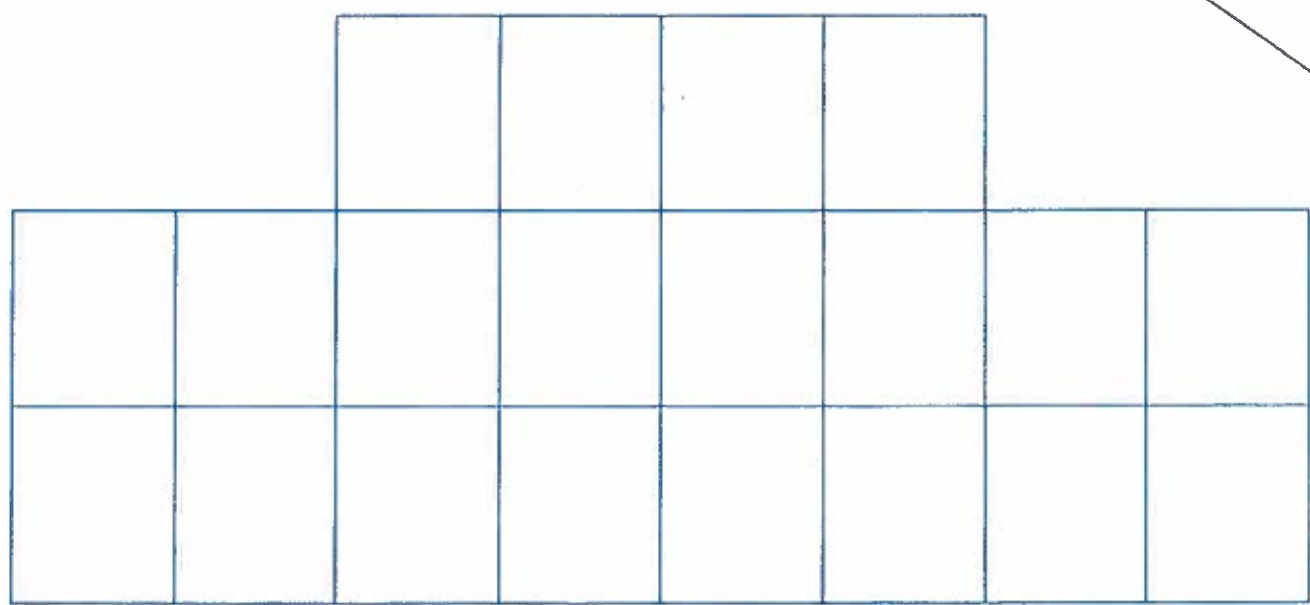
PROJECT NAME

FRANCISCO, BEN
122 GENTLE WIND RD.
WAXAHACHIE, TX. 75165

SHEET NAME
STRING MAP
&
MONITORING
LAYOUT

SHEET SIZE
ANSI B
11" x 17"

SHEET NUMBER
PV-2

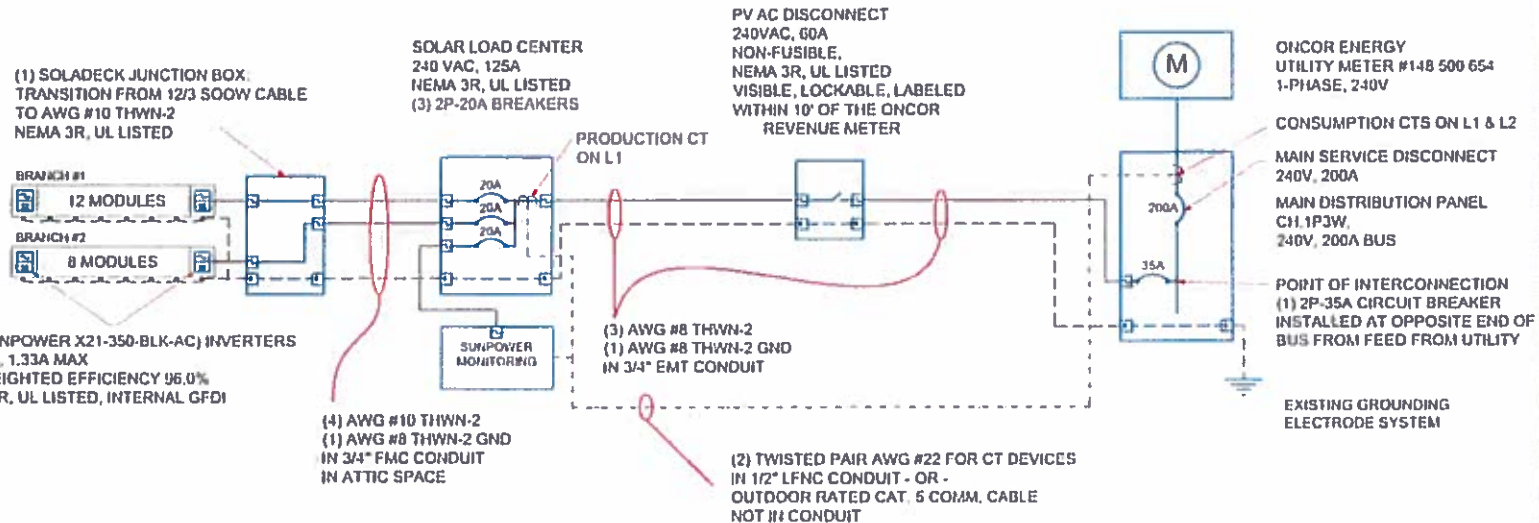


SUNPOWER SUPERVISOR S/N _____

211

SOLAR ARRAY - 7.00kW DC STC
(20) (SUNPOWER X21-350-BLK-AC) MODULES TOTAL
(12) MODULES CONNECTED IN PARALLEL ON BRANCH #1
(8) MODULES CONNECTED IN PARALLEL ON BRANCH #2

NOTE: NEUTRAL MUST RUN THROUGH AC DISCONNECT. RUN NEUTRAL FROM ISO BAR IN SOLAR LOAD CENTER TO SERVICE.



ELECTRICAL NOTES

- 1) ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 2) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 90°C AND W/C WET ENVIRONMENT UNLESS OTHERWISE NOTED.
- 3) WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE RATED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- 4) WORKMAN CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5) DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6) WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7) ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND NEARLY VISIBLE.
- 8) MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTIONS.
- 9) MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER G.E.C. VIA WELDED LUGS OR RSCS OR 40BT LAY-IN LUGS.
- 10) THE DC SIDE OF THE PV SYSTEM IS UNGROUNDED AND SHALL COMPLY WITH NEC 690.35.
- 11) MAXIMUM MOUNTING HEIGHT FROM GRADE TO CENTER OF METER SOCKET SHALL BE 7' FOR RESIDENTIAL SINGLE PHASE METER SOCKETS 0-320 AMP.
- 12) PV AC DISCONNECT SHALL BE VISIBLE, LOCKABLE AND LABELED AND THE DOOR CANNOT BE OPENED WHEN HANDLE IS IN ON POSITION.

CALCULATIONS FOR CURRENT CARRYING CONDUCTORS

INVERTER OUTPUT WIRE AMPACITY CALCULATION, CONTINUOUS USE
 USE NEC 900.8(A)(3) 1.33 A PER INVERTER (SPR X21-350-BLK-AC)
 HIGHEST CURRENT BRANCH = (12)(1.33A) = 16.0A, (16.0A)(1.25) = 20.0A
 TRY #10 AWG #10 WIRE, 75°C DERATED AMPACITY = (30.0A/35.0A) = 28.0A
 20.0A < 28.0A, OK
 CONDITIONS OF USE: 90°C DERATED AMPACITY = (30.0A/35.0A) = 28.0A
 20.0A < 28.0A, OK

AGGREGATE INVERTER OUTPUT WIRE AMPACITY CALCULATION, CONTINUOUS USE
 USE NEC 900.8(A)(3) 20.0A TOTAL CURRENT (20.0A)(1.25) = 25.0A
 TRY #10 AWG #10 WIRE, 75°C DERATED AMPACITY = (30.0A/35.0A) = 28.0A
 25.0A < 28.0A, OK
 CONDITIONS OF USE: 90°C DERATED AMPACITY = (30.0A/35.0A) = 28.0A
 25.0A < 28.0A, OK

CALCULATIONS FOR OVERCURRENT DEVICES

INVERTER BRANCH OCPD: HIGHEST CURRENT BRANCH = (12)(1.33A) = 16.0A
 MIN. OCPD = (16.0A)(1.25) = 20.0A
 USE (2) 2P-20A CIRCUIT BREAKERS IN SOLAR LOAD CENTER FOR INVERTER
 BRANCH OCPD PER NFPA GUIDE

TOTAL SYSTEM OCPD
 TOTAL RATED CURRENT = 20.0A, MINIMUM OCPD = (20.0A)(1.25) = 25.0A
 USE 2P-35A BREAKER FOR INTERCONNECTION IN MAIN DISTRIBUTION PANEL

DESIGN & DRAWING BY:
CLAYTON E. LUTY, NABCEP

REVISIONS		
DESCRIPTION	DATE	BY
ORIGINAL	10/04/2018	A



PROJECT NAME:

FRANCISCO, BEN
 122 GENTLE WIND RD.
 WAXAHACHIE, TX, 75165

SHEET NAME:

ELECTRICAL
 DIAGRAM

SHEET SIZE:

ANSI B
 11" x 17"

SHEET NUMBER:

PV-3



PV Installation
 Professional
 Gordon Dunn
 10/04/2018

(12)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 122 GENTLE WINDS ROAD, BEING PROPERTY ID 267501, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3, BLOCK R IN THE BUFFALO RIDGE ADDITION PHASE IIIA, 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 PD-SF-2; 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-18-0188. 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 PD-SF-2 to PD-SF-2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 3, Block R of the Buffalo Ridge Addition, which is shown on Exhibit A, in accordance with the Site Layout Plan 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.

PASSED, APPROVED AND ADOPTED on this 17th day of December, 2018.

(12)

MAYOR

ATTEST:

City Secretary

(13)

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0169



MEETING DATE(S)

Planning & Zoning Commission: November 27, 2018

City Council: December 3, 2018

CAPTION

Public Hearing on a request by Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Planned Development-27-Single Family-2 zoning district, located at 209 Hacienda Drive (Property ID 174301) – Owner: STEPHANIE YBARBO & ROGELIO MEJIA JR (SU-18-0169)

CASE INFORMATION

Applicant: Troy Elison, Marc Jones Construction LLC, DBA Sunpro Solar

Property Owner(s): Stephanie Ybarbo & Rogelio Mejia Jr

Site Acreage: 0.22 acres

Current Zoning: Planned Development-27-Single Family-2

Requested Zoning: PD-27-SF2 with Specific Use Permit

SUBJECT PROPERTY

General Location: 209 Hacienda Drive

Parcel ID Number(s): 174301

Existing Use: Single Family Residential

Development History: The Final Plat for Mustang Creek, Phase Four was approved by City Council on March 26, 1973.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD 27-SF-2	Single family residence
East	PD 27-SF-2	Single family residence
South	PD 27-SF-2	Single family residence
West	PD 27-SF-2	Single family residence

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 accessed via Hacienda Drive, a local street.



Site Image:

PLANNING ANALYSIS

The applicant seeks to install solar panels on the roof of this single family residence. Solar panels are permitted, with a Specific Use Permit, and must be installed so that they do not front onto the right-of-way.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 26 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 11/09/2018.

STAFF CONCERNS

1. We do not permit panels to front onto ROW. These panels will need to either be removed altogether or relocated. At the time of this report (11/14/2018), staff has yet to receive any resubmittal(s) from the applicant.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (11/14/2018), staff has yet to receive revisions from the applicant.

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. Site Plan Packet

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

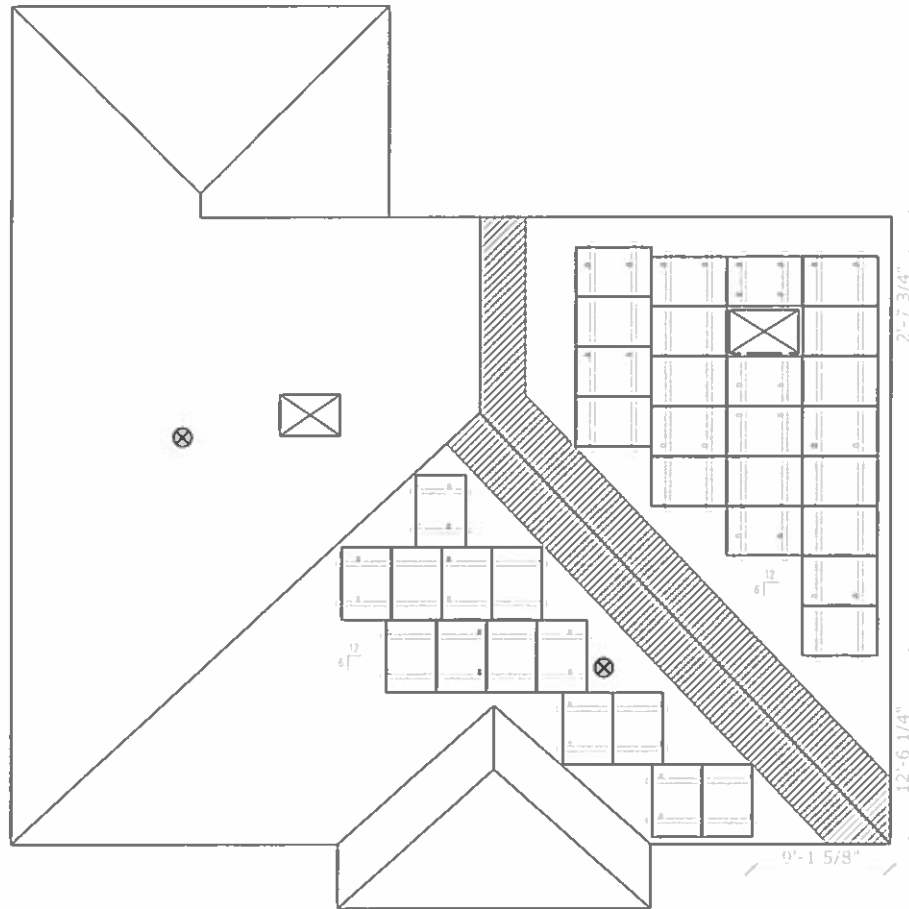
Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held November 27, 2018, the Commission voted 7-0 to recommend to table case no. SU-18-0169 to December 11, 2018.

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend to deny case no. SU-18-0169.



SOLAR ARRAY: 35 PANELS
WINDSPEED (CAT II) 115 MPH
BUILDING HEIGHT: 16'-0"

ROGELIO MEJIA
209 HACIENDA DRIVE
WAXAHACHIE TX 75165

Date: 07.05.18 Sheet No: 1 of 2

(18)

(14)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-27-SINGLE FAMILY-2 (PD-27-SF-2) ZONING DISTRICT, LOCATED AT 209 HACIENDA DRIVE, BEING PROPERTY ID 174301, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 11, BLOCK 16 IN THE INDIAN HILLS #1 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 PD-27-SF-2; 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-18-0169. 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 PD-27-SF-2 to PD-27-SF-2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 11, Block 16 of the Indian Hills #1 subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan 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.

PASSED, APPROVED AND ADOPTED on this 17th day of December, 2018.

(14)

MAYOR

ATTEST:

City Secretary

(15)

Planning & Zoning Department

Zoning Staff Report

Case: ZC-18-0192



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Public Hearing on a request by Josh Morgan, Connect4Life Church, for a Zoning Change from a Planned Development-16-Light Industrial-1 zoning district to **Multiple-Family Residential-2** located at 2795 John Arden (Property ID 189266) - Owner: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (ZC-18-0192)

CASE INFORMATION

Applicant: Josh Morgan, Connect4Life Church

Property Owner(s): International Church of the Foursquare Gospel

Site Acreage: 14.455 acres

Current Zoning: Planned Development-16-Light Industrial-1

Requested Zoning: Multiple Family Residential-2

SUBJECT PROPERTY

General Location: 2795 John Arden

Parcel ID Number(s): 189266

Existing Use: Vacant Land

Development History: On June 7, 2010, Ordinance number 2569 was enacted to allow the Oxford at Crossroads Centre Multi Family Development (adjacent to the subject property).

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-16-LI-1	Vacant Land
East	PD-16-LI-1	Connect 4 Life Church
South	SF-2	Vacant Land
West	PD-MF-GR	Oxford at Crossroads Centre MF Development

Future Land Use Plan:**Mixed Use Non-Residential*****Comprehensive Plan:***

Industrial applies to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to major roadways and air transportation are becoming increasingly difficult to find for the industrial business community. However, these businesses can be advantageous for a municipality in terms of providing employment and an increased tax base. Therefore, several large areas have been identified as Industrial. Examples of desirable uses within these areas include company headquarters, computer technology businesses, and other types of large businesses.

Thoroughfare Plan:

The subject site is accessible via John Arden Dr.

***Site Image:*****PLANNING ANALYSIS**

The applicant is seeking a Zoning Change request from a Planned Development-16-Light Industrial-1 zoning district to Multiple-Family Residential-2 located at 2795 John Arden. The applicant intends to sell the land, before any construction of multi-family development. The proposed multi-family zoning is adjacent to another multi-family development (Oxford at Crossroads Centre). At the time of this report, staff has yet to receive any opposition regarding the request.

Rather than rezoning to Multi-Family Residential-2, staff prefers to create a Planned Development limiting the use to allow Multi-Family limited to senior housing. Also, if the zoning change is approved, staff recommends requiring the applicant to submit a site plan to the Planning and Zoning Commission and City Council for review.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 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 11/21/18.

STAFF CONCERNS

1. At the time of this report (11/29/2018), staff has no outstanding comments for the applicant.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a second submittal to staff's comments on 11/28/2018. Staff has no outstanding comments for the applicant.

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.
- ☒ Additional Consideration

The City of Waxahachie design standards for Multi-Family are strong and encourage quality construction. The use of multi-family at this location is consistent with the neighboring property and the property does not have desired frontage that would benefit a retail development. Industrial is also adjacent and would not be out of character for the area.

ATTACHED EXHIBITS

1. Survey

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

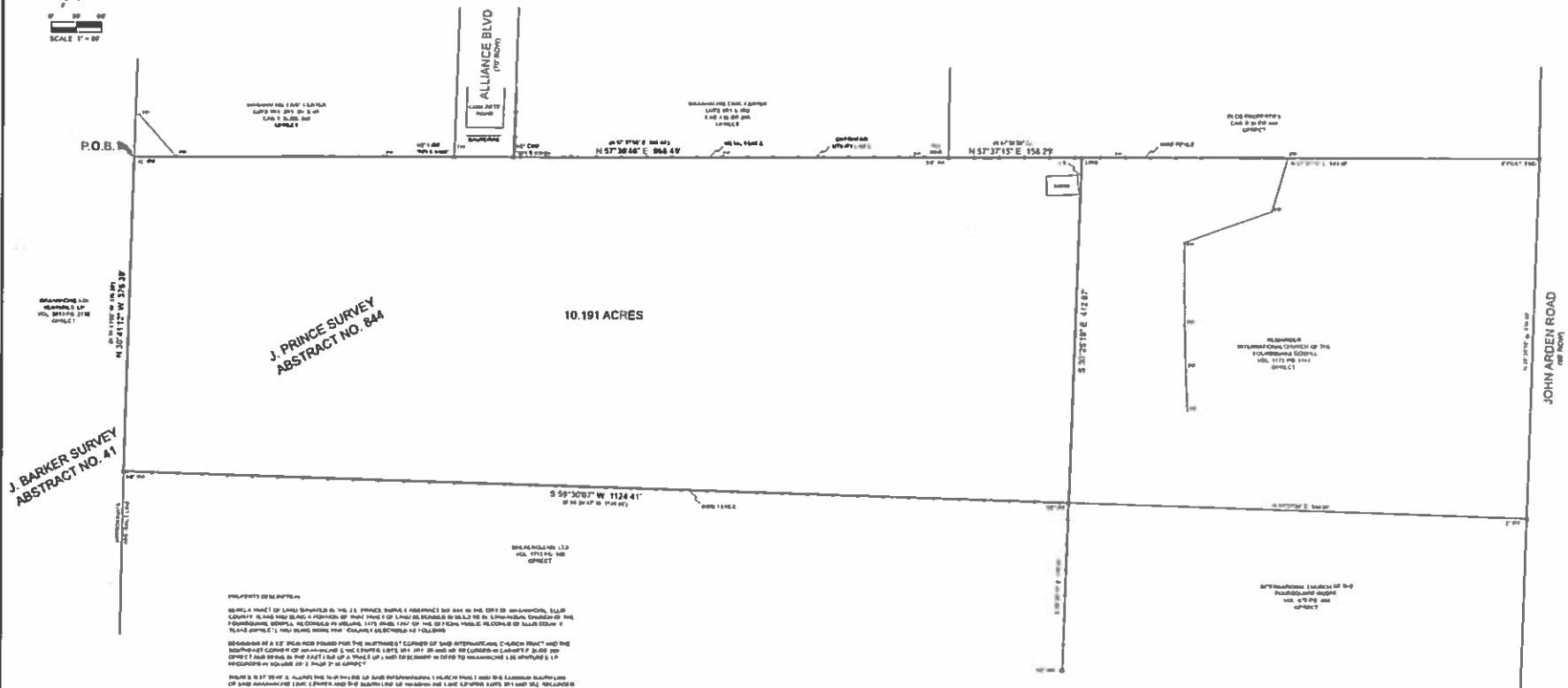
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. ZC-18-0192, subject to staff comments.

PZ Comments:

- 1) The zoning change is approve for PD-MF-2 (opposed to straight MF-2 zoning)
- 2) PD allows for senior living (55+)
- 3) The applicant has to come back to present a detailed site plan for PZ approval



BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

NOTES:
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

My commission expires this _____ day of _____, 20____.

WITNESSETH that I have signed this instrument, and have placed my hand and seal of office thereon, at the place and date first above written.

Notary Public in and for the State of Texas.

BOUNDARY SURVEY
10.191 ACRES
J. PRINCE SURVEY
ABSTRACT NO. 844
IN THE CITY OF
WESLARCHIE,
ELLIS COUNTY TEXAS

TEXAS REALTY CAPTURE & SURVEYING, LLC
J. PRINCE SURVEY
ABSTRACT NO. 844
IN THE CITY OF
WESLARCHIE,
ELLIS COUNTY TEXAS

(15)

(16)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-16-LIGHT INDUSTRIAL-1 (PD-16-LI-1) TO MULTIPLE-FAMILY RESIDENTIAL-2 (MF-2) LOCATED AT 2795 JOHN ARDEN DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 14.455 ACRES, BEING LEGALLY DESCRIBED AS 844 J E PRINCE, PARCEL NUMBER 189266, 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 Zoning Change has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZC-18-0192. 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 PD-16-LI1 to MF-2; 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 PD-16-LI1 to MF-2 in order to facilitate development of the subject property in a manner that allows multi-family residences on the following property: Being legally described as 844 J E Prince, Parcel number 189266, 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.

PASSED, APPROVED AND ADOPTED on this 17th day of December, 2018.

(16)

MAYOR

ATTEST:

City Secretary

(17)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0171



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Kars Tamminga for a **Final Plat** of Pioneer Point, Phase 3 and 4 for 57 lots, being 70.160 acres situated in the Charles Atteberry Survey, Abstract 10 (Property ID 269432 and 210780) in the Extra Territorial Jurisdiction – Owner: PIONEER POINT FARMS LLC and TAMMINGA FAMILY PARTNERSHIP LTD (FP-18-0171)

CASE INFORMATION

Applicant: Kars Tamminga

Property Owner(s): Pioneer Point Farms LLC and Tamminga Family Partnership LTD

Site Acreage: 70.160 acres

Number of Lots: 57 lots

Number of Dwelling Units: 57 dwelling units

Park Land Dedication: N/A

Adequate Public Facilities: Buena Vista-Bethel 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: FM 66 at Evening Fire Drive

Parcel ID Number(s): 269432 and 210780

Current Zoning: N/A (ETJ)

Existing Use: Undeveloped Land

Platting History: 10 C Atteberry

Site Aerial:



STAFF CONCERNS

1. N/A

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a second revision to staff on 11/28/2018 to address staff 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. Final Plat
2. Water Letter

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. FP-18-0171, subject to staff comments.

WLSC

194.502 Acres
Pioneer Point Farms, LLC
Inst. No. 1708565
OPRECT

10013 Acres
Mark Scherback
Vol. 2639, Pg. 492
OPRECT

10.00 Acres
Edward Barro
Vol. 1900, Pg. 2262
OPRECT

10.00 Acres
Marvin D. Taylor
Vol. 1929, Pg. 1771
OPRECT

1.57 Acres
Buena Vista-Bethel
Water Supply Corp.
Vol. 1620, Pg. 1038
OPRECT

LEGEND

PC	Property Corner
PR	Iron Pin
FLD	Found
BLM	Right of Way
BL	Building Line
ULE	Utility Easement
BLM	Proposed R. Utility Easement
173	173' wide road front with cap
172	172' wide road set with cap
CHS	road "CHS" 20" x 5.5"
BWSU	Buena Vista-Bethel Water Supply Corp.
Case 1	Water District Easement

Walker Land Surveying Company
P.O. Box 2911 Waxahachie, Texas 75168
Phone: (972) 938-8693 T8PLS Firm No. 10112400
www.WalkerSurveying.com

194.502 Acres
Pioneer Point Farms, LLC
Inst. No. 1708565
OPRECT

194.502 Acres
Pioneer Point Farms, LLC
Inst. No. 1708565
OPRECT

391.28 Acres
Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 204

WLSC

OWNER'S CERTIFICATE
State of Texas
County of Ellis
City of Waco

Whereas, Pioneer Point Farms, LLC, are the owners of that certain parcel of land lying in the E1/4 of the City of Waco, Texas and being situated in the CHARLES ATTEBERRY SURVEY, ABSTRACT NO. 10, Ellis County, Texas, and being a portion of the 194.502 acre tract of land conveyed to Pioneer Point Farms, LLC by Texas Warranty Deed recorded in Instrument Number 1708565 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with cap marked "WLSC RPLS 5331" in the west line of said 194.502 acre tract and in the east line of the 10.00 acre tract of land conveyed to Marvin D. Taylor by Deed recorded in Volume 1829, Page 1771, OPRECT for the westerly southwest corner of said 194.502 acre tract and the northwest corner of the 1.57 acre tract of land conveyed to Buena Vista - Bethel Water Supply Corporation by Warranty Deed recorded in Volume 1620, Page 1038, OPRECT;

THENCE N 28°03'50" W, along the west line of said 194.502 acre tract, a distance of 1212.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the northwest corner of this tract;

THENCE along the north line of this tract as follows:

N 61°54'19" E, a distance of 253.11 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 16°10'00" W, a distance of 46.30 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 71°50'00" E, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 311.77 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°45'58" W, a distance of 141.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 600.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°45'58" W, a distance of 24.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°32'48" E, a distance of 227.61 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 225.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
S 30°45'58" E, a distance of 115.93 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 72°19'33" E, a distance of 230.26 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" on a near tangent curve to the right having a radius of 280.00 feet and a central angle of 05°49'12";

THENCE in a northerly direction along the arc of said curve and continuing along the north line of this tract, a distance of 28.44 feet (Long Chord - N 16°45'32" W, 28.43 feet) to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;

THENCE continuing along the north line of this tract as follows:

N 72°07'04" E, a distance of 60.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 268.30 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 48°07'01" E, a distance of 125.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 86.52 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°45'58" W, a distance of 72.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 59°14'02" E, a distance of 158.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of said 194.502 acre tract and in the west line of the 381.28 acre tract of land conveyed to Don G. Walker by Warranty Deed recorded in Volume 1521, Page 425, OPRECT for the northeast corner of this tract;

THENCE S 30°41'16" E, along the northerly east line of said 194.502 acre tract and the west line of said 381.28 acre tract, a distance of 649.93 feet to a 5/8" iron rod found with cap marked "TX CLO" in the north line of View Point Estates, an addition in Ellis County, Texas, according to the Plat thereof recorded in Cabinet L, Slide 66 of the Plat Records of Ellis County, Texas (PRECT) for the northerly southeast corner of said 194.502 acre tract and a southeast corner of said 329.28 acre tract;

THENCE S 59°11'27" W, along the easterly south line of said 194.502 acre tract and the north line of View Point Estates, a distance of 368.95 feet to a 5/8" iron rod found with cap marked "TX CLO" for an interior corner of said 194.502 acre tract and the northwest corner of View Point Estates;

THENCE S 30°53'35" E, along the southerly east line of said 194.502 acre tract and the west line of View Point Estates, passing at 415.36 feet the southwest corner of View Point Estates and the current northwest corner of said 14.02 acre tract, in all, a distance of 817.05 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for the easterly southeast corner of this tract;

THENCE along the easterly south line of this tract as follows:

S 59°05'58" W, a distance of 350.40 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner;
N 30°53'04" W, a distance of 173.52 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for corner; and
S 59°52'01" W, a distance of 969.11 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of the residual of the 14.83 acre tract of land (Tract One) conveyed to Howard K. Bowman by Warranty Deed recorded in Volume 2728, Page 1933, OPRECT;

THENCE N 30°53'58" W, along the easterly west line of said 194.502 acre tract and the current east line of said 14.83 acre tract, a distance of 633.75 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for an interior corner of said 194.502 acre tract and the current northeast corner of said 14.83 acre residual tract;

THENCE S 59°15'12" W, along the northerly south line of said 194.502 acre tract and the north line of said 14.83 acre tract, passing at 30.40 feet the northeast corner of said 14.83 acre tract and the northeast corner of the 14.78 acre tract of land conveyed to Howard K. Bowman by Deed recorded in Volume 1906, Page 1512, OPRECT, in all, a distance of 371.48 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for an interior corner of said 194.502 acre tract and the current northeast corner of said 14.78 acre tract;

THENCE S 30°07'48" E, along the westerly east line of said 194.502 acre tract and the current west line of said 14.78 acre tract, a distance of 359.81 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for the westerly southeast corner of this tract;

THENCE S 59°06'36" W, along the westerly south line of this tract, a distance of 347.81 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the east line of the 1.07 acre tract of land conveyed to Buena Vista - Bethel Water Supply Corporation by Warranty Deed recorded in Volume 1684, Page 287, OPRECT for a southwest corner of this tract;

THENCE N 28°04'10" W, along a southerly west line of said 194.502 acre tract and the east line of said 1.07 acre tract, a distance of 223.88 feet to a 1/2" iron rod found with cap for an interior corner of said 194.502 acre tract and the northeast corner of said 1.07 acre tract;

THENCE S 62°01'21" W, along the north line of said 1.07 acre tract, passing at approximately 107.66 feet the northerly northwest corner of said 1.07 acre tract and the northeast corner of said 1.57 acre tract, in all, a distance of 317.68 feet to the PLACE OF BEGINNING and containing 70.160 acres of land as surveyed on the ground.

Owner/Developer: Pioneer Point Farms, LLC
P.O. Box 1069
Waco, Texas 75168
Contact: Kara Temmings (972) 742-5755

Engineer: Atlas Associates, Inc.
P.O. Box 185
Waco, Texas 75670
Contact: Alan Lushoff, PE (972) 821-4206

Surveyor: Walker Land Surveying Company
P.O. Box 2911
Waco, Texas 75168
Contact: Shawn Walker, RPLS (972) 938-8693

Walker Land Surveying Company
P.O. Box 2911 Waco, Texas 75168
Phone: (972) 938-8693 RPLS Firm No. 10112400
www.WalkerSurveying.com

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS:

I, J. Shawn Walker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon as set were properly placed by myself or under my direct and personal supervision in accordance with the Subdivision Ordinance of the City of Waco, Texas.

FOR INSTRUMENT PURPOSES ONLY
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES

J. Shawn Walker, R.P.L.S.
Texas Registration 5331

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That on, Pioneer Point Farms, LLC, do hereby certify and accept this plat designating the herein above described property as the Final Plat of Pioneer Point, Phase 3 and 4, an addition in the City of Waco, Texas, and do hereby dedicate to the public use forever, for public use forever, the streets and alleys shown herein. Pioneer Point Farms, LLC do 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 debts, 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 or shown.
5. The 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 within 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. The 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. The County and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of construction, reconstruction, inspecting, painting, maintaining, routing, meters, and adding to or removing of or parts of their respective systems without the necessity of any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approval by Ellis County.

This plat is approved subject to all existing ordinances, rules, regulations and resolutions of the Ellis County, Texas.

Witness my hand this _____ day of _____, 2018.

By:

Kara Temmings
Pioneer Point Farms, LLC

State of Texas.

Before me, the undersigned authority, a notary public in and for the state on this day personally appeared Kara Temmings, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public

APPROVED BY: Planning and Zoning Commission City of Waco

Chairman _____ Date _____

APPROVED BY: City Council

Mayor _____ Date _____

Attest _____ Date _____

STATE OF TEXAS
COUNTY OF ELLIS:

Certificate of Approval by the Commissioners Court of Ellis County, Texas.

Approved this date, the _____ day of _____, 2018.

Honorable Todd Little, County Judge _____ Krystal Valdez, County Clerk _____

Randy Shanon _____ Layna Grayson
Commissioner Precinct #1 _____ Commissioner Precinct #2 _____

Paul Perry _____ Kyle Butler
Commissioner Precinct #3 _____ Commissioner Precinct #4 _____

This plat has approval 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 _____ Date _____

Final Plat

PIONEER POINT, PHASE 3 AND 4

70.160 Acres

57 Residential Lots - 61,434 Acres
Charles Atteberry Survey, Abstract No. 10
In the E1/4 of the City of Waco
Ellis County, Texas

Submission Date: October, 2018 Case No. FP-18-09141 Sheet 1 of 2



(17)

PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 |



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: Karl Stamm Parcel ID #: _____
Subdivision Name: Pioneer Point Farms LLC

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

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

Contact Information:

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

To be completed by the water utility provider:

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

Joe Buchanan
Print Name of General Manager of water provider or Designee

Joe Buchanan
Signature of General Manager of water provider or Designee

**BUENA VISTA-BETHEL
SPECIAL UTILITY DISTRICT**

Name of water provider company

10.31.18
Date

(18)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0185



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Jeff Crannell, Crannell Engineering, for a **Final Plat** of Camden Park, Phase 2 Addition for 91 lots, being 23.63 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 270070) – Owner: DFW 70-36 LLC (FP-18-0185)

CASE INFORMATION

Applicant: Jeff Crannell, Crannell Engineering

Property Owner(s): DFW 70-36 LLC

Site Acreage: 23.63 acres

Number of Lots: 91 lots

Number of Dwelling Units: 91 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$36,400.00** (91 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City of Waxahachie water and wastewater, however, we are awaiting the Letter of Acceptance of Public Infrastructure.

SUBJECT PROPERTY

General Location: NWC of Peters Street at Parks School House Road

Parcel ID Number(s): 270070

Current Zoning: Planned Development-Single Family-3 Ordinances 2752 and 3006

Existing Use: Currently undeveloped

Platting History: The preliminary plat for Camden Park Phase 2 was approved by City Council on November 6, 2017.

Site Aerial:**STAFF CONCERNS**

1. The plat cannot be filed until we have received the Letter of Acceptance of Public Infrastructure.
2. The plat cannot be paid until Ellis County and cash in lieu of park dedication fees have been paid.
3. Provide easement abandonment instrument numbers for abandoned drainage easements.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings. The above concerns remain outstanding.

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 we have received the Letter of Acceptance of Public Infrastructure.
 2. The plat cannot be paid until Ellis County fees have been paid.
 3. Easement abandonment instrument number must be provided prior to filing.

ATTACHED EXHIBITS

1. Ordinance No. 2752
2. Ordinance No. 3006
3. Plat drawing

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:

Kelly Dent, MPA
Planner
kdent@waxahachie.com

Reviewed by:

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 6-1 to recommend approval of case no. FP-18-0185, subject to staff comments.



LEGEND

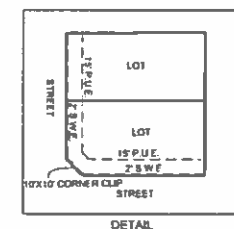
POS = POINT OF BEGINNING
BNF = BENCH MARK FOUND
CAPIRP = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
S.W.E. = SCREENING WALL EASEMENT
SF = SQUARE FOOT
ROW = RIGHT OF WAY
BL = BUILDING LINE
BM = BENCHMARK
D.E. = DRAINAGE EASEMENT
V.E. = VISIBILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS
PST. NO. = INSTRUMENT NUMBER
C = CENTERLINE OF ROAD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 31°04'34" W	15.00'
L2	S 50°00'24" W	50.00'
L3	S 31°04'34" E	15.00'
L4	S 50°00'24" W	20.00'
L5	S 30°50'36" E	50.00'
L6	S 50°00'24" W	87.83'
L7	N 58°54'22" E	36.71'
L8	S 57°50'08" W	8.00'
L9	N 14°08'45" E	21.21'
L10	N 67°06'54" E	27.62'
L11	N 75°52'10" W	21.21'
L12	N 48°23'48" E	32.18'
L13	N 58°08'56" E	27.00'
L14	N 75°52'10" W	21.21'
L15	N 14°08'45" E	21.17'
L16	S 75°53'15" E	21.31'
L17	N 21°52'56" W	21.31'
L18	S 68°08'45" E	21.10'
L19	S 07°56'25" W	22.30'
L20	N 75°52'10" W	21.21'
L21	N 14°08'45" E	21.22'
L22	N 14°07'50" E	21.22'
L23	S 75°56'54" E	21.22'
L24	N 14°01'08" E	21.18'
L25	S 68°50'05" E	22.48'
L26	N 78°00'09" W	21.22'
L27	S 22°58'42" W	24.90'
L28	N 75°52'10" W	21.19'
L29	N 14°04'40" E	21.24'
L30	S 27°32'38" W	26.18'
L31	S 31°05'38" E	96.10'
L32	S 54°54'28" W	83.82'
L33	S 52°13'33" E	26.78'
L34	S 37°46'27" E	35.00'

SETBACK TABLE

MIN. LOT AREA	6,387	7,000	8,000	9,000	10,000
FRONT YARD SETBACK	20	20	20	25	25
REAR YARD SETBACK	20	20	20	20	20
SIDE YARD SETBACK	5	5	7	7	7
SIDE YARD SETBACK (CORNER)	10	10	15	15	15



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	31.42'	31.39'	S 26°51'08" E	6°00'00"
C2	175.00'	24.43'	24.41'	S 26°51'02" E	7°50'55"
C3	175.00'	66.40'	66.01'	S 61°43'11" E	21°44'23"
C4	1325.00'	99.23'	99.21'	S 64°22'11" W	4°17'28"
C5	250.00'	42.39'	42.34'	N 54°19'18" E	9°42'57"
C6	250.00'	94.99'	94.29'	N 41°43'14" W	21°44'23"
C7	250.00'	34.80'	34.81'	N 26°51'03" W	7°50'55"
C8	250.00'	30.06'	30.04'	N 26°52'11" W	9°02'10"
C9	500.00'	70.17'	70.07'	N 63°07'36" E	8°02'10"
C10	25.00'	31.91'	28.78'	N 67°24'45" W	73°07'22"

FOR REVIEW PURPOSES ONLY
THIS PLAT SHOULD NOT BE RECORDED FOR ANY REASON

- GENERAL NOTES:**
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 - FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF WAXAHACHIE, COMMUNITY NUMBER 480211 EFFECTIVE DATE 8-3-2013 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 180 F OF SAID MAP.3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 91 RESIDENTIAL LOTS.
 - HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING PRIVATE DRAINAGE EASEMENTS AND OPEN SPACES.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3448
TBPLS FIRM #10002100

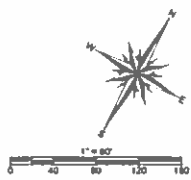
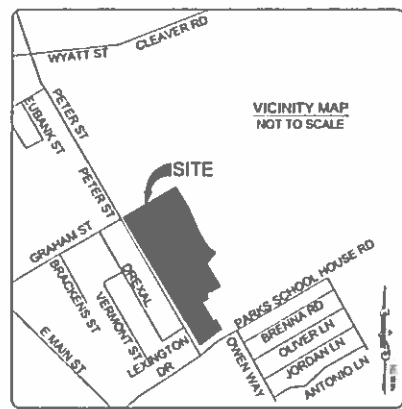
ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORP.
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 972, 691.6633
TBPFS FIRM #605

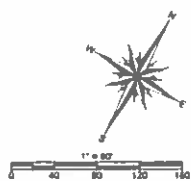
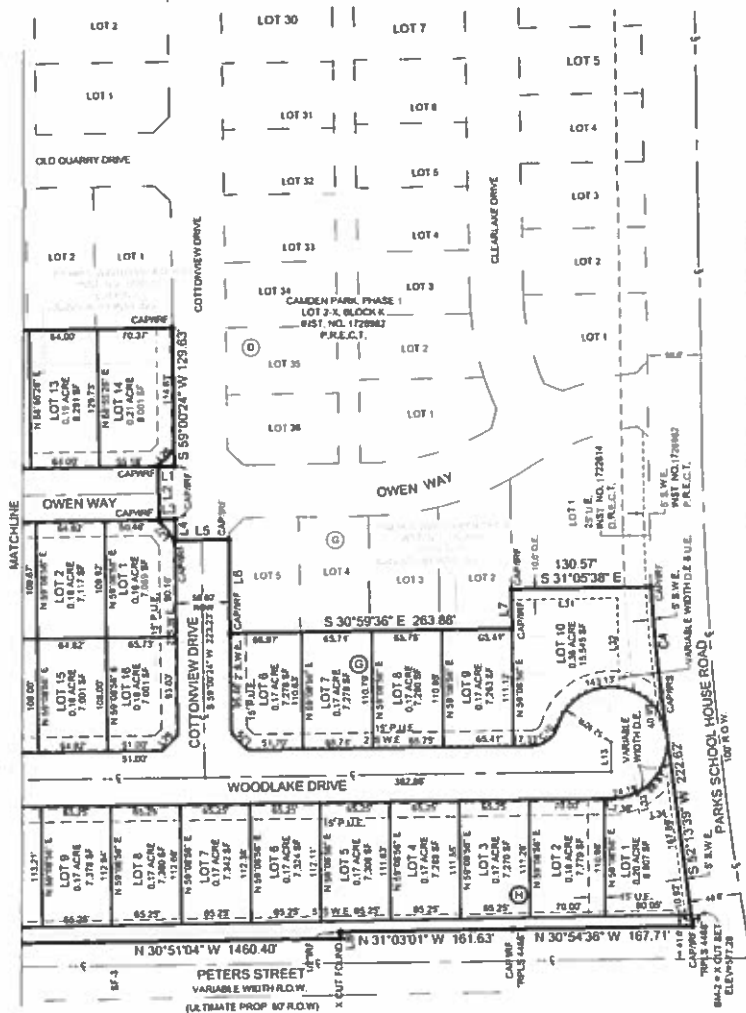
OWNER:
DFW 70-36, LLC
9400 N. CENTRAL EXPRESSWAY
SUITE 475
DALLAS, TEXAS 75231
PHONE: (214) 384-8486
CONTACT: TED ZADEH



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3448
JOB NUMBER: 150670-FP
DRAWN BY: TK
DATE: 11-29-2018
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOTS 6-14, BLOCK E, LOTS 1-16, BLOCK F,
LOTS 6-10, BLOCK G, LOTS 1-37, BLOCK H,
LOTS 1-13, BLOCK I, LOTS 1-11, BLOCK J
CAMDEN PARK,
PHASE 2 ADDITION
ZONING PD-116-SF-3
BEING 23.63 ACRES IN THE SILAS M. DURRETT SURVEY,
ABSTRACT NUMBER 272, IN THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS





SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORP.
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 972.691.6633
TBPE FIRM #605

OWNER:
DFW 70-36, LLC
9400 N. CENTRAL EXPRESSWAY
SUITE 475
DALLAS, TEXAS 75231
PHONE: (214) 384-8486
CONTACT: TED ZADEN



1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 150675-FF
DRAWN BY: TK
DATE: 11-29-2018
R.P.L.S.
KENNETH A. ZOLLINGER

FOR REVIEW PURPOSES ONLY
THIS PLAT SHOULD NOT BE RECORDED FOR ANY REASON

FINAL PLAT
LOTS 6-14, BLOCK E, LOTS 1-16, BLOCK F,
LOTS 6-10, BLOCK G, LOTS 1-37, BLOCK H,
LOTS 1-13, BLOCK I, LOTS 1-11, BLOCK J
CAMDEN PARK,
PHASE 2 ADDITION
ZONING PD-116-SF-3
BEING 23.63 ACRES IN THE SILAS M. DURRETT SURVEY,
ABSTRACT NUMBER 272, IN THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

(18)

OWNER'S CERTIFICATIONSTATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, DFW 70-36, LLC is the owner of all that certain tract of land situated in the Silas M. Durrett Survey, Abstract Number 272, City of Waxahachie, Ellis County, Texas, being a part of a called 48.574 acre tract of land described in Instrument Number 2016-25008, Official Public Records of said County, and a part of a called 22.440 acre tract of land described in Instrument Number 2016-25009, Official Public Records of said County, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod set stamped "KAZ" at the Northwest corner of said 48.574 acre tract;

THENCE North 59 degrees 08 minutes 45 seconds East, 731.79 feet to a capped iron rod found at the Northeast corner of said 48.574 acre tract;

THENCE South 31 degrees 26 minutes 18 seconds East, 153.67 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 15 minutes 03 seconds East, 156.96 feet to a capped iron rod found stamped "KAZ" at the P.C. of a curve to the right whose long chord bears, South 26 degrees 51 minutes 06 seconds East, 31.39 feet;

THENCE along said curve whose radius is 225.00 feet and an arc length of 31.42 feet to a capped iron rod found stamped "KAZ" at the P.T. of said curve;

THENCE South 72 degrees 51 minutes 06 seconds East, 256.36 feet to a capped iron rod found stamped "KAZ" at the P.C. of a curve to the left whose long chord bears South 26 degrees 51 minutes 03 seconds East, 24.41 feet;

THENCE along said curve whose radius is 175.00 feet and an arc length of 24.43 feet to a capped iron rod found stamped "KAZ" at the P.T. of said curve;

THENCE South 30 degrees 51 minutes 01 seconds East, 185.55 feet to a capped iron rod found stamped "KAZ" at the P.C. of a curve to the left whose long chord bears, South 41 degrees 43 minutes 14 seconds East, 66.01 feet;

THENCE along said curve whose radius is 175.00 feet and an arc length of 66.40 feet to a capped iron rod found stamped "KAZ" at the P.T. of said curve;

THENCE South 52 degrees 35 minutes 27 seconds East, 86.03 feet to a capped iron rod found stamped "KAZ";

THENCE South 37 degrees 24 minutes 33 seconds West, 173.46 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 59 minutes 36 seconds East, 315.29 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 129.83 feet to a capped iron rod found stamped "KAZ";

THENCE North 31 degrees 04 minutes 34 seconds West, 15.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 50.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 31 degrees 04 minutes 34 seconds East, 15.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 20.02 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 59 minutes 36 seconds East, 50.00 feet to a capped iron rod found stamped "KAZ";

THENCE South 59 degrees 00 minutes 24 seconds West, 67.83 feet to a capped iron rod found stamped "KAZ";

THENCE South 30 degrees 59 minutes 36 seconds East, 263.86 feet to a capped iron rod found stamped "KAZ";

THENCE North 58 degrees 54 minutes 22 seconds East, 36.71 feet to a capped iron rod found stamped "KAZ";

THENCE South 31 degrees 05 minutes 36 seconds East, 130.57 feet to a capped iron rod found stamped "KAZ" in the Northwestealy line of Parks School House Road;

THENCE along said Northwestealy line and along a curve to the left whose long chord bears, South 54 degrees 22 minutes 17 seconds West, 99.21 feet and whose radius is 1325.00 feet and an arc length of 99.23 to a capped iron rod set stamped "KAZ" at the P.T. of said curve;

THENCE South 52 degrees 13 minutes 39 seconds West, 222.62 feet to a capped iron rod set stamped "KAZ";

THENCE North 30 degrees 54 minutes 36 seconds West, 167.71 feet to a capped iron rod found;

THENCE North 31 degrees 03 minutes 01 seconds West, 161.63 feet to a 1/2 inch iron rod found;

THENCE South 57 degrees 58 minutes 05 seconds West, 6.08 feet to an "X" cut found;

THENCE North 30 degrees 51 minutes 04 seconds West, 1480.49 feet to the PLACE OF BEGINNING and containing 23.63 acres of land more or less.

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____

Chairperson

Date _____

APPROVED BY: City Council City of Waxahachie

By: _____

Mayor

Date _____

Attest _____

Date _____

CERTIFICATE OF SURVEYORSTATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312

DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DFW 70-36, LLC, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, _____ DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CAMDEN PARK, PHASE 2, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS AND ALLEYS THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AN ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OF SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

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

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2018.

TITLE _____

STATE OF TEXAS §

COUNTY OF ELLIS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

ENGINEER:

CRANNELL, CRANNELL & MARTIN ENGINEERING CORP.
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 872.691.6633
TBPE FIRM #605

OWNER:

DFW 70-36, LLC
9400 N. CENTRAL EXPRESSWAY
SUITE 475
DALLAS, TEXAS 75231
PHONE: (214) 384-8486
CONTACT: TED ZADEH

PAGE 3 OF 3



1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 150870-FP
DRAWN BY: TK
DATE: 11-29-2018
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOTS 6-14, BLOCK E, LOTS 1-16, BLOCK F,
LOTS 6-10, BLOCK G, LOTS 1-37, BLOCK H,
LOTS 1-13, BLOCK I, LOTS 1-11, BLOCK J

CAMDEN PARK,
PHASE 2 ADDITION
ZONING PD-116-SF-3

BEING 23.63 ACRES IN THE SILAS M. DURRETT SURVEY,
ABSTRACT NUMBER 272, IN THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

(18)

ORDINANCE NO. 2752

AN ORDINANCE CHANGING THE ZONING ON 69.283 ACRES IN THE SILAS M. DURRETT SURVEY, ABSTRACT NO. 272, WAXAHACHIE, ELLIS COUNTY, TEXAS, LOCATED AT THE NORTHEAST CORNER OF PARKS SCHOOL HOUSE ROAD AND PETERS STREET, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BY AMENDING THE REQUIREMENTS AND TERMS OF THE PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) DISTRICT, 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, proper notification for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the amendment of the Planned Development-Single Family-3 (PD-SF-3) District; 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 amendment of the Planned Development-Single Family-3 (PD-SF-3), subject to the following Planned Development-Single Family-3 provisions.

NOW, THEREFORE, the following described property be, and the same here by amends the Planned Development-Single Family-3 (PD-SF-3) District to read as follows, subject to the following Planned Development-Single Family-3 provisions:

48.57 acres in the Silas M. Durrett Survey, Abstract No. 272, located at the northeast corner of Parks School House Road and Peters Street, Waxahachie, Ellis County, Texas.

PLANNED DEVELOPMENT – SINGLE FAMILY-3

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for Single Family-3 (SF-3), subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities, and shall meet all other city requirements. The following provisions shall be complied with where they differ from SF-3 requirements:

1. Required lot breakdown for this 195 residential lot development is as follows:

A. 32 lots of a minimum size of 6,387 square feet (alley served)

- Min Lot width – 60'
- Min Lot Depth -100'
- Front setback - 20'
- Rear Setback – 20'
- Side yard setback – 5'
- Side yard (corner) – 10'

B. 70 lots of a minimum size of 7,000 square feet

- Min Lot width – 60'
- Min Lot Depth -100'
- Front setback - 20'
- Rear Setback – 20'
- Side yard setback – 5'
- Side yard (corner) – 10'

(18)

C. 52 lots of a minimum size of 8,000 square feet

- Min Lot width – 64'
- Min Lot Depth - 100'
- Front setback - 20'
- Rear Setback – 20'
- Side yard setback – 7'
- Side yard (corner) – 15'

D. 23 lots of a minimum size of 9,000 square feet

- Min Lot width – 64'
- Min Lot Depth - 110'
- Front setback - 25'
- Rear Setback – 20'
- Side yard setback – 7'
- Side yard (corner) – 15'

E. 18 lots of a minimum size of 10,000 square feet

- Min Lot width – 70'
- Min Lot Depth - 110'
- Front setback - 25'
- Rear Setback – 20'
- Side yard setback – 7'
- Side yard (corner) – 10'

2. Minimum size of dwelling area for all lots shall be 1,300 square feet for 33% of the houses, 1,501 square feet for 33 % and 1,700 square feet for 33%.
3. Maximum lot coverage of 35%
4. Minimum dwelling masonry requirement 80%
5. Screening along Parks School House Road and Peters Street is to be placed five (5') feet within properties rear yards along with a Wall Maintenance Easement for the Home Owners Association, this screening should be detailed.
6. Pedestrian access should be provided at cul de sacs
7. All interior sidewalks should be a minimum of five (5') feet wide.
8. Lots 8,000 square feet or greater shall have "J" swing, side entry garages, or rear entry garages
9. Any front entry garage shall be three (3') feet behind front building plane, these should be able to encroach into the back yard three (3') feet
10. Diversity of lot widths should be provided
11. Park amenities should be provided, play equipment, landscaping, sidewalks, etc
12. Pond is private property that is controlled by applicant.

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

This ordinance is to be effective upon passage.

PASSED, APPROVED AND ADOPTED on this 21st day of July, 2014.



ATTEST:

Roni Saunders
City Secretary

M. Kevin Stuey
MAYOR

ZA2014-17 CAMDEN PARK (18)



This information is designed for illustrative purposes only. The features depicted here are generalized. There remain inaccuracies in the data. If you discover errors please bring them to our attention. More site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than the original can induce errors and may lead to misinterpretations of the data. Every effort is made to ensure the information displayed here is accurate however, the City of Waxahatchie makes no claims to its accuracy or completeness.

(18)

ORDINANCE NO. 3006

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3), LOCATED IN THE CAMDEN PARK PHASES 1 AND 2 SUBDIVISION IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 69.283 ACRES KNOWN AS THE CAMDEN PARK PHASES 1 AND 2 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 has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-18-0016. 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 PD-SF-3 to PD-SF-3; 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 PD-SF-3 to PD-SF-3; in order to amend Ordinance No. 2752 to increase the maximum lot coverage from thirty-five (35) percent to fifty (50) percent in the Camden Park Phases 1 and 2 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.

PASSED, APPROVED, AND ADOPTED on this 5th day of March, 2018.

(18)



M. Ki Strength
MAYOR

ATTEST:

Loi Cartwright
City Secretary



118



Camden Park Ph 1&2 Location Exhibit

PD-18-0018

EXHIBIT A

0 500 1,000 2,000 Feet



Planning & Zoning Department

Plat Staff Report

Case: PP-18-0182



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Jeff Crannell, Crannell Engineering, for a **Preliminary Plat** of Camden Estates for 432 lots, being 133.28 acres out of the Silas M. Durrett Survey, Abstract 272 (Property ID 182052) – Owner: COOPER ZADEH LLC (PP-18-0182)

CASE INFORMATION

Applicant: Jeff Crannell, Crannell Engineering

Property Owner(s): Cooper Zadeh LLC

Site Acreage: 133.28 acres

Number of Lots: 438 lots

Number of Dwelling Units: 432 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$172,800.00** (432 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City of Waxahachie water and wastewater facilities.

SUBJECT PROPERTY

General Location: NWC of Peters Street at Parks School House Road

Parcel ID Number(s): 182052

Current Zoning: Freestanding Planned Development – Ordinance 3000

Existing Use: Currently undeveloped

Platting History: Silas M. Durrett Survey, Abstract No. 272

Site Aerial:**STAFF CONCERNS**

1. The ROW shown are fifty (50) feet. The City standard is now fifty-four (54) feet wide. Two (2) foot easements on both sides of the ROW are possible, but there is no indication of this on the plat. The two (2) foot sidewalk easement is recommended to match the rest of the development.
2. If corner clips are not provided in the PD-2F section, a "corner clip and sidewalk easement" that measures fifteen (15) feet from back of curb must be provided. The sidewalk easement will need to follow the corner clip specifications on the design manual.
3. Fifteen (15) foot utility easements are required along all street frontage, including on corner lots in the PD-2F section.
4. New street names are needed in the PD-2F area.
5. A screening wall easement along Parks School House Road is required.
6. The construction plans and developers agreement are needed for the turn lane on Main St. Prior to Final Plat, the turn lane needs to be constructed or put the turn lane construction money into escrow.
7. Regarding Block T, Lot 23: Indicate if a house fit this lot with the easement running through it.
8. The drainage areas are not taking into account the offsite drainage area. This can increase the size of the storm system once you get into design. If the offsite drainage is not accounted, the proposed storm system will be undersized.
9. Water and sewer cannot run parallel. Need a minimum of 9 feet separation.
10. A 12-inch water line is required for commercial sites. Indicate compliance.
11. Indicate street outline along Whitewater Drive.
12. The minimum for concrete is 6" thick minimum with 3,600 psi (Class "C" concrete). May be thicker or need stronger concrete depending in the geotechnical report. The geotechnical report can be provided with the construction plans.
13. The screening wall or fences cannot be going through the sewer easement. This space is needed for maintenance.
14. Sidewalk must be continued for this project. 5-foot wide minimum sidewalk.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted drawings November 28, 2018. The above comments remain outstanding.

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 ROW shown are fifty (50) feet. The City standard is now fifty-four (54) feet wide. Two (2) foot easements on both sides of the ROW are possible, but there is no indication of this on the plat. The two (2) foot sidewalk easement is recommended to match the rest of the development.
 2. If corner clips are not provided in the PD-2F section, a "corner clip and sidewalk easement" that measures fifteen (15) feet from back of curb must be provided. The sidewalk easement will need to follow the corner clip specifications on the design manual.
 3. Fifteen (15) foot utility easements are required along all street frontage, including on corner lots in the PD-2F section.
 4. New street names are needed in the PD-2F area.
 5. A screening wall easement along Parks School House Road is required.
 6. The construction plans and developers agreement are needed for the turn lane on Main St. Prior to Final Plat, the turn lane needs to be constructed or put the turn lane construction money into escrow.
 7. Regarding Block T, Lot 23: Indicate if a house fit this lot with the easement running through it.
 8. The drainage areas are not taking into account the offsite drainage area. This can increase the size of the storm system once you get into design. If the offsite drainage is not accounted, the proposed storm system will be undersized.
 9. Water and sewer cannot run parallel. Need a minimum of 9 feet separation.
 10. A 12-inch water line is required for commercial sites. Indicate compliance.
 11. Indicate street outline along Whitewater Drive.
 12. The minimum for concrete is 6" thick minimum with 3,600 psi (Class "C" concrete). May be thicker or need stronger concrete depending in the geotechnical report. The geotechnical report can be provided with the construction plans.
 13. The screening wall or fences cannot be going through the sewer easement. This space is needed for maintenance.
 14. Sidewalk must be continued for this project. 5-foot wide minimum sidewalk.

ATTACHED EXHIBITS

1. Ordinance No. 3000
2. Plat drawing
3. Existing drainage area map
4. Preliminary drainage plan
5. Preliminary utility plan
6. Preliminary pavement 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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. PP-18-0182, subject to staff comments.

PD-SF-3

PD-SF-3

CCM Engineering
1170 FM 487, Suite 200
Highland Village, Texas 75077
PH 972.491.6433
FAX 972.491.6433
TYPED BY: JRM

Owner
Chaparral Zoning Inc.
9400 N Central Expressway, Suite 475
Dallas, Texas 75243
214.364.4400

Developer
Chaparral Zoning, Inc.
9400 N Central Expressway, Suite 475
Dallas, Texas 75243
214.364.4400

THIS DOCUMENT IS RELIED UPON FOR THE PURPOSE OF RECORDING AND IS NOT A GUARANTEE OF ANY KIND. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

DISCLAIMER
As shown by the "PLANNED IMPROVEMENT" MAPS, the City of Waxahatche, Texas, the subject property is not in a "Special Flood Hazard Area".

FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS RELIED UPON FOR THE PURPOSE OF RECORDING AND IS NOT A GUARANTEE OF ANY KIND. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

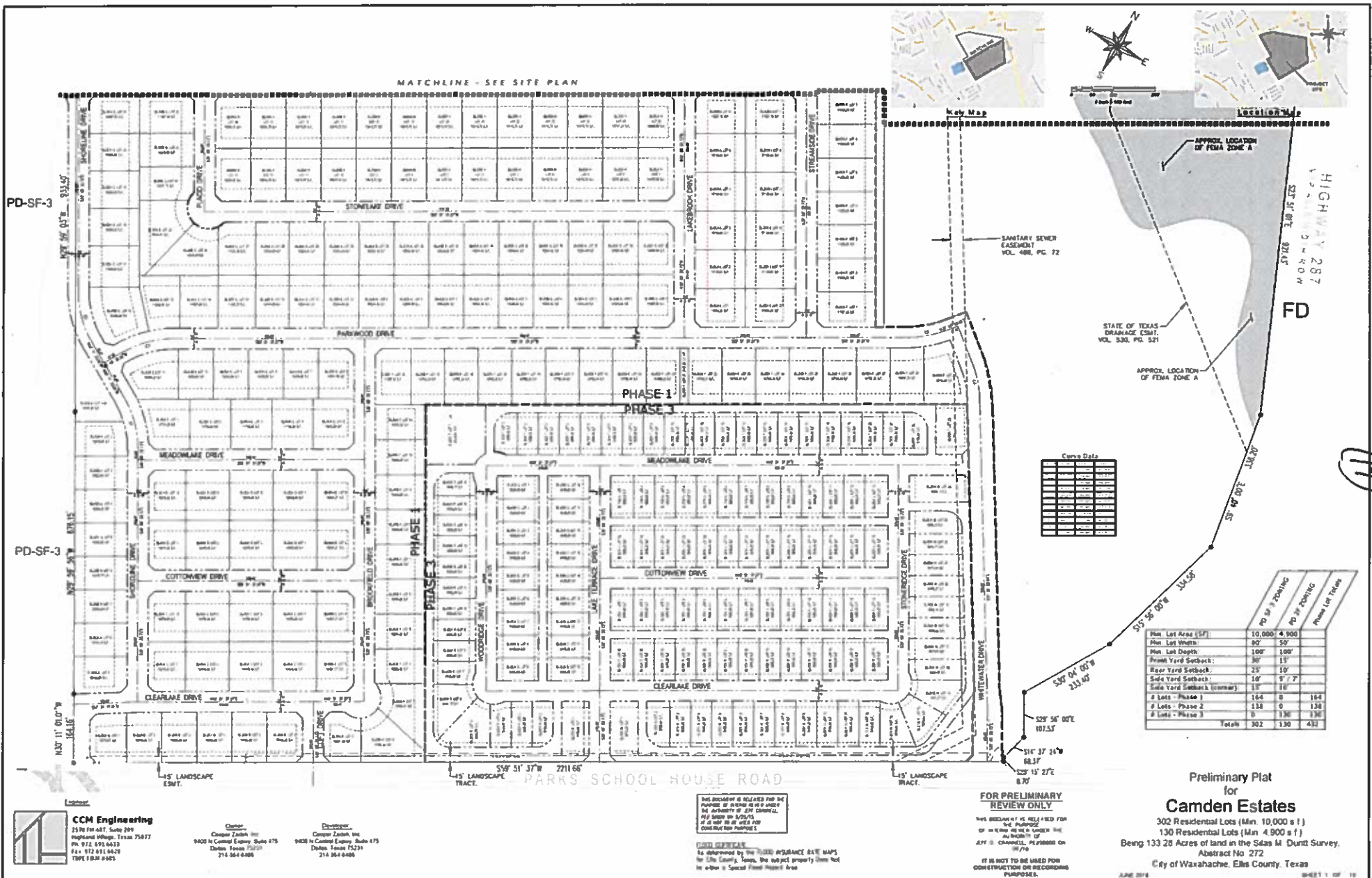
IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES.

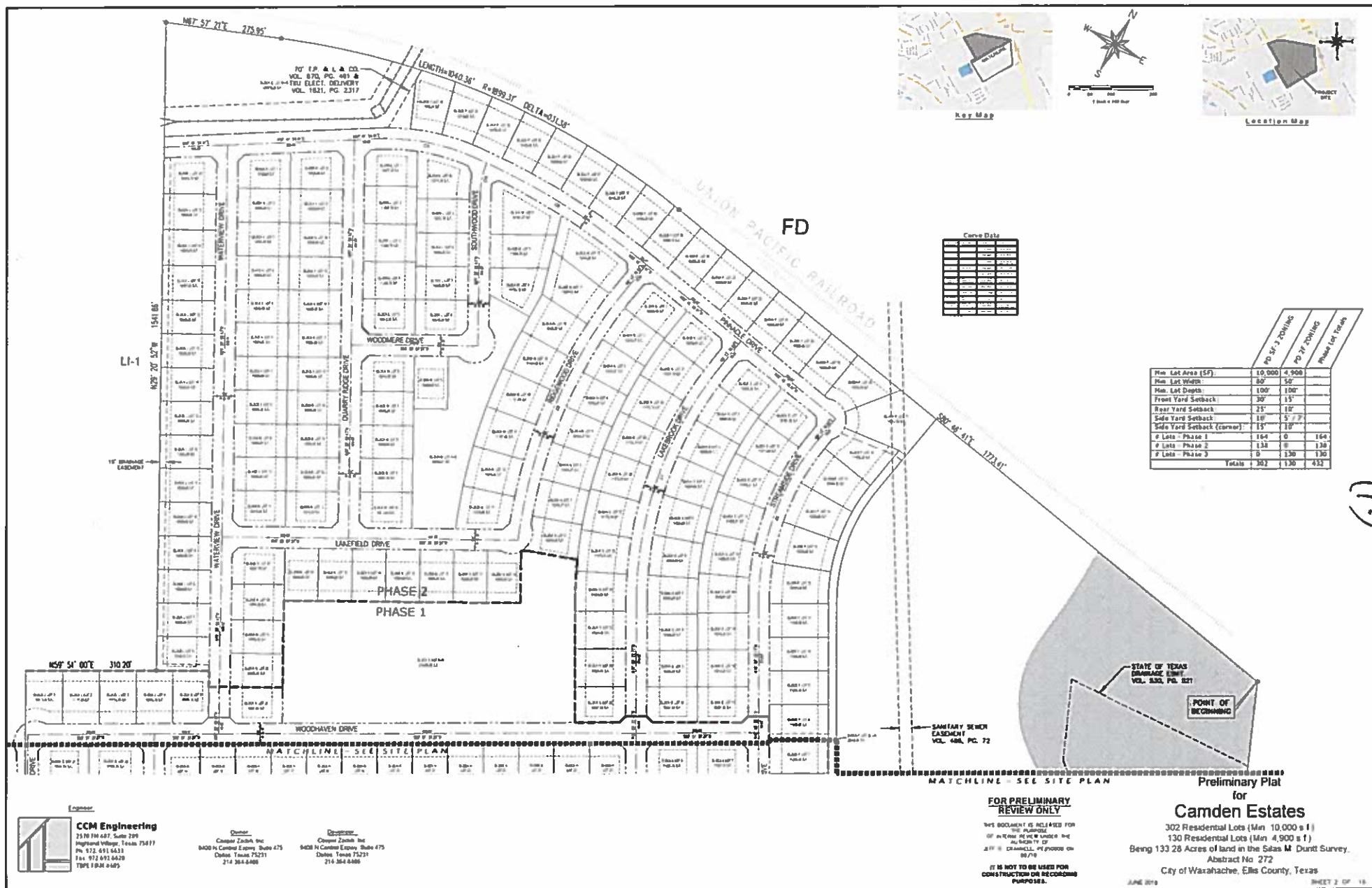
**Preliminary Plat
for
Camden Estates**

302 Residential Lots (Min. 10,000 s.f.)
130 Residential Lots (Min. 4,900 s.f.)
Being 133.28 Acres of land in the Salas M. Durst Survey,
Abstract No. 272

City of Waxahatche, Ellis County, Texas

DATE: 11/07/18 SHEET 1 OF 18





SELLING A PORTION OF AN LOT WITHIN THIS ADDITION BY FEET AND ROUNDS OR
SPLITTING LOTS SHOWN HEREON BY ANY MEANS WITHOUT THE FILING OF A PLAT IN
ACCORDANCE WITH STATE LAW AND CITY ORDINANCE MAY BE SAID TO BE VOID AND VOID
WITHHOLDING OF UTILITIES, BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

THENCE North 29 degrees 56 minutes 56 seconds West, along the Northeast line of Waxson
Tract, a distance of 676.15 feet to a 3/2 inch iron rod,

THENCE North 29 degrees 56 minutes 03 seconds West, along the Northeast line of Waxson
Tract, a distance of 933.40 feet to a 3/2 inch iron rod set with a yellow cap

CITY APPROVAL OF PRELIMINARY PLAT

Approved by the Planning and Zoning Commission _____ Date _____

Approved by the City Council _____ Date _____

OWNER'S / APPLICANT ACKNOWLEDGMENT
I hereby acknowledge this document as the officially approved Preliminary Plat:

Owner / Applicant signature _____ Date _____

SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS:

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

CCM Engineering
2176 FM 442, Suite 201
Highland Village, Texas 75011
Ph: 972.451.6633
Fax: 972.451.6630
TWP / RRM 0405

Owner
Chapman Zedden, Inc.
8420 W. Central Expressway, Suite 675
Dallas, Texas 75231
214.364.4486

Developer
Chapman Zedden, Inc.
8420 W. Central Expressway, Suite 675
Dallas, Texas 75231
214.364.4486

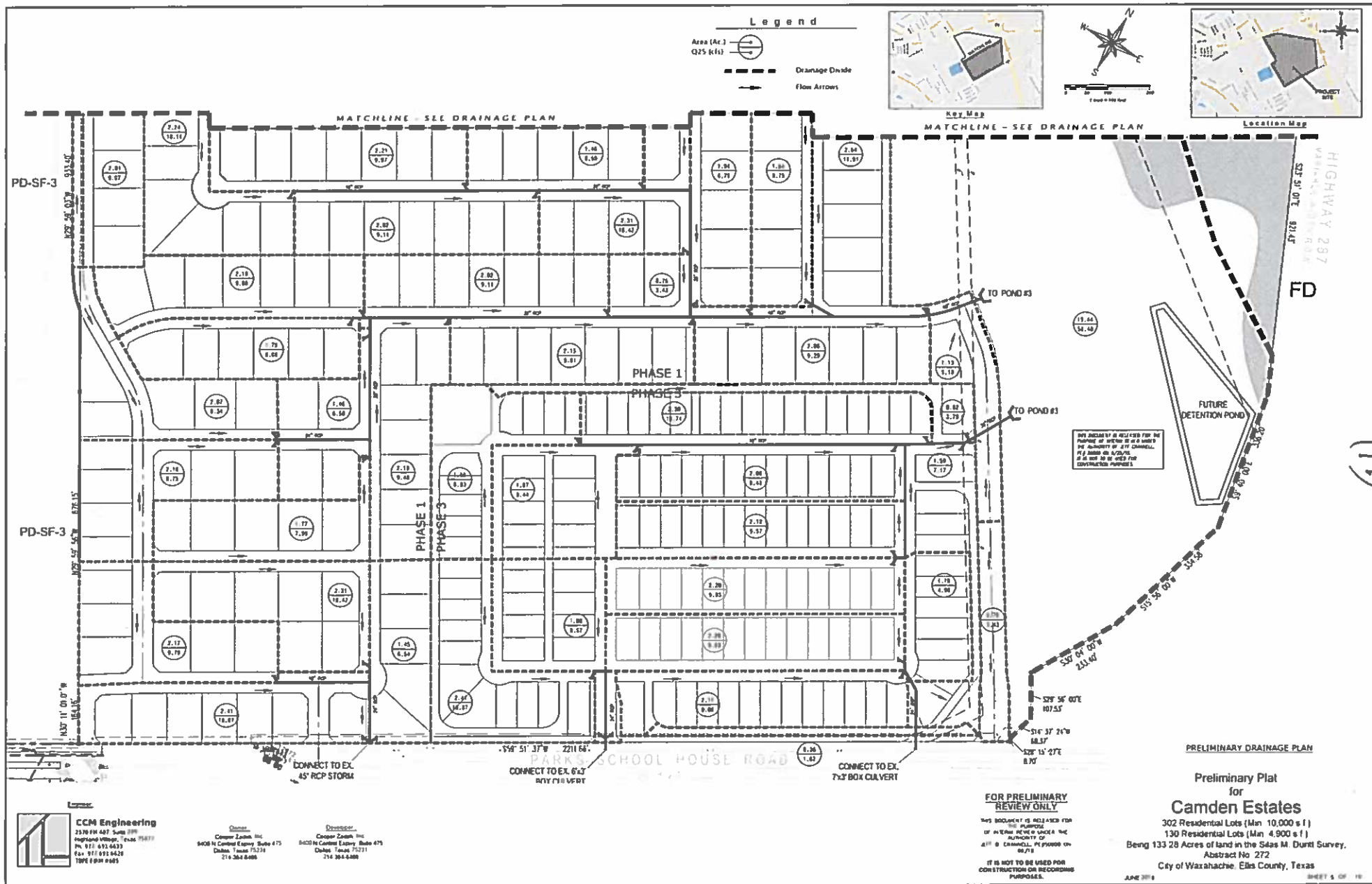
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW AS TO WHETHER
THE AUTHORITY OF CITY COUNCIL
HAS BEEN EXERCISED
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES

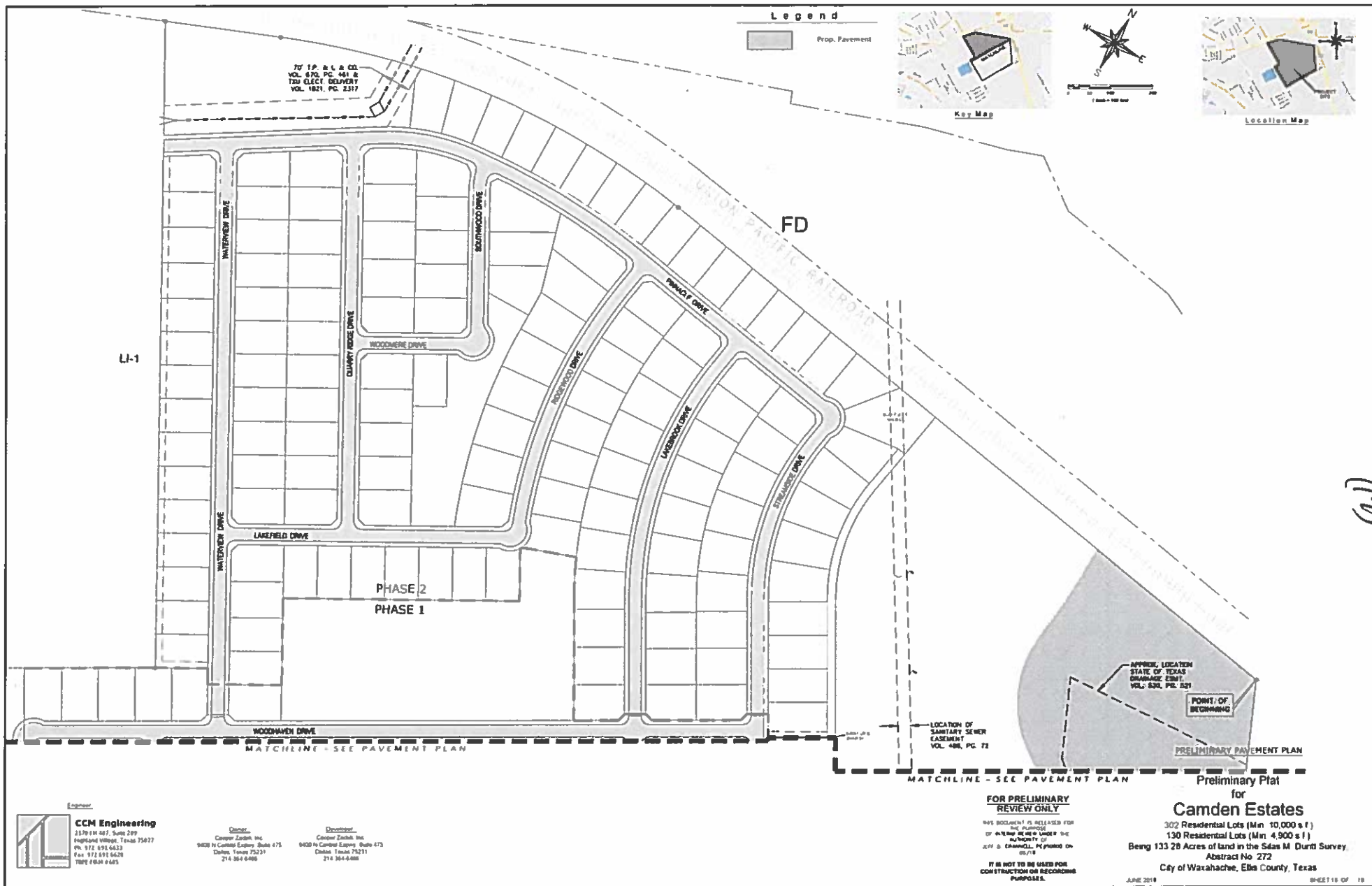
FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE
OF REVIEW AS TO WHETHER THE
AUTHORITY OF
CITY COUNCIL HAS BEEN EXERCISED
ON
06/18/16

IT IS NOT TO BE USED FOR
CONSTRUCTION OR RECORDING
PURPOSES.

Preliminary Plat
for
Camden Estates
302 Residential Lots (Min. 10,000 s.f.)
130 Residential Lots (Min. 4,900 s.f.)
Being 133.28 Acres of land in the Silas M. Duntt Survey,
Abstract No. 272
City of Waxahatchee, Ellis County, Texas
JUNE 2016





ORDINANCE NO. 3000

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM COMMERCIAL (C) TO A FREESTANDING PLANNED DEVELOPMENT (PD), WITH CONCEPT PLAN LOCATED EAST OF THE EXISTING CAMDEN PARK SUBDIVISION IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 166.78 ACRES KNOWN AS PROPERTY ID 182052 OF THE S.M. DURRETT SURVEY, ABSTRACT NO. 272, 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-18-0001. 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 C to PD, 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 C to PD, with Concept Plan in order to facilitate development of the subject property in a manner that allows single family residences, age-restricted garden homes, and commercial development on the following property: Property ID 182052 of the S.M. Durrett Survey, Abstract No. 272, which is shown on Exhibit A, in accordance with the Concept Plan provisions attached as Exhibit B and the conceptual layout plan attached as Exhibit C.

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.

PASSED, APPROVED, AND ADOPTED on this 19th day of February, 2018.

119



M. Keni Sneyd
MAYOR

ATTEST:

Amber Villarreal
Assistant City Secretary

(19)

EXHIBIT B

Camden Park

Phase III

A New Community Development
for Waxahachie, Texas



CAMDEN
HOMES



Section I

Introduction

Camden Park, Phase III of Waxahachie, TX is a mixed-use development, thoughtfully designed to provide quality entry level housing, that elevates the standard of living and breaks presumptions of what an "affordable home" is.

Our aim at Camden Homes is to produce new homes that give buyers pride over ownership of not only the house they live in, but the community that they're a part of as well.

We build with the following principals as a driving force behind each development:



QUALITY MATERIALS

Every home built by Camden Homes includes quality build materials and construction practices.



COMMUNITY GROWTH

Proud homeowners means longterm growth and retention for the areas we build in.

1. PD SF-3: Tract one – 106.76 acres
2. PD 2F: Tract two – 26.70 acres
3. Commercial: Tract 3 – 33.32 acres to remain commercial zoning

This development will provide a community of large lots that is in general conformance with the city's Future Land Use Plan. The impact on the Waxahachie ISD will be reduced by the "Age Restriction" placed on the garden home community. This development will provide a range of options and amenities for the future residents of Waxahachie.



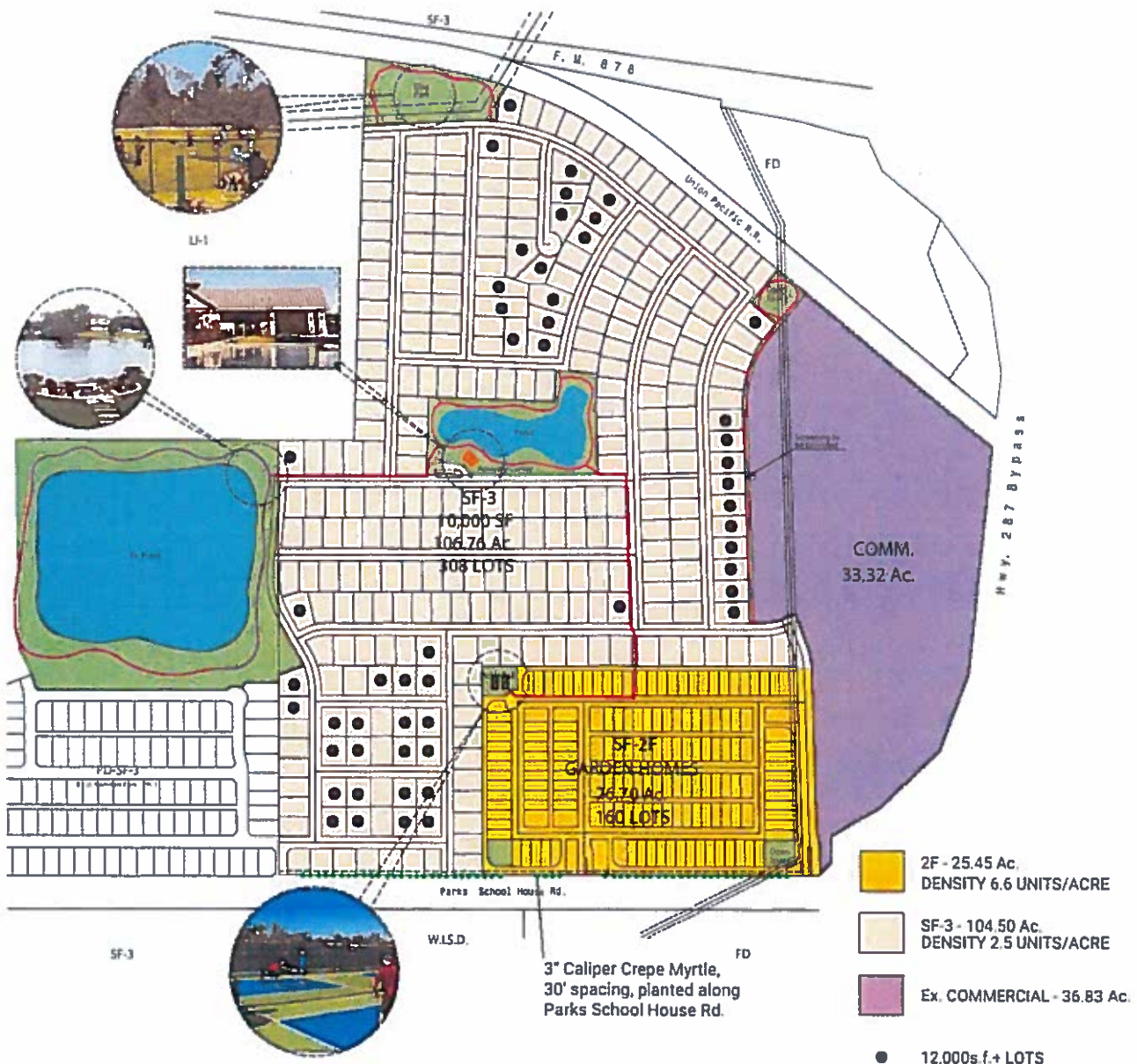
Section III

Plat Map

Phase III

Phase III of Camden Park Waxahachie consists of 308 lots a minimum of 10,000 sq ft. to be developed into single family homes with 3-4 Bedrooms and 2-2.5 Baths.

An age restricted community with quaint, garden style homes of 160 units is integrated into the proposed development



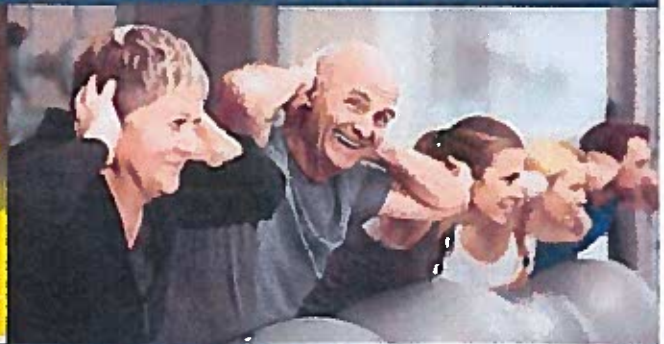
Section IV

Amenities

- Retention Pond and Large Pond with integrated walking trail
- Dog Park
- Playground
- Senior Community Center



A DEVELOPMENT WITH SOMETHING



FOR EVERYONE TO ENJOY



Section V

Camden Park

SF-3 Base Zoning



SF-3 Base Zoning District Uses. Development of the PD Single-Family 3 (PD SF-3) shall be in compliance with all regulations applicable to Single-Family 3 (SF-3) uses and Planned Development (PD) Districts contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

Area Regulations. The minimum lot sizes permitted in areas designated on Exhibit "A" as PD Single-Family 3 (PD SF-3) District shall include a range of sizes from 10,000 square feet to over 15,000 square feet and shall be:

a. Size of Lots

- i. Minimum Lot Area – All lots will be minimum Ten thousand (10,000) square feet.
- ii. Minimum Lot Width – 80 feet.
- iii. Minimum Lot Depth – One hundred (100) feet
- iv. Maximum Lot Coverage – Forty five percent (45%) by main building and accessory structures.

Minimum Dwelling Unit Area. Two-Thousand (2,000) Square Feet.

Developer will combine with the existing Homeowners Association for Camden Park Phase 1 and 2 to which entity all open space shall be dedicated. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 3 (SF-3) District area and such membership shall be transferred from owner to owner together with the conveyance of any real property within said area.



Camden Standard

Features List

Camden Homes • 9400 N. Central Expy. Suite 475 • Dallas, TX • (972) 479-8888

Exteriors & Quality Construction

- Post-tension cable, engineered foundation
- Large selection of brick with stone accents
- All-weathered covered GFI electrical outlets (2)
- Two car garages
- 30 yr. limited warranty architectural shingles
- 6' wood privacy fence with gate
- 2 exterior hose bibs
- Sprinkler system
- Professionally landscaped with fully sodded front & side yard
- Cast stone address block
- Energy efficient exterior doors with adjustable thresholds
- Zurn/PEX plumbing system with 25 yr. limited warranty
- Engineered flooring systems on 2 story plans
- 10 yr. limited warranty with StrucSure Home Warranty
- Borate termite preventative treatment

Energy Efficiency & Safety

- Deadbolt locks at strategic locations
- Smoke detectors hard-wired with battery backup
- 14 SEER heating and cooling system
- Honeywell programmable thermostat
- Vinyl double pane low e-windows
- 50 gallon energy saving water heater
- R-38 insulation in ceiling

Kitchen

- Quality black Whirlpool® appliances
- Microwave with ductless vent
- 3cm granite countertops
- Cabinets with crown molding & choice of stain
- 1/3HP food disposal unit
- Delta Classic faucet with sprayer
- Undermount 50/50 stainless steel sink
- Kitchen island (per plan)
- Recessed lights in kitchen (per plan)

Bedroom & Bath

- Large walk-in master closets
- Decorative Delta faucets
- Engineered marble vanities
- Pedestal sink in half-baths
- Elongated toilets
- Double sink in Master Bath
- All bedrooms have smoke detectors
- Hallways attached to bedrooms have smoke/carbon detector

Interiors

- Raised panel Cheyenne interior doors
- Brushed nickel interior door hardware
- Brushed nickel lighting package

Section VI

Garden Home Community

PD 2F Zoning

AGE RESTRICTED REQUIREMENTS

1. All homes shall have a minimum of two bedrooms.
2. Minimum of 1-1/2 car garage and it shall not be converted to living space.
3. Garages to be completely finished; sheetrock, tape, bed, texture and paint.
4. No carports allowed.
5. No storage buildings allowed except storage cabinets under 6' in height and out of public view.
6. All construction shall be a minimum of 85% brick veneer.
7. All foundations shall meet CABO specifications.
8. Mailboxes shall be cluster style provided and in accordance with the US Postal Service.
9. Gutters shall be seamless, colorfast aluminum.
10. Roof pitch to be 7/12 with a weathered gray color laminated shingle.
11. Each home shall be fenced back, side and front except on rear entry garage plans.
12. All fences shall be constructed with a minimum height of 6' for side and back yard areas. Fences shall be constructed of spruce or cedar pickets, sealed, stained and nailed to treated 2x4s attached to galvanized steel posts. Front fence can be ornamental iron 4' and above in height with walk gate. Fences will not extend beyond front building set back line. Fences will be maintained by owner.
13. Landscaping shall be provided including one 3" diameter tree or large crepe myrtle with flower beds including shrubs, edgewood and mulch or ground cover with balance of front yard in sod.
14. Automatic sprinkler system shall be provided in full yard area.
15. All front entry garages shall have driveways with widths not less than 18' 0".
16. Maximum height shall be two (2) stories.
17. All homes shall have a minimum living area of 1,500 square feet.
18. Front yard building lines shall be a minimum of 15' 0".
19. Side yard set backs to "Zero" on the zero side with a 5' 0" maintenance and utility easement.
20. Side yard set backs on the "Garden" side to be a minimum of 7' 0".
21. Back yard building lines shall be a minimum of 10' 0".
22. Lot area to be a minimum of 4,900 square feet.
23. Lot width to be a minimum of 50' 0".
24. All dwellings shall be used for single-family residence only and shall not be subdivided for rental.
25. On homes with front garage, vehicles must be parked in garages and may not be left outside more than three days each month, guest vehicles may be left outside up to seven days each month.
26. No boat, RV or trailers shall be parked in front or side lot area, such shall be parked behind fence and home at rear of lot out of public view.
27. No project or under construction vehicles including trailers shall be parked anywhere on the lot.
28. No commercial truck, bus or trailer with tonnage in excess of 3/4 ton shall be left parked in the street in front of or on any portion of the lot after the construction and move in process is complete.
29. No commercial business activity to which the general public is invited shall be conducted on any lot.
30. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except not more than two dogs, cats or household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. No advertising signs shall be displayed in conjunction with the same.
31. No basketball goal, soccer goal or skateboard ramp permanent or portable shall be constructed or left over night in front yard, side yard area or used at any time on sidewalk and common roadway or in easement area.

(19)

Section VI

Garden Home Community



Section VII

Architectural Amenities

1. All homes built by Camden Homes come with "standard" features* that elevate the quality and finish making it more desirable to prospective residents. Camden Homes plans to build a variation of single story floorplans with a minimum of 2000 sq ft on a minimum lot size of 10,000 sq ft in areas zoned SF-3. For the age restricted community (PD-2F), the floorplans will range from 1,600 to 2,000 sq ft. Each floorplan will have a minimum of 3 Bedrooms and 2 Baths in areas zoned SF-3 and have a minimum of 2 Bedrooms in areas zoned PD-2F.

2. Front facades, sides, and rear elevations will consists of masonry
3. Offer large selection of brick type and stone accents
4. Multiple elevations per floor
5. Avoiding architectural monotony
6. Minimum of 3 characteristics that clearly distinguish it from other models
7. Vinyl wood plank flooring throughout
8. Dimensional architectural shingles with 30 year warranty
9. Front entry garages in the Garden Homes, optional decorative doors
10. Optional rear entry garages in areas zoned SF-3
11. 6' wood privacy fences in the rear
12. Energy efficient exterior doors with adjustable thresholds



Section VIII

Architectural Samples

Architectural Samples

1733 Elevations



(19)

Section VIII

Architectural Samples

1816 Elevations



119)

Section VIII

Architectural Samples

1972 Elevations



(19)

Section IX

Interior Samples



(19)

Section X

Area Statistics

by RSI for 3rd Quarter of 2017

Red Oak and Waxahachie

Most Active Builder Programs		
Subdivision	Builder	Starts
1 Mustang Creek	History Maker	71
2 The Cove	John Houston	60
3 Settlers Glen	John Houston	46
4 Buffalo Ridge	Lennar	38
5 Hickory Creek	First Texas	38

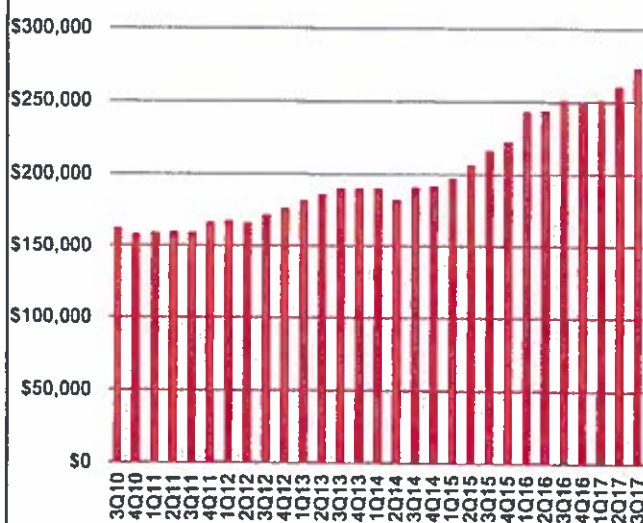
Lots Delivered 3Q17		
Subdivision	Size	Total Lots
North Farm Estates	160'x300'	20

Lots Under Development	
Subdivision	Total Lots
Estates at North Grove	190
Camden Park of Red Oak	167
Garden Valley West	138
The Cove	132
Garden Valley Meadows	86
Settlers Glen	81
Garden Valley Farms	78
Harmony	74

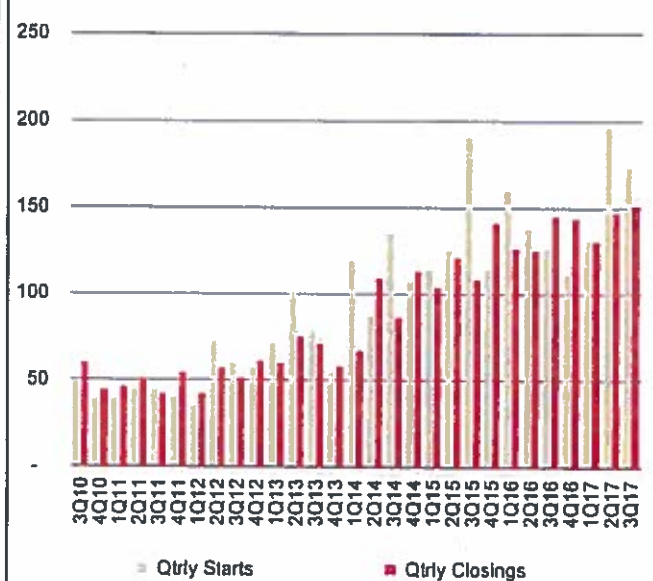
Market Area Annual Statistics (4Q16-3Q17)

	MOS		MOS		
Annual Starts	621	--	U/C Homes	292	6.1
Annual Closings	579	--	F/V Homes	83	1.7
Vacant Developed Lots	1,016	19.6	Models	17	0.4
Lots Under Development	946	--	Total New Home Inv	392	8.1
Ann Lots Delivered	780	--			
			Median Price		\$272,907
			Average Price		\$298,085
			Est \$ Volume (Starts)		\$185,110,785

Median New Home Price (Starts)



Quarterly Starts and Closings



(19)

PAST PROJECTS

ARBOR RIDGE | COMPLETED 4Q 2015 | \$125K-\$150K

Located at Seagoville Road and Hannah Way, Subdivision is active in 23 lots.

CAMDEN RANCH | COMPLETED 2Q 2015 | \$125K-\$150K

Located at Seagoville Road and IH20, Subdivision active in 44 Homes.

SANDYLAND ESTATES | COMPLETED 2009 | \$115K-\$140K

Located at I-20 and St. Augustine, City of Dallas. Subdivision was complete in 2009 with 164 homes.

AMERICAN WAY ESTATES | COMPLETED 2006 | \$90K-\$130K

Located at Westmoreland and Redbird Ln, City of Dallas. Subdivision was completed in 2006 with 189 homes.

KIEST VALLEY ESTATES | COMPLETED 2006 | \$90K-\$130K

Located at Kiest and Kiest Valley, City of Dallas. Subdivision was completed in 2006 with 63 homes.

LOS PALACIOS | COMPLETED 2006 | \$90K-\$120K

Located at Cockrell Hill Rd. and Kiest, City of Dallas. Subdivision was completed in 2006 with 151 homes.

VILLA DEL MAR | COMPLETED 2005 | \$90K-\$130K

Located at I35 and Laurel and service Rd, City of Dallas. Subdivision was completed in 2005 with 79 homes.

FLOWERS ADDITION | COMPLETED 2004 | \$90K-\$120K

Located at Highway 175 and Masters, City of Dallas. Subdivision was complete in 2004 with 84 homes.

LOS ARBOLES | COMPLETED 2004 | \$90K-\$120K

Located at Highway 175 and Jim Miller Rd, City of Dallas. Subdivision was complete in 2004 with 188 homes.

HERITAGE SQUARE | COMPLETED 2003 | \$90K-\$120K

Located at Masters and Laneyvale, City of Dallas. Subdivision was complete in 2003 with 64 homes.

LAS BRISAS | COMPLETED 2003 | \$100K-\$120K

Located at Kiest and Rio Grande, City of Dallas. Subdivision was completed in 2003 with 38 homes.

LAS VILLAS DE OAK CLIFF | COMPLETED 2003 | \$90K-\$120K

Located at Illinois and Duncanville Rd, City of Dallas. Subdivision was completed in 2003 with 336 homes.

LOS RANCHITOS | COMPLETED 2003 | \$100K-\$120K

Located at Seagoville Rd and Haymarket, City of Dallas. Subdivision was complete in 2003 with 55 homes.

LA HACIENDA DE OAK CLIFF | COMPLETED 1998 | \$70K-\$90K

Located at Illinois and Cockrell Hill rd. City of Dallas. Subdivision was completed in 1998 with 398 homes.

BEVERLY PARK | COMPLETED 1998 | \$125K-140K

Located in Denton, Texas. This subdivision was developed in four phases and composed of more than 200 homes and over 40 duplexes and triplexes.

(19)

CURRENT PROJECTS

BROOKLYN VILLAGE | CURRENTLY UNDER CONSTRUCTION

Located in Forney, Texas. Subdivision is currently under construction for 190 homes.

JEAN HILLS | CURRENTLY UNDER CONSTRUCTION

Located in Fort Worth, Texas. Subdivision is currently under construction for 76 homes.

HARLEM GARDENS | CURRENTLY UNDER CONSTRUCTION

Located in Fort Worth, Texas. Subdivision is currently under construction for 72 homes.

RAINBOW RIDGE | CURRENTLY UNDER CONSTRUCTION

Located in Crowley, Texas. Subdivision is currently under construction for 152 homes.

THE TERRACES | CURRENTLY UNDER CONSTRUCTION

Located in Terrell, Texas. Subdivision is currently under construction for 46 homes.

TOWN NORTH ESTATES | CURRENTLY UNDER CONSTRUCTION

Located in Terrell, Texas. Subdivision is currently under construction for 90 homes.

CAMDEN HOMES AT ANNA | CURRENTLY UNDER CONSTRUCTION

Located in Anna, Texas. 2 Phases: Phase I (SOLD 110 lots to Dr. Horton), Phase II pre-sold 97 to Dr Horton.

CAMDEN HOMES AT RED OAK | CURRENTLY UNDER CONSTRUCTION

Located in Red Oak, Texas. 1 Phase: 167 lots SOLD to Dr. Horton and Lillian Homes.

CAMDEN HOMES AT WAXAHACHIE | CURRENTLY UNDER CONSTRUCTION

Located in Waxahachie, Texas. 2 Phases: 180 lots total. 100 lots are under horizontal development.

CAMDEN HOMES AT LIBERTY COUNTY | CURRENTLY UNDER CONSTRUCTION

Located in Liberty County and Slendora, Texas. Multiple subdivisions totaling over 10,000 lots.



BROOKLYN VILLAGE A Luxury Rental Community

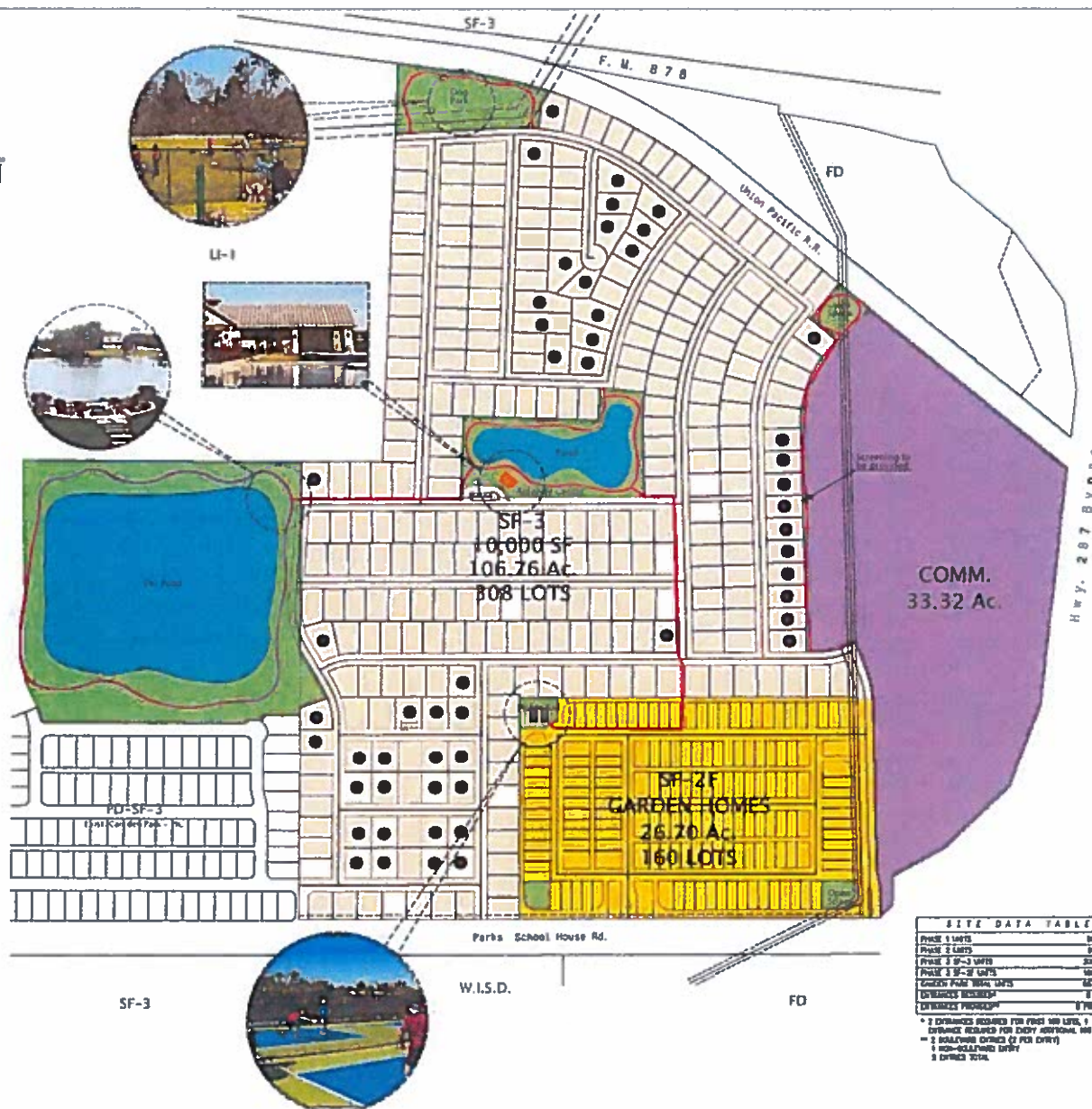
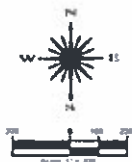
(19)



CORPORATE OFFICE

9400 N. Central Expy, Suite 475 Dallas, TX 75231

Phone: (972) 479-8888



Vicinity Map

- 2F - 26.70 Ac, DENSITY 6.6 UNITS/ACRE
- SF-3 - 106.76 Ac, DENSITY 2.5 UNITS/ACRE
- Ex. COMMERCIAL - 33.32 Ac.

● 12,000s.f.+ LOTS

SITE DATA TABLE	
Phase 1 LOTS	80 LOTS
Phase 2 LOTS	80 LOTS
Phase 3 SF-3 LOTS	80 LOTS
Phase 4 SF-3 LOTS	80 LOTS
PHASE 5 SF-3 LOTS	80 LOTS
PHASE 6 SF-3 LOTS	80 LOTS
PHASE 7 SF-3 LOTS	80 LOTS
PHASE 8 SF-3 LOTS	80 LOTS
PHASE 9 SF-3 LOTS	80 LOTS
PHASE 10 SF-3 LOTS	80 LOTS
PHASE 11 SF-3 LOTS	80 LOTS
PHASE 12 SF-3 LOTS	80 LOTS
PHASE 13 SF-3 LOTS	80 LOTS
PHASE 14 SF-3 LOTS	80 LOTS
PHASE 15 SF-3 LOTS	80 LOTS
PHASE 16 SF-3 LOTS	80 LOTS
PHASE 17 SF-3 LOTS	80 LOTS
PHASE 18 SF-3 LOTS	80 LOTS
PHASE 19 SF-3 LOTS	80 LOTS
PHASE 20 SF-3 LOTS	80 LOTS

* 2 ENTRANCES REQUIRED FOR FIRST 100 LOTS, 1 ENTRANCE REQUIRED FOR EVERY ADDITIONAL 100 LOTS
 ** 2 BOLLARDS REQUIRED FOR EVERY ADDITIONAL 100 LOTS
 *** 1 NON-SIGNALIZED CROSSING
 1 CROSSING TOTAL

CONCEPT PLAN

CAMDEN PARK - EAST

BEING a 166.78 ACRE TRACT of LAND
 out of the
 S.M. DURITT SURVEY, ABSTRACT NO. 272
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

Owner:
CAMDEN WAXAHACHIE, LLC
 9400 N. Central Expressway, S. 404
 Dallas, Texas 75231
 214.384.8486

Engineer:
Cronnell Engineering
 2570 FM 467, Suite 209
 Highland Village, Texas 75077
 Ph. 972.691.6611

January 26, 2018

Scale: 1"=200'

119

60)

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0193



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Kaitlyn Taylor, Jacobs Engineering Group, for a Preliminary Plat of Saddlebrook Estates Central Tract West 1 & 2 for 87 lots, being 24.05 acres situated in the G. Carpenter Survey, Abstract 90 and M. Rafferty Survey, Abstract 898 (Property ID 262511) – Owner: 287 WAXAHACHIE LP (PP-18-0193)

CASE INFORMATION

Applicant: Kaitlyn Taylor, Jacobs Engineering

Property Owner(s): 287 Waxahachie LP

Site Acreage: 24.05 acres

Number of Lots: 86 residential units plus 1 open space lot

Number of Dwelling Units: 86 lots

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at \$34,400 (residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: City services are available.

SUBJECT PROPERTY

General Location: Intersection of Unbridled Road at Charismatic Road

Parcel ID Number(s): 262511

Current Zoning: Planned Development-Single Family-1 Ordinance 2302

Existing Use: Undeveloped Land

Platting History: 272 S M Durrett 96 T M Berry 190 G Carpenter 898 M Rafferty

Site Aerial:**STAFF CONCERNS**

1. N/A

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted a second revision to city staff on 11/27/2018.

PLANNING ANALYSIS

This Preliminary Plat is representative of the Agreement of Understanding between the City and the property owner signed on October 15, 2018. This agreement ensures a third point of access to US 287. This plat corresponds to that agreement and establishes this connection. Per the agreement, the issuance of no-more than 100 residential building permits may be issued prior to this connection to US 287.

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. Preliminary Plat

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.

(30)

STAFF CONTACT INFORMATION

Prepared by:

Colby Collins

Senior Planner

ccollins@waxahachie.com

Reviewed by:

Shon Brooks, AICP

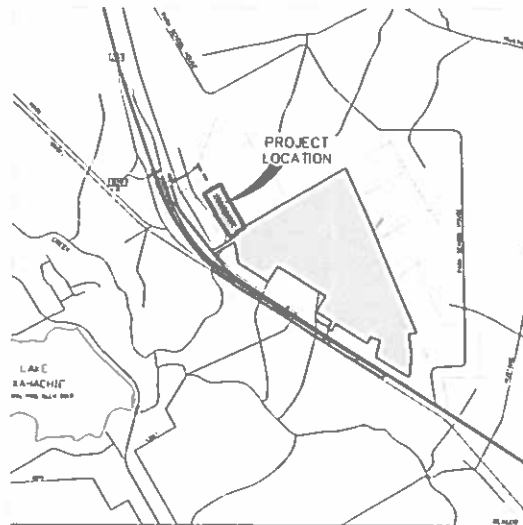
Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. PP-18-0193, subject to staff comments.

PRELIMINARY PLAT
FOR
SADDLEBROOK ESTATES
CENTRAL TRACT WEST 1 & 2
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
NOVEMBER 2018



VICINITY MAP
1" = 2000'

SHEET INDEX

- 1 - COVER SHEET
- 2 - OWNERSHIP MAP
- 3 - LEGAL DESCRIPTION
- 4 - PRELIMINARY PLAT LAYOUT
- 5 - WATER & SEWER LAYOUTS
- 6 - PRELIMINARY MASTER DRAINAGE PLAN
- 7 - PRELIMINARY DRAINAGE PLAN
- 8 - CONCEPTUAL LANDSCAPE PLAN

ENGINEER:

JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0143
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration T-29668

OWNER/DEVELOPER

287 WAXAHACHIE, L.P.
1221 NORTH IH-35 EAST,
SUITE 200
CARROLLTON, TEXAS 75006
817-391-2500

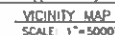
NOVEMBER 2018 SCALE: 1"=100' SHEET 1 OF 8

CASE NO PP-18-0193

PROJECT NO C3X45313

PRELIMINARY ENGINEERING

(d)



**PRELIMINARY PLAT
OWNERSHIP MAP**

24.25 ACRES / 86 LOTS / 1 OPEN SPACE

BLOCK A. 1-21X, BLOCK B. 1-4, BLOCK C. 1-22,
BLOCK D. 1-11, BLOCK E. 1-16, BLOCK F. 1-8,
BLOCK G. 1-5

OUT OF THE

G. CARPENTER SURVEY ~ ABSTRACT NO. 90
M. RAFFERTY SURVEY ~ ABSTRACT NO. 898

IN THE

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ENGINEER:

JACOBS

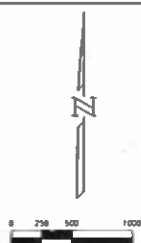
OWNER/DEVELOPER

1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3138
PHONE 214-638-0165
FAX 214-638-0447
Jacobs Engineering Group Inc.

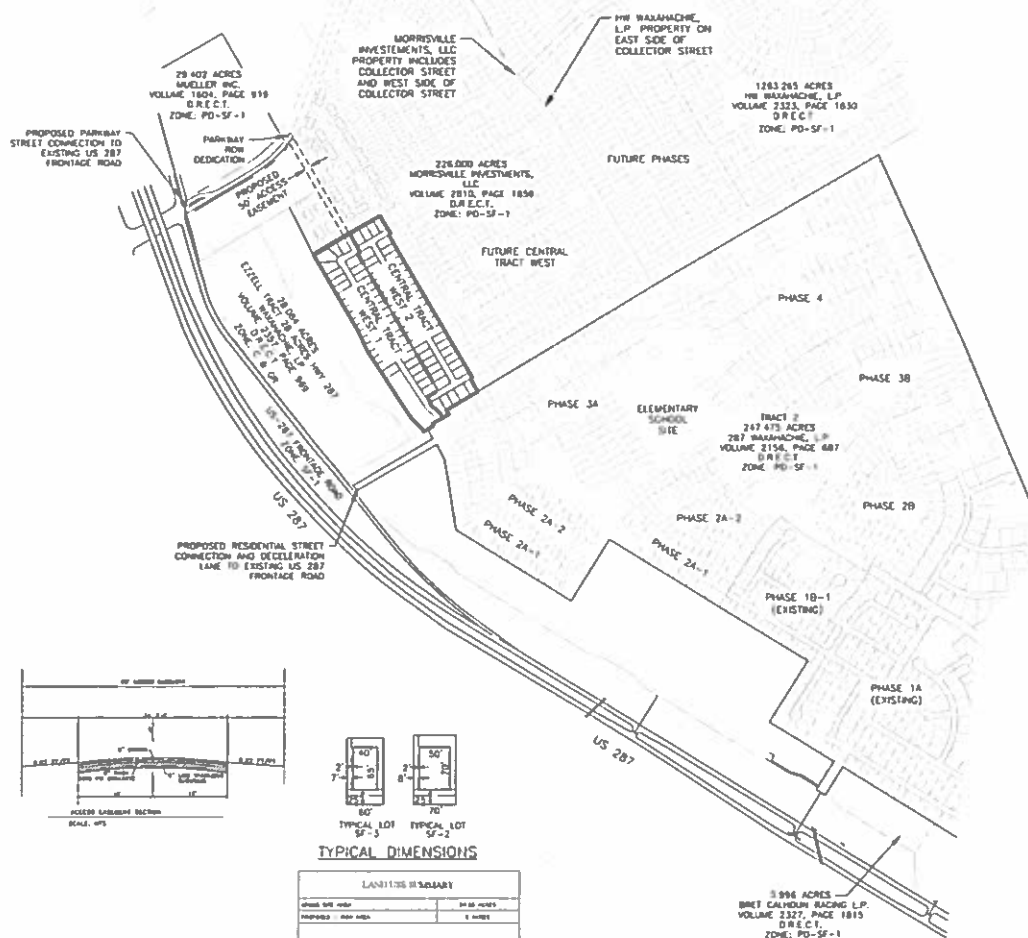
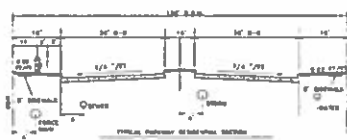
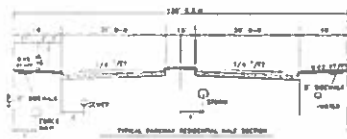
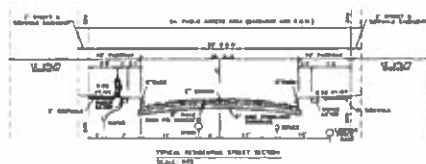
287 WAXAHACHE, L.P.
1221 NORTH IH-35 EAST,
SUITE 200
CARROLLTON, TEXAS 75006
817-391-2500

NOVEMBER 2018 SCALE: 1"=100' SHEET 2 OF 8

CASE NO. PP-18-0193 PROJECT NO. C3X45313



CITY APPROVAL OF PRELIMINARY PLAN	
APPROVED BY THE BOARD OF THE FINAL PLAN	
APPROVED BY THE PLANNING & ZONING COMMISSION	DATE
APPROVED BY THE CITY COUNCIL	DATE
OWNER'S ACKNOWLEDGEMENT	
SIGNED & SUBMITTED	DATE
SUPPORTING DOCUMENTS	
GROUP ALL IN BY THE PRESENTS	

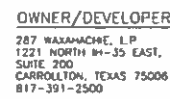


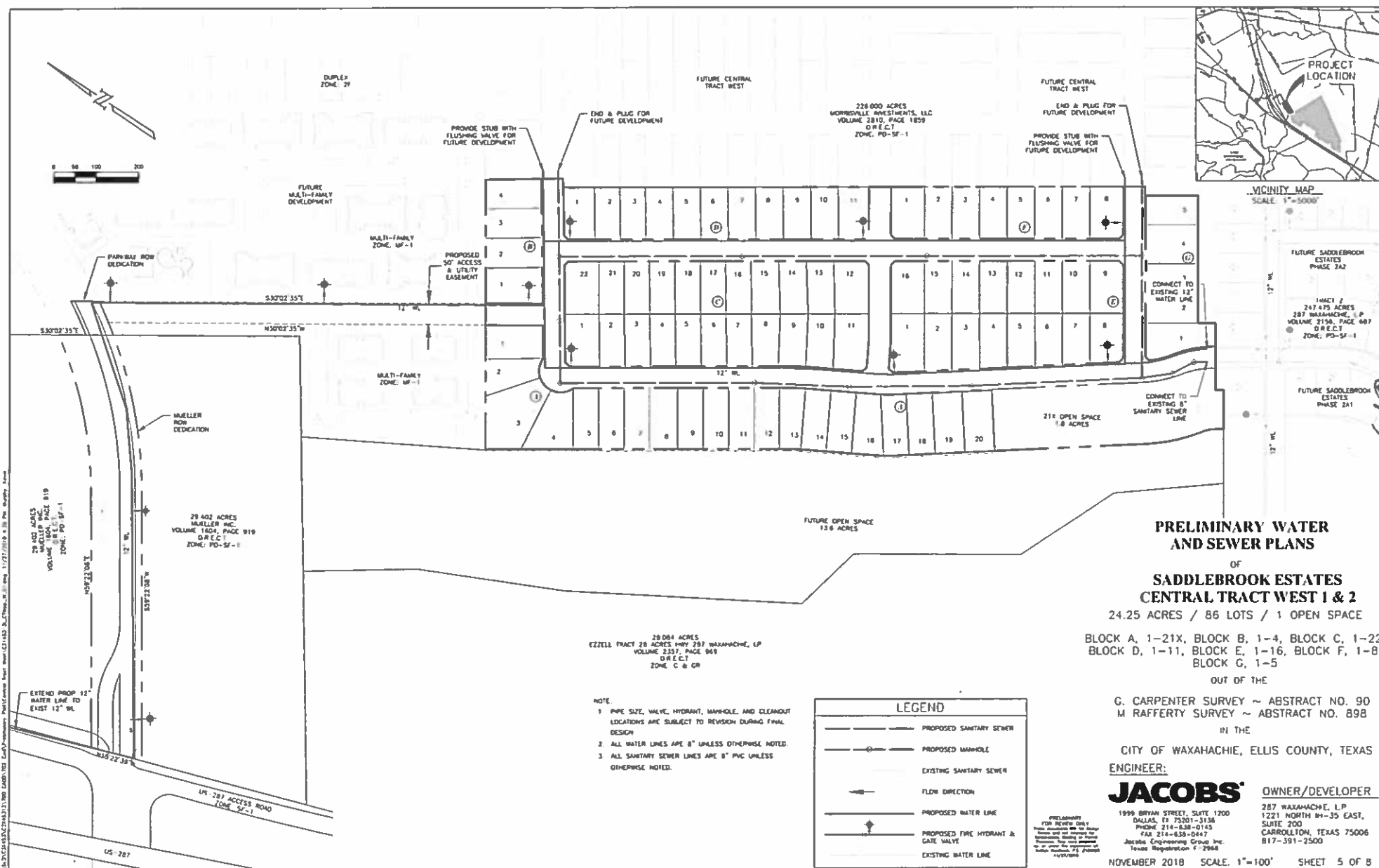
LANDINGS SUMMARY	
CHOOSE ONE VALUE	IN AS MONTHS
REPORTED - NEW AREA	5 MONTHS
100% OF AS VALUE FOR 100%	100
SHOW SMALL DATA	0
100% OF AS VALUE FOR 100%	100
SHOW SMALL DATA	0

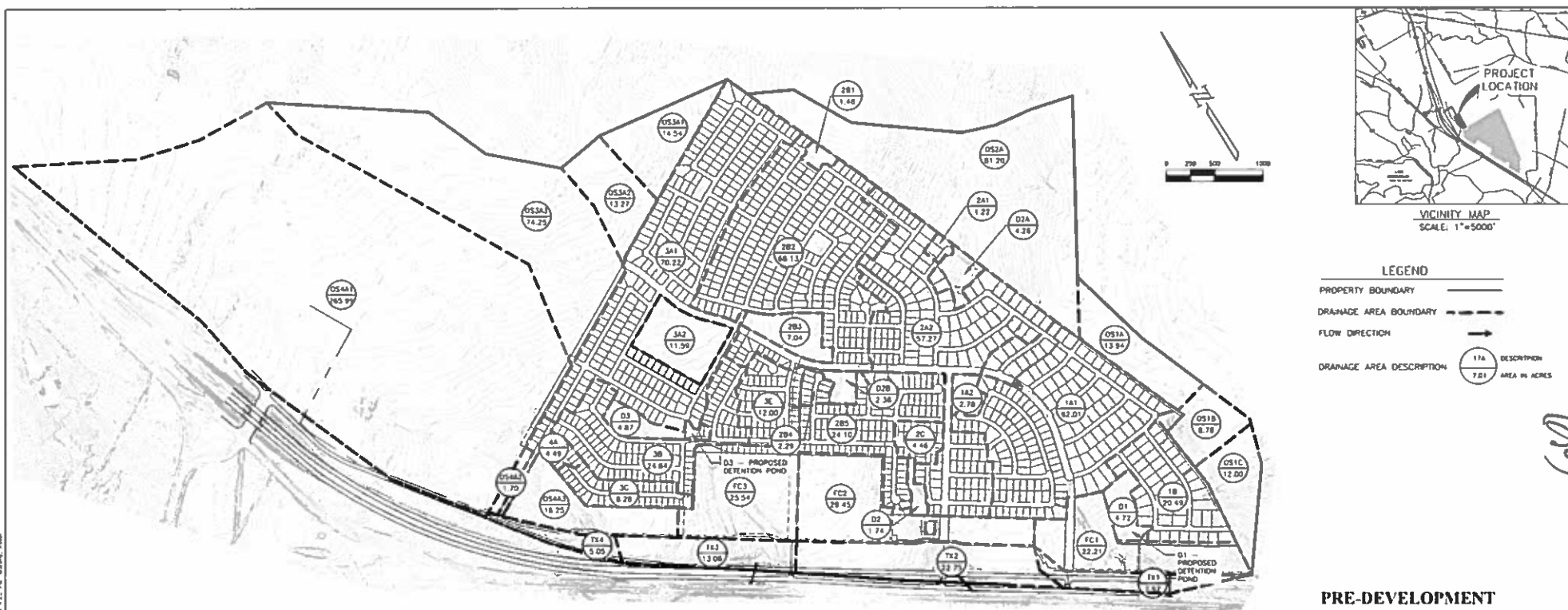
FOR REVIEW ONLY
This document is for review only.
It is not to be distributed outside the
review group. It is not to be used
for any other purpose. It is not to
be used for any other purpose.

NORTH 25 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 177.51 FEET TO A POINT FOR









CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

LOCATION	Area Sq. Ft.	Time of Conc. Hrs.	Runoff Coeff. "	Coeff. Adj. Factor	Area (Acres)	Design Storm		Q-CA 25 Yr Q Runoff (cfs)	Design Storm	Intensity (in/hr)	Q-CA 100 Yr Q Runoff (cfs)
						Freq. (years)	Intensity (in/hr)		Freq. (years)	Intensity (in/hr)	
OS1A	45	0.6	1.00	13.94	25	3.89	31.78	100	4.70	39.31	
1A1	15	0.6	1.00	62.61	25	8.28	232.91	100	7.52	278.78	
1A2	15	0.7	1.00	2.78	25	8.26	12.18	100	7.52	14.63	
OS1B	18	0.6	1.00	8.78	25	5.90	30.55	100	7.10	37.40	
1B	15	0.6	1.00	29.08	25	8.26	78.88	100	7.52	82.45	
D1	19	0.4	1.00	4.72	25	8.26	11.62	100	7.52	14.20	
FC1	15	0.4	1.00	22.21	25	8.26	55.81	100	7.52	68.81	
OS1C	27	0.6	1.00	12.00	25	4.99	35.26	100	8.00	43.20	
TX1	15	0.7	1.00	7.82	25	8.26	34.71	100	7.52	41.89	
OS2A	29	0.6	1.00	81.20	25	5.20	253.34	100	6.20	282.08	
2A1	15	0.6	1.00	1.22	25	8.26	4.58	100	7.52	8.50	
D2A	15	0.4	1.00	4.26	25	8.26	10.67	100	7.52	12.81	
2A2	15	0.6	1.00	57.27	25	8.26	215.11	100	7.52	258.40	
2B1	15	0.6	1.00	1.48	25	8.26	3.71	100	7.52	4.45	
2B2	15	0.6	1.00	88.13	25	8.26	256.80	100	7.52	307.40	
2B3	15	0.4	1.00	7.64	25	8.26	17.83	100	7.52	21.18	
2B4	15	0.6	1.00	2.29	25	8.26	6.80	100	7.52	10.33	
D2B	15	0.4	1.00	2.36	25	8.26	5.81	100	7.52	7.10	
2B5	15	0.6	1.00	24.10	25	8.26	80.52	100	7.52	106.14	
2C	18	0.6	1.00	4.46	25	8.26	18.76	100	7.52	20.12	
D2	15	0.4	1.00	1.74	25	8.26	4.38	100	7.52	5.25	
FC2	15	0.4	1.00	29.45	25	8.26	73.74	100	7.52	88.59	
TX2	15	0.7	1.00	22.75	25	8.26	99.88	100	7.52	119.78	

CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS

LOCATION	Area Sq. Ft.	Time of Conc. Hrs.	Runoff Coeff. "	Coeff. Adj. Factor	Area (Acres)	Design Storm		Q-CA 25 Yr Q Runoff (cfs)	Design Storm	Intensity (in/hr)	Q-CA 100 Yr Q Runoff (cfs)
						Freq. (years)	Intensity (in/hr)		Freq. (years)	Intensity (in/hr)	
OS3A1	24	0.6	1.00	14.54	25	5.12	44.97	100	6.30	54.98	
OS3A2	21	0.6	1.00	13.27	25	5.50	43.79	100	6.70	53.35	
OS3A3	34	0.6	1.00	74.25	25	4.19	186.65	100	5.15	229.42	
3A1	15	0.6	1.00	78.22	25	8.26	253.75	100	7.52	318.83	
3A2	15	0.7	1.00	11.59	25	8.26	50.78	100	7.52	81.01	
3B	15	0.6	1.00	24.84	25	8.26	83.30	100	7.52	112.08	
3C	15	0.6	1.00	8.28	25	8.26	31.10	100	7.52	37.38	
D3	15	0.4	1.00	4.87	25	8.26	12.18	100	7.52	14.65	
FC3	15	0.4	1.00	25.57	25	8.26	64.01	100	7.52	78.81	
3E	15	0.6	1.00	12.00	25	8.26	45.07	100	7.52	54.14	
TX3	15	0.7	1.00	12.08	25	8.26	57.23	100	7.52	68.75	
OS4A1	66	0.6	1.00	265.98	25	5.00	478.78	100	3.75	568.48	
OS4A2	15	0.6	1.00	1.70	25	3.40	3.47	100	4.20	4.28	
OS3A1	15	0.6	1.00	18.25	25	8.26	81.04	100	7.52	73.32	
4A	15	0.6	1.00	4.80	25	8.26	18.40	100	7.52	22.11	
TX4	15	0.7	1.00	5.06	25	8.26	22.13	100	7.52	26.56	

PRELIMINARY
FOR REVIEW ONLY
These drawings are for design
purposes only and are not to be
used for construction or other
purposes without the written
consent of the engineer.

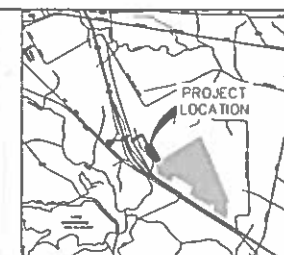
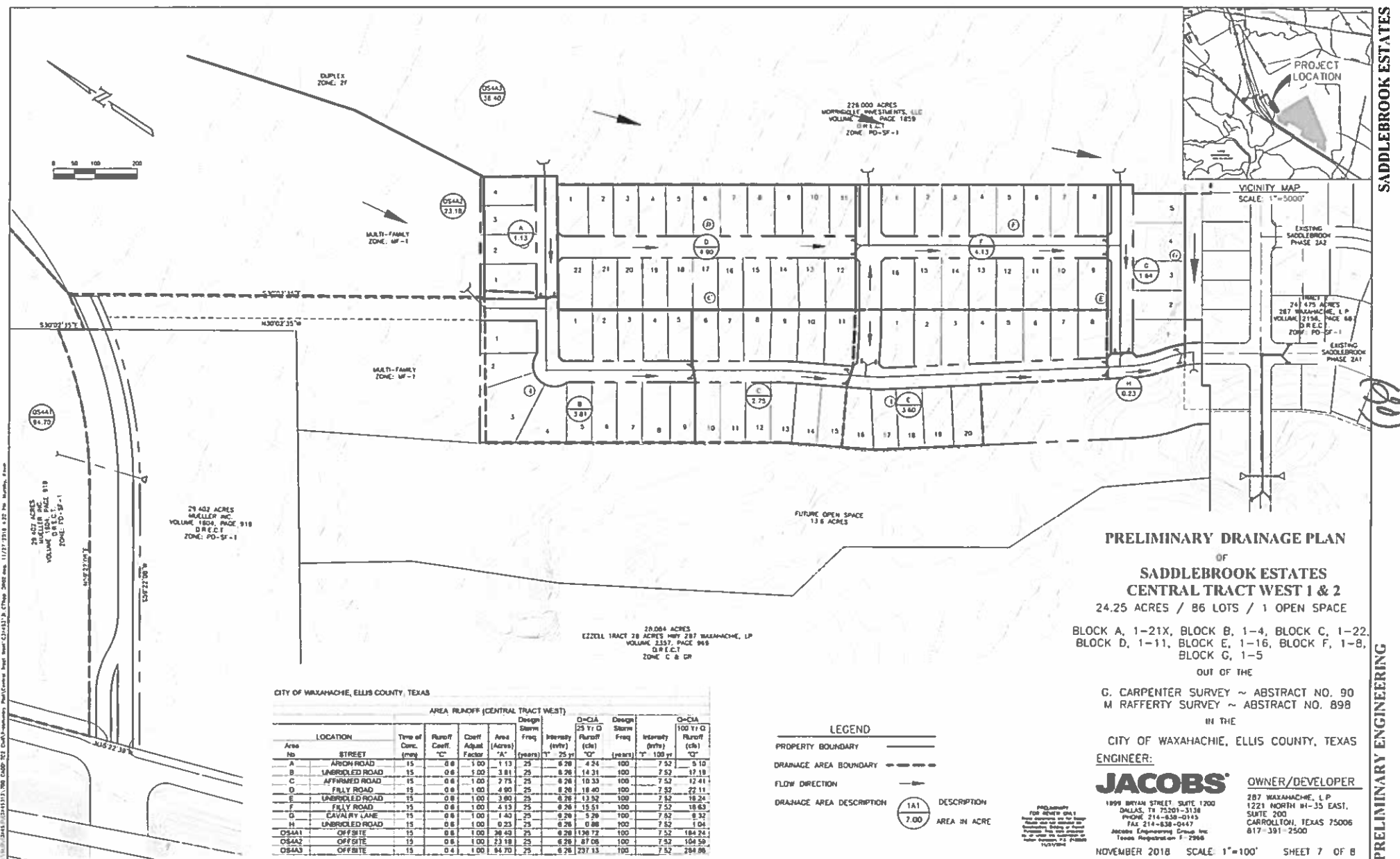
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3138
PHONE: 214-638-0145
FAX: 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration # 2996

OWNER/DEVELOPER
287 WAXAHACHIE, L.P.
1221 NORTH 81-JS EAST,
SUITE 200
CARROLLTON, TEXAS 75006
817-391-2500

NOVEMBER 2018 SCALE: 1"=100' SHEET 6 OF 8

CASE NO PP-18-0193

PROJECT NO C3X45313

VICINITY MAP
SCALE: 1"=5000'EXISTING
SADDLEBROOK
PHASE 2A2241.675 ACRES
287 WAXAHACHIE, L.P.
VOLUME 2154, PAGE 68
D.R.E.C.
ZONE PD-SF-1EXISTING
SADDLEBROOK
PHASE 2A1226.000 ACRES
WORTHINGTON INVESTMENTS, LLC
VOLUME 2000, PAGE 1829
D.R.E.C.
ZONE PD-SF-1DUPRE'S
ZONE: 2FOSAA3
23.40OSAA2
23.18MULTI-FAMILY
ZONE: MF-1MULTI-FAMILY
ZONE: MF-129.402 ACRES
MULLER INC.
VOLUME 1804, PAGE 918
D.R.E.C.
ZONE PD-SF-120.004 ACRES
EZZELL TRACT 78 ACRES HWY 287 WAXAHACHIE, LP
VOLUME 2157, PAGE 948
D.R.E.C.
ZONE C & DR

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

AREA RUNOFF (CENTRAL TRACT WEST)

Area No	LOCATION	Time of Conc. (min)	Runoff Coeff. "C"	Coeff. Adjust. Factor	Area (Acres)	Design Storm Freq. (years)	Intensity (in/hr) "A"	25 Yr D Runoff (cfs) "Q"	Design Storm Freq. (years)	Intensity (in/hr) "B"	100 Yr D Runoff (cfs) "Q"
A	ARCH ROAD	15	0.8	1.00	1.13	25	8.26	4.34	100	7.52	9.10
B	UNBROOKED ROAD	15	0.8	1.00	3.81	25	8.26	14.31	100	7.52	17.18
C	AFFIRMED ROAD	15	0.8	1.00	2.73	25	8.26	10.33	100	7.52	12.41
D	FILLY ROAD	15	0.8	1.00	4.90	25	8.26	18.40	100	7.52	22.11
E	UNBROOKED ROAD	15	0.8	1.00	3.80	25	8.26	13.32	100	7.52	16.24
F	FILLY ROAD	15	0.8	1.00	2.13	25	8.26	15.51	100	7.52	18.63
G	CAVALRY LAKE	15	0.8	1.00	1.40	25	8.26	5.26	100	7.52	9.32
H	UNBROOKED ROAD	15	0.8	1.00	0.23	25	8.26	0.88	100	7.52	1.04
OSAA1	OFF SITE	15	0.8	1.00	36.42	25	8.26	126.72	100	7.52	184.24
OSAA2	OFF SITE	15	0.8	1.00	23.18	25	8.26	87.06	100	7.52	104.50
OSAA3	OFF SITE	15	0.8	1.00	94.70	25	8.26	237.13	100	7.52	294.36

LEGEND

PROPERTY BOUNDARY ————

DRAINAGE AREA BOUNDARY ————

FLOW DIRECTION ————

DRAINAGE AREA DESCRIPTION

1A1
7.00DESCRIPTION
AREA IN ACREPROPOSED FOR REVIEW ONLY
This drawing is for the owner's review only and is not to be used for construction. It is subject to change without notice. Jacobs Engineering Group Inc. is not responsible for the accuracy of the information provided by the owner.



(21)

Planning & Zoning Department Plat Staff Report

Case: PP-18-0186



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Reginald Coulsell II for a **Preliminary Plat** of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PP-18-0186)

CASE INFORMATION

Applicant: Reginald Coulsell II

Property Owner(s): Crystal Taylor & Reginald Coulsell II

Site Acreage: 17.336 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

SUBJECT PROPERTY

General Location: Howard Road at Hunter Pass

Parcel ID Number(s): 183557

Current Zoning: Planned Development-Single Family-1 Ordinance 3010

Existing Use: Currently undeveloped

Platting History: A.B. Fluery Survey, Abstract No. 374

(21)

Site Aerial:



STAFF CONCERNS

1. A fifteen foot utility easement is required along street frontages.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings that cleared all 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.
- ☒ Approval, per the following comments:
 1. A fifteen foot utility easement is required along street frontages.

ATTACHED EXHIBITS

1. Plat drawing

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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

(21)

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. PP-18-0186, subject to staff comments.

(22)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0187



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Reginald Coulsell II for a **Final Plat** of Crystal Cove Ranch for 1 lot, being 17.336 acres in the A.B. Fluery Survey, Abstract 374 (Property ID 183557) – Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (FP-18-0187)

CASE INFORMATION

Applicant: Reginald Coulsell II

Property Owner(s): Crystal Taylor & Reginald Coulsell II

Site Acreage: 17.336 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$400.00** (1 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City of Waxahachie water, and have septic installed.

SUBJECT PROPERTY

General Location: Howard Road at Hunter Pass

Parcel ID Number(s): 183557

Current Zoning: Planned Development-Single Family-1 Ordinance 3010

Existing Use: Currently undeveloped

Platting History: A.B. Fluery Survey, Abstract No. 374

Site Aerial:**STAFF CONCERNS**

1. Ellis County Fees must be paid before the plat can be filed.
2. The City cannot file the plat until we have received the Letter of Acceptance of Public Infrastructure.
3. A fifteen-foot utility easement is required along all street frontages.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions. The above comments remain outstanding.

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. Ellis County Fees must be paid before the plat can be filed.
 2. The City cannot file the plat until we have received the Letter of Acceptance of Public Infrastructure.
 3. A fifteen-foot utility easement is required along all street frontages.

ATTACHED EXHIBITS

1. Plat drawing

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.

(22)

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

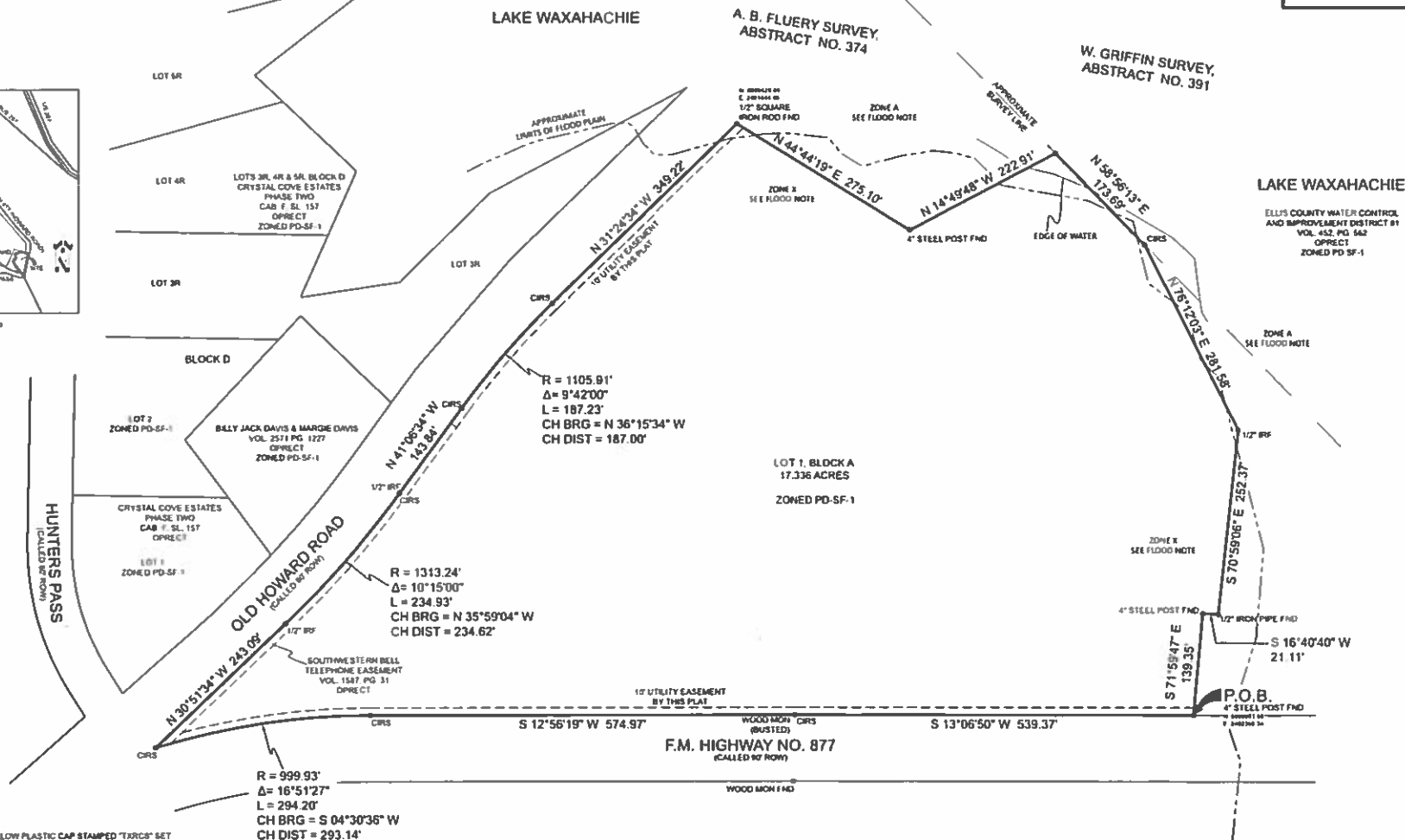
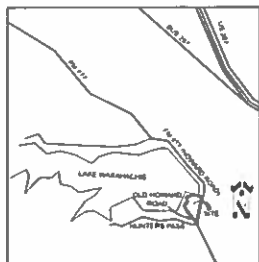
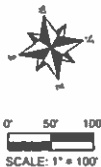
Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. FP-18-0187, subject to staff comments.



LEGEND
CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIRS" SET
FND = FOUND
BFA = IRON ROD FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

NOTES
BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE, 4202, NAD 83 PER GPS OBSERVATIONS
AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A"
DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE
FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A"
DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED" ACCORDING TO THE
FLOOD INSURANCE RATE MAP NO. 48130C0339P, DATED JUNE 3, 2013, AS PROVIDED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN
HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM
SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES OR
THE ACREAGE CALCULATED FROM SAID LINE(S).
ALL LOTS SHALL BE SERVICED BY AN ON SITE SEWAGE FACILITY SYSTEM FOR
RESIDENTIAL USE. AN ON SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED
ENGINEER AND/OR A REGISTERED SANITARIAN.
NO HABITABLE STRUCTURE, SEPTIC TANKS, SEPTIC FIELD OR SPRAY FIELDS ARE
ALLOWED WITHIN 75 FEET OF THE 537 ELEVATION CONTOUR LINE.

ALL NEW UTILITIES UTILIZING THE 10' UTILITY EASEMENT
DEPICTED ON THIS PLAT SHALL BE INSTALLED UNDERGROUND.

OWNERS
CRYSTAL TAYLOR &
REGINALD COULSELL II
P.O. BOX 752
WAXAHACHIE, TEXAS 75168
321 508 1948

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 752
WAXAHACHIE, TEXAS 75168
469 518 0338
TBPLS FIRM NO 10194359

FINAL PLAT
CRYSTAL COVE RANCH

17.336 ACRES
SITUATED IN THE
A. B. FLUERY SURVEY,
ABSTRACT NO. 374
CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
17.336 ACRES
1 RESIDENTIAL LOT
ZONED PD-SF-1

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS

WHEREAS CRYSTAL TAYLOR AND REGINALD COUSSELL II ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE A. B. FLUERY SURVEY, ABSTRACT NO. 374, CITY OF WAXAHACHE, TEXAS, ELLIS COUNTY, TEXAS, AND BEING DESCRIBED IN DEED CRYSTAL TAYLOR AND REGINALD COUSSELL II, RECORDED IN INSTRUMENT NO. 129154, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH STEEL POST FOUND FOR THE NORTHEAST CORNER OF SAID TAYLOR TRACT AND A COMMON SOUTH CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ELLIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #1, RECORD D IN VOLUME 452, PAGE 562, CORRECT, AND BEING IN THE WEST RIGHT OF WAY (ROW) LINE OF FM HIGHWAY 877 (FM 877) (A CALLED 90 FOOT ROW),

THE NCE ALONG THE EAST LINE OF SAID TAYLOR TRACT AND THE COMMON WEST ROW LINE OF SAID FM 877, AS FOLLOWS:

S 13°06'50" W, A DISTANCE OF 599.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER,

S 12°56'19" W, PASSING A WOOD MONUMENT FOUND (BUSTED) AT A DISTANCE OF 0.53 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 514.97 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 77°09'41" E, A DISTANCE OF 999.91 FEET,

ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 36°51'23", AN ARC LENGTH OF 294.20 FEET, A CHORD THAT BEARS S 04°30'34" W, AND A CHORD DISTANCE OF 293.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTH CORNER OF SAID TAYLOR TRACT, AND BEING IN THE EAST ROW LINE OF (OLD) HOWARD ROAD (A CALLED 80 FOOT ROW),

THE NCE ALONG THE WEST LINE OF SAID TAYLOR TRACT AND THE COMMON EAST ROW LINE OF SAID OLD HOWARD ROAD, AS FOLLOWS:

N 30°51'34" W, A DISTANCE OF 243.09 FEET TO A 1/2" IRON ROD FOUND (BUSTED) FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 59°08'26" W, A DISTANCE OF 1813.24 FEET,

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 10°15'00", AN ARC LENGTH OF 234.93 FEET, A CHORD THAT BEARS N 95°59'04" W, AND A CHORD DISTANCE OF 234.62 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON BEARS N 65°52'37" W, A DISTANCE OF 0.61 FEET,

N 41°06'34" W, A DISTANCE OF 143.84 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS THAT BEARS N 48°53'26" E, A DISTANCE OF 1105.91 FEET,

ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 09°42'00", AN ARC LENGTH OF 187.23 FEET, A CHORD THAT BEARS N 36°15'34" W, AND A CHORD DISTANCE OF 187.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER,

N 31°24'34" W, A DISTANCE OF 349.22 FEET TO A 1/2" SQUARE IRON FOR THE NORTHWEST CORNER OF SAID TAYLOR TRACT, AND BEING IN THE SOUTH LINE OF SAID ELLIS COUNTY WATER CONTROL TRACT,

THE NCE ALONG THE NORTH LINE OF SAID TAYLOR TRACT AND THE COMMON SOUTH LINE OF SAID ELLIS COUNTY WATER CONTROL TRACT, AS FOLLOWS:

N 64°44'18" E, A DISTANCE OF 275.10 FEET TO A 4 INCH STEEL POST FOUND FOR CORNER,

N 14°49'48" W, A DISTANCE OF 222.91 FEET TO A POINT FOR CORNER,

N 58°56'11" E, A DISTANCE OF 179.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER,

N 76°11'03" E, A DISTANCE OF 281.58 FEET TO A 1/2" IRON FOR CORNER,

S 70°59'06" E, A DISTANCE OF 252.37 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER,

S 16°40'40" W, A DISTANCE OF 21.11 FEET TO A 4 INCH STEEL POST FOUND FOR CORNER,

S 71°59'47" E, A DISTANCE OF 129.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.336 ACRES OF LAND, MORE OR LESS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT CRYSTAL TAYLOR AND REGINALD COUSSELL II, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CRYSTAL COVE RANCH, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE INDICATED 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 WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND CITY OF WAXAHACHE'S USE THEREOF. THE CITY OF WAXAHACHE 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 WAXAHACHE 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 METER, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2018

CRYSTAL TAYLOR

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 CRYSTAL TAYLOR, 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 _____, 2018

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

WITNESS MY HAND THIS THE _____ DAY OF _____, 2018

REGINALD COUSSELL II

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 REGINALD COUSSELL II, 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 _____, 2018

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

I, JEREMY D. RUCKMAN, 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"

JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707

APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF WAXAHACHE

BY: _____ DATE: _____
CHAIRPERSON

APPROVED BY: _____
CITY COUNCIL
CITY OF WAXAHACHE

BY: _____ DATE: _____
MAYOR

WITNESS _____ DATE: _____
JURY

FINAL PLAT CRYSTAL COVE RANCH

OWNERS
CRYSTAL TAYLOR &
REGINALD COUSSELL II
P.O. BOX 1019
WAXAHACHE, TX
321 508 1946

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75188
469 518 0338
TBPLS FIRM NO. 10194359

17.336 ACRES
SITUATED IN THE
A. B. FLUERY SURVEY,
ABSTRACT NO. 374
CITY OF WAXAHACHE, TEXAS
ELLIS COUNTY, TEXAS
17.336 ACRES
1 RESIDENTIAL LOT
ZONED PD-SF-1

(23424)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: December 11, 2018
Re: PD-18-0119 – Blue Bonnet Trails Phase 3

At the Planning & Zoning Commission meeting, held November 27, 2018, the Commission voted 7-0 to recommend to continue case no. PD-18-0119 to the December 11, 2018 meeting. After meeting with staff, the applicant has requested to continue the case to the November 28, 2018 submittal cycle. If the requested continuance is approved, the case will be reviewed at the January 8, 2019 Planning and Zoning meeting, and the January 22, 2019 City Council meeting.

(85)

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0142



MEETING DATE(S)

Planning & Zoning Commission: December 11, 2018

City Council: December 17, 2018

CAPTION

Consider request by Garry R Turner for a **Preliminary Plat** of ICC Properties Addition for 1 lot, being 21.831 acres situated in the J. Harris Survey, Abstract 430 and James C. Armstrong Survey, Abstract 6 (Property ID 256792) – Owner: ICC PROPERTIES INC (PP-18-0142)

CASE INFORMATION

Applicant: Garry Turner

Property Owner(s): ICC Properties Inc.

Site Acreage: 21.831 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$13,098.60** (21.831 acres at \$600.00 per acre).

Adequate Public Facilities: This development will be on City of Waxahachie water and wastewater facilities.

SUBJECT PROPERTY

General Location: 3651 S Interstate 35

Parcel ID Number(s): 256792

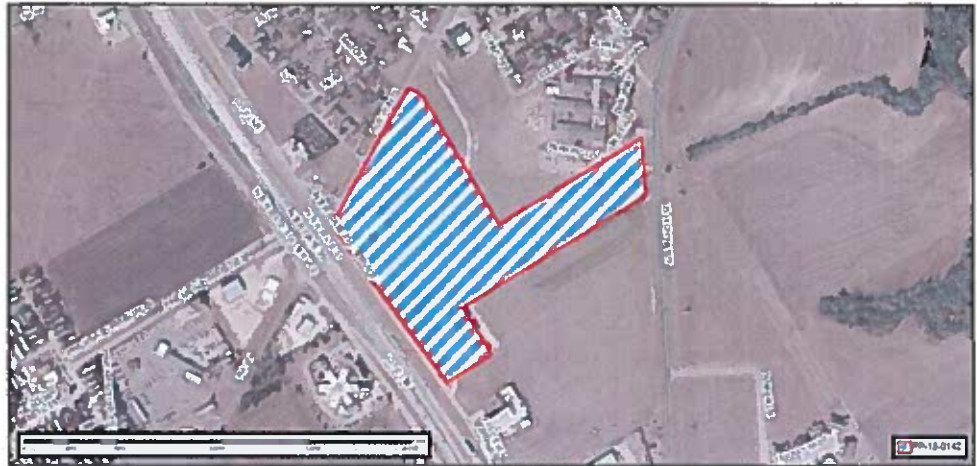
Current Zoning: Light Industrial-1

Existing Use: Warehouse and concrete slab

Plotting History: J. Harris Survey, Abstract No. 430 and James C. Armstrong Survey, Abstract No. 6

(25)

Site Aerial:



STAFF CONCERNS

1. The utility easements that run through the property must be properly depicted on the plat drawing.
2. There is a Proposed Major Thoroughfare B (110' ROW) that cuts this property in half north-south, running from I-35 E S to US Hwy 77 through to Will Street (where it intersects with E Jefferson Street). City Council has the option of waiving the necessary dedication.

APPLICANT RESPONSE TO CONCERNS

1. Applicant attended several meetings and resubmitted drawings. All comments have been cleared.

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 utility easements that run through the property need to be properly depicted on the plat drawing.
 2. There is a Proposed Major Thoroughfare B (110' ROW) that cuts this property in half north-south, running from I-35 E S to US Hwy 77 through to Will Street (where it intersects with E Jefferson Street). City Council has the option of waiving or minimizing the necessary dedication.

ATTACHED EXHIBITS

1. Plat drawing
2. Existing drainage plan
3. Proposed drainage plan
4. Thoroughfare plan for this property.

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:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to recommend approval of case no. PP-18-0142, subject to staff comments.

(25)
G.R. TURNER & ASSOCIATES

Company Registration # 2553
ARCHITECTURAL, STRUCTURAL, CIVIL ENGINEERS
604 Pheasant Run, Burleson, Texas 76028
817-447-2269 Cell 817-682-5713
gturner@grtaae.com

City of Waxahachie
Planning Department
Case: PP-0142
Sound Bridge Acoustics

Attn: Kelly Dent, Case Manager

December 3, 2018

Kelly,

As per our meeting Friday, November 30, 2018, with you, Shon and David Bailey, it was brought to our attention that the master thoroughfare plan for the city indicates a 110' ROW and proposed new street going through the property of the preliminary plat submitted for approval and scheduled to meet with P&Z and the city council. This is the first indication we have had of the proposed street and ROW and the subsequent street will divide this proposed property into two distinct properties.

The reason for the re-platting of these properties into one property has been to develop this 21.83 acre site into one site along I-35W frontage road. This development would provide connection of the existing manufacturing facility with the initially proposed new warehouse and company offices, along with future expansion between these two buildings. The proposed street and the 110' ROW will effectively prevent interaction between buildings and have a very negative impact on the desired operations between manufacturing and the warehouse, along with limiting the desired future growth of this industry and the ability to interact between facilities.

We hereby request that the propose street and 110' ROW be relocated to the property to the south of this proposed plat on an undeveloped property and that the ROW be limited to 80'. This will allow the desired development of this entire, proposed, re-platted site into a usable and attractive development, one that will provide an attractive development along the frontage road.

We appreciate your consideration of our request that will allow us to proceed with the full development of the site we are in the process of getting re-platted.

Respectfully Submitted,

Garry R. Turner, P.E.
Architectural Engineer
Registered Professional Engineer



THE ELECTRONIC SEAL ON THIS DOCUMENT HAS BEEN
AUTHORIZED BY GARRY R. TURNER ON 12/03/18
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT

TOTAL DESIGN WITH CHRIST IN MIND



(8642?)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager
Date: December 13, 2018
Re: SU-18-0194 – 201 Butcher Rd. – Outdoor Storage

At the Planning & Zoning Commission meeting, held December 11, 2018, the Commission voted 7-0 to continue case no. SU-18-0194 to the January 29, 2019 Planning and Zoning Commission meeting.