**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION**
**MAY 14, 2019**
**CITY COUNCIL CONFERENCE ROOM**
**401 S. ROGERS**
**WAXAHACHIE TEXAS**
**6:15 P.M.**

# Agenda

Commission Members: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

1. Call to Order

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

3. Adjourn

This meeting location is wheelchair-accessible. Parking for mobility impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4005 or (TDD) 1-800-RELAY TX

***Notice of Potential Quorum***
***One or more members of the Waxahachie City Council may be present at this meeting.***
***No action will be taken by the City Council at this meeting.***

# ***A G E N D A***

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, May 14, 2019 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Commission Members: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

1. Call to Order

2. Invocation

3. ***Consent Agenda***

   All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman 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 Planning & Zoning Commission.

   a. Minutes of the regular Planning & Zoning Commission meeting of April 9, 2019
   b. Minutes of the Planning and Zoning Commission briefing of April 9, 2019

4. ***Consider*** request by Brett Hess, Hi View Real Estate, for a **Replat** of Lot 1, Americase Business Park, to create Lots 1A, 1B, 1C, and 1D, Americase Business Park, 10.71 acres (Property ID 273983) in the Extra Territorial Jurisdiction – Owner: R&R AMERICASE HOLDINGS LTD (RP-19-0055)

5. ***Consider*** request by Brett Hess, Hi View Real Estate, for a **Replat** of Lot 4, Americase Business Park, to create Lots 4A and 4B, Americase Business Park, 6.06 acres (Property ID 273986) in the Extra Territorial Jurisdiction – Owner: R&R AMERICASE HOLDINGS LTD (RP-19-0056)

6. ***Public Hearing*** on a request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for **Convenience Store and Gasoline Sales** uses within a Planned Development-24-General Retail zoning district, located at 400 and 402 N Highway 77 (Property ID 180816 and 180826) – Owner: RICHARD A CHAPMAN & STEVEN F CHAPMAN (SU-19-0047)

7. ***Consider*** recommendation of Zoning Change No. SU-19-0047

8. ***Consider*** request by James Seymour for a **Replat** of Block 201 and East part of Block 194, Town Addition, to create Lot 1, Block 1, Marvin Seymour Addition, 0.45 acres (Property ID 234965) – Owner: JAMES SEYMOUR (RP-19-0050)

9. ***Consider*** request by Wes Dorough, JH Development LLC, for a **Final Plat** of The Cove Phase 3 for 89 residential lots and 2 open space lots, being 26.170 acres situated in the Henry Sange Survey, Abstract 1009 and the Henri Levy Survey, Abstract 629 (Property ID 223031) - Owner: MORITZ INTERESTS LTD (FP-19-0049)

10. ***Consider*** request by Michael Evans, GSW Land Surveyors, for a **Replat** of a portion of Lots 3 and 4 and all of Lot 5, Block 14, West End, to create Lot 5R, Block 14, West End, 4.478 acres (Property ID 176761 and 176763) – Owner: CHRISTOPHER L GLEASON (RP-19-0051)

11. ***Consider*** request by Blain Vinson, SAP Properties LLC, for a **Preliminary Plat** of The Cottages on Cantrell for 73 lots, being 17.348 acres situated in the J. Armstrong Survey, Abstract 6 (Property ID 244351) – Owner: SAP PROPERTIES LLC (PP-19-0053)

12. ***Public Hearing*** on a request by Matthew Monteiro, B&M Assessment Services, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single-Family Residential-3 zoning district, located at 208 Boardwalk (Property ID 239190) – Owner: LARRY & CAROL SKUZIE (SU-19-0052)

13. ***Consider*** recommendation of Zoning Change No. SU-19-0052

14. ***Public Hearing*** on a request by Kelli Coash, TriSmart Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single-Family Residential-1 zoning district, located at 243 Bent Creek Drive (Property ID 216561) – Owner: WESLEY & TAMARA SMALLWOOD (SU-19-0046)

15. ***Consider*** recommendation of Zoning Change No. SU-19-0046

16. ***Public Hearing*** on a request by Jacob A. Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for **Portable Storage Structure or Temporary Building** use within a Single-Family Residential-2 zoning district, located at 411 N. Gibson (Property ID 193942) – Owner: WAXAHACHIE ISD (SU-19-0045)

17. ***Consider*** recommendation of Zoning Change No. SU-19-0045

18. ***Public Hearing*** on a request by Randy Roden, Hope Clinic, for a Zoning Change from a Single-Family Residential-3 zoning district to Planned Development-Office, with Concept Plan, located at 428 E. Jefferson (Property ID 171252) - Owner: PHINIS & ELIZABETH J MORGAN (PD-19-0044)

19. ***Consider*** recommendation of Zoning Change No. PD-19-0044

20. ***Public Hearing*** on a request by Terry Weaver, Sterling Development Co., for a Specific Use Permit (SUP) for **Outside Storage** use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M & M INVESTMENTS (SU-19-0048)

21. ***Consider*** recommendation of Zoning Change No. SU-19-0048

22. ***Continue Public Hearing*** on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the 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-19-0031)

23. ***Consider*** recommendation of Zoning Change No. PD-19-0031

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

25. Adjourn

**The P&Z 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.

***Notice of Potential Quorum***
***One or more members of the Waxahachie City Council may be present at this meeting.***
***No action will be taken by the City Council at this meeting.***

Planning and Zoning Commission
April 9, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, April 9, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

| | |
|---|---|
| Members Present: | Rick Keeler, Chairman<br>Melissa Ballard, Vice Chairman<br>Betty Square Coleman<br>Bonney Ramsey<br>Jim Phillips<br>Erik Test |
| Member Absent: | David Hudgins |
| Others Present: | Shon Brooks, Director of Planning<br>Colby Collins, Senior Planner<br>James Gaertner, City Engineer<br>Tommy Ludwig, Assistant City Manager<br>Amber Villarreal, Assistant City Secretary<br>Mary Lou Shipley, Council Representative |

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

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

**3. Consent Agenda**

a. Minutes of the regular Planning & Zoning Commission meeting of March 26, 2019
b. Minutes of the Planning and Zoning Commission briefing of March 26, 2019

**Action:**
*Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded,* ***All Ayes****.*

**4. Consider request by Robert Hill, P&R Builders, for a Preliminary Plat of Country Meadows Estates, Phase 3 for 36 lots, being 45.068 acres situated in the George W. Younger Survey, Abstract 1195 (Property ID 192620) in the Extra Territorial Jurisdiction – Owner: ANDEN INC (PP-19-0042)**

Chairman Keeler announced the applicant withdrew their request.

**5. Public Hearing on a request by Brandon Bolin, GFH Arden Hill Seniors, Ltd., for a Zoning Change from a Planned Development-Multiple Family Residential-2 zoning district to Planned Development-Multiple Family Residential-2, with Concept Plan, located in the 400 Block of Alliance Boulevard (Property ID 189266) - Owner: SOUTHFORK CAPITAL LLC (PD-19-0035)**

Chairman Keeler announced the applicant withdrew their request.

**6. Consider recommendation of Zoning Change No. PD-19-0035**

No action taken.

**7. Public Hearing on a request by Bonny Cain, Waxahachie ISD, for a Zoning Change from a Single-Family Residential-1 zoning district to Planned Development-Commercial, Planned Development-General Retail, and Planned Development-Single-Family Residential-3, with Concept Plan, located South and East of new Waxahachie High School (Property ID 180503) - Owner: WAXAHACHIE ISD (PD-19-0033)**

Chairman Keeler announced the applicant withdrew their request.

**8. Consider recommendation of Zoning Change No. PD-19-0033**

No action taken.

**9. Consider request by Dennis Little for a Preliminary Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB & CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0020)**

Senior Planner Colby Collins presented PP-19-0020 noting staff recommended approval subject to the following staff comments:

1. Before the plat is filed, the applicant shall add a County Approval Block to the plat sheet.

**Action:**
*Mr. Jim Phillips moved to approve a request by Dennis Little for a Preliminary Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB & CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (PP-19-0020) subject to staff comments. Vice Chairman Melissa Ballard seconded,* ***All Ayes****.*

**10. Consider request by Dennis Little for a Final Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB & CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0021)**

Mr. Collins presented FP-19-0021 noting staff recommended approval subject to the following staff comments:

1. A 45’ ROW dedication needs to be added to Youngblood Rd instead of the 30’ that is currently shown on the plat.

**Action:**
*Ms. Bonney Ramsey moved to approve a request by Dennis Little for a Final Plat of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB & CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction – Owner: DENNIS LITTLE (FP-19-0021) subject to staff comments. Mr. Erik Test seconded,* ***All Ayes****.*

**11. Consider request by Todd Wintters, Engineering Concepts & Design, LP, for a Final Plat of Settler's Glen Addition, Phase 6 for 100 lots, being 18.912 acres situated in the William Paine Survey, Abstract 835 (Property ID 189178) – Owner: SETTLER'S GLEN LTD (FP-19-0030)**

Mr. Collins presented FP-19-0030 noting staff recommended approval as presented.

**Action:**
*Vice Chairman Melissa Ballard moved to approve a request by Todd Wintters, Engineering Concepts & Design, LP, for a Final Plat of Settler's Glen Addition, Phase 6 for 100 lots, being 18.912 acres situated in the William Paine Survey, Abstract 835 (Property ID 189178) – Owner: SETTLER'S GLEN LTD (FP-19-0030) subject to staff comments. Ms. Bonney Ramsey seconded,* ***All Ayes****.*

**12. Consider request by Dalton Bradbury, Acker Construction, for a Final Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) – Owner: COREY & JULIE SANCHEZ (FP-19-0038)**

Mr. Collins presented FP-19-0038 noting staff recommended approval as presented.

**Action:**
*Mr. Jim Phillips moved to approve a request by Dalton Bradbury, Acker Construction, for a Final Plat of Crossroads Business Park for 1 lot, being 3.512 acres out of the John B. Bounds Survey, Abstract 99 (Property ID 180414) – Owner: COREY & JULIE SANCHEZ (FP-19-0038). Mr. Erik Test seconded,* ***All Ayes****.*

**13. Consider request by Jeff Whanger, RLG, Inc., for a Preliminary Plat of CSP1 Addition for 2 lots, being 2.531 acres situated in the A.W. Brown Survey, Abstract 102 (Property ID 180374) – Owner: CONNELL STORAGE PARTNERS #1 LLC (PP-19-0037)**

Mr. Collins presented PP-19-0037 noting staff recommended approval as presented.

**Action:**
*Vice Chairman Melissa Ballard moved to approve a request by Jeff Whanger, RLG, Inc., for a Preliminary Plat of CSP1 Addition for 2 lots, being 2.531 acres situated in the A.W. Brown Survey, Abstract 102 (Property ID 180374) – Owner: CONNELL STORAGE PARTNERS #1 LLC (PP-19-0037) subject to staff comments. Ms. Bonney Ramsey seconded,* ***All Ayes****.*

**14. Consider request by Tim Cummings, 122 Ike Rd LLC, for a Final Plat of Ike Farms for 16 lots, being 19.290 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186239) in the Extra Territorial Jurisdiction – Owner: 122 IKE RD LLC (FP-19-0041)**

Mr. Collins presented FP-19-0041 noting staff recommended approval subject to the following staff comments:

1. Staff is recommending approval pending the applicant addresses the 10" centerline dedicated easement along Ike Road per Rockett SUD.
2. A new plat shall be submitted to staff detailing a resolution to the drainage easement before the plat is filed with the County.

**Action:**
*Mr. Jim Phillips moved to approve a request by Tim Cummings, 122 Ike Rd LLC, for a Final Plat of Ike Farms for 16 lots, being 19.290 acres situated in the T. Jackson Survey, Abstract 574 (Property ID 186239) in the Extra Territorial Jurisdiction – Owner: 122 IKE RD LLC (FP-19-0041) subject to staff comments. Ms. Betty Square Coleman seconded,* ***All Ayes****.*

**15. Consider request by Chris Acker, Acker Construction, for a Replat of part of Lot 1 and Lot 2, Block 7, Nora Alexander's Subdivision to create Lot 1R, Block 7, Nora Alexander's Subdivision, 0.415 acres (Property ID 172037) – Owner: JUAN P & MARISOL TAVERA RICO (RP-19-0034)**

Mr. Collins presented RP-19-0034 noting staff recommended approval as presented.

**Action:**
*Ms. Bonney Ramsey moved to approve a request by Chris Acker, Acker Construction, for a Replat of part of Lot 1 and Lot 2, Block 7, Nora Alexander's Subdivision to create Lot 1R, Block 7, Nora Alexander's Subdivision, 0.415 acres (Property ID 172037) – Owner: JUAN P & MARISOL TAVERA RICO (RP-19-0034) subject to staff comments. Ms. Betty Square Coleman seconded,* ***All Ayes****.*

**16. Consider request by Harlan Lowrance for a Replat of a part of Lots 1, 2 and 5, Block 5, and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots 1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) – Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032)**

Mr. Collins presented RP-19-0032 noting staff recommended approval as presented. He noted the applicant requested to waive the 15 foot easement requirement. City Engineer James Gaertner explained the city does not have an issue waiving the 15 foot right-of-way easement but requests to keep the 10 foot utility easement.

**Action:**
*Ms. Betty Square Coleman moved to approve a request by Harlan Lowrance for a Replat of a part of Lots 1, 2 and 5, Block 5, and parts of Lots 3 and 4, Block 5, Park Hill Addition to create Lots*

*1R and 5R, Block 5, Park Hill Addition, 0.868 acres (Property ID 175221 and 175222) – Owner: DOROTHY ANN CURRY and HARLAN R AND MICHELLE LOWRANCE (RP-19-0032) subject to staff comments, requiring the 10 foot utility easement, and waiving the 15 foot right-of-way easement. Vice Chairman Melissa Ballard seconded,* ***All Ayes****.*

**17. Consider request by Joshua Trees, Cross Fence Development, LLC, for a Preliminary Plat of The Cross Fence at Oak Vista for 173 lots, being 248.575 acres situated in the S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, and the D.M. McNeil Survey, Abstract 717 (Property ID 188040 and 183375) in the Extra Territorial Jurisdiction – Owner: CROSS FENCE DEVELOPMENT LLC (PP-19-0036)**

Mr. Collins presented PP-19-0036 noting staff recommended approval subject to the following staff comments:

1. Applicant still needs to provide detail about how the detention pond will be handled for the previous development.
2. There are remaining outstanding comments with Ellis County that still needs to be addressed by the applicant before the plat is filed.

**Action:**
*Mr. Jim Phillips moved to approve a request by Joshua Trees, Cross Fence Development, LLC, for a Preliminary Plat of The Cross Fence at Oak Vista for 173 lots, being 248.575 acres situated in the S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, and the D.M. McNeil Survey, Abstract 717 (Property ID 188040 and 183375) in the Extra Territorial Jurisdiction – Owner: CROSS FENCE DEVELOPMENT LLC (PP-19-0036) subject to staff comments. Ms. Bonney Ramsey seconded,* ***All Ayes****.*

**18. Public Hearing on a request by Dusty Autrey for a Zoning Change from a Light Industrial-2 zoning district to Planned Development-Central Area, with Concept Plan, located at 421 S. College Street (Property ID 220752) - Owner: DAJP Holdings, LLC (PD-19-0029)**

{Mr. Jim Phillips left the meeting}

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0029 noting Commissioner Phillips recused himself from this item due to a conflict of interest. Mr. Collins noted the applicant is upgrading the building and color to be more aesthetically pleasing. He noted staff recommended approval as presented.

Mr. Dusty Autrey, 113 Magnolia Drive, explained the building elevation will be raised to remove it from the floodplain.

Chairman Keeler asked if the new deck will be handicap accessible and Mr. Autrey noted it will.

Ms. Bonney Ramsey suggested the applicant work with the Heritage Preservation Chairman to update the building.

There being no others to speak for or against PD-19-0029, Chairman Keeler closed the Public Hearing.

**19. Consider recommendation of Zoning Change No. PD-19-0029**

**Action:**
*Ms. Bonney Ramsey moved to approve a request by Dusty Autrey for a Zoning Change from a Light Industrial-2 zoning district to Planned Development-Central Area, with Concept Plan, located at 421 S. College Street (Property ID 220752) - Owner: DAJP Holdings, LLC (PD-19-0029) subject to staff comments. Mr. Erik Test seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Betty Square Coleman, Bonney Ramsey, and Erik Test. Noes: none. Abstain: Jim Phillips*

***The motion carried.***

{Mr. Phillips returned to the meeting}

**20. Public Hearing on a request by Mike Siefert, Lookout Development Group, for a Planned Development Amendment for the purpose of removing the height restriction for hotels located adjacent to the Waxahachie Civic Center (Property ID 208655, 208656, and 227433) – Owner: LOOKOUT PARTNERS LP (PD-19-0039)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0039 explaining the applicant is requesting no height restrictions on future hotels on the property. He explained staff is open to increasing the height to a maximum of six (6) stories to maintain the area of the district.

Mr. Brian Brooks, 735 Rainbow Drive, Dallas, explained the applicant has no issues with staff's recommendation of a six story max.

There being no others to speak for or against PD-19-0039, Chairman Keeler closed the Public Hearing.

**21. Consider recommendation of Zoning Change No. PD-19-0039**

**Action:**
*Mr. Jim Phillips moved to approve a request by Mike Siefert, Lookout Development Group, for a Planned Development Amendment for the purpose of removing the height restriction for hotels located adjacent to the Waxahachie Civic Center (Property ID 208655, 208656, and 227433) – Owner: LOOKOUT PARTNERS LP (PD-19-0039) with the stipulation that buildings be no more than six (6) stories tall.*

*Mr. Erik Test amended the motion to include requesting a detailed site plan be submitted to the Planning and Zoning Commission and City Council for approval. Mr. Jim Phillips accepted the amended motion. Mr. Erik Test seconded,* ***All Ayes****.*

**22. Continue Public Hearing on a request by Ron Barson, Ledbetter Real Estate, Ltd., for a Specific Use Permit (SUP) for Mini-Warehouse or Self-Storage Facility use within a Commercial zoning district, located at 2050 Corporate Parkway (Property ID 273979) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0026)**

Chairman Keeler continued the Public Hearing.

Mr. Collins presented SU-19-0026 noting staff recommended approval subject to the following staff comments:

1. The applicant shall provide a masonry screening wall, minimum 6 ft. (maximum 8 ft.), to help provide a visual and protective barrier between surrounding properties.

The commission discussed additional landscaping options and the barbed wire fencing. Mr. Gaertner explained additional landscaping couldn't be added to the rear of the property due to a city water line.

Mr. Brett Hess, 327 Blue Ribbon Road, explained the barbed wire fencing was included to add additional security to the storage units.

Mr. Phillips asked if the applicant is willing to increase to an eight (8) foot fence without the barbed wire and Mr. Hess concurred.

There being no others to speak for or against SU-19-0026, Chairman Keeler closed the Public Hearing.

**23. Consider recommendation of Zoning Change No. SU-19-0026**

**Action:**
*Vice Chairman Melissa Ballard moved to approve a request by Ron Barson, Ledbetter Real Estate, Ltd., for a Specific Use Permit (SUP) for Mini-Warehouse or Self-Storage Facility use within a Commercial zoning district, located at 2050 Corporate Parkway (Property ID 273979) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0026) subject to staff comments, not allowing barbed wire fencing, and increasing the chain link fence to 8 feet. Ms. Bonney Ramsey seconded,* ***All Ayes****.*

**24. Public Hearing on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the 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-19-0031)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0031 noting staff recommended denial due to the following staff comments:

- Due to staff concerns regarding the applicant not providing attached garages and a landscape buffer adjacent to Mustang Creek Phase I subdivision (along Tract 6), staff is recommending denial for the proposed Planned Development Amendment.
- *If approved, due to staff not receiving sufficient information regarding the proposed Assisted Living development, staff suggests that the site plan for the Assisted Living development be reviewed by the Planning and Zoning Commission and City Council.*

Mr. Collins explained the original zoning change for this location was approved in July 2018 and included a detention pond as an amenity for the development and neighborhood. Mr. Collins reviewed the following changes:

Tract 1:
2018 – Tract 1 which is 8.645 acres will be a 220-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)
2019 – Tract 1 which is 6.44 acres will be a 220-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)

Tract 2:
2018 – Tract 2 which is 3.097 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)
2019 – Tract 2 which is 2.19 acres will be a 16,000 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Tract 3:
2018 – Tract 3 which is 2.537 acres will be a 12,000 sq. ft. (+/-) Multi-restaurant site. This tract will keep the base zoning of General Retail (GR)
2019 – Tract 3 which is .98 acres will be a 10,700 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Tract 4:
2018 – Tract 4 which is 2.678 acres will be general retail/office space site. This tract will keep the base zoning of General Retail (GR)
2019 – Tract 4 which is 1.17 acres will be a 10,700 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Tract 5:
2018 – N/A
2019 – Tract 5 which is 2.42 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)

Tract 6:
2018 – N/A
2019 – Tract 6 which is 3.73 acres will be a 106 unit/ 120-bed (+/-), 2-story Assisted-Living and Memory Care building. This tract will keep the base zoning of General Retail (GR)

Mr. Collins noted two letters of opposition were received. He noted since the meeting packets were distributed, the applicant has agreed to comply with providing a landscape buffer between the development and the neighboring subdivision as well as double sided retail as requested by staff.

Mr. Richard Rozier, 4250 Black Champ Road, explained he offered no objections to staff concerns and the applicant is willing to work with staff to meet expectations. He asked to remove the assisted living from the concept plan and explained the detention pond was removed from the original plan and additional retail was added to the site.

After a brief discussion of questions and concerns from staff and the commission, the applicant requested to continue the public hearing to revise their plan to address elevations, screening to the subdivision, parking, tuck under garages, and eliminate assisted living.

**Action:**
*Ms. Betty Square Coleman moved to continue a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the 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-19-0031) to the May 14, 2019 Planning and Zoning Commission meeting. Vice Chairman Melissa Ballard seconded,* ***All Ayes.***

**25. Consider recommendation of Zoning Change No. PD-19-0031**

No action taken.

**26. Public Comments**

None

**27. Adjourn**

There being no further business, the meeting adjourned at 8:32 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

Planning and Zoning Commission
April 9, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 9, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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|---|---|
| Members Present: | Rick Keeler, Chairman<br>Melissa Ballard, Vice Chairman<br>Betty Square Coleman<br>Bonney Ramsey<br>Jim Phillips<br>Erik Test |
| Member Absent: | David Hudgins |
| Others Present: | Shon Brooks, Director of Planning<br>Colby Collins, Senior Planner<br>James Gaertner, City Engineer<br>Tommy Ludwig, Assistant City Manager<br>Amber Villarreal, Assistant City Secretary<br>Mary Lou Shipley, Council Representative |

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

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

Senior Planner Colby Collins reviewed the following cases:

- PD-19-0042, applicant withdew request.
- PD-19-0035, applicant withdrew request.
- PD-19-0033, applicant withdrew request.
- PP-19-0020 and FP-19-0021, are companion cases in the ETJ. Staff recommended approval subject to staff comments.
- FP-19-0030, staff recommended approval as presented.
- FP-19-0038, staff recommended approval.
- PP-19-0037, staff recommended approval as presented.
- FP-19-0041, staff recommended approval subject to staff comments.
- RP-19-0034, staff recommended approval as presented.
- RP-19-0032, staff recommended approval as presented. The applicant is requesting a waiver of the 15 foot Right-of-Way dedication.
- PP-19-0036, staff recommended approval per staff comments.

{Mr. Jim Phillips left the meeting}

- PD-19-0029, staff recommended approval of zoning change.

{Mr. Phillips returned to the meeting}

- PD-19-0039, applicant requested a no height limit on hotels on this property. Mr. Collins explained staff was not comfortable having no height limit so staff is recommending a maximum limit of 6 stories to stay in alignment with buildings in this area.
- SU-19-0026, staff recommended approval per staff comments. Mr. Collins explained the applicant is requesting a 6 foot chain link fence with barbed wire on the back of the property facing the railroad tracks and the commission can discuss other options. The applicant is also asking for a masonry variance.

{Ms. Betty Square Coleman arrived at 6:52 p.m.}

- PD-19-0031, Mr. Collins reviewed staff concerns with the requested zoning change from the previously approved PD in July 2018.

**3. Adjourn**

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary

# Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: May 7, 2019

Re: RP-19-0055 – Americase Business Park (Lot 1)

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On May 7, 2019, the applicant asked staff to continue case no. RP-19-0055 from the May 14, 2019 Planning and Zoning Commission agenda, as well as the May 20, 2019 City Council meeting agenda.

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

# 30 DAY WAIVER

As the property owner of AMERICASE BUSINESS PARK (LOT 1)(*name of plat*), I hereby waive the 30-day review period recognizing that some applications may require additional time due to the level of complexity or because it lacks complete information.

Robby Kinsala
Owner's Signature

ROBBY KINSALA
Printed Name

5/7/2019
Date

***Note: The City of Waxahachie will make every effort to process applications within a 30-day timeframe. For applications that require a public hearing, you should anticipate up to 60 days.***

# Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: May 7, 2019

Re: RP-19-0056 – Americase Business Park (Lot 4)

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On May 7, 2019, the applicant asked staff to continue case no. RP-19-0056 from the May 14, 2019 Planning and Zoning Commission agenda, as well as the May 20, 2019 City Council meeting agenda.

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

# 30 DAY WAIVER

AMERICASE BUSINESS PARK (LOT 4)

As the property owner of 341 Hoyt Rd, WAXAHACHIE Tx (*name of plat*), I hereby waive the 30-day review period recognizing that some applications may require additional time due to the level of complexity or because it lacks complete information.

Owner's Signature

GARY J McDONALD

Printed Name

5/7/19

Date

***Note: The City of Waxahachie will make every effort to process applications within a 30-day timeframe. For applications that require a public hearing, you should anticipate up to 60 days.***

# Planning & Zoning Department

# Zoning Staff Report

## Case: SU-19-0047

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for **Convenience Store and Gasoline Sales** uses within a Planned Development-24-General Retail zoning district, located at 400 and 402 N Highway 77 (Property ID 180816 and 180826) – Owner: RICHARD A CHAPMAN & STEVEN F CHAPMAN (SU-19-0047)

**CASE INFORMATION**

*Applicant:* Matthew Smith, Vaquero Ventures

*Property Owner(s):* Richard A Chapman and Steven F Chapman

*Site Acreage:* 0.498 acres

*Current Zoning:* Planned Development-24-General Retail

*Requested Zoning:* PD-24-GR with Specific Use Permit

**SUBJECT PROPERTY**

*General Location:* 400 and 402 N Highway 77

*Parcel ID Number(s):* 180816 and 180826

*Existing Use:* Convenience Store with Car Wash

*Development History:* N/A

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | PD-24-GR | Furniture by Sleep Quarters |
| East | SF-2 | Single Family Residential |
| South | GR | InterBank |
| West | - | US Highway 77 |

*Future Land Use Plan:* Retail

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

*Thoroughfare Plan:* The subject property is accessible via US Highway 77.

*Site Image:*

**PLANNING ANALYSIS**

The applicant is requesting approval for a Specific Use Permit to allow a convenience store with gasoline and diesel fuel sales (7 Eleven) on 0.498 acres. The location will operate 24 hours a day, 7 days a week. There will be six gas pumps which allows for a maximum of 12 cars to fuel at any given time. The pumps will service both gasoline and diesel vehicles. There will be an average of three employees per shift throughout the day and night.

Before final approval is made, staff has informed the applicant that a brick wall shall be constructed along the rear of the property adjacent to the Chapman Place subdivision.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **12** 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 04/24/2019.

**RECOMMENDATION**

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

☐ Denial

☒ Approval, as presented.

**ATTACHED EXHIBITS**

1. Site Plan
2. Landscape Plan
3. Elevations/Façade Plan
4. Operational Plan

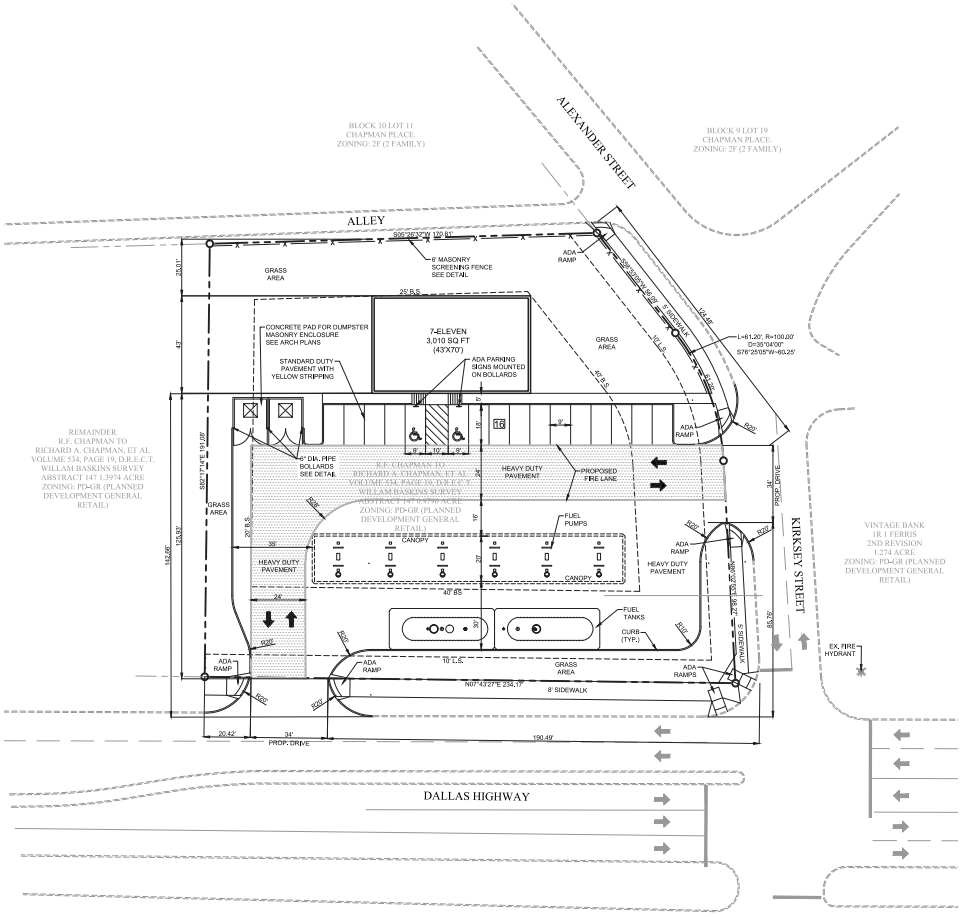
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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




## PROJECT CONTACT LIST

| OWNER/DEVELOPER | ENGINEER |
|---|---|
| VAQUERO VENTURES<br>2900 WINGATE STREET, STE 200<br>FORT WORTH, TX<br>CONTACT: W.A. LANDRETH<br>TEL: 817.228.5268 | TRIANGLE ENGINEERING LLC<br>1784 McDERMOTT DR., STE. 110<br>ALLEN, TX 75013<br>CONTACT: KARTAVYYA PATEL<br>TEL: 469.331.8566 |

SURVEYOR
JPH LAND SURVEYING INC.
785 LONESOME DOVE TRAIL
HURST, TEXAS 76054
CONTACT: JEWEL CHADD, R.P.L.S.
TEL: 817.431.4971

## SITE DATA SUMMARY TABLE

| | |
|---|---|
| GROSS SITE ACREAGE: | 9790 ACRES OR 42,647 S.F. |
| EXISTING ZONING: | PD-GR |
| PROPOSED ZONING: | PD-GR |
| PROPOSED USE: | CONVENIENCE STORE |
| BUILDING AREA: | 3,010 S.F. |
| NUMBER OF STORIES: | 1 |
| BUILDING HEIGHT: | |
| REGULAR PARKING REQUIRED:<br>(1 SPACE PER 200 SF) | 15 PARKING SPACES |
| REGULAR PARKING PROVIDED: | 16 PARKING SPACES |
| HANDICAP PARKING REQUIRED: | 2 SPACES (1 VAN ACCESSIBLE) |
| HANDICAP PARKING PROVIDED: | 2 SPACES (1 VAN ACCESSIBLE) |
| TOTAL PARKING PROVIDED: | 16 PARKING SPACES |
| ON-SITE PARKING PROVIDED: | 16 PARKING SPACES |
| OFF-SITE SHARED PARKING PROVIDED: | 0 PARKING SPACES |
| IMPERVIOUS COVERAGE: | 26,861 S.F. OR 62.98% |
| PERVIOUS/LANDSCAPE AREA: | 15,786 S.F. OR 37.02% |

## ZONING SUMMARY TABLE

| | REQUIRED | PROVIDED |
|---|---|---|
| ZONING: | PD-GR | PD-GR |
| MIN. LOT AREA: | 7,000 S.F. | 42,647 S.F. |
| MIN. LOT WIDTH: | 60' | 234.17' |
| MIN. LOT DEPTH: | 100' | 191.08' |
| MIN. FRONT SETBACK: | 40' | 40' |
| MIN. REAR SETBACK: | 20; 25 ADJACENT TO RESIDENTIAL | 25' |
| MIN. SIDE SETBACK: | 20; 0 ADJACENT TO RETAIL | 20' |
| MAX. BUILDING HEIGHT: | 2 STORIES | 1 STORY |
| MAX. LOT COVERAGE: | 40% | 7% |
| MASONRY REQUIRED: | 90% 1ST FLOOR<br>80% ABOVE | |

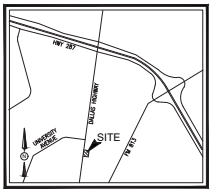
## SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
LIGHT POLE

## EASEMENT/SETBACK LEGEND

| | |
|---|---|
| BUILDING SET BACK | B.S. |
| LANDSCAPE SETBACK | L.S. |
| FIRE LANE, ACCESS & UTILITY EASEMENT | F.A.U.E. |
| FIRE LANE, ACCESS & DRAINAGE EASEMENT | F.A.D.E. |
| ACCESS EASEMENT | A.E. |
| SIDEWALK EASEMENT | S.E. |
| SANITARY SEWER EASEMENT | S.S.E. |
| WATER EASEMENT | W.E. |
| ELECTRICAL EASEMENT | E.E. |
| UTILITY EASEMENT | U.E. |
| DRAINAGE & DETENTION EASEMENT | D.D.E. |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |




VICINITY MAP
N.T.S.

## SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED-LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE PLAN
7-ELEVEN
400 US 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
CASE# SU-19-0047
WILLAM BASKINS SURVEY
ABSTRACT 147 0.9790

TRIANGLE ENGINEERING LLC
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX PE FIRM #11525

| DESIGN | DRAWN | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| JZ | JZ | 5/7/2019 | 1" = 20' | ---- | C-3.0 |

## LANDSCAPE TABULATIONS

REQUIREMENT: 40% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPE AREA

BUILDING AREA 3,040 S.F.

| REQUIRED | PROVIDED |
|---|---|
| 1,216 S.F. | 11,229 S.F. (369%) |

PLANTING REQUIREMENTS
CANOPY TREE: 1 TREE PER 500 S.F.

| REQUIRED | PROVIDED |
|---|---|
| 3 TREES | 3 TREES |

UNDER-STORY TREE: 1 TREE PER 250 S.F.

| REQUIRED | PROVIDED |
|---|---|
| 5 TREES | 5 TREES |

SHRUB: 1 SHRUB PER 75 S.F.

| REQUIRED | PROVIDED |
|---|---|
| 50 SHRUBS | 56 SHRUBS |

GROUNDCOVER: 15% OF REQUIRED AREA.

| REQUIRED | PROVIDED |
|---|---|
| 183 (15%) | 450 |

SEASONAL COLOR: 2% OF REQUIRED AREA.

| REQUIRED | PROVIDED |
|---|---|
| 25 (2%) | 120 |

PARKING LOT LANDSCAPING
REQUIREMENTS: 0.5 S.F. OF LANDSCAPING PER PARKING SPACE
TWO (2) TREES 4" CAL. AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA
TOTAL PARKING SPACES = 16

| REQUIRED | PROVIDED |
|---|---|
| 208 S.F. | 475 S.F. |
| 1 TREES | 1 TREES |
| 5 SHRUBS | 8 SHRUBS |

1 LINEAR LANDSCAPING ISLAND 10' WIDE IS PROVIDED FOR EVERY 2 PARKING BAYS

STREET TREES
REQUIREMENTS: 1 TREE PER 40 L.F. OF STREET FRONTAGE

DALLAS HIGHWAY (234.17 L.F.)

| REQUIRED | PROVIDED |
|---|---|
| 6 TREES | 6 TREES |

KIRKSEY STREET (215.54 L.F.)

| REQUIRED | PROVIDED |
|---|---|
| 6 TREES | 6 TREES |

## LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS

## PLANT MATERIAL SCHEDULE

**TREES**

| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| CE | 12 | Cedar Elm | *Ulmus crassifolia* | 4" cal. | B&B, 12' ht., 6' spread min., 1' clear trunk |
| CM | 5 | Crape Myrtle 'Dallas Red' | *lagerstroemia indica 'Dallas Red'* | 6' ht. | container, 3 or 5 trunks, tree form |
| LO | 3 | Live Oak | *Quercus virginiana* | 4" cal. | container, 12' ht., 6' spread, 1' clear straight trunk |
| RO | 1 | Red Oak | *Quercus shumardii* | 4" cal. | container, 12' ht., 6 spread, 1' clear straight trunk |

**SHRUBS**

| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| NPH | 98 | Needlepoint Holly | *Ilex cornuta "Needlepoint"* | 3 gal | container, 20" ht., 10" spread |

**GROUNDCOVERS**

| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| SC | 120 | Seasonal Color | | 4" pots | selection by owner, 12" o.c. |
| WC | 450 | Purple Wintercreeper | *Euonymus fortunei 'Coloratus'* | 4" pots | container, 3- 12" runners min., 12" o.c. |
| | | '410' Bermudagrass | *Cynodon dactylon '410'* | | Solid Sod refer to notes |

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed minuets as indicated. All trees to have straight trunks and be matching within varieties.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHIE AND TCEQ STANDARDS AND REQUIREMENTS

VICINITY MAP
N.T.S.

## SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS AT A RATE OF 25 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

## GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED FROM TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (7) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

## ZONING SUMMARY TABLE

| | REQUIRED | PROVIDED |
|---|---|---|
| ZONING | PD-GR | PD-GR |
| MIN. LOT AREA | 7,000 S.F | 42,647 S.F |
| MIN. LOT WIDTH | 60' | 234.17' |
| MIN. LOT DEPTH | 100' | 191.08' |
| MIN. FRONT SETBACK | 40' | 40' |
| MIN. REAR SETBACK | 20; 25 ADJACENT TO RESIDENTIAL | 25' |
| MIN. SIDE SETBACK | 20; 0 ADJACENT TO RETAIL | 20' |
| MAX. BUILDING HEIGHT | 2 STORIES | 1 STORY |
| MAX. LOT COVERAGE | 40% | 7% |
| MASONRY REQUIRED | 90% 1ST FLOOR 80% ABOVE | |

## SITE DATA SUMMARY TABLE

| | |
|---|---|
| GROSS SITE ACREAGE | 0790 ACRES OR 42,647 S.F |
| EXISTING ZONING | PD-GR |
| PROPOSED ZONING | PD-GR |
| PROPOSED USE | CONVENIENCE STORE |
| BUILDING AREA | 3,010 S.F |
| NUMBER OF STORIES | 1 |
| BUILDING HEIGHT | |
| REGULAR PARKING REQUIRED (1 SPACE PER 200 SF) | 15 PARKING SPACES |
| REGULAR PARKING PROVIDED | 16 PARKING SPACES |
| HANDICAP PARKING REQUIRED | 2 SPACES (1 VAN ACCESSIBLE) |
| HANDICAP PARKING PROVIDED | 2 SPACES (1 VAN ACCESSIBLE) |
| TOTAL PARKING PROVIDED | 18 PARKING SPACES |
| ON SITE PARKING PROVIDED | 16 PARKING SPACES |
| OFF-SITE SHARED PARKING PROVIDED | 0 PARKING SPACES |
| IMPERVIOUS COVERAGE | 26,861 S.F. OR 62.98% |
| PERVIOUS/LANDSCAPE AREA | 15,786 S.F. OR 37.02% |

## PROJECT CONTACT LIST


OWNER/DEVELOPER
VAQUERO VENTURES
2900 WINGATE STREET, STE 200
FORT WORTH, TX
CONTACT: M.A. LANDRETH
TEL: 817.228.5268

ENGINEER
TRIANGLE ENGINEERING LLC
1784 McDERMOTT DR., STE. 110
ALLEN, TX 75013
CONTACT: KARTAVYA PATEL
TEL: 469.331.8566

SURVEYOR
JPH LAND SURVEYING INC.
795 LONESOME DOVE TRAIL
HURST, TEXAS 76054
CONTACT: JEWEL CHADD, R.P.L.S.
TEL: 817.431.4971

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CHRIS TRONZANO
(469) 369-4445
CHRIS@STUDIOGREENSPOT.COM

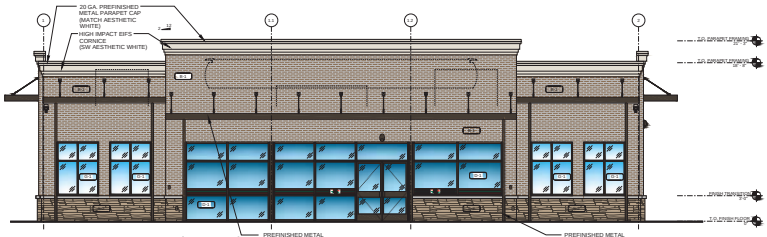

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

05.08.2019

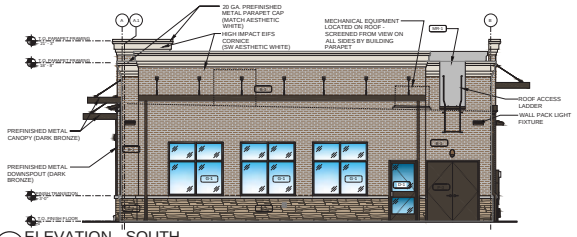
# LANDSCAPE PLAN
## 7-ELEVEN
400 US 77
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
CASE# SU-19-0047
WILLAM BASKINS SURVEY
ABSTRACT 147 0.9790


TRIANGLE ENGINEERING LLC
T. 469.331.8566 | F. 469.213.7145 | E. info@triangle-eng.com
W. triangle-eng.com | © 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX PE FIRM #11525

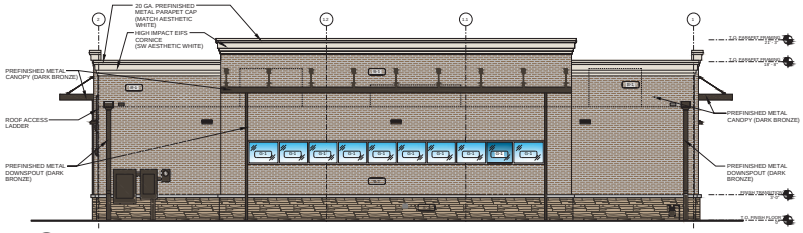

| DESIGN | DRAWN | DATE | SCALE | PROJECT NO. | SHEET NO. |
|---|---|---|---|---|---|
| CT | CT | 05-08-19 | 1/16" = 1'-0" | | L.1 |



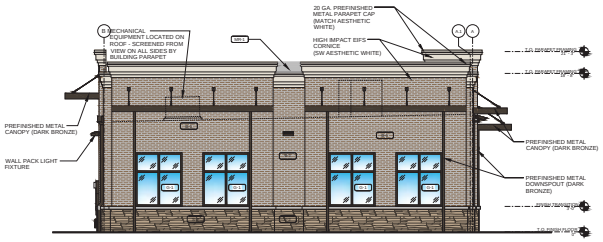

1 ELEVATION - WEST (FRONT)
3/16" = 1'-0"



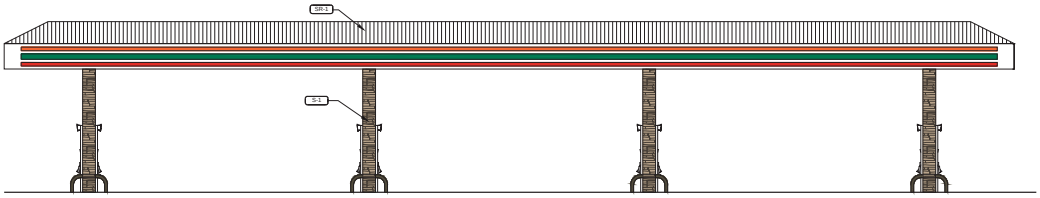

2 ELEVATION - SOUTH
3/16" = 1'-0"



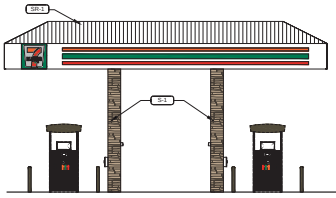

3 ELEVATION - EAST
3/16" = 1'-0"



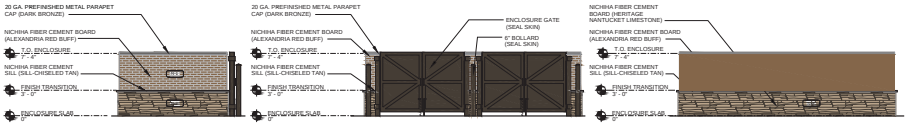

4 ELEVATION - NORTH
3/16" = 1'-0"




5 CANOPY - LONG
3/16" = 1'-0"




6 CANOPY - SHORT
3/16" = 1'-0"




7 DUMPSTER ENCLOSURE
3/16" = 1'-0"

**EXTERIOR MATERIALS SCHEDULE**

| | |
|---|---|
| (P - 3) METALSPAN "MANGANESE BRONZE" 20 GA. PREFINISHED METAL PARAPET CAP, PANEL, SOFFITS, DOWNSPOUTS, ROOF ACCESS LADDER, CORNICE, AND PARAPET CAP | (P - 4) SHERWIN-WILLIAMS "SEALSKIN" SW 7675 FOR ALL STEEL BOLLARDS AND TRASH ENCLOSURE GATES |
| (B - 1) BELDEN BRICK THIN BRICK C1088 "BEIGE" - MAIN FIELD BRICK | (C-1) WAPES LUMINIADE CANOPY BRONZE BAKED ENAMEL WITH REAR GUTTER CONNECTIONS |
| (B - 2) BELDEN BRICK THIN BRICK C1088 "LINEBAKER VELOUR" - WAINSCOTE ACCENT | (G-1) VIRACON SPANDREL GLAZING "VISIONCRYSTY WHITE" V-175 |
| (S - 1) ELDORADO STONE - LA PLATA "BLUFFSTONE", NEUTRAL GRAYS, WINE, AND HINTS OF APRICOT. | (G-2) KAWNEER 2027 UD ALUMINUM STOREFRONT GLAZING (CLEAR VISION GLAZING) |

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FRANZ architects
4800 Alpha Road, Ste 210, Dallas, TX 75244
(972) 701-1600
www.franzarchitects.com
TBPE Firm Registration #F-10169

7-ELEVEN
NEC DALLAS HWY & KIRKSEY ST
WAXAHACHIE, TX

REVISIONS:

File Name: TBD
Project No: TBD
Date: 05-08-2019
Drawn By: AF
Checked By: AF

SHEET
P1
05/08/19

**Operational Plan**

7 Eleven plans to operate a convenience store and gas station at 400 – 402 N. Highway 77 Waxahachie, TX 75165. The location will operate 24 hours a day, 7 days a week. There will be six gas pumps which allows for a maximum of 12 cars to fuel at any given time. The pumps will service both gasoline and diesel vehicles. There will be an average of three employees per shift throughout the day and night.

# CASE SU-19-0047

Request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for **Convenience Store and Gasoline Sales** uses within a Planned Development-24-General Retail zoning district, located at 400 and 402 N Highway 77 (Property ID 180816 and 180826) – Owner: RICHARD A CHAPMAN & STEVEN F CHAPMAN (SU-19-0047)

**INSIDE REQUIRED 200' NOTIFICATION AREA**

- 2 Support
- 0 Oppose

***SUPPORT***

1. Sarah Williams, 1603 Alexander Drive, Waxahachie, TX 75165
2. Jeff Frazier, EVP, Interbank, 300 N Highway 77, Waxahachie, TX 75165

***OPPOSE***

SU-19-0047

**Wright, Destiny**

**From:** Sarah Williams <sawilliams@wisd.org>
**Sent:** Thursday, May 2, 2019 4:34 PM
**To:** Wright, Destiny
**Subject:** Re: Chapman Estates Information Request

Sarah Williams
972-935-6048
1603 Alexander Dr
Waxahachie, TX, 75165

On May 2, 2019, at 4:25 PM, Wright, Destiny <dwright@waxahachie.com> wrote:

Thank you, Sarah. For public record, could you provide your address as well?

*Destiny Wright*
City of Waxahachie
Planning Technician

<image001.jpg>

**From:** Sarah Williams <sawilliams@wisd.org>
**Sent:** Thursday, May 2, 2019 4:18 PM
**To:** Planning and Zoning Department <planningandzoning@waxahachie.com>
**Subject:** Chapman Estates Information Request

We live at 1603 Alexander Drive and received the letter asking for our input on the 7/11 to go in behind -our home on Hwy 77.

We are absolutely FOR this change. I can't get the letter to upload, but wanted to make sure you heard from us.

Our property backs right up to the car wash and Furniture by Sleep Quarters. Noise has been a HUGE issue for us. I think the new plans sound wonderful and with the addition of the masonry fence all the way down the alley to Braums, this sounds like a dream come true.

I appreciate all of the work and effort you have put into this to make sure you do what is best for our neighborhood and community. If there is anything else you need from us, or any way we can help, please don't hesitate to ask.

Sincerely,
Sarah Williams
972-935-6048

RECEIVED 5/3/19

# City of Waxahachie, Texas
## Notice of Public Hearing
## Case Number: SU-19-0047

<>

**VINTAGE BANK**
**PO BOX 557**
**WAXAHACHIE, TX 75168**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 14, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 20, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Matthew Smith, Vaquero Ventures, for a Specific Use Permit (SUP) for **Convenience Store and Gasoline Sales** uses within a Planned Development-24-General Retail zoning district, located at 400 and 402 N Highway 77 (Property ID 180816 and 180826) – Owner: RICHARD A CHAPMAN & STEVEN F CHAPMAN (SU-19-0047)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number:** SU-19-0047 X SUPPORT ____ OPPOSE

Comments: Traffic access needs to be addressed & regulated on Kirksey Street.

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MAY 8, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

- Interbank
Signature

5-3-19
Date

Jeff Frazier - EVP
Printed Name and Title

300 Hwy 77N, Waxahachie, TX 75165
Address

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

# Planning & Zoning Department

# Plat Staff Report

## Case: RP-19-0050

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Consider*** request by James Seymour for a **Replat** of Block 201 and East part of Block 194, Town Addition, to create Lot 1, Block 1, Marvin Seymour Addition, 0.45 acres (Property ID 234965) – Owner: JAMES SEYMOUR (RP-19-0050)

**CASE INFORMATION**

*Applicant:* James Seymour

*Property Owner(s):* James Seymour

*Site Acreage:* 0.45 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* Exempt

*Adequate Public Facilities:* Adequate public facilities are available for this property.

**SUBJECT PROPERTY**

*General Location:* 800 E. Marvin Avenue

*Parcel ID Number(s):* 234965

*Current Zoning:* Single Family-3

*Existing Use:* Currently Undeveloped

*Platting History:* BLK ALL 201 & EPT 194 TOWN

*Site Aerial:*

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Plat drawing.

**APPLICANT REQUIREMENTS**

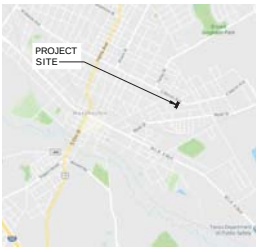
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied, 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:*
Chris Webb
Planner
cwebb@waxahachie.com

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

| LEGEND | |
|---|---|
| o IRS | IRON ROD SET |
| o IRF | IRON ROD FOUND |
| VOL. | VOLUME |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |




VICINITY MAP

BEARING BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUST REALIZATION 2011.

NOTE:
1. ALL IRON PINS SET ARE 1/2" CAPPED IRONS STAMPED "EHC #2804"
2. ACCORDING TO FEMA MAP NO. 48139C0190F, ZONE X, DATED JUNE 3, 2013 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
3. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF WAXAHACHIE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREE, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF WAXAHACHIE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
NO EASEMENTS FOUND DURING DEED SEARCH.

DRAINAGE EASEMENT NOTE
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS
THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS) AND IS APPROVED BY THE CITY OF WAXAHACHIE SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF WAXAHACHIE. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF WAXAHACHIE TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF WAXAHACHIE SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF WAXAHACHIE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF WAXAHACHIE, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF WAXAHACHIE SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.


**OWNER/DEVELOPER**
**JAMES SEYMOUR**
**4450 S WALNUT GROVE RD**
**MIDLOTHIAN, TEXAS 76065**

**ENGINEER**
**GINA R. GARCIA, P.E.**
**DBA PAREDES-GARCIA & ASSOCIATES**
**104 DOVEHILL CIRCLE**
**RED OAK, TEXAS 75154**
**(972) 310-8549**

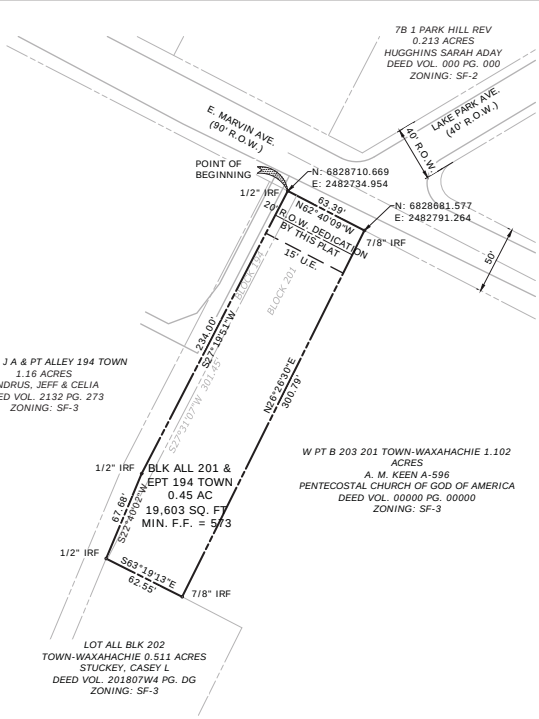
**SURVEYOR**
**ERNEST HEDGCOTH CONSULTING ENGINEERS, INC.**
**5701-C MIDWAY ROAD**
**HALTOM CITY, TEXAS 76117**
**(817) 831-7711**
**ATTN: ERNEST HEDGCOTH, RPLS**


N

GRAPHIC SCALE

0 50 100

( IN FEET )
1 INCH = 50 FT




THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF WAXAHACHIE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2019

BY _____
CHAIRMAN

ATTEST:

_____
SECRETARY

CERTIFICATE OF SURVEYOR )
STATE OF TEXAS )
COUNTY OF TARRANT )

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Ernest Hedgcoth 4/9/2019
ERNEST HEDGCOTH, RPLS NO. 2804 DATE

STATE OF TEXAS ERNEST HEDGCOTH 2804 SURVEYOR

The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE 4/9/2019

STATE OF TEXAS )
COUNTY OF ELLIS )

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND SITUATED IN WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF BLOCK 201 AND A PART OF BLOCK 194, ACCORDING TO THE PHILLIPS & HAWKINS OFFICIAL MAP OF WAXAHACHIE, TEXAS AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201812W4, PAGE 1G, DEED RECORDS, ELLIS COUNTY, TEXAS, AS SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN; SAID POINT BEING IN THE SOUTH RIGHT OF WAY OF E. MARVIN AVENUE. SAID POINT ALSO BEING ON THE NORTH LINE OF BLOCK 194 ACCORDING TO THE PHILLIPS & HAWKINS OFFICIAL MAP OF WAXAHACHIE, TEXAS, AS DESCRIBED IN DEED EXECUTED BY LOUISE M. OYNTON TO CELIA ANDRUS, HILDA JAFFEE, DONALD BOYNTON AND KENT BOYNTON RECORDED IN VOLUME 2443, PAGE 41, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS;

**THENCE** SOUTH 27 DEGREES 19 MINUTES 51 SECONDS WEST ALONG THE WEST PROPERTY LINE, A DISTANCE OF 234.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

**THENCE** CONTINUING ALONG WEST PROPERTY LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 22 DEGREES 40 MINUTES 02 SECONDS WEST A DISTANCE OF 67.68 FEET TO AN IRON ROD FOUND FOR CORNER, BY DEED CALL NORTH 62 DEGREES 30 MINUTES WEST, 1.5' FROM THE SOUTHWEST CORNER OF BLOCK 203;

**THENCE** SOUTH 63 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 62.55 FEET TO A 7/8 INCH IRON ROD FOUND FOR CORNER;

**THENCE** NORTH 26 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 300.79 FEET TO A 7/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID MARVIN AVENUE;

**THENCE** NORTH 62 DEGREES 40 MINUTES 09 SECONDS WEST WITH THE SOUTH LINE OF SAID MARVIN AVENUE, A DISTANCE OF 63.39 FEET TO **POINT OF BEGINNING** AND CONTAINING 0.45 ACRES OF LAND, MORE OR LESS, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

_____
JAMES SEYMOUR
OWNER

DATE: _____

STATE OF TEXAS )
COUNTY OF ELLIS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JAMES SEYMOUR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____,2019

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES_____

# *MARVIN SEYMOUR ADDITION*
# *BLOCK 1, LOT 1*

**BEING A REPLAT OF BLOCK 201 AND EAST PART OF 194, OF THE TOWN-WAXAHACHIE ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AS RECORDED IN VOLUME 2443, PAGE 41, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.**

LOT 1
19,603 SQ. FT.
OR 0.45 ACRES

THIS PLAT FILED IN INSTRUMENT NO. _____ , DATE _____

CASE NO. RP-19-0050

# CASE RP-19-0050

Request by James Seymour for a **Replat** of Block 201 and East part of Block 194, Town Addition, to create Lot 1, Block 1, Marvin Seymour Addition, 0.45 acres (Property ID 234965) – Owner: JAMES SEYMOUR (RP-19-0050)

**INSIDE REQUIRED 200' NOTIFICATION AREA**

- 1 Support
- 0 Oppose

***SUPPORT***

1. Chris Acker, 115 Dunlap, Waxahachie, TX 75165

***OPPOSE***

RECEIVED 4/29/19

# City of Waxahachie, Texas
## Notice of Public Hearing
## Case Number: RP-19-0050

**SOUTHFORK LLC**
**P.O. BOX 537**
**WAXAHACHIE, TX 75168**

The Waxahachie City Council will hold a Public Hearing on Monday, May 20, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by James Seymour for a **Replat** of Block 201 and East part of Block 194, Town Addition, to create Lot 1, Block 1, Marvin Seymour Addition, 0.45 acres (Property ID 234965) – Owner: JAMES SEYMOUR (RP-19-0050)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number:** RP-19-0050 ✓ SUPPORT _____ OPPOSE

Comments: _____

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MAY 8, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

Chris Acker
Signature

4/29/19
Date

Chris Acker
Printed Name and Title

115 Dunlap
Address

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

# Planning & Zoning Department

# Plat Staff Report

## Case: FP-19-0049

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Consider*** request by Wes Dorough, JH Development LLC, for a **Final Plat** of The Cove Phase 3 for 89 residential lots and 2 open space lots, being 26.170 acres situated in the Henry Sange Survey, Abstract 1009 and the Henri Levy Survey, Abstract 629 (Property ID 223031) - Owner: MORITZ INTERESTS LTD (FP-19-0049)

**CASE INFORMATION**

*Applicant:* Wes Dorough, JH Development LLC

*Property Owner(s):* Moritz Interests LTD

*Site Acreage:* 26.170 acres

*Number of Lots:* 89 residential lots and 2 open space lots

*Number of Dwelling Units:* 89 units

*Park Land Dedication:* N/A

*Adequate Public Facilities:* Adequate public facilities are available for this property. A Letter of Acceptance is still needed from Public Works Dept.

**SUBJECT PROPERTY**

*General Location:* South side of North Grove Boulevard at Whispering Trail Dr.

*Parcel ID Number(s):* 223031

*Current Zoning:* Planned Development – Ordinances 2733, 2841, 2870, and 3002

*Existing Use:* Soil has been moved but currently remains undeveloped.

*Platting History:* PLM2014-13 was approved by City Council on June 2, 2014.

*Site Aerial:*

**STAFF CONCERNS**

1. At the time of this report (4/30/19), the public works letter of acceptance is still needed prior to recording.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant submitted an updated plat that satisfied the comments made by P&Z and Engineering.

**RECOMMENDATION**

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

☐ Denial
☐ Approval, as presented.
☒ Approval, per the following comments:
   1. A letter of acceptance is still required from the Public Works Department prior to recording of the plat.

**ATTACHED EXHIBITS**

1. Plat drawing
2. Landscape Plan

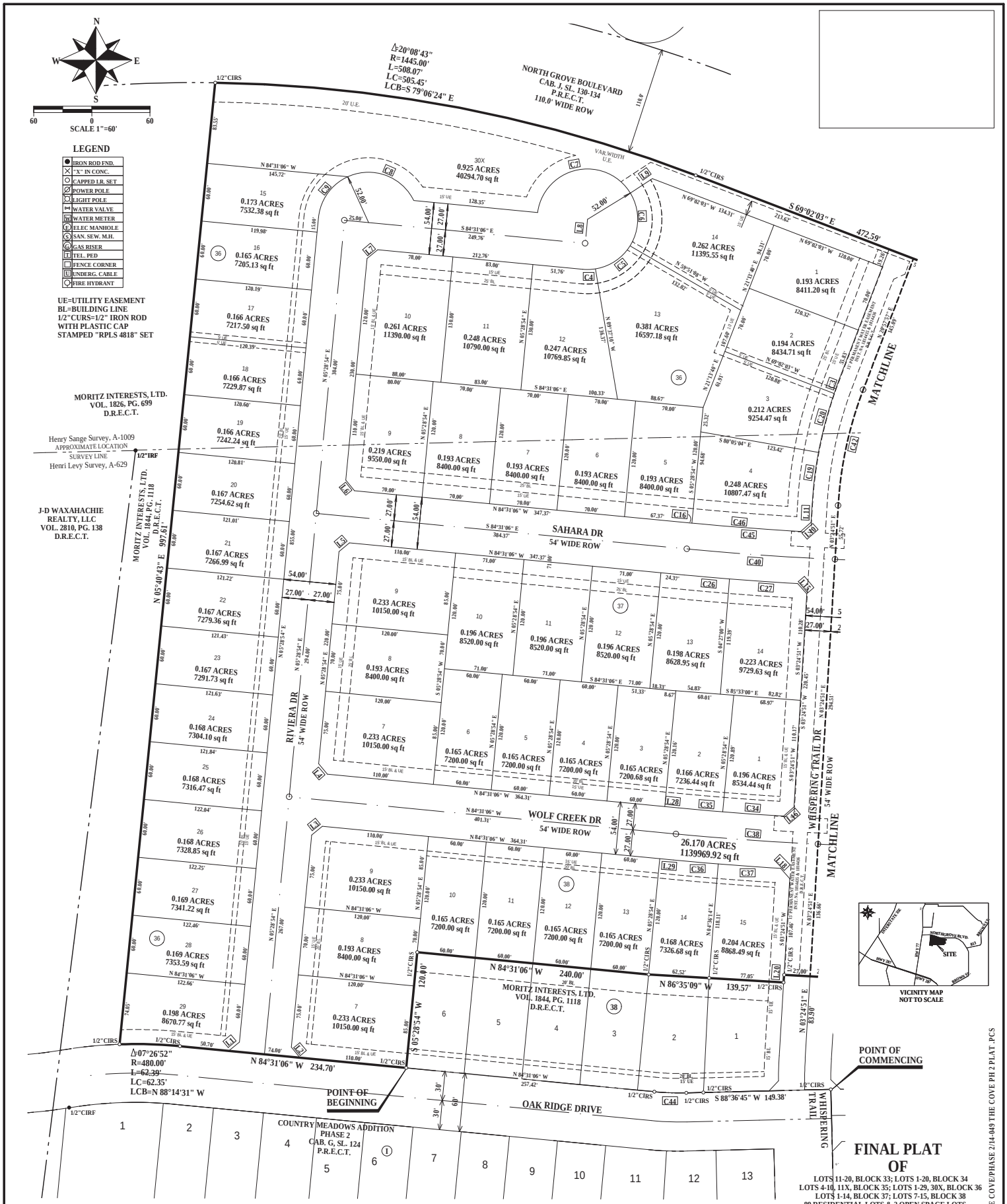
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*
Chris Webb
Planner
cwebb@waxahachie.com

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




# FINAL PLAT OF

LOTS 11-20, BLOCK 33; LOTS 1-20, BLOCK 34
LOTS 4-10, 11X, BLOCK 35; LOTS 1-29, 30X, BLOCK 36
LOTS 1-14, BLOCK 37; LOTS 7-15, BLOCK 38
89 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
PREPARED MARCH 31, 2019

# THE COVE

## PHASE THREE

## 26.170 ACRES

AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING SITUATED IN THE HENRY SANGE SURVEY, ABSTRACT NO. 1009 AND THE HENRI LEVY SURVEY, ABSTRACT NO. 629, ELLIS COUNTY, TEXAS.

FP-19-0049

GENERAL NOTES:

1. THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48139C0190F, EFFECTIVE DATE JUNE 3, 2013.

2. 1/2" IRON RODS STAMPED "RPLS 4818" WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION IS COMPLETED.

3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL (4202), NORTH AMERICA DATAM 1983, AS DERIVED FROM STATIC OBSERVATION AND NOAA/ NGS OPUS CALCULATIONS.

4. ALL OPEN SPACES AND DETENTION FEATURES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

5. WOOD FENCES WITH STEEL POSTS ARE TO BE CONSTRUCTED ON ALL LOTS ADJACENT TO EXISTING RESIDENTIAL USES. FENCES TO BE CONSTRUCTED BY HOME BUILDERS AT THE TIME OF INDIVIDUAL LOT CONSTRUCTION.

6. PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE.

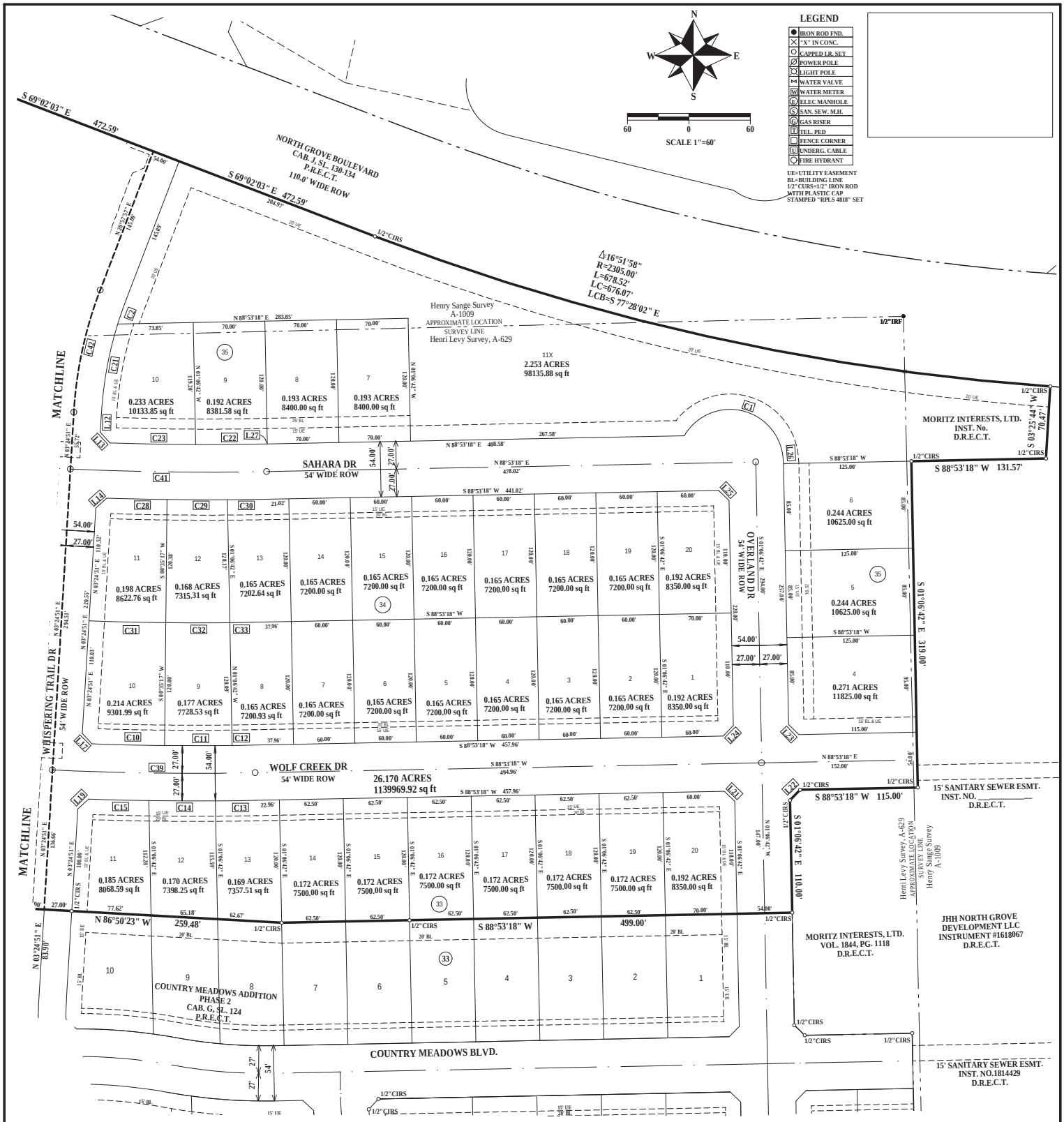

SURVEYOR:
WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
TBPLS FIRM REG. NO. 10138500
(817) 560-2916
whitfieldhall@sbcglobal.net

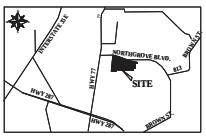
ENGINEERS:
PAPE-DAWSON ENGINEERS
ONE RIDGMAR CENTRE
6500 WEST FWY, SUITE 700
FORT WORTH, TX. 76116
(817) 870-3660
CONTACT: MARK SPEAR
TBPE FIRM REG. NO. 470

OWNER:
MORITZ INTEREST. LTD.
c/o STEPHEN CAVENDER
2111 N. COLLINS ST, SUITE 323
ARLINGTON, TEXAS 76011
(817)461-2232
triton2106@mac.com




PCS 2014/14-049 H. SANGE SURVEY/THE COVE/PHASE 2/14-049 THE COVE PH 2 PLAT .PCS




VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48139C0190F, EFFECTIVE DATE JUNE 3, 2013.

2. 1/2" IRON RODS STAMPED "RPLS 4818" WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION IS COMPLETED.

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# FINAL PLAT OF

LOTS 11-20, BLOCK 33; LOTS 1-20, BLOCK 34
LOTS 4-10, 11X, BLOCK 35; LOTS 1-29, 30X, BLOCK 36
LOTS 1-14, BLOCK 37; LOTS 7-15, BLOCK 38

89 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
PREPARED MARCH 31, 2019

# THE COVE
## PHASE THREE
## 26.170 ACRES

AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING SITUATED IN THE HENRY SANGE SURVEY, ABSTRACT NO. 1009 AND THE HENRI LEVY SURVEY, ABSTRACT NO. 629, ELLIS COUNTY, TEXAS.

FP-19-0049

STATE OF TEXAS

COUNTY OF ELLIS

WHEREAS, MORITZ INTERESTS, LTD are the owner of a 26.170 acre tract of land in the HENRY SANGE SURVEY, ABSTRACT NUMBER 1009 AND THE HENRI LEVY SURVEY, ABSTRACT NUMBER 629, Ellis County, Texas and being a portion of that certain tract of land described in deed to MORITZ INTERESTS, LTD. according to the deed recorded in Volume 1844, Page 1118, Deed Records, Ellis County, Texas and being all of that certain tract of land described in deed to MORITZ INTERESTS, LTD, according to the deed recorded in Instrument Number _____, Deed Records, Ellis County, Texas. The Bearings for this survey are based on the Texas State Plane Coordinate System, Texas north Central (4202) North America Datam 1983, as derived from static observation and NOAA/NGS OPUS calculations.

COMMENCING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the northeast corner of Country Meadows Addition, Phase 2, an addition to the City of Waxahachie, Ellis County, Texas according to the Plat recorded in Cabinet G, Slide 124, Plat Records, Ellis County, Texas and in the north right of way line of Oak Ridge Drive, a 60' wide public right of way;

THENCE along the north line of said Country Meadows Addition, Phase 2, and the said north right of way line of Oak Ridge Drive, the following courses and distances;

South 88°36'45" West, a distance of 149.38 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a tangent curve, concave to the north, having a radius of 275.00 Feet a central angle of 06°52'09", and a chord of 32.95 Feet bearing North 87°57'11" West;

Westerly along said curve, a distance of 32.97 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 84°31'06" West, a distance of 257.42 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the POINT OF BEGINNING;

North 84°31'06" West, a distance of 234.70 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a tangent curve, concave to the south, having a radius of 480.00 Feet a central angle of 07°26'52", and a chord of 62.35 Feet bearing North 88°14'31" West;

Westerly along said curve, a distance of 62.39 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said north line of Country Meadows Addition, Phase 2 and said north right of way line and continuing over and across said Moritz Interests, LTD tract, the following courses and distances;

North 05°40'43" East, a distance of 997.61 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the south right of way line of North Grove Boulevard, an addition to the City of Waxahachie, Ellis County, Texas, recorded in Cabinet J, Slide 130-134, Plat Records, Ellis County, Texas, a 110' wide public right of way for the point of curvature of a non-tangent curve, concave to the south, having a radius of 1445.00 Feet a central angle of 20°08'43", and a chord of 505.45 Feet bearing South 79°06'24" East;

THENCE easterly along said south right of way line and said curve, a distance of 508.07 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 69°02'03" East, continuing along said south right of way line, a distance of 472.59 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a tangent curve, concave to the north, having a radius of 2305.00 Feet a central angle of 16°51'58", and a chord of 676.07 Feet bearing South 77°28'02" East;

Easterly along said south right of way line and said curve, a distance of 678.52 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said south right of way line and continuing over and across said Moritz Interests, LTD tract and said JHH North Grove Development, LLC tract, the following courses and distances;

South 03°25'44" West, a distance of 70.47 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 88°53'18" West, a distance of 131.57 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 01°06'42" East, a distance of 319.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 88°53'18" West, a distance of 115.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 43°53'18" West, a distance of 14.14 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 01°06'42" East, a distance of 110.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 88°53'18" West, a distance of 499.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 86°50'23" West, a distance of 259.48 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 03°24'51" West, a distance of 7.91 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 86°35'09" West, a distance of 139.57 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 84°31'06" West, a distance of 240.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 05°28'54" West, a distance of 120.00 Feet to the POINT OF BEGINNING and containing a computed area of 26.170 Acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MORITZ INTEREST, LTD. acting herein by and though their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as THE COVE, PHASE THREE, an addition to the City of Waxahachie, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, 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 construction, reconstruction, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

Witness my hand this the _____ day of _____, 2019.

MORITZ INTEREST, LTD

By: _____
WILLIAM SNIDER

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William Snider known to me to be the person and officer 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public State of Texas
My Commission expires _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, JOHNNY D.L. WILLIAMS, R.P.L.S. No. 4818, 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.

Johnny D.L. Williams — APRIL 22, 2019

JOHNNY D.L. WILLIAMS — DATE
Whitfield-Hall Surveyors
3559 Williams Road, Suite 107
Fort Worth, Texas 76116

STATE OF TEXAS — REGISTERED — JOHNNY D.L. WILLIAMS — 4818 — PROFESSIONAL — LAND SURVEYOR

CURVE TABLE

| Id | Delta | Radius | Arc Length | Chord | Ch Bear |
|---|---|---|---|---|---|
| C1 | 148°43'11" | 52.00' | 134.97' | 100.15' | N 75°28'18" W |
| C2 | 03°48'58" | 373.00' | 24.84' | 24.84' | N 19°03'28" E |
| C3 | 01°54'04" | 427.00' | 14.17' | 14.17' | N 20°00'55" E |
| C4 | 14°31'35" | 52.00' | 13.18' | 13.15' | N 88°13'05" E |
| C5 | 48°48'14" | 52.00' | 44.29' | 42.97' | N 56°33'10" E |
| C6 | 63°40'13" | 52.00' | 57.79' | 54.86' | N 00°18'57" E |
| C7 | 140°47'41" | 52.00' | 127.78' | 97.97' | S 78°05'00" W |
| C8 | 88°47'34" | 52.00' | 80.59' | 72.76' | N 70°11'43" W |
| C9 | 59°55'36" | 52.00' | 54.39' | 51.94' | S 35°26'42" W |
| C10 | 01°21'59" | 2973.00' | 70.89' | 70.89' | N 88°43'43" W |
| C11 | 01°16'30" | 2973.00' | 66.16' | 66.16' | N 89°58'43" W |
| C12 | 00°25'29" | 2973.00' | 22.04' | 22.04' | S 88°53'18" W |
| C13 | 00°44'55" | 3027.00' | 39.55' | 39.55' | N 89°15'45" E |
| C14 | 01°13'51" | 3027.00' | 65.02' | 65.02' | S 89°44'52" E |
| C15 | 01°06'47" | 3027.00' | 58.80' | 58.80' | S 88°34'34" E |
| C16 | 00°03'02" | 2973.00' | 2.63' | 2.63' | N 84°32'37" W |
| C19 | 07°11'15" | 427.00' | 53.56' | 53.53' | N 07°00'28" E |
| C20 | 08°27'48" | 427.00' | 63.07' | 63.02' | N 14°50'00" E |
| C21 | 13°44'08" | 373.00' | 89.42' | 89.21' | N 10°16'55" E |
| C22 | 01°19'48" | 2973.00' | 69.01' | 69.00' | S 89°33'11" W |
| C23 | 01°36'52" | 2973.00' | 83.77' | 83.77' | N 88°58'29" W |
| C26 | 00°52'57" | 3027.00' | 46.63' | 46.63' | N 84°57'35" W |
| C27 | 01°20'14" | 3027.00' | 70.65' | 70.65' | N 86°04'11" W |
| C28 | 01°07'03" | 3027.00' | 59.03' | 59.03' | N 88°41'52" W |
| C29 | 01°07'03" | 3027.00' | 59.03' | 59.03' | N 89°48'55" W |
| C30 | 00°44'16" | 3027.00' | 38.98' | 38.98' | S 89°15'26" W |
| C31 | 01°30'20" | 2853.00' | 74.97' | 74.97' | N 88°39'32" W |
| C32 | 01°15'26" | 2853.00' | 62.60' | 62.60' | S 89°57'34" W |
| C33 | 00°26'34" | 2853.00' | 22.04' | 22.04' | S 89°06'35" W |
| C34 | 01°13'13" | 2973.00' | 63.32' | 63.32' | N 86°00'33" W |
| C35 | 00°52'50" | 2973.00' | 45.70' | 45.69' | N 84°57'31" W |
| C36 | 00°52'40" | 3027.00' | 46.37' | 46.37' | S 84°57'26" E |
| C37 | 01°13'22" | 3027.00' | 64.60' | 64.60' | S 86°00'27" E |
| C38 | 02°48'26" | 3000.00' | 146.99' | 146.98' | S 85°55'19" E |
| C39 | 03°47'10" | 3000.00' | 198.24' | 198.20' | S 89°13'07" E |
| C40 | 02°55'41" | 3000.00' | 153.31' | 153.29' | S 85°58'56" E |
| C41 | 03°39'55" | 3000.00' | 191.92' | 191.89' | S 89°16'45" E |
| C42 | 17°33'06" | 400.00' | 122.53' | 122.06' | S 12°11'24" W |
| C44 | 06°52'09" | 275.00' | 32.97' | 32.95' | N 87°57'11" W |
| C45 | 02°10'20" | 2973.00' | 112.71' | 112.70' | N 85°39'18" W |
| <78> | 02°13'22" | 2973.00' | 115.34' | 115.33' | S 85°37'47" E |

LINE TABLE

| Id | Bearing | Distance |
|---|---|---|
| L1 | S 50°28'54" W | 14.14' |
| L2 | S 39°31'06" E | 14.14' |
| L3 | S 50°28'54" W | 14.14' |
| L4 | S 39°31'06" E | 14.14' |
| L5 | S 50°28'54" W | 14.14' |
| L6 | S 39°31'06" E | 14.14' |
| L7 | S 50°28'54" W | 14.14' |
| L8 | S 05°28'52" W | 25.00' |
| L9 | N 56°45'40" E | 27.01' |
| L10 | N 48°17'18" E | 14.17' |
| L11 | N 03°24'51" E | 19.00' |
| L12 | N 03°24'51" E | 18.19' |
| L13 | N 42°19'42" W | 13.96' |
| L14 | N 47°41'05" E | 14.32' |
| L15 | S 41°42'34" E | 14.11' |
| L16 | S 48°20'57" W | 14.16' |
| L17 | N 42°16'03" W | 13.97' |
| L18 | S 41°38'59" E | 14.13' |
| L19 | N 47°44'41" E | 14.31' |
| L20 | S 03°24'51" W | 7.91' |
| L21 | S 46°06'42" E | 14.14' |
| L22 | S 43°53'18" W | 14.14' |
| L23 | N 46°06'42" W | 14.14' |
| L24 | N 43°53'18" E | 14.14' |
| L25 | S 46°06'42" E | 14.14' |
| L26 | N 01°06'42" W | 2.00' |
| L27 | N 88°53'18" E | 1.00' |
| L28 | N 84°31'06" W | 14.31' |
| L29 | S 84°31'06" E | 14.31' |

## LAND USE SUMMARY:

| | |
|---|---|
| LOTS | 16.537 ACRES |
| OPEN SPACE | 3.178 ACRES |
| ROW | 6.455 ACRES |
| TOTAL ACRES | 26.170 ACRES |

# FINAL PLAT OF

LOTS 11-20, BLOCK 33; LOTS 1-20, BLOCK 34
LOTS 4-10, 11X, BLOCK 35; LOTS 1-29, 30X, BLOCK 36
LOTS 1-14, BLOCK 37; LOTS 7-15, BLOCK 38

89 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
PREPARED MARCH 31, 2019

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FP-19-0049

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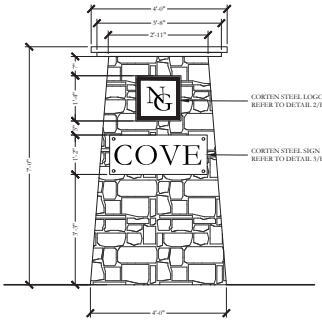
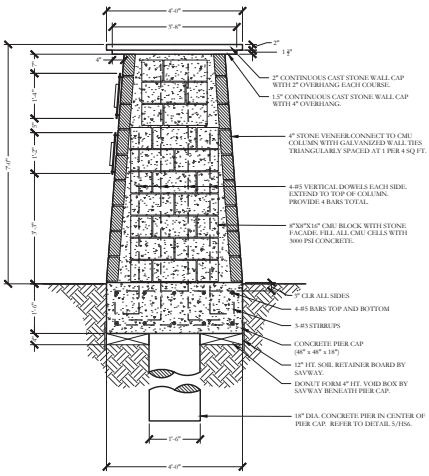
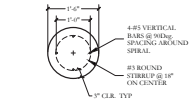


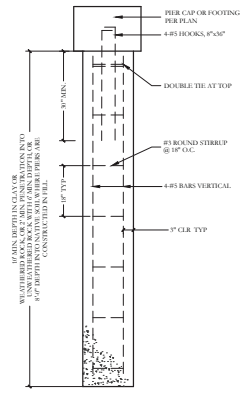

1 ENTRY COLUMN
ELEVATION
SCALE: 3/4" = 1'-0"




4 ENTRY COLUMN
SECTION
SCALE: 3/4" = 1'-0"



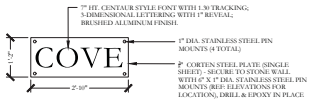

PLAN




SECTION

5 PIER (18" DIA.)
PLAN/SECTION
SCALE: 3/4" = 1'-0"

2 CORTEN STEEL LOGO PANEL
ELEVATION
SCALE: 3/4" = 1'-0"




3 CORTEN STEEL SIGN PANEL
ELEVATION
SCALE: 3/4" = 1'-0"

## WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PROPER INSPECTION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40. AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 4 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S, MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
12. BRICK AND STONE MATERIAL SHALL BE SELECTED BY OWNER.
13. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
15. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
16. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
17. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
18. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
19. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

## GENERAL NOTES - HARDSCAPE

CAST-IN-PLACE CONCRETE:
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL:
1. ALL REINFORCEMENT STEEL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   2.2. CONCRETE EXPOSED TO EARTH OR WEATHER:
      2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      2.3.1. SLABS, WALLS AND JOISTS:
         2.3.1.1. (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
         2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
      2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      2.3.3. SHELLS AND FOLDED PLATES:
         2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
         2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS:
1. PIER NOT SPECIFICALLY LOCATED ON THE PLAN, SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETED.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFT PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 60 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE 60 BAR DIAMETER LAP SPLICES IN ALL HORIZONTAL QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 38 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE: MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE: HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/8" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-0" MAXIMUM LIFTS.

CODY JOHNSON
B.t.u.g.l.a
9721 COURT RD. 1003 STE. 220-339 PLANO, TEXAS 75025
PHONE: (972) 800-0000
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

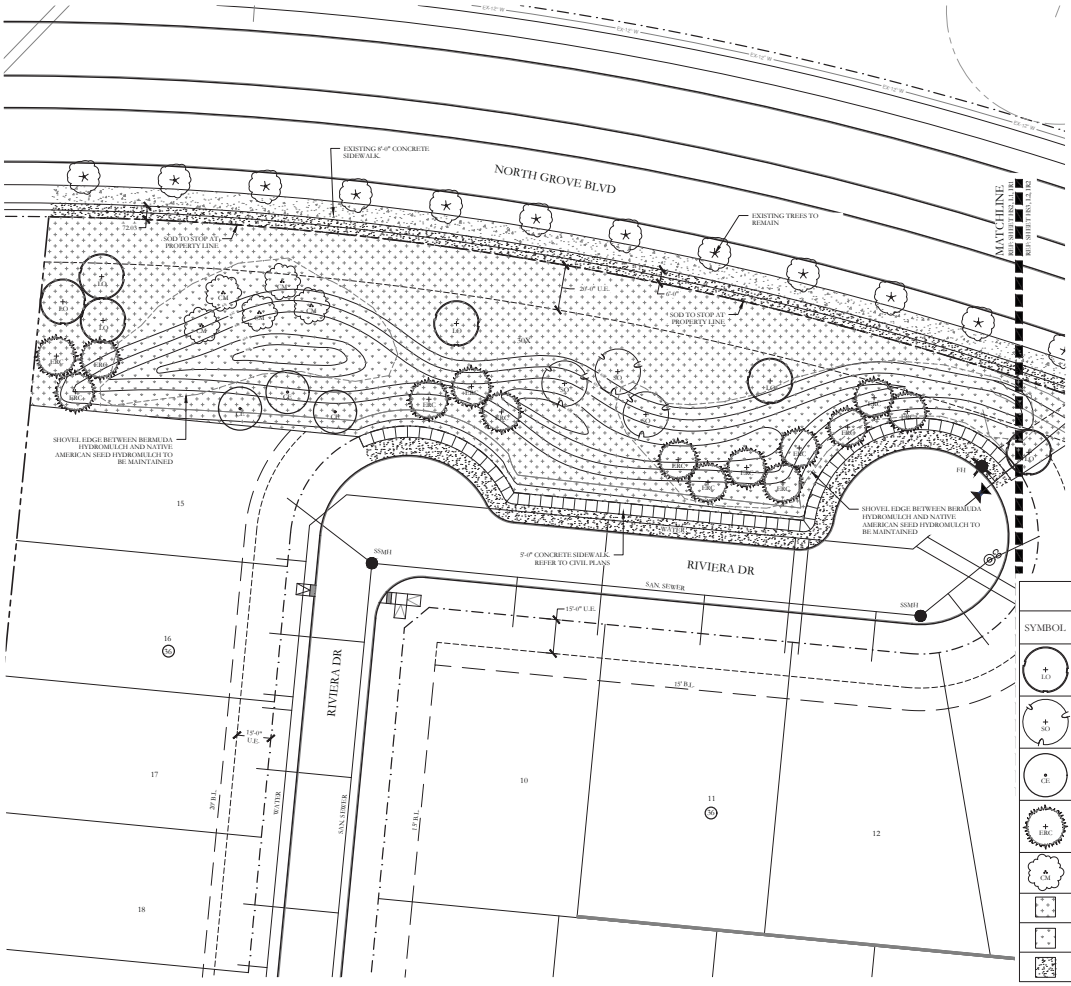
August 21, 2018

F-10826

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Hardscape Details
The Cove Phase III
City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.
JHD004
SHEET NO.
HS6 of 6




## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 3" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 3" CALIPER | AS SHOWN |
| ERC | ERC | EASTERN RED CEDAR | JUNIPERUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| CM | CM | CRAPE MYRTLE | LAGERSTROMIA INDICA X GAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
| | | BERMUDA GRASS HYDROMULCH | CYNODON DACTYLON | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSFITY |
| | | NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO. | | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSFITY |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |


CODY JOHNSON
d.t.u.d.i.o
9721 COUT DR, MAYS UTP, 229-339 PLANO, TEXAS 75025
PHONE: 972-900-7933
EMAIL: CODY@CODYJOHNSONSTUDIO.COM


March 19, 2019

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

# SCREENING AND BUFFERING

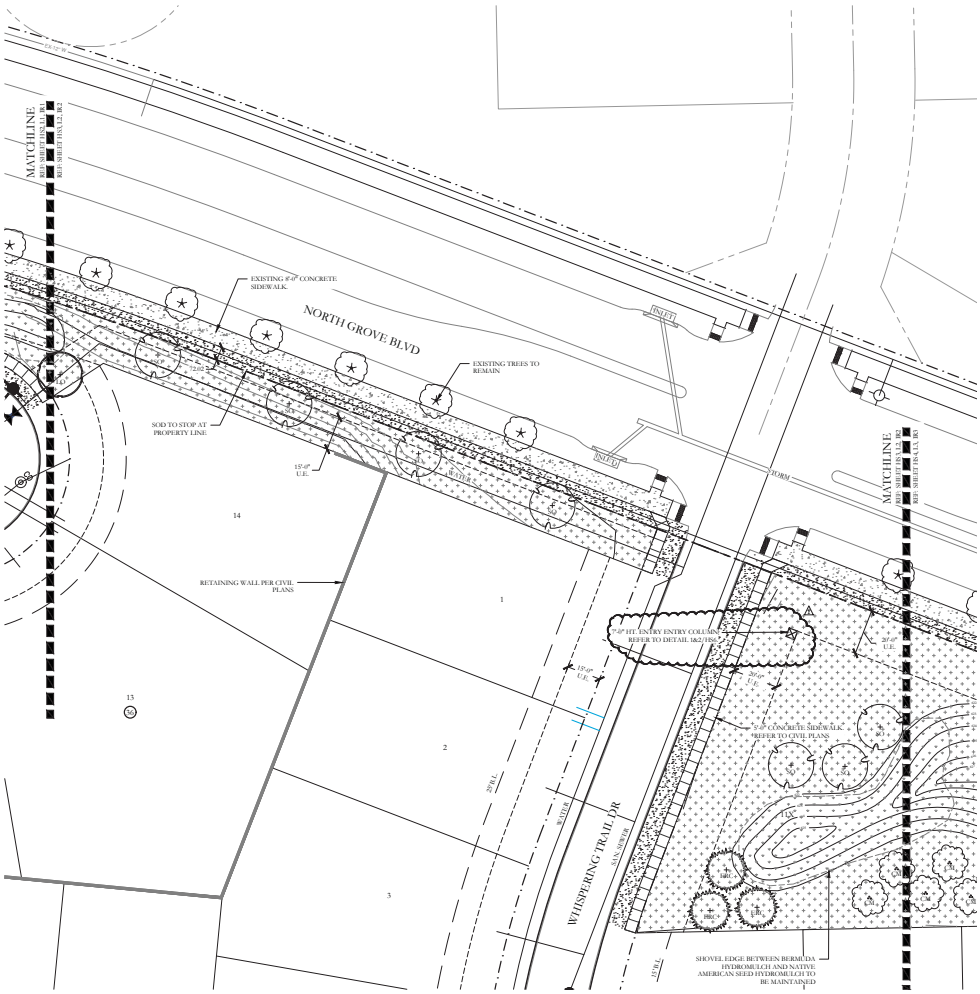
Landscape Plan

The Cove Phase III

City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.
JHD004

SHEET NO.
LS1 of 5




## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 3" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 3" CALIPER | AS SHOWN |
| ERC | ERC | EASTERN RED CEDAR | JUNIPERUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| CM | CM | CRAPE MYRTLE | LAGERSTROMIA INDICA X. GAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
| | | BERMUDA GRASS HYDROMULCH | CYNODON DACTYLON | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSITY |
| | | NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO. | | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSITY |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |

CODY JOHNSON & ASSOCIATES
9721 COUNTY RD. 1025 S. UTE, ZIP 5139 PLANO, TEXAS 75025
PHONE: (972) 562-4409
E-MAIL: CODY@CODYJOHNSONSTUDIO.COM

March 19, 2019

NORTH

Scale: 1" = 20'-0"

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One Inch

# SCREENING AND BUFFERING

Landscape Plan

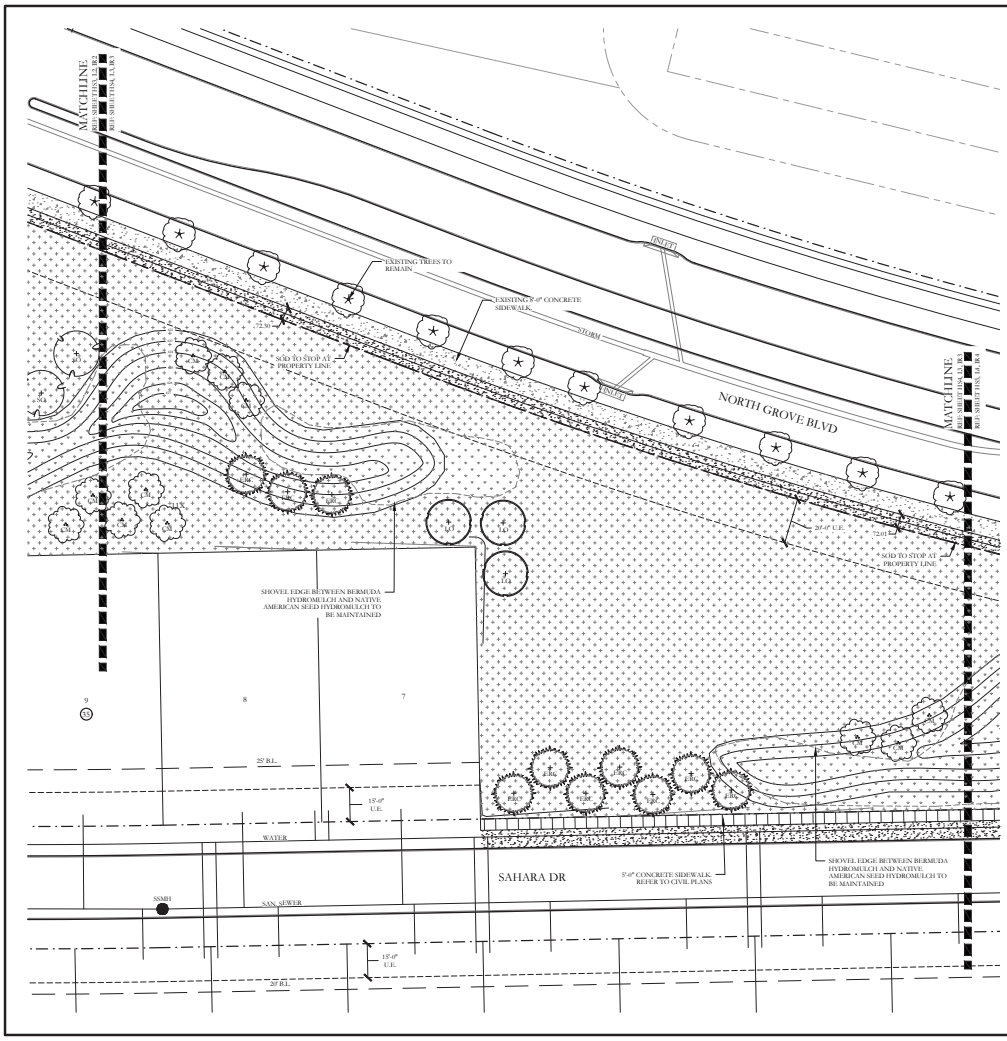
The Cove Phase III

City of Waxahachie, Ellis County, Texas

| | |
|---|---|
| 1 | 3/19/2019 |

CJS PROJECT NO.
JHD004

SHEET NO.
LS2 of 5




## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 3" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 3" CALIPER | AS SHOWN |
| ERC | ERC | EASTERN RED CEDAR | JUNIPERUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| CM | CM | CRAPE MYRTLE | LAGERSTROMIA INDICA X. GAUBILI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
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| | | NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO. | | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSITY |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |

CODY JOHNSON
d.t.u.d.i.o
9721 COLT RD, SUITE 220-319 PLANO, TEXAS 75025
PHONE: 214.556.9000
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY JOHNSON
7833
STATE OF TEXAS

March 19, 2019

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

# SCREENING AND BUFFERING

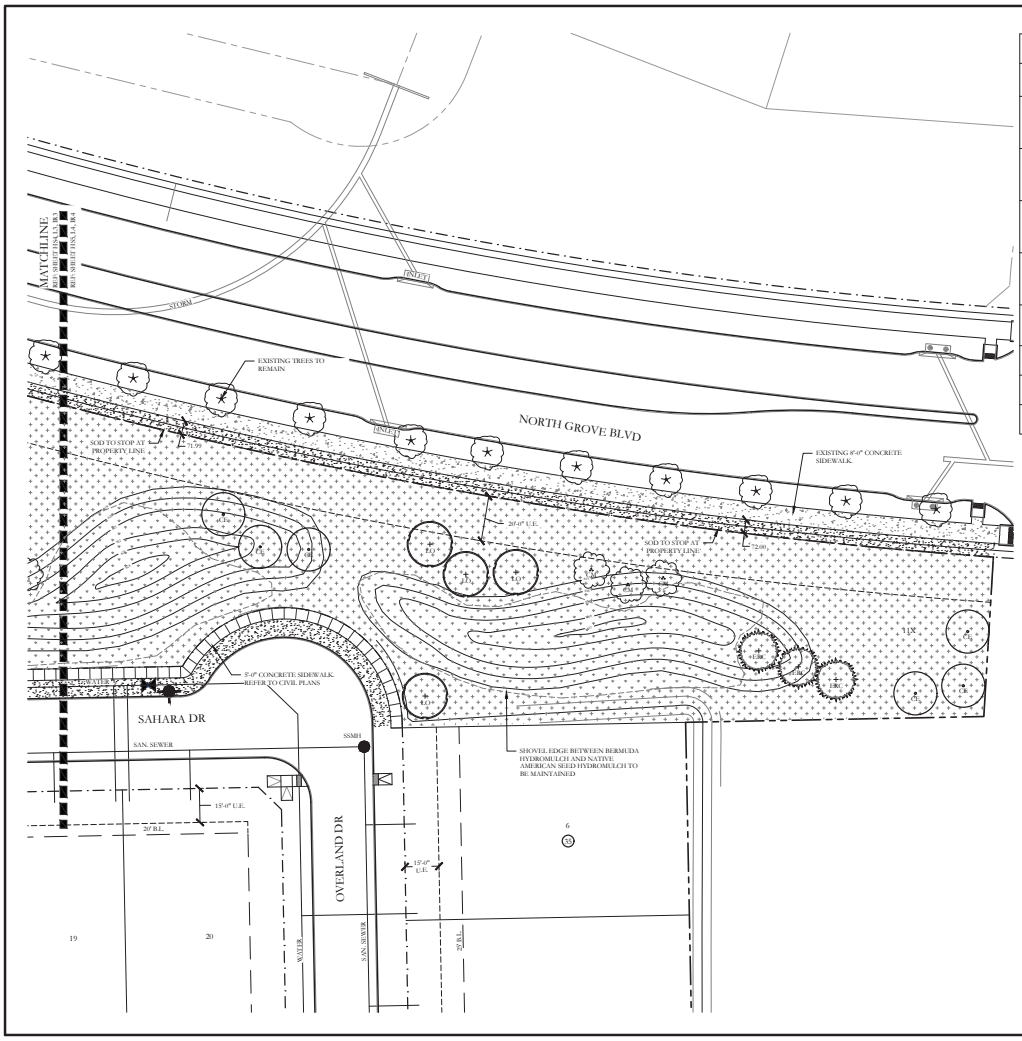
Landscape Plan

The Cove Phase III

City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.
JHD004

SHEET NO.
LS3 of 5




## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| SO | SO | SHUMARD OAK | QUERCUS SHUMARDII | 3" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 3" CALIPER | AS SHOWN |
| ERC | ERC | EASTERN RED CEDAR | JUNIPERUS VIRGINIANA | 3" CALIPER | AS SHOWN |
| CM | CM | CRAPE MYRTLE | LAGERSTROMIA INDICA X. GAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN |
| | | BERMUDA GRASS HYDROMULCH | CYNODON DACTYLON | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSITY |
| | | NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO. | | SQUARE FEET | MIN. 100% COVERAGE AT 70% DENSITY |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |

CODY JOHNSON & ASSOCIATES
9721 COUNTY RD. 1025 SUITE 220-330 FLOWS, TEXAS 75025
PH: (214) 215-0000
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

March 19, 2019

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

# SCREENING AND BUFFERING

Landscape Plan

The Cove Phase III

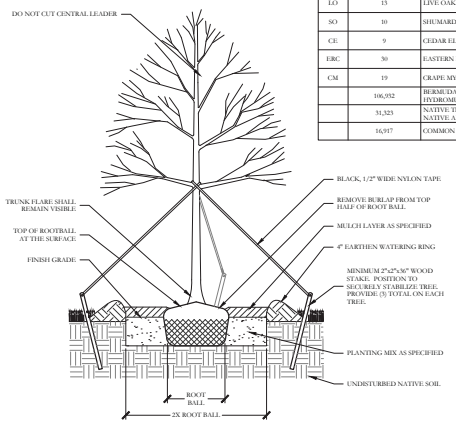
City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.
JHD004

SHEET NO.
LS4 of 5

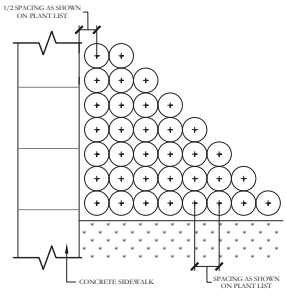
## PLANT LIST

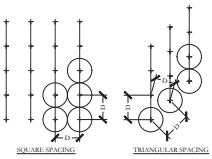
| KEY | ESTIMATED QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| LO | 13 | LIVE OAK | QUERCUS VIRGINIANA | 3" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| SO | 10 | SHUMARD OAK | QUERCUS SHUMARDII | 3" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| CE | 9 | CEDAR ELM | ULMUS CRASSIFOLIA | 3" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| ERC | 30 | EASTERN RED CEDAR | JUNIPERUS VIRGINIANA | 3" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| CM | 19 | CRAPE MYRTLE | LAGERSTRŒMEIA INDICA X. GAURIEI 'NATCHEZ' | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| | 106,932 | BERMUDA GRASS HYDROMULCH | CYNODON DACTYLON | SQUARE FEET | HYDROMULCH | MIN 100% COVERAGE: ALL AREAS SHOWN AT 70% DENSITY |
| | 31,323 | NATIVE TRAIL MIX BY NATIVE AMERICAN SEED CO. | | SQUARE FEET | HYDROMULCH | MIN 100% COVERAGE: ALL AREAS SHOWN AT 70% DENSITY |
| | 16,917 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE: ALL AREAS SHOWN |



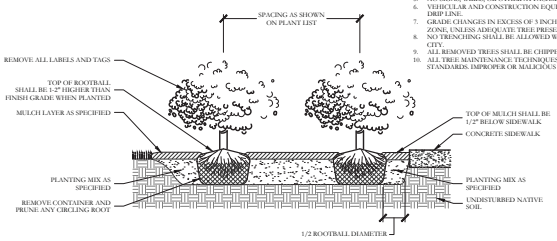

1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE




NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.




2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION

NOT TO SCALE

## GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT–CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 6" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 5 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.


CODY JOHNSON
B.L.A.U.D.I.O
9721 COUT DR. SAN ANTONIO, TX 78230 PLANO, TEXAS 75025
PHONE: 210.639.7925
EMAIL: CODY@CODYJOHNSONSTUDIO.COM


REGISTERED LANDSCAPE ARCHITECT CODY JOHNSON 2933 STATE OF TEXAS

March 19, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Landscape Details
The Cove Phase III
City of Waxahachie, Ellis County, Texas

CJS PROJECT NO.
JHD004

SHEET NO.
LS5 of 5

# Planning & Zoning Department

# Plat Staff Report

## Case: RP-19-0051

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

Consider request by Michael Evans, GSW Land Surveyors, for a Replat of a portion of Lots 3 and 4 and all of Lot 5, Block 14, West End, to create Lot 5R, Block 14, West End, 4.478 acres (Property ID 176761 and 176763) – Owner: CHRISTOPHER L GLEASON (RP-19-0051)

**CASE INFORMATION**

*Applicant:* Michael Evans, GSW Land Surveyors

*Property Owner(s):* Christopher L Gleason

*Site Acreage:* 4.478 acres

*Number of Lots:* 2 lot

*Number of Dwelling Units:* 0 units

*Park Land Dedication:* Exempt

*Adequate Public Facilities:* The property owner will need to connect to city sewer and water.

**SUBJECT PROPERTY**

*General Location:* 309 N Grand Avenue

*Parcel ID Number(s):* 176761, 176763

*Current Zoning:* General Retail and Light Industrial-1

*Existing Use:* Veterinary Clinic

*Platting History:* 3D; 4A; 5B 827 14 WEST END, 5A 14 WEST END

*Site Aerial:*

**STAFF CONCERNS**

1. The applicant is currently not connected to City sewer and will need to do so before the plat is filed.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant has submitted an updated plat that addressed all engineering/planning concerns.

**RECOMMENDATION**

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
    1. The applicant will need to connect to city utilities before the plat is filed.

**ATTACHED EXHIBITS**

Identify the exhibits that will be included as agenda backup material.

**1.** Plat drawing

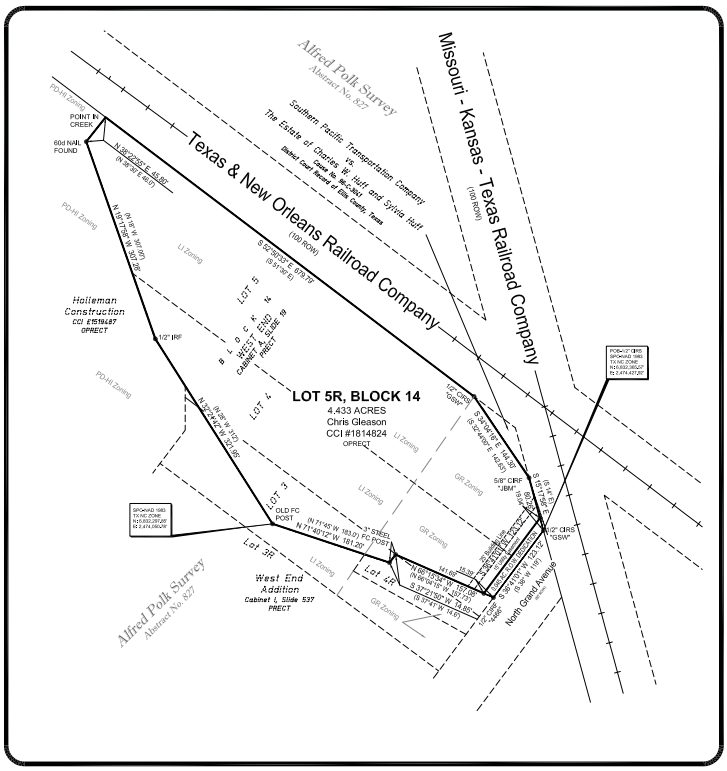
**APPLICANT REQUIREMENTS**

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:*
Chris Webb
Planner
cwebb@waxahachie.com

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




State of Texas
County of Ellis

# OWNER'S DEDICATION

Whereas Chris Gleason is the owner of that certain lot, tract or parcel of land lying in the Alfred Polk Survey, Abstract No. 827, in the City of Waxahachie, Ellis County, Texas, and being a portion of Lots 3 and 4, and all of Lot 5, Block 14, West End, an addition to the City of Waxahachie according to the plat filed of record in Cabinet A, Slide 19, Plat Records of Ellis County, Texas, and being all that certain tract of land conveyed Chris Gleason according to the deed filed of record as County Clerk Instrument #1814824, Official Public Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the west line of North Grand Avenue and the west line of the right-of-way of the Missouri-Kansas-Texas Railroad Company, the State Plane Coordinate of which is N: 6,832,365.57 feet, and E: 2,474,427.92 feet, said point being the most easterly corner of said Huff tract, for the most easterly corner of this tract;

THENCE S 36°41'01" W, along the west line of said avenue and along the east line of said Block 14, a distance of 123.12 feet to a 1/2" iron rod with a yellow plastic cap marked "RPLS 4466" found, the northeast corner of Lot 4R, Block 14, West End Addition, according to the plat filed of record in Cabinet I, Slide 537, Plat Records of Ellis County, Texas, and the southeast corner of said Huff tract, for the southeast corner of this tract;

THENCE N 66°15'34" W, along the north line of said West End Addition (Cabinet A, Slide 537), and along the south line of said Huff tract, and along or near a fence of variable construction materials, a distance of 157.08 feet to a 3" steel fence post for an angle point in the north line of said addition and the south line of said Huff tract, for an angle point in the south line of this tract;

THENCE S 37°21'50" W, along the north line of said addition and along a purported agreed boundary line between Larry A. Pope and Charles W. Huff according to the description of said purported agreement contained within the field notes of the FIRST TRACT in the Warranty Deed (With Vendor's Lien) wherein Lloyd O. Stone, and wife, Lillian Stone, convey the said FIRST TRACT to Larry A. Pope, and wife, Linda Pope, on June 10, 1971, according to the deed filed of record in Volume 551, Page 653, Deed Records of Ellis County, Texas, a distance of 14.85 feet to a 3" steel fence post for an angle point in the north line of said addition and an angle point in the south line of said Huff tract, for an angle point in the south line of this tract;

THENCE N 71°40'12" W, along the southwest line of said Huff tract and along or near a fence, a distance of 181.20 feet to an old fence post found for an angle point in the south line of said Huff tract, for an angle point in the southwest line of this tract;

THENCE N 32°21'42" W, along or near a fence and along the southwest line of said Huff tract, a distance of 321.95 feet to a 1/2" iron rod found, an angle point in the northeast line of that certain tract of land conveyed by C. Dale Stephenson, et al., to Holleman Construction on August 13, 2015, according to the Special Warranty Deed filed of record as County Clerk Instrument #1519487, Official Public Records of Ellis County, Texas, also being an angle point in the southwest line of said Huff tract, for an angle point in the southwest line of this tract;

THENCE N 19°17'58" W, along the southwest line of said Huff tract and along the northeast line of said Holleman tract, and along or near a fence, a distance of 307.28 feet to a 60d nail found at the base of a X-tie fence post for an angle point in the southwest line of said Huff tract and the northeast line of said Holleman tract, an angle point in the northeast line of said Holleman tract, and being the most westerly corner of said Huff tract, for the most westerly corner of said Huff tract;

THENCE N 38°22'55" E, along the west line of said Huff tract and along the east line of said Holleman tract, and along or near a fence, a distance of 45.80 feet to a point in a stock tank being in the southwest line of the Texas and New Orleans Railroad Company right-of-way, the northeast corner of said Holleman tract, the northwest corner of said Huff tract, for the northwest corner of this tract;

THENCE S 52°50'33" E, along the southwest line of said railroad right-of-way and along the northeast line of said Huff tract, a distance of 679.79 feet to 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set for the northwest corner of that certain tract of land described in the judgment for Cause No. 96-C-3041, Southern Pacific Transportation Company vs. The Estate of Charles W. Huff and Sylvia Huff, as filed in the District Clerk Records of Ellis County, Texas, for an angle point in the northeast line of this tract;

THENCE S 34°04'16" E, along the southwest line of the tract described in said judgment, a distance of 144.30 feet to a 5/8" iron rod with plastic cap marked "JBM" found, the southeast corner of the tract described in said judgment, and being in the west line of North Grand Avenue, and being in the northeast line of said Huff tract, for an angle point in the northeast line of this tract;

THENCE S 15°17'58" E, along the west line of North Grand Avenue, and along the east of said Huff tract, a distance of 80.26 feet to the PLACE OF BEGINNING, and containing 4.478 acres of land, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Chris Gleason does hereby adopt this plat designating the herein above described property as Lot 5R, Block 14, WEST END , 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 hereon. 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 contructed or fixed 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 accomodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the Public's and the City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growths which may in anyway 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 hae the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, ans adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

WITNESS my hand this the _____day of_____ 2019.

_____
Chris Gleason, Owner

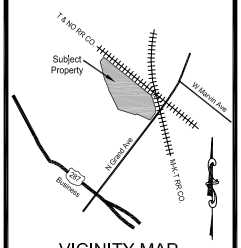
STATE OF TEXAS §
§
COUNTY OF ELLIS §

This instrument was acknowledged before me on the _____ day of _____, 2019, by Chris Gleason, for the purposes and considerations therein expressed.

_____
Notary Public My Commision Expires:

Printed Name: _____ _____

FOR COUNTY USE ONLY




## VICINITY MAP

Not to scale

## GENERAL NOTES

1. BASIS OF BEARINGS: The bearings and coordinates shown hereon are grid bearings and coordinates based upon an actual field survey and are related to the Texas Coordinate System of 1983, North Central Zone(NAD 1983 [Epoch 2010]).
2. The combined grid factor is 0.99991308, and the Angle of Convergence is 00°53'38.44".
3. The distances shown hereon are Surface distances.
4. Land areas shown are within the tolerances stated In the Professional and Technical Standards of the Texas Board of Professional Land Surveying.
5. Zoning designation for subject and surrounding properties is "GR".

PLANNING & ZONING COMMISSION APPROVAL :

APPROVED BY:Planning & Zoning Commission City of Waxahachie

By:_____ _____
Chairperson Date

CITY COUNCIL APPROVAL

City of Waxahachie

By:_____ _____
Mayor Date

_____ _____
Attest Date

## SURVEYOR'S STATEMENT:

This is to affirm that I, W. Mkhael Evans, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision shown hereon from an actual survey on the ground, and that all lot corners, and angle points shall be properly marked on the ground, and that this plat represents that survey made by me in accordance with the Subdivision Ordinance of the City of Waxahachie.

Dated this the 21st day of March, 2019.

**PRELIMINARY**

This Document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document.

_____
W. Mkhael Evans
Registered Professional Land Surveyor No. 4715


OWNER/DEVELOPER:
DR. CHRIS GLEASON, DVM
309 N. GRAND AVE
WAXAHACHIE TX 75165
(972) 298-2898
cgleasondvm@att.net

SURVEYOR:
MICHAEL EVANS, RPLS
1305 BROOK ARBOR DR.
MANSFIELD TX 76063
617-822-3591
mevans@gswland.com


PROJECT NO. 98146

0 100' 200'
Graphic Scale in Feet
1"=100'

## LEGEND

| | |
|---|---|
| IRF | = IRON ROD FOUND |
| CIRS | = CAPPED IRON ROD SET (YELLOW PLASTIC CAP MARKED "GSW LAND SURVEYORS") |
| SPC | = STATE PLANE COORDINATES (TEXAS COORDINATE SYSTEM) |
| NAD83 | = NORTH AMERICAN DATUM OF 1983 (EPOCH 2010) |
| TXNC ZONE | = TEXAS NORTH CENTRAL ZONE |
| P.O.B. | = PLACE OF BEGINNING |
| R.O.W. | = RIGHT-OF-WAY |


SOUTHWESTERN LAND SURVEYORS
1305 Brook Arbor Drive
Mansfield, Texas 76063
(817) 822-3591
Firm Registration No. 10163400


**RE-PLAT**

LOT 5R, BLOCK 14
WEST END
an addition to the
City of Waxahachie
ELLIS COUNTY, TEXAS

Being portion of Lots 3 and 4, and all of Lot 5, Block 14
West End
an addition to the City of Waxahachie
as filed of record in Cabinet A, Slide 19
Plat Records of Ellis County, Texas Case #RP-19-0051

# Planning & Zoning Department

# Plat Staff Report

## Case: PP-19-0053

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

Consider request by Blain Vinson, SAP Properties LLC, for a Preliminary Plat of The Cottages on Cantrell for 73 lots, being 17.348 acres situated in the J. Armstrong Survey, Abstract 6 (Property ID 244351) – Owner: SAP PROPERTIES LLC (PP-19-0053)

**CASE INFORMATION**

*Applicant:* Blain Vinson, SAP Properties LLC

*Property Owner(s):* SAP Properties LLC

*Site Acreage:* 17.348 acres

*Number of Lots:* 73 lot

*Number of Dwelling Units:* 73 units

*Park Land Dedication:* To be calculated with final plat application.

*Adequate Public Facilities:* N/A (A letter of acceptance will be necessary for the final plat)

**SUBJECT PROPERTY**

*General Location:* South of 855 Cantrell Street

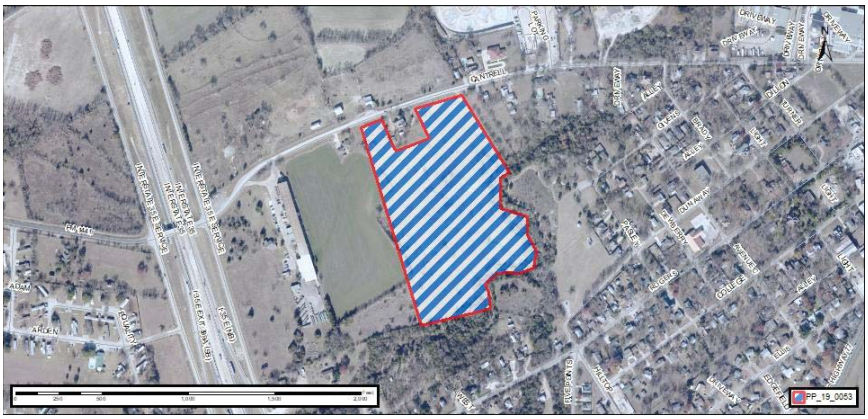
*Parcel ID Number(s):* 244351

*Current Zoning:* Planned Development-Single Family-3 – Ordinance 3043

*Existing Use:* Currently undeveloped

*Platting History:* 6 J C ARMSTRONG

*Site Aerial:*




**STAFF CONCERNS**

1. The applicant submitted a revised plat drawing that addressed most of staff's concerns. However, it is has been determined that a 30' wide street needs to be used throughout the development instead of the 28' wide street that has been included in the cross section.
2. There is still concern that the most updated plat drawing fails to address comments made by the Waxahachie Fire Marshal in regards to the street between units 1 and 2 and units 5 and 6. If both fire lanes are 240+ feet in length, a turnaround for fire apparatus or a pass through to another fire lane or street will be necessary.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant has submitted updated plat drawings that addressed most of staff's concerns. The only exception to this is the above mentioned 28' wide roadway that is currently planned to be put in place.

**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 applicant needs to change the roadway width to 30' from the current 28' that is shown.
   2. The applicant will have to address continued concerns made by the Waxahachie Fire Marshal.

**ATTACHED EXHIBITS**

Identify the exhibits that will be included as agenda backup material.

1. Plat drawing
2. Landscape plan

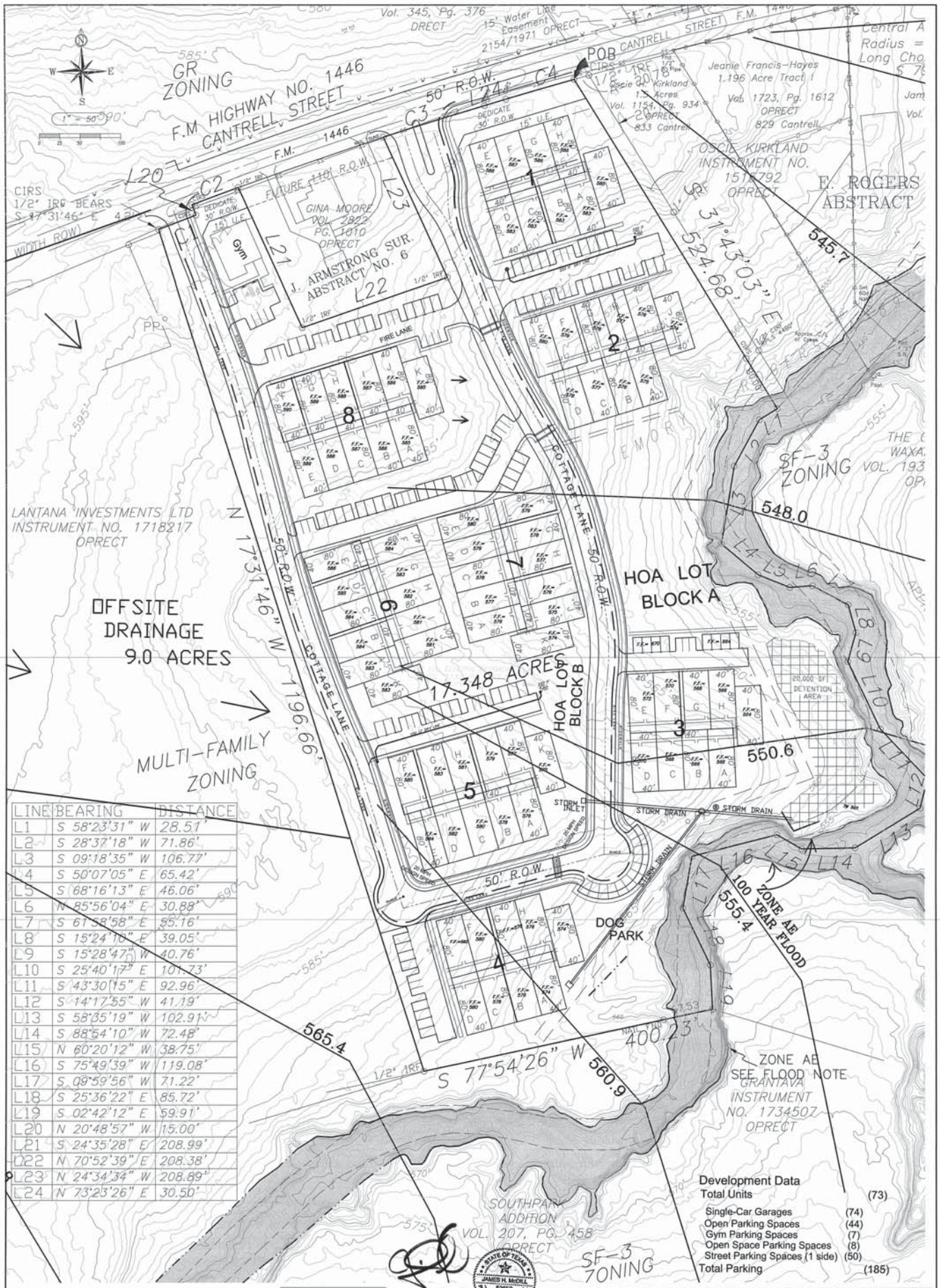
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*
Chris Webb
Planner
cwebb@waxahachie.com

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




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 58°23'31" W | 28.51' |
| L2 | S 28°37'18" W | 71.86' |
| L3 | S 09°18'35" W | 106.77' |
| L4 | S 50°07'05" E | 65.42' |
| L5 | S 68°16'13" E | 46.06' |
| L6 | N 85°56'04" E | 30.88' |
| L7 | S 61°58'58" E | 55.16' |
| L8 | S 15°24'10" E | 39.05' |
| L9 | S 15°28'47" W | 40.76' |
| L10 | S 25°40'17" E | 101.73' |
| L11 | S 43°30'15" E | 92.96' |
| L12 | S 14°17'55" W | 41.19' |
| L13 | S 58°35'19" W | 102.91' |
| L14 | S 88°54'10" W | 72.48' |
| L15 | N 60°20'12" W | 38.75' |
| L16 | S 75°49'39" W | 119.08' |
| L17 | S 09°59'56" W | 71.22' |
| L18 | S 25°36'22" E | 85.72' |
| L19 | S 02°42'12" E | 59.91' |
| L20 | N 20°48'57" W | 15.00' |
| L21 | S 24°35'28" E | 208.99' |
| L22 | N 70°52'39" E | 208.38' |
| L23 | N 24°34'34" W | 208.89' |
| L24 | N 73°23'26" E | 30.50' |

Development Data

| | |
|---|---|
| Total Units | (73) |
| Single-Car Garages | (74) |
| Open Parking Spaces | (44) |
| Gym Parking Spaces | (7) |
| Open Space Parking Spaces | (8) |
| Street Parking Spaces (1 side) | (50) |
| Total Parking | (185) |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 5689.58' | 54.21' | 0°32'45" | N 68°54'40" E | 54.21' |
| C2 | 5704.58' | 67.09' | 0°40'26" | N 69°31'16" E | 67.09' |
| C3 | 5704.58' | 143.29' | 1°26'21" | N 72°40'17" E | 143.29' |
| C4 | 5704.58' | 96.68' | 0°58'16" | N 73°52'34" E | 96.68' |

Owner/Developer:
SAP PROPERTIES, LLC
7851 CLARK COURT
OVILLA, TEXAS 75154
BLAIN VINSON
Phone: 469-715-8054

4.29.2019

STATE OF TEXAS
JAMES H. McDILL
50659
PROFESSIONAL ENGINEER

LEGEND

- Wire Fence
- Wood Fence
- Iron Fence
- Chain Link Fence
- Railroad Track
- Cable TV
- Gas Line
- Petroleum Pipeline
- Electric Line
- Sanitary Sewer Line
- Water Line
- Underground Telephone
- Telephone

LEGEND

- Property Corner Symbol
- Found
- Steel Rod
- Utility Easement
- Utility Pole
- Right of Way
- Point of Beginning
- Centerline
- Drainage Flow
- Spot Elevations
- Building Line
- Sewer Manhole
- Cleanout
- Fire Hydrant
- Water Valve
- Drainage & Utility Easmnt

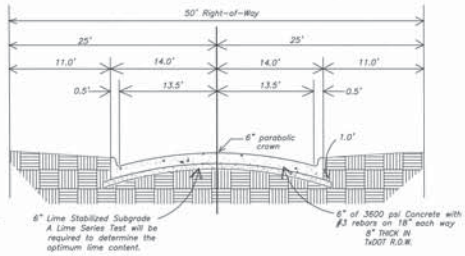
# PRELIMINARY PLAT
# THE COTTAGES ON CANTRELL
Being a 17.348 Acre Addition in the
J. ARMSTRONG SURVEY, ABSTRACT NO. 6
in the City of Waxahachie
ELLIS COUNTY, TEXAS

DAVIS & McDILL, Inc.
D&M ENGINEERS
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307
( A Texas licensed engineering firm # F-8439 )

CASE NUMBER-PP-19-0053

Date: APRIL 29, 2019
Scale: 1" = 50'
Drawn: DAM/Jhm
Job: 219-0009

SHEET 1 OF 4 SHEETS




NCTCOG SAW CUTTING REQUIREMENTS: 5 TO 12 HOUR LIMIT ON SAWING AFTER THE POUR HAS OCCURRED.

CONTRACTION JOINTS SHALL BE PROVIDED WITH A MAXIMUM SPACING OF 30' – 00".

UTILIZE A LIME SERIED TEST TO OBTAIN THE OPTIMUM LIME CONTENT FOR SUBGRADE.

ALL REINFORCED CONCRETE SHALL BE CLASS "A" (NCTCOG STANDARDS) WITH A MINIMUM 3000 PSI STRENGTH AT 28 DAYS.

## 28' RESIDENTIAL STREET

( NOT TO SCALE )

NCTCOG CLASS "C" CONCRETE
minimum 3600 psi strength @ 28 days
6 – sack, 6" thick

FIELD NOTES

BEING A TRACT OF LAND SITUATED IN THE J. ARMSTRONG SURVEY, ABSTRACT NO. 6, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS FIRST TRACT AND THIRD TRACT, IN DEED TO G. O. WALKER AND MABEL P. WALKER, RECORDED IN VOLUME 345, PAGE 676 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO OSCIE KIRKLAND, RECORDED IN INSTRUMENT NO. 1515792, OPRECT, IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY NO. 1446 (50' R.O.W. AT THIS POINT)(ALSO KNOWN AS CANTRELL STREET);

THENCE S 31°43'03" E, ALONG THE WEST LINE OF SAID KIRKLAND TRACT, PASSING AT A DISTANCE OF 444.68 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 524.68 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHIE, RECORDED IN VOLUME 1931, PAGE 757, OPRECT;

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, THE EAST LINE OF SAID WALKER AND THE WEST LINE OF SAID CITY OF WAXAHACHIE TRACT, THE FOLLOWING:

S 58°23'31" W A DISTANCE OF 28.51 FEET;
S 28°37'18" W A DISTANCE OF 71.86 FEET;
S 09°18'35" W A DISTANCE OF 106.77 FEET;
S 50°07'05" E A DISTANCE OF 65.42 FEET;
S 68°16'13" E A DISTANCE OF 46.06 FEET;
N 85°56'04" E A DISTANCE OF 30.88 FEET;
S 61°58'58" E A DISTANCE OF 55.16 FEET;
S 15°24'10" E A DISTANCE OF 39.05 FEET;
S 15°28'47" W A DISTANCE OF 40.76 FEET;
S 25°40'17" E A DISTANCE OF 101.73 FEET;
S 43°30'15" E A DISTANCE OF 92.96 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GRANTAVA INC., RECORDED IN INSTRUMENT NO. 1734507, OPRECT;

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SAID GRANTAVA TRACT, THE FOLLOWING:

S 14°17'55" W A DISTANCE OF 41.19 FEET;
S 58°35'19" W A DISTANCE OF 102.91 FEET;
S 88°54'10" W A DISTANCE OF 72.48 FEET;
N 60°20'12" W A DISTANCE OF 38.75 FEET;
S 75°49'39" W A DISTANCE OF 119.08 FEET;
S 09°59'56" W A DISTANCE OF 71.22 FEET;
S 25°36'22" E A DISTANCE OF 85.72 FEET;
S 02°42'12" E A DISTANCE OF 59.91 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID GRANTAVA TRACT IN THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SOUTHLAND ADDITION, RECORDED IN VOLUME 207, PAGE 458, OPRECT;

THENCE, S 77°54'26" W ALONG THE SOUTH LINE OF SAID WALKER FIRST TRACT AND THE NORTH LINE OF SOUTHLAND ADDITION, PASSING AT A DISTANCE OF 67.53 FEET A NAIL FOUND FOR WITNESS, A TOTAL DISTANCE OF 400.23 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LANTANA INVESTMENTS LTD, RECORDED IN INSTRUMENT NO. 1718217, OPRECT;

THENCE N 17°31'46" W, ALONG THE EAST LINE OF SAID LANTANA TRACT, PASSING AT A DISTANCE OF 1192.46 FEET A 1/2" IRON ROD FOUND FOR THE CALLED NORTHEAST CORNER OF SAID LANTANA TRACT, A TOTAL DISTANCE OF 1196.66 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 1446 (80' R.O.W AT THIS POINT), SAID POINT BEING IN NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5689.58 FEET, A CHORD BEARING N 68°54'40" E, A CHORD LENGTH OF 54.21 FEET;

THENCE, ALONG THE SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 1446 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 54.21 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT IN THE SOUTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 1446 (80' R.O.W. AT THIS POINT);

THENCE, N 20°48'57" W, ALONG SAID R.O.W. LINE, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT IN SAID R.O.W. LINE (50' R.O.W. AT THIS POINT), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5704.58 FEET, WITH A CHORD BEARING N 69°31'16" E, A CHORD LENGTH OF 67.09 FEET;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 1446 AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 67.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GINA MOORE, RECORDED IN VOLUME 2822, PAGE 1010, OPRECT;

THENCE S 24°35'28" E, ALONG THE WEST LINE OF SAID MOORE TRACT, A DISTANCE OF 208.99 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MOORE TRACT;

THENCE N 70°52'39" E, ALONG THE SOUTH LINE OF SAID MOORE TRACT, A DISTANCE OF 208.38 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MOORE TRACT;

THENCE N 24°34'34" W, ALONG THE EAST LINE OF SAID MOORE TRACT, A DISTANCE OF 208.89 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID MOORE TRACT IN THE SOUTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 1446, IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5704.58 FEET, A CHORD BEARING N 72°40'17" E, A CHORD LENGTH OF 143.29 FEET;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID F.M. HIGHWAY NO. 1446, THE FOLLOWING:

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 143.29 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 73°23'26" E A DISTANCE OF 30.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5704.58 FEET, A CHORD BEARING N 73°52'34" E, A CHORD LENGTH OF 96.68 FEET;

ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 96.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.348 ACRES OF LAND, MORE OR LESS.

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
City Approval of Preliminary Plat

Approved for preparation of the final plat:

Approved by the Planning and Zoning Commission — Date

Approved by the City Council — Date

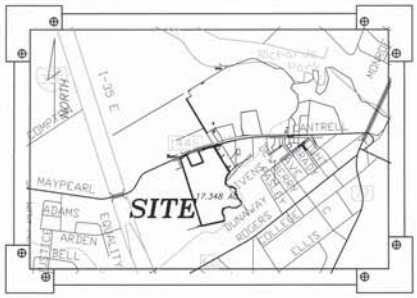
ENGINEER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

That I, James H. McDill, do hereby declare that I prepared this plat from an actual and accurate survey of the land and that this Preliminary Plat is prepared in accordance with the Subdivision Ordinance of the City of Waxahachie.

STATE OF TEXAS — JAMES H. McDILL — 53659 — LICENSED — PROFESSIONAL ENGINEER

4.29.2019
Registered Professional Engineer




LOCATION MAP SCALE : 1" = 2000'

Owner's Acknowledgment

I hereby acknowledge this document as the officially approved preliminary plat:

Owner's Signature — Date

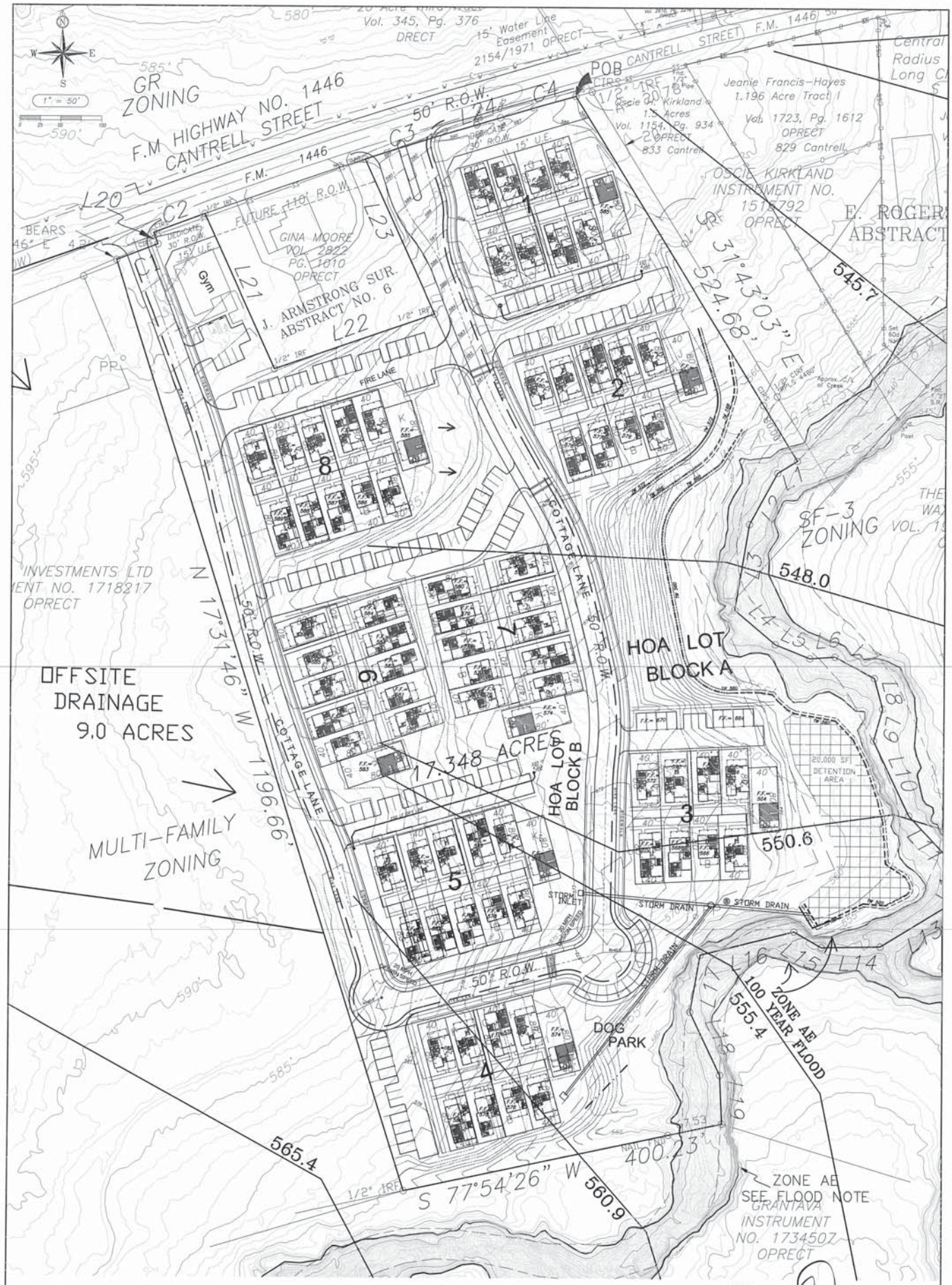
# PRELIMINARY PLAT
# THE COTTAGES ON CANTRELL
**Being a 17.348 Acre Addition in the**
**J. ARMSTRONG SURVEY, ABSTRACT NO. 6**
**in the City of Waxahachie, ELLIS COUNTY, TEXAS**

Owner/Developer:
SAP PROPERTIES, LLC
7851 CLARK COURT
OVILLA, TEXAS 75154
BLAIN VINSON
Phone: 469-715-8054

D&M ENGINEERS
DAVIS & McDILL, Inc.
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307
( A Texas licensed engineering firm # F-8439 )

CASE NUMBER-PP-19-0053

Date: APRIL 25, 2019
Scale:
Drawn: DAM/jhm
Job: 219-0009




PRELIMINARY CIVIL SITE PLAN

# THE COTTAGES ON CANTRELL

Being a 17.348 Acre Addition in the
J. ARMSTRONG SURVEY, ABSTRACT NO. 6
in the City of Waxahachie, ELLIS COUNTY, TEXAS

LEGEND

- Wire Fence
- Wood Fence
- Iron Fence
- Chain Link Fence
- Railroad Track
- Cable TV
- Gas Line
- Petroleum Pipeline
- Electric Line
- Sanitary Sewer Line
- Water Line
- Underground Telephone
- Telephone

LEGEND

- O Pkg = Property Corner Symbol Found
- S.R. = Steel Rod
- U.E. = Utility Easement
- PP = Utility Pole
- R.O.W. = Right of Way
- P.O.B. = Point of Beginning
- C/L = Centerline
- = Drainage Flow
- X = Spot Elevations
- B.L. = Building Line
- MH = Sewer Manhole
- CO = Cleanout
- FH = Fire Hydrant
- WV = Water Valve
- D.U.E. = Drainage & Utility Easmt

Owner/Developer:
SAP PROPERTIES, LLC
7851 CLARK COURT
OVILLA, TEXAS 75154
BLAIN VINSON
Phone: 469-715-8054

STATE OF TEXAS
JAMES H. McDILL
53659
LICENSED
PROFESSIONAL ENGINEER

4.26.2019

D&M ENGINEERS

DAVIS & McDILL, Inc.
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307
( A Texas licensed engineering firm # F-8439 )

CASE NUMBER-PP-19-0053

Date: APRIL 25, 2019
Scale: 1" = 50'
Drawn: DAM/jhm
Job: 219-0009

SHEET 4 OF 4 SHEETS

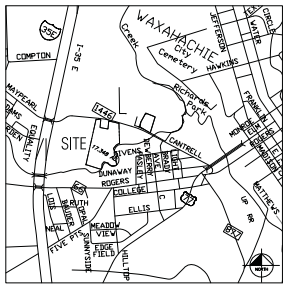
## LEGEND & NOTES

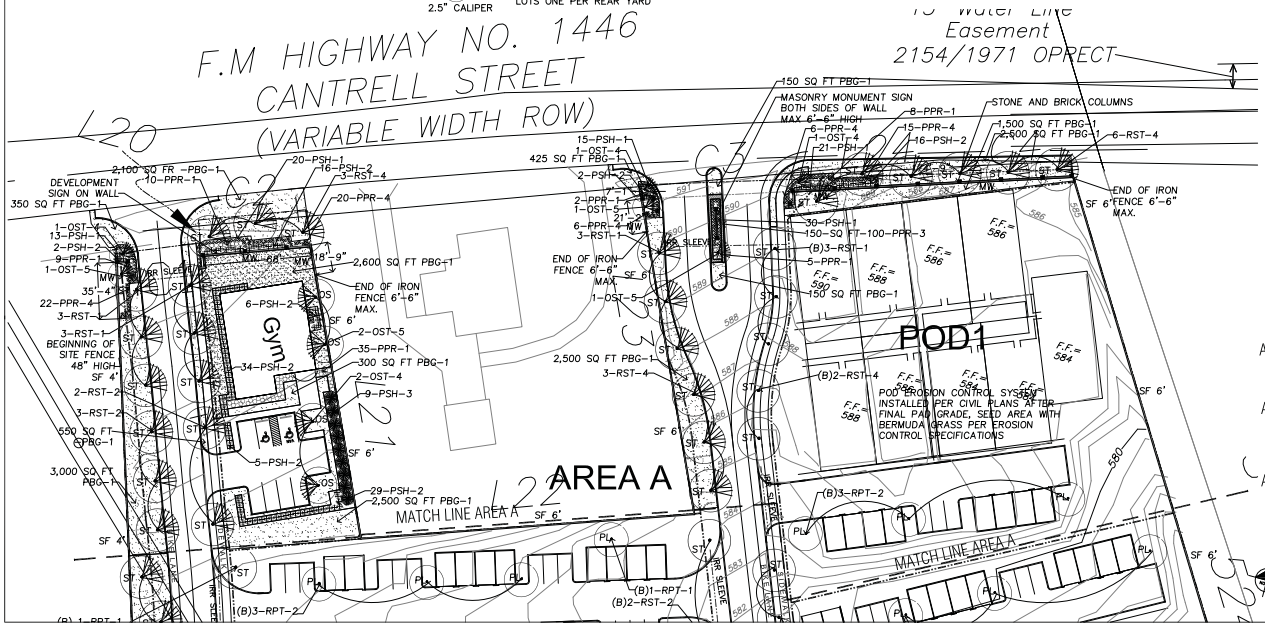
POD AREA LIMIT LINE AND R.O.W. LINE ON STREET
SEE LA-4 FOR LANDSCAPE PLANT LIST
SEE LA-1 FOR LEGEND LANDSCAPE PLANT SYMBOLS
ALL PLANTS NOTED WITH (B) ARE REQUIRED BY THE BUILDER TO INSTALL ON EACH POD WHERE NOTED
SEE LA-4 FOR LEGEND WALL/FENCE NOTES
SEE LA-4 FOR POD LOT LANDSCAPE PLAN(TYPICAL)

## LEGEND & PLANT SYMBOLS

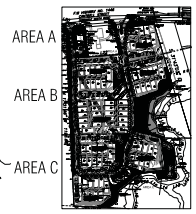
SEE SHEET LA-4 FOR LANDSCAPE PLANT LIST

- 1-PGC-1 — QUANTITY
- (B)2-RST-1 — SYMBOL KEY TO PLANT LIST
- SYMBOL KEY FOR BUILDER REQUIRED TREES
- IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN
- ST — 4.0" CALIPER — SITE DEVELOPER REQUIRED STREET TREES ONE PER 30 FEET INSTALL BETWEEN SIDEWALK AND CURB AND ALONG THE EDGES OF PARKWAY AS SHOWN
- ST — 4.0" CALIPER — POD BUILDER REQUIRED STREET TREES ONE PER 30 FEET INSTALL BETWEEN SIDEWALK AND CURB AND ALONG THE EDGES OF PARKWAY AS SHOWN
- PL — 3.0" CALIPER — POD BUILDER REQUIRED REQUIRED PARKING LOT TREES, INSTALL NO MORE THAN 60 FEET OF OF EACH PARKING SPACE, PER PLAN
- OS — 3.0" CALIPER — REQUIRED CANOPY SITE TREES ONE PER 4500 SQ FT OF OPEN SPACE AREA
- 2.5" CALIPER — SITE AND LOT ORNAMENTAL TREES LOTS ONE PER REAR YARD
- 8' — LARGE SCREENING SHRUB
- EVERGREEN SHRUBS
- 3' — EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- NATIVE GRASSES
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- SITE DEVELOPER REQUIRED BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES
- SITE DEVELOPER REQUIRED BERMUDA GRASS, "SEEDING" HYDRO-MULCH
- SITE DEVELOPER REQUIRED, RAIN GARDENS TO BE PLANTED WITH MIX OF PERENNIALS AND NATIVE GRASSES AT 1 GAL. PER 20 SQ FT.




PLANS ARE PREPARED FOR PRELIMINARY PLAT ONLY AND ARE NOT FOR CONSTRUCTION




KEY MAP

ASPEN COMMUNITY DEVELOPMENT
BLAIR WIRSON, Vice President
C: 469-371-4634
BWIRSON@OPREC.COM

DAVIS McDILL
CIVIL ENGINEERS
1714 FERRIS AVE. # 1043
WAXAHACHIE, Texas 75165
P: 972-938-1185

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
ROCKWALL, TEXAS 75032
214-697-2580
tom@thatchedcrafts.com

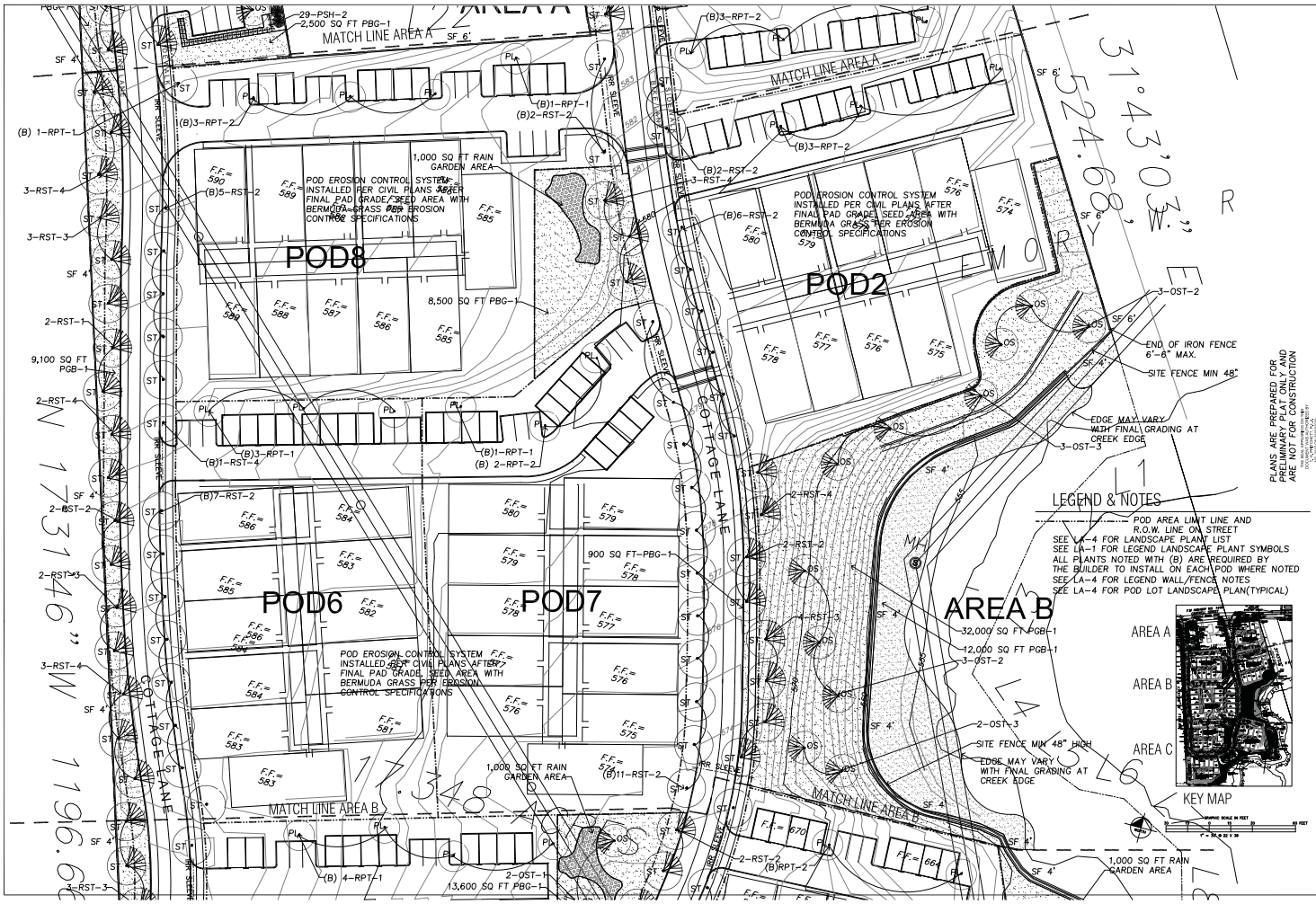
STATE OF TEXAS

| | |
|---|---|
| DATE | APRIL 3, 2019 |
| SCALE | 1" = 20' |
| DRAWN BY | TMP |
| CHECKED BY | TMP |

PRELIMINARY PLAT
THE COTTAGES ON CANTRELL
Being a 17.348 Acre Addition in the J. ARMSTRONG SURVEY, ABSTRACT NO. 6 in the City of WAXAHACHIE, ELLIS COUNTY, TEXAS

AREA A - NORTH SIDE
SITE DEVELOPER LANDSCAPE PLAN
SITE DEVELOPMENT PLANS

SHEET NUMBER
LA-1




ASPEN COMMUNITY DEVELOPMENT
B. JIM WESOL, Vice President
P: 214-491-5000
BWESOL@ASPENCDLLC.COM

DAVIS McDILL
CIVIL ENGINEERS
1700 Pacific Ave. # 1243
WWW.MCDILL.NET Dallas, 75265
P: 972-438-1185

T.H. Pritchett / Associates
LANDSCAPE ARCHITECTS
1700 Pacific Ave. # 1243
FIRM: TEXAS 73939
214-491-2580
tom@thandassociates.com

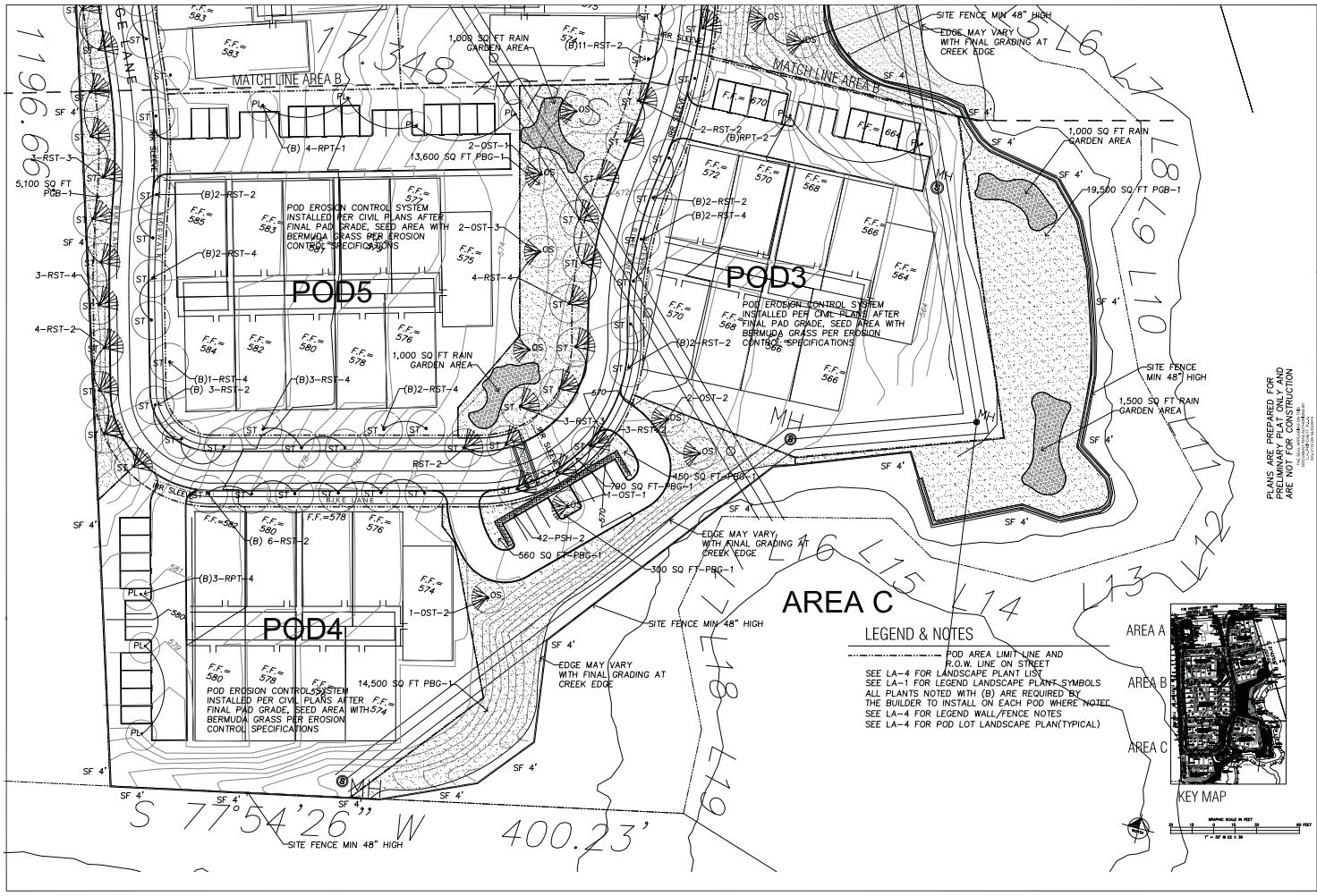
STATE OF TEXAS
THOMAS H. PRITCHETT
LICENSED
LANDSCAPE ARCHITECT
No. 2580
ON THE 3RD DAY OF MARCH, 2016
A.D. 2016

| | |
|---|---|
| DATE | APRIL 3, 2016 |
| PROJECT NO. | 1700-06 |
| DRAWN BY: | THP |
| CHECKED BY: | THP |

PRELIMINARY PLAT
THE COTTAGES ON CANTRELL
Being a 17.348 Acre Addition in the
J. J. ARMSTRONG SURVEY, ABSTRACT NO. 6,
in the City of Waxahachie, ELLIS COUNTY, TEXAS

AREA B - MIDDLE
SITE DEVELOPER LANDSCAPE PLAN
SITE DEVELOPMENT PLANS

SHEET NUMBER
LA-2




PLANS ARE PREPARED FOR PRELIMINARY PLAT ONLY AND ARE NOT FOR CONSTRUCTION


ASPEN COMMUNITY DEVELOPMENT
BLAIN WILSON, Vice President
C: 469-450-5000
BWILSON@TRI-CO.COM

DAVIS McDILL
CIVIL ENGINEERS
1014 FERRIS AVE. at 1043
WAXAHACHIE, TEXAS 75165
P: 972-938-1185

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
P.O. BOX 1000, LADO
IRVING, TEXAS 75039
214-621-2380
tom@tandesignpublic.com


STATE OF TEXAS

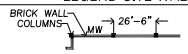
DATE: APRIL 3, 2019
DRAWN BY: THP
DESIGNED BY: THP
CHECKED BY: THP

PRELIMINARY PLAT
THE COTTAGES ON CANTRELL
Being a 17.348 Acre Addition in the J. ARMSTRONG SURVEY, ABSTRACT NO. 6, in the City of Waxahachie, ELLIS COUNTY, TEXAS

AREA C - SOUTH SIDE
SITE DEVELOPER LANDSCAPE PLAN
SITE DEVELOPMENT PLANS

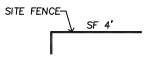
SHEET NUMBER
LA-3

## LEGEND SITE WALLS/FENCE




SITE SCREENING MASONRY WALL 8'-0"HIGH MAXIMUM AND STEP AS REQUIRED IN 12" STEPS TO 6'-0" MINIMUM. MASONRY SET BRICKS. WITH DECORATIVE BRICK AND STONE COLUMNS AT 30 FOOT MAX. SPACING MAX HEIGHT 8'-6" HIGH, 12" HIGHER THAN ADJACENT BRICK WALLS, TYPICAL.

SITE IRON FENCE, 0.5"IRON PICKET FENCE MAX SPACING 4" AND MINIMUM 6'-0" & MAX HEIGHT 7'-0" HIGH, 2" POSTS AT MAXIMUM 8' APART AND CORNERS, NOTE: FENCE MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE. BLACK COLOR

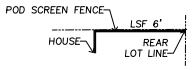



SITE IRON FENCE, 0.5"IRON PICKET FENCE MAX SPACING 4" AND MINIMUM 4'-0" & MAX HEIGHT 4'-6" HIGH, 2" POSTS AT MAXIMUM 8' APART AND CORNERS, NOTE: FENCE MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE. BLACK COLORPAINTED BLACK.

WEST SIDE MASONRY BRICK WALL AT MULTI-FAMILY ZONING EDGE WILL BE INSTALLED BY MULTI-FAMILY DEVELOPER AT TIME OF THE FUTURE DEVELOPMENT. 4' SITE FENCE WILL BE REMOVED AT THAT TIME.

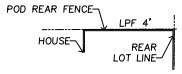
## LEGEND POD FENCES

BUILDER SHALL PROVIDE DETAIL PLAN FOR ALL LOTS IN EACH POD WITH FENCE LOCATIONS FOR APPROVAL BY THE HOA AND THE CITY FOR PERMIT.




POD LOT SCREEN VINYL FENCE MAX 6'-0" HIGH. TO EXTEND FROM ONE REAR CORNER OF HOUSE TO SIDE LOT LINE AND EXTEND TO BACK LOT LINE. INSTALL "VERANDA" CEDAR GROVE WEATHERED CEDAR VINYL PRIVACY FENCE PANEL KIT, MODEL 8898300HD, WITH "VERANDA 5 IN. X 5 IN.X 8 FT. CEDAR GROVE WEATHERED PRIVACY FENCE POST END, CORNER, POSTS TO MATCH. FROM HOME DEPOT.

POD LOT LOW VINYL PICKET FENCE, MAX 48" HIGH, "VERANDA" 4FT H X 8 FT.W, CEDAR GROVE WEATHERED CEDAR VINYL PICKET FENCE PANELS, MODEL 8898335HD WITH "VERANDA 5 IN. X 5 IN.X 6 FT. CEDAR GROVE WEATHERED PRIVACY FENCE POST END, CORNER, POSTS TO MATCH. FROM HOME DEPOT. OPTION TO ADD 4 FT H X 4 FT W CEDAR GROVE VINYL PICKET FENCE 'GATE' AT FRONT WALK AND FRONT SIDE OF THE HOUSE. FROM HOME DEPOT.




POD REAR AND SIDE IRON FENCE, 0.5" IRON PICKET FENCE MAX SPACING 4" AND MINIMUM 4'-0" & MAX HEIGHT 4'-6" HIGH, 2" POSTS AT MAXIMUM 8' APART AND CORNERS, PAINTED BLACK.

## LANDSCAPE PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

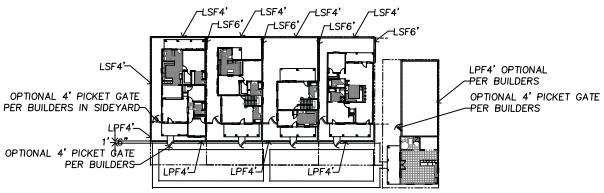
| | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| REQUIRED STREET TREES | | | |
| RST-1 | LIVE OAK, SINGLE TRUNK | QUERCUS VIRGINIANA | 100 GAL. 4.00"-4.25" CALIPER, SINGLE TRUNK |
| RST-2 | CEDAR ELM | ULMAS CRASSIFOLIA | 100 GAL. 4.00"-4.25" CALIPER, SINGLE TRUNK |
| RST-3 | CHINKAPIN OAK, SINGLE TRUNK | QUERCUS MUELENBURGII | 100 GAL. 4.00"-4.25" CALIPER, SINGLE TRUNK |
| RST-4 | OCTOBER GLORY MAPLE | ACER RUBRUM, OCTOBER GLORY | 100 GAL. 4.00"-4.25" CALIPER, SINGLE TRUNK |
| REQUIRED PARKING LOT TREES | | | |
| RPT-1 | CEDAR ELM | ULMAS CRASSIFOLIA | 65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 2 FEET |
| RPT-2 | OCTOBER GLORY MAPLE | ACER RUBRUM, OCTOBER GLORY | 65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET |
| OPEN SPACE TREES ON SITE | | | |
| OST-1 | LIVE OAK, SINGLE TRUNK | QUERCUS VIRGINIANA | 65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 6 FEET |
| OST-2 | OCTOBER GLORY MAPLE | ACER RUBRUM, OCTOBER GLORY | 65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 6 FEET |
| OST-3 | CEDAR ELM | ULMAS CRASSIFOLIA | 65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 6 FEET |
| OST-4 | CREPEMRYTLE NATCHEZ WHITE | LAGERSTROMIA INDICA, (W) WHITE | 65 GAL. 3.0"-4.5" CAL. MULTI TRUNK, FULL HEAD |
| OST-5 | LITTLE GEM MAGNOLIA | MAGNOLIA LITTLE GEM | 65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 1 FEET |
| SHRUBS, HEDGES | | | |
| PSH-1 | DWARF YAUPON HOLLY | ILEX VOMITORIA, NANA | 3 GAL. |
| PSH-2 | DWARF BURFORD HOLLY | ILEX CORNUTA, BURFORDII | 3 GAL. |
| PSH-3 | NELLIE R. STEVENS | LEX OPACA, N.R.STEVENS | 25 GAL. |
| PSH-4 | TEXAS MOUNTAIN LAUREL | DERMTOPHLLUM SECUNDIFLORUM | 25 GAL. PURPLE |
| GROUND COVERS | | | |
| PGC-1 | PURPLE WINTER CREEPER | EUONYMUS FORTUNEI | 1 GALLON |
| PGC-2 | MEXICAN FEATHER GRASS | STIPA TENUISSIMA "PONYTAIL" | 1 GALLON |
| PERENNIALS | | | |
| PPR-1 | TEXAS RED YUCCA | HESPERALOE PARVIFOLIA | 3 GAL. OR BB WITH SPIKE |
| PPR-2 | CHERRY SAGE | SALVIA GREGGII | 3 GAL. (R) RED, (C) CORAL |
| PPR-3 | DAYLILIES, EVERGREEN | HEMEROCALLIS, YELLOW | 1 GAL. |
| PPR-4 | LANTANA TRAILING, WHITE | LANTANA MONTEVINES | 1 GAL.(W) WHITE |
| PPR-5 | PURPLE MUHLY GRASS | MUHLY FILIPES | 3 GAL. |
| GRASS | | | |
| PBG-1 | TIF BERMUDA GRASS | BERMUDA SPECIES, 419 TIFF | SOLID SOD |
| PBG-2 | BERMUDA GRASS | BERMUDA SPECIES, COMMON | SEED, HYDROMULCH |

## TREE PRESERVATION NOTES

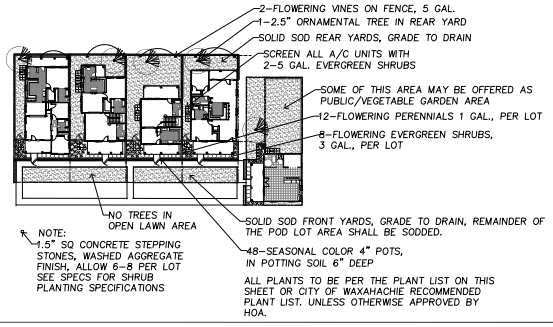
A TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREES TO BE REMOVED FROM SITE.

PLANS ARE PREPARED FOR PRELIMINARY PLAT ONLY AND ARE NOT FOR CONSTRUCTION

## LOT EXAMPLE FENCE PLANS




## REQUIRED MINIMUM LOT LANDSCAPE PLANS (TYPICAL)




NOTE:
1.5" SQ CONCRETE STEPPING STONES, WASHED AGGREGATE FINISH, ALLOW 6-8 PER LOT SEE SPECS FOR SHRUB PLANTING SPECIFICATIONS

ALL PLANTS TO BE PER THE PLANT LIST ON THIS SHEET OR CITY OF WAXAHACHIE RECOMMENDED PLANT LIST. UNLESS OTHERWISE APPROVED BY HOA.


ASPEN COMMUNITY DEVELOPMENT
BLAIR WEISK, Vice President
972-458-9445 x 1043
BWEISK@ASPENCI.COM

DAVIS McDILL
TDLR ENGINEERS
TBPE FIRM REG. # 1043
WWW.TDLR.CIVIL Texas 75165
P:972-938-1165

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1700 CARAVAN TRAIL
IRVING TEXAS 75039
214-697-2380
tom@landsdesignlab.com



DATE: APRIL 3, 2018
SCALE: 1"=20'-0"
DRAWN BY: THP
DESIGN BY: THP
CHECKED BY: THP


PRELIMINARY PLAT
THE COTTAGES ON CANTRELL
Being a 17.248 Acre Addition in the
J. LAWRENCE SURVEY, ABSTRACT NO. 6,
in the City of Waxahachie, ELLIS COUNTY, TEXAS

LANDSCAPE PLANT LIST
WALL / FENCE NOTES
REQUIRED LOT LANDSCAPE
SITE DEVELOPMENT PLANS

SHEET NUMBER
LA-4

# Planning & Zoning Department

# Zoning Staff Report

## Case: SU-19-0052

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Matthew Monteiro, B&M Assessment Services, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single-Family Residential-3 zoning district, located at 208 Boardwalk (Property ID 239190) – Owner: LARRY & CAROL SKUZIE (SU-19-0052)

**CASE INFORMATION**

*Applicant:* Matthew Monteiro, B&M Assessment Services

*Property Owner(s):* Larry & Carol Skuzie

*Site Acreage:* .19 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* SF3 with Specific Use Permit

**SUBJECT PROPERTY**

*General Location:* 208 Boardwalk

*Parcel ID Number(s):* 239190

*Existing Use:* Single Family Residence

*Development History:* N/A

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | SF-2 | Single Family Residence |
| East | SF-2 | Single Family Residence |
| South | SF-3 | Single Family Residence |
| West | SF-2 | Single Family Residence |

*Future Land Use Plan:* Low Density Residential

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

*Thoroughfare Plan:* The site is accessible via Boardwalk Avenue.

*Site Image:*

**PLANNING ANALYSIS**

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

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **26** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 04/24/2019.

**STAFF CONCERNS**

1. Staff has no outstanding concerns for the applicant.

**APPLICANT RESPONSE TO CONCERNS**

1. Staff has no outstanding concerns for the applicant.

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Site Plan

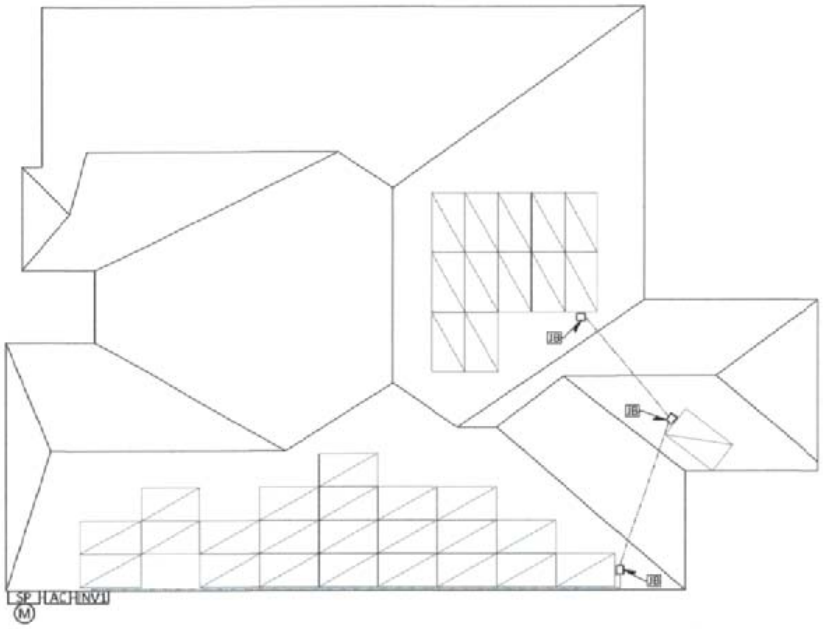
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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




## EQUIPMENT GROUNDING

1. METAL PV MODULE FRAMES MUST BE CONNECTED TO THE EGC (EQUIPMENT GROUNDING CONDUCTOR).
   1.1. WEEBS MAY BE USED IN LIEU OF MODULE GROUND CLAMPS OR LUGS, WITH APPROVAL OF AHJ AND RACKING MFG. WEEBS ARE ONE TIME USE ONLY. SEE "we-lis.com" FOR RACKING SPECIFIC WEEB INSTALL INSTRUCTIONS, AND UL 2703 CERT.
   1.2. FOR "LAY-IN" LUG MODULE GROUNDING, CORRECT HARDWARE OF PROPER METAL MATERIAL TO AVOID CORROSION MUST BE USED. TYPICALLY DIRECT BURIAL RATED, TINNED, OR STAINLESS STEEL. GROUNDING LUGS MUST BE ATTACHED AT MARKED LOCATION ON EACH MODULE.
2. THE EGC (EQUIPMENT GROUNDING CONDUCTOR) IS USED TO BOND ALL NON-CURRENT CARRYING CONDUCTORS AND EXPOSED METAL PARTS THAT MIGHT COME INTO CONTACT WITH CURRENT-CARRYING CONDUCTORS, INCLUDING THE FOLLOWING:
   2.1. PV MODULES FRAMES, ARRAY MOUNTING RACKING, THE METAL CHASSIS OF EQUIPMENT SUCH AS INVERTERS, DISCONNECTS, METERS, JUNCTION BOXES AND COMBINER BOXES, AND METAL CONDUIT HOLDING CIRCUITS > 150 VOLTS TO GROUND PER NEC 250.97
3. THE GEC (GROUNDING ELECTRODE CONDUCTOR) IS THE CONDUCTOR USED TO CONNECT THE GE OR GE SYSTEM TO THE SYSTEM GC, TO THE EGC, OR TO BOTH.
4. THE GE (GROUNDING ELECTRODE) IS A CONDUCTING OBJECT, OFTEN A ROD, RING, OR PLATE ESTABLISHING A DIRECT CONNECTION TO EARTH. THE AC SYSTEM GROUND IS EXISTING, USUALLY AT THE EXISTING MAIN PANEL AND/OR UTILITY METER. THE GROUND CAN ONLY OCCUR IN ONE PLACE AND MUST NOT BE DUPLICATED IN SUB-PANELS OR ANYWHERE ELSE ON AC SIDE.

## ELECTRICAL SYMBOL LEGEND

| | | | |
|---|---|---|---|
| CB | DC COMBINER BOX | ATF | AUTO TRANSFORMER |
| DCB | DC DISCONNECTING COMBINER BOX | SLC | SOLAR LOAD CENTER |
| | | ACC | AC COMBINER |
| DC | DC DISCONNECT | BATT | BATTERY |
| INV | DC/AC STRING INVERTER | AC | AC DISCONNECT |
| CLP | CRITICAL LOADS PANEL | SP | SERVICE PANEL |
| SECTION / 1 | PV ARRAY TAG SECTION & MODULE GROUP | (P) | PERFORMANCE METER |
| | | (M) | UTILITY METER |

PV AC DISCONNECT LOCATED ON ACCESSIBLE EXTERIOR WALL WITH EXTERNAL HANDLE VISIBLE, LOCKABLE & LABELLED WITHIN 10 FEET OF THE METER

NORTH

SCALE: 1/8" = 1'-0" @ SHEET SIZE A3

ESID-1044372000873689 9 QTY 35 PEIMAR SG330M (BF) MODULES QTY 1 SolarEdge Technologies SE10000H-US [240V] INVERTER

| REV | DATE | RELEASE |
|---|---|---|
| | 02/27/2019 | SUBMIT FOR PERMIT |

# E-100 ELECTRICAL LAYOUT

10.85 kW PHOTOVOLTAIC PLANS

| | |
|---|---|
| NAME | Larry Skupe |
| ADDRESS | 208 Boardwalk |
| ADDRESS | Waxahachie, TX 75165 |
| APN | |
| CASE NO. | SU-19-0052 |


Daybreak Install LLC
33815
2100 N Main St Ste 212
Fort Worth, TX 76164
(817) 995-9572

# CASE SU-19-0052

Request by Matthew Monteiro, B&M Assessment Services, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single-Family Residential-3 zoning district, located at 208 Boardwalk (Property ID 239190) – Owner: LARRY & CAROL SKUZIE (SU-19-0052)

**INSIDE REQUIRED 200' NOTIFICATION AREA**

- 0 Support
- 1 Oppose

***SUPPORT***

***OPPOSE***

1. Eddie Hall, 215 Boardwalk Avenue, Waxahachie, TX 75165

RECEIVED 5/3/19

# City of Waxahachie, Texas
## Notice of Public Hearing
## Case Number: SU-19-0052

<>

**HALL EDWARD & ANDREA**
**215 BOARDWALK AVE**
**WAXAHACHIE, TX, 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 14, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 20, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Matthew Monteiro, B&M Assessment Services, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single-Family Residential-3 zoning district, located at 208 Boardwalk (Property ID 239190) – Owner: LARRY & CAROL SKUZIE (SU-19-0052)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number:** SU-19-0052 _____ SUPPORT X OPPOSE

Comments: _____

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MAY 8, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

Signature: [signature] Date: 5-1-2019

Printed Name and Title: Eddie Hall Address: 215 Boadwalk Ave

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

# Planning & Zoning Department

# Zoning Staff Report

## Case: SU-19-0046

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Kelli Coash, TriSmart Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single-Family Residential-1 zoning district, located at 243 Bent Creek Drive (Property ID 216561) – Owner: WESLEY & TAMARA SMALLWOOD (SU-19-0046)

**CASE INFORMATION**

*Applicant:* Kelli Coash, TriSmart Solar

*Property Owner(s):* Wesley & Tamara Smallwood

*Site Acreage:* 0.902 acres

*Current Zoning:* Single Family-1

*Requested Zoning:* SF1 with Specific Use Permit

**SUBJECT PROPERTY**

*General Location:* 243 Bent Creek Drive

*Parcel ID Number(s):* 216561

*Existing Use:* Single Family Residence

*Development History:* The Final Plat for Bent Creek Estates Phase I, was approved by City Council on February 16, 2004.

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | SF-1 | Single Family Residence |
| East | SF-1 | Single Family Residence |
| South | SF-1 | Single Family Residence |
| West | SF-1 | Single Family Residence |

*Future Land Use Plan:* Low Density Residential

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

*Thoroughfare Plan:* The site is accessible via Bent Creek Dr.

*Site Image:*

**PLANNING ANALYSIS**

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

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **12** 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 04/24/2019.

**STAFF CONCERNS**

1. Staff has no outstanding concerns for the applicant.

**APPLICANT RESPONSE TO CONCERNS**

1. Staff has no outstanding concerns for the applicant.

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Site Plan

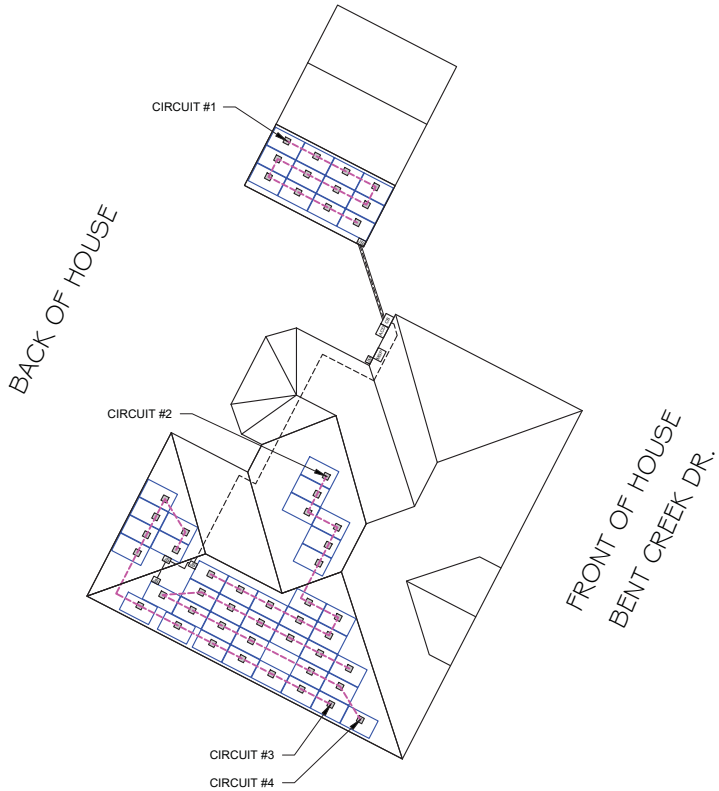
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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




1 STRING LAYOUT

PV-2A SCALE: 1/16" = 1'-0"

TRISMART SOLAR

TRISMART SOLAR LLC-DFW
5684 DENTON HIGHWAY,
HALTOM CITY, TX 76148
888-485-5551
LICENSE # 32259

COPYRIGHT 2017 ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF TRISMART SOLAR .

REVISIONS

| DESCRIPTION | DATE | REV |
|---|---|---|
| | | |
| | | |
| | | |

Signature with Seal

CUSTOMER INFORMATION

WESLEY SMALLWOOD
SU-19-0045
243 BENT CREEK DRIVE,
WAXAHACHIE, TX 75165 USA
EMAIL ID#- tamismallwood@gmail.com
APN# 902492901004001 12

SHEET NAME
STRING LAYOUT

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-2A

# Planning & Zoning Department

# Zoning Staff Report

## Case: SU-19-0045

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Jacob A. Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for **Portable Storage Structure or Temporary Building** use within a Single-Family Residential-2 zoning district, located at 411 N. Gibson (Property ID 193942) – Owner: WAXAHACHIE ISD (SU-19-0045)

**CASE INFORMATION**

*Applicant:* Jacob A. Perry, Waxahachie ISD

*Property Owner(s):* Waxahachie ISD

*Site Acreage:* 5.365 acres

*Current Zoning:* Single Family-2

*Requested Zoning:* SF2 with Specific Use Permit

**SUBJECT PROPERTY**

*General Location:* 411 N Gibson

*Parcel ID Number(s):* 193942

*Existing Use:* Waxahachie ISD Administration

*Development History:* N/A

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | SF-2 | Single Family Residential |
| East | SF-2 | Single Family Residential |
| South | LI-2 | Undeveloped Land |
| West | P | Undeveloped Land |

*Future Land Use Plan:* Public/Semi-Public

*Comprehensive Plan:* This land use category includes uses that are educational, governmental or institutional in nature. This type of land use is generally permitted within any area, therefore, only the current Public/Semi-Public uses are shown on the map.

*Thoroughfare Plan:* The site is accessible via N. Gibson St.

*Site Image:*

**PLANNING ANALYSIS**

The Waxahachie Independent School District (WISD) is requesting a Specific Use Permit to allow a temporary building and provide signage to the property. Due to WISD expanding their Human Resources department, WISD is proposing to house Human Resource department employees in a temporary building (24' x64'x12= 1,536 sq. ft./7 office spaces) until the WISD Administration Building is able to move to a new property. *This case does not include site plan improvements.*

Note: Planning Department staff has informed the applicant that if the Specific Use Permit is approved, the SUP shall expire and the temporary building shall be removed, once WISD leaves the property. Also, if the applicant is still occupying the building after two years, staff recommends that the applicant come back to City Council to renew the Specific Use Permit.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **21** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 04/24/2019.

**STAFF CONCERNS**

1. At the time of this report (5/8/2019), staff has no outstanding concerns for the applicant.

**APPLICANT RESPONSE TO CONCERNS**

1. At the time of this report (5/8/2019), staff has no outstanding concerns from staff.

**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. Note: Planning Department staff has informed the applicant that if the Specific Use Permit is approved, the SUP shall expire and the temporary building shall be removed, once WISD leaves the property. Also, if the applicant is occupying the building after two years, staff recommends that the applicant come back to City Council to renew the Specific Use Permit.
  2. Note: This site plan does not include any site improvements.

**ATTACHED EXHIBITS**

1. Site Layout Plan

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

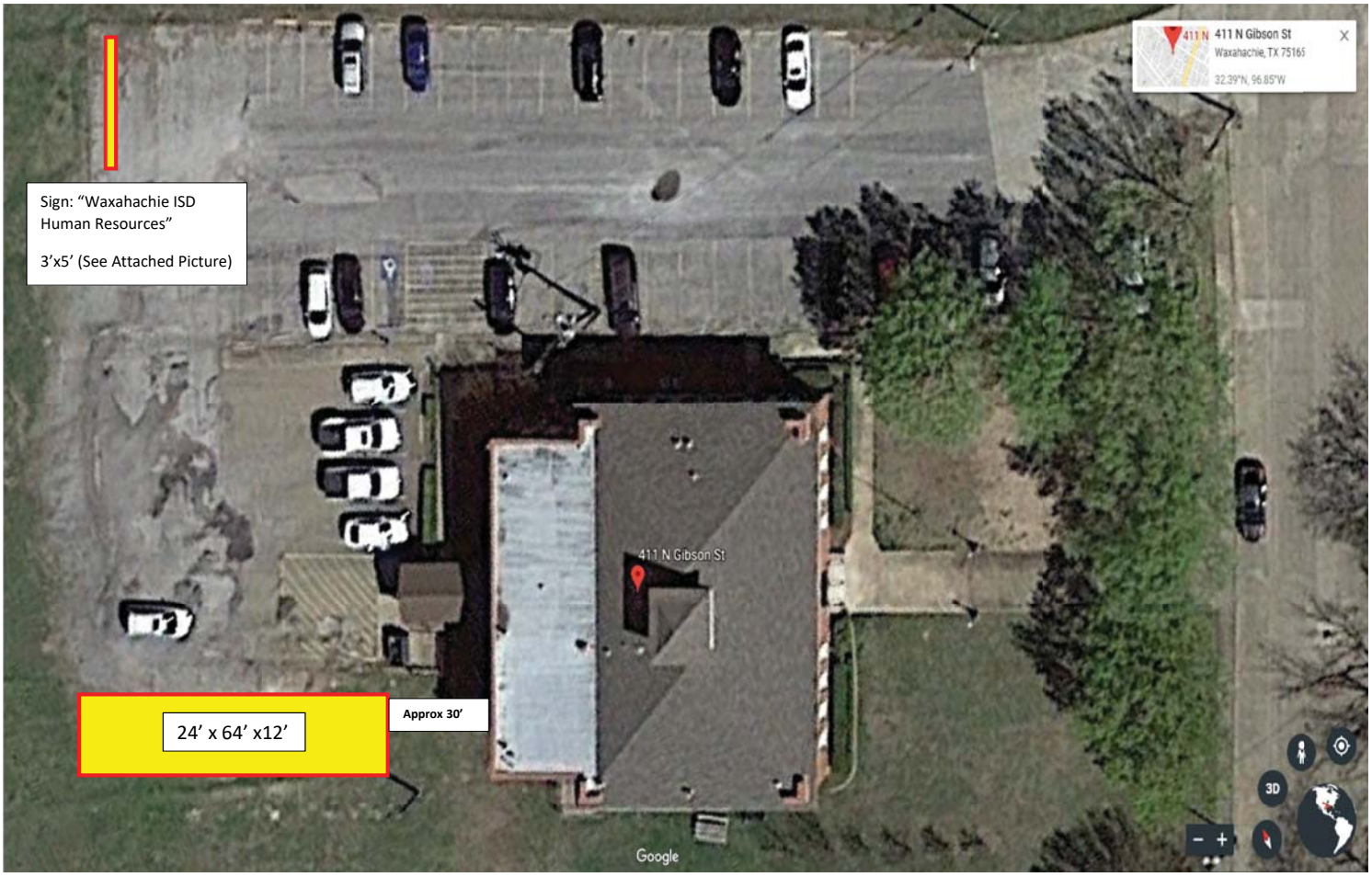
*Prepared by:*
Colby Collins
Senior Planner
ccollins@waxahachie.com

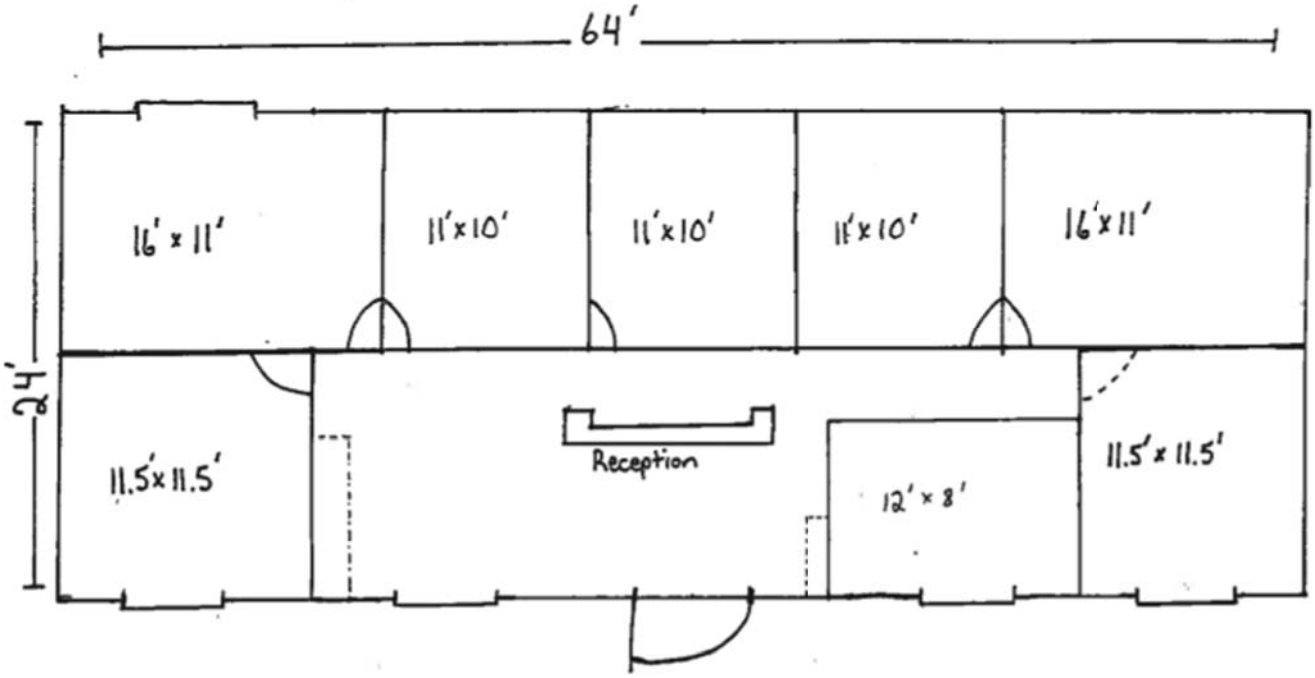
*Reviewed by:*
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

# Waxahachie ISD Proposal for Temporary HR Office Building

Building Size:

- Building will be 24’ x 64’ x 12’
- New build materials
    - New R-Panel exterior (stone color with green trim)
    - Sheetrock interior walls
    - Carpet
    - Drop Ceiling (2’x2’ tiles)
    - 4 window on front side of building and 1 window in executive office
    - 1 main door entrance
- 7 total office spaces
    - (3) 11’ x 10’
    - (2) 11.5’ x 11.5’
    - (2) 16’ x 11’
- 1 storage closet
    - 12’ x 8’
- Building Signage
    - Wood composition
        - White paint
        - Black vinyl lettering
        - 4” x 4” posts painted green
        - Sealed
- Foreseen Duration of Temporary Office Building on Site
        - 3 years


Sign: “Waxahachie ISD Human Resources”
3’x5’ (See Attached Picture)
24’ x 64’ x12’
Approx 30’
411 N Gibson St
411 N Gibson St
Waxahachie, TX 75165
32.39°N, 96.85°W
Google
3D


64'
24'
16' x 11'
11'x10'
11'x10'
11'x10'
16'x11'
11.5'x11.5'
Reception
12' x 8'
11.5' x 11.5'

Approx. 6 foot
WISD CURRICULUM
&
INSTRUCTION
W.
WISD SCHOOL OF
CHOICE
Approx. 3 foot
Fence will be made of sealed wood with white paint. Lettering will be vinyl cut lettering with sealant coating. Posts will be 4”x4” posts painted green.

# CASE SU-19-0045

Request by Jacob A. Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for **Portable Storage Structure or Temporary Building** use within a Single-Family Residential-2 zoning district, located at 411 N. Gibson (Property ID 193942) – Owner: WAXAHACHIE ISD (SU-19-0045)

**INSIDE REQUIRED 200' NOTIFICATION AREA**

- 2 Support
- 0 Oppose

***SUPPORT***

1. William G. Berry, 411 N Hawkins, Waxahachie, TX 75165
2. Tim Avery, 617 W Parks Avenue, Waxahachie, TX 75165

***OPPOSE***

RECEIVED 5/1/19

# City of Waxahachie, Texas
## Notice of Public Hearing
## Case Number: SU-19-0045

<>

**BERRY WILLIAM G**
**411 N HAWKINS ST**
**WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 14, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 20, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Jacob A. Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for **Portable Storage Structure or Temporary Building** use within a Single-Family Residential-2 zoning district, located at 411 N. Gibson (Property ID 193942) – Owner: WAXAHACHIE ISD (SU-19-0045)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number: SU-19-0045** ✓ SUPPORT _____ OPPOSE

Comments: _____

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MAY 8, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

William G. Berry
Signature

4-28-19
Date

WILLIAM G. BERRY
Printed Name and Title

411 N. HAWKINS ST. WAXAHACHIE
Address

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

RECEIVED 5/3/19

# City of Waxahachie, Texas
## Notice of Public Hearing
## Case Number: SU-19-0045

◇◇◇

**AVERY TIMOTHY J & JACQUELYN**
**617 W PARKS AVE**
**WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 14, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 20, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Jacob A. Perry, Waxahachie ISD, for a Specific Use Permit (SUP) for **Portable Storage Structure or Temporary Building** use within a Single-Family Residential-2 zoning district, located at 411 N. Gibson (Property ID 193942) – Owner: WAXAHACHIE ISD (SU-19-0045)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number: SU-19-0045** ✓ SUPPORT _____ OPPOSE

Comments: _____

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MAY 8, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

Signature: [signature] Date: 5-2-2019

Printed Name and Title: TIM AVERY Address: 617 W. PARKS AVE. WAXAHACHIE, TX. 75165

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

# Planning & Zoning Department

# Zoning Staff Report

## Case: PD-19-0044

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Randy Roden, Hope Clinic, for a Zoning Change from a Single-Family Residential-3 zoning district to Planned Development-Office, with Concept Plan, located at 428 E. Jefferson (Property ID 171252) - Owner: PHINIS & ELIZABETH J MORGAN (PD-19-0044)

**CASE INFORMATION**

*Applicant:* Randy Roden, Hope Clinic

*Property Owner(s):* Phinis & Elizabeth J Morgan

*Site Acreage:* 0.275 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Planned Development-Office

**SUBJECT PROPERTY**

*General Location:* 428 E Jefferson

*Parcel ID Number(s):* 171252

*Existing Use:* Existing Residential Structure

*Development History:* N/A

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | SF-2 | Single Family Residential |
| East | SF-3 | Single Family Residential |
| South | LI-2 | Industrial Office |
| West | SF-3 | Undeveloped Land |

*Future Land Use Plan:* Low Density Residential

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

*Thoroughfare Plan:* The subject property is accessible via E. Jefferson St.

*Site Image:*

**PLANNING ANALYSIS**

The purpose and intent of the proposed Planned Development (PD) is to provide additional administrative offices for Hope Clinic at 428 E Jefferson Street. Hope Clinic intends to move it's Call Center (currently located at 411 E. Jefferson St.) into this location immediately after obtaining the appropriate Certificate of Occupancy from City of Waxahachie. There will be no patient traffic occurring at this location. Hope Clinic intends to occupy this leased property until new facilities are built or otherwise obtained in a to-be-determined location in the City of Waxahachie. Hope Clinic intends to use public parking available on E Jefferson St for its employees who will be staffed at this location.

Note: If the Planned Development is approved, once Hope Clinic leaves the property, the zoning shall continue to allow for Office and Single Family-3 uses.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **10** 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 04/24/2019.

**STAFF CONCERNS**

1. At the time of this report (4/30/2019), staff has no outstanding comments for the applicant.

**APPLICANT RESPONSE TO CONCERNS**

1. At the time of this report (4/30/2019), the applicant has no outstanding comments from staff.

**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. Note: If the Planned Development is approved, once Hope Clinic leaves the property, the zoning shall continue to allow for Office and Single Family-3 uses.

**ATTACHED EXHIBITS**

1. Site Plan
2. Concept Plan Provisions

**APPLICANT REQUIREMENTS**

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

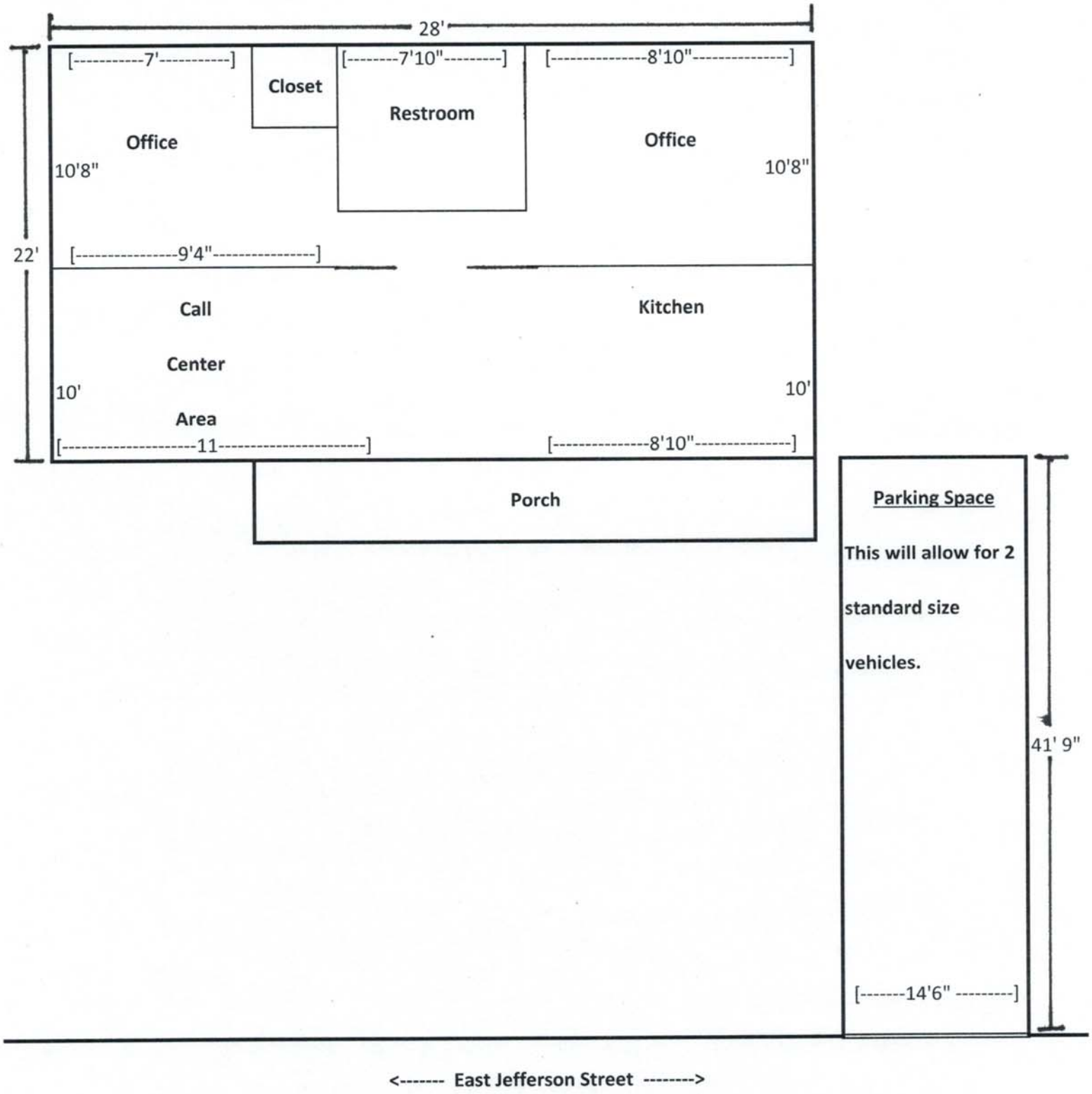
**STAFF CONTACT INFORMATION**

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

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

**Hope Clinic - Admin Offices**
**428 E Jefferson St, Waxahachie, Texas 75165**

**Planned Occupancy Floor Plan & Parking Space**
**Total Square Feet of House = 616**




**(Drawing is not to scale. Measurements given are interior usable and exterior total.)**

**EXHIBIT B**

**CONCEPT PLAN PROVISIONS**

Purpose and Intent

The purpose and intent of this Planned Development (PD) at 428 E Jefferson St, Waxahachie, Texas, is to provide Admin Offices for Hope Clinic (Hope). Hope will move its Call Center into this location immediately after obtaining the appropriate Certificate of Occupancy from City of Waxahachie. Other admin only departments, i.e. Medical Records, Referrals, may occupy some of the space as needed. No public or patient traffic will occur at this location. Hope intends to occupy this leased property until new facilities are built or otherwise obtained in a to-be-determined location in the City of Waxahachie.

Hope intends to use public parking available on E Jefferson St for its employees who will be staffed at this location.

Any conditions found within the BASE ZONING DISTRICT (O) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (O) is the intended base zoning classification underlying this PD. The BD zoning district is:

Office (O). (a) *General purpose and description*: The Office (O) Zoning District is established to accommodate a variety of office developments providing for professional, financial, medical and similar services for local residents; corporate offices for regional and national operations; and major employment centers for City, county and state governmental entities. Limited retail establishment's incidental to the main uses may be appropriate in association with large office complexes. Since this District is intended for more intensive non-residential uses, landscape treatment and other visual site treatments are anticipated. Multi-story buildings must also be buffered from nearby single-family areas through the use of setbacks, landscape buffers, and thoroughfares.

(b) *Special considerations*:

(i) Maximum Floor Area Ratio: 4.0:1 (See Article IX).

(ii) Outside storage is prohibited.

(iii) Adjacent to a Single-Family District: The side or rear setback, whichever is adjacent to the single-family zoning district, shall observe a sixty (60) feet setback if the office use is over one (1) story in height.

PD District Development Standards

***Description of Request***

- Hope Clinic will occupy as is. Call Center and other office furniture, fixtures and equipment will be moved to this property from its current location in Bldg B at 431 E Jefferson St.

***Proposed Use of Property***

- Hope will use for Admin Offices only. *Once Hope Clinic leaves the property, the zoning shall continue to allow for Office and Single Family-3 uses.*

***General Development Requirements***

- The property width is 60 feet, whereas Zoning District (O) calls for a minimum width of 70 feet. Hope requests a variation of this to allow for the 60 feet as is.

# Planning & Zoning Department

# Zoning Staff Report

## Case: SU-19-0048

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Terry Weaver, Sterling Development Co., for a Specific Use Permit (SUP) for **Outside Storage** use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M & M INVESTMENTS (SU-19-0048)

**CASE INFORMATION**

*Applicant:* Terry Weaver, Sterling Development Co.

*Property Owner(s):* M & M Investments

*Site Acreage:* 9.686 acres

*Current Zoning:* Commercial and Light Industrial-1

*Requested Zoning:* C and LI-1 with Specific Use Permit

**SUBJECT PROPERTY**

*General Location:* 100 W Sterrett

*Parcel ID Number(s):* 273754

*Existing Use:* Undeveloped Land

*Development History:* The Final Plat for Sterrett Industrial Addition, was approved by City Council on June 18, 2018.

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | LI-1 and C | Undeveloped Land |
| East | FD | Undeveloped Land |
| South | LI-1 | Industrial Building |
| West | C | Undeveloped Land |

*Future Land Use Plan:* Industrial

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

*Thoroughfare Plan:* The subject property is accessible via W. Sterrett Rd.

*Site Image:*

**PLANNING ANALYSIS**

The applicant is seeking a Specific Use Permit on a 9.686 acre property to allow the use of outside storage. The applicant intends to store rock (river rock) as a wholesaler to retail landscaping firms. The applicant anticipates to store the rock material in concrete blocks before ultimately selling the rock material.

The applicant informed staff that a building is currently not in the plans to be constructed for the site. Due to the site being visible from Interstate 35, staff has concerns with approving the use of outside storage for the site. Staff also has a concern that no building, or any type of screening, will be provided for the property. As the site plan currently illustrates, staff cannot offer full support for the proposed outside storage use at the property.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **9** 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 04/24/2019.

**STAFF CONCERNS**

1. Due to the site being visible from Interstate 35, staff has concerns with approving the use of outside storage for the site without any screening, building or landscaping, being provided for the site.
2. The applicant shall show all setbacks for the property. The applicant shall also show the distance from the proposed storage concrete blocks to the nearest property line.
3. The applicant shall submit a Site Plan for review. The submitted plan is a survey.

**APPLICANT RESPONSE TO CONCERNS**

1. The applicant is aware of staff's concerns regarding screening for the site. The applicant intends to state his case at the May 14, 2019 Planning and Zoning meeting.
2. At the time of this report (5/3/2019), the applicant has yet to submit a Site Plan showing setbacks to staff.

**RECOMMENDATION**

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

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

**ATTACHED EXHIBITS**

1. Site Plan

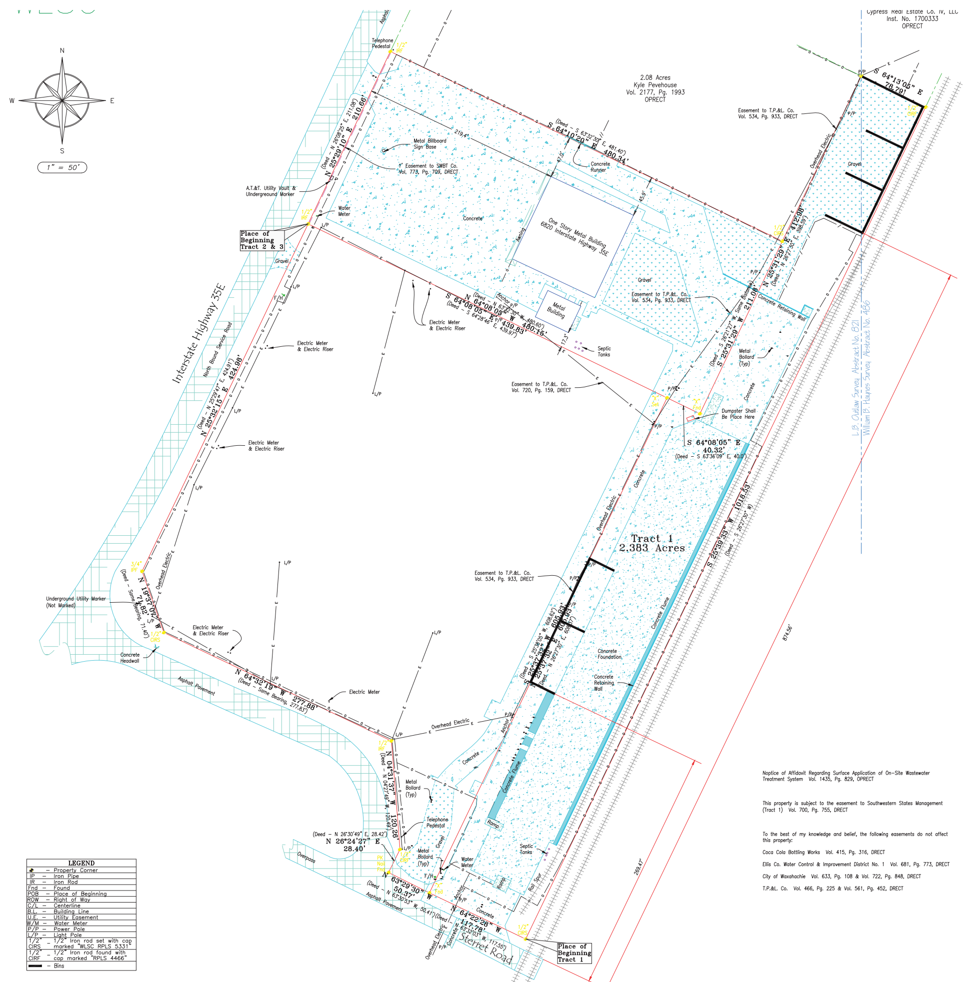
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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




| LEGEND | |
|---|---|
| (symbol) | – Property Corner |
| IP | – Iron Pipe |
| IR | – Iron Rod |
| Fnd | – Found |
| POB | – Place of Beginning |
| ROW | – Right of Way |
| C/L | – Centerline |
| B.L. | – Building Line |
| U.E. | – Utility Easement |
| W/M | – Water Meter |
| P/P | – Power Pole |
| L/P | – Light Pole |
| 1/2" CIRS | – 1/2" Iron rod set with cap marked "WLSC RPLS 5331" |
| 1/2" CIRF | – 1/2" Iron rod found with cap marked "RPLS 4466" |
| (heavy line) | – Bins |

Tract 1
BEING all that certain parcel of land lying in the City of Waxahachie, Texas and being situated in the WILLIAM B. HAYNES SURVEY, ABSTRACT NO. 486 and in the L.B. OUTLAW SURVEY, ABSTRACT NO. 821, Ellis County, Texas, and being a portion of the 3.0994 acre tract of land conveyed to Magnablend, Inc. by Deed without Warranty recorded in Volume 1238, Page 552 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with cap marked "WLSC RPLS 5331" at the intersection of the north line of Sterrett Road with the west line of the Burlington Northern and Sante Fe Railroad for the southeast corner of said 3.0994 acre tract;

THENCE N 64°22'28" W (Deed – N 63°32'03" W, 117.55 feet) along the south line of said 3.0994 acre tract and the north line of Sterrett Road, a distance of 117.78 feet to an "X" found for the southwest corner of said 3.0994 acre tract and the southeast corner of the 4.9885 acre tract of land conveyed to Magnablend, Inc. by Special Warranty Deed recorded in Volume 2672, Page 585, OPRECT;

THENCE N 25°37'32" E (Deed – N 26°27'30" E, 608.37 feet), along the southerly west line of said 3.0994 acre tract and the east line of said 4.9885 acre tract, a distance of 605.93 feet to an "X" set in the south line of the 2.331 acre tract of land conveyed to Magnablend, Inc. by General Warranty Deed recorded in Volume 2162, Page 1013, OPRECT for the westerly northwest corner of said 3.0994 acre tract and the northeast corner of said 4.9885 acre tract;

THENCE S 64°08'05" E (Deed – S 63°36'09" E, 40.0 feet), along the westerly north line of said 3.0994 acre tract and the south line of said 2.331 acre tract, a distance of 40.32 feet to an "X" found for an interior corner of said 3.0994 acre tract and the southeast corner of said 2.331 acre tract;

THENCE N 25°31'29" E (Deed – N 26°27'30" E, 398.59 feet), along the northerly west line of said 3.0994 acre tract and the east line of said 2.331 acre tract, passing at 211.08 feet a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the northeast corner of said 2.331 acre tract and the southeast corner of the 2.08 acre tract of land conveyed to Kyle Pevehouse by Warranty Deed recorded in Volume 2177, Page 1993, OPRECT, in all, a distance of 412.98 feet to a point within a utility pole and in the south line of the 4.468 acre tract of land conveyed to Cypress Real Estate Co. IV, Inc. by Special Warranty Deed recorded in Instrument Number 1700333, OPRECT for the northeast corner of said 2.08 acre tract;

THENCE S 64°13'05" E, along the south line of said 4.468 acre tract, a distance of 78.79 feet to a 1/2" iron rod found with cap marked "RPLS 4466" in the east line of said 3.0994 acre tract and in the west line of said B.N. & S.F. Railroad for the southeast corner of said 4.468 acre tract;

THENCE S 25°39'33" W (Deed – S 26°27'30" W), along the east line of said 3.0994 acre tract and the west line of the B.N. & S.F. Railroad, a distance of 1018.53 feet to the POINT OF BEGINNING and containing 2.383 acres of land as surveyed on the ground January 10, 2018 by Walker Land Surveying Company. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone. Beginning coordinate – Northing=6859370.89, Easting=2482276.64.

Noptice of Affidavit Regarding Surface Application of On-Site Wastewater Treatment System Vol. 1435, Pg. 829, OPRECT

This property is subject to the easement to Southwestern States Management (Tract 1) Vol. 700, Pg. 755, DRECT

To the best of my knowledge and belief, the following easements do not affect this property:

Coca Cola Bottling Works Vol. 415, Pg. 316, DRECT

Ellis Co. Water Control & Improvement District No. 1 Vol. 681, Pg. 773, DRECT

City of Waxahachie Vol. 633, Pg. 108 & Vol. 722, Pg. 848, DRECT

T.P.&L. Co. Vol. 466, Pg. 225 & Vol. 561, Pg. 452, DRECT

Certified to:
M and M Investments
Magnablend, Inc.
Trinity Abstract & Title Company

This is to certify that I have, on this date, made a true and correct on the ground survey of the subject property. The plat hereon is an accurate representation of the boundary and area as determined by survey. The size, location, and type of buildings and improvements are as shown. Any visible utilities and easements are located as shown. I do not warrant that those shown comprise all such utilities in the area, whether in service or abandoned. I further certify that a portion of the subject property is located in a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map 48139C0200 F, Zone A. This survey plat was prepared for title purposes in conjunction with Trinity Abstract & Title Company; GF# 28453. Easements, right-of-ways, and other exceptions shown are according to the Schedule B provided. The surveyor has not abstracted the property. This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey. This survey was completed exclusively for the above named parties in the original transaction only. It was completed for single use only and no license is granted for any other use without the express written consent of Walker Land Surveying Company. This survey plat contains material protected by United States copyright law and international treaties. Copyright ©2018 Walker Land Surveying Company. All rights reserved.
All original copies are multi-colored and marked with the Surveyor's embossed seal. Only these copies may be considered true and correct copies. Any copies not multi-colored and marked with the embossed seal are illegal copies and render this certification null and void.

FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

File: D:\Carlson Projects\Drawings\Blocks\Walker Seal Block.pdf
Missing or invalid reference

# SITE PLAN
## Tract 1 – 2.383 Acres
William B. Haynes Survey, Abstract No. 486
L.B. Outlaw Survey, Abstract No. 821
City of Waxahachie
Ellis County, Texas

Date: January 10, 2018
Scale: 1"=50'
Project: 180002
Case No.: SU-19-0048


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

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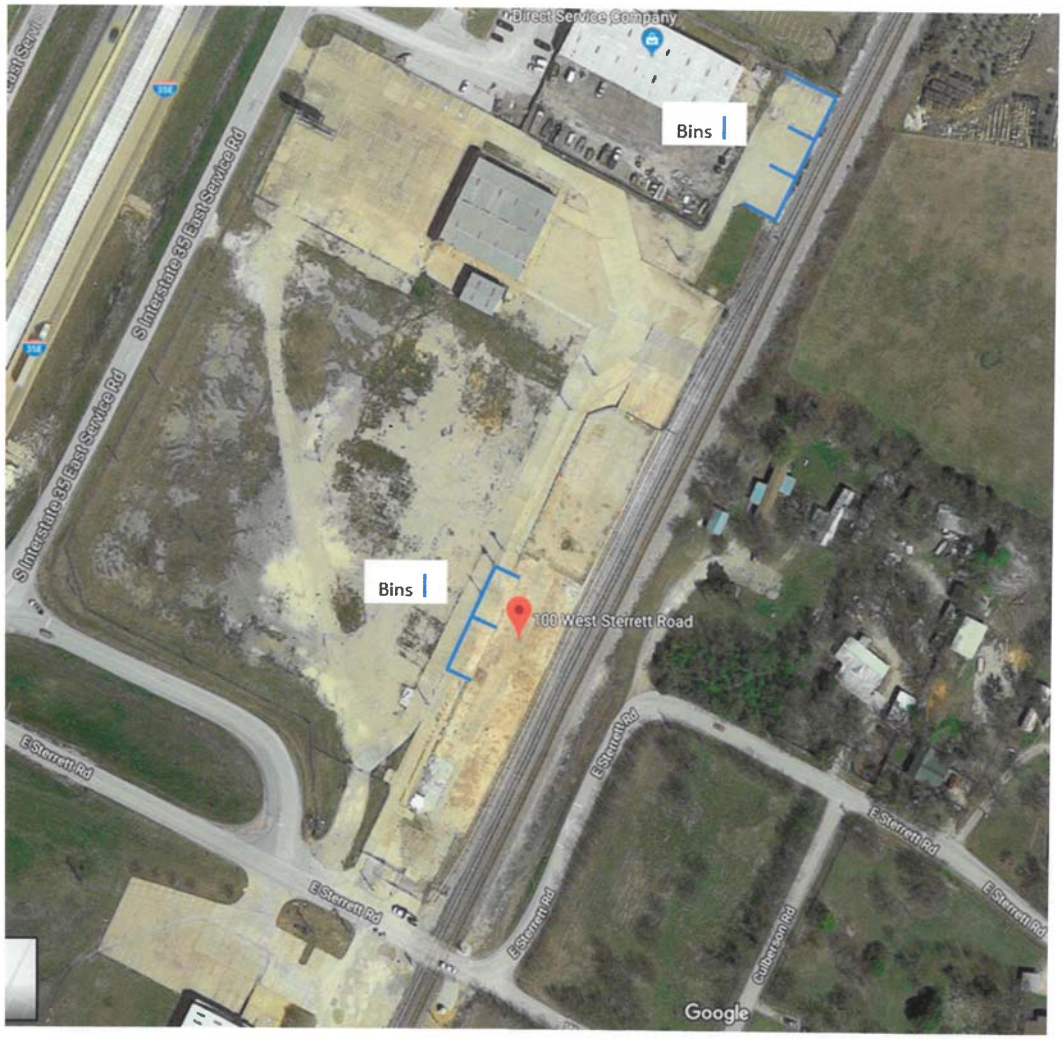
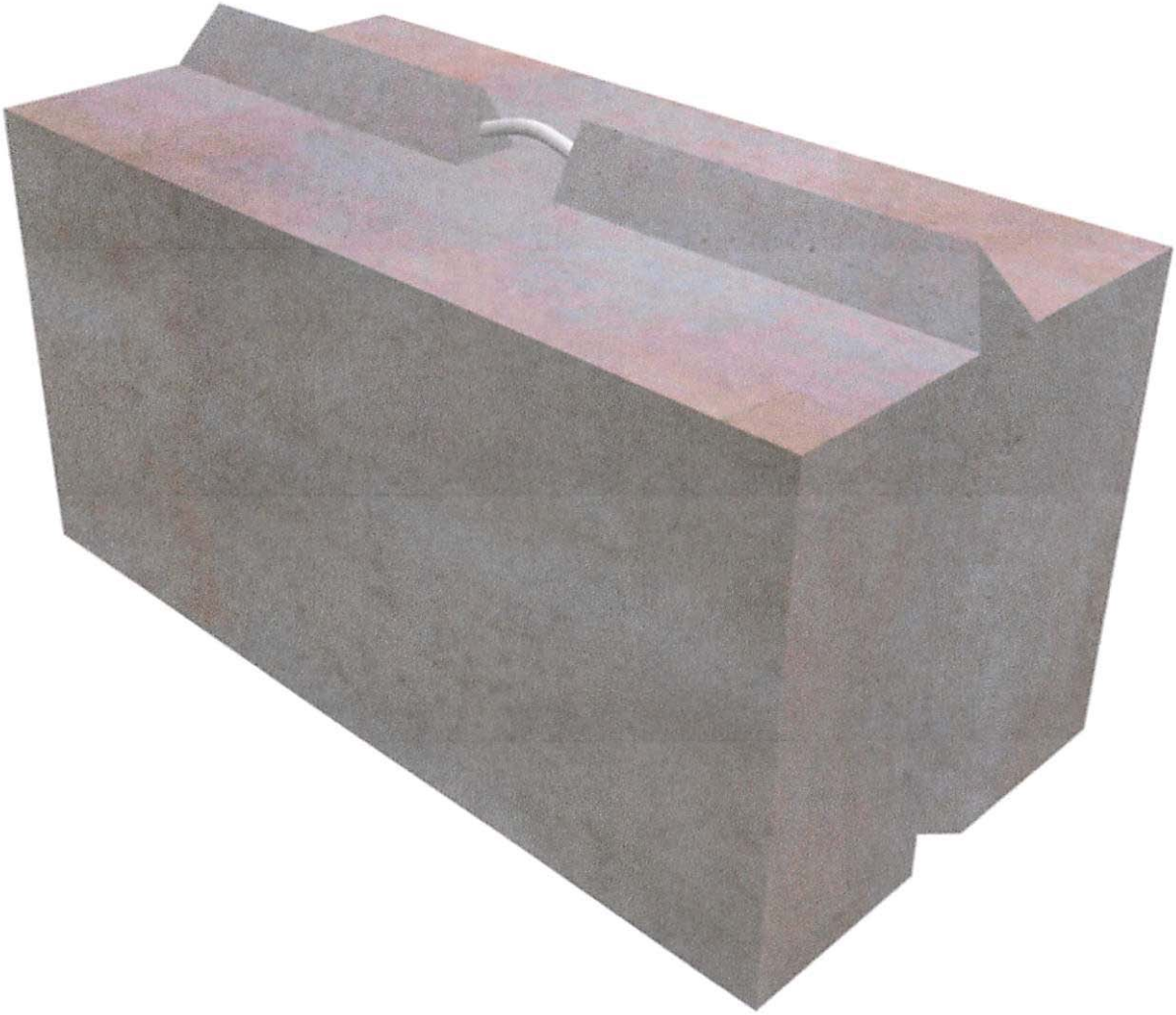

Direct Service Company
Bins
Bins
100 West Sterrett Road
S Interstate 35 East Service Rd
S Interstate 35 East Service Rd
E Sterrett Rd
E Sterrett Rd
E Sterrett Rd
E Sterrett Rd
E Sterrett Rd
E Sterrett Rd
Gulbeckson Rd
Google



# CASE SU-19-0048

Request by Terry Weaver, Sterling Development Co., for a Specific Use Permit (SUP) for **Outside Storage** use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M & M INVESTMENTS (SU-19-0048)

**INSIDE REQUIRED 200' NOTIFICATION AREA**

- 1 Support
- 0 Oppose

***SUPPORT***

1. Bart Moody, 3641 E Kiest Blvd, Dallas, TX 75203

***OPPOSE***

RECEIVED 5/3/19

**City of Waxahachie, Texas**
**Notice of Public Hearing**
**Case Number: SU-19-0048**

◇◇◇

**M AND M INVESTMENTS**
**3641 E KIEST BLVD**
**DALLAS, TX 75203**

Attn:

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 14, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, May 20, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

75165

1. Request by Terry Weaver, Sterling Development Co., for a Specific Use Permit (SUP) for **Outside Storage** use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M & M INVESTMENTS (SU-19-0048)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number: SU-19-0048** X SUPPORT _____ OPPOSE

Comments: Attachment - letter

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, MAY 8, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

Bart Moody
Signature

May 3- 2019
Date

Bart Moody
Printed Name and Title

3641 E. Kiest blvd.
Address

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

**Subject: Cribley Enterprises SUP Request**

Waxahachie City Council,
Planning & Zoning Commission and Staff

As owner of the subject property, I would like to **express my support** for this SUP request. As owner of the property, it was my goal to bring a **quality tenant** to the property that would **work in harmony** with neighboring property owners and tenants.

My real estate broker and I have received much interest in this property over the past 6 months and we finally agreed that this was the best use for the property. We have turned away several other potential tenants who's use would not have been conducive to this area. Cribley's **river rock landscaping products are clean** and will be used to help beautify landscaping projects throughout the DFW area. They will be a **good neighbor** and tenant and I ask for your support on this request.

Thank you for your consideration.

# Planning & Zoning Department

# Zoning Staff Report

## Case: PD-19-0031

**MEETING DATE(S)**

*Planning & Zoning Commission:* May 14, 2019 (continued from April 9, 2019)

*City Council:* May 20, 2019

**CAPTION**

***Public Hearing*** on a request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the 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-19-0031)

**CASE INFORMATION**

*Applicant:* Josh Spoerl, Arrive Architecture Group

*Property Owner(s):* Lyon's American Securities, Inc.

*Site Acreage:* 16.93 acres

*Current Zoning:* Planned Development-General Retail-Mixed Use Residential

*Requested Zoning:* Planned Development Amendment

**SUBJECT PROPERTY**

*General Location:* NE corner of US 287 Bypass Service Road at FM 813

*Parcel ID Number(s):* 227073 and 138302

*Existing Use:* Undeveloped Land

*Development History:* N/A

*Adjoining Zoning & Uses:*

| Direction | Zoning | Current Use |
|---|---|---|
| North | SF-1 | Residential & Vacant Land |
| East | SF-2 | Single Family Residential |
| South | PD-GR | Undeveloped Land |
| West | PD-GR | Undeveloped Land |

*Future Land Use Plan:* Retail and Office

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

Office is intended for businesses such as banks, insurance agencies, and accounting offices. Office land uses are generally compatible with residential area, with the exception of high-rise office buildings. Land designated for office is appropriate along U.S. Highway 287, at a close proximity to IH-35E within Mixed Use Nonresidential areas, as well as within the Medical District.

*Thoroughfare Plan:* The subject site is accessible via Brown St., Palamino Dr., and Dean Box Dr.

*Site Image:*

**UPDATE SINCE May 14, 2019 PLANNING AND ZONING COMMISSION MEETING**

At the April 9, 2019 Planning and Zoning (P&Z) meeting, P&Z suggested that the case be continued to the May 14, 2019 P&Z meeting so that the applicant can address staff concerns. The applicant has made changes from the Site Plan presented at the April 9, 2019 P&Z meeting that include:

- Provided a 15 ft. landscape buffer adjacent to Mustang Creek Phase I
- Provided attached parking
- Provided detached garages away from the property.
- Removed the proposed Assisted Living Facility from Tract 6. The tract will remain vacant General Retail zoning.
- Added 5 additional units (225 total units) to the proposed Multi Family complex in Tract 1. The acreage was also increased from 6.45 acres to 7.16 acres.
- The total acreage for Tract 3 was decreased from 0.99 acres to 0.70 acres
- The total acreage for Tract 4 was decreased from 1.18 acres to .95 acres

**PLANNING ANALYSIS**

The applicant is requesting to amend an existing approved Planned Development (PD-18-0074). The applicant is proposing to revise the previously approved Master Plan to include 6 total tracts opposed to 4 tracts originally proposed. Items listed below also include revisions made from the original Planned Development.

- The acreage for all tracts have been revised
- Due to the addition of the new tracts the Village Parkway spine drive was slightly revised, but still acts as the main drive through the Master Plan.
- The Multi Family building layout located in tract 1 was revised.
- 2 additional tracts were added to the master plan (Tract 5 & Tract 6)
- The detention/amenity pond was removed from tract 1.

Information below describes more changes from the previously approved Planned Development.

Tract 1:

2018 – Tract 1 which is 8.645 acres will be a 220-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)

2019 – Tract 1 which is 7.16 acres will be a 225-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)

Tract 2:

2018 – Tract 2 which is 3.097 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)

2019 – Tract 2 which is 2.19 acres will be a 16,000 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Tract 3:

2018 – Tract 3 which is 2.537 acres will be a 12,000 sq. ft. (+/-) Multi-restaurant site. This tract will keep the base zoning of General Retail (GR)

2019 – Tract 3 which is 0.70 acres will be a 10,700 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Tract 4:

2018 – Tract 4 which is 2.678 acres will be general retail/office space site. This tract will keep the base zoning of General Retail (GR)

2019 – Tract 4 which is 0.95 acres will be a 10,700 sq. ft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

Tract 5:

2018 – N/A

2019 – Tract 5 which is 2.39 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)

Tract 6:

2018 – N/A

2019 – Tract 6 which is 3.66 acres will be a vacant tract that will maintain the base zoning of General Retail (GR)

*It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.*

**AREAS OF CONCERN**

*Conceptual Design:*

At the April 9, 2019 P&Z meeting, commissioners expressed concerns about the proposed conceptual design varying from the 2018 approved conceptual design.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **41** 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 03/22/2019.

**STAFF CONCERNS**

1. At the time of this report (4/30/2019), there are no outstanding staff concerns.

**APPLICANT RESPONSE TO CONCERNS**

1. At the time of this report (4/30/2019), the applicant has addressed all comments made by staff.

**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. Tract 5 shall only be used for construction of a hotel.

**ATTACHED EXHIBITS**

1. Site Plan
2. Elevations Plan
3. Landscape Plan
4. Concept Plan Provisions
5. PON Responses

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*
Colby Collins
Senior Planner
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*Reviewed by:*
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Director of Planning
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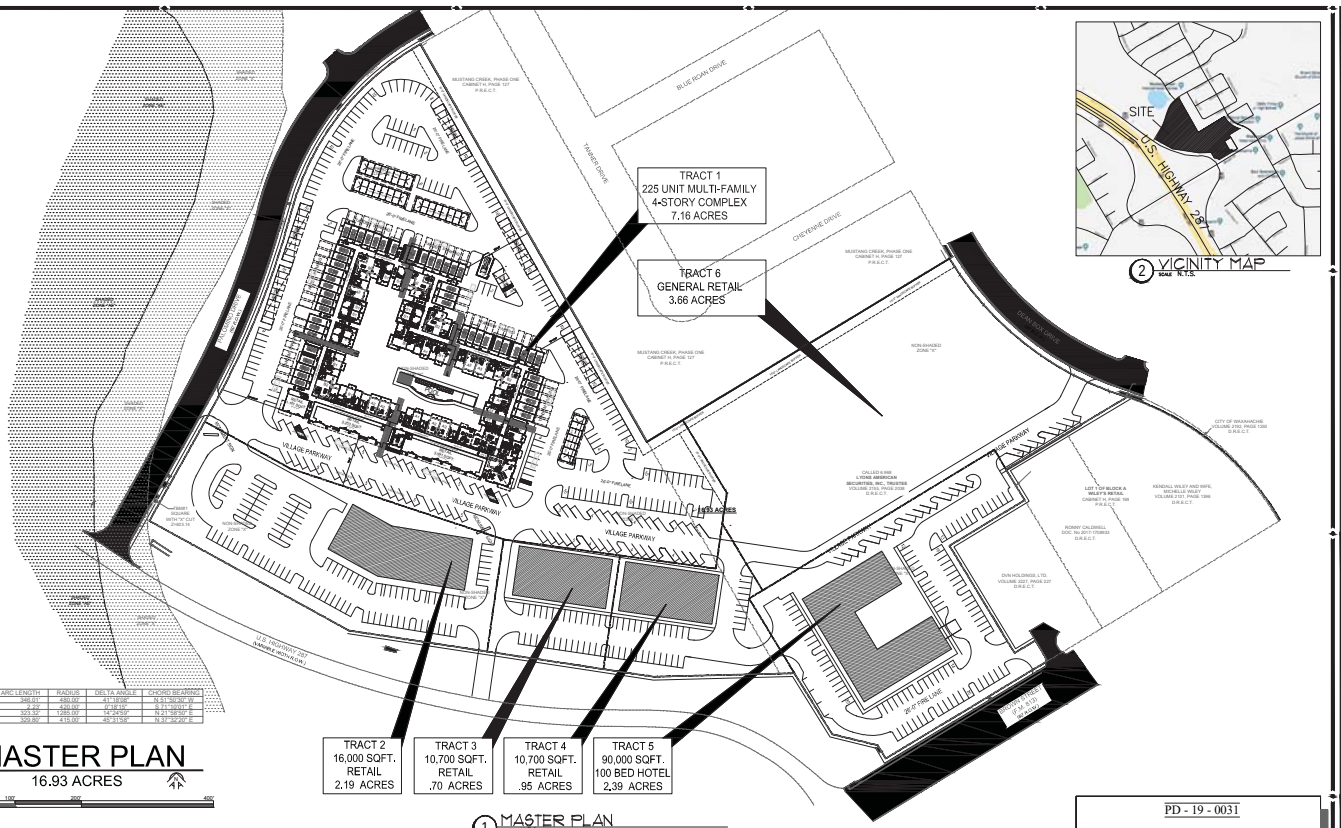



| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING |
|---|---|---|---|---|
| C1 | 349.61' | 480.00' | 41°18'48" | N 31°50'30" W |
| C2 | 2.33' | 430.00' | 0°18'18" | S 71°35'01" E |
| C3 | 323.32' | 1285.00' | 14°24'59" | N 21°58'50" E |
| C4 | 339.89' | 415.00' | 46°31'58" | N 31°30'20" E |

# MASTER PLAN

16.93 ACRES

0 25 50 100 200 400

1 MASTER PLAN
SCALE N.T.S.

2 VICINITY MAP
SCALE N.T.S.

## ARCHITECTURAL SITE PLAN NOTES

1. THE ARCHITECTURAL DRAWINGS GRAPHICALLY INDICATE APPROXIMATE LOCATION OF BUILDINGS, PARKING AND DRIVES ONLY.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, SIDEWALKS & ACCESSIBLE ROUTES TO BUILDING PER REQUIREMENTS OF THE FAIR HOUSING GUIDELINES. VEHICULAR ACCESS CONTROL GATES, AND HANDICAP SPACES.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LEGAL DESCRIPTION AND LOCATION OF REQUIRED RETAINING WALLS.
4. ALL DIMENSIONS INDICATED ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS' DRAWINGS FOR ALL DIMENSIONAL CONTROLS, GRADING, DRAINAGE & UTILITY WORK.
5. ALL SURFACE MATERIALS SHALL MEET CITY OF WAXAHACHIE PUBLIC WORKS DEPT. MINIMUM STANDARDS.
6. ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ALL STANDARDS AND REQUIREMENTS SET FORTH BY CITY OF WAXAHACHIE AND DALLAS COUNTY, TEXAS.
7. ALL SIGNS, LIGHTING, LUMINARIES AND EXT. SPEAKERS SHALL MEET ALL THE CITY'S ORDINANCES.
8. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS, THE 2015 INTERNATIONAL BUILDING CODE & OTHER REQUIREMENTS AND ORDINANCES OF CITY OF WAXAHACHIE AND DALLAS COUNTY, TEXAS
9. BUILDING IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS.
10. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL METERS, PANELS, CLEAN OUTS, TRANSFORMERS AND PARKING LOT LIGHTING.
11. PROVIDE HANDICAP RAMPS AT SIDEWALKS WHERE SHOWN AND AS REQUIRED BY CITY OF WAXAHACHIE , TEXAS.
12. FIRE LANE STRIPPING AND CONSTRUCTION TO BE PER CITY OF WAXAHACHIE REQUIREMENTS.
13. REFER TO CIVIL DRAWINGS FOR DETENTION REQUIREMENTS IF ANY.
14. ALL PAVING, CURBS, AND SIDEWALKS TO BE BUILT AND DETAILED PER CITY OF WAXAHACHIE MINIMUM STANDARDS.

HEARING & VISION IMPAIRED UNITS

HANDICAP UNITS

## PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

## OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Covenhaven Drive Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

G1.30 MASTER PLAN

# THE VILLAGE APARTMENTS

Waxahachie, Texas

ARRIVE 1 ARCHITECTURE & DESIGN
Architecture
Planning
Project Management
2344 Highway 121 Suite 100 Bedford, Texas 76021 www.Arrive1LLC.com
Ph 817.354.2584 Fx 817.354.3054

SEAL

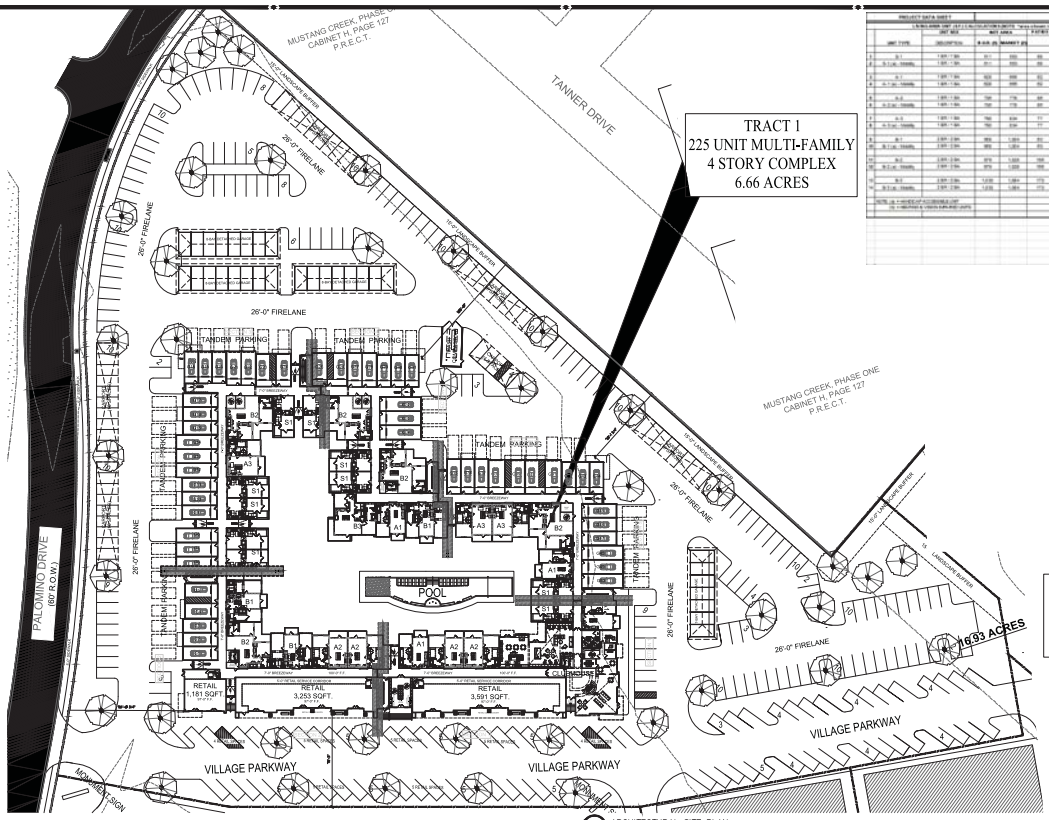
PD-19-0031

REVISIONS

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER |
| PROJECT PHASE: PD REVIEW | SHEET NO. |
| SCALE: AS NOTED | G1.30 |

G1.30 MASTER PLAN

---- G1.30 MASTER PLAN
X:\Sterling MF Company\Waxahachie\Drawings\The Village\Sheets\G0.00 General Sheets\G1.30 Architectural Site Plan.dwg




NOTE:
HIGHLIGHTED ITEMS
ARE INCOMPLETE

NOTE:
REFER TO CIVIL/LANDSCAPE FOR
ACCESSIBLE ROUTES

0 25' 50' 100' 200'

1 ARCHITECTURAL SITE PLAN
SCALE: N.T.S.

## ARCHITECTURAL SITE PLAN NOTES

1. THE ARCHITECTURAL DRAWINGS GRAPHICALLY INDICATE APPROXIMATE LOCATION OF BUILDINGS, PARKING AND DRIVES ONLY.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, SIDEWALKS & ACCESSIBLE ROUTES TO BUILDING PER REQUIREMENTS OF THE FAIR HOUSING GUIDELINES. VEHICULAR ACCESS CONTROL GATES, AND HANDICAP SPACES.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LEGAL DESCRIPTION AND LOCATION OF REQUIRED RETAINING WALLS.
4. ALL DIMENSIONS INDICATED ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS' DRAWINGS FOR ALL DIMENSIONAL CONTROLS, GRADING, DRAINAGE & UTILITY WORK.
5. ALL SURFACE MATERIALS SHALL MEET CITY OF WAXAHACHIE PUBLIC WORKS DEPT. MINIMUM STANDARDS.
6. ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ALL STANDARDS AND REQUIREMENTS SET FORTH BY CITY OF WAXAHACHIE AND DALLAS COUNTY, TEXAS.
7. ALL SIGNS, LIGHTING, LUMINARIES AND EXT. SPEAKERS SHALL MEET ALL THE CITY'S ORDINANCES.
8. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS, THE 2015 INTERNATIONAL BUILDING CODE & OTHER REQUIREMENTS AND ORDINANCES OF CITY OF WAXAHACHIE AND DALLAS COUNTY, TEXAS
9. BUILDING IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS.
10. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL METERS, PANELS, CLEAN OUTS, TRANSFORMERS AND PARKING LOT LIGHTING.
11. PROVIDE HANDICAP RAMPS AT SIDEWALKS WHERE SHOWN AND AS REQUIRED BY CITY OF WAXAHACHIE , TEXAS.
12. FIRE LANE STRIPING AND CONSTRUCTION TO BE PER CITY OF WAXAHACHIE REQUIREMENTS.
13. REFER TO CIVIL DRAWINGS FOR DETENTION REQUIREMENTS IF ANY.
14. ALL PAVING, CURBS, AND SIDEWALKS TO BE BUILT AND DETAILED PER CITY OF WAXAHACHIE MINIMUM STANDARDS.

HEARING & VISION IMPAIRED UNITS

HANDICAP UNITS

### PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

### OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Covenhaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

G1.30A ARCHITECTURAL SITE PLAN

# THE VILLAGE APARTMENTS

Waxahachie, Texas

ARRIVE 1
Architecture Planning Project Management
2324 Highway 121 Suite 200 Bedford, Texas 76021 www.Arrive1.com
Ph 817.616.0383 Fx 817.616.0384

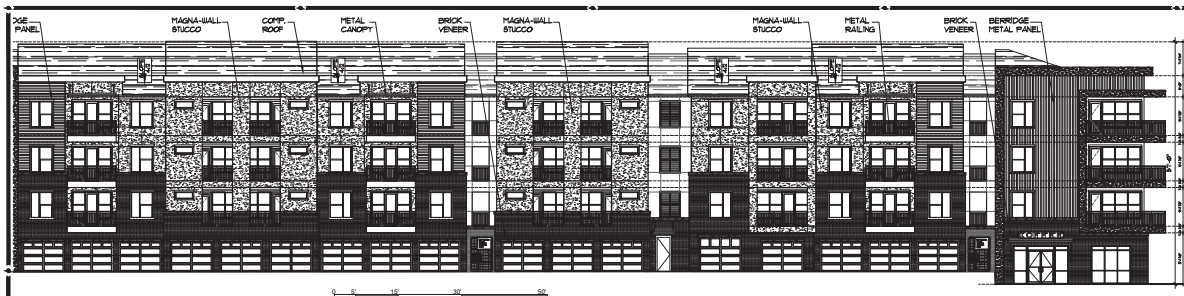
SEAL

PD-19-0031

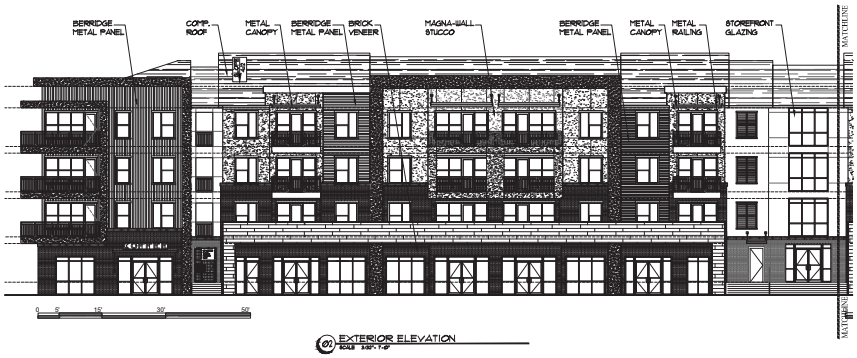
REVISIONS

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER |
| PROCEED FOR: PD REVIEW | SHEET NO. |
| SCALE: AS NOTED | G1.30a |

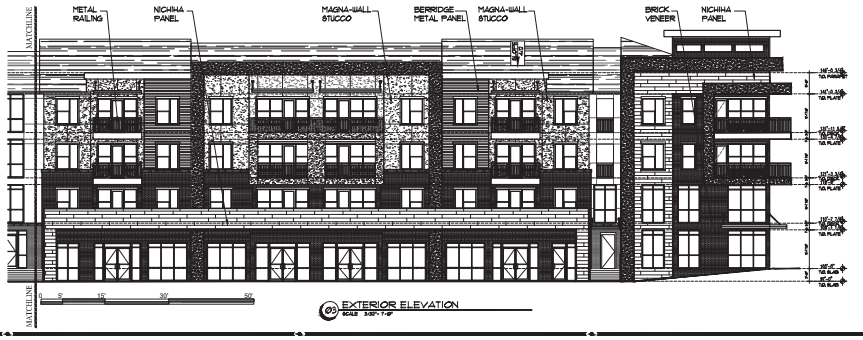
---- G1.30A ARCHITECTURAL SITE PLAN
X:\Sterling MF Company\Waxahachie\Drawings\The Village\Sheets\G0.00 General Sheets\G1.30 Architectural Site Plan.dwg




01 EXTERIOR ELEVATION
SCALE 3/32"=1'-0"




02 EXTERIOR ELEVATION
SCALE 3/32"=1'-0"



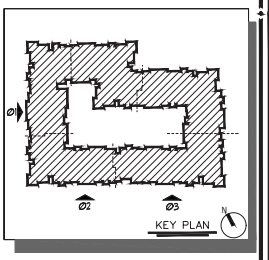

03 EXTERIOR ELEVATION
SCALE 3/32"=1'-0"

## MATERIAL LEGEND

| | | |
|---|---|---|
| STONE VENEER | | CENTURION STONE |
| | BV1 | BRICK VENEER FIELD COLOR<br>COLOR: TBD |
| MAGNA WALL STUCCO | | |
| | MW1 | MAGNA WALL STUCCO FIELD COLOR<br>COLOR: T B.D |
| | MW2 | MAGNA WALL STUCCO ACCENT COLOR<br>COLOR: T B.D |
| HARDI-PANEL | | JAMES HARDIE FIBER CEMENT PANELS OR EQUAL |
| | HP1 | HARDI-PANEL FIELD COLOR<br>COLOR: TBD |
| | HP2 | HARDI-PANEL ACCENT COLOR<br>COLOR: TBD |
| HARDI-LAP SIDING | | JAMES HARDIE FIBER CEMENT PANELS OR EQUAL |
| | HS1 | HARDI-SIDING FIELD COLOR<br>COLOR: TBD |
| | HS2 | HARDI-SIDING ACCENT COLOR<br>COLOR: TBD |
| ROOF | | COMPOSITE SHINGLES OR EQUAL |
| | RM | COMPOSITE OR SIMILAR<br>COLOR: WEATHER-WOOD ( INDUSTRY STANDARD) |
| METAL-PANEL | | |
| | MP1 | METAL-PANEL FIELD COLOR<br>COLOR: TBD |
| METAL CANOPY | | |
| | MC | METAL CANOPY<br>COLOR: DARK BRONZE |
| METAL RAILING | | |
| | MR | VERTICAL PICKETS METAL RAILING<br>COLOR: DARK BRONZE OR EQUAL |

NOTES:

1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5M.0
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A5M.0
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 30'-0" CENTER THE EXPANSION JOINT.




KEY PLAN

| MATERIAL TABULATION CHART<br>THE VILLAGE APARTMENTS - WAXAHACHIE<br>(SHEET A5.01) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Minimum City Standard | ELEVATION 01 | | ELEVATION 02 & 03 | | Meets Req. Y / N |
| | | | SQ.FT. | % | SQ.FT. | % | |
| 1 | Total Facade S.F. | | 13,838 | | 17,977 | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 9,283 | 100.00% | 11,137 | 100.00% | |
| 3 | Doors and Windows S.F. | | 4,555 | | 6,840 | | |
| 4 | **Primary Masonry totals** | **75%** | 7,648 | 82.39% | 8,676 | 77.90% | Y |
| | • Brick s.f. (as applicable) | | 3,639 | 39.20% | 4,207 | 37.77% | |
| | • Stucco s.f. (as applicable) | | 4,009 | 43.19% | 4,469 | 40.13% | |
| 6 | **Non-Masonry totals** | **25%** | 1,635 | 17.61% | 2,461 | 22.10% | Y |
| | • Nichiha s.f. (as applicable) | | 0 | 0.00% | 1,420 | 12.75% | |
| | • Berridge Metal panels s.f. (as applicable) | | 1,635 | 17.61% | 1,041 | 9.35% | |
| | • Hardiplank s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| | • Hardi siding s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |

## PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
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| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

## OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Covenhaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

A5.01 EXTERIOR ELEVATIONS

# THE VILLAGE APARTMENTS

Waxahachie, Texas

ARRIVE
Architecture Planning Project Management
2744 Highway 121 Suite 100 Bedford, Texas 76021 www.arrivearc.com
Ph 817.354.2884 Fx 817.354.3884

SEAL

PD-19-0031

REVISION

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER |
| PROCEDURE: PD REVIEW | SHEET NO. |
| SCALE: AS NOTED | A5.01 |

---- A5.01 EXTERIOR ELEVATIONS
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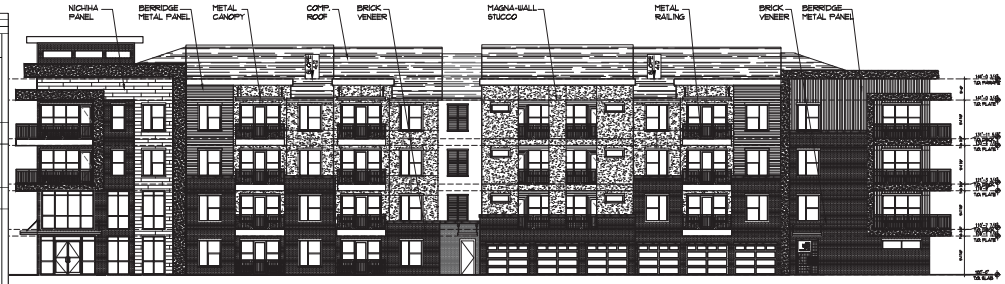
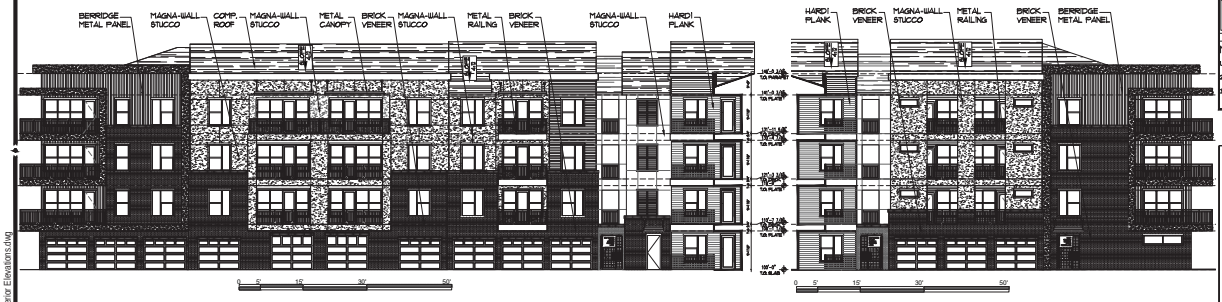
MATERIAL TABULATION CHART
THE VILLAGE APARTMENTS - WAXAHACHIE
(SHEET A5.02)

| | | Minimum City Standard | ELEVATION 01 SQ.FT. | % | ELEVATION 02 SQ.FT. | % | Meets Req. Y / N |
|---|---|---|---|---|---|---|---|
| 1 | Total Facade S.F. | | 8,872 | | 7,523 | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 6,880 | 100.00% | 5,298 | 100.00% | |
| 3 | Doors and Windows S.F. | | 2,092 | | 2,225 | | |
| 4 | **Primary Masonry totals** | **75%** | 5,415 | 78.73% | 4,283 | 80.88% | **Y** |
| | • Brick s.f. (as applicable) | | 2,412 | 35.06% | 2,158 | 40.73% | |
| | • Stucco s.f. (as applicable) | | 3,003 | 43.68% | 2,125 | 39.75% | |
| 5 | **Non-Masonry totals** | **25%** | 1,465 | 21.29% | 1,055 | 19.94% | **Y** |
| | • Nichiha s.f. (as applicable) | | 765 | 11.12% | 0 | 0.00% | |
| | • Berridge Metal panels s.f. (as applicable) | | 700 | 10.17% | 442 | 8.33% | |
| | • Hardiplank s.f. (as applicable) | | 0 | 0.00% | 252 | 4.76% | |
| | • Hardi siding s.f. (as applicable) | | 0 | 0.00% | 343 | 6.51% | |




01 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



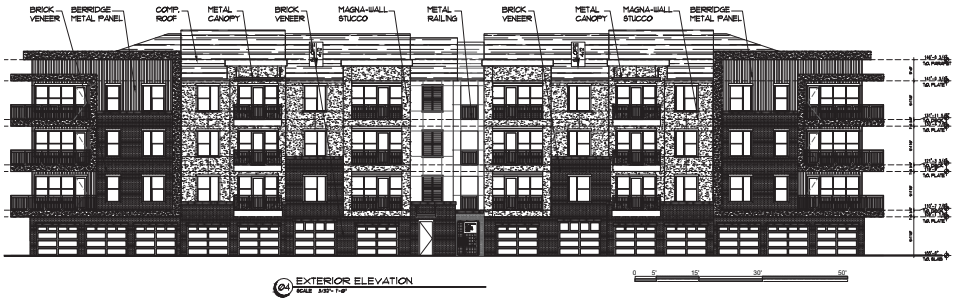

02 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"




03 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART
THE VILLAGE APARTMENTS - WAXAHACHIE
(SHEET A5.02)

| | | Minimum City Standard | ELEVATION 03 SQ.FT. | % | ELEVATION 04 SQ.FT. | % | Meets Req. Y / N |
|---|---|---|---|---|---|---|---|
| 1 | Total Facade S.F. | | 4,268 | | 8,910 | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 2,798 | 100.00% | 6,154 | 100.00% | |
| 3 | Doors and Windows S.F. | | 1,512 | | 2,785 | | |
| 4 | **Primary Masonry totals** | **75%** | 2,397 | 85.66% | 5,484 | 89.42% | **Y** |
| | • Brick s.f. (as applicable) | | 1,192 | 42.58% | 2,535 | 41.33% | |
| | • Stucco s.f. (as applicable) | | 1,157 | 41.36% | 2,949 | 48.08% | |
| 5 | **Non-Masonry totals** | **25%** | 403 | 14.40% | 650 | 10.60% | **Y** |
| | • Nichiha s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| | • Berridge Metal panels s.f. (as applicable) | | 178 | 6.36% | 400 | 6.52% | |
| | • Hardiplank s.f. (as applicable) | | 225 | 8.04% | 252 | 4.11% | |
| | • Hardi siding s.f. (as applicable) | | 175 | 6.25% | 0 | 0.00% | |



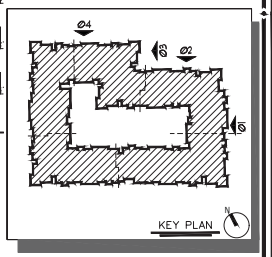

04 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

## MATERIAL LEGEND

| | | |
|---|---|---|
| STONE VENEER | | CENTURION STONE |
| | BS1 | BRICK VENEER FIELD COLOR<br>COLOR: TBD |
| MAGNA WALL STUCCO | | |
| | MW1 | MAGNA WALL STUCCO FIELD COLOR<br>COLOR: T B.D |
| | MW2 | MAGNA WALL STUCCO ACCENT COLOR<br>COLOR: T B.D |
| HARDI-PANEL | | JAMES HARDIE FIBER CEMENT PANELS OR EQUAL |
| | HP1 | HARDI-PANEL FIELD COLOR<br>COLOR: TBD |
| | HP2 | HARDI-PANEL ACCENT COLOR<br>COLOR: TBD |
| HARDI-LAP SIDING | | JAMES HARDIE FIBER CEMENT PANELS OR EQUAL |
| | HS1 | HARDI-SIDING FIELD COLOR<br>COLOR: TBD |
| | HS2 | HARDI-SIDING ACCENT COLOR<br>COLOR: TBD |
| ROOF | | COMPOSITE SHINGLES OR EQUAL |
| | RM | COMPOSITE OR SIMILAR<br>COLOR: WEATHER-WOOD ( INDUSTRY STANDARD) |
| METAL-PANEL | | |
| | MP | METAL-PANEL FIELD COLOR<br>COLOR: TBD |
| METAL CANOPY | | |
| | MC | METAL CANOPY<br>COLOR: DARK BRONZE |
| METAL RAILING | | |
| | MR | VERTICAL PICKETS METAL RAILING<br>COLOR: DARK BRONZE OR EQUAL |

NOTES:

1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5.00.
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A5.00
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 30'-0" CENTER THE EXPANSION JOINT.




KEY PLAN

## PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

## OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Cowenhaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

A5.02 EXTERIOR ELEVATIONS

# THE VILLAGE APARTMENTS

Waxahachie, Texas


ARRIVE
Architecture
Planning
Project Management
2744 Highway 121 Suite 100 Bedford, Texas 76021 www.arrivearc.com
Ph 817.354.2884 Fx 817.354.3884


SEAL

PD-19-0031

REVISION

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER |
| PROCEDURE: PD REVIEW | SHEET NO. A5.02 |
| SCALE: AS NOTED | |

--- A5.02 EXTERIOR ELEVATIONS
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01 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

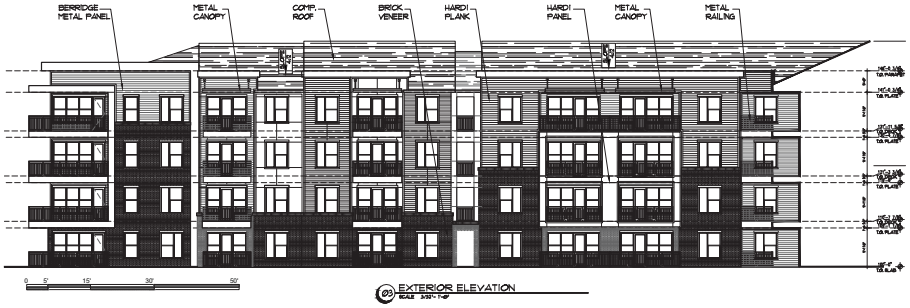
MATERIAL TABULATION CHART
THE VILLAGE APARTMENTS - WAXAHACHIE
(SHEET A5.03)

| | | Minimum City Standard | ELEVATION 01 SQ.FT. | ELEVATION 01 % | ELEVATION 02 SQ.FT. | ELEVATION 02 % | Meets Req. Y / N |
|---|---|---|---|---|---|---|---|
| 1 | Total Facade S.F. | | 10,732 | | 4,150 | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 7,332 | 100.00% | 2,905 | 100.00% | |
| 3 | Doors and Windows S.F. | | 3,400 | | 1,245 | | |
| 4 | **Primary Masonry totals** | **75%** | 2,548 | 34.75% | 855 | 29.43% | N |
| | • Brick s.f. (as applicable) | | 2,548 | 34.75% | 855 | 29.43% | |
| | • Stucco s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| 6 | **Non-Masonry totals** | **25%** | 4,784 | 65.25% | 2,050 | 70.57% | N |
| | • Nichiha s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| | • Berridge Metal panels s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| | • Hardiplank s.f. (as applicable) | | 3,084 | 23.19% | 1,325 | 24.96% | |
| | • Hardi siding s.f. (as applicable) | | 1,700 | 23.19% | 725 | 24.96% | |

02 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART
THE VILLAGE APARTMENTS - WAXAHACHIE
(SHEET A5.03)

| | | Minimum City Standard | ELEVATION 03 SQ.FT. | ELEVATION 03 % | | | Meets Req. Y / N |
|---|---|---|---|---|---|---|---|
| 1 | Total Facade S.F. | | 8,024 | | | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 5,615 | 100.00% | | | |
| 3 | Doors and Windows S.F. | | 2,409 | | | | |
| 4 | **Primary Masonry totals** | **75%** | 2,321 | 41.34% | | | N |
| | • Brick s.f. (as applicable) | | 2,321 | 41.34% | | | |
| | • Stucco s.f. (as applicable) | | 0 | 0.00% | | | |
| 6 | **Non-Masonry totals** | **25%** | 3,294 | 58.66% | | | N |
| | • Nichiha s.f. (as applicable) | | 0 | 0.00% | | | |
| | • Berridge Metal panels s.f. (as applicable) | | 0 | 0.00% | | | |
| | • Hardiplank s.f. (as applicable) | | 1,925 | 24.38% | | | |
| | • Hardi siding s.f. (as applicable) | | 1,369 | 24.38% | | | |




03 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

## MATERIAL LEGEND

**STONE VENEER** — CENTURION STONE
- BR1 — BRICK VENEER FIELD COLOR; COLOR: TBD

**MAGNA WALL STUCCO**
- MW1 — MAGNA WALL STUCCO FIELD COLOR; COLOR: T.B.D
- MW2 — MAGNA WALL STUCCO ACCENT COLOR; COLOR: T.B.D

**HARDI-PANEL** — JAMES HARDIE FIBER CEMENT PANELS OR EQUAL
- HP1 — HARDI-PANEL FIELD COLOR; COLOR: TBD
- HP2 — HARDI-PANEL ACCENT COLOR; COLOR: TBD

**HARDI-LAP SIDING** — JAMES HARDIE FIBER CEMENT PANELS OR EQUAL
- HS1 — HARDI-SIDING FIELD COLOR; COLOR: TBD
- HS2 — HARDI-SIDING ACCENT COLOR; COLOR: TBD

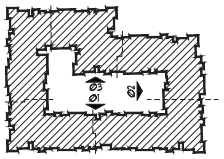
**ROOF** — COMPOSITE SHINGLES OR EQUAL
- RO — COMPOSITE OR SIMILAR; COLOR: WEATHER-WOOD ( INDUSTRY STANDARD)

**METAL-PANEL**
- MP1 — METAL-PANEL FIELD COLOR; COLOR: TBD

**METAL CANOPY**
- MC — METAL CANOPY; COLOR: DARK BRONZE

**METAL RAILING**
- MR — VERTICAL PICKETS METAL RAILING; COLOR: DARK BRONZE OR EQUAL

NOTES:
1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5.00
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A5.00
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 30'-0" CENTER THE EXPANSION JOINT.




KEY PLAN

## PD - 19 - 0031

TYPE OF PLAN : PLANNED DEVELOPMENT
NAME OF PROJECT : THE VILLAGE APARTMENTS
LOT/BLOCK DESIGNATION: TRACT 1-MULTI-FAMILY (7.16)
TRACT 2-RETAIL (2.19)
TRACT 3-RETAIL (0.70)
TRACT 4-RETAIL (0.95)
TRACT 5-HOTEL (2.39)
TRACT 6-RETAIL (3.66)
NUMBER OF LOTS: SIX TRACTS
TOTAL ACREAGE: 16.93 ACRES
CITY, STATE, COUNTY: WAXAHACHIE, TEXAS, ELLIS

## OWNER/DEVELOPER INFORMATION:

NAME: Mr. Jim Clifton, Managing Member
Crystal Living Holdings, LLC
ADDRESS: 5703 Cowenhaven Drive
Dallas, TX 75252
PHONE NUMBER 214-244-9684

A5.03 EXTERIOR ELEVATIONS

# THE VILLAGE APARTMENTS

Waxahachie, Texas

ARRIVE
Architecture
Planning
Project Management
2244 Highway 121 Suite 100 Bedford, Texas 76021 www.arrivearc.com
Ph 817.354.2884 Fx 817.354.3884

SEAL

PD-19-0031

REVISIONS

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER |
| PROCESS FOR: PD REVIEW | SHEET NO. A5.03 |
| SCALE: AS NOTED | |

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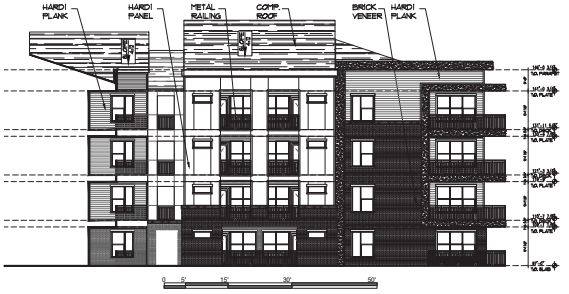
A5.03 EXTERIOR ELEVATIONS
X:\Sterling MF Company\Waxahachie\Drawings\The Village\Sheets\A5.00 Exterior Elevations\A5.03 Exterior Elevations.dwg

# THE VILLAGE APARTMENTS

Waxahachie, Texas




01 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

02 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

03 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL TABULATION CHART
THE VILLAGE APARTMENTS - WAXAHACHIE
(SHEET A5.04)

| | | Minimum City Standard | ELEVATION 01 SQ.FT. | ELEVATION 01 % | ELEVATION 02 SQ.FT. | ELEVATION 02 % | Meets Req. Y / N |
|---|---|---|---|---|---|---|---|
| 1 | Total Facade S.F. | | 4,292 | | 3,365 | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 2,894 | 100.00% | 2,380 | 100.00% | |
| 3 | Doors and Windows S.F. | | 1,398 | | 985 | | |
| 4 | **Primary Masonry totals** | **75%** | 1,229 | 42.47% | 535 | 22.48% | N |
| | • Brick s.f. (as applicable) | | 1,229 | 42.47% | 535 | 22.48% | |
| | • Stucco s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| 6 | **Non-Masonry totals** | **25%** | 1,665 | 57.53% | 1,845 | 77.52% | N |
| | • Nichiha s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| | • Berridge Metal panels s.f. (as applicable) | | 0 | 0.00% | 0 | 0.00% | |
| | • Hardiplank s.f. (as applicable) | | 960 | 24.36% | 1,157 | 28.91% | |
| | • Hardi siding s.f. (as applicable) | | 705 | 24.36% | 688 | 28.91% | |

MATERIAL TABULATION CHART
THE VILLAGE APARTMENTS - WAXAHACHIE
(SHEET A5.04)

| | | Minimum City Standard | ELEVATION 03 SQ.FT. | ELEVATION 03 % | Meets Req. Y / N |
|---|---|---|---|---|---|
| 1 | Total Facade S.F. | | 8,205 | | |
| 2 | Facade S.F. (exclusive of doors and windows) | | 5,555 | 100.00% | |
| 3 | Doors and Windows S.F. | | 2,650 | | |
| 4 | **Primary Masonry totals** | **75%** | 1,349 | 24.28% | N |
| | • Brick s.f. (as applicable) | | 1,349 | 24.28% | |
| | • Stucco s.f. (as applicable) | | 0 | 0.00% | |
| 6 | **Non-Masonry totals** | **25%** | 4,206 | 75.72% | N |
| | • Nichiha s.f. (as applicable) | | 0 | 0.00% | |
| | • Berridge Metal panels s.f. (as applicable) | | 0 | 0.00% | |
| | • Hardiplank s.f. (as applicable) | | 3,150 | 19.01% | |
| | • Hardi siding s.f. (as applicable) | | 1,056 | 19.01% | |

## MATERIAL LEGEND

**STONE VENEER** — CENTURION STONE
- BR1 — BRICK VENEER FIELD COLOR; COLOR: TBD

**MAGNA WALL STUCCO**
- BT1 — MAGNA WALL STUCCO FIELD COLOR; COLOR: T B.D
- BT2 — MAGNA WALL STUCCO ACCENT COLOR; COLOR: T B.D

**HARDI-PANEL** — JAMES HARDIE FIBER CEMENT PANELS OR EQUAL
- HP1 — HARDI-PANEL FIELD COLOR; COLOR: TBD
- HP2 — HARDI-PANEL ACCENT COLOR; COLOR: TBD

**HARDI-LAP SIDING** — JAMES HARDIE FIBER CEMENT PANELS OR EQUAL
- HS1 — HARDI-SIDING FIELD COLOR; COLOR: TBD
- HS2 — HARDI-SIDING ACCENT COLOR; COLOR: TBD

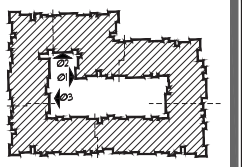
**ROOF** — COMPOSITE SHINGLES OR EQUAL
- RM — COMPOSITE OR SIMILAR; COLOR: WEATHER-WOOD ( INDUSTRY STANDARD)

**METAL-PANEL**
- MP1 — METAL-PANEL FIELD COLOR; COLOR: TBD

**METAL CANOPY**
- MC — METAL CANOPY; COLOR: DARK BRONZE

**METAL RAILING**
- MR — VERTICAL PICKETS METAL RAILING; COLOR: DARK BRONZE OR EQUAL

NOTES:
1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5M.01
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A5M.01
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 30'-0" CENTER THE EXPANSION JOINT.




KEY PLAN

## PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

## OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Cowenhaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

A5.04 EXTERIOR ELEVATIONS


ARRIVE
ARCHITECTURE | PLANNING | PROJECT MANAGEMENT
Architecture
Planning
Project Management
2344 Highway 121 Suite 100 Bedford, Texas 76021 www.arrivedfw.com
Ph 817.354.2884 Fx 817.354.3884


SEAL

PD-19-0031

REVISION

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER |
| ISSUED FOR: PD REVIEW | SHEET NO. |
| SCALE: AS NOTED | A5.04 |

--- A5.04 EXTERIOR ELEVATIONS
X:\Sterling MF Company\Waxahachie\Drawings\The Village\Sheets\A5.00 Exterior Elevations\A5.04 Exterior Elevations.dwg

01 EXTERIOR ELEVATION - WITH 6/12 ROOF SLOPE
SCALE 3/32"= 1'-0" 6/12 SLOPE

02 EXTERIOR ELEVATION - WITH 4/12 ROOF SLOPE
SCALE 3/32"= 1'-0" 4/12 SLOPE

03 EXTERIOR ELEVATION - WITH 4/12 ROOF SLOPE
SCALE 3/32"= 1'-0" 4/12 SLOPE

04 EXTERIOR ELEVATION - WITH 6/12 ROOF SLOPE
SCALE 3/32"= 1'-0" 6/12 SLOPE

## MATERIAL LEGEND

**STONE VENEER** — CENTURION STONE
- BR1 — BRICK VENEER FIELD COLOR; COLOR: TBD

**MAGNA WALL STUCCO**
- ST1 — MAGNA WALL STUCCO FIELD COLOR; COLOR: T.B.D
- ST2 — MAGNA WALL STUCCO ACCENT COLOR; COLOR: T.B.D

**HARDI-PANEL** — JAMES HARDIE FIBER CEVENT PANELS OR EQUAL
- HP1 — HARDI-PANEL FIELD COLOR; COLOR: TBD
- HP2 — HARDI-PANEL ACCENT COLOR; COLOR: TBD

**HARDI-LAP SIDING** — JAMES HARDIE FIBER CEMENT PANELS OR EQUAL
- HL1 — HARDI-SIDING FIELD COLOR; COLOR: TBD
- HL2 — HARDI-SIDING ACCENT COLOR; COLOR: TBD

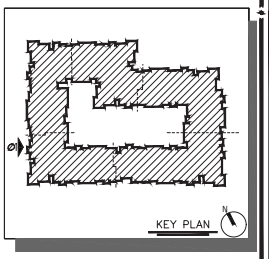
**ROOF** — COMPOSITE SHINGLES OR EQUAL
- RF1 — COMPOSITE OR SIMILAR; COLOR: WEATHER-WOOD ( INDUSTRY STANDARD)

**METAL-PANEL**
- MP1 — METAL-PANEL FIELD COLOR; COLOR: TBD

**METAL CANOPY**
- MC1 — METAL CANOPY; COLOR: DARK BRONZE

**METAL RAILING**
- MR1 — VERTICAL PICKETS METAL RAILING; COLOR: DARK BRONZE OR EQUAL

NOTES:
1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A5.00.
2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A5.00.
3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 30'-0" CENTER THE EXPANSION JOINT.




## PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

### OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Covenhaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

A5.05 ROOF SLOPE EXHIBIT

# THE VILLAGE APARTMENTS

Waxahachie, Texas


ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2744 Highway 121 Suite 100 Bedford, Texas 76021 www.ArriveAG.com
Ph 817.514.5004 Fx 817.514.5004


SEAL

PD-19-0031

REVISIONS

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER: |
| ISSUED FOR: PD REVIEW | SHEET NO. |
| SCALE: AS NOTED | |

---- A5.05 ROOF SLOPE EXHIBIT
X:\Sterling MF Company\Waxahachie\Drawings\The Village\Sheets\A5.00 Exterior Elevations\A5.05 Roof Slope Exhibit.dwg

SOUTH EXTERIOR ELEVATION

EAST EXTERIOR ELEVATION

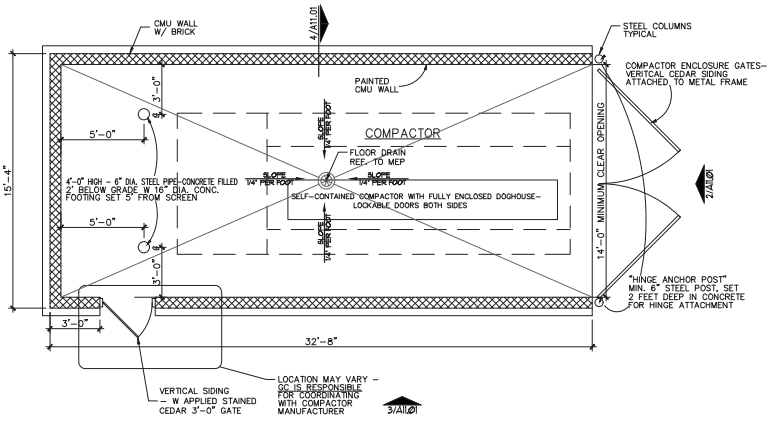
# THE VILLAGE APARTMENTS

Waxahachie, Texas

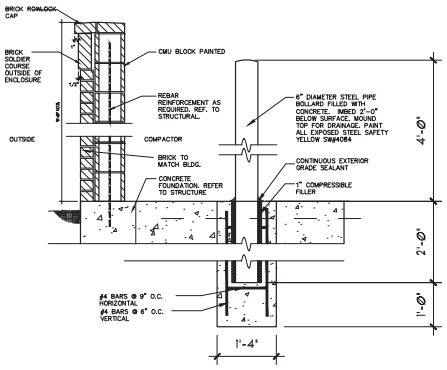
ARRIVE ARCHITECTURE GROUP
Architecture
Design
Project Management
2344 Highway 287 Suite 500 Ennis, Texas 75119 www.ArriveAG.com
PLATTEN-DIAZ Fx:(972)764-0808

PD-19-0031

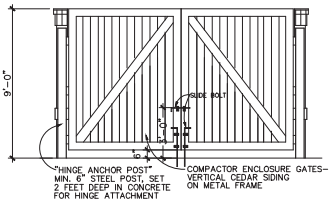
| | |
|---|---|
| DRAWN BY: AMG | CHECKED BY: JMT |
| REVISIONS: 5/03/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-03-19 | PROJECT NUMBER: |
| ISSUED FOR: PD REVIEW | SHEET NO: |
| SEAL: A.G. SAYTER | |



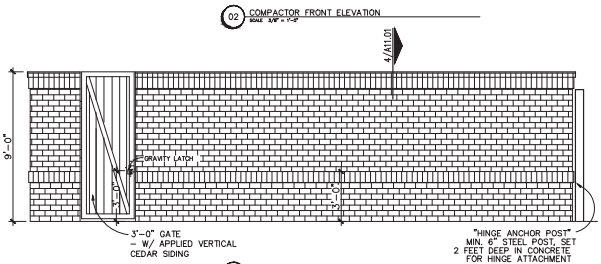

01 COMPACTOR PLAN
SCALE 3/8" = 1'-0"




04 COMPACTOR WALL SECTION
SCALE 1" = 1'-0"




02 COMPACTOR FRONT ELEVATION
SCALE 3/8" = 1'-0"




03 COMPACTOR SIDE ELEVATION
SCALE 3/8" = 1'-0"

NOTES:
-ALL GATES SHALL HAVE CROSS MEMBERS FOR BRACING
-GATE STOPS MUST BE INSTALLED ON ALL GATES TO SECURE GATE IN OPEN OR CLOSED POSITIONS.

PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Covenhaven Drive Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

A11.01 COMPACTOR DETAILS

# THE VILLAGE APARTMENTS

Waxahachie, Texas

ARRIVE ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveGroup.com
Ph. 817.354.5004 · Fx. 817.354.5005

SEAL

PD-19-0031

REVISIONS

| | |
|---|---|
| DRAWN BY: AAG | CHECKED BY: JMT |
| PLOT DATE: 5/3/2019 | REV. DATE: |
| SUBMITTAL DATE: 05-02-19 | PROJECT NUMBER: |
| DESCRIPTION: PD REVIEW | SHEET NO.: A11.01 |
| SCALE: AS NOTED | |

--- A11.01 COMPACTOR DETAILS
V:\Sterling MF Company\Waxahachie\Drawings\The Village\Sheets\A11.00 Outbuildings and Details\A11.01 Dumpster Details.dwg

| PD - 19 - 0031 | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

**OWNER/DEVELOPER INFORMATION:**

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member |
| ADDRESS: | Crystal Living Holdings, LLC<br>5701 Cowenhaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

1 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 80' 0"

0 80 160

GRAPHIC SCALE IN FEET

N

ISSUES:
1 03-27-19 CONCEPT MASTER PLAN
2
3
4
5

REVISIONS:
1 03-22-19 PER CITY COMMENTS
2 05-03-19 PER CITY COMMENTS
3
4
5

CLIENT:
Arrive Architecture Group
2344 Highway 121
Suite 100
Bedford, TX 76021

# THE VILLAGE APARTMENTS

WAXAHACHIE, TEXAS

mdg landscape architects

MEANS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7476

05-03-19

CONCEPT MASTER PLAN

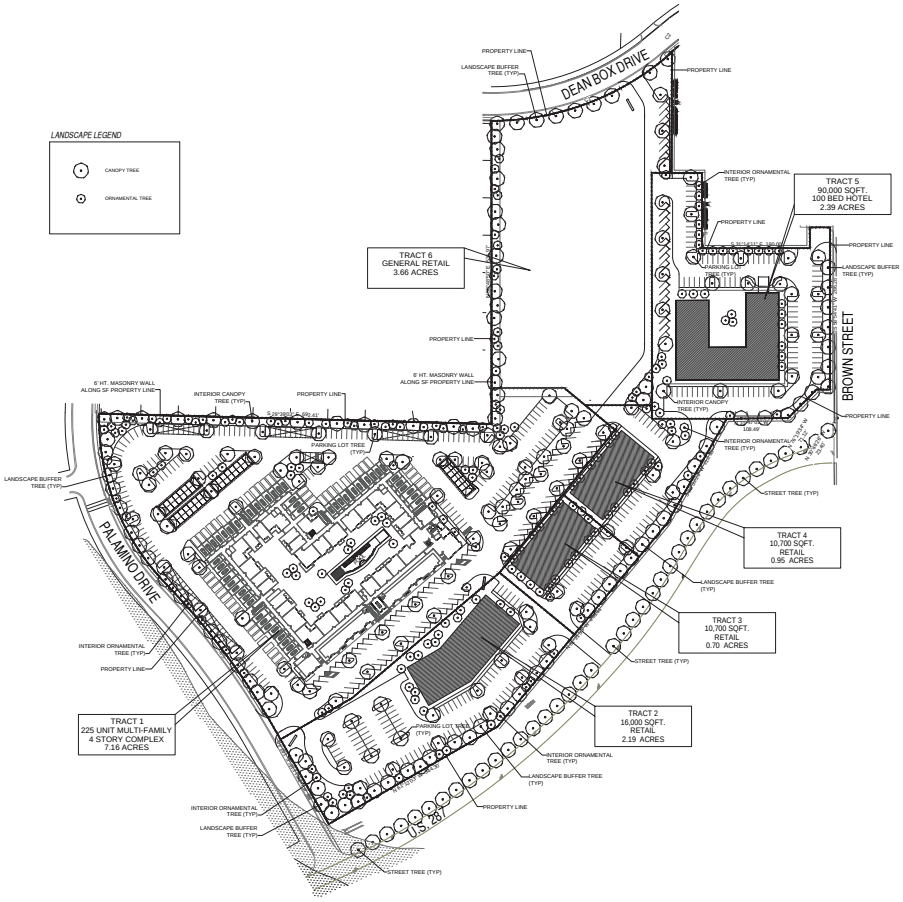
THE VILLAGE APARTMENTS

WAXAHACHIE, TEXAS

JOB NUMBER: ARR-1908

CONCEPTUAL LANDSCAPE PLAN

LP0.01




## PD - 19 - 0031

| | |
|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY (7.16) |
| | TRACT 2-RETAIL (2.19) |
| | TRACT 3-RETAIL (0.70) |
| | TRACT 4-RETAIL (0.95) |
| | TRACT 5-HOTEL (2.39) |
| | TRACT 6-RETAIL (3.66) |
| NUMBER OF LOTS: | SIX TRACTS |
| TOTAL ACREAGE: | 16.93 ACRES |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS |

## OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Crowninshield Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

1 CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 80'-0"

0 80 160

GRAPHIC SCALE IN FEET

N

ISSUED:
03-27-19 CONCEPT MASTER PLAN

REVISIONS:
05-03-19 PER CITY COMMENTS
05-03-19 PER CITY COMMENTS

**CLIENT:**
Avise Architecture Group
2344 Highway 121
Suite 100
Bedford, TX 76021

# THE VILLAGE APARTMENTS

WAXAHACHIE, TEXAS

mdg landscape architecture
MEDIS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 200
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878

05-03-19

**CONCEPT MASTER PLAN**

THE VILLAGE APARTMENTS

WAXAHACHIE, TEXAS

JOB NUMBER: ARR-1908

CONCEPTUAL LANDSCAPE PLAN

LP0.01

### TRACT 1: MULTIFAMILY

SITE INFORMATION:

LOT AREA: 311,890 S.F. (7.16 AC)
BUILDING FLOOR AREA: 77,596 S.F.
PARKING SPACES: 363 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 50% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA
(66,487 X 50% = 33,244 S.F. LANDSCAPE AREA)
-(1) CANOPY PER 500 S.F. LANDSCAPE AREA (33,244 / 500 = 66 CANOPY TREES)
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA (33,244 / 250 = 133 ORNAMENTAL TREES)
-(1) SHRUB PER 70 S.F. LANDSCAPE AREA (33,744 / 70 = 482 SHRUBS)
-10% OF LANDSCAPE AREA SHALL BE GROUNDCOVER (33,744 X 10% = 4,694 S.F. GROUND COVER)
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR (33,744 X 2% = 469 S.F. SEASONAL COLOR)

PROVIDED: 35,000+ S.F. LANDSCAPE AREA
(66) CANOPY TREES, (78) ORNAMENTAL TREES, (488) SHRUBS, 4,912 S.F. GROUND COVER,
555 S.F. SEASONAL COLOR

PARKING LOT LANDSCAPE:

REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE
(312 X 28 = 8,736 S.F. LANDSCAPE AREA)
-(1) TREE/5 = (32) SHRUBS PER 500 S.F. LANDSCAPE AREA (8,736 / 500 = 18)
18 X 2 = 36 TREES + 18 X 10 = 180 SHRUBS

PROVIDED: 10,000+ S.F. LANDSCAPE AREA
(36) CANOPY TREES + (180) SHRUBS

LANDSCAPE BUFFER (STREET FRONTAGE)

REQUIRED: 10' BUFFER WITH (1) TREE PER 40 L.F. STREET FRONTAGE
PALAMINO DRIVE (673.75 L.F. / 40 = 17 TREES)

PROVIDED: 10' BUFFER W/ (17) TREES ALONG PALAMINO DRIVE

SCREENING:

REQUIRED: MF ZONING TO SF ZONING SHALL PROVIDE A 6' HT. MASONRY WALL ALONG PROPERTY LINE

PROVIDED: 6' HT. MASONRY WALL ALONG SF PROPERTY LINE

### TRACT 2: RETAIL

SITE INFORMATION:

LOT AREA: 96,239 S.F. (2.19 AC)
BUILDING FLOOR AREA: 16,000 S.F.
PARKING SPACES: 101 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 50% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA
(16,000 X 50% = 8,000 S.F. LANDSCAPE AREA)
-(1) CANOPY PER 500 S.F. LANDSCAPE AREA (8,000 / 500 = 16 CANOPY TREES)
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA (8,000 / 250 = 32 ORNAMENTAL TREES)
-(1) SHRUB PER 70 S.F. LANDSCAPE AREA (8,000 / 70 = 115 SHRUBS)
-10% OF LANDSCAPE AREA SHALL BE GROUNDCOVER (8,000 X 10% = 1,600 S.F. GROUND COVER)
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR (8,000 X 2% = 160 S.F. SEASONAL COLOR)

PROVIDED: 16,000+ S.F. LANDSCAPE AREA
(17) CANOPY TREES, (32) ORNAMENTAL TREES, (114) SHRUBS, 1,200 S.F. GROUND COVER,
160 S.F. SEASONAL COLOR

PARKING LOT LANDSCAPE:

REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE
(101 X 28 = 2,828 S.F. LANDSCAPE AREA)
-(1) TREE/5 = (141) SHRUBS PER 500 S.F. LANDSCAPE AREA (2,828 / 500 = 6)
6 X 2 = 12 TREES + 6 X 10 = 60 SHRUBS

PROVIDED: 3,000+ S.F. LANDSCAPE AREA
(12) CANOPY TREES + (60) SHRUBS

LANDSCAPE BUFFER (STREET FRONTAGE)

REQUIRED: 10' BUFFER WITH (1) TREE PER 40 L.F. STREET FRONTAGE
US 287 (566 L.F. / 40 = 14 TREES)
PALAMINO DRIVE (172 L.F. / 40 = 5 TREES)

PROVIDED: 10' BUFFER W/ (14) TREES ALONG US 287
10' BUFFER W/ (5) TREES ALONG PALAMINO DRIVE

STREET TREES:

REQUIRED: (1) TREE PER 30 L.F. OF STREET FRONTAGE TO BE PROVIDED IN THE R.O.W. BETWEEN PROPERTY LINE AND STREET CURB
US 287 (566 L.F. / 30 = 19 TREES)

PROVIDED: (19) TREES ALONG US 287

### TRACT 3 - RETAIL

SITE INFORMATION:

LOT AREA: 30,492 S.F. (0.70 AC)
BUILDING FLOOR AREA: 10,700 S.F.
PARKING SPACES: 16 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 50% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA
(10,700 X 50% = 5,350 S.F. LANDSCAPE AREA)
-(1) CANOPY PER 500 S.F. LANDSCAPE AREA (5,350 / 500 = 11 CANOPY TREES)
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA (5,350 / 250 = 22 ORNAMENTAL TREES)
-(1) SHRUB PER 70 S.F. LANDSCAPE AREA (5,350 / 70 = 77 SHRUBS)
-10% OF LANDSCAPE AREA SHALL BE GROUNDCOVER (5,350 X 10% = 803 S.F. GROUND COVER)
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR (5,350 X 2% = 107 S.F. SEASONAL COLOR)

PROVIDED: 5,000+ S.F. LANDSCAPE AREA
(11) CANOPY TREES, (22) ORNAMENTAL TREES, (77) SHRUBS, 803 S.F. GROUND COVER,
107 S.F. SEASONAL COLOR

PARKING LOT LANDSCAPE:

REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE
(16 x 28 = 1,232 S.F. LANDSCAPE AREA)
-(1) TREE/5 = (10) SHRUBS PER 500 S.F. LANDSCAPE AREA (1,232 / 500 = 2.5)
2.5 X 2 = 5 TREES + 2.5 X 10 = 25 SHRUBS

PROVIDED: 2,600+ S.F. LANDSCAPE AREA
(5) CANOPY TREES + (25) SHRUBS

LANDSCAPE BUFFER (STREET FRONTAGE)

REQUIRED: 10' BUFFER WITH (1) TREE PER 40 L.F. STREET FRONTAGE
US 287 (178 L.F. / 40 = 5 TREES)

PROVIDED: 10' BUFFER W/ (5) TREES ALONG US 287

STREET TREES:

REQUIRED: (1) TREE PER 30 L.F. OF STREET FRONTAGE TO BE PROVIDED IN THE R.O.W. BETWEEN PROPERTY LINE AND STREET CURB
US 287 (178 L.F. / 30 = 6 TREES)

PROVIDED: (6) TREES ALONG US 287

### TRACT 4 - RETAIL

SITE INFORMATION:

LOT AREA: 41,360 S.F. (0.95 AC)
BUILDING FLOOR AREA: 10,700 S.F.
PARKING SPACES: 51 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 50% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA
(10,700 X 50% = 5,350 S.F. LANDSCAPE AREA)
-(1) CANOPY PER 500 S.F. LANDSCAPE AREA (5,350 / 500 = 11 CANOPY TREES)
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA (5,350 / 250 = 22 ORNAMENTAL TREES)
-(1) SHRUB PER 70 S.F. LANDSCAPE AREA (5,350 / 70 = 77 SHRUBS)
-10% OF LANDSCAPE AREA SHALL BE GROUNDCOVER (5,350 X 10% = 803 S.F. GROUND COVER)
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR (5,350 X 2% = 107 S.F. SEASONAL COLOR)

PROVIDED: 6,000+ S.F. LANDSCAPE AREA
(11) CANOPY TREES, (22) ORNAMENTAL TREES, (77) SHRUBS, 803 S.F. GROUND COVER,
107 S.F. SEASONAL COLOR

PARKING LOT LANDSCAPE:

REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE
(51 x 28 = 1,428 S.F. LANDSCAPE AREA)
-(1) TREE/5 = (10) SHRUBS PER 500 S.F. LANDSCAPE AREA (1,428 / 500 = 2.9)
2.9 X 2 = 6 TREES + 2.9 X 10 = 29 SHRUBS

PROVIDED: 3,200+ S.F. LANDSCAPE AREA
(6) CANOPY TREES + (29) SHRUBS

LANDSCAPE BUFFER (STREET FRONTAGE)

REQUIRED: 10' BUFFER WITH (1) TREE PER 40 L.F. STREET FRONTAGE
US 287 (290 L.F. / 40 = 8 TREES)

PROVIDED: 10' BUFFER W/ (8) TREES ALONG US 287

STREET TREES:

REQUIRED: (1) TREE PER 30 L.F. OF STREET FRONTAGE TO BE PROVIDED IN THE R.O.W. BETWEEN PROPERTY LINE AND STREET CURB
US 287 (290 L.F. / 30 = 10 TREES)

PROVIDED: (10) TREES ALONG US 287

### TRACT 5 - HOTEL

SITE INFORMATION:

LOT AREA: 105,135 S.F. (2.39 AC)
BUILDING FLOOR AREA: 21,000 S.F.
PARKING SPACES: 114 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 40% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA
(21,000 X 40% = 8,400 S.F. LANDSCAPE AREA)
-(1) CANOPY PER 500 S.F. LANDSCAPE AREA (8,400 / 500 = 17 CANOPY TREES)
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA (8,400 / 250 = 34 ORNAMENTAL TREES)
-(1) SHRUB PER 70 S.F. LANDSCAPE AREA (8,400 / 70 = 120 SHRUBS)
-10% OF LANDSCAPE AREA SHALL BE GROUNDCOVER (8,400 X 10% = 1,260 S.F. GROUND COVER)
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR (8,400 X 2% = 168 S.F. SEASONAL COLOR)

PROVIDED: 10,000+ S.F. LANDSCAPE AREA
(20) CANOPY TREES, (34) ORNAMENTAL TREES, (120) SHRUBS, 1,260 S.F. GROUND COVER,
168 S.F. SEASONAL COLOR

PARKING LOT LANDSCAPE:

REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE
(114 X 28 = 3,192 S.F. LANDSCAPE AREA)
-(1) TREE/5 = (10) SHRUBS PER 500 S.F. LANDSCAPE AREA (3,192 / 500 = 6.4)
6.4 X 2 = 12 TREES + 6.4 X 10 = 64 SHRUBS

PROVIDED: 4,000+ S.F. LANDSCAPE AREA
(13) CANOPY TREES + (64) SHRUBS

LANDSCAPE BUFFER (STREET FRONTAGE)

REQUIRED: 10' BUFFER WITH (1) TREE PER 40 L.F. STREET FRONTAGE
US 287 (185 L.F. / 40 = 5 TREES)
BROWN STREET (185 L.F. / 40 = 5 TREES)

PROVIDED: 10' BUFFER W/ (5) TREES ALONG US 287
10' BUFFER W/ (7) TREES ALONG BROWN STREET

STREET TREES:

REQUIRED: (1) TREE PER 30 L.F. OF STREET FRONTAGE TO BE PROVIDED IN THE R.O.W. BETWEEN PROPERTY LINE AND STREET CURB
US 287 (185 L.F. / 30 = 6 TREES)

PROVIDED: (6) TREES ALONG US 287

### TRACT 6 - GENERAL RETAIL

SITE INFORMATION:

LOT AREA: 103,435 S.F. (3.66 AC)
BUILDING FLOOR AREA: 0 S.F.
PARKING SPACES: 0 SPACES

INTERIOR LANDSCAPE AREA:

REQUIRED: 40% OF BUILDING FLOOR AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPE AREA

-(1) CANOPY PER 500 S.F. LANDSCAPE AREA
-(1) ORNAMENTAL TREE PER 250 S.F. LANDSCAPE AREA
-(1) SHRUB PER 70 S.F. LANDSCAPE AREA
-10% OF LANDSCAPE AREA SHALL BE GROUNDCOVER
-2% OF LANDSCAPE AREA SHALL BE SEASONAL COLOR

PROVIDED: TBD

PARKING LOT LANDSCAPE:

REQUIRED: 13 S.F. + 15 S.F. LANDSCAPE AREA PER PARKING SPACE

-(1) TREE/5 = (10) SHRUBS PER 500 S.F. LANDSCAPE AREA

PROVIDED: TBD

LANDSCAPE BUFFER (STREET FRONTAGE)

REQUIRED: 10' BUFFER WITH (1) TREE PER 40 L.F. STREET FRONTAGE
DEAN BOX DRIVE (365 L.F. / 40 = 9 TREES)

PROVIDED: 10' BUFFER W/ (9) TREES ALONG US 287

SCREENING:

REQUIRED: NONRES ZONING TO SF ZONING SHALL PROVIDE A 6' HT. MASONRY WALL ALONG PROPERTY LINE

PROVIDED: 6' HT. MASONRY WALL ALONG SF PROPERTY LINE

## PD - 19 - 0031

| | | |
|---|---|---|
| TYPE OF PLAN : | PLANNED DEVELOPMENT | |
| NAME OF PROJECT : | THE VILLAGE APARTMENTS | |
| LOT/BLOCK DESIGNATION: | TRACT 1-MULTI-FAMILY | (7.16) |
| | TRACT 2-RETAIL | (2.19) |
| | TRACT 3-RETAIL | (0.70) |
| | TRACT 4-RETAIL | (0.95) |
| | TRACT 5-HOTEL | (2.39) |
| | TRACT 6-RETAIL | (3.66) |
| NUMBER OF LOTS: | SIX TRACTS | |
| TOTAL ACREAGE: | 16.93 ACRES | |
| CITY, STATE, COUNTY: | WAXAHACHIE, TEXAS, ELLIS | |

## OWNER/DEVELOPER INFORMATION:

| | |
|---|---|
| NAME: | Mr. Jim Clifton, Managing Member<br>Crystal Living Holdings, LLC |
| ADDRESS: | 5703 Crowtheaven Drive<br>Dallas, TX 75252 |
| PHONE NUMBER | 214-244-9684 |

ISSUED:
- 03-27-19 CONCEPT MASTER PLAN

REVISIONS:
- 05-03-19 PER CITY COMMENTS
- 05-03-19 PER CITY COMMENTS

**CLIENT:**
Avrise Architecture Group
2344 Highway 121
Suite 100
Bedford, TX 76021

# THE VILLAGE APARTMENTS

WAXAHACHIE, TEXAS


mdg landscape architecture
MEDIG DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 200
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878


05-03-19

**CONCEPT MASTER PLAN**

THE VILLAGE APARTMENTS

WAXAHACHIE, TEXAS

JOB NUMBER: ARR-1908

LANDSCAPE CALCULATIONS

LP0.02

**EXHIBIT B (Revised 5-3-19)**

**CONCEPT PLAN PROVISIONS**

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to permit the construction of The Village at Waxahachie Master Planned Community. This Master Plan, of 16.93 acres will contain four (6) tracts:

•Tract 1 which is 7.17 acres will be a 225-unit Mixed Use Residential complex site. This tract will be zoned under the PD with a base zoning of Multiple Family District-2 (MF-2)

•Tract 2 which is 2.18 acres will be a 16,000 sqft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

•Tract 3 which is .70 acres will be a 10,700 sqft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

•Tract 4 which is .95 acres will be a 10,700 sqft. (+/-) general retail/office space site. This tract will keep the base zoning of General Retail (GR)

•Tract 5 which is 2.39 acres will be a 100-bed (+/-), 4-story hotel site. This tract will keep the base zoning of General Retail (GR)

•Tract 6 which is 3.51 acres will be general retail/office space site.

Any conditions found within the Multiple Family District-2 (MF-2) zoning district or the General Retail District (GR) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (MF-2) is the intended base zoning classification for Tract 1 underlying this PD. The MF-2 zoning district is an attached residential district intended to provide the highest residential density of eighteen (18) dwelling units per acres. The principle permitted land uses will include low-rise multiple family dwellings, and apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

PD District Development Standards

***Description of Request***

- The intent of this Master Plan PD is to have a mixed-use residential complex, Tract 1 surrounded by general retail, Tracts 2,3,4, 5 and 6. The mixed-use residential complex would set the standards to be used on the exterior surfaces of the surrounding structures.

***Proposed Use of Property***

- The intent of Tract 1 of the Master Plan is to construct a 225-unit, 4-story Mixed Use Residential complex
- The intent of Tract 2 of the Master Plan is to construct 16,000 square feet (+/-) of general retail/office space.
- The intent of Tract 3 of the Master Plan is to construct 10,700 sqft. of general retail/office space.
- The intent of Tract 4 of the Master Plan is to construct 10,700 sqft. of general retail/office space
- The intent of Tract 5 of the Master Plan is to construct a 100 bed (+/-), 4-story hotel.
- The intent of Tract 6 of the Master Plan is to construct general retail/office space.
- The construction of the 6 tracts would be phased. Tract 1 would be constructed first, followed by tracts 2,3,4,5 and 6 in no particular order would conclude the construction of this master planned community.

***General Development Requirements***

●***Overall Development***

- The internal street shown as Village Parkway must be constructed in its entirety at the time that the first tract is platted.
- All of the landscaping along Village Parkway will be installed throughout the whole of the development at the time that the first tract is platted. All other landscaping to be installed at the time of each tract being platted.

●***Tract 1***

- Sec. 3.09 Height Regulations: The MUR structure will be 4-story's
- Sec. 5.05 (a) Parking Regulations: Tuck under and detached garages included.
- Sec. 5.05 (b) Refuse Facilities: Compactor is approximately 400'-0" from furthest unit, also a valet of sorts will be used for resident trash pick-up.
- Sec. 5.05 (c) Special Considerations (vi): Building length exceeds 200'-0
- Sec. 5.05 (c) Special Considerations (vii): Roof pitch will be a minimum 4:12 slope
- Sec. 5.05 (c) Special Considerations (xvi): 85% of building exterior surface along street and fire lanes is masonry (brick,stucco) as defined by the city and 15% Berridge Metal panels. The courtyard elevations are 40% masonry (brick, stucco) as defined by the city and 60% is Hardi siding/panel.

● Tract 2

- Tract 2 can only be used for general retail or office uses, but drive-through establishments are expressly prohibited.
- The exterior will have the same exterior materials as that of the MUR. The color palette will be compatible with the multi-family complex

●Tract 3

- Tract 3 can only be used for general retail or office uses, but drive-through establishments are expressly prohibited.
- The exterior will have the same exterior materials as that of the MUR. The color palette will be compatible with the multi-family complex.

●Tract 4

- Tract 4 can only be used for general retail or office uses, but drive-through establishments are expressly prohibited.
- The exterior will have the same exterior materials as that of the MUR. The color palette will be compatible with the multi-family complex..

● Tract 5

- Tract 5 can only be used to construct a hotel. This hotel must meet the construction standards set forth in the City's 2018 Zoning Ordinance, but can be up to four (4) stories in height. Mr. Lyons committed to constructing the hotel.
- The hotel will have all 4 sides with the same exterior materials as that of the MUR complex. The color palette will be compatible with the multi-family complex
- The hotel will have a porte-cochere
- The hotel will have a food/cafe option within
- The hotel will have a conference room, office and business center
- The hotel will be 4-story

● Tract 6

- Tract 6 can only be used for general retail or office uses, but drive-through establishments are expressly prohibited.
- The exterior will have the same exterior materials as that of the MUR. The color palette will be compatible with the multi-family complex..

# CASE PD-19-0031

Request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the 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-19-0031)

**INSIDE REQUIRED 200' NOTIFICATION AREA**

- 0 Support
- 2 Oppose
- 1 Incomplete Form (received by mail)

***SUPPORT***

***OPPOSE***

1. Carolyn Duncan, 204 Cheyenne Drive
2. Tom Kowatch, 211 Cheyenne Drive

***INCOMPLETE FORM***

1. Donald F. Williams, 222 Cheyenne Drive

ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

03/28/2019

---

**Case Number: PD-19-0031** _____ SUPPORT X OPPOSE

Comments: There needs to be more of a buffer between the houses and the properties this development would back up too. ~~Also~~ ~~do not~~

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

Carolyn Duncan
Signature

3-28-19
Date

CAROLYN DUNCAN
Printed Name and Title

204 Cheyenne Dr. Waxahachie TX
Address

This is not that large of an area and y'all are shoving alot into it. Also, remember there is a school right down the street and it's very congested and dangerous at times for kids on bikes, cars, etc. I oppose this plan.

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

RECEIVED 4/3/19

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: PD-19-0031

KOWATCH THOMAS & CASEY
211 CHEYENNE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 9, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 15, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Josh Spoerl, Arrive Architecture Group, for a Zoning Change from a Planned Development-General Retail-Mixed Use Residential zoning district to Planned Development-Multiple Family Residential-2 and Planned Development-General Retail, with Concept Plan, located at the 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-19-0031)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number:** PD-19-0031 ____ SUPPORT X OPPOSE

Comments: I do not believe the affect on property value, property tax or traffic has been researched to satisfaction. I do not see any positives to the hotel, apartments or senior living being put at this location & do not want this in my neighborhood.

**Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on WEDNESDAY, APRIL 3, 2019 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.**

Signature

02 Apr 2019
Date

Tom Kowatch
Printed Name and Title

211 Cheyenne Dr. Waxahachie, TX 75165
Address

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

Scanned by CamScanner

RECEIVED 4/4/19

# City of Waxahachie, Texas
## Notice of Public Hearing
## Case Number: PD-19-0031

<>><>><>>

**WILLIAMS DONALD F & WRIGHT LYNDA L**
**222 CHEYENNE DR**
**WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, April 9, 2019 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, April 15, 2019 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

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You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: planningandzoning@waxahachie.com for additional information on this request.

---

**Case Number: PD-19-0031** _____ SUPPORT _____ OPPOSE

Comments: _____

_____

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Donald F. Williams
Signature

March 31, 2019
Date

Donald F. Williams
Printed Name and Title

222 Cheyenne Dr.
Address

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