

# **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, August 6, 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
4. Texas Pledge of Allegiance      *Honor the Texas Flag;  
I pledge allegiance to thee;  
Texas, one state under God, one and indivisible*
5. ***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 551.071, Texas Government Code.
6. ***Consent Agenda***

All matters listed under Item 6, 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 July 16, 2018
  - b. Minutes of the City Council budget workshop of July 25, 2018
  - c. Approve a one year contract extension with Evoqua Water Technologies for 1) the purchase of sodium chlorite and 2) the rental of generators utilized to create chlorine dioxide for water treatment at the Howard Road and Sokoll Water Treatment Plants
  - d. Set Public Hearings date of September 17, 2018 at 7:00 p.m. for first Public Hearing and 7:30 p.m. for second Public Hearing for a request by R.B. Forman, President, Arbors Development LLC, for annexation of approximately 20.48 acres generally situated North of Marshall Road and West of FM 664.
7. ***Introduce*** Honorary Councilmember
8. ***Public Hearing*** on a request by Ken Rogers, Herbert Beasley Land Surveyors LP for a Replat of Lot 4R Waxahachie Civic Center to create Lots 4R-1, 4R-2, and 4R-3 Waxahachie Civic Center, 14.172 acres (Property ID 227433) – Owner: LOOKOUT PARTNERS LP (RP-18-0109)

9. **Consider** approval of RP-18-0109
10. **Public Hearing** on a request by Chad Hill for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114)
11. **Consider** proposed Ordinance approving SU-18-0114
12. **Continue Public Hearing** on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)
13. **Consider** proposed Ordinance approving Zoning Change No. PD-18-0079
14. **Consider** request by Jeremy Glenn, Waxahachie ISD, for a Preliminary Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (PP-18-0113)
15. **Consider** request by Jeremy Glenn, Waxahachie ISD, for a Final Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (FP-18-0112)
16. **Consider** award of bid to P.E.T. Construction for the Lakewood Culvert Improvement Project
17. **Consider** award of a bid to Gracon Construction for the replacement and installation of a fluoride bulk storage tank, filter number 4 and clarifier number 2 at the Howard Road Water Treatment Plant
18. **Consider** proposed Resolution authorizing the transfer of expenditures from the Utilities FY17-18 operating budget to bond funds for the replacement and installation of a fluoride bulk storage tank, filter number 4 and clarifier number 2 at the Howard Road Water Treatment Plant
19. **Consider** contract with Kimley Horn to provide professional engineering services for the design of a deceleration lane along Highway 287 frontage road at Park Place Boulevard
20. Comments by Mayor, City Council, City Attorney and City Manager
21. 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

City Council  
July 16, 2018

(62)

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, July 16, 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  
Robert Brown, City Attorney  
Amber Villarreal, Assistant City Secretary

**1. Call to Order**

Mayor Kevin Strength called the meeting to order.

**2. Invocation**

**3. Pledge of Allegiance**

**4. Texas Pledge of Allegiance**

Councilmember Melissa Olson gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**5. Public Comments**

Mr. Robert Bernecker, 5045 April Lane, asked council to table the Eminent Domain Resolutions on the agenda until city staff meets with the affected property owners to discuss concerns.

Mr. Daniel Harrison, 971 FM 879, asked council to table the Eminent Domain Resolutions on the agenda until city staff meets with the affected property owners to discuss concerns.

**6. Consent Agenda**

- a. Minutes of the City Council meeting of July 2, 2018
- b. Approve application for Community Kickball Tournament to be held July 28, 2018 at Lee Penn Park
- c. Approve application for 3-on-3 Hoop it Up Basketball Tournament to be held July 21, 2018 at Lee Penn Park
- d. Approve application for Backpack Giveaway to be held August 11, 2018 at Lee Penn Park

**Action:**

*Councilmember Melissa Olson moved to approve items a. through d. on the Consent Agenda. Councilmember Chuck Beatty seconded, All Ayes.*

**7. Introduce Honorary Councilmember**

(le2)

Mayor Strength introduced Felipe Gonzalez as the Honorary Councilmember for the month of July and presented him with a certificate. Felipe is a graduate of Waxahachie High School graduating as valedictorian with honors, the Superintendent's Honor Roll, and as a National Hispanic Scholar. He was a member of the Waxahachie Indians football team all four years of high school and participated across all levels. He was a member of the Academic UIL team participating in math and science competitions, member of the National Honor Society participating in community service, and a member of the Future Health Professionals Club. Felipe will be attending the University of Texas in the fall where he will major in Biology with an honors degree and will participate in the prestigious Health Science Scholars and Freshman Research Initiative programs at UT. He plans to study and practice medicine.

**8. Hear from Felty neighborhood representatives on safety recommendations**

Mr. Miguel Villanueva, 409 Sunset Court, spoke on behalf of the concerned property owners near Felty Elementary. He presented and reviewed a list of safety concerns from property owners in the area and asked for answers.

Mayor Strength explained the multi-family zoning for the Garden Valley Apartments was established in 2002 before the single-family homes were built. He explained that council doesn't have an answer for every request presented, noting many of the concerns need to be directed to the school district or other entities. Mayor Strength requested staff meet with a few Felty neighborhood representatives to discuss the concerns.

Mr. Kevin Farland, 204 Stardust Trail, inquired about a special joint meeting between residents and council.

Mayor Pro Tem David Hill introduced WISD Security Officer Erik Kyle and explained the city has been working with the school district to address safety issues.

Ms. Qulaveshia Bowen, 107 Blue Moon, requested to read all safety concerns to council as presented.

Councilmember Olson thanked the residents for their concerns.

Mr. Farland asked council to establish a task force to evaluate and plan for city growth. Mayor Strength explained the city already does that by following the adopted Comprehensive Plan and working with city boards and commissions.

City Staff will meet with Felty neighborhood representatives to address their safety concerns.

**9. Public Hearing on a request by Hannah Kirkman for a Replat of Lots 58, 59 and part of 60, Ferris Second Addition - Revised, to create Lots 58A and 59A, Ferris Second Addition - Revised, 0.657 acres (Property ID 173378 and 173369) – Owner: KYLE & HANNAH KIRKMAN and THERESA A GASE (RP-18-0099)**

Mayor Strength opened the Public Hearing.

(66)

Mr. Tommy Ludwig, Executive Director of Development Services, presented RP-18-0099. He noted staff recommended approval as presented. He explained through research, staff found that property owners along Dunn Street separated lots through metes and bounds rather than through the platting process; therefore, while trying to obtain building permits staff discovered the overlap of property lines.

There being no others to speak for or against RP-18-0099, Mayor Strength closed the Public Hearing.

**10. Consider approval of RP-18-0099**

**Action:**

*Councilmember Mary Lou Shipley moved to approve a request by Hannah Kirkman for a Replat of Lots 58, 59 and part of 60, Ferris Second Addition - Revised, to create Lots 58A and 59A, Ferris Second Addition - Revised, 0.657 acres (Property ID 173378 and 173369) – Owner: KYLE & HANNAH KIRKMAN and THERESA A GASE (RP-18-0099). Mayor Pro Tem David Hill seconded, All Ayes.*

**11. Consider request by Bryan Connally, CBG Surveying, LLC, for a Preliminary Plat of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (PP-18-0102)**

Mr. Ludwig presented PP-18-0102 noting staff recommended approval as presented. He explained the development fronts onto TxDOT right-of-way and before building a residence on Lot 1 a driveway permit from TxDOT is needed. He noted this is not an issue at platting, but staff wanted to make the applicant and council aware.

**Action:**

*Councilmember Chuck Beatty moved to approve a request by Bryan Connally, CBG Surveying, LLC, for a Preliminary Plat of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (PP-18-0102). Councilmember Melissa Olson seconded, All Ayes.*

**12. Public Hearing on a request by John Blacker, Hart, Gaugler, & Associates for a Replat of Lot 1, Block A, Lifeschool Waxahachie Addition and Lot 1R, Block A, Boykin Business Park Phase 2, to create Lot 1R, Block A, Life School Waxahachie Addition, 45.142 acres (Property ID 191082 and 233735) – Owner: LIFESCHOOL OF DALLAS (RP-18-0103)**

Mayor Strength opened the Public Hearing.

Mr. Ludwig presented RP-18-0103 and noted staff recommended approval as presented.

There being no others to speak for or against RP-18-0103, Mayor Strength closed the Public Hearing.

**13. Consider approval of RP-18-0103**

(66)

**Action:**

*Mayor Pro Tem David Hill moved to approve a request by John Blacker, Hart, Gaugler, & Associates for a Replat of Lot 1, Block A, Lifeschool Waxahachie Addition and Lot 1R, Block A, Boykin Business Park Phase 2, to create Lot 1R, Block A, Life School Waxahachie Addition, 45.142 acres (Property ID 191082 and 233735) – Owner: LIFESCHOOL OF DALLAS (RP-18-0103). Councilmember Chuck Beatty seconded, All Ayes.*

- 14. Continue Public Hearing on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a General Retail zoning district to General Retail and Planned Development-Mixed Use Residential, with Concept Plan, located at NE corner of US 287 Bypass Service Road at FM 813, being 911 R RUSSELL 7.121 ACRES and 911 R RUSSELL 10.6200 ACRES (Property ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-18-0074)**

Mayor Strength continued the Public Hearing.

Mr. Ludwig presented PD-18-0074 and explained staff recommended denial at the July 10, 2018 Planning and Zoning Commission meeting due to the following reasons:

- There is a limited mix of retail incorporated into apartment complex located in tract 1
- Staff has concerns of approving additional multi-family housing units without the proposed hotel for tract 2 being constructed first
- The developer has proposed a density for the apartment complex greater than 25 units per acre

He reviewed the following recommendations from the Planning and Zoning Commission:

- Tract 2 can only be used to construct a hotel four stories in height, and the hotel must comply with the standards set forth in the City's Zoning Ordinance
- Tract 3 is limited to restaurant uses only and drive-through establishments are expressly prohibited
- Tract 4 is limited to general retail or office uses and drive-through establishments are expressly prohibited
- The internal street currently shown as Village Parkway must be constructed in its entirety at the time that the first tract is platted
- All of the landscaping throughout the entire development must be installed at the time that the first tract is platted, except for the portion of landscaping fronting onto Brown Street; this will be installed with the platting of Tract 3

Mr. Ludwig explained if approved, a detailed site plan will be required in the future.

Councilmember Olson asked if there is a maximum number of apartment complexes allowed and Mr. Ludwig noted our Comprehensive Plan addresses the density.

Councilmember Mary Lou Shipley asked if there is a way to ensure that the hotel will be built. City Attorney Robert Brown explained typically those types of special conditions are approved through a Developer's Agreement rather than with the zoning.

(lea)

Councilmember Chuck Beatty asked if the Planning and Zoning Commission specified the building order and Mr. Ludwig noted the commission recommended approval and didn't specify phasing out the project.

Councilmember Olson asked about the responsibility of a traffic count and Mr. Ludwig noted the developer will be responsible for the traffic study at the time of platting.

Mr. Richard Rozier, 4250 Black Champ Road, developer representative, reiterated the importance to the project to have the multi-family zoning approved first. He explained the complex will only be one and two bedroom apartments with retail on the first floor.

Mr. Tim Lyons, 415 N. Oak Branch Road, property owner, explained he wants to build from the back to the front and is requesting the multi-family zoning for the apartment complex.

Councilmember Olson asked if the developer agreed to the fountain in the pond and the applicant said that will be included.

Ms. Qulaveshia Bowen, 107 Blue Moon, expressed concern with the traffic impact and City Manager Michael Scott noted the Traffic Impact Analysis will be done at the platting stage and the developer will have to work with TxDOT on obtaining a traffic light.

Mayor Pro Tem Hill encouraged citizens to use alternate routes to alleviate traffic.

Economic Development Director Doug Barnes explained traffic numbers are available on the North Central Texas Council of Governments' website.

Those who spoke in favor of PD-18-0074:

Ginger Cole, 207 Rock Springs

There being no others to speak for or against PD-18-0074, Mayor Strength closed the Public Hearing.

**15. Consider proposed Ordinance approving Zoning Change No. PD-18-0074**

**ORDINANCE NO. 3044**

**AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT-GENERAL RETAIL-MIXED-USE-RESIDENTIAL (PD-GR-MUR), WITH CONCEPT PLAN LOCATED AT THE NORTHEAST CORNER OF US HIGHWAY 287 BYPASS AT FM 813 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 17.741 ACRES KNOWN AS PROPERTY IDS 227073 AND 138302 OF THE R RUSSELL SURVEY, ABSTRACT NO. 911, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

(66)

**Action:**

*Mayor Pro Tem David Hill moved to approve Ordinance No. 3044 accepting Planning & Zoning Commission's recommendation and staff notes. Councilmember Chuck Beatty seconded, All Ayes.*

**16. Consider award of bid for Civic Center Star and Fountain projects and associated budget amendment**

Mr. Scott reported the bid opening for the Civic Center Star and Fountain projects was held on June 28, 2018. Bob Stoffels, Project Manager, recommended awarding the bid to Wall Enterprises in the amount of \$654,360.00. Mr. Scott noted an additional \$45,000.00 was anticipated when the shade structure was added to the scope; therefore, this project is actually about \$159,000.00 more than the architect's estimates. Staff requested a budget amendment in the amount of \$204,360.00 to complete the project which will enhance the entry to the Civic Center and provide two additional outdoor (rentable) spaces to host events.

**Action:**

*Councilmember Chuck Beatty moved to award the bid to Wall Enterprises in the amount of \$654,360.00 and approve the associated budget amendment in the amount of \$204,360.00. Mayor Pro Tem David Hill seconded, All Ayes.*

**17. First Reading of proposed Ordinance approving the SiEnergy Franchise**

Assistant City Manager Albert Lawrence reviewed the city charter requirements for approving Franchise Ordinances:

- All ordinances granting, amending, renewing or extending franchises for public utilities shall be read at two separate regular meetings of the council, and shall not be finally passed until thirty days after the first reading.
- No such ordinance shall take effect until thirty days after its final passage, and pending such time, the full text of such ordinance shall be published once each week for four consecutive weeks in the official newspaper of the city, and the expense of such publication shall be borne by the proponent of the franchise.
- No public utility franchise shall be granted for a term of more than twenty years nor be transferable except with the approval of the city council expressed by ordinance.

He announced the second reading and adoption will be on August 20, 2018 and will take effect on September 19, 2018.

Mayor Strength presented the first reading of the proposed ordinance approving the SiEnergy Franchise.

**18. Consider proposed Resolution to authorize the use of the power of eminent domain to acquire the easements described in the Resolution for the Cole Creek Gravity Trunk Sewer Line Project**

**Action:**

*Mayor Kevin Strength moved to postpone Items 18, 19, and 20 to the August 6, 2018 City Council meeting to allow staff to meet with property owners. Councilmember Chuck Beatty seconded, All Ayes.*



(66)

19. **Consider proposed Resolution to authorize the use of the power of eminent domain to acquire the easements described in the Resolution for the Grove Creek Lift Station, Force Main and Gravity Trunk Sewer Line Project**

**Action:**

*Item postponed until August 6, 2018 City Council meeting.*

20. **Consider proposed Resolution to authorize the use of the power of eminent domain to acquire the easements described in the Resolution for the Lower Mustang Creek Lift Station and Parallel Force Main Project**

**Action:**

*Item postponed until August 6, 2018 City Council meeting.*

21. **Comments by Mayor, City Council, City Attorney and City Manager**

Assistant City Manager Albert Lawrence thanked the Parks Department and Police Department for their assistance during the Independence Day holiday at the Lake. Overall, the feedback was positive and patrons were safe. He also thanked Communications and Marketing Director Amy Borders for getting the word out on the lake restrictions during the holiday.

Councilmember Melissa Olson thanked the citizens in attendance and announced the city is still accepting Boards and Commissions applications through July.

Councilmember Chuck Beatty thanked Felipe Gonzalez for serving as July's Honorary Councilmember. He somberly announced the passing of Ms. Mattie Borders. Ms. Borders was 105 years old and an exemplary asset to Waxahachie.

City Manager Michael Scott announced the first budget workshop will be held on Wednesday, July 25<sup>th</sup> at the Civic Center. He distributed preliminary budgets to councilmembers for review.

Mayor Kevin Strength thanked the Parks Department and Police Department for policing the lake during the holiday.

Mayor Pro Tem David Hill thanked Mr. Bob Lynn for his service to the city and encouraged citizens to volunteer in their community. He explained he doesn't like traffic but it is a sign of growth and the city will work to address safety concerns in Waxahachie.

Councilmember Mary Lou Shipley thanked the honorary councilmember for his attendance. She reported she attended a TML Regional meeting last week and it was a valuable experience to be able to network with others in municipal government. She echoed the praise of the Parks Department and Police Department during the lake restrictions.

Honorary Councilmember Felipe Gonzalez thanked council for allowing him to attend the July council meetings.

22. **Adjourn**

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*There being no further business, Councilmember Chuck Beatty moved to adjourn at 9:11 p.m. Mayor Pro Tem David Hill seconded, All Ayes.*

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary

City Council  
July 25, 2018

(leb)

A work session of the Mayor and City Council of the City of Waxahachie, Texas was held at the Waxahachie Civic Center, 2000 Civic Center Lane, on Wednesday, July 25, 2018 at 8:30 a.m.

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  
Lori Cartwright, City Secretary

**1. Call to Order**

Mayor Kevin Strength called the meeting to order.

**2. Discussion of City of Waxahachie 2018-2019 fiscal-year Budget**

Mr. Charles Harris, Director of Finance, reviewed projected revenues and core expenses for fiscal year 2018-2019. He reported the recommended budget and revenues total \$41,080,900. He reviewed various funds, the 5-year Operating Plan, 5-year Capital Improvement Plan and Service Enhancements. Mr. Harris stated the city has a 90 day rainy day fund and recommended, for at least one year, Council approve a rainy day fund of 125 days instead of 90 days. City Manager Michael Scott stated this will become a new normal with the 5-year plans to prevent slowing down development projects.

Mr. Harris reported for fiscal year 2018 the revenues are within 1% of the estimated revenues projected. He reviewed the water and wastewater fund noting rates will increase October 1, 2018 and recommended a senior discount for residents 65 and older so they won't have an increase.

Councilmember Melissa Olson recommended lowering the tax rate one cent to help citizens who struggle making their house payments noting citizens need tax relief. The remaining Councilmembers spoke in opposition of the proposal noting it would not impact the average homeowner.

In summary, staff was asked to provide additional information for funding improvements to the Chautauqua Auditorium and the Oaklawn Park.

**3. Adjourn**

There being no further business, the meeting adjourned at 1:05 p.m.

Respectfully submitted,


Lori Cartwright  
City Secretary



## Memorandum

To: Honorable Mayor and City Council

From: Tommy Ludwig, Executive Director of Development Services

Through: Michael Scott, City Manager 

Date: August 3, 2018

Re: Contract Renewal – Evoqua Water Technologies

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On Monday, August 6, 2018 contract renewal agreements with Evoqua Water Technologies for 1) the purchase of sodium chlorite and 2) the rental of generators utilized to create chlorine dioxide for water treatment purposes at the Howard Road and Sokoll Water Treatment Plants will appear before City Council for consideration. Chlorine dioxide is utilized as the pre-disinfectant at the Howard Road Plant and for iron and manganese control at the Sokoll Plant.

The City has held annual agreements with Evoqua Water Technologies for over ten years. Last year there was no price increase for this agreement, however this year there is a three percent increase in the cost per pound. The City anticipates it will purchase approximately 175,000 pounds of chemicals from Evoqua; this increase will result in an additional costs of \$3,675 for the Utilities Department next fiscal year. This cost increase was anticipated and accounted for in next years proposed budget. Contracts are for a one year duration with an effective date of October 1, 2018 through September 30, 2018. Staff has reviewed the contracts and are recommending renewal through the FY18-19 budget year.

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

Tommy Ludwig

(led)

## Cartwright, Lori

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**From:** Tony Sanders <tasanders1@yahoo.com>  
**Sent:** Monday, July 16, 2018 1:51 PM  
**To:** Scott, Michael; Cartwright, Lori  
**Subject:** Request for Annexation  
**Attachments:** 20 acre annexation request.pdf

Lori,

Please find attached a letter requesting the 20 acre parcel that was recently purchased by Arbors Development LLC. If you have any questions or need additional information do not hesitate to contact me.

Sincerely,

Tony Sanders

*Tony Sanders*



*Tony Sanders*  
*Real Estate and Investments*

117 North Eighth  
Midlothian, Texas 76065

Phone: (972) 723-2356  
Cell: (214) 478-7396  
E-mail: [tasanders1@yahoo.com](mailto:tasanders1@yahoo.com)

(led)

Arbors Development LLC  
6031 W I 20 Ste 226  
Arlington, Texas 76017

Lori Cartwright  
City Secretary  
City of Waxahachie  
401 S. Rogers  
PO Box 757  
Waxahachie, TX 75165

Dear Lori,

This is a request to annex the following acreage into the City of Waxahachie:

Tax ID 191103 recently purchased by Arbors Development LLC

Survey Attached

Thank you very much for your consideration of this request. If additional information is needed please contact me at the above address or e-mail address [tasanders1@yahoo.com](mailto:tasanders1@yahoo.com) or telephone Tony Sanders at 214-478-7396.

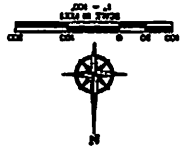
Sincerely,

R.B. Forman

R.B. Forman  
President of Arbors Development LLC

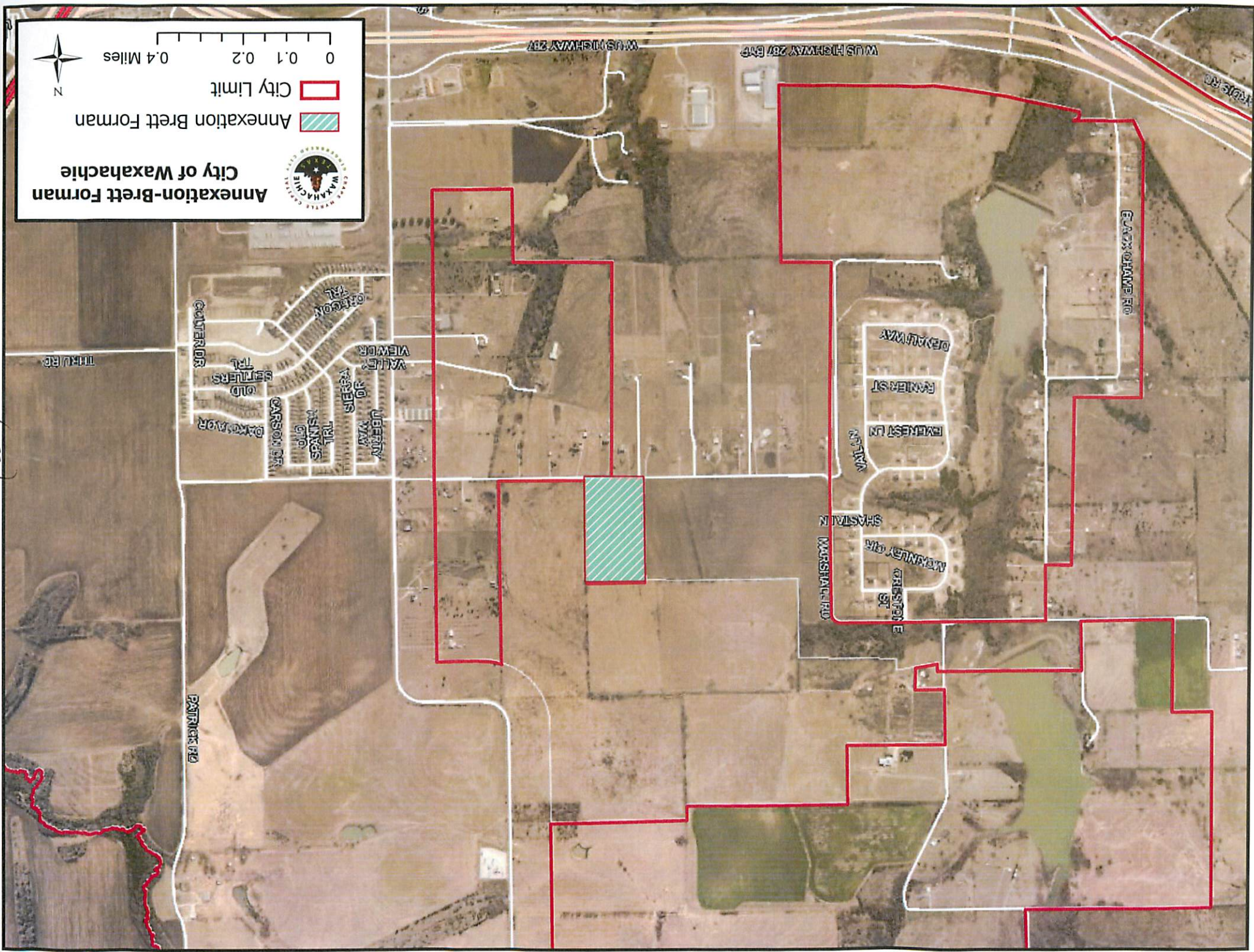
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## Planning & Zoning Department

### Plat Staff Report

Case: RP-18-0109



#### MEETING DATE(S)

*Planning & Zoning Commission:* July 24, 2018

*City Council:* August 6, 2018

#### CAPTION

**Consider** request by Ken Rogers, Herbert Beasley Land Surveyors LP for a Replat of Lot 4R Waxahachie Civic Center to create Lots 4R-1, 4R-2, and 4R-3 Waxahachie Civic Center, 14.172 acres (Property ID 227433) – Owner: LOOKOUT PARTNERS LP (RP-18-0109)

#### CASE INFORMATION

*Applicant:* Ken Rogers, Herbert Beasley Land Surveyors LP

*Property Owner(s):* Lookout Partners LP

*Site Acreage:* 14.172 acres

*Number of Lots:* 3 lots

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* Park fees will be calculated at time of permitting.

*Adequate Public Facilities:* Per the City Engineer, "Need to provide water and sewer services to the new lot prior to recording the plat. One lot should already have services but if not then provide services to each lot."

#### SUBJECT PROPERTY

*General Location:* 411 Alliance Blvd

*Parcel ID Number(s):* 227433

*Current Zoning:* Planned Development-General Retail (Ordinance 2569)

*Existing Use:* Currently undeveloped

*Platting History:* The final plat for the Waxahachie Civic Center was approved by City Council on March 17, 2003.

**Site Aerial:****STAFF CONCERNS**

1. Need to provide water and sewer services to the new lot prior to recording the plat. One lot should already have services but if not then provide services to each lot.
2. The proposed Lot 4R-3 consists exclusively of a detention pond. As such, it is not a buildable lot. Staff would prefer that the detention pond be an easement on Lot 4R-2.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant submitted revised drawings. 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. Need to provide water and sewer services to the new lot prior to recording the plat. One lot should already have services but if not then provide services to each lot.

**ATTACHED EXHIBITS**

1. Plat drawing
2. Ordinance No. 2569

**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](mailto:kdent@waxahachie.com)

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

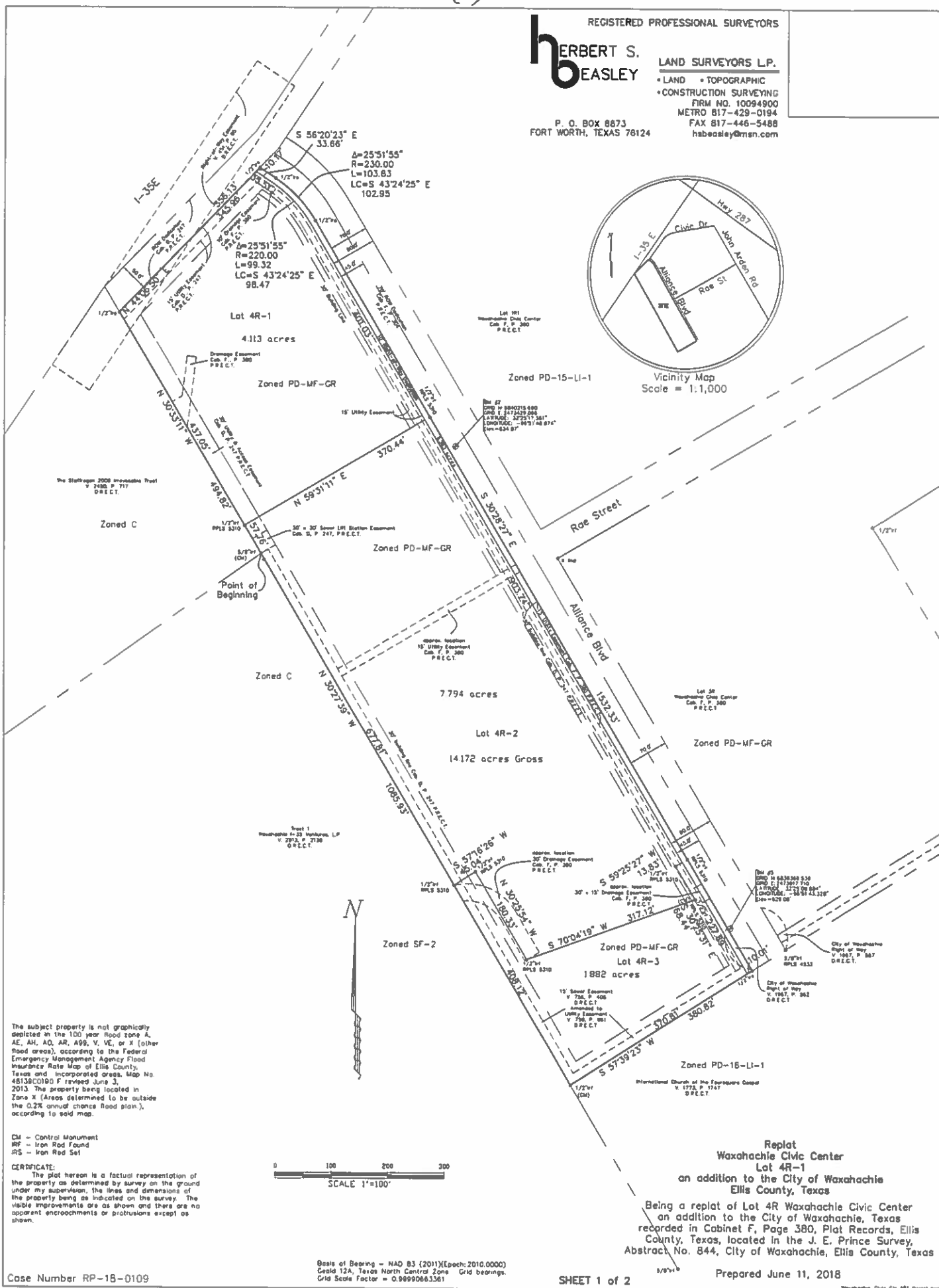
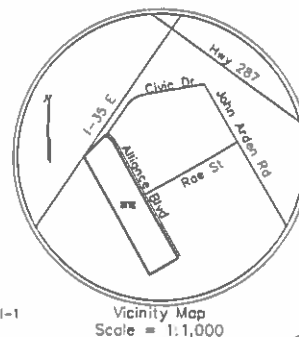
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

**ACTION SINCE INITIAL STAFF REPORT**

At the Planning & Zoning Commission meeting, held July 24, 2018, the Commission voted 7-0 to recommend approval of plat no. RP -18-0109, subject to staff comments and with Lot 4R-3 being removed and the detention pond being a portion of Lot 4R-2.

(8)

REGISTERED PROFESSIONAL SURVEYORS  
**HERBERT S. BEASLEY**  
LAND SURVEYORS L.P.  
• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@men.com  
P. O. BOX 8873  
FORT WORTH, TEXAS 76124



The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Ellis County, Texas and incorporated areas, Map No. 48138C0190 F revised June 3, 2013. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plan), according to said map.

CM - Control Monument  
IRF - Iron Rod Found  
IRS - Iron Rod Set

**CERTIFICATE:**

The plot hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.

0 100 200 300  
SCALE 1"=100'

Basis of Bearing - NAD 83 (2011) (Epoch: 2010.0000)  
Geoid 12A, Texas North Central Zone Grid bearings.  
Grid Scale Factor = 0.9999063361

SHEET 1 of 2

Replat  
Waxahachie Civic Center  
Lot 4R-1  
an addition to the City of Waxahachie  
Ellis County, Texas

Being a replat of Lot 4R Waxahachie Civic Center  
an addition to the City of Waxahachie, Texas  
recorded in Cabinet F, Page 380, Plat Records, Ellis  
County, Texas, located in the J. E. Prince Survey,  
Abstract No. 844, City of Waxahachie, Ellis County, Texas

Prepared June 11, 2018

Waxahachie Civic Center Replat plat

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STATE OF TEXAS §  
COUNTY OF ELLIS §

WHEREAS, Lookout Partners, L.P., is the Owner of a tract of land situated in the Jonathan E. Price Survey, Abstract No. 644, Ellis County, Texas according to the deed recorded in Volume 2306, Page 671, Deed Records, Ellis County, Texas, and being more particularly described as follows:

Being Lot 4R, Washachie Civic Center, an addition to the City of Washachie, Ellis County, Texas, according to the plat recorded in Cabinet F, Side 380, Plat Records, Ellis County, Texas, being more particularly described as follows:

BEGNNING at 5/8" iron rod found at an angle point in the West line of said Lot 4R, being the North corner of a tract of land described in the deed to Washachie I-35 Ventures, L.P., Tract 1, recorded in Volume 2813, Page 2136, Deed Records, Ellis County, Texas, and the East corner of a tract of land described in the deed to The Stoffregen 2009 Irrevocable Trust, recorded in Volume 2450, P. 717, Deed Record, Ellis County, Texas;

THENCE N30°33'11"W, along the West line of said Lot 4R and the East line of said The Stoffregen 2009 Irrevocable Trust tract, a distance of 494.82 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the Northwest corner of said Lot 4R;

THENCE N44°06'30"E, along the North line of said Lot 4R, a distance of 356.13 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set at the Northeast corner of said Lot 4R;

THENCE along the East line of said Lot 4R as follows:

1. S56°20'23"E, a distance of 33.68 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a curve to the right, having a radius of 230.00 feet, a central angle of 25°11'35" and a chord bearing S43°24'25"E, 102.95 feet;

2. Southeasterly along said curve, 103.83 feet, to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

3. S30°28'27"E, a distance of 1,532.33 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the Southeast corner of said Lot 4R, being in the North line of a tract of land described in the deed to International Church of the Fourquare Gospel, recorded in Volume 1773, Page 1747, Deed Records, Ellis County, Texas;

THENCE S57°39'23"W, along the South line of said Lot 4R and the North line of said International Church of the Fourquare Gospel, a distance of 380.82 feet to a 1/2" iron rod found at the Southwest corner of said Lot 4R, being the Northwest corner of said International Church of the Fourquare Gospel, and in the East line of said Washachie I-35 Ventures, L.P. tract;

THENCE N50°27'39"W, along the West line of said Lot 4R and the East line of said Washachie I-35 Ventures, L.P. tract, a distance of 1,083.93 feet to the point of beginning, containing 14.172 acres of land.

The bearings recited herein are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lookout Partners, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 4R-1 Washachie Civic Center, an addition to the City of Washachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Washachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Washachie's use thereof. The City of Washachie 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 Washachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY:

Authorized Signature of Owner

William R. Hinkley  
Operating Manager  
Lookout Partners, L.P.  
Morningside Land & Cattle Co., L.L.C.

STATE OF TEXAS §  
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ of Lookout Partners, L.P., 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 and considerations therein expressed.

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

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, does hereby declare 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 Washachie after construction of the subdivision.

Kenneth R. Rogers  
Registration No. 6066

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise noted. Irons that are damaged, disturbed, or not so marked are not original.

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.

Kenneth R. Rogers R.P.L.S.  
Texas Registration No. 6066



APPROVED BY: Planning and Zoning Commission City of Washachie	
By: _____	Date: _____
APPROVED BY: City Council City of Washachie	
By: _____	Date: _____
Attest: _____	Date: _____

ENGINEER:  
WJ Thomas Engineering, LLC  
3973 W. Vickery Blvd., Ste 103  
Fort Worth, Texas 76107  
PH: (817) 732-9839  
FAX: (817) 732-9841  
MickeyT@wjthomaseg.com  
CONTACT: Mickey Thomas, P.E.

SURVEYOR:  
Herbert S. Beasley Land Surveyors L.P.  
P.O. Box 8873  
Fort Worth, Texas, 76124  
PH: 817-429-0194  
hbeasley@nsn.com  
CONTACT: Ken Rogers

OWNER & DEVELOPER:  
Lookout Partners, L.P.  
1780 S. Bagdad Road, Suite 104  
Leander, Texas 78641  
PH: 512-690-4322  
lookoutgroup@hotmail.com  
CONTACT: Mike Siefert, P.E.

**ORDINANCE NO. 2569**

**AN ORDINANCE CHANGING THE ZONING ON Lot 2R1 Lot 3R1 Lot 3R2, and Lot 4R WAXAHACHIE CIVIC CENTER ADDITION, LOCALLY SITUATED AT THE SOUTHEAST CORNER OF HIGHWAY 287 AND IH-35E, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PD-LI) TO PLANNED DEVELOPMENT-MULTI FAMILY AND GENERAL RETAIL (PD-MF-GR), 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 rezoning thereto from Planned Development-Light Industrial (PD-LI) to Planned Development-Multi-Family and General Retail (PD-MF-GR); 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 rezoning from Planned Development-Light Industrial (PD-LI) to Planned Development-Multi Family-General Retail (PD-MF-GR), subject to the following Planned Development-General Retail provisions.

**NOW, THEREFORE**, the following described property be, and the same hereby is, rezoned to Planned Development-Multi Family and General Retail (PD-MF-GR), subject to the following Planned Development-Multi-Family-General Retail provisions:

Lot 2RI, Lot 3R, and Lot 4R, locally situated at the Southeast corner of Highway 287 and IH-35E, Waxahachie, Ellis County, Texas, and more particularly described in Exhibit "A" attached hereto. The Multi Family areas and the General Retail areas being as shown herein.

**PLANNED DEVELOPMENT DISTRICT-MULTI FAMILY-GENERAL RETAIL**

"Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR" General Retail District, in the PD-GR areas, and the "MF" Multi Family uses in the PD-MF Areas 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 indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.

The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the "GR", General Retail District or the "MF", Multi Family District, as specified for all development."

The district is also subject to the following provisions, which shall control over any other provisions of this ordinance:

**PLANNED DEVELOPMENT – MULTI FAMILY AREAS – Lot 3RI Waxahachie Civic Center:**

- 1) Twenty-two (22%) percent required off-street parking area in fully enclosed garages, eighteen (18%) percent in car ports, sixty (60%) percent may be open off-street parking. All parking shall be screened by approved landscaping
- 2) Setbacks for multi-family shall be twenty-five (25) feet

- 3) Parking structures for the multi-family units should not be along thoroughfares, if this is necessary they must be screened by landscaping
- 4) Site plan depicts landscaping along all new rights of way
- 5) Detention area in Lot 4R (across Alliance Blvd.) shall be maintained as open space.

**PLANNED DEVELOPMENT – GENERAL RETAIL AREAS: Lot 4R, Lot 2R1 and lot 3R2**

- 1) Subsequent phases of this General Retail will have a public hearing for detailed site plan approval
- 2) The materials and architectural standards shall meet Waxahachie's standards put forth in the Zoning Ordinance for the remaining tract or comply with Exhibit S-4
- 3) For landscaping of public streets see Exhibit S-2
- 4) Commercial sidewalks shall be five (5') feet
- 5) Street lighting will comply with Exhibit S-3
- 6) All uses allowed by right within the General Retail zoning category shall be allowed
- 7) Proposed Property Owners Association must be in place prior to any certificate of occupancy being issued
- 8) Within thirty days of approval by City Council, applicant to provide City Building and Development Department with five complete corrected copies of Site Plan.

**APPLIES TO MULTI FAMILY AND GENERAL RETAIL AREAS:**

**Landscaping:**

All previous areas of any developed site not occupied by building or parking shall be planted with a combination of trees, shrubs, and sod. All plant material selections must be from the approved plant and the tree list.

**1. Landscaping and Streetscape Standards**

See Exhibit S - 2

**2. General**

Plant material will be carefully coordinated within its specific project site and the number of different species utilized kept to a minimum to avoid a chaotic look. While lines of shrubbery placed along and parallel to building foundation may be appropriate in particular instances, landscape beds that provide interesting variations in line, color, balance, and textures will be encouraged. Trees should be used generously throughout the project site. Metal or plastic edging at planting beds is not permitted.

**3. Plant Quality**

Plant stock used will be premium quality, healthy, and disease-free material. Plant specifications shall meet or exceed minimum standards established by the "American Standard for Nursery Stock" (American Association of Nurserymen; current edition).

**4. Minimum Sizes at Planting**

The following minimum plant sizes pertain to all landscape planting on individual tracts. Minimum tree and shrub are as follows and may be selected from the approved Plant List.

- a. **Trees:** 4" caliper min.
- b. **Flowering Trees:** 10'-12' height min. (multi-trunk, minimum 3 trunks), 2" to 2-1/2" caliper min. (single trunk), B & B – (bagged and bur lapped) or 30 gallon minimum. Color scheme shall meet Master Plan.
- c. **Shrub:** 3-gallon min.
- d. **Seasonal Color (annual):** 4" pot min. (planted maximum 9" on centers)
- e. **Grass:** solid sod

All plant materials shall meet or exceed the measurements specified in these guidelines. Plant materials will be measured before pruning with branches in normal

position. Height and spread dimensions will be measured to the limits of the main body of the plant rather than the extreme tips of growth.

**5. Turfgrass**

All turfgrass areas will be planted as solid sod only. Tracts of land for futures development or expansion may be planted temporarily with Common Bermuda Grass or a Bermuda Grass/Rye Grass mixture (depending on the time of year when planted). St. Augustine grass may be used for individual tracts behind the landscape setback but will be separated from the Bermuda Grass by paving, landscape beds, or structures.

**6. Plant Locations**

- a. No trees planted within streets rights-of-way shall be closer than four (4) feet to a curb.
- b. The minimum spacing between individual trees, except in landscape beds, shall be fifteen (15) feet.
- c. Shrubs or trees planted near vehicular intersections (streets with streets, driveways with driveways, driveways with streets) shall be located so as to maintain clear vehicular sightlines to pedestrians and other vehicles.

**7. Master Plant List (see exhibit S-7)**

All plant materials selections shall be from the Mater Plant List. Variations from the Master Plant List requested due to hardships or unusual circumstances will be reviewed by the Committee. Plan materials included on this list are generally suitable for conditions in the West Houston area. Careful consideration should be given to their suitability for the particular conditions of a given site. Soil, water, or other tests necessary to determine existing conditions on a particular site are the responsibility of the Site Developer.

**Fencing:**

Wood fencing will not be permitted  
Fencing along roadways shall be wrought iron fencing or brick

**Retail Development (see Exhibit S-4):**

Retail look encouraged  
Retail look discouraged

**Signage:**

The control of signs is particularly important to the visual harmony of the Crossroads. All future signs in the Crossroads will be subject to approval by the Association. Detailed plans, elevations, and specifications of all proposed signs must be submitted for review and approval prior to fabrication and installation. All signs will be visually pleasing and not-obtrusive and shall visually unify the Crossroads development.

**Undeveloped Tracts:**

Weeds and grasses on undeveloped parcels adjacent to any existing improved properties, right-of-ways, fences, etc. will be mowed regularly to maintain a one hundred (100) foot buffer strip at a maximum height of six (6) inches by the Association. The remaining portion of the undeveloped land must have grasses and weeds maintained at a maximum height not to exceed twenty-four (24) inches and will also be maintained by the Association.

**General Maintenance of Buildings and Landscaping:**

Each Owner shall maintain its property and all structures, parking areas, and other improvements comprising the property in a manner consistent with the Community-Wide Standard and all applicable covenants. Common Area maintenance will be the responsibility of the to be formed Crossroads Association. The Crossroads Association will mow, weed, maintain the irrigation and landscaping, development signage and detention areas. If any



(8)

Owner fails to properly perform any maintenance responsibility hereunder, the Association may, but shall have not obligation to, perform it and assess all costs incurred by the Association against the property and the Owner.

Maintenance shall include the obligation to implement and maintain erosion-sedimentation control measures during construction and the obligation to take aggressive action on all deferred maintenance repair items not limited to but including repainting the exteriors of all painted buildings once every then (10) years or at such earlier intervals as required to maintain the appearance thereof. All maintenance shall be performed in a manner consistent with the Community-Wide Standard. All Owners shall pay all utility charges, water and sewer rates, garbage rates, and other charges, assessments, and applicable fees of every description attributable to their respective properties charged by the City of Waxahachie and any other utility or service provider before such charges are overdue.

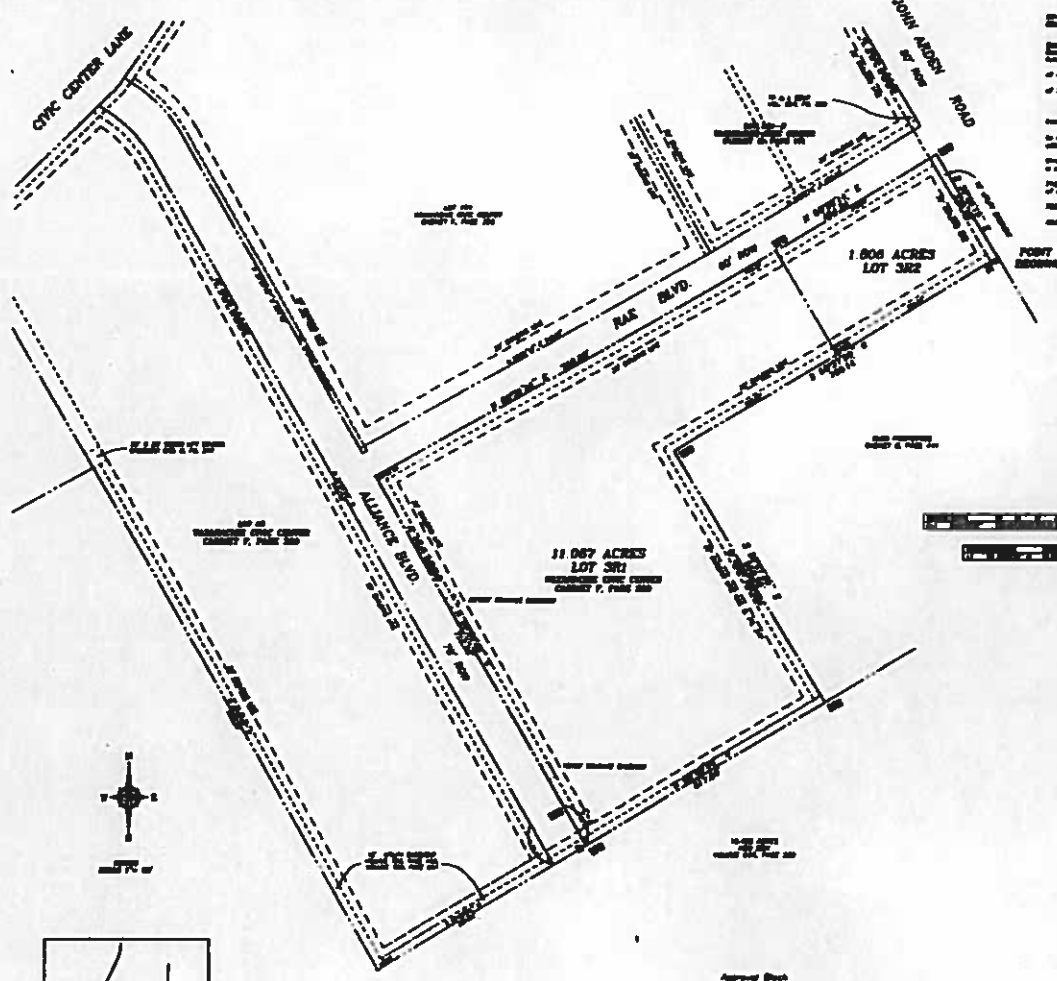
The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

**PASSED, APPROVED AND ADOPTED** on this 7<sup>th</sup> day of June, 2010.



*V. B. Sanders Jr.*  
MAYOR

*Lori Saunders*  
City Secretary



**WAXAHACHIE, TEXAS**  
 The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of the Waxahachie Civic Center Addition, as recorded in Cabinet F, Page 304 P.R.E.C.T., J.E. Prince Survey, Abstract No. 844, City of Waxahachie, Ellis County, Texas.

**WAXAHACHIE, TEXAS**  
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of the Waxahachie Civic Center Addition, as recorded in Cabinet F, Page 304 P.R.E.C.T., J.E. Prince Survey, Abstract No. 844, City of Waxahachie, Ellis County, Texas.



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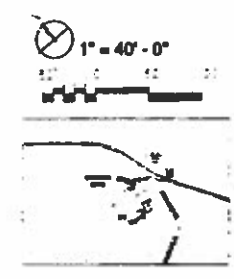
Approved: \_\_\_\_\_  
 City of Waxahachie  
 Approved: \_\_\_\_\_  
 City of Waxahachie

**REPLAT**  
**WAXAHACHIE CIVIC CENTER**  
 LOTS 3R1 and 3R2  
 BEING A REPLAT OF LOT 3R  
 OF THE WAXAHACHIE CIVIC CENTER ADDITION  
 AS RECORDED IN CABINET F, PAGE 304 P.R.E.C.T.  
 J.E. PRINCE SURVEY, ABSTRACT NO. 844  
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS



(18)

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# **Crossroads Centre at WAXAHACHIE**

Claremont Property Company -- Houston, Texas

## **Exhibit S-2**

### **Public Street Scape Standards and Sidewalks**

#### **Objective**

To ensure that the public streets and walks within Crossroads Centre at Waxahachie incorporate a consistent vocabulary of construction details and street furnishings that will enhance the overall image of City of Waxahachie.

#### **New streets to be constructed**

1. Alliance Boulevard – Will be D-4 Secondary Thoroughfare as required by and as described in the City of Waxahachie Comprehensive Plan. It is further described as a 44' wide concrete paved street on a 70' ROW.
2. Rae Street (which may be renamed) – Will be an E-3 Secondary Thoroughfare as described in the City of Waxahachie Comprehensive Plan. It is further described as a 38' wide concrete paved street on a 60' ROW.

Each street shall be constructed to the standards of the City of Waxahachie as appropriate and have decorative drive over curbs.

#### **1. Streets**

Plans will be submitted to the City of Waxahachie showing the engineering details by which the roads shall be constructed. Along with the engineering plans we shall submit detailed landscape and irrigation plans showing the common areas around the development.

An irrigation system will be designed as necessary to fully water all common area landscaping and will be installed by the site developer as a part of Phase 1.

#### **2. Lighting**

Lighting shall be installed along Alliance Boulevards and Rae Street by the Site Developer (see Exhibit S-3).

#### **3. Sidewalks**

Alliance Boulevard and Rae Street will be installed by the Site Developer in Phase 1 of the Crossroads development. All sidewalks shall be completed prior to any building

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occupancy commercial or multifamily. All sidewalks shall be 4' (four feet) wide and made of natural color concrete and be constructed per the specification of the City of Waxahachie. Sidewalk edges are smooth troweled "picture-frame" type with a medium broom finish. The grooved handicap ramp shall be stained Kemi Co Cola.

Barrier-free access must be provided on all public sidewalks. Any grade change, such as at a sidewalk intersections with streets and driveways, must include a curb ramp made to comply with the Texas Accessibility Standards, count, or local standards – whichever is most stringent. Per state law, all site plans for new construction shall be submitted to the Texas Department of Licensing and Regulation (TDLR) for review.

**4. Landscaping of Streets (see Exhibit S-2)**

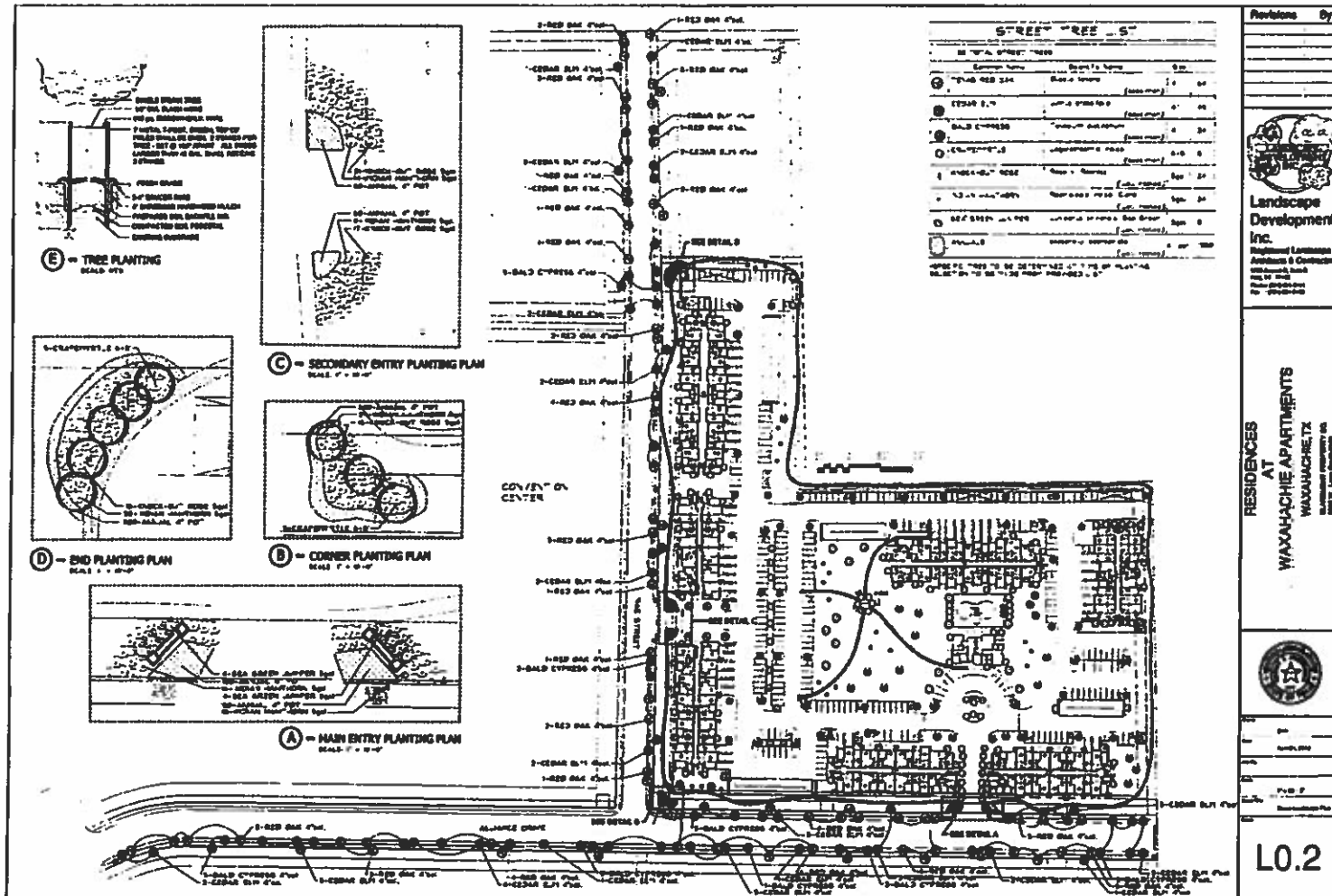
Landscaping of streets and common areas shall be extremely similar to that shown in Exhibit S-2.

**5. Crossroads Maintenance Association**

In the event the irrigation systems malfunctions the replacement of any dead or damaged plant material resulting from such malfunction or any new construction activity it shall be the responsibility of the Site Developer to replace.

If any damage occurs to the existing irrigation within the landscape setbacks while constructing improvement on any parcel or during the initial installation of the irrigation system, the site developer or property owner must repair and any dead or damaged landscaping within forty-eight (48) hours.

# Exhibit S - 2

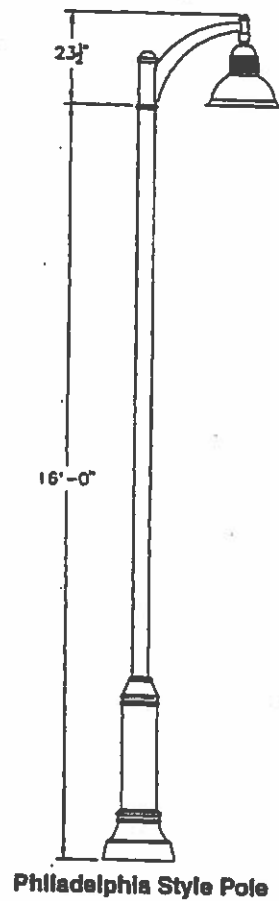


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## Crossroads Centre at WAXAHACHII

Exhibit S - 3



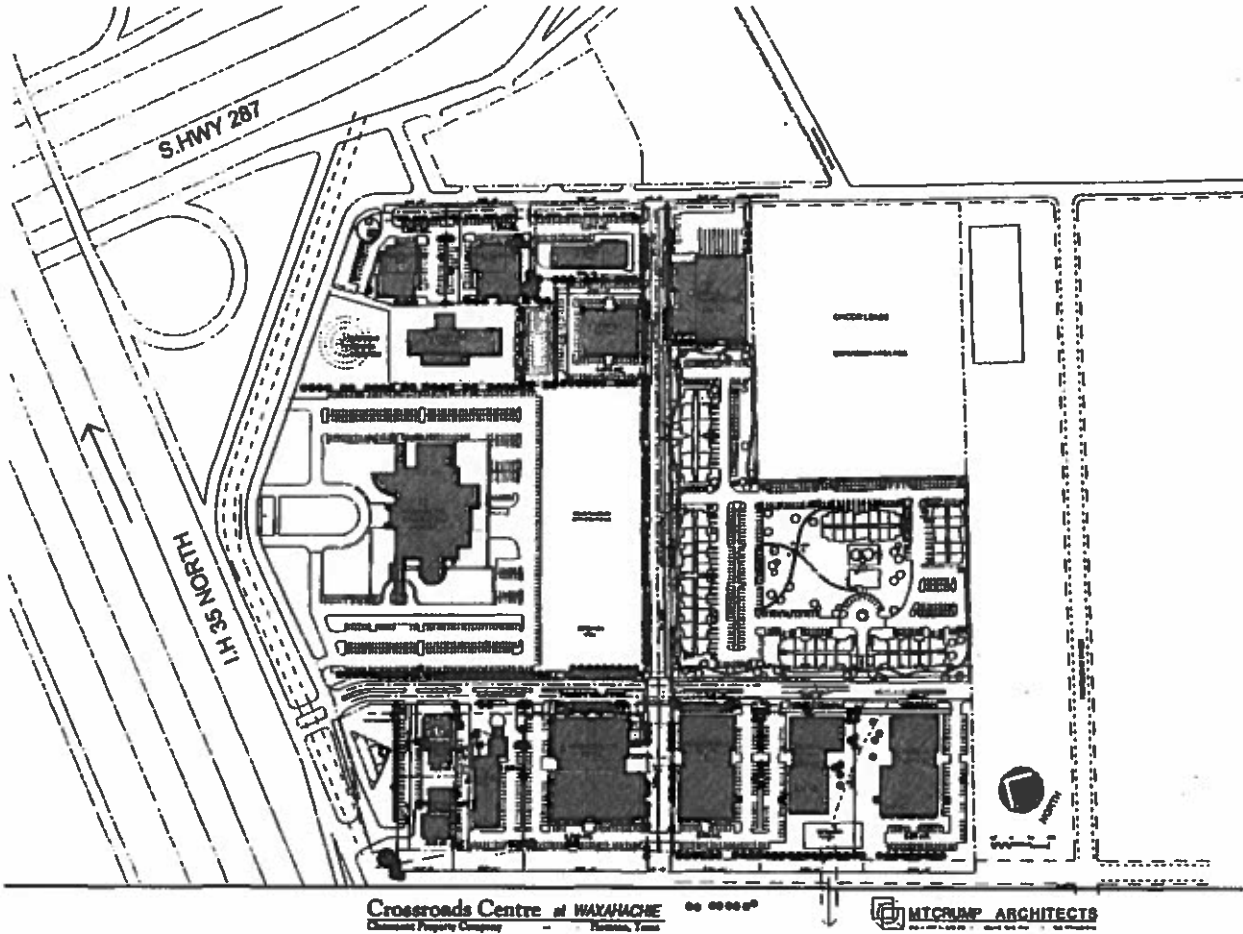
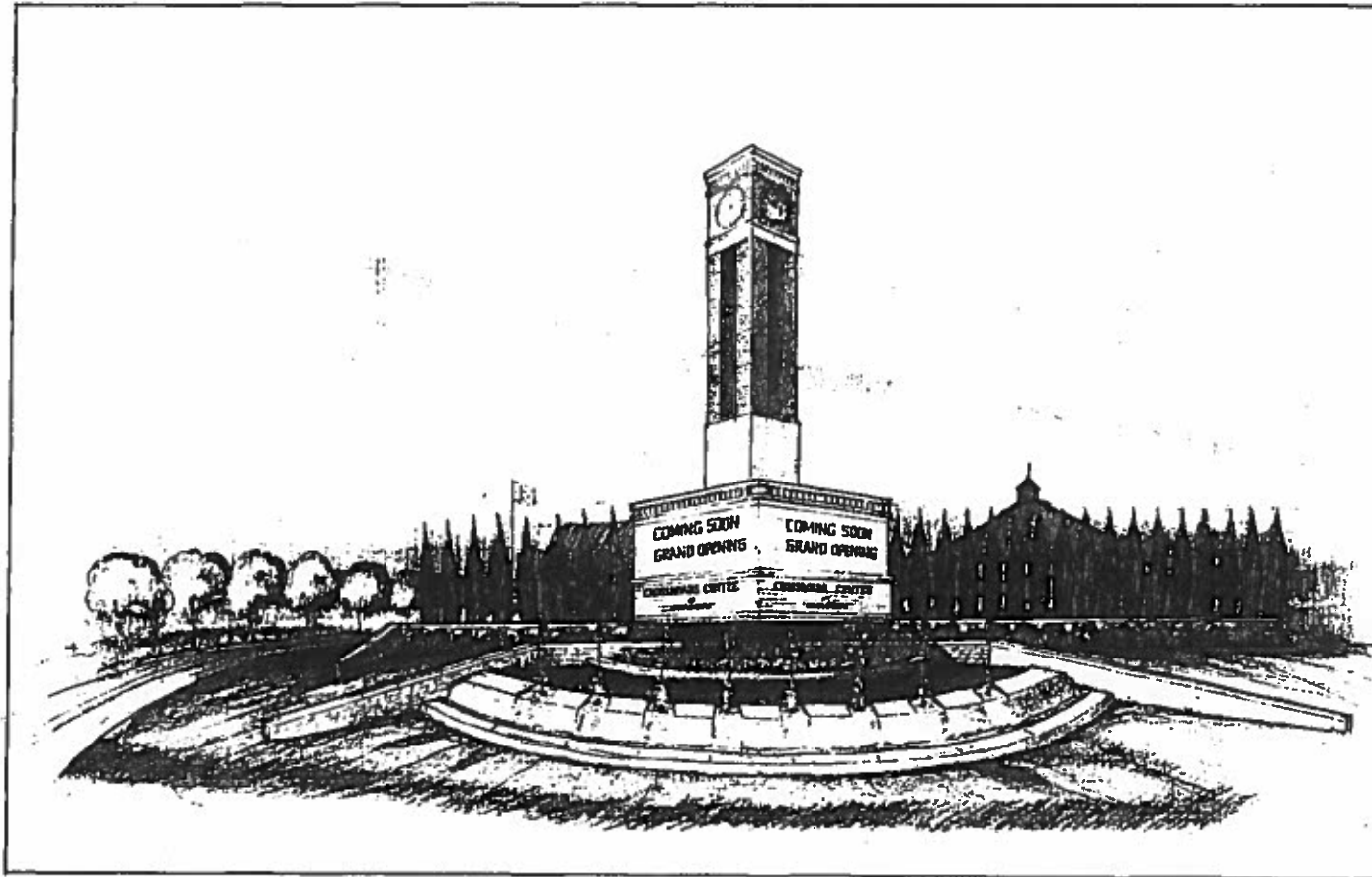


Exhibit S - 2

(8)



**Exhibit S - 4**



**Crossroads Centre at WAUKEGAN**  
Chasman Property Company — HANSON, TOWN

**WILSON PERESTIA**

(8)

**Exhibit S - 4**



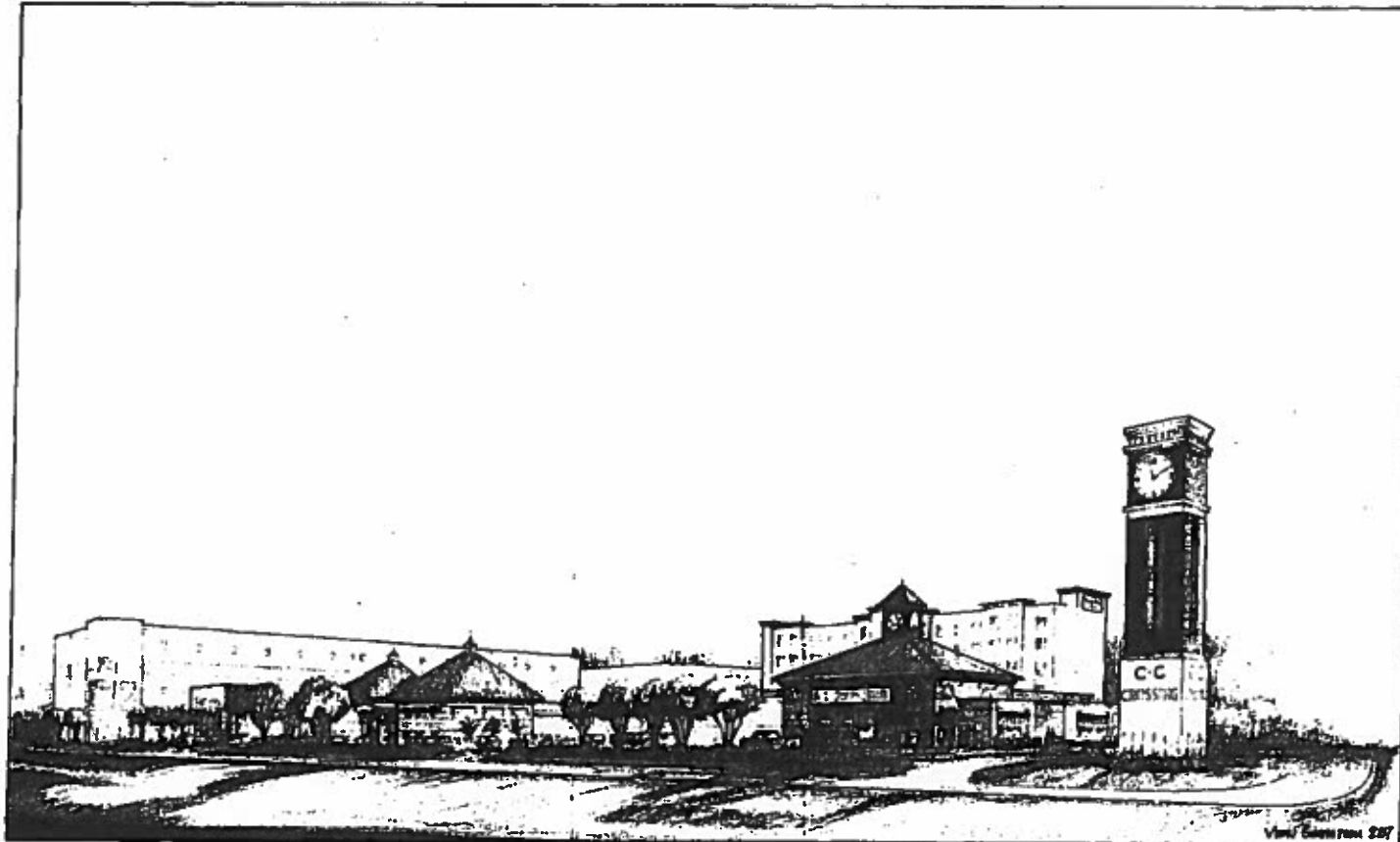
VIEW SE. @ ALLIANCE BLVD.

**Crossroads Centre at MILLANVILLE**  
Commercial Property Company - Services, Texas

**W. J. RICHARDS ARCHITECTS**

(8)

**Exhibit S - 4**



**Crossroads Centre #1002124216**  
Champion Property Company Houston, Texas

**ALCAMP ARCHITECTS**

(8)

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# Crossroads Centre at WAXAHACHIE

Claremont Property Company

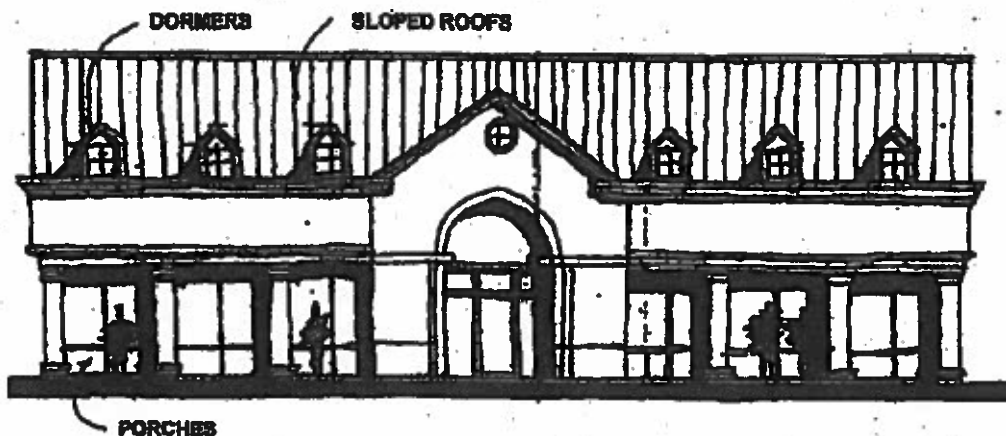
Houston, Texas

Exhibit S - 4



## PREFERRED: RESIDENTIAL IN CHARACTER

THE USE OF PITCHED OR VARIED ROOFLINES, DORMERS, PORCHES, DIVIDED LIGHT WINDOWS, AND OTHER RESIDENTIAL DESIGN ELEMENTS ARE STRONGLY ENCOURAGED.



## PREFERRED: RESIDENTIAL IN CHARACTER PAD BUILDINGS

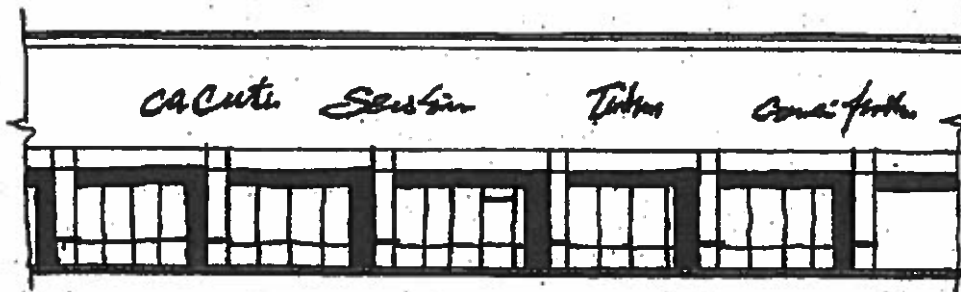
THE USE OF PITCHED OR VARIED ROOFLINES, DORMERS, PORCHES, DIVIDED LIGHT WINDOWS, AND OTHER RESIDENTIAL DESIGN ELEMENTS ARE STRONGLY ENCOURAGED.

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# Crossroads Centre at WAXAHACHIE

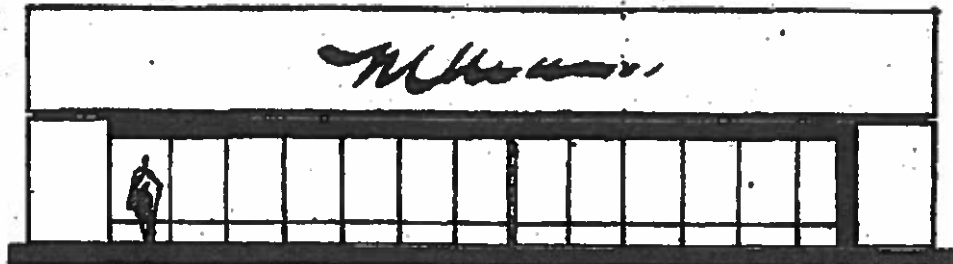
Claremont Property Company      Houston, Texas

Exhibit S - 4



## **DISCOURAGED: STRIP RETAIL**

BOXY INSTITUTIONAL BUILDINGS WITH LIMITED  
HORIZONTAL RELIEF WILL NOT BE APPROVED



## **DISCOURAGED: STRIP RETAIL PAD BUILDINGS**

BOXY INSTITUTIONAL BUILDINGS WITH LIMITED  
HORIZONTAL RELIEF WILL NOT BE APPROVED



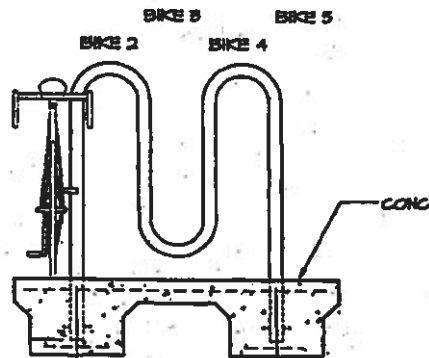
(8)

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# Crossroads Centre at WAXAHACHIE

Claremont Property Company -- Houston, Texas

Exhibit S - 6



\* MAY VARY WITH NUMBER OF BIKES REQUIRED

 **BIKE RACK DETAIL**  
SCALE 1/2" = 1'-0"

**Crossroads Centre at WAXAHACHIE**  
 Claremont Property Company -- Houston, Texas

**Approved Plant List  
Exhibit S-7**

Canopy Trees		
Common Name	Botanical Name	Height & Width
Bur Oak	Quercus macrocarpa	60' x 40'
Live Oak	Quercus virginiana	40' x 50'
Shumard Oak	Quercus shumardii	50' x 50'
Texas Red Oak	Quercus texana	30' x 30'
Chinkapin Oak	Quercus muehlenbergii	60' x 40'
Sawtooth Oak	Quercus acutissima	50' x 40'
Cedar Elm	Ulmus crassifolia	60' x 50'
Lacebark Elm	Ulmus parvifolia	50' x 40'
Pecan	Carya illinoensis	80' x 80'
Bald Cypress	Taxodium distichum	70' x 40'
Dawn Redwood	Metasequoia glyptostroboides	70' x 40'
Western Soapberry	Sapindus drummondii	40' x 30'
Chinese Pistache	Pistacia chinensis	40' x 40'
Southern Magnolia	Magnolia grandiflora	50' x 30'
Texas Ash	Fraxinus texensis	50' x 40'
White Ash	Fraxinus americana	50' x 40'

TABLE INSET:

Accent Trees		
Common Name	Botanical Name	Height & Width
Eastern Red Cedar	Juniperus virginiana	30' x 20'
Canaert Juniper	Juniperus canaert	30' x 20'
Eldarica Pine	Pinus eldarica	30' x 20'
Possumhaw Holly	Ilex decidua	15' x 15'
Yaupon Holly	Ilex vomitoria	15' x 15'
Savannah Holly	Ilex opaca "Savannah"	25' x 10'
Aristocrat Pear	Pyrus calleryana "Aristocrat"	30' x 20'
Shantung Maple	Acer truncatum	40' x 20'
Mexican Plum	Prunus mexicana	25' x 25'
Cherry Laurel	Prunus caroliniana	25' x 15'
Red Bud	Cercis Canadensis	25' x 25'
Southern Wax Myrtle	Myrica cerifera	15' x 10'
Goldenrain Tree	Koeleruteria paniculata	30' x 30'
Rusty Blackhaw Viburnum	Viburnum rufidulum	15' x 15'
Crape Myrtle	Lagerstroemia indica	25' x 15'



(8)

Eve's Necklace	Sophora affinis	30' x 20'
Mexican Buckeye	Ungnadia speciosa	15' x 15'
Desert Willow	Chilopsis linearis	20' x 15'

TABLE INSET:

Shrubs		
Common Name	Botanical Name	Height & Width
Dwarf Burford Holly	Ilex burfordii "nana"	5' x 5'
Dwarf Chinese Holly	Ilex cornuta "Rotunda"	3' x 3'
Nellie R. Stevens Holly	Ilex x "Nellie R. Stevens"	12' x 10'
Foster Holly	Ilex x attenuata "Foster"	10' x 10'
Dwarf Yaupon	Ilex vomitoria "Nana"	3' x 3'
Spiraea	Spiraea spp.	6' x 7'
Eleagnus	Eleagnus ebbengii	6' x 6'
Glossy Abelia	Abelia grandiflora	6' x 8'
Sea Green Juniper	Juniperus chinensis "Sea Green"	Varies
Tam Juniper	Juniperus sabina "Tamariscifolia"	3' x 6'
Texas Sage	Leucophyllum frutescens	5' x 5'
Red Barberry	Berberis thunbergii	4' x 4'
Red Yucca	Hesperaloe parvifolia	3' x 5'
Dwarf Wax Myrtle	Myrica pusilla	4' x 4'
Dwarf Crape Myrtle	Lagerstroemia indica	6' x 6'
Variegated Privet	Ligustrum sinense "Variegata"	6' x 8'
Hypericum	Hypericum henryi	3' x 3'
Nandina	Nandina (cultivars)	Varies
Hibiscus	Hibiscus rosa-sinensis (cultivars)	Varies
Indian Hawthorn	Rhapiolepis indica	Varies
Cleyera	Temstroemia gymnanthera	6' x 6'

TABLE INSET:

Groundcovers		
Common Name	Botanical Name	Characteristics
Creeping Juniper	Juniperus horizontalis (cultivars)	Low spreading
Japanese Garden Juniper	Juniperus procumbens (cultivars)	Low spreading
Lantana	Lantana spp.	Blooms spring to 1 <sup>st</sup> frost
Fountaingrass	Pennisetum spp. (cultivars)	Green & purple cultivars
Miscanthus Grass	Miscanthus spp. (cultivars)	Different sized cultivars
Asiatic Jasmine	Trachelospermum asiaticum	Sun & shade tolerant
Winter Creeper	Euonymus fortunei	Sun & shade tolerant
Cast Iron Plant	Aspidistra elatior	Shade tolerant

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Liriope	Liriope muscari (cultivars)	Different sized cultivars
Mondo Grass	Ophiopogon japonicum (cultivars)	Shade tolerant
Periwinkle	Vinca major & minor	Shade tolerant
Virginia Creeper	Parthenocissus quinquefolia	Shade tolerant
Turk's Cap	Malva viscosa arborea	Sun & shade tolerant
Coralberry	Symphoricarpos orbiculatus	Shade tolerant

**Seasonal Color**

Perennials and Annuals as needed to maintain seasonal color

(10)

## Planning & Zoning Department

### Zoning Staff Report

Case: SU-18-0114



#### MEETING DATE(S)

Planning & Zoning Commission: July 24, 2018

City Council: August 6, 2018

#### CAPTION

**Public Hearing** on a request by Chad Hill for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 S.F.** use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114)

#### CASE INFORMATION

**Applicant:** Chad Hill

**Property Owner(s):** Chad W & Casi L Hill

**Site Acreage:** 1.23 acres

**Current Zoning:** Planned Development-23-Single Family-1

**Requested Zoning:** Planned Development-23-Single Family-1 with SUP

#### SUBJECT PROPERTY

**General Location:** 141 Willowcrest

**Parcel ID Number(s):** 174724

**Existing Use:** Single family residence and accessory structure

**Development History:** The Lakeview Addition was approved by City Council March 5, 1979.

Case No.	Direction from Site	Request	Result
FP-17-0019	North	FP of 28 residential lots	Approved, March 20, 2017

**Adjoining Zoning & Uses:**

Direction	Zoning	Current Use
North	PD-23-SF1	Currently undeveloped, Homestead Estates, Lot 13, Block A
East	PD-23-SF1	Single family residence
South	PD-23-SF1	Lake Waxahachie
West	PD-23-SF1	Single family residence

**Future Land Use Plan:**

Estate Residential

**Comprehensive Plan:**

This use is representative of traditional, single-family detached dwellings on large lots that are over one acre in size. This type of land is envisioned to primarily be located in the southern portion of the City and in the ETJ area south and west of Waxahachie.

**Thoroughfare Plan:**

This site is accessed via Willowcrest, a local street.

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

The applicant seeks to expand an accessory structure on the property. The structure in question was erected without a specific use permit (SUP) or a building permit, and does not conform to the standards set by the City's current or prior Zoning Ordinances.

According to the Ellis Appraisal District, the accessory structure in question was erected in 2016, and is approximately 1,131 square feet in size. An accessory structure of that size must receive a Specific Use Permit prior to obtaining a building permit. The structure is constructed of metal, though accessory structures over 500 square feet in size are required to match the main structure on the lot (in this case, the residence) in appearance and construction materials. This means that this is a nonconforming structure.

Per the City's current Zoning Ordinance, Section 2.01 (e) (iv), nonconforming structures may be enlarged or expanded if the enlargement or expansion can be made in compliance with all of the provisions of this Code established for structures in the Single-Family-1 zoning district. Any proposed enlargement or expansion is subject to all City ordinances.

It must be noted that the current homeowner (applicant) purchased the property in 2017. Therefore the current owner was not responsible for the construction of the building without permit. It is the applicant's goal to improve the street facing accessory building's façade with hardi-plank and stone, matching the homes façade. Additional consideration may be made to further bringing the structure into compliance with a wainscoting requirement for the proposed street facing sides and existing building.

An item of note is the approval of the final plat for the Homestead Estates, directly north of this property. This will become a much more visible area of the City, requiring efforts to bring nonconforming uses and structures into compliance.

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 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 07/06/2018

#### **STAFF CONCERNS**

1. This is a nonconforming structure, erected without a Specific Use Permit or Building Permit. Bringing the building in question into compliance, or to leave the building as-is, are methods for meeting the requirements of the City's Zoning Ordinance.

#### **APPLICANT RESPONSE TO CONCERNS**

1. Applicant has been informed of 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.
- ☒ Additional consideration is required.

#### **ATTACHED EXHIBITS**

1. Site plan
2. Building plan
3. Survey
4. Neighbors' petition
5. Metal buildings in the area

#### **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:*

Kelly Dent, MPA

Planner

[kdent@waxahachie.com](mailto:kdent@waxahachie.com)*Reviewed by:*

Shon Brooks, AICP

Director of Planning

[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)**ACTION SINCE INITIAL STAFF REPORT**

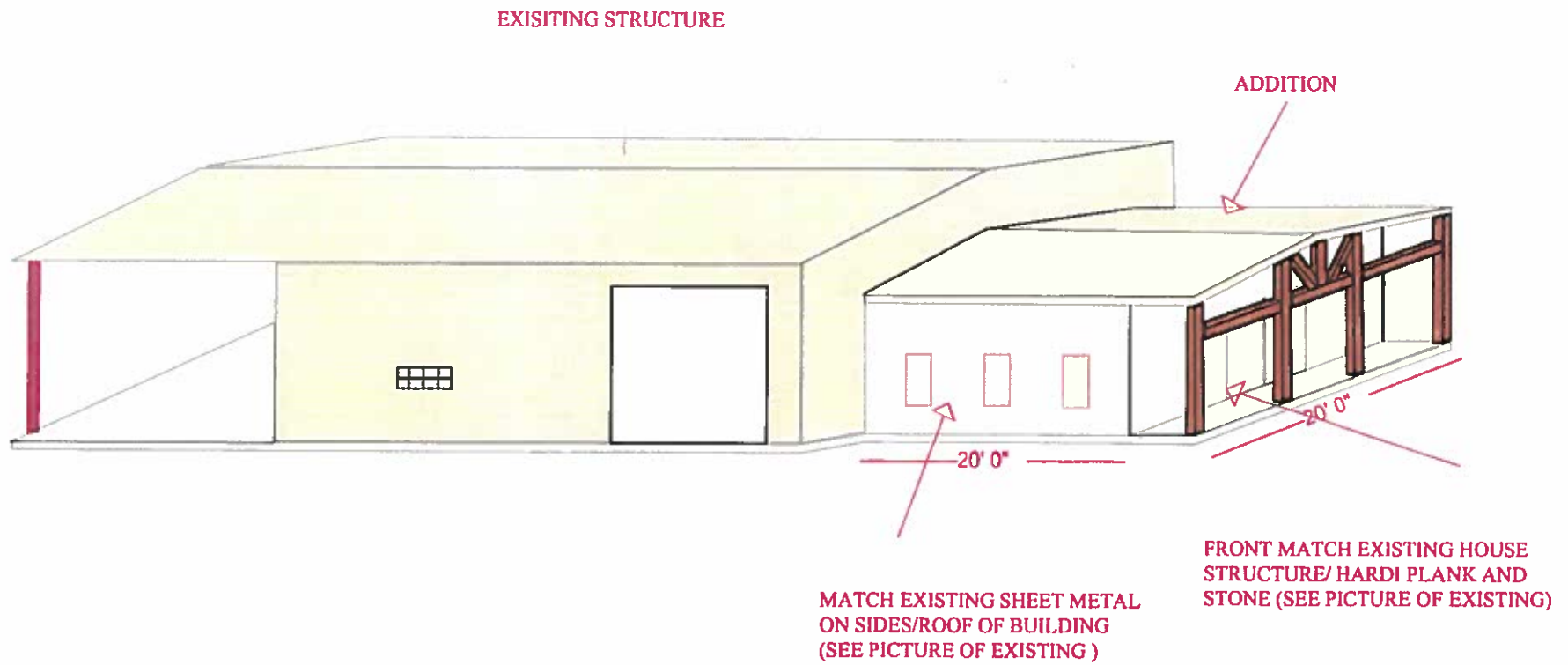
At the Planning & Zoning Commission meeting, held July 24, 2018, the Commission voted 7-0 to recommend approval of zoning change SU-18-0114, with the applicant's agreement to ensure that the proposed addition to the existing structure be configured to match the residence. The new drawings and photo of the residence reflect this agreement.

**141 WILLOWCREST DR.**  
WORK SHOP ADDITION

- Legend**
- 4" CONCRETE PAVING
  - ADDITION AND PORCH
  - LANDSCAPE/SOD AREA
  - METAL/WOOD FENCE

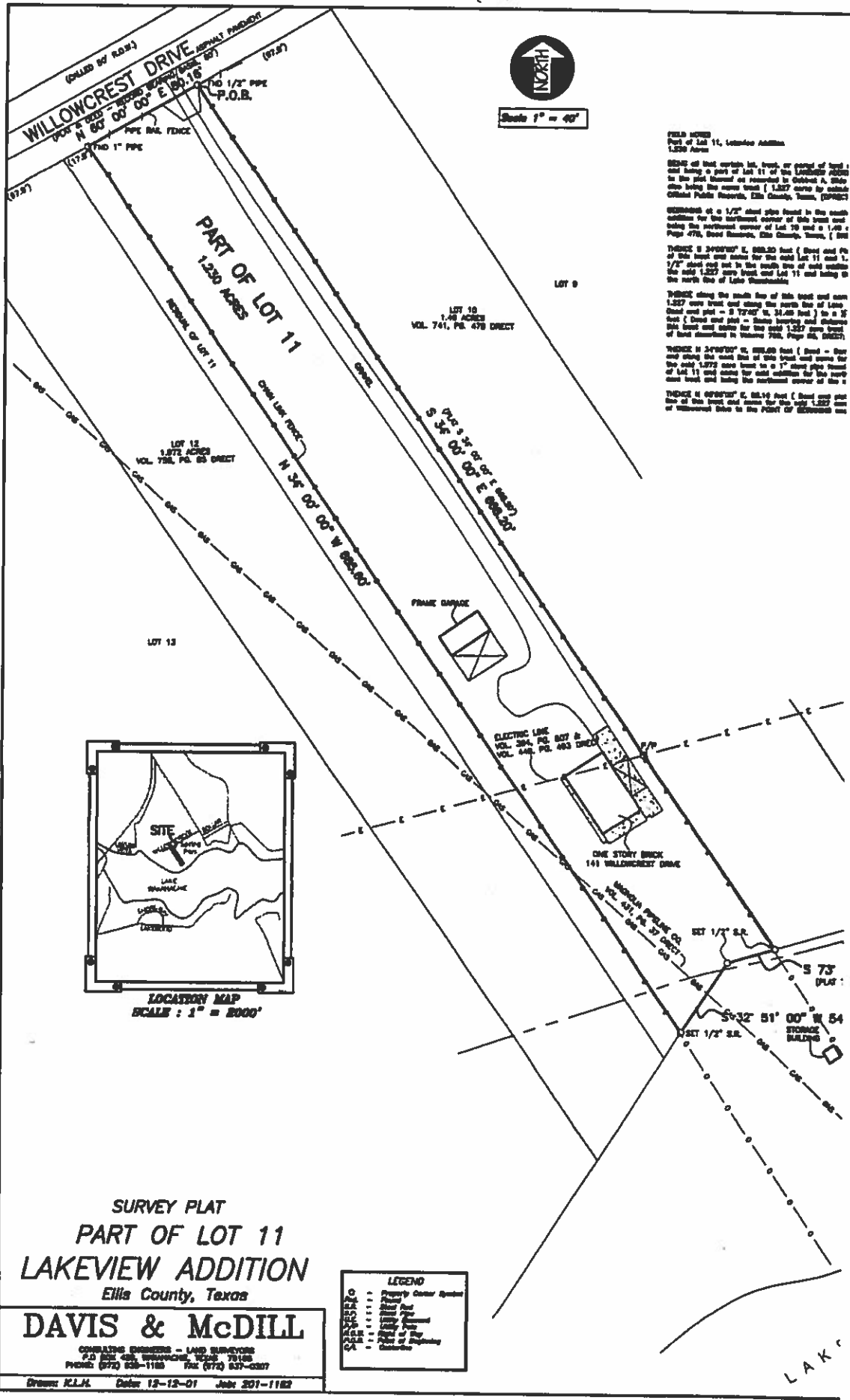


1" = 60'





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**FIELD NOTES**  
Part of Lot 11, Lakeview Addition  
1.230 Acres

BEING all that certain lot, tract, or parcel of land and being a part of Lot 11 of the Lakeview Addition to the plat hereon as recorded in Official A, 55th day being the same tract (1.237 acres) by certain Official Public Records, Ellis County, Texas, (294827)

BEING also a 1/2" steel pipe found in the south corner of the northwest corner of this tract and being the northwest corner of Lot 10 and a 1/4" steel pipe found in the south line of said tract the said 1.237 acre tract and Lot 11 and being to the north line of Lakeview Addition.

THENCE S 34°00'00" E, 80.16 feet (Steel and P.O.B. of this tract and corner for the said Lot 11 and a 1/2" steel pipe found in the south line of said tract the said 1.237 acre tract and Lot 11 and being to the north line of Lakeview Addition.

THENCE along the south line of this tract and said 1.237 acre tract and along the north line of Lot 10 and plat - S 72°45' W, 34.46 feet (to a 5" steel pipe found in the south line of said tract the said 1.237 acre tract and Lot 11 and being to the north line of Lakeview Addition.

THENCE S 34°00'00" E, 80.16 feet (Steel and P.O.B. of this tract and corner for the said Lot 11 and a 1/2" steel pipe found in the south line of said tract the said 1.237 acre tract and Lot 11 and being to the north line of Lakeview Addition.

THENCE S 34°00'00" E, 80.16 feet (Steel and P.O.B. of this tract and corner for the said Lot 11 and a 1/2" steel pipe found in the south line of said tract the said 1.237 acre tract and Lot 11 and being to the north line of Lakeview Addition.

(10)

RECEIVED  
7/12/18

**Chad & Casi Hill**

141 Willowcrest Dr.  
Waxahachie, TX 75165  
(214) 232-6855  
hill.chadw@yahoo.com

July 10, 2018

**City of Waxahachie, Texas**

Case Number: SU-18-0114

Public Hearing Dates/Times:

Tuesday, July 24, 2018 at 7pm - Planning & Zoning Commission Public Hearing

Monday, August 6, 2019 at 7pm - City Council Public Hearing

Dear Neighbors,

We appreciate and value your support to the add-on to our existing storage building. By signing below you show that you are in support for our Specific Use Permit (SUP) for Accessory Building (Residential) located at 141 Willowcrest Dr., LOT 11A Lakeview-Rev 1.23 AC (Property ID 174724) - Owner: Chad W and Casi L Hill - Case Number SU-18-0114

Sincerely,

*Chad & Casi Hill*

**Chad & Casi Hill**

Printed Name:

Signature:

Address:

Date:

Chad & Casi Hill *Chad & Casi Hill* 141 Willowcrest Dr. Waxahachie 7-10-18

Delwyn & Maria Dishman *Delwyn Dishman* 145 Willowcrest 7/10/18

Barbie Humphrey *Barbie Humphrey* 137 Willowcrest 75165 7-10-18

Randy & Catherine Hudger *Randy & Catherine Hudger* 149 Willowcrest Waxahachie TX 7/10/18

Mark & Sheryl *Mark & Sheryl* 125 Willowcrest " " 7/11/18  
133 Willowcrest

Bill Eschen *Bill Eschen* 152 Willowcrest " 7/12/18

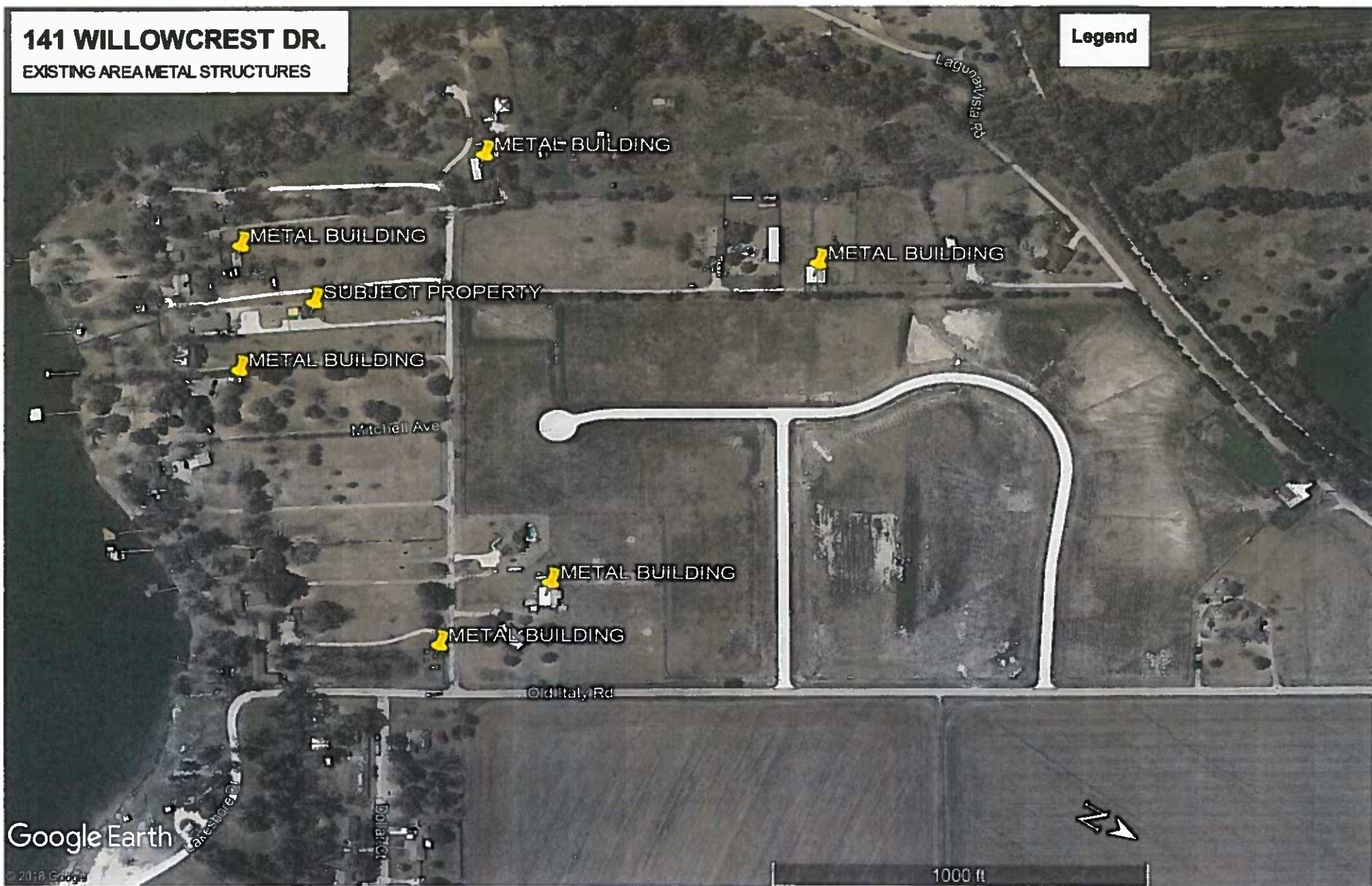
Owner's Name	Owner's Address	Owner's City	Owner's State	Owner's ZIP
ESSELMAN BILL D & WYLIE JAMIE N	1209 S ROGERS ST	WAXAHACHIE	TX	75165
HUMPHREY ELMER H & BARBARA D	137 WILLOWCREST	WAXAHACHIE	TX	75165
LEWALLEN DANIEL D & HANH H	140 WILLOWCREST	WAXAHACHIE	TX	75165
HILL CHAD W & CASI L	141 WILLOWCREST	WAXAHACHIE	TX	75165
DISHMAN DELWYN D & MARIA E	145 WILLOWCREST	WAXAHACHIE	TX	75165
HUDGINS RANDALL & CATHERINE	149 WILLOWCREST	WAXAHACHIE	TX	75165
WAXAHACHIE HOMESTEAD ESTATES LLC	6031 W I20 STE 226	ARLINGTON	TX	76017
SINGLETON GEORGE H & SHIRLEY K IRREVOCABLE TRUST	PO BOX 717	WAXAHACHIE	TX	75168

(11)

# 141 WILLOWCREST DR.

EXISTING AREA METAL STRUCTURES

Legend



(110)

**CASE SU-18-0114**

***SUPPORT* 1**

***OPPOSE* 0**

***Public Hearing*** on a request by Chad Hill for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 S.F.** use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114)

**SUPPORT**

1. Delwyn Dishman, 145 Willowcrest Drive, Waxahachie, TX 75165  
"Do not oppose!"

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(11)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ACCESSORY BUILDING (RESIDENTIAL), GREATER THAN OR EQUAL TO 700 S.F. USE WITHIN A PLANNED DEVELOPMENT-23-SINGLE-FAMILY-1 (PD-23-SF1) ZONING DISTRICT, LOCATED AT 141 WILLOWCREST, BEING PROPERTY ID 174724, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 11A, IN THE LAKEVIEW-REV 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-23-SF1; 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-18-0114. 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-23-SF1 to PD-23-SF1, with an SUP in order to permit an Accessory Building (Residential) Greater than or Equal to 700 S.F. use on the following property: Lot 11A, of the Lakewood-Rev subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and Elevations 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

(11)

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MAYOR

ATTEST:

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City Secretary



(12413)



## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager *[Signature]*  
Date: July 19, 2018  
Re: PD-18-0079 Eastside Food Park

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On July 17, 2018, the applicant requested a continuance to the August 14, 2018, Planning and Zoning Commission meeting. If granted, a continuance to the August 20, 2018, City Council meeting will also be needed.

(114)

## Planning & Zoning Department

### Plat Staff Report

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**Case: PP-18-0113**

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#### **MEETING DATE(S)**

*Planning & Zoning Commission:* July 24, 2018

*City Council:* August 6, 2018

#### **CAPTION**

**Consider** request by Jeremy Glenn, Waxahachie ISD, for a **Preliminary Plat** of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (PP-18-0113)

#### **CASE INFORMATION**

*Applicant:* Jeremy Glenn, WISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 94.184 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 0 units

*Adequate Public Facilities:* Yes

#### **SUBJECT PROPERTY**

*General Location:* 3001 US Highway 287 Bypass

*Parcel ID Number(s):* 180503

*Current Zoning:* Planned Development-Commercial (Ordinance 2853)

*Existing Use:* Currently undeveloped

*Platting History:* PLM2016-12 was approved by City Council on April 4, 2016.  
That plat has now expired.

**Site Aerial:**



**STAFF CONCERNS**

1. None

**APPLICANT RESPONSE TO CONCERNS**

1. Not applicable

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Plat drawing

**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](mailto:kdent@waxahachie.com)

*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

**ACTION SINCE INITIAL STAFF REPORT**

At the Planning & Zoning Commission meeting, held July 24, 2018, the Commission voted 7-0 to recommend approval of plat no. PP-18-0113.



# Planning & Zoning Department

## Plat Staff Report

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**Case: FP-18-0112**

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### MEETING DATE(S)

*Planning & Zoning Commission:* July 24, 2018

*City Council:* August 6, 2018

### CAPTION

**Consider** request by Jeremy Glenn, Waxahachie ISD, for a **Final Plat** of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (FP-18-0112)

### CASE INFORMATION

*Applicant:* Jeremy Glenn, WISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 94.184 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* The cash in lieu of park land dedication is \$56,510.40 (\$600.00 per acre at 94.184 acres). This is due before the plat can be filed.

*Adequate Public Facilities:* Yes

### SUBJECT PROPERTY

*General Location:* 3001 US Highway 287 Bypass

*Parcel ID Number(s):* 180503

*Current Zoning:* Planned Development-Commercial (Ordinance 2853)

*Existing Use:* Currently undeveloped

*Platting History:* Companion case no. PP-18-0113

**Site Aerial:****STAFF CONCERNS**

1. The City will need to see the executed agreement between the District and the owners of the Mark on 287. Please ensure that a copy, signed by both parties, is made available.
2. Business 287 is a 110-foot wide thoroughfare. You will need to ensure that 55-feet of right-of-way is dedicated from the centerline of the road to your property. This may require dedication on your part. You will need to show the width of the right-of-way on your plat drawing, and either demonstrate that dedication is not required or make the appropriate amount of dedication.
3. A 15-foot utility easement must be shown along the street frontage. This can overlap other easements.
4. Some of the pages in the plat packet do not show the Water Easement to the City.
5. Outstanding fees must be paid before this plat is filed with Ellis County. These fees are listed below:
  - a. Park fees of \$56,510.40.
  - b. Roadway impact fees of \$130,687.50 (thirty (30) percent of total roadway impact fees).
  - c. Filing fees of \$225.00.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant and surveyor are aware of outstanding comments. A resubmittal has not been received at this point.

**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 City will need to see the executed agreement between the District and the owners of the Mark on 287. Please ensure that a copy, signed by both parties, is made available.
  2. Business 287 is a 110-foot wide thoroughfare. You will need to ensure that 55-feet of right-of-way is dedicated from the centerline of the road to your property. This may require dedication on your part. You will need to show the width of the right-of-way on your plat drawing, and either demonstrate that dedication is not required or make the appropriate amount of dedication.
  3. A 15-foot utility easement must be shown along the street frontage. This can overlap other easements.
  4. Some of the pages in the plat packet do not show the Water Easement to the City.
  5. Remove the building lines from the plat.
  6. Any easements by this plat need to be labeled as such.
  7. Outstanding fees must be paid before this plat is filed with Ellis County. These fees are listed below:
    - a. Park fees of \$56,510.40.
    - b. Roadway impact fees of \$130,687.50 (thirty (30) percent of total roadway impact fees).
    - c. Filing fees of \$225.00.

**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**

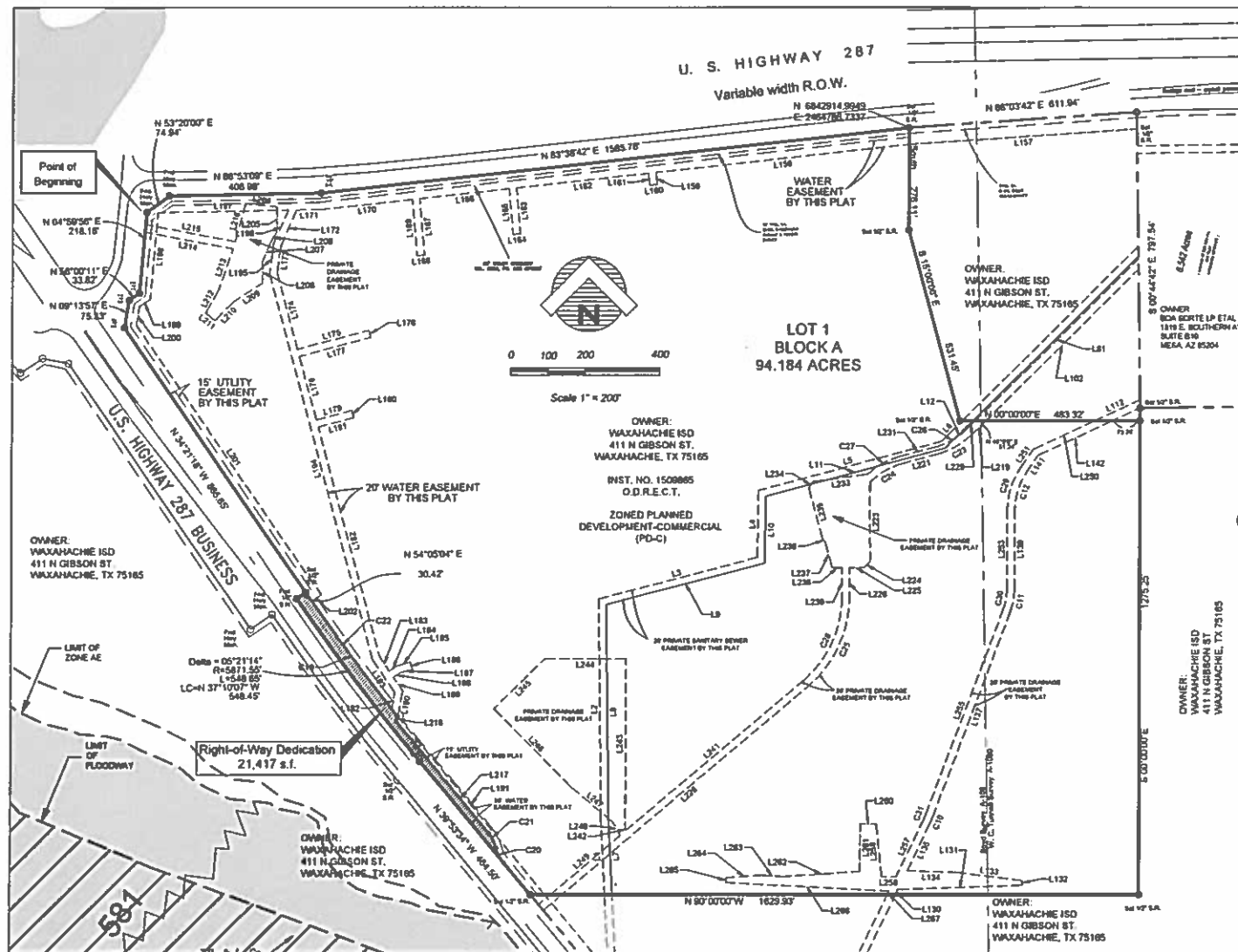
*Prepared by:*  
 Kelly Dent, MPA  
 Planner  
[kdent@waxahachie.com](mailto:kdent@waxahachie.com)

*Reviewed by:*  
 Shon Brooks, AICP  
 Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)

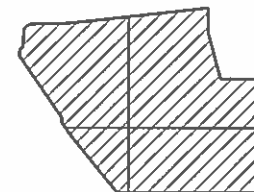
**ACTION SINCE INITIAL STAFF REPORT**

At the Planning & Zoning Commission meeting, held July 24, 2018, the Commission voted 7-0 to recommend approval of plat no. FP-18-0112, subject to staff comments. Since then, the City has received a submittal that clears comments 3 and 5. The other comments remain outstanding.





LOCATION MAP



KEY MAP

# SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

William P. Price, R.P.L.S. No. 3047

## PRIMARY BENCH MARK:

BENCHMARK #1  
800 NAIL FOUND IN WOOD POST FOR PROPERTY CORNER  
NORTHING: 684388.80 EASTING: 2482743.88  
ELEV. = 597.97'

## SECONDARY BENCH MARK:

BENCHMARK #2  
NAIL FOUND IN WOOD POST FOR PROPERTY CORNER  
NORTHING: 6842731.55 EASTING: 2482803.79  
ELEV. = 599.85'

## OWNER:

WAXAHACHIE ISD  
411 N GIBSON ST.  
WAXAHACHIE, TEXAS 75165  
(817) 823-4831

## ENGINEER:

OLEVIN ENGINEERING CORP.  
105 DEXTER COUNTRY SUITE 190  
IRVING, TEXAS 75039  
TYPE FIRM NO. F-303  
(817) 717-6151  
(817) 717-2116 FAX  
CONTACT: MIKE OLEVIN, P.E.

## SURVEYOR:

SURVEY GROUP, LLC  
402 SOUTH INDUSTRIAL BLVD.  
SUITE 210  
ELEXHA, TEXAS 76048  
TSP# NO. 161730-00  
(817) 354-1440  
(817) 354-1451 FAX  
CONTACT: RODNEY MARTINEZ

## FINAL PLAT NEW WAXAHACHIE HIGH SCHOOL

LOT 1  
BLOCK A  
94.184 ACRES

ZONING PD-C

BEING A PORTION OF THAT  
CERTAIN TRACT OF LAND  
CONVEYED TO  
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 1509865  
OFFICIAL DEED RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN

J. BOYD SURVEY, ABSTRACT NO 108  
W.C. TUNNELL SURVEY, ABSTRACT NO 1008  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

**OWNER'S CERTIFICATE****STATE OF TEXAS §****COUNTY OF ELLIS §**

WHEREAS Waxahachie Independent School District is the owner of a 94.724 acre tract of land lying in the City of Waxahachie and in the J. BOYD SURVEY, Abst. No. 108 and the W.C. TUNNELL SURVEY, Abst. No. 1080, and being a part of a called 239.593 acre tract of land described in Volume 1746, Page 2455, Official Public Records, Ellis County, Texas, (OPRECT), and being a part of a 222.571 acre tract of land conveyed to Waxahachie ISD described in a Special Warranty Deed recorded in Instrument No. 1509865 (OPRECT) and being more particularly described as follows:

BEGINNING at a wooden highway monument found for the lower northwest corner of this tract and same for the said 239.593 acre tract and being at a bend in the south right-of-way line of U.S. Highway 287;

THENCE along the north line of this tract and same for the said 239.593 acre tract and along the south line of U.S. Highway 287 as follows: N 53°20'00" E, 74.94 feet, (Deed - N 54°06'00" E, 74.84 feet) to a wooden highway monument found for corner; N 88°53'09" E, 408.98 feet (Deed - S 89°56'00" E, 408.95 feet), to a 1/2" steel rod set for corner; N 83°38'42" E, 1585.76 feet, (Deed - N 84°52'00" E, same distance) to a 1/2" steel rod set for corner;

THENCE into the said 239.593 acre tract and an easterly and northerly line of this tract as follows: South 278.11 feet to a 1/2" steel rod set for corner; S 15°00'00" E, 531.45 feet to a 1/2" steel rod set for corner; N 00°00'00" E, 483.32 feet to a 1/2" steel rod set for corner; S 00°00'00" E, 1275.25' to a 1/2" steel rod set for corner, said corner being the most southeasterly corner of said described tract; N 80°00'00" W, 1629.93' to a 1/2" steel rod set for corner in the easterly right-of-way line of Business U.S. Highway 287; N 39°53'34" W, 464.50 feet, to a 1/2" steel rod found in the beginning of a non-tangent curve oriented clockwise and to the right, (Radius = 5871.55 feet; Long Chord = N 37°10'07" W, 548.45 feet), to a 1/2" steel rod set for corner; N 54°05'04" E, 30.42 feet to a 1/2" steel rod set for corner; N 34°21'18" W, 865.65 feet to a 1/2" steel rod set in the intersection of the northeast line of Business U.S. Highway 287 with the southerly line of U. S. Highway 287 for a southwest corner of this tract and same for the 239.593 acre tract; continuing along the westerly lines of this tract and southerly lines of U. S. Highway 287 as follows: N 09°13'57" E, 75.33 feet, (Deed - N 11°50'00" E, 77.49 feet), to a 1/2" steel rod set for corner; N 56°00'11" E, 33.82 feet, (Deed - N 56°50'00" E, 30.54 feet), to a 1/2" steel rod set for corner; and N 04°59'56" E, 218.16 feet, (Deed - N 06°23'00" E, 218.45 feet), to the POINT OF BEGINNING and containing approximately 94.724 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY:

\_\_\_\_\_  
Authorized Signature of Owner

\_\_\_\_\_  
Printed Name and Title

**OWNER'S CERTIFICATE****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 \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
William P. Price, R.P.L.S. No. 3047

**STATE OF TEXAS §****COUNTY OF ELLIS §****APPROVED BY Planning and Zoning Commission-City of Waxahachie**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

**STATE OF TEXAS §****COUNTY OF ELLIS §****APPROVED BY City Council-City of Waxahachie**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date

**FINAL PLAT  
NEW WAXAHACHIE HIGH SCHOOL**

LOT 1  
BLOCK A  
94.184 ACRES

ZONING PD-C

BEING A PORTION OF THAT  
CERTAIN TRACT OF LAND  
CONVEYED TO  
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 1509865  
OFFICIAL DEED RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN

J. BOYD SURVEY, ABSTRACT NO 108  
W.C. TUNNELL SURVEY, ABSTRACT NO 1008  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

**OWNER:**

WAXAHACHIE ISD  
411 N. GIBSON ST.  
WAXAHACHIE, TEXAS 75105  
(972) 823-4831

**ENGINEER:**

OLEHN ENGINEERING CORP.  
105 DECKNER COURT, SUITE 240  
FYNHO, TEXAS 75042  
TWP# 8104 NCL 6-303  
(972) 717-5151  
(972) 717-2178 FAX  
CONTACT: MIKE OLEHN, P.E.

**SURVEYOR:**

SURVEY GROUP, LLC  
405 SOUTH INDUSTRIAL BLVD.  
SUITE 218  
EULESS, TEXAS 76040  
TWP# 8104 NCL 101733.00  
(817) 354-1445  
(817) 354-1451 FAX  
CONTACT: RODNEY MARTINEZ

Line Table		
Line #	Length	Direction
L1	203.61	N03° 02' 10"W
L2	589.49	N00° 47' 42"W
L3	439.66	N75° 00' 00"E
L4	181.15	N00° 48' 51"E
L5	504.86	N75° 00' 00"E
L6	78.70	N45° 03' 17"E
L7	204.28	N03° 02' 10"W
L8	573.53	N00° 47' 42"W
L9	439.21	N75° 00' 00"E
L10	181.15	N00° 48' 51"E
L11	495.09	N75° 00' 00"E
L12	105.93	N45° 03' 17"E
L81	617.86	S45° 00' 00"W
L102	578.38	S45° 00' 00"W
L112	132.71	S85° 00' 00"W
L130	14.26	N25° 27' 22"E
L131	331.61	N88° 00' 00"E
L132	12.86	N00° 00' 00"E
L133	178.09	N83° 00' 00"W
L134	129.74	N88° 00' 00"W

Line Table		
Line #	Length	Direction
L135	137.92	N25° 27' 22"E
L137	575.77	N20° 27' 22"E
L139	206.39	N00° 00' 00"E
L141	49.60	N35° 00' 00"E
L142	220.70	N85° 00' 00"E
L157	613.18	S86° 02' 11"W
L158	661.02	S83° 39' 08"W
L159	32.75	S05° 01' 13"E
L160	20.00	S84° 03' 58"W
L161	32.60	N05° 01' 13"W
L162	357.09	S83° 39' 11"W
L163	124.45	S05° 01' 13"E
L164	20.00	S84° 58' 47"W
L165	123.99	N05° 01' 13"W
L166	241.80	S83° 39' 11"W
L167	152.89	S05° 01' 13"E
L168	20.00	S84° 58' 47"W
L169	152.43	N05° 01' 13"W
L170	247.40	S83° 40' 29"W
L171	63.58	S88° 51' 11"W

Line Table		
Line #	Length	Direction
L172	108.53	S23° 29' 53"W
L173	72.33	S07° 28' 58"W
L174	212.65	S15° 00' 00"E
L175	197.55	N75° 00' 00"E
L176	20.00	S15° 00' 00"E
L177	197.55	S75° 00' 00"W
L178	178.16	S15° 00' 00"E
L179	98.16	N75° 00' 00"E
L180	20.00	S15° 00' 00"E
L181	98.16	S75° 00' 00"W
L182	640.82	S15° 00' 00"E
L183	47.09	S34° 23' 48"E
L184	24.87	N55° 36' 14"E
L185	37.64	N75° 00' 00"E
L186	20.00	S15° 00' 00"E
L187	34.23	S75° 00' 00"W
L188	21.45	S55° 36' 14"W
L189	44.12	S34° 23' 48"E
L190	71.03	S10° 36' 12"W
L191	620.01	S39° 44' 08"E

Line Table		
Line #	Length	Direction
L192	45.25	N10° 36' 12"E
L193	108.34	N34° 23' 48"W
L194	1078.03	S15° 00' 00"E
L195	79.12	N07° 29' 58"E
L196	100.16	N23° 29' 53"E
L197	348.29	S88° 51' 11"W
L198	234.06	S04° 58' 58"W
L199	35.16	S56° 00' 11"W
L200	50.36	S09° 13' 57"W
L201	662.85	S34° 21' 16"E
L202	30.28	S54° 05' 05"W
L204	84.71	S84° 00' 00"E
L205	67.60	S00° 00' 00"E
L206	36.65	S31° 00' 00"W
L207	51.89	S22° 00' 00"W
L208	57.64	S00° 00' 00"E
L209	81.52	S57° 00' 00"W
L210	72.38	S43° 52' 58"W
L211	32.36	N52° 03' 48"W
L212	74.74	N28° 45' 44"E

Curve Table			
Curve #	Length	Radius	Delta
C10	27.05	310.00	005°00'00"
C11	74.98	210.00	020°27'22"
C12	118.06	190.00	035°00'00"
C19	358.34	5841.55	003°31'28"
C20	44.39	100.00	025°25'51"
C21	44.10	100.00	025°16'06"
C22	414.09	5841.13	004°03'42"
C23	109.96	210.00	030°00'00"
C24	100.57	190.00	030°19'35"
C25	268.25	310.00	049°34'43"
C26	99.48	190.00	030°00'00"
C27	100.19	210.00	027°20'07"
C28	250.94	290.00	049°34'43"
C29	128.28	210.00	035°00'00"
C30	67.84	190.00	020°27'22"
C31	25.31	290.00	005°00'00"

Line Table		
Line #	Length	Direction
L213	114.13	N19° 00' 00"E
L214	240.30	N79° 25' 16"W
L215	244.32	S79° 25' 16"E
L216	106.65	N15° 00' 00"E
L217	390.57	S39° 44' 08"E
L218	15.08	S10° 36' 12"W
L219	51.24	S45° 00' 00"W
L221	95.70	S75° 00' 00"W
L223	215.24	S00° 01' 25"E
L224	23.36	S44° 59' 18"W
L225	38.48	N90° 00' 00"W
L226	82.75	S00° 00' 00"E
L228	662.80	S49° 34' 43"W
L229	31.24	S45° 00' 00"W
L231	95.70	S75° 00' 00"W
L233	148.29	S82° 11' 01"W
L234	19.84	S33° 35' 31"W
L235	142.70	S15° 00' 00"E
L236	10.00	S45° 00' 00"E
L237	74.34	S15° 00' 00"E

Line Table		
Line #	Length	Direction
L238	26.08	N90° 00' 00"E
L239	82.75	S00° 00' 00"E
L241	621.65	S49° 34' 43"W
L242	5.28	N28° 38' 36"W
L243	456.20	N00° 00' 00"E
L244	216.22	N90° 00' 00"W
L245	190.43	S45° 34' 51"W
L246	297.21	S44° 25' 09"E
L247	145.04	S50° 29' 17"E
L248	42.28	S28° 40' 30"E
L249	242.88	S49° 34' 43"W
L250	183.17	S65° 00' 00"W
L251	54.96	S35° 00' 00"W
L253	206.39	S00° 00' 00"E
L255	575.77	S20° 27' 22"W
L257	168.10	S25° 27' 22"W
L258	38.06	N90° 00' 00"W
L259	141.41	N06° 00' 00"W
L260	42.85	N90° 00' 00"W
L261	125.76	S00° 00' 02"W

Line Table		
Line #	Length	Direction
L262	206.24	S86° 00' 00"W
L263	57.29	N86° 00' 00"W
L264	98.21	S86° 00' 00"W
L265	13.38	S00° 00' 00"E
L266	436.86	S87° 00' 00"E
L267	9.27	S25° 27' 22"W

# **SURVEYOR'S CERTIFICATE**

## **KNOW ALL MEN BY THESE PRESENTS:**

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

William P. Price, R.P.L.S. No. 3047

## **OWNER:**

WAXAHACHIE ISD  
1111 N. DORCH ST.  
WAXAHACHIE, TEXAS 75165  
(972) 623-4831

## **ENGINEER:**

OLENN ENGINEERING CORP.  
105 DECKER COURT, SUITE 210  
IRVING, TEXAS 75039  
TIRPE FIRM NO. E-303  
(972) 717-8151  
(972) 717-3278 FAX  
CONTACT MIKE OLENN, P.E.

## **SURVEYOR:**

SURVEY GROUP, LLC  
425 SOUTH INDUSTRIAL BLVD.  
SUITE 218  
EULESSA, TEXAS 76040  
TIRPE NO. 101733-00  
(817) 354-1446  
(817) 354-1451 FAX  
CONTACT RODNEY MARTINEZ

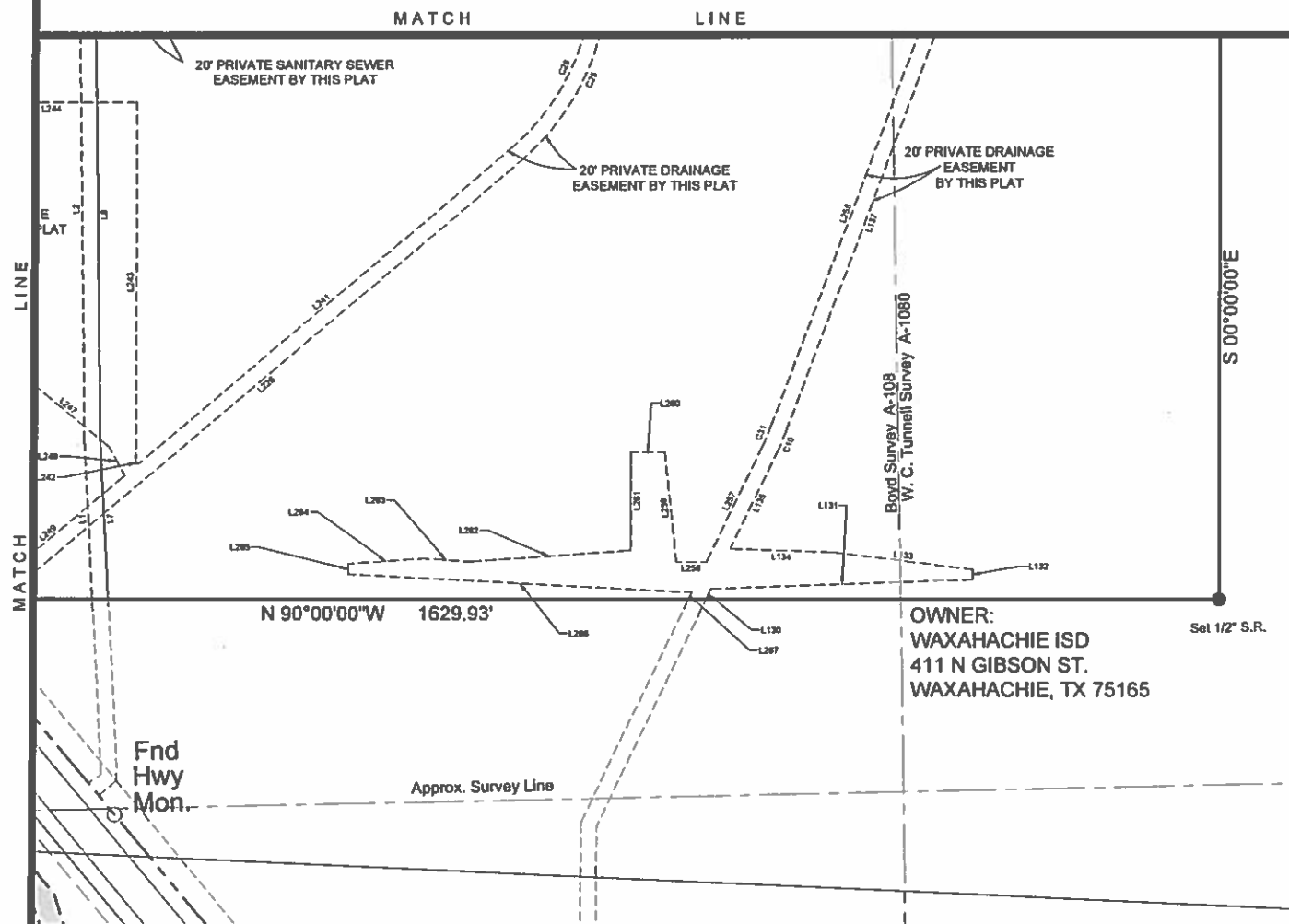
FINAL PLAT  
**NEW WAXAHACHIE HIGH SCHOOL**  
LOT 1  
BLOCK A  
94.184 ACRES

ZONING PD-C

BEING A PORTION OF THAT  
CERTAIN TRACT OF LAND  
CONVEYED TO  
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 1509865  
OFFICIAL DEED RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN

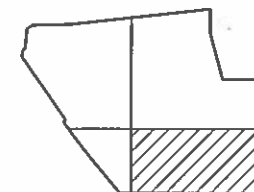
J. BOYD SURVEY, ABSTRACT NO 108  
W.C. TUNNELL SURVEY, ABSTRACT NO 1008  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS





0 100 200

Scale 1" = 100'



KEY MAP

# **SURVEYOR'S CERTIFICATE**

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William P. Price, R.P.L.S. No. 3047

## **OWNER:**

WAXAHACHIE ISD  
411 N GIBSON ST  
WAXAHACHIE, TEXAS 75165  
(972) 923-4821

## **ENGINEER:**

OLEMAN ENGINEERING CORP.  
105 DECKER COURT, SUITE 910  
IRVING, TEXAS 75039  
TBP# FIRM NO. F-303  
(972) 717-5151  
(972) 717-2178 FAX  
CONTACT: MIKE OLEMAN, P.E.

## **SURVEYOR:**

SURVEY GROUP, LLC  
405 SOUTH INDUSTRIAL BLVD.  
SUITE 210  
EULESSA, TEXAS 75048  
TBP# NO. 101733-00  
(972) 354-1445  
(972) 354-1451 FAX  
CONTACT: RODNEY MARTINEZ

# **FINAL PLAT NEW WAXAHACHIE HIGH SCHOOL**

LOT 1  
BLOCK A  
94.184 ACRES

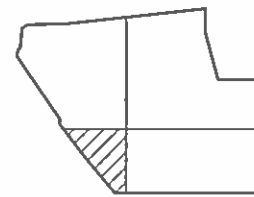
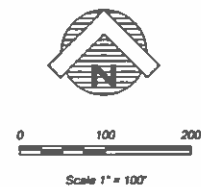
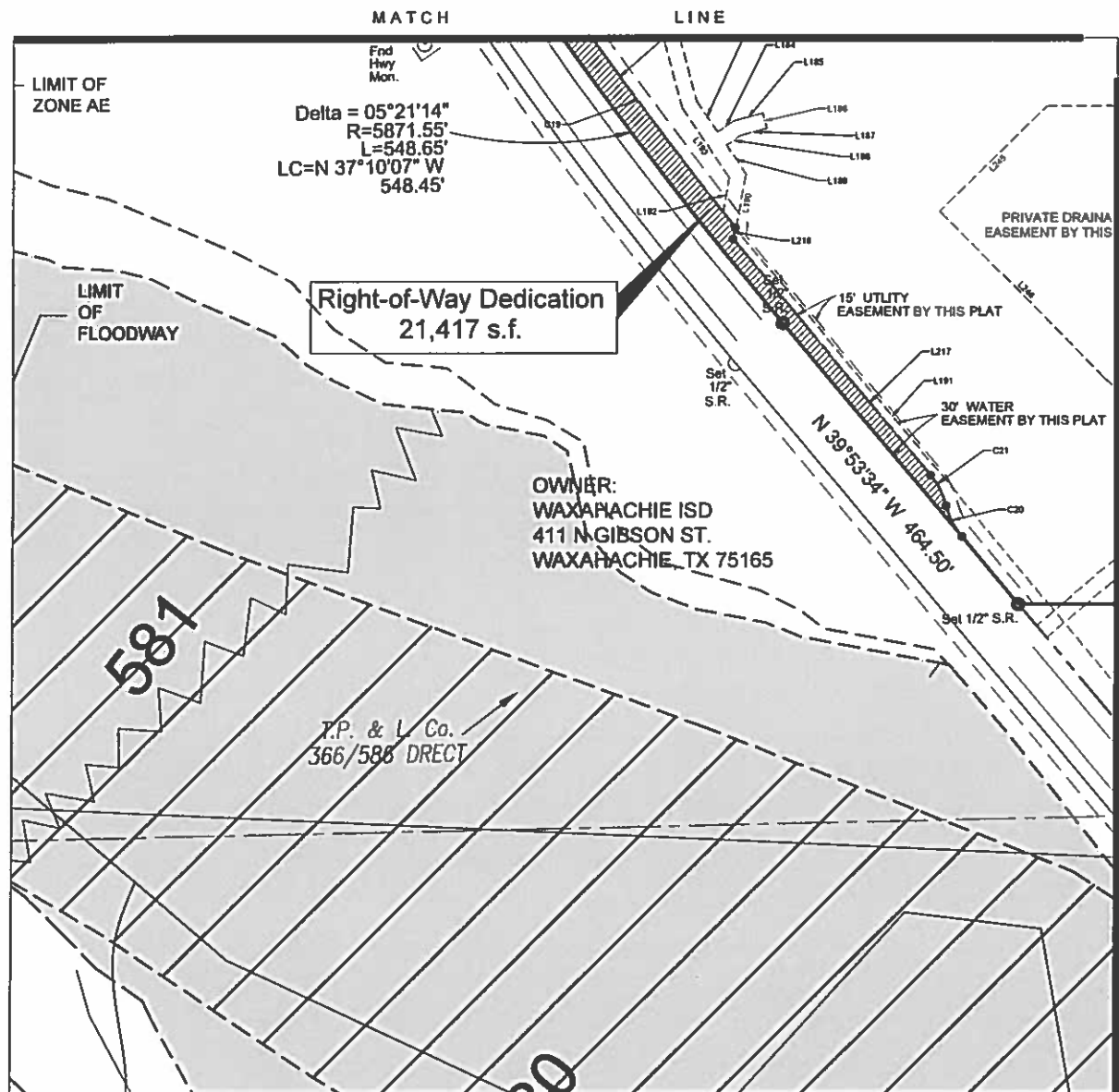
ZONING PD-C

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WAXAHACHIE INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 1509865  
OFFICIAL DEED RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN  
J. BOYD SURVEY, ABSTRACT NO 108  
W.C. TUNNELL SURVEY, ABSTRACT NO 1008  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SHEET 5 OF 7

JULY 24, 2018

(15)



KEY MAP

**SURVEYOR'S CERTIFICATE**

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William P. Price, R.P.L.S. No. 3047

**OWNER:**

WAXAHACHIE ISD  
411 N. GIBSON ST.  
WAXAHACHIE, TEXAS 75165  
(817) 923-4831

**ENGINEER:**

GLENH ENGINEERING CORP.  
105 DECKER COURT, SUITE 810  
IRVING, TEXAS 75039  
TSP# FIRM NO. F-303  
(817) 717-5151  
(817) 717-2178 FAX  
CONTACT: MIKE GLENH, P.E.

**SURVEYOR:**

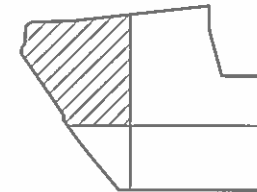
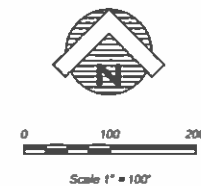
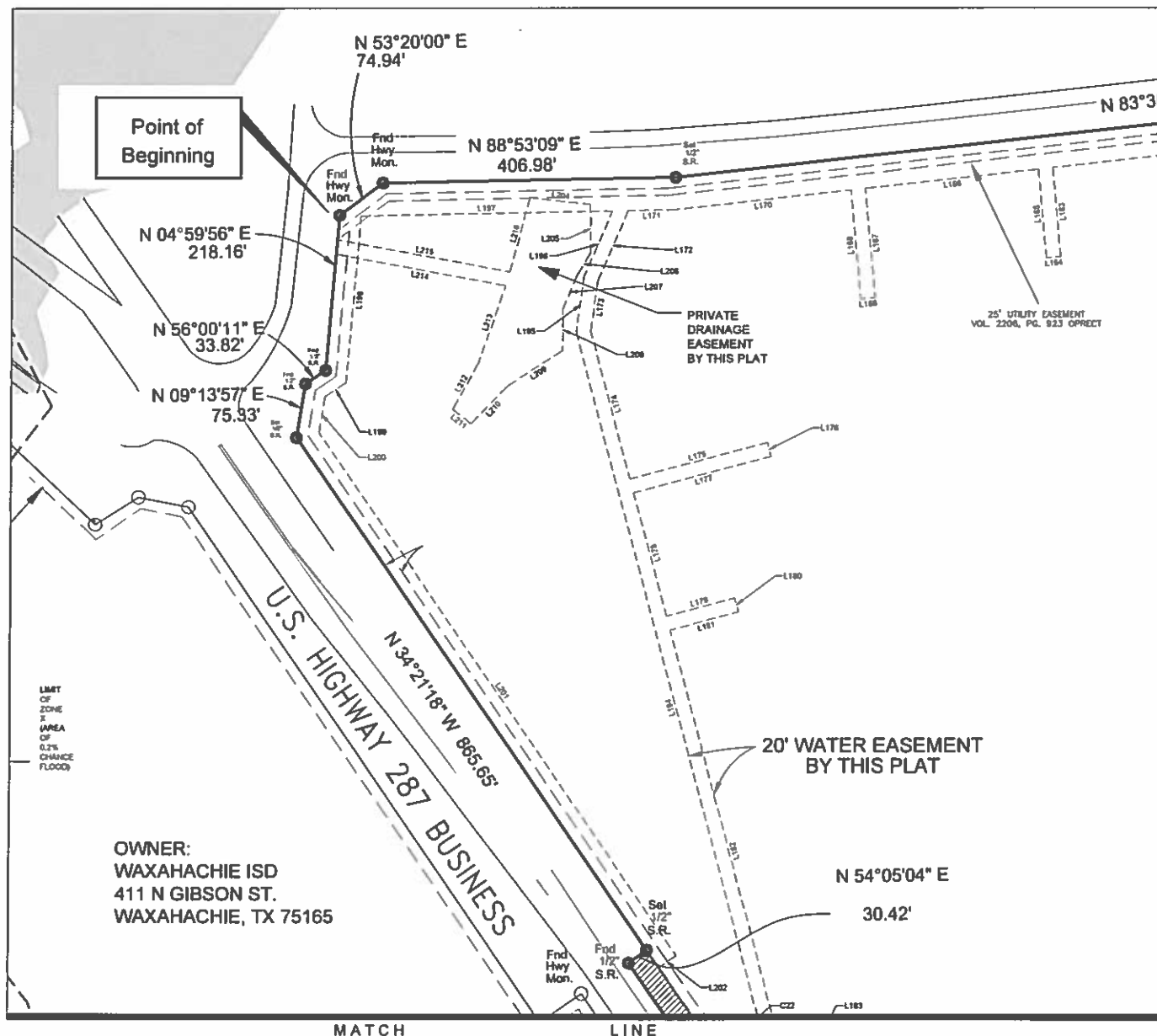
SURVEY GROUP, LLC  
400 SOUTH INDUSTRIAL BLVD.  
SUITE 219  
ELLERSBURG, TEXAS 76048  
TSP# NO. 101733-00  
(817) 354-1445  
(817) 354-1451 FAX  
CONTACT: ROCKEY MARTINEZ

**FINAL PLAT**  
**NEW WAXAHACHIE HIGH SCHOOL**  
LOT 1  
BLOCK A  
94.184 ACRES

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WAXAHACHIE INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 1509865  
OFFICIAL DEED RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN  
J. BOYD SURVEY, ABSTRACT NO 108  
W.C. TUNNELL SURVEY, ABSTRACT NO 1008  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

(15)



KEY MAP

OWNER:  
WAXAHACHIE ISD  
411 N GIBSON ST.  
WAXAHACHIE, TX 75165

**SURVEYOR'S CERTIFICATE**

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William P. Price, R.P.L.S. No. 3047

**OWNER:**

WAXAHACHIE ISD  
411 N GIBSON ST.  
WAXAHACHIE, TEXAS 75165  
(972) 823-4821

**ENGINEER:**

OLDEN ENGINEERING CORP.  
105 DECKER COURT, SUITE #10  
IRVING, TEXAS 75062  
TYPE FIRM NO. F-303  
(972) 717-8151  
(972) 717-2176 FAX  
CONTACT: MIKE OLDEN P.E.

**SURVEYOR:**

SURVEY GROUP, LLC  
400 SOUTH INDUSTRIAL BLVD.  
SUITE 214  
EULESS, TEXAS 78040  
TBP#9 MCL 101733-00  
(817) 354-1445  
(817) 354-1451 FAX  
CONTACT: RODNEY MARTINEZ

FINAL PLAT  
**NEW WAXAHACHIE HIGH SCHOOL**  
LOT 1  
BLOCK A  
94.184 ACRES

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CONVEYED TO  
WAXAHACHIE INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 1509885  
OFFICIAL DEED RECORDS, ELLIS COUNTY, TEXAS  
SITUATED IN

J. BOYD SURVEY, ABSTRACT NO 108  
W.C. TUNNELL SURVEY, ABSTRACT NO 1008  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SHEET 7 OF 7

JULY 24, 2018

(15)



## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Executive Director of Development Services  
Thru: ~~Michael Scott~~, City Manager *RL*  
Date: August 3, 2018  
Re: Lakewood Drive Culvert Improvements

---

On Monday, August 6, 2018 a bid award associated with Lakewood Drive Culvert Improvements will appear before City Council in an amount of \$116,331.16. P.E.T. Construction was the lowest responsive bidder of 7 proposers, with a submission that was \$10,278.84 below the next lowest bid. This project is a planned expense and \$100,000 was incorporated into the City Engineer's budget this fiscal year for the project. There are sufficient savings in the City Engineer's budget to fund the additional \$16,331.16 of costs associated with the low bid without the need for the supplemental appropriation.

The proposed Lakewood Drive Culvert Improvements are located in the south side of Waxahachie Lake. The existing two (2) 36-inch culverts have a history of backing up storm water and flooding a residential building. The proposed two (2) 6-foot by 3-foot box culverts will increase the capacity and the roadway will be lowered 6-inches to reduce the potential of flooding to the residential building. Written permission from the property owners was obtained to perform the proposed improvement and remove some of the trees on their properties. A nine (9) foot lane is to remain open at all times during construction activities as Lakewood Drive is a one way in and out. The contract time is 45 days from the notice to proceed. The project is anticipated to be completed by end of October 2018. Staff has reviewed the bid



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information, contractor financial documentation, previous work history in the City of Waxahachie, and is recommending award of the bid to P.E.T. Construction.


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

Tommy Ludwig

(11)



## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Executive Director of Development Services  
Thru: Michael Scott, City Manager   
Date: August 3, 2018  
Re: Bid Award for Howard Road Improvements

---

On Monday, August 6, 2018 a bid award associated with improvements to the Howard Road Water Treatment Plant will appear before the City Council in an amount of \$593,301. Gracon Construction was the lowest responsive bidder of four proposers. The City has budgeted for this project using a combination of bond and operating funds.

Specifically this project includes the replacement and installation of clarifier number two, a fluoride bulk storage tank and dual media filter number 4. The fluoride bulk storage tank and the dual media filter number 4 were planned expenses and were incorporated into the Utilities Department's FY17-18 operating budget. However clarifier number two unexpectedly reached its end of life this fiscal year and its replacement was not a planned expense. On February 5<sup>th</sup> City Council approved a supplemental appropriation for engineering services associated with the replacement of the clarifier and on May 7<sup>th</sup> City Council awarded a bid for the replacement of clarifier number two through the use of bond funds. Original memorandums are attached for your reference.

Clarifiers have a 30 week lead time, as they are manufactured only once a purchase order has been approved. Staff recommended to Council to award

the bid of the clarifier replacement early to initiate the manufacturing process. The manufacturing process has begun and staff anticipates the clarifier will be ready for installation in November 2018. As the City will not be charged until the clarifier is ready for installation and Gracon Construction will perform the installation, the City will transfer their purchase order to Gracon who will purchase the clarifier on behalf of the City. This cost has been incorporated into their bid and the City will reimburse Gracon for the equipment at the time of the installation.

As the clarifier will not be ready for installation until once the equipment is received next fiscal year, the fluoride bulk storage tank and dual media filter number 4 will not be installed until that time to avoid additional mobilization costs from the contractor. However next fiscal year the funds included in this year's operating budget will not be available, as encumbrances cannot carry over across fiscal years for the Utilities Department. As a result, to continue this project uninterrupted, staff recommends to transfer the operating funds associated with this project into a multiyear bond fund account, as portions of this project are funded via bonds. This action does not increase any bond obligations, it simply transfers operating funds into a bond account that can be utilized across years. There is a companion resolution to this agenda item authorizing the transfer.

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

Tommy Ludwig



(17)

0472-034-01

June 27, 2018

Mr. David Bailey  
Director of Utilities  
City of Waxahachie  
401 S. Rogers  
Waxahachie, Texas 75168

Re: City of Waxahachie  
Howard Road Water Treatment Plant  
Filter No. 4, Fluoride Bulk Storage Replacement, and Clarifier No. 2 Rehab Project  
Recommendation of Award

Dear Mr. Bailey:

On Tuesday, June, 19, 2018, four bids from construction contractors were received, opened and publicly read aloud in the City Council Chambers in Waxahachie, Texas for the above-referenced project. The bids were as follows:

Construction Contractor	Total Base Bid
Gracon Construction	\$593,301.00
J.S. Haren Company	\$673,000.00
Heritage Contractors	\$703,728.00
Lamar Inc.	\$769,661.00

Gracon Construction is the apparent low bidder with a bid of \$593,301.00. The low bid of \$593,301.00 for Gracon Construction includes the assignment of the preselected clarifier equipment contract of \$172,411.00 over to Gracon Construction. The construction bid came in below the engineer's opinion of probable construction cost of \$785,000. We contacted references for Gracon Construction, and they provided positive feedback with respect to their work and reputation. We contacted the surety company and they stated that the submitted bid bond is valid. Therefore, we recommend award of the equipment supply to Gracon Construction in the amount of \$593,301.00.

Also, please note that the clarifier equipment manufacturer was given notice to proceed with shop drawings preparation on June 7, 2018. It is anticipated that allowing the equipment manufacturer to develop shop drawings prior to award of the construction project to Gracon Construction will expedite the delivery of the equipment by 6 to 8 weeks.

The completed bid tabulation is also enclosed for your reference.

Please call me if you have any questions. We look forward to continuing working with you on this project.

Sincerely,

ALAN PLUMMER ASSOCIATES, INC.

Marshall Plunk, PE (Texas No. 114483)  
Project Manager, Water Treatment Design

Enclosure





## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Executive Director of Development Services  
Thru: Michael Scott, City Manager  
Date: February 2, 2018  
Re: Howard Road Water Treatment Plant Clarifier Replacement

---

As a part of the Utilities Department's operating and maintenance budget for this fiscal year, staff incorporated the replacement of a dual media filter system and a dual wall fluoride bulk storage tank and protective coatings replacement at the Howard Road Water Treatment Plant. Recently clarifier number 2 at the Howard Road Plant has become inoperable and is now in need of replacement. Staff did not anticipate this equipment reaching its end of life, and as a result, it was not included in the Department's operating budget or 5 year Capital Improvement Plan. There are currently three clarifiers at the Howard Road Plant and with clarifier number 2 down, the plant has lost critical redundancy to its treatment process. Clarifier number 3 is the primary clarifier and is capable of treating 15.3 mgd, however if it fails or is brought down for service while Clarifier No. 2 is inoperable, the plant is not capable of meeting daily average treatment demands of 5.8 mgd.

On February 5<sup>th</sup> an item will appear before the City Council to approve a budget amendment appropriating an additional \$30,786 in funding from the Utilities Department's Water Operating Fund. This appropriation will be utilized to pay for engineering design services associated with the clarifier's replacement. Upon approval of this budget amendment, the City Manager will execute a professional services engineering design contract, which will include the aforementioned clarifier, filter, and fluoride bulk storage tank. Once equipment specifications have been prepared and the design work has been completed, future items will appear before

the City Council associated with equipment and construction costs for these improvements.

**Future Agenda Items & Budget Amendments:**

Traditionally clarifiers have a 30 week lead time, as they are manufactured only once a purchase order has been approved. As a result, the clarifier will be bid separate and apart from the filter and fluoride tank in an effort to receive the equipment as quickly as possible. As the clarifier was not an anticipated expense, an additional budget amendment to increase the Utilities Department's appropriations will accompany the purchase of this equipment. Staff anticipates the purchase of the clarifier to appear before City Council in May 2018, with an estimated cost of \$300,000.

The equipment for the filter and fluoridate tank and the installation for the clarifier, filter, and fluoride tank will be bid together. The Utilities Department budgeted \$285,200 for design, equipment, and installation costs associated with the filter and fluoride tank. Based off of the current engineer's estimates the costs for these two items will be \$348,900; in an increase in the initial cost estimate of \$63,700. This increase in cost is primarily based on inflation in engineering design and construction fees. The installation of the clarifier is projected to be \$226,000. Staff anticipates that the award of these bids will appear before City Council in July 2018, with an approximate total cost of \$574,900. A budget amendment will accompany this item to increase the Utilities Department appropriations for expenditures approve the budgeted \$285,200.

Staff has coordinated with the Finance Department and confirmed that City can accommodate these budget increases without adverse fiscal impacts. Increases in appropriations will be funded either through Utilities Department operating funds or bond funds, depending upon final bid prices.

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

Tommy Ludwig



## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Executive Director of Development Services  
Thru: Michael Scott, City Manager  
Date: May 4, 2018  
Re: Clarifier Number Two - Mechanism Howard Road Water Treatment Plant

---

On Monday May 7, 2018 an agenda item associated with the replacement of the clarifier number two mechanism at the Howard Road Water Treatment Plant will appear before City Council for its consideration in an amount of \$172,411.00. Envirodyne Systems, Inc. was the lowest responsive bidder of 4 proposers, with a submission that was \$27,729 below the next lowest bidder. Clarifier number two provides critical redundancy at the Howard Road Water Treatment and unfortunately the equipment has reached its life and is currently no longer in service.

On February 2<sup>nd</sup> City Council was made aware via a memorandum that clarifier number two had become inoperable and was in need of replacement. At that time, staff anticipated the bid award for the replacement clarifier mechanism would appear before Council in May, with an estimated cost of \$300,000. The bid award will successfully appear before City Council at the first meeting in May, and the Envirodyne System, Inc. bid came in \$127,589 below anticipated costs. The original memorandum from February is attached, for your reference.

This project will ultimately be funded through certificate of obligation bonds, which are anticipated to be sold in early Summer 2018. Certain project costs may be incurred in advance of the availability of the aforementioned bond proceeds; therefore to the extent that these costs may become due before bond funds are available, the Water Fund will cash-flow these payments with surplus Working Capital. Current Working Capital balances are more than sufficient for the maximum

(17)

amount of funds committed. There is a companion resolution to this agenda item authorizing a reimbursement to the Water Fund's Working Capital from future bond sales.

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

Tommy Ludwig



**RESOLUTION NO.****A RESOLUTION DECLARING INTENT TO TRANSFER EXPENDITURES FROM THE FY 2017-18 OPERATING BUDGET TO BOND FUNDS FOR THE FILTER NO. 4, FLUORIDE BULK STORAGE TANK REPLACEMENT AND CLARIFIER NO. 2 REHABILITATION PROJECT**

**WHEREAS**, the City of Waxahachie (the "City") funded the Filter No. 4, Fluoride Bulk Storage Tank Replacement and Clarifier No. 2 Rehabilitation project with operation and maintenance funds from the FY 2017-18 operating budget and bond funds; and

**WHEREAS**, due to the lead time needed to receive the bulk storage tank filter and clarifier no. 2, the Filter No. 4, Fluoride Bulk Storage Tank Replacement and Clarifier No. 2 Rehabilitation project will not be completed until next fiscal year. At that time, the funds from the operating budget will no longer be available as encumbrances do not cross fiscal years; and

**WHEREAS**, the City intends to transfer expenditures from the FY 2017-18 operating budget for the engineering oversight, construction/rehabilitation of Filter No. 4, the Fluoride Bulk Storage Tank and Clarifier No. 2 Rehabilitation project at the Howard Road Water Treatment Plant to a capital bond fund; and

**WHEREAS**, the City desires to preserve its ability to fund portions of these expenditures with proceeds of tax-exempt obligations.

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

**SECTION 1**

That the City reasonably expects to fund this project with a portion of debt hereafter to be issued by the City, and this resolution shall constitute a declaration of official intent under the Regulation.

**SECTION 2**

That the City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this resolution including transferring expenditures from the FY 2017-18 operating budget to a capital bond fund in an amount not to exceed \$183,900.

**SECTION 3**

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

ADOPTED THIS 6th day of August, 2018.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary



## Memorandum

To: Honorable Mayor and City Council  
From: Tommy Ludwig, Executive Director of Development Services  
Thru: ~~Michael~~ Michael Scott, City Manager *LL*  
Date: August 3, 2018  
Re: Deceleration Lane – U.S. Highway 287 at Park Place Boulevard

---

On Monday August 6, 2018 a professional services contract with Kimley Horn for the design of a deceleration lane located at the U.S. Highway 287 Service Road and Park Place Boulevard will appear before City Council for consideration in the amount of \$43,675. Specifically this contract will provide engineering, survey, bid specification preparation and construction support services for the design of an approximate 550 linear foot single deceleration lane. This lane is intended to provide protection for northbound traffic on the 287 Service Road as they slow down to negotiate a right hand turn onto Park Place Boulevard. This lane is particularly important during the hours of school pickup and drop-off. This contract will be funded through savings in the Street Department's FY 17-18 professional services budget.

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

Tommy Ludwig