NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION APRIL 9, 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.

<u>A GENDA</u>

The Waxahachie Planning & Zoning Commission will hold a regular meeting on *Tuesday, April* 9, 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 March 26, 2019
- b. Minutes of the Planning and Zoning Commission briefing of March 26, 2019
- 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)
- 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)
- 6. *Consider* recommendation of Zoning Change No. PD-19-0035
- 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)
- 8. *Consider* recommendation of Zoning Change No. PD-19-0033

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

- 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)
- 21. Consider recommendation of Zoning Change No. PD-19-0039
- 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)
- 23. *Consider* recommendation of Zoning Change No. SU-19-0026
- 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)
- 25. *Consider* recommendation of Zoning Change No. PD-19-0031
- 26. **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.
- 27. 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. The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 26, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Betty Square Coleman Bonney Ramsey Jim Phillips David Hudgins Erik Test
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner James Gaertner, City Engineer Tommy Ludwig, Assistant City Manager Amber Villarreal, Assistant City Secretary 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 February 26, 2019
- b. Minutes of the Planning and Zoning Commission briefing of February 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. Continue Public Hearing on a request by Todd Wintters, Engineering Concepts & Design LP, for a Zoning Change from a Future Development and Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Marshall Road and Ovilla Road (Property IDs 195446, 191103, 191114, 191113, 191112, 191111, 182906, 182907, 200367, 180351, 200379, 200380) - Owner: ARBORS DEVELOPMENT LLC (PD-18-0210)

Chairman Keeler announced PD-18-0210 was withdrawn by the applicant and no action would be taken. He explained if the applicant resubmits a request, the process will start over and required notifications will be posted, mailed, and publicized.

Those who spoke in opposition to PD-18-0210:

Wesley Tryon, 2011 Black Champ Road Sharon Tryon, 2011 Black Champ Road Marvin Johnson, 2153 Marshall Road

Dana Lennon, 1201 Ovilla Road Jerry Johnson, 2072 Marshall Road Charles Green, 101 Denali Way Don Spillers, 145 Vail Lane Pabon Rodriguez, 133 Vail Lane Janet Morales, 204 Everest Lane Aaron Clayton, 2251 Marshall Road Rhendi Heiber, 1111 Ovilla Road Jackie Milam, 2380 Black Champ Road Jeff Issokson, 2221 Marshall Road Karan Nelson, 129 Denali Way James Williams, 217 Everest Howard Burleson, 249 McKinley Circle Rick Lucas, 2060 Marshall Road Vickie Dillow, 7881 Faith Lane

Staff and the commission reiterated the applicant withdrew their request and the commission had not reviewed the proposed zoning. It did not pass the Planning Department review and was not sent to the commission. Planning Director Shon Brooks explained without a zoning change, the applicant can currently build on 16,000 square foot lots with the Single-Family 1 zoning and a minimum of 3 acre lots with the future development on the property. Assistant City Manager Tommy Ludwig explained staff will utilize social media along with the state notification requirements to inform the public if another request is submitted.

There being no others to speak for or against PD-18-0210, Chairman Keeler closed the Public Hearing.

5. Consider recommendation of Zoning Change No. PD-18-0210

No action taken.

6. Consider request by Dalton Bradbury, Acker Construction, for a Plat Vacation of a Replat of Lots 4R-A and 4R-B, RVG Plaza, as recorded in Cabinet I, Slide 236 OPRECT on October 15, 2013, being 2.3887 acres situated in the Robert Parks Survey, Abstract 851 and the N.P. Neal Survey, Abstract 1320 (Property ID 238271 and 259297) – Owner: MAQBUL PROPERTY SERVICES & MANAGEMENT INC (PV-19-0014)

Chairman Keeler announced no action is required for the Plat Vacation as presented.

7. Consider request by Kendall Wiley for a Replat of Lot 1R-A, Block A, Wiley's Retail to create Lots 1R-A and 1R-B, Block A, Wiley's Retail, 0.996 acres (Property ID 231665) – Owner: KENDALL L & MICHELLE L WILEY (RP-19-0017)

Senior Planner Colby Collins presented RP-19-0017 noting staff recommended approval per the following comments:

- 1. Right of Way dedication is required along Brown Street. The thoroughfare plan indicates this roadway as a 110 foot roadway.
- 2. Correct the zoning to GR. General Retail
- 3. Indicate if the parking in the parking easement is open to all three lots. A site plan will be required to determine if the parking is sufficient on the site.
- 4. Change dates to indicate 2019.
- 5. Label the Plan Southwestern most line segment.
- 6. Provide a property closure document to ensure the legal description and graphical plat match.
- 7. Indicate the proposed water and sewer services for Lot 1R-A1. A 6-inch sanitary sewer minimum and a connection to an existing or proposed manhole.
- 8. Indicate the existing drainage easement on the plan west side of Lot 1R-B.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Kendall Wiley for a Replat of Lot 1R-A, Block A, Wiley's Retail to create Lots 1R-A and 1R-B, Block A, Wiley's Retail, 0.996 acres (Property ID 231665) – Owner: KENDALL L & MICHELLE L WILEY (RP-19-0017) subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.

8. Consider request by Jay Volk, J. Volk Consulting, Inc., for a Final Plat of WISD Ag Center for 1 lot, being 10.647 acres situated in the J. Boyd Survey, Abstract 108 and W.C. Tunnell Survey, Abstract 1080 (Property ID 180503) – Owner: WAXAHACHIE ISD (FP-19-0018)

Mr. Collins presented FP-19-0018 noting staff recommended approval as presented. He noted the preliminary plat was approved in August 2018.

Action:

Mr. Jim Phillips moved to approve a request by Jay Volk, J. Volk Consulting, Inc., for a Final Plat of WISD Ag Center for 1 lot, being 10.647 acres situated in the J. Boyd Survey, Abstract 108 and W.C. Tunnell Survey, Abstract 1080 (Property ID 180503) – Owner: WAXAHACHIE ISD (FP-19-0018). Mr. David Hudgins seconded, All Ayes.

9. Consider request by James R. Henry, for a Final Plat of Crooked Creek Farms for 3 lots, being 95.973 acres situated in the S.M. Durrett Survey, Abstract 272 (Property ID 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (FP-19-0019)

Mr. Collins presented FP-19-0019 noting staff recommended approval per the following staff comments:

1. A private utility easement must be provided for the water line.

Action:

Ms. Bonney Ramsey moved to approve a request by James R. Henry, for a Final Plat of Crooked Creek Farms for 3 lots, being 95.973 acres situated in the S.M. Durrett Survey, Abstract 272

(Property ID 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (FP-19-0019) subject to Staff Comments. Vice Chairman Melissa Ballard seconded, All Ayes.

10. Consider request by John Harkins for a Replat of Tract 13, Nod Hill Estates and 1.124 acres out of the J. Barker Survey, Abstract 40 to create Lots 1 and 2, Block A, Harkins Addition, 2.180 acres (Property ID 152926 and 179593) in the Extra Territorial Jurisdiction – Owner: BOBBY D HARKINS and JOHN AND TRINA HARKINS (RP-19-0024)

Mr. Collins presented RP-19-0024 noting staff recommended approval per the following staff comments:

- 1. There are outstanding comments that must to be addressed by the applicant.
- 2. There are outstanding Ellis County comments that still need to be addressed by the applicant.

Action:

Vice Chairman Melissa Ballard moved to approve a request by John Harkins for a Replat of Tract 13, Nod Hill Estates and 1.124 acres out of the J. Barker Survey, Abstract 40 to create Lots 1 and 2, Block A, Harkins Addition, 2.180 acres (Property ID 152926 and 179593) in the Extra Territorial Jurisdiction – Owner: BOBBY D HARKINS and JOHN AND TRINA HARKINS (RP-19-0024) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

11. Public Hearing on a request by Massey Shaw for a Planned Development Amendment for the development of a live screening wall along the Single-Family and Multi-Family lots in lieu of the required brick or masonry screening wall located on the South side of Farley Street at River Oaks (Property ID 182267) – Owner: BLUE BONNET TRAILS LLC (PD-19-0025)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0025 noting the applicant is proposing a live screen wall for the short sections of screening required along the sides of townhomes that are perpendicular to Wolf Flower Drive that the single-family lots face.

The commission discussed adding a rod iron fence along with the living wall.

Mr. Brett Hess, 327 Blue Ribbon Road, representing the applicant, noted the applicant is willing to add the rod iron fence to the living wall and use evergreen so that it stays green all year long.

Ms. Kay Adkins, 824 Farley Street, inquired about getting a fence around her property to separate her home from the development. Mr. Ludwig noted staff would contact her to address her question.

There being no others to speak for or against PD-19-0025, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. PD-19-0025

Action:

Ms. Bonney Ramsey moved to approve a request by Massey Shaw for a Planned Development Amendment for the development of a live screening wall along the Single-Family and Multi-Family lots in lieu of the required brick or masonry screening wall located on the South side of Farley Street at River Oaks (Property ID 182267) – Owner: BLUE BONNET TRAILS LLC (PD-19-0025) stating a living wall with a rod iron fence will be installed instead of a masonry wall. Ms. Betty Square Coleman seconded, **All Ayes**.

13. 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 opened the Public Hearing.

Mr. Collins presented SU-19-0026 explaining the applicant is requesting 549 storage units on the property. He reviewed staff concerns noting the applicant responded a few hours before the meeting stating he would comply.

Mr. Ron Barson, 105 Ridge Crest, Red Oak, applicant, requested to receive feedback from the commission and continue the public hearing to the next meeting.

Chairman Keeler expressed concern if storage units is the highest and best use for this site.

14. Consider recommendation of Zoning Change No. SU-19-0026

Action:

Mr. David Hudgins moved to continue 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) to the April 9, 2019 Planning and Zoning Commission meeting. Vice Chairman Melissa Ballard seconded, All Ayes.

15. Public Hearing on a request by John P. Sullivan, Howard Road Industrial Park LLC, for a Specific Use Permit for Heavy Manufacturing use within a Heavy Industrial zoning district, located at 1807 Howard Road (Property ID 195230) – Owner: JOHN PATRICK SULLIVAN (SU-19-0040)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented SU-19-0040 noting the applicant is requesting a craft distillery to operate at the site. He explained there will not be on-site consumption or sales. Mr. Collins noted staff recommended approval pending Texas Alcoholic and Beverage Commission approval.

Mr. John P. Sullivan, 211 Hunter Pass, explained the current building will be utilized for a craft distillery.

Mr. David Hudgins asked what types of trucks and where product will be picked up. Mr. Sullivan noted they will use 18 wheelers and pick up at the front and back dock.

The commission expressed concern with congestion on Howard Road.

Mr. Mark Weaver, 3416 Bridlegate Dr., Arlington, explained he has been in the distillery business for many years and products will be picked up at the warehouse and will not be sampled or sold individually on site. He noted the product is made to order so larger orders will not be often and regular pickups will vary from day to day by appointment only.

There being no others to speak for or against SU-19-0040, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. SU-19-0040

Action:

Vice Chairman Melissa Ballard moved to approve a request by John P. Sullivan, Howard Road Industrial Park LLC, for a Specific Use Permit for Heavy Manufacturing use within a Heavy Industrial zoning district, located at 1807 Howard Road (Property ID 195230) – Owner: JOHN PATRICK SULLIVAN (SU-19-0040) subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.

17. Public Hearing on a request by Brett Hess, Hachie Properties LLC, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Multiple-Family Residential-1, with Concept Plan, located at the NW corner of Peters Street at Parks School House Road (Property ID 226116) – Owner: OLIVER C MCELROY (PD-19-0023)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0023 noting the applicant requested base zoning for Multi Family-1. However, staff believes that Single-Family development standards may be more suitable for the proposed development. He reviewed the proposed residential development standards for Planned Development-with SF-A uses. Staff expressed concern of unit sizes and increased traffic to the area.

Mr. Hess explained the homes will face the streets and all parking will be in the rear and alley served. He noted the sidewalk will connect to the existing sidewalk on Parks School House Road. Mr. Hess also noted there would be a Homeowner's Association for the yard maintenance.

The commission expressed concerns about the streetscape and parking. Ms. Betty Square Coleman requested a site plan to get a visual of the proposal. Mr. Collins explained the applicant was securing the zoning first before finalizing the site plan.

There being no others to speak for or against PD-19-0023, Chairman Keeler closed the Public Hearing.

18. Consider recommendation of Zoning Change No. PD-19-0023

Action:

Mr. Jim Phillips moved to approve a request by Brett Hess, Hachie Properties LLC, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Single Family-Attached with Concept Plan, located at the NW corner of Peters Street at Parks School House Road (Property ID 226116) – Owner: OLIVER C MCELROY (PD-19-0023) with minimum 1500 sq. ft properties with the site plan being brought back with detail for approval by the Planning and Zoning Commission and City Council. Ms. Betty Square Coleman seconded, All Ayes.

19. Public Hearing on a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) – Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented PD-19-0022 explaining the applicant requests the zoning change to allow a senior family living facility. The Concept Plan illustrates one apartment building with approximately 120 units along with a leasing office and clubhouse.

Staff expressed their concerns with the access point.

Mr. Scott Johnson, 2813 Meadowbrook Drive, Plano, explained the developer has been looking at this site for two years. He reviewed the following key features of the Concept Plan:

- Access point from US Highway 77
- 3-story building with 60% one bedroom units and 40% two bedroom units.
- **180 spaces (107 surface spaces/65 carport spaces/8 handicap accessible spaces)** (does not meet the 50% attached garage requirement)
- Unit Amenities (not limited to; see "Amenities List"):
 - Porches and patios
 - Granite counters in kitchen and bath
 - Walk in showers and tubs
- Clubhouse Amenities (not limited to; see "Amenities List"):
 - Game Room
 - Movie Theatre
 - Fitness Center
- Jogging/Walking Trail
- Dog Park
- Gazebo/with seating and BBQ area
- Courtyard

Mr. Johnson explained TxDOT did not want multiple openings to Highway 77 in regards to additional traffic. He noted the developer is willing to enter into an access easement with the adjacent property owner and feels this will alleviate staff's traffic concerns.

The commission expressed concerns with accessibility by fire apparatus, one entrance to the property, lack of masonry, 200 foot length of building, and not following the Comprehensive Plan with the design of the development.

Those who spoke in favor:

Brett Hess, 327 Blue Ribbon Road

There being no others to speak for or against PD-19-0022, Chairman Keeler closed the Public Hearing.

20. Consider recommendation of Zoning Change No. PD-19-0022

Action:

Mr. Erik Test moved to deny a request by Scott Johnson, Palladium USA International, Inc., for a Zoning Change from a Light Industrial-1 and Commercial zoning district to Planned Development-Multiple-Family Residential-2, with Concept Plan, located on the West side of N Highway 77, just North of the Life School (Property ID 193933) – Owner: FUSCOM PROPERTY COMPANY NO. 1 LLC (PD-19-0022). Ms. Bonney Ramsey seconded, the vote was as follows: Ayes: Rick Keeler, Bonney Ramsey, David Hudgins, and Erik Test. Noes: Melissa Ballard, Betty Square Coleman, and Jim Phillips.

The motion carried.

21. Public Comments

None

22. Adjourn

There being no further business, the meeting adjourned at 9:52 p.m.

Respectfully submitted,

Amber Villarreal Assistant City Secretary The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 26, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Betty Square Coleman Bonney Ramsey Jim Phillips David Hudgins Erik Test
Others Present:	Shon Brooks, Director of Planning Colby Collins, Senior Planner James Gaertner, City Engineer Amber Villarreal, Assistant City Secretary 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-18-0210, withdrawn by applicant.
- PV-19-0014, applicant requested to vacate a Replat of Lots 4R-A and 4R-B, Block B, RVG Plaza.
- RP-19-0017, applicant is Replatting into two lots for continued retail use.
- FP-19-0018, staff recommended approval as presented.
- FP-19-0019, staff recommended approval subject to granting of private utility easement.
- RP-19-0024, applicant is in compliance with city requirements; however, there are additional outstanding comments from Ellis County.
- PD-19-0025, applicant requests living landscaping wall as opposed to the masonry wall originally approved with the development. The commission discussed adding an ornamental iron fence and live landscaping.
- SU-19-0026, applicant requested Specific Use Permit for a 549 unit storage facility off Corporate Parkway and Highway 77 near Atwoods. The commission questioned if this is the best use of this site. Mr. Collins noted he did not hear back from the applicant until 4:30 p.m. today regarding staff comments.
- SU-19-0040, applicant requested Specific Use Permit for craft distillery at 1807 Howard Road. Mr. Collins explained the site would be restricted to employees only and not for public consumption or sale. The commission discussed traffic concerns with large trucks picking up loads and blocking Howard Road.
- PD-19-0023, applicant requested a zoning change from Single-Family 3 to Single-Family-Attached for a mixture of single-family homes and townhomes.

{Ms. Betty Square Coleman arrived at 6:49 p.m.}

• PD-19-0022, applicant requested a Planned Development for a senior living facility located on Highway 77 next to the Life School. Mr. Collins reviewed staff concerns including traffic and accessibility.

{Ms. Melissa Ballard arrived at 6:54 p.m.}

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: April 3, 2019

Re: PP-19-0042 – Country Meadows Estates, Phase 3

On April 3, 2019, the applicant asked staff to withdraw case no. PP-19-0042 from the April 9, 2019 Planning and Zoning Commission agenda, as well as the April 15, 2019 City Council meeting agenda.

(4)

(5 & 6)



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planhing

Thru: Michael Scott, City Manager

Date: April 2, 2019

Re: PD-19-0035 – Arden Hill Seniors

On April 2, 2019, the applicant asked staff to withdraw case no. PD-19-0035 from the April 9, 2019 Planning and Zoning Commission agenda, as well as the April 15, 2019 City Council meeting agenda.

(7 & 8)



Memorandum

To: Honorable Mayor and City Council From: Shon Brooks, Director of Planning Thru: Michael Scott, City Manager Date: April 3, 2019 Re: PD-19-0033 – Waxahachie ISD

On April 3, 2019, the applicant asked staff to withdraw case no. PD-19-0033 from the April 9, 2019 Planning and Zoning Commission agenda, as well as the April 15, 2019 City Council meeting agenda.

Planning & Zoning Department

Plat Staff Report

Case: PP-19-0020

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

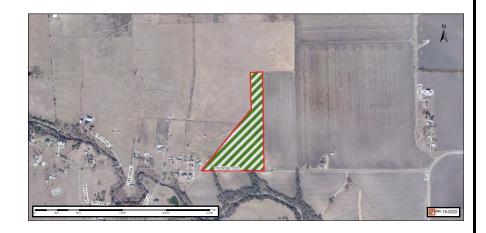
Consider request by Dennis Little for a **Preliminary Plat** of Hidden Falls Addition for 4 lots, being 20.944 acres situated in the I. Glaze Survey, Abstract 397, the BBB & CRR Survey, Abstract 175, and the S. Wilson Survey, Abstract 1141 (Property ID 180909) in the Extra Territorial Jurisdiction –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

CASE INFORMATION Applicant:	Dennis Little
Property Owner(s):	Dennis Little
Site Acreage:	20.944 acres
Number of Lots:	4 lots
Number of Dwelling Units:	4 proposed residential units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Rockett SUD has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.
SUBJECT PROPERTY General Location:	Near the intersection of Youngblood at FM 878
Parcel ID Number(s):	180909
Current Zoning:	N/A (ETJ)
Existing Use:	Currently Undeveloped
Platting History:	BBB & CRR CO Survey, Abstract 175



′9`

Site Aerial:



STAFF CONCERNS

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

APPLICANT RESPONSE TO CONCERNS

1. On 3/20/2019 the applicant submitted a revised plat that addressed staff comments. Staff is still in need of a County Approval Block added to the plat.

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

ATTACHED EXHIBITS

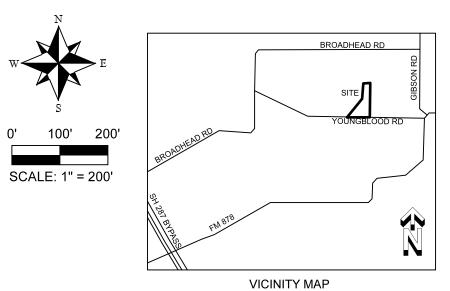
- 1. Preliminary Plat
- 2. Water letter from Rockett SUD

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



1" = 5000'

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET DUE = DRAINAGE AND UTILITY EASEMENT

BL = BUILDING LINE

NOTES:

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0200F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET, UNLESS OTHERWISE NOTED.

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

OPREC

MELANIE DAWN STEED

& RANDY SHANE STEEI

VOL. 2146, PG. 135

OPRECT

P.O.B

LOTS 1 AND 2

ZACKARY ESTATES

CAB. F, SL. 134

OPRECT

NAIL SET

N:6836509.43

E:2498125.48

CITY APPROVAL OF PRELIMINARY PLAT

APPROVED FOR PREPARATION OF THE FINAL PLAT

APPROVED BY THE PLANNING AND ZONING COMMISSION

DATE

APPROVED BY CITY COUNCIL CITY OF WAXAHACHIE

DATE

STATE OF TEXAS: COUNTY OF ELLIS:

WHEREAS, DENNIS LITTLE IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE I. GLAZE SURVEY, ABSTRACT NO. 397, THE BBB & CRR SURVEY, ABSTRACT NO. 175 AND THE S. WILSON SURVEY, ABSTRACT NO. 1141 IN THE ETJ OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENNIS LITTLE, RECORDED IN INSTRUMENT NO. 1903562, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE SOUTHWEST CORNER OF SAID LITTLE TRACT, FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MELANIE DAWN STEED AND RANDY SHANE STEED, RECORDED IN VOLUME 2146, PAGE 135, OPRECT, THE COMMON NORTHEAST CORNER OF ZACHARY ESTATES, RECORDED IN CABINET F, SLIDE 134, OPRECT, AND BEING IN THE APPROXIMATE CENTERLINE OF YOUNGBLOOD ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE N 39°05'42" E, ALONG THE WEST LINE OF SAID LITTLE TRACT AND THE COMMON EAST LINE OF SAID STEED TRACT, PASSING AT A DISTANCE OF 36.68 FEET A 1/2" IRON ROD FOUND FOR WITNESS, PASSING AT A DISTANCE OF 445.38 FEET THE NORTHEAST CORNER OF SAID STEED TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTY K. KOCH, RECORDED IN VOLUME 2422, PAGE 767, OPRECT, PASSING AT A DISTANCE OF 1124.12 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID KOCH TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT OF LAND DESCRIBED IN DEED TO KAMAL Y. KAOUD, RECORDED IN VOLUME 2818, PAGE 1082, OPRECT. A TOTAL DISTANCE OF 1448.74 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID LITTLE TRACT AND THE COMMON EAST LINE OF SAID KAOUD TRACT;

THENCE N 00°48'47" W, ALONG THE WEST LINE OF SAID LITTLE TRACT AND THE COMMON EAST LINE OF SAID KAOUD TRACT, A DISTANCE OF 677.26 FEET TO AN 8" STEEL POST FOUND FOR THE NORTHWEST CORNER OF SAID LITTLE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID KAOUD TRACT;

THENCE N 88°55'18" E, ALONG THE NORTH LINE OF SAID LITTLE TRACT AND A COMMON SOUTH LINE OF SAID KAOUD TRACT, A DISTANCE OF 217.63 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MELISSA BARRINGTON, RECORDED IN INSTRUMENT NO. 1903993, OPRECT, FROM WHICH A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID BARRINGTON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID KAOUD TRACT BEARS N 88°55'18" E 597.54 FEET;

THENCE S 00°48'47" E, OVER AND ACROSS SAID LITTLE TRACT AND ALONG THE WEST LINE OF SAID BARRINGTON TRACT, A DISTANCE OF 1800.97 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF SAID BARRINGTON TRACT, IN THE SOUTH LINE OF SAID LITTLE, IN THE APPROXIMATE CENTERLINE OF SAID YOUNGBLOOD ROAD, FROM WHICH A NAIL SET FOR THE SOUTHEAST CORNER OF SAID BARRINGTON TRACT BEARS N 89°45'25" E 600.07 FEET;

THENCE S 89°45'25" W, ALONG THE SOUTH LINE OF SAID LITTLE TRACT AND THE APPROXIMATE CENTERLINE OF SAID YOUNGBLOOD ROAD, A DISTANCE OF 1147.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.944 ACRES OF LAND, MORE OR LESS.

I, DENNIS LITTLE, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PRELIMINARY PLAT:

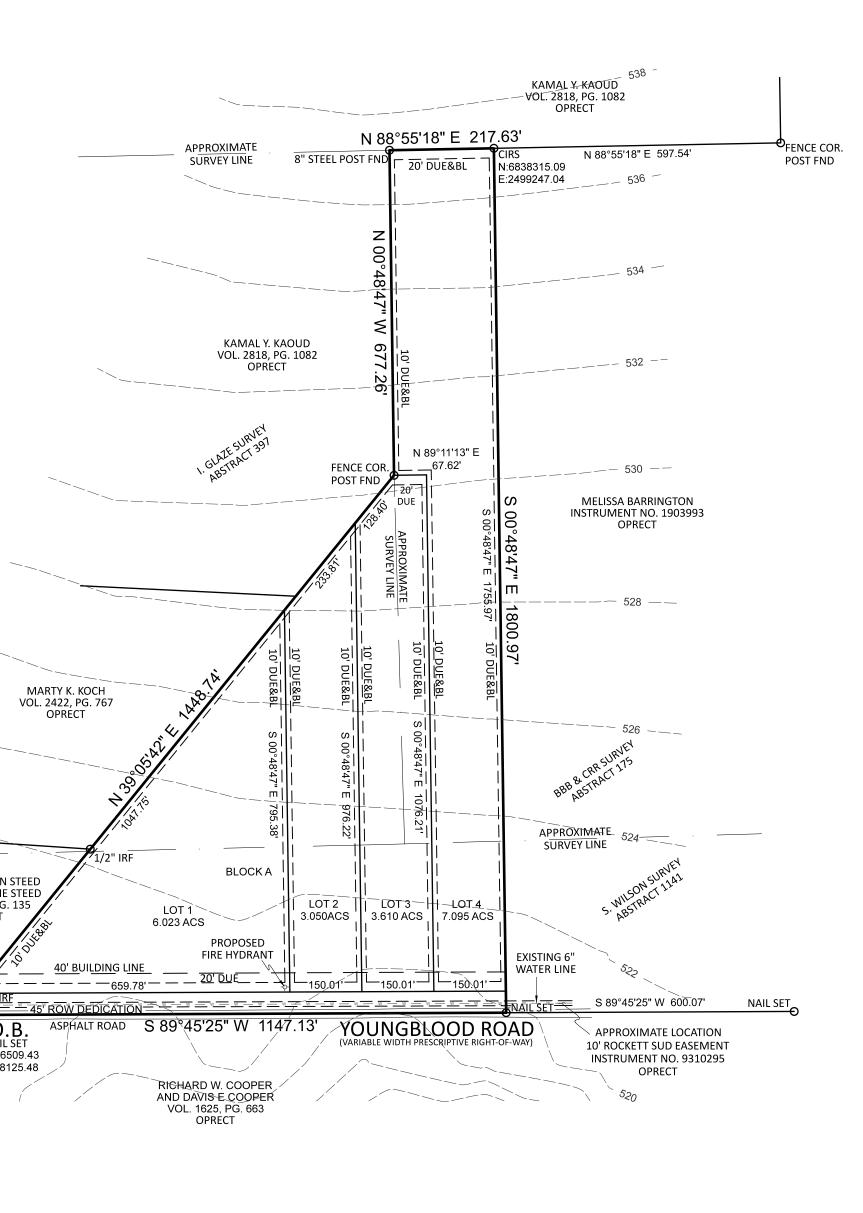
DENNIS LITTLE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY L. JACKSON, RPLS, 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.

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

> TIMOTHY L. JACKSON REGISTERED PROFESSIONAL LAND SURVEYOR **REGISTRATION NUMBER 5644**



DATE

PRELIMINARY PLAT

HIDDEN FALLS ADDITION

OWNER: DENNIS LITTLE 145 DENALI WAY WAXAHACHIE TX 75167 214.906.4992

SURVEYOR: TEXAS REALITY CAPTURE & SURVEYING, LLC. P.O. BOX 252 WAXAHACHIE, TEXAS 75168 469.518.0338 TBPLS FIRM NO 10194359

20.944 ACRES SITUATED IN THE I. GLAZE SURVEY, ABSTRACT NO. 397 BBB & CRR SURVEY, ABSTRACT NO. 175 S. WILSON SURVEY, ABSTRACT NO. 1141 ETJ OF THE CITY OF WAXAHACHIE ELLIS COUNTY, TEXAS **4 RESIDENTIAL LOTS** CASE NUMBER: PP-19-0020

JOB NO 1233

MARCH 2019

PLANNING & ZONING 401 South Rogers Street Waxs (469) 309-4290 www.waxahachie.com/De WATER UTILITY PROVIDE	ahachie, Texas 75168 partments/PlanningandZ	Sector A sector
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WATER UTILITY PROVIDE	R'S ENDORSEN	VIENT AND
0 4 0		
		Elistra.
pplicant Name: Dennis Little	Parcel ID #:	180909
division Name: Hidden Falls		
IIIOCAEVI VOINS		

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

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

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

To be completed by the water utility provider:

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

Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Kott SUT

Name of water provider company

Date

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0021

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Dennis Little
Property Owner(s):	Dennis Little
Site Acreage:	20.944 acres
Number of Lots:	4 lots
Number of Dwelling Units:	4 proposed residential units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Rockett SUD has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.
SUBJECT PROPERTY General Location:	Near the intersection of Youngblood at FM 878
Parcel ID Number(s):	180909
Current Zoning:	N/A (ETJ)
Existing Use:	Currently Undeveloped
Platting History:	BBB & CRR CO Survey, Abstract 175



Site Aerial:



STAFF CONCERNS

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

APPLICANT RESPONSE TO CONCERNS

1. A revised Final Plat was submitted that met all of Ellis County's concerns. One remaining concern is the required 45' ROW dedication along Youngblood Rd. as mentioned in the above staff concerns.

RECOMMENDATION

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

- Denial
- □ Approval, as presented.
- Approval, per the following comments:
 - 1. A 45' ROW dedication needs to be added to Youngblood Rd instead of the 30' that is currently shown on the plat.

ATTACHED EXHIBITS

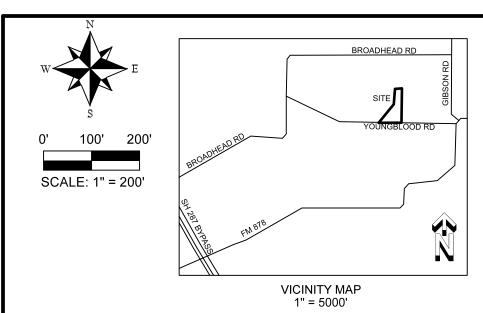
- 1. Final plat
- 2. Water letter from Rockett SUD

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 <u>cwebb@waxahachie.com</u> Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com



CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

DUE = DRAINAGE AND UTILITY EASEMENT

BL = BUILDING LINE

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0200F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET, UNLESS OTHERWISE NOTED.

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

KAMAL Y. KAOUD

WHEREAS, DENNIS LITTLE IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE I. GLAZE SURVEY, ABSTRACT NO. 397, THE BBB & CRR SURVEY, ABSTRACT NO. 175 AND THE S. WILSON SURVEY, ABSTRACT NO. 1141 IN THE ETJ OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENNIS LITTLE, RECORDED IN INSTRUMENT NO. 1903562, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE SOUTHWEST CORNER OF SAID LITTLE TRACT, FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MELANIE DAWN STEED AND RANDY SHANE STEED, RECORDED IN VOLUME 2146, PAGE 135, OPRECT, THE COMMON NORTHEAST CORNER OF ZACHARY ESTATES, RECORDED IN CABINET F, SLIDE 134, OPRECT, AND BEING IN THE APPROXIMATE CENTERLINE OF YOUNGBLOOD ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY):

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THENCE S 89°45'25" W, ALONG THE SOUTH LINE OF SAID LITTLE TRACT AND THE APPROXIMATE CENTERLINE OF SAID YOUNGBLOOD ROAD, A DISTANCE OF 1147,13 FEET TO THE POINT OF BEGINNING. AND CONTAINING 20.944 ACRES OF LAND, MORE OR LESS.

7.ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES. RULES. REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE DAY OF .201 .

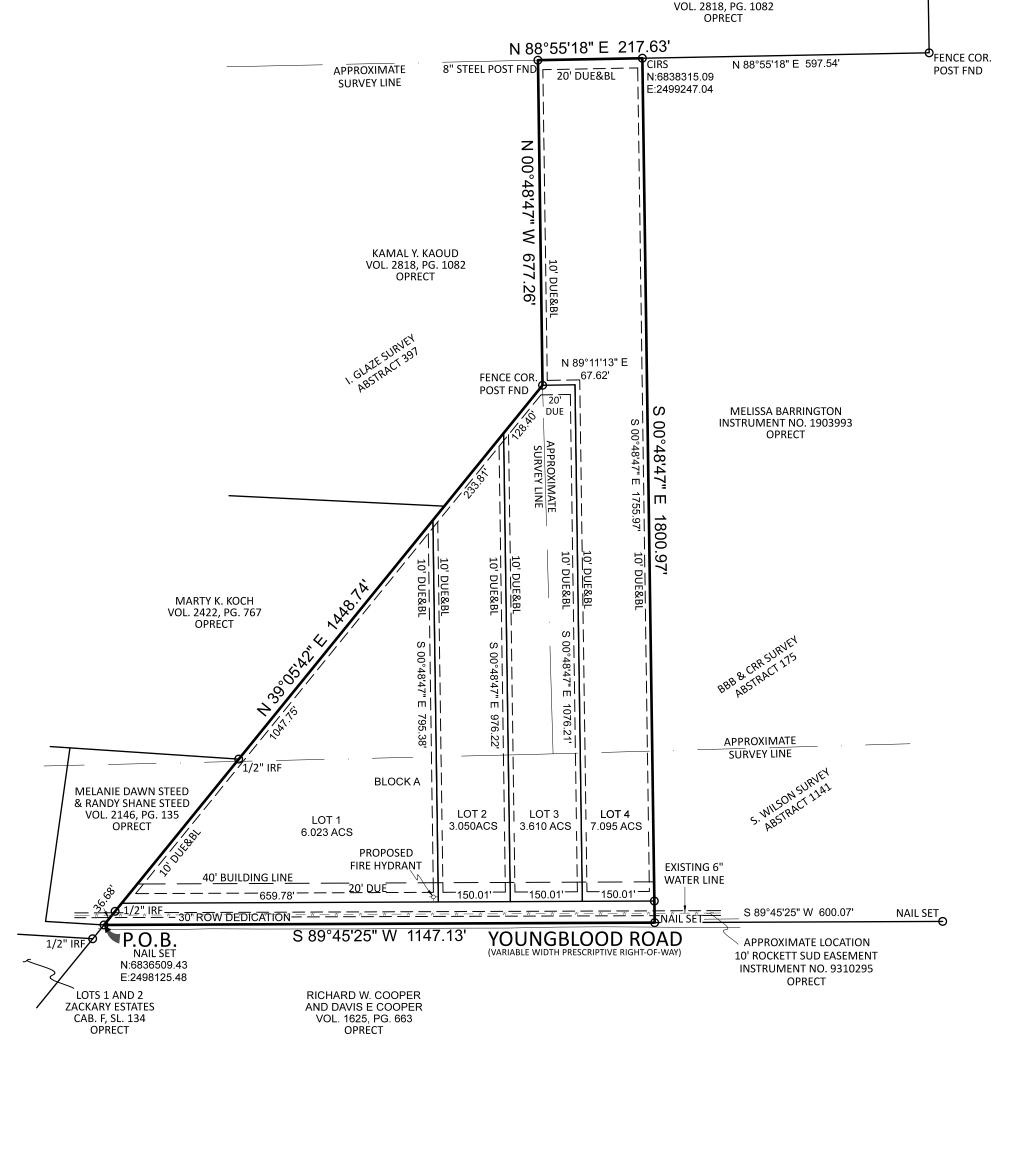
DENNIS LITTLE

STATE OF TEXAS : COUNTY OF ELLIS:

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

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____ __, 201__

STATE OF TEXAS



COUNTY OF ELLIS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DENNIS LITTLE DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HIDDEN FALLS ADDITION, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES HEREIN CERTIFY THE FOLLOWING:

1.THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PUPROSES.

2.ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

3.THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.

4.NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.

5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

6.UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ELLIS COUNTY'S USE THEREOF

9.ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS

OWNER: DENNIS LITTLE 145 DENALI WAY WAXAHACHIE TX 75167 214.906.4992

SURVEYOR: **TEXAS REALITY CAPTURE &** SURVEYING, LLC. P.O. BOX 252 WAXAHACHIE, TEXAS 75168 469.518.0338 TBPLS FIRM NO 10194359

I. GLAZE SURVEY, ABSTRACT NO. 397 BBB & CRR SURVEY, ABSTRACT NO. 175 S. WILSON SURVEY, ABSTRACT NO. 1141 ETJ OF THE CITY OF WAXAHACHIE ELLIS COUNTY, TEXAS **4 RESIDENTIAL LOTS** CASE NUMBER FP-19-0021

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

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

TIMOTHY L. JACKSON **REGISTRATION NUMBER 5644**

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY CHAIRPERSON

APPROVED BY: CITY COUNCIL CITY OF WAXAHACHIE

MAYOR

ATTEST

DATE

STATE OF TEXAS: COUNTY OF ELLIS:

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY TEXAS:

APPROVED THIS, THE _____ DAY OF _____ ____, 201___.

TODD LITTLE COUNTY JUDGE

KRYSTAL VALDEZ COUNTY CLERK

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

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT DIRECTOR

DATED:

FINAL PLAT- CITY OF WAXAHACHIE SIMPLIFIED PLAT - COUNTY OF ELLIS

HIDDEN FALLS ADDITION

20.944 ACRES SITUATED IN THE

JOB NO 1233

MARCH 2019

NOTARY PUBLIC, IN AND FOR THE

DATE

DATE

PLANNING & ZONING 401 South Rogers Street Waxs (469) 309-4290 www.waxahachie.com/De WATER UTILITY PROVIDE	ahachie, Texas 75168 partments/PlanningandZ	Sector A sector
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		Elistra.
pplicant Name: Dennis Little	Parcel ID #:	180909
division Name: Hidden Falls		
IIIOCAEVI VOINS		

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

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

Contact Information:	
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Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

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

Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Kott SUT

Name of water provider company

Date

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0030

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Todd Wintters, Engineering Concepts & Design, LP
Property Owner(s):	Settler's Glen Ltd.
Site Acreage:	18.912 acres
Number of Lots:	100 lots
Number of Dwelling Units:	100 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at \$40,000.00 (100 residential dwellings at \$400.00 per dwelling).
Adequate Public Facilities:	The development will be on City water and wastewater.
Adequate Public Facilities: <u>SUBJECT PROPERTY</u> General Location:	The development will be on City water and wastewater. North of Walgreens Distribution Center
SUBJECT PROPERTY	
SUBJECT PROPERTY General Location:	North of Walgreens Distribution Center
SUBJECT PROPERTY General Location: Parcel ID Number(s):	North of Walgreens Distribution Center 189176 Planned Development-Single Family-3 (Ordinance 2153 and



RBRE

CR4,

Site Aerial:



STAFF CONCERNS

1. No staff concerns.

APPLICANT RESPONSE TO CONCERNS

1. Applicant addressed and revised all planning and engineering comments.

RECOMMENDATION

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

- Denial
- \boxtimes Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

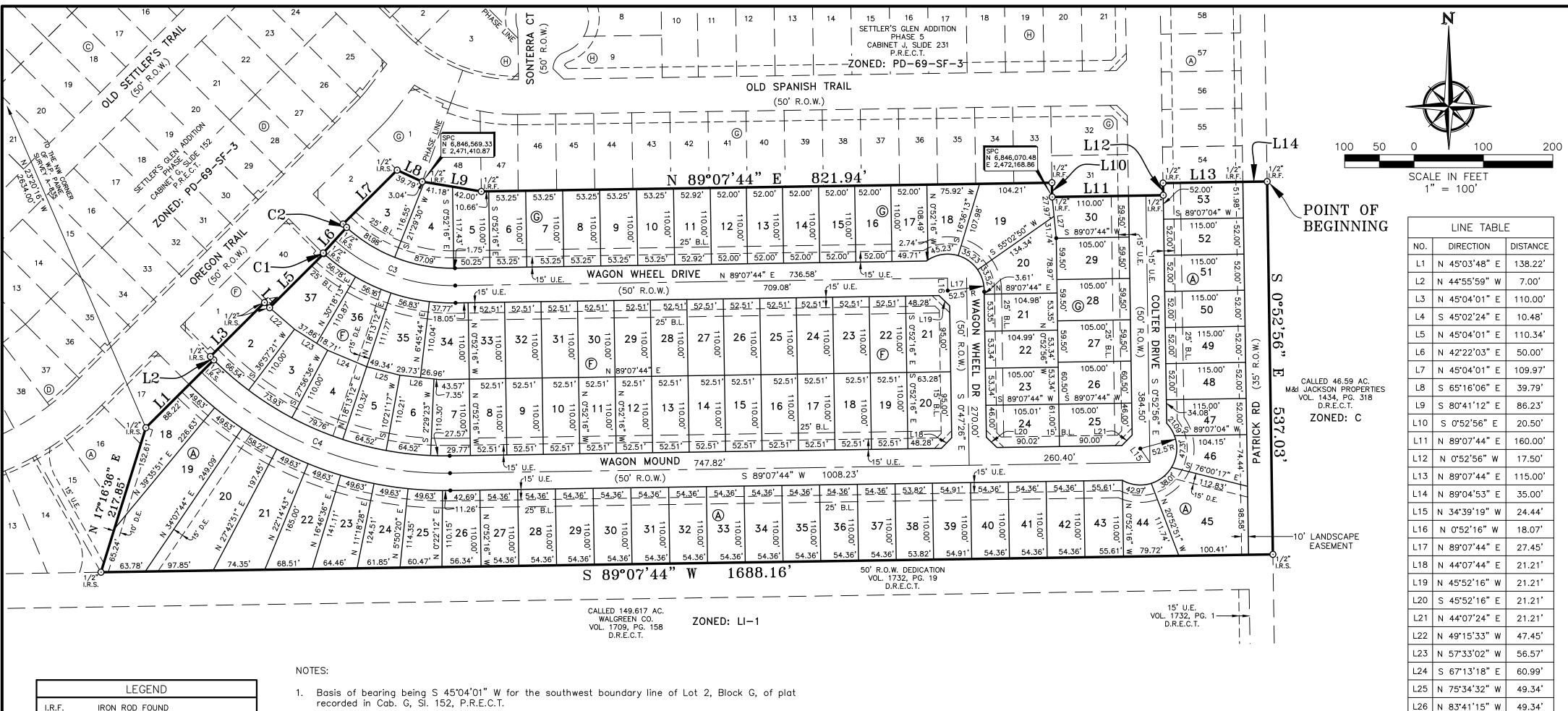
1. Final Plat

APPLICANT REQUIREMENTS

- 1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
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 - b. If all comments satisfied, applicant shall provide five signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by: Chris Webb Planner <u>cwebb@waxahachie.com</u> Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com



2. A 1/2-inch iron rod will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way wherever possible unless otherwise shown or

3. By graphical plotting, the parcel described hereon lies within Zone X (unshaded) as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C0200F, dated June 3, 2013, as published by the Federal Emergency Management Agency. Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance

and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement

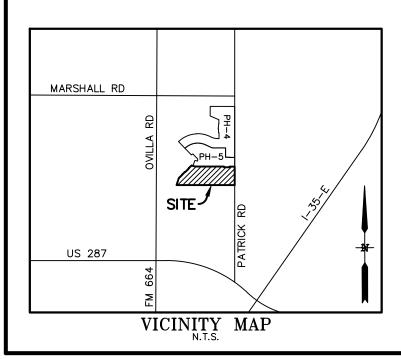
4. The Landscape Easement is dedicated to and will be maintained by the Homeowners Association.

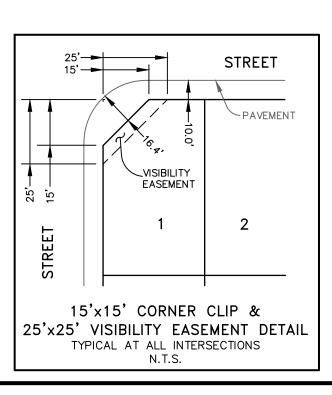
floodplain." The Surveyor utilized the above referenced floodplain information for this determination

noted in this drawing after construction of this subdivision is complete.

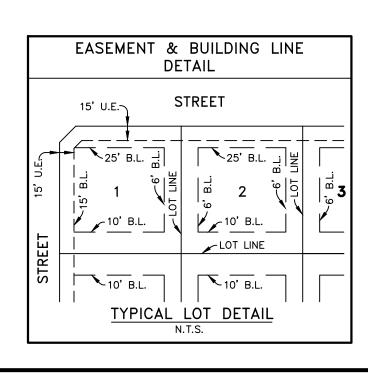
ZONED:	LI-1

	LEGEND
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
1/2" I.R.F. W/CAP	1/2" IRON ROD FOUND WITH CAP STAMPED "GRIFFITH 4846"
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY TEXAS
V.E.	VISIBILITY EASEMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT





shall not create liability on the part of the surveyor.



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°14'03"	274.13'	0.56'	1.12'	N 47°44'57" W	1.12'
C2	001°47'07"	225.00'	3.51'	7.01'	N 46°44'23" W	7.01'
C3	043 ° 29'08"	250.00'	99.70'	189.74'	S 69°22'30" E	185.22'
C4	045 ° 56'16"	495.00'	209.80'	396.87'	S 67°54'08" E	386.33'

L27 | S 5°41'08" E

59.71**'**

FINAL PLAT SETTLER'S GLEN ADDITION OWNER PHASE 6 SETTLER'S GLEN LTD. 6031 W I-20, Suite 226 100 RESIDENTIAL LOT SUBDIVISION ARLINGTON, TEXAS 76017 (817) 477-0616 3.86 AC. PUBLIC R.O.W. ZONING: PD-69-SF-3 DEVELOPER ARBORS DEVELOPMENT, L.L.C. BEING 18.912 ACRES 6031 W I-20, Suite 226 SITUATED IN THE ARLINGTON, TEXAS 76017 WILLIAM PAINE SURVEY, ABST. NO. 835 (817) 477–0616 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS LAND SURVEYOR **GRIFFITH SURVEYING CO., LLC** ENGINEERING CONCEPTS & DESIGN, L.P. 605 AVENUE B, SUITE 115 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES LONGVIEW, TX 75604 TEXAS FIRM REG. NO. 001145 (903) 295–1560 201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098 FAX (903) 295-1570 (972) 941-8400 FAX (972) 941-8401 FIRM NO. 10083600 JOB NO.: ECD-0017 DATE: MARCH 19, 2019 CASE NO. FP-19-0030 SHEET 1 OF 2

07315\dwg\7315 Final Plat Ph 6.dwg

STATE OF TEXAS COUNTY OF ____

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, SETTLERS GLEN, LTD., BEING the owner of an 18.912 acre tract of land situated in the William Paine Survey, Abstract No. 835, City of Waxahachie, Ellis County, Texas, and being part of a called 121.264 acre tract of land described in deed to Settlers Glen, Ltd., as recorded in Volume 1919, Page 1099, Deed Records Ellis County, Texas, said 18.912 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found for the southeast corner of Settler's Glen Addition, Phase 5, an addition to the City of Waxahachie, as recorded in Cabinet J Slide 231, Plat Records, Ellis County, Texas, said corner being in the common boundary line of said 121.264 acre tract and a called 46.59 acre tract described in deed to M&I Jackson Properties, as recorded in Volume 1434, Page 318 of said Deed Records:

THENCE South 00 degrees 52 minutes 56 seconds East, with the common boundary line of said 121.264 acre tract and said 46.59 acre tract, a distance of 537.03 feet to a 1/2-inch iron rod set for the southeast corner of said 121.264 acre tract and the northeast corner of a tract of land dedicated to the City of Waxahachie for Right-of-Way, as recorded in Volume 1732, Page 19 of said Deed Records;

THENCE South 89 degrees 07 minutes 44 minutes West, with the common boundary line of said 121.264 acre tract and said Right-of-Way Dedication tract, a distance of 1688.16 feet to a 1/2-inch iron rod set for the southeast corner of Lot 14, Block A, Settler's Glen Addition, Phase 1, an addition to the City of Waxahachie, as recorded in Cabinet G, Slide 152, of said Plat Records;

THENCE Northeasterly, with the east boundary lines of said Phase 1, the following courses:

North 17 degrees 16 minutes 36 minutes East, a distance of 217.85 feet to a 1/2-inch iron rod set for corner:

North 45 degrees 03 minutes 48 minutes East, a distance of 138.22 feet to a 1/2-inch iron rod set for corner:

North 44 degrees 55 minutes 59 minutes West, a distance of 7.00 feet to a 1/2-inch iron rod set for corner;

North 45 degrees 04 minutes 01 minutes East, a distance of 110.00 feet to a 1/2-inch iron rod set for corner:

South 45 degrees 02 minutes 24 minutes East, a distance of 10.48 feet to a 1/2-inch iron rod set for corner;

North 45 degrees 04 minutes 01 minutes East, a distance of 110.34 feet to a 1/2-inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 274.13 feet, whose chord bears North 47 degrees 44 minutes 57 minutes West, a distance of 1.12 feet;

Northwesterly with said curve to the right, through a central angle of 00 degrees 14 minutes 03 minutes, an arc distance of 1.12 feet to a 1/2-inch iron rod set for the end of said curve;

North 42 degrees 22 minutes 03 minutes East, a distance of 50.00 feet to a 1/2-inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 225.00 feet, whose chord bears North 46 degrees 44 minutes 23 minutes West, a distance of 7.01 feet;

Northwesterly with said curve to the right, through a central angle of 01 degrees 47 minutes 07 minutes, an arc distance of 7.01 feet to a 1/2-inch iron rod set for the end of said curve;

North 45 degrees 04 minutes 01 minutes East, a distance of 109.97 feet to a 1/2-inch iron rod set for corner;

South 65 degrees 16 minutes 06 minutes East, a distance of 39.79 feet to a 1/2-inch iron rod found for the south corner of Lot 1, Block G of said Phase 1 and the southwest corner of said Phase 5;

THENCE Easterly, with the south boundary lines of said Phase 5, the following courses:

South 80 degrees 41 minutes 12 minutes East, a distance of 86.23 feet to a 1/2-inch iron rod found for corner:

North 89 degrees 07 minutes 44 minutes East, a distance of 821.94 feet to a 1/2-inch iron rod found for corner;

South 00 degrees 52 minutes 56 minutes East, a distance of 20.50 feet to a 1/2-inch iron rod found for corner;

North 89 degrees 07 minutes 44 minutes East, a distance of 160.00 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 52 minutes 56 minutes West, a distance of 17.50 feet to a 1/2-inch iron rod found for corner:

North 89 degrees 07 minutes 44 minutes East, a distance of 115.00 feet to a 1/2-inch iron rod found for corner;

North 89 degrees 04 minutes 53 minutes East, a distance of 35.00 feet to the POINT OF BEGINNING AND CONTAINING 823,792 square feet or 18.912 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SETTLER'S GLEN, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as SETTLER'S GLEN ADDITION, PHASE 6, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2019.

FOR: SETTLER'S GLEN, LTD.

RONALD B. FORMAN

BY:

STATE OF TEXAS § COUNTY OF ELLIS § Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires:

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon as set will be properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

CHRIS E. GRIFFITH REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 4846

STATE OF TEXAS COUNTY OF COLLIN § Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Chris E. Griffith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires:

APPROVAL CERTIFICATE

APPROVED BY: Planning and Zoning Commission City of Waxahachie, Texas

Chairperson	Date

APPROVED BY: City Council City of Waxahachie. Texas

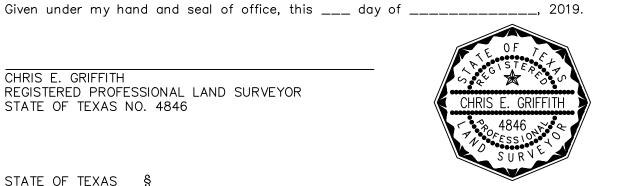
By: Mayor

By:

Attest

Before me, the understaned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ronald B. Forman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

SURVEYOR'S CERTIFICATE



		FINAL PLAT
ICATE Commission		SETTLER'S GLEN ADDITION
exas	OWNER SETTLER'S GLEN LTD.	PHASE 6
 Date	6031 W I–20, Suite 226 ARLINGTON, TEXAS 76017 (817) 477–0616	100 RESIDENTIAL LOT SUBDIVISION 3.86 AC. PUBLIC R.O.W.
Date	DEVELOPER ARBORS DEVELOPMENT, L.L.C.	ZONING: PD-69-SF-3 BEING 18.912 ACRES
Texas	ARBORS DEVELOPMENT, L.L.C. 6031 W I-20, Suite 226 ARLINGTON, TEXAS 76017 (817) 477-0616	SITUATED IN THE WILLIAM PAINE SURVEY, ABST. NO. 835
	LAND SURVEYOR	CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
	GRIFFITH SURVEYING CO., LLC 605 AVENUE B, SUITE 115 LONGVIEW, TX 75604	ENGINEERING CONCEPTS & DESIGN, L.P. ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES TEXAS FIRM REG. NO. 001145
Date	(903) 295–1560 FAX (903) 295–1570 FIRM NO. 10083600 JOB NO.: ECD–0017	201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098 (972) 941-8400 FAX (972) 941-8401
		DATE: MARCH 19, 2019 CASE NO. FP-19-0030 SHEET 2 OF 2

LOT SIZE TABLE								
BLOCK	LOT	AREA	ACREAGE		BLOCK	LOT	AREA	ACREAGE
A	18	8,734	0.201		F	16	5,776	0.133
A	19	16,435	0.377	x	F	17	5,776	0.133
A	20	15,687	0.360	x	F	18	5,776	0.133
A	21	10,514	0.241		F	19	5,776	0.133
A	22	8,675	0.199		F	20	6,849	0.157
A	23	7,399	0.170		F	21	6,849	0.157
A	24	6,577	0.151		F	22	5,776	0.133
A	25	6,143	0.131		F	23	5,776	0.133
A	26	6,067	0.139		F	24	5,776	0.133
A	27	5,980	0.135		F	25	5,776	0.133
A	28	5,980	0.137		F	26	5,776	0.133
A	29	5,980	0.137		F	27	5,776	0.133
A	30	5,980	0.137		F	28	5,776	0.133
A	31	5,980	0.137		 F	29	5,776	0.133
A	32	5,980	0.137		F	30	5,776	0.133
A	33	5,980	0.137		F	31	5,776	0.133
A	34	5,980	0.137		F	32	5,776	0.133
A	35	5,980	0.137		F	33	5,776	0.133
A	36	5,980	0.137		F	34	6,958	0.133
A	37	5,980	0.137		F	35	7,530	0.100
	37	5,920			F F			
A			0.136		F F	36	7,545	0.173
A	39	6,040	0.139			37	7,848	0.180
A	40	5,980 5,980	0.137		G	3	7,482	0.172
A	41	5,980	0.137		G	4	7,572	0.174
A	42	-	0.137		G	5	5,874	0.135
A	43	6,117	0.140		G	6	5,857	0.134
A	44	6,345	0.146		G	7	5,857	0.134
A	45	13,677	0.314		G	8	5,857	0.134
A	46	6,265	0.144		G	9	5,857	0.134
A	47	5,868	0.135		G	10	5,857	0.134
A	48	5,980	0.137		G	11	5,821	0.134
A	49	5,980	0.137		G	12	5,720	0.131
A	50	5,980	0.137	x	G	13	5,720	0.131
A	51	5,980	0.137		G	14	5,720	0.131
A	52	5,980	0.137		G	15	5,720	0.131
A	53	5,979	0.137		G	16	5,720	0.131
F	2	7,258	0.167		G	17	5,718	0.131
F	3	7,223	0.166		G	18	6,128	0.141
F	4	7,810	0.179		G	19	10,892	0.250
F	5	6,307	0.145		G	20	8,141	0.187
F	6	6,307	0.145		G	21	5,601	0.129
F	7	5,952	0.137		G	22	5,600	0.129
F	8	5,776	0.133	r.	G	23	5,601	0.129
F	9	5,776	0.133		G	24	6,293	0.144
F	10	5,776	0.133		G	25	6,294	0.144
F	11	5,776	0.133		G	26	6,351	0.146
F	12	5,776	0.133		G	27	6,248	0.143
F	13	5,776	0.133		G	28	6,248	0.143
F	14	5,776	0.133		G	29	6,248	0.143

5,776

0.133

30

G

6,396

0.147

15

F

Planning & Zoning Department

Plat Staff Report

Case: FP-19-0038

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

Dalton Bradbury, Acker Construction
Corey & Julie Sanchez
3.512 acres
1 lot
5 pad sites (office buildings)
The cash in lieu of park land dedication for this case is estimated at \$2,107.20 (3.512 acres at \$600.00 per acre).
The development will have adequate public facilities for the subject property.
Intersection of John Arden Drive at Solon Road
180414
Planned Development-115-General Retail (Ordinance 2695)
Vacant Land
John B. Bounds Survey, Abstract 99



Site Aerial:



STAFF CONCERNS

1. There are no outstanding comments.

APPLICANT RESPONSE TO CONCERNS

1. The applicant has addressed all of staff's concerns.

RECOMMENDATION

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

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

ATTACHED EXHIBITS

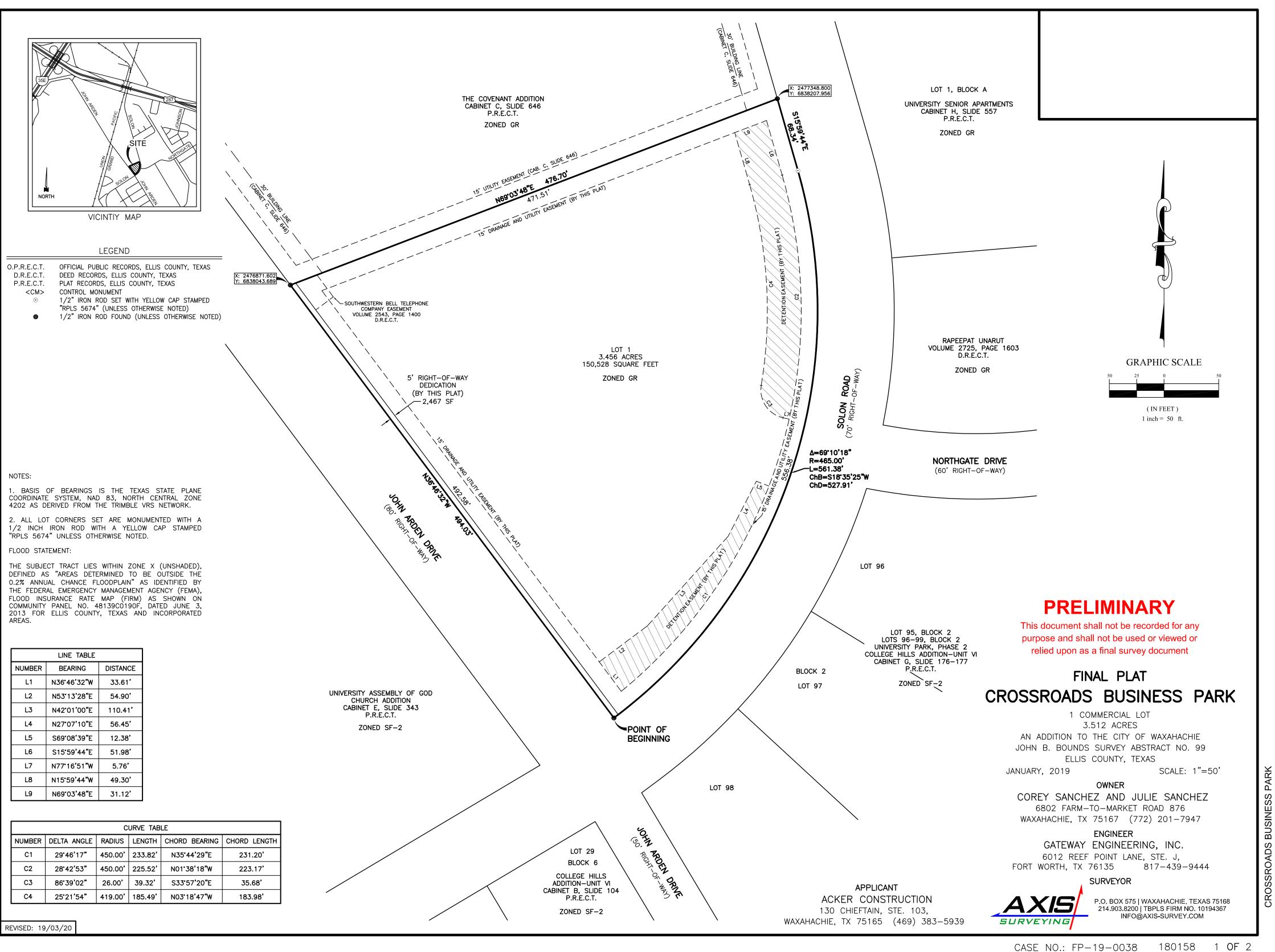
1. Plat drawing

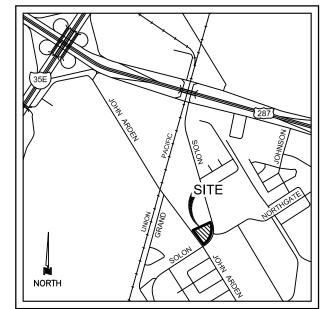
APPLICANT REQUIREMENTS

- 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





VICINTIY MAP

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS § COUNTY OF ELLIS §

WHEREAS, CORY SANCHEZ AND JULIE SANCHEZ ARE THE OWNERS OF A TRACT OF LAND LOCATED IN THE JOHN B. BOUNDS SURVEY, ABSTRACT NO. 99, WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO CORY SANCHEZ AND JULIE SANCHEZ, A MARRIED COUPLE, RECORDED IN INSTRUMENT NO. 1816479, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF JOHN ARDEN DRIVE, AN 80-FOOT RIGHT-OF-WAY, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOLON ROAD, A 70-FOOT RIGHT-OF-WAY, SAID POINT BEING THE SOUTH CORNER OF SAID SANCHEZ TRACT;

THENCE NORTH 36'46'32" WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 494.03 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST COMMON CORNER OF SAID SANCHEZ TRACT AND THE COVENANT ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 646, PLAT RECORDS, ELLIS COUNTY, TEXAS;

THENCE NORTH 69'03'48" EAST, LEAVING SAID NORTHEAST RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID SANCHEZ TRACT AND SAID ADDITION, A DISTANCE OF 476.70 FEET TO A 1/2-INCH IRON ROD FOUND IN SAID WESTERLY RIGHT-OF-WAY LINE OF SOLON ROAD, AT THE EAST COMMON CORNER OF SAID SANCHEZ TRACT AND SAID ADDITION:

THENCE SOUTH 15'59'44" EAST, LEAVING SAID COMMON LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.34 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69'10'18". A RADIUS OF 465.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 18'35'25" WEST, 527.91 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 561.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 152,995 SQUARE FEET OR 3.512 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COREY AND JULIE SANCHEZ ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CROSSROADS BUSINESS PARK. AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

BY:

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS § COUNTY OF ELLIS §

OF TEXAS, ON THIS DAY PERSONALLY APPEARED PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

_____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS § COUNTY OF ELLIS §

OF TEXAS, ON THIS DAY PERSONALLY APPEARED PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

_____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202 AS DERIVED FROM THE TRIMBLE VRS NETWORK.

2. ALL LOT CORNERS SET ARE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48139CO190F, DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED ARFAS.

REVISED: 19/03/20

WITNESS, MY HAND, THIS THE ____ DAY OF ____, 2019.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE 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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE 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

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

APPLICANT ACKER CONSTRUCTION 130 CHIEFTAIN, STE. 103, WAXAHACHIE, TX 75165 (469) 383-5939

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.

SEAN SHROPSHIRE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5674

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIR PERSON

DATE

APPROVED BY: CITY COUNCIL CITY OF WAXAHACHIE

MAYOR

DATE

ATTEST

DATE

PRELIMINARY

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

FINAL PLAT CROSSROADS BUSINESS PARK

1 COMMERCIAL LOT 3.512 ACRES AN ADDITION TO THE CITY OF WAXAHACHIE JOHN B. BOUNDS SURVEY ABSTRACT NO. 99

ELLIS COUNTY, TEXAS SCALE: 1"=50' JANUARY, 2019

OWNER

COREY SANCHEZ AND JULIE SANCHEZ 6802 FARM-TO-MARKET ROAD 876 WAXAHACHIE, TX 75167 (772) 201-7947

ENGINEER GATEWAY ENGINEERING, INC. 6012 REEF POINT LANE, STE. J, FORT WORTH, TX 76135 817-439-9444

SURVEYOR

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168 214.903.8200 | TBPLS FIRM NO. 10194367 INFO@AXIS-SURVEY COM

CASE NO.: FP-19-0038 180158 2 OF 2

PARK BUSINESS CROSSROADS



Planning & Zoning Department

Plat Staff Report

Case: PP-19-0037

MEETING DATE(S)

Planning & Zoning Commission: April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Jeff Whanger, RLG, Inc.
Property Owner(s):	Connell Storage Partners #1 LLC
Site Acreage:	11.712 acres
Number of Lots:	2 lots
Number of Dwelling Units:	0 units
Park Land Dedication:	The cash in lieu of park land dedication for this case is estimated at \$1,518.60 (2.531 non-residential at \$600.00 per unit).
Adequate Public Facilities:	The development will provide adequate public facilities for the subject property.
SUBJECT PROPERTY	
General Location:	SW corner of N Highway 77 and Cardinal
Parcel ID Number(s):	180374
Current Zoning:	Light Industrial-2 and Commercial
Existing Use:	Undeveloped land
Platting History:	A W BROWN Survey, Abstract 102



Site Aerial:



STAFF CONCERNS

1. There are no outstanding staff concerns.

APPLICANT RESPONSE TO CONCERNS

1. The applicant has no outstanding 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.

ATTACHED EXHIBITS

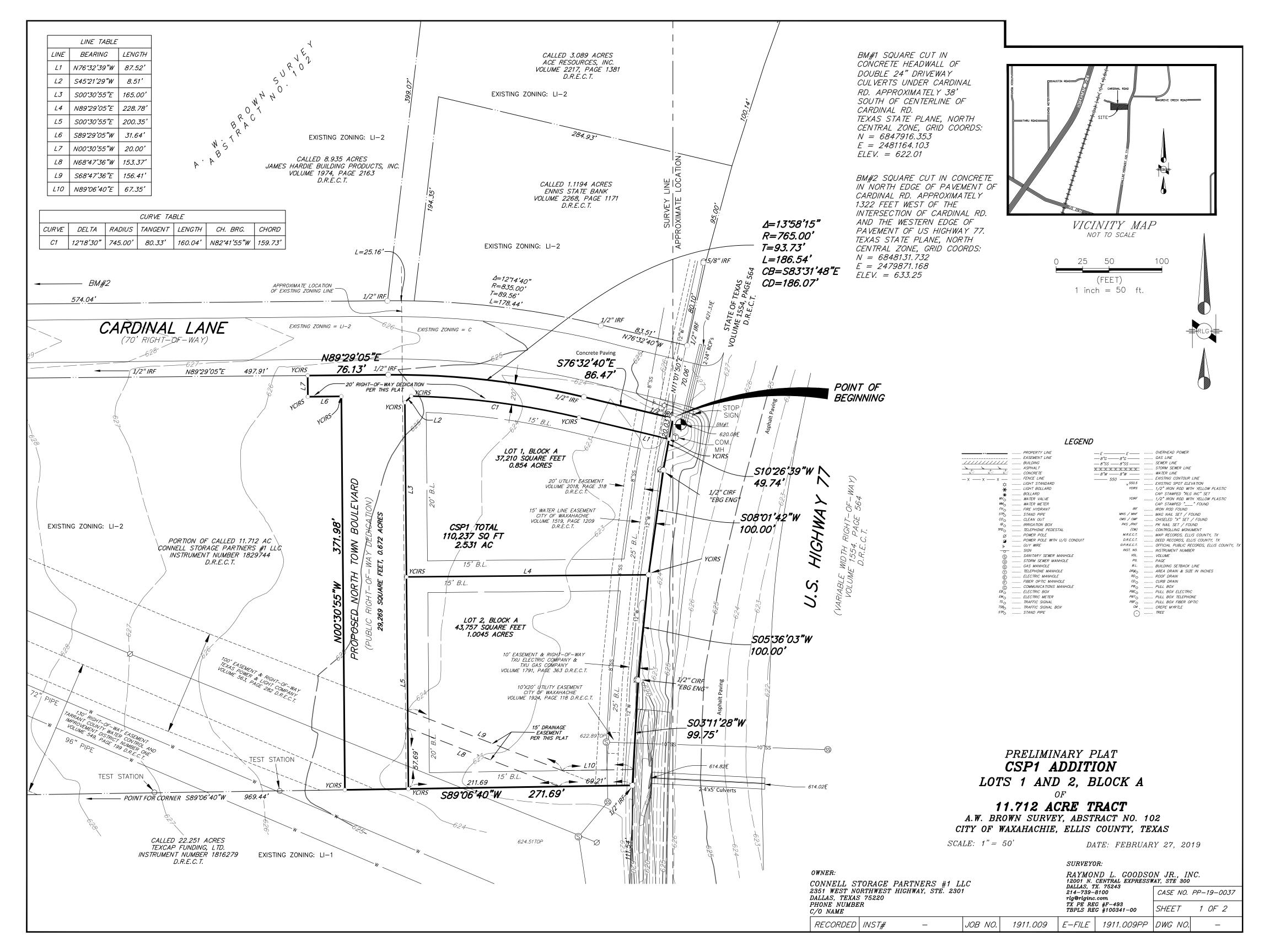
1. Preliminary Plat

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by: Chris Webb Planner cwebb@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com



BEING a tract of land situated in the A.W. BROWN SURVEY. ABSTRACT NO. 102. Waxahachie. Ellis County, Texas and being a portion of a called 11.712 acre tract of land described in a Warranty Deed to Connell Storage Partners #1 LLC, a Texas Limited Liability Company, recorded in Instrument No.1829744, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the westerly right-of-way of U.S. Highway 77 (a variable width right-of-way), recorded in Volume 1554, Page 564, Deed Records, Ellis County, Texas and the south line of Cardinal Lane (a 70 foot right-of-way) according to the Cardinal IG Addition, an addition to the City of Waxahachie, Texas, recorded in Cabinet D, Slide 249, Plat Records, Ellis County, Texas, from which a 1/2" iron rod found bears North 11 degrees 01 minute 50 seconds East, a distance of 70.06 feet along the west line of said U.S. Highway 77 for the southeast corner of a called 1.1194 acre tract of land described in a deed to Ennis State Bank, recorded in Volume 2268, Page 1171, Deed Records, Ellis County, Texas;

THENCE along the common line between said U.S. Highway 77 and said 11.712 acre tract, the following bearings and distances:

South 10 degrees 26 minutes 39 seconds West, a distance of 49.74 feet to a 1/2" capped iron rod stamped "EBG ENG." found for corner;

South 08 degrees 01 minute 42 seconds West, a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 05 degrees 36 minutes 03 seconds West, a distance of 100.00 feet to a 1/2" capped iron rod stamped "EBG ENG." found for corner;

South 03 degrees 11 minutes 28 seconds West, a distance of 99.75 feet to a 1/2" iron rod found for the southeast corner of said 11.712 acre tract and the northeast corner of a called 22.251 acre tract of land described in a special warranty deed to Texcap Funding, Ltd., recorded in Instrument No. 1816279, Deed Records, Ellis County, Texas, from which a 1/2" iron rod found bears South 00 degrees 23 minutes 29 seconds West a distance of 111.54 feet;

THENCE South 89 degrees 06 minutes 40 seconds West, along the common line between said 11.712 acre tract and said 22.251 acre tract, a distance of 271.69 feet to a 1/2" capped iron rod stamped "RLG INC" set, from which bears a point for corner on the east line of Lot 1, Block A, of said Cardinal IG Addition, for the southwest corner of said 11.712 acre tract and the northwest corner of said 22.251 acre tract South 89 degrees 06 minutes 40 seconds West a distance of 969.44 ;

THENCE over and across said 11.712 acre tract the following bearings and distances;

North 00 degrees 30 minutes 55 seconds West, a distance of 371.98 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 89 degrees 29 minutes 05 seconds West, a distance of 31.64 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 00 degrees 30 minutes 55 seconds West, a distance of 20.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the south line of said Cardinal Lane.

THENCE along the common line between said Cardinal Lane and said 11.712 acre tract, the following bearings and distances:

North 89 degrees 29 minutes 05 seconds East, a distance of 76.13 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right;

Along said curve to the right, whose chord bears South 83 degrees 31 minutes 48 seconds East, a chord distance of 186.07 feet, having a radius of 765.00 feet, a central angle of 13 degrees 58 minutes 15 seconds, and an arc length of 186.54 feet to a 1/2" iron rod found for the end of said curve;

South 76 degrees 32 minutes 40 seconds East, a distance of 86.47 feet to the POINT OF BEGINNING, containing 110,237 square feet or 2.531 acres of land, more or less.

General Notes

- 1. Bearings shown hereon are based on field observations using the Western Data Systems Virtual Reference Station Global Positioning System survey instruments and procedures, North American Datum of 1983, North Central Texas Zone 4202.
- 2. The purpose of this plat is to create three lots from one existing lot.
- 3. There are no buildings to be removed from subject property.
- 4. Any structure new or existing may not extend across property lines.
- 5. This property may be subject to charges relating to impact fees, and the applicant should contact the city regarding any applicable fees due.
- 6. This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- 7. Flood Insurance Rate Map number 48139C0200F, effective date of June 3, 2010, shows the subject property shown hereon lies within zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.

City Approval of Pi Approved for prepa

Approved by the F

Approved by the

Owner's Acknowled

I hereby acknowled

Owner's Signature

Surveyor's Certific

KNOW ALL MEN E

That I, Brian R. accurate survey were properly place Subdivision Ordina

PRELIMINARY. TH NOT BE RECORD AND SHALL NOT OR RELIED UPON DOCUMENT.

Registered Profes

State of Texas County of Ellis

Before me, the undersigned, a notary public in and for said county and state on this day appears Brian R. Wade, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

	Date
Planning and Zoning Commission	
	Date
City Council	
	 Date
gment	
lge this document as the officially	approved preliminary plat:
	 Date
cate	
cate BY THESE PRESENTS: Wade, do hereby certify that I prepa of the land and that the corner ma ced under my personal supervision ance of the City of Waxahachie.	onuments shown thereon as s
BY THESE PRESENTS: Nade, do hereby certify that I prepa of the land and that the corner ma ced under my personal supervision	onuments shown thereon as s

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

Notary Public in and for the State of Texas

PRELIMINARY PLAT CSP1 ADDITION LOTS 1 AND 2, BLOCK A

OF

11.712 ACRE TRACT A.W. BROWN SURVEY, ABSTRACT NO. 102 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1'' = 100'

DATE: FEBRUARY 27, 2019

			SURVEYO	DR:		
OWNER:		RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300				
CONNELL STORAGE PARTNERS #1 LLC 2351 West northwest highway, ste. 2301 Dallas, texas 75220				DALLAS, TX. 75243 214–739–8100 rlg@rlginc.com		
PHONE NUMBER C/O NAME			TX PE RE TBPLS RE	G #F-493 G #100341-00	SHEET	2 OF 2
RECORDED INST# -	JOB NO.	1911.009	E-FILE	1911.009PP	DWG NO.	_

Plat Staff Report

Case: FP-19-0041

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Tim Cummings, Ike Rd LLC
Property Owner(s):	Ike Rd LLC
Site Acreage:	19.290 acres
Number of Lots:	16 lots
Number of Dwelling Units:	16 units
Park Land Dedication:	ETJ (N/A)
Adequate Public Facilities:	Rockett Special Utility District has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.
SUBJECT PROPERTY General Location:	FM 878 @ Ike Road
Parcel ID Number(s):	186241 and 186239
Current Zoning:	N/A (ETJ)
Existing Use:	Vacant Land
Platting History:	T. Jackson Survey, Abstract No. 574



Site Aerial:



STAFF CONCERNS

- 1. A drainage easement currently exists outside of the plat boundary. The applicant has indicated to staff that he will remain in charge of the easement. A new plat shall be submitted to staff detailing a resolution to the drainage easement before the plat is filed with the County.
- 2. Rockett SUD cannot accept the plat due to a 10" centerline dedicated easement being required along Ike Road.

APPLICANT RESPONSE TO CONCERNS

- 1. The applicant has responded to the concerns presented by staff and addressed them. A new plat will be submitted detailing changes to the drainage easement running along the western boundary before the plat is filed.
- 2. At the time of this report (4/3/19), the applicant is still in discussion with Rockett SUD to address the 10" centerline dedicated easement requirement.

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. 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.

ATTACHED EXHIBITS

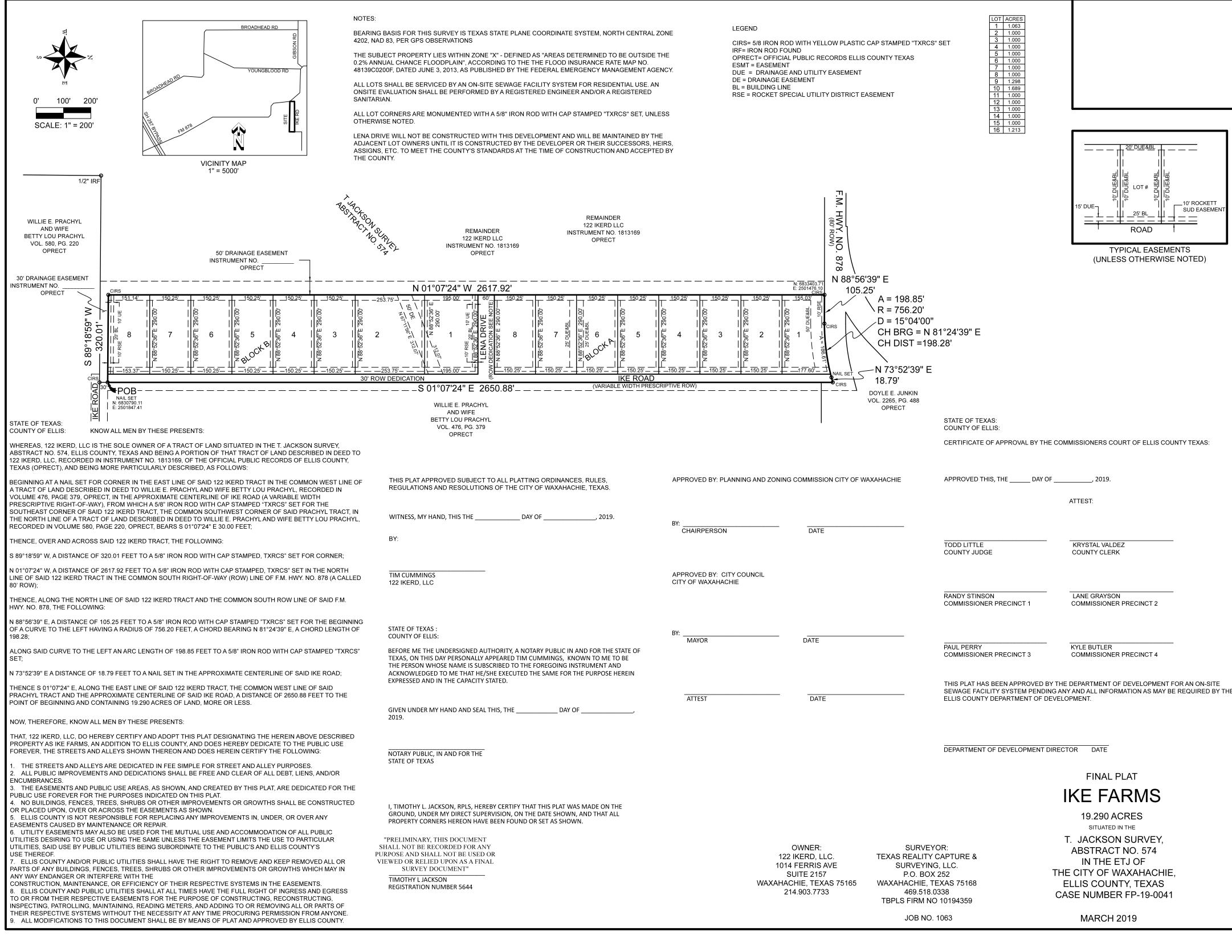
- 1. Final Plat
- 2. Water Letter

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by: Chris Webb Planner <u>cwebb@waxahachie.com</u> Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com



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	ALL MC	DIFICATIO	NS TO	THIS DOC	UMENT	SHALL	BE BY	MEAN	S OF PL	_AT AND) APPRO	VED BY	ELLIS	S COUN

+AHACHIE	PLANNING & ZONI 401 South Rogers Street V (469) 309-4290 www.waxahachie.com WATER UTILITY PROVI	Vaxahachie, Texas 75168 /Departments/Planningand		
Applicant N Subdivision N	ame: Tim Cummings ame: Ike Farms	Parcel ID #:	1862	-39

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

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

Contact Information:

(972) 937-1212
(972) 617-0817
(972) 775-3765
(972) 617-3524
(972) 775-8566
(972) 483-3039

To be completed by the water utility provider:

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

Print Name of General Manager of water provider or Designee

Signature of General Manager of water provider or Designee

Name of water provider company

13-14-10

Date

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0034

MEETING DATE(S)

Planning & Zoning Commission: April 9, 2019

April 15, 2019

CAPTION

City Council:

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)

CASE INFORMATION Applicant:	Chris Acker, Acker Construction
Property Owner(s):	Juan P & Marisol Tavera Rico
Site Acreage:	0.415 acres
Number of Lots:	1 lot
Number of Dwelling Units:	2 units
Park Land Dedication:	N/A
Adequate Public Facilities:	The development will be on City water and wastewater.
Adequate Public Facilities: <u>SUBJECT PROPERTY</u> General Location:	The development will be on City water and wastewater. 907 Kaufman Street
SUBJECT PROPERTY	
SUBJECT PROPERTY General Location:	907 Kaufman Street
SUBJECT PROPERTY General Location: Parcel ID Number(s):	907 Kaufman Street 172037



(15)

Site Aerial:



STAFF CONCERNS

Staff received a letter from Chris Acker's surveyor, Tim Jackson, detailing reasons for calling the alley "apparently abandoned", however no official documentation of this has been found. A neighboring house has been placed on the suspected alley way and it is staff's belief that, with this plat, the alleyway will officially be abandoned. DigTess results came back negative for utilities within the proposed abandoned alleyway.

APPLICANT RESPONSE TO CONCERNS

At the time of this report (4/1/2019), staff has not received confirmation from the applicant determining whether the alley located north of Lot 3, Block 7 of Nora Alexander's Subdivision is abandoned or not.

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
- \boxtimes Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

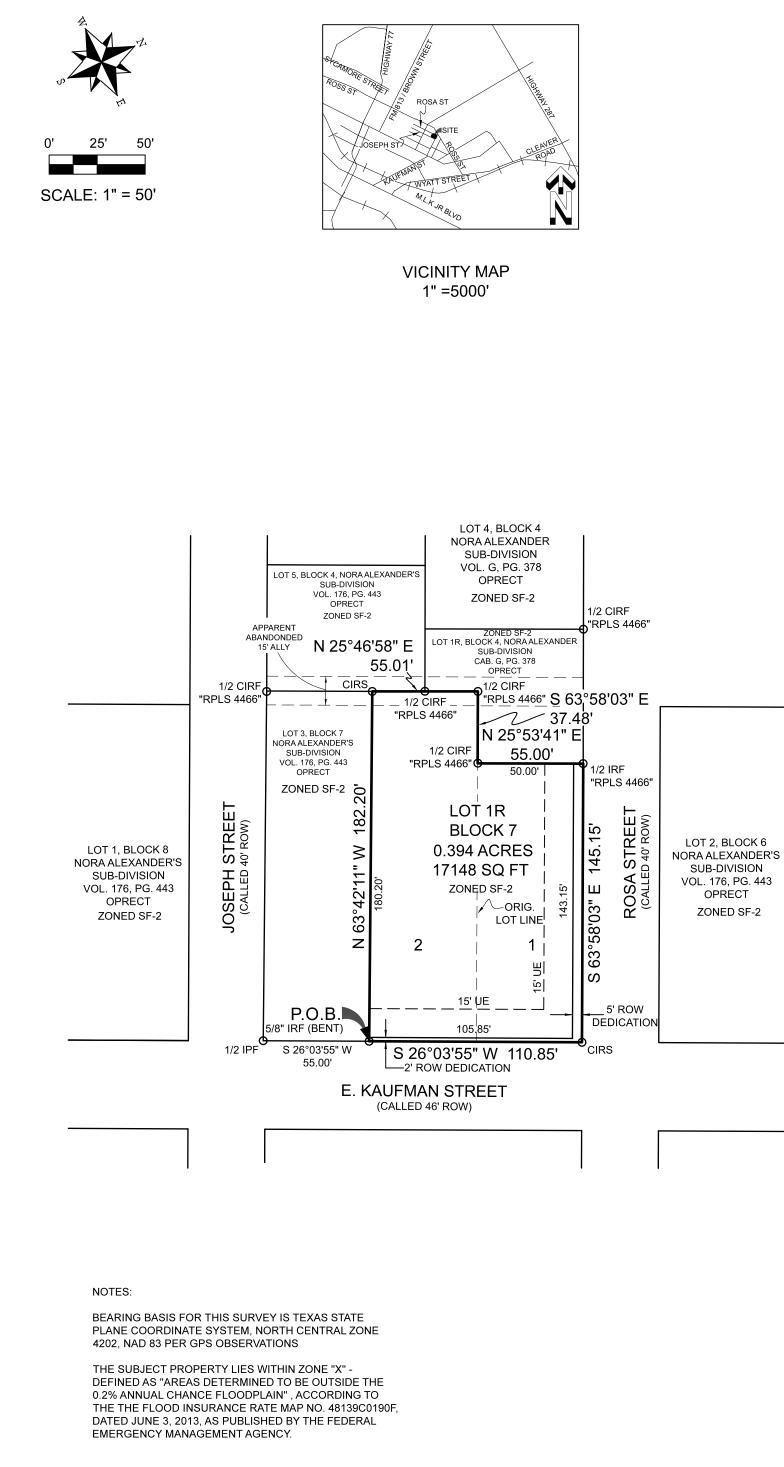
- 1. Replat
- 2. PON Responses

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 five signed, hard-copy plats.

STAFF CONTACT INFORMATION

Prepared by: Chris Webb Planner cwebb@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>



LEGEND

CIRS= 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET FND= FOUND **IRF= IRON ROD FOUND** OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS (XXXX) = RECORD CALL U.E = UTILITY EASEMENT

STATE OF TEXAS COUNTY OF ELLIS:

WHEREAS, JUAN RICO AND MARISOL TAVERA, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE A. KEEN SURVEY, ABSTRACT NO. 596, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THE REMAINING PORTION OF LOT 1 AND LOT 2. BLOCK 7 AND A PORTION OF AN APPARENT ABANDONED ALLY OF NORA ALEXANDER'S SUB-DIVISION OF PART OF BLOCK NO. 278 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AN ADDITION TO THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 176, PAGE 443, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO JUAN RICO AND MARISOL TAVERA, RECORDED IN INSTRUMENT NUMBER 1608699, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND (BENT) FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND THE COMMON NORTHEAST CORNER OF LOT 3, BLOCK 7 OF SAID NORA ALEXANDER'S SUB-DIVISION, AND BEING IN THE WEST RIGHT-OF-WAY (ROW) LINE OF E. KAUFMAN STREET (A CALLED 46 FOOT ROW), FROM WHICH A 1/2" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 3 AND BEING THE INTERSECTION OF THE WEST ROW LINE OF SAID E. KAUFMAN STREET AND THE NORTH ROW LINE OF JOSEPH STREET (A CALLED 40 FOOT ROW) BEARS S 26°03'55" W, A DISTANCE OF 55.18 FEET;

THENCE N 63°42'11" W. ALONG THE SOUTH LINE OF SAID LOT 2 AND THE COMMON NORTH LINE OF SAID LOT 3 AND OVER AND ACROSS SAID APPARENT ABANDONED ALLY, A DISTANCE OF 182.20 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR IN THE CENTERLINE OF SAID APPARENT ABANDONED ALLEY, FOR THE OCCUPIED SOUTHWEST CORNER OF SAID LOT 2 AND THE OCCUPIED NORTHWEST CORNER OF SAID LOT 3, AND BEING IN THE OCCUPIED EAST LINE OF LOT 5, BLOCK 4 OF SAID NORA ALEXANDER'S SUB-DIVISION;

THENCE N 25°46'58" E, ALONG THE CENTERLINE OF SAID ABANDONED ALLEY AND THE OCCUPIED WEST LINE OF SAID LOT 2 AND THE COMMON OCCUPIED EAST LINE OF SAID LOT 5, PASSING AT A DISTANCE OF 27.40 FEET THE OCCUPIED NORTHEAST CORNER OF SAID LOT 5 AND THE COMMON SOUTHERNMOST SOUTHEAST CORNER OF LOT 1R, BLOCK 4 OF NORA ALEXANDER SUBDIVISION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 378, OPRECT, CONTINUING ALONG THE CENTERLINE OF SAID ABANDONED ALLEY AND THE OCCUPIED WEST LINE OF SAID LOT 2 AND A COMMON EAST LINE OF SAID LOT 1R, A TOTAL DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE OCCUPIED NORTHWEST CORNER OF SAID LOT 2 AND A COMMON INTERIOR ELL CORNER OF SAID LOT 1R;

THENCE S 63°58'03" E. ALONG THE NORTH LINE OF SAID LOT 2 AND A COMMON EAST LINE OF SAID LOT 1R, A DISTANCE OF 37.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1R;

THENCE N 25°53'41" E, ALONG AN EAST LINE OF SAID LOT 1R OVER AND ACROSS SAID LOT 1, A DISTANCE OF 55.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1R, IN THE NORTH LINE OF SAID LOT 1 AND BEING IN THE SOUTH ROW LINE OF ROSA STREET (A CALLED 40 FOOT ROW);

THENCE S 63°58'03" E. ALONG THE NORTH LINE OF SAID LOT 1 AND THE COMMON SOUTH ROW LINE OF SAID ROSA STREET, A DISTANCE OF 145.15 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, AND BEING THE INTERSECTION OF THE SOUTH ROW LINE OF SAID ROSA STREET AND THE WEST ROW LINE OF SAID E. KAUFMAN STREET;

THENCE S 26°03'55" W, ALONG THE EAST LINE OF SAID LOT 1 THE COMMON WEST ROW LINE OF SAID E. KAUFMAN STREET, PASSING AT A DISTANCE OF 55.00 FEET, A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE COMMON NORTHEAST CORNER OF SAID LOT 2, CONTINUING ALONG THE EAST LINE OF SAID LOT 2 AND THE COMMON WEST ROW LINE OF SAID E. KAUFMAN STREET, A TOTAL DISTANCE OF 110.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.415 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JUAN RICO AND MARISOL TAVERA, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R, BLOCK 7, NORA ALEXANDER'S SUB-DIVISION, 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 CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

WITNESS, MY HAND, THIS THE ____

JAUN RICO

STATE OF TEXAS COUNTY OF ELLIS:

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

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

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

__ DAY OF ______ , 2019.

MARISOL TAVERA

STATE OF TEXAS COUNTY OF ELLIS:

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

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

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY L. JACKSON, RPLS, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT" TIMOTHY L. JACKSON REGISTERED PROFESSIONAL LAND SURVEYOR **REGISTRATION NUMBER 5644**

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

ΒY CHAIRPERSON

DATE

DATE

DATE

APPROVED BY: CITY COUNCIL CITY OF WAXAHACHIE

BY MAYOR

ATTEST

OWNER: JUAN RICO AND MARISOL TAVERA 907 KAUFMAN STREET WAXAHACHIE, TX 75165 469.383.5939

SURVEYOR: **TEXAS REALITY CAPTURE &** SURVEYING, LLC. P.O. BOX 252 WAXAHACHIE, TEXAS 75168 469.518.0338 TBPLS FIRM NO 10194359

JOB NO. 1214

REPLAT LOT 1R, BLOCK 7 **NORA ALEXANDER'S** SUB-DIVISION

BEING A REPLAT OF PART OF LOT 1 & LOT 2, BLOCK 7 NORA ALEXANDER'S SUB-DIVISION, **VOLUME 176, PAGE 443** PLAT RECORDS, ELLIS COUNTY TEXAS CITY OF WAXAHACHIE, TEXAS ELLIS COUNTY, TEXAS 0.415 ACRES **1 RESIDENTIAL LOT** ZONED SF-2 RP-19-0034

FEBRUARY 2019

PAGE 1 0F 1

CASE RP-19-0034

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)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 1 Support
- 0 Oppose

SUPPORT

1. Brad Yates, PO Box 2868, Waxahachie, TX 75168

<u>OPPOSE</u>





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>**RP-19-0034</u>**</u>

000

LOREN GRAY INVESTMENTS LLC PO BOX 2868 WAXAHACHIE, TX 75168

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:

 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)

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: <u>planningandzoning@waxahachie.com</u> for additional information on this request.

Case Number: <u>RP-19-0034</u>	SUPPORT	OPPOSE	
Comment			

Comments:

Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on <u>WEDNESDAY</u>, <u>APRIL 3, 2019</u> to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>planningandzoning@waxahachie.com</u>.

Date Signature 0 Bop 2868 Wax, Address Printed Name and Title

Planning & Zoning Department

Plat Staff Report

Case: RP-19-0032

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Harlan Lowrance
Property Owner(s):	Dorothy Ann Curry and Harlan R and Michelle Lowrance
Site Acreage:	0.868 acres
Number of Lots:	2 lots
Number of Dwelling Units:	2 dwelling units
Park Land Dedication:	N/A
Adequate Public Facilities:	The development will be on City water and wastewater.
SUBJECT PROPERTY General Location:	1101 E. Marvin and 106 Pecan
Parcel ID Number(s):	175222 and 175221
Current Zoning:	Single Family-2
Existing Use:	1 single family home and 1 work barn.
Platting History:	Lots 1A, 1B, 2A, 2B, PT3, PT 4, ALL 5 & ALLEY Park Hill Addition

A HACH



Site Aerial:



STAFF CONCERNS

1. All staff concerns have been addressed.

APPLICANT RESPONSE TO CONCERNS

 The applicant has addressed all of staff's comments. In addition, the applicant submitted a new plat detailing a 10' ROW dedication along Marvin Ave along with a 15' utility easement. The applicant has asked for relief from both the ROW dedication and Utility Easement along Marvin Ave in an effort to help protect a 100 year old tree that is growing on the south side of the property.

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
- \boxtimes Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

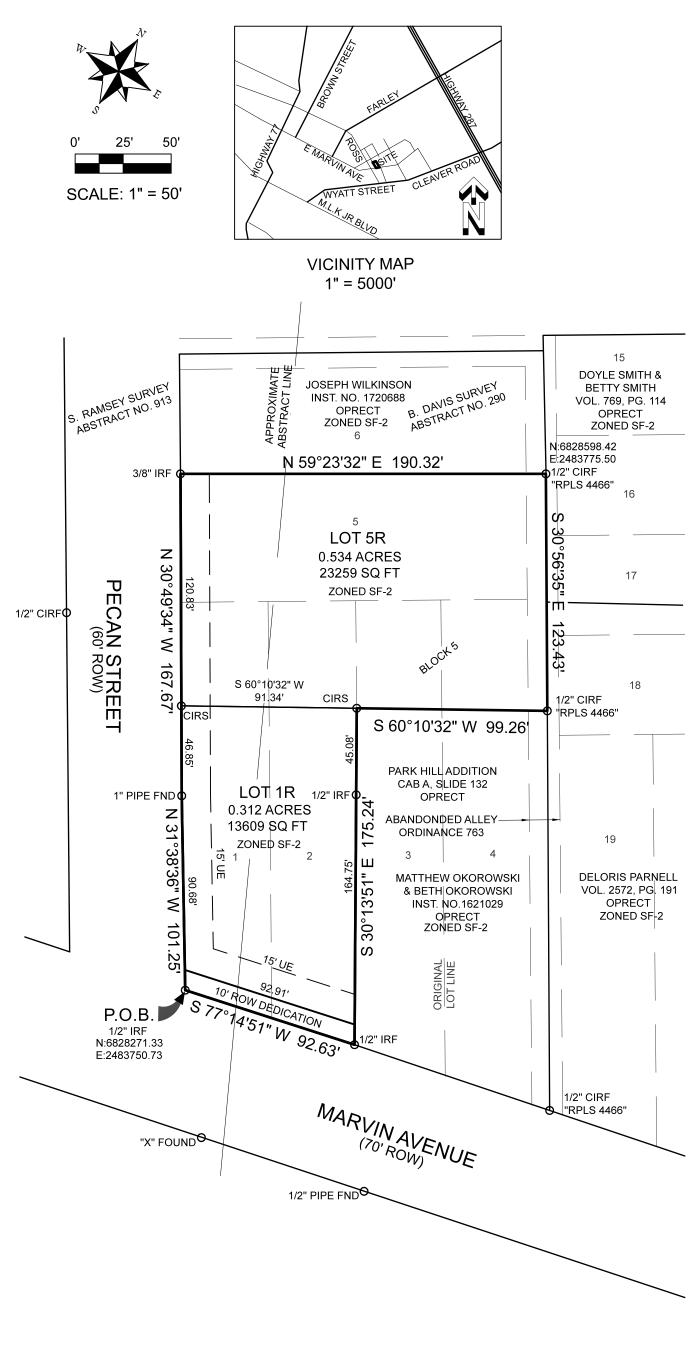
- 1. Replat
- 2. PON Responses

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 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



NOTES:

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0190F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

CIRS= 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET FND= FOUND

IRF= IRON ROD FOUND OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

U.E = UTILITY EASEMENT

STATE OF TEXAS: COUNTY OF ELLIS:

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HARLAN R. LOWRANCE & MARY MICHELLE LOWRANCE AND C.D. CURRY & DORTHEY ANN CURRY ARE THE SOLE OWNERS OF A TRACT OF LANE SITUATED IN THE S. RAMSEY SURVEY, ABSTRACT NO. 913 AND THE B. DAVIS SURVEY, ABSTRACT NO. 290, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS AND BEING ALL OF LOTS 1, 2 AND 5, BLOCK 5 AND PART OF LOTS 3 AND 4, BLOCK 5, PARK HILL ADDITION, RECORDED IN CABINET A, SLIDE 132, OF THE OFFICIAL PUBLIC RECORDS OR ELLIS COUNTY, TEXAS (OPRECT) ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO HARLAN R. LOWRANCE & MARY MICHELLE LOWRANCE, RECORDED IN VOLUME 2253, PAGE 2082, OPRECT AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO DORTHEY ANN CURRY AND HUSBAND, CLAYTON D. CURRY RECORDED IN VOLUME 1074, PAGE 333, OPRECT AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO C.D. CURRY AND WIFE DORTHEY ANN CURRY, RECORDED IN VOLUME 694, PAGE 746, OPRECT, AND BEING A PORTION OF AN ABANDON ALLEY, RECORDED IN CITY OF WAXAHACHIE ORDINANCE NO. 763, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOWRANCE TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF MARVIN AVENUE (70' ROW) AND THE EAST ROW LINE OF PECAN STREET (60' ROW);

THENCE N 31°38'36" W, ALONG THE WEST LINE OF SAID LOWRANCE TRACT AND THE COMMON EAST ROW LINE OF SAID PECAN STREET, A DISTANCE OF 101.25 FEET TO A 1" PIPE FOUND FOR THE NORTHWEST CORNER OF SAID LOWRANCE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID CURRY TRACT;

THENCE N 30°49'34" W, ALONG THE WEST LINE OF SAID CURRY TRACT AND THE COMMON EAST ROW LINE OF SAID PECAN STREET, A DISTANCE OF 167.67 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CURRY TRACT, THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED JOSEPH WILKINSON, RECORDED IN INSTRUMENT NO. 1720688, OPRECT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 5 AND THE COMMON SOUTHWEST CORNER OF LOT 6, BLOCK 5 OF SAID PARK HILL ADDITION;

THENCE N 59°23'32" E, ALONG THE NORTH LINE OF SAID CURRY TRACT, THE COMMON SOUTH LINE OF SAID WILKINSON TRACT, BEING THE NORTH LINE OF SAID LOT 5 AND THE COMMON SOUTH LINE OF SAID LOT 6, A DISTANCE OF 190.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE NORTHEAST CORNER OF SAID CURRY TRACT, THE COMMON SOUTHEAST CORNER OF SAID WILKINSON TRACT, IN THE CENTERLINE OF SAID ABANDONED ALLEY AND BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DOYLE SMITH AND BETTY SMITH, RECORDED IN VOLUME 769, PAGE 114, OPRECT;

THENCE S 30°56'35" E, ALONG THE EAST LINE OF SAID CURRY TRACT, THE CENTERLINE OF SAID ABANDONED ALLEY, THE COMMON WEST LINE OF SAID SMITH TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DELORIS PARNELL, RECORDED IN VOLUME 2572, PAGE 191, OPRECT, A DISTANCE OF 123.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID CURRY TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW OKOROWSKI AND BETH OKOROWSKI, RECORDED IN INSTRUMENT NO. 1621029, OPRECT;

THENCE S 60°10'32" W, ALONG A SOUTH LINE OF SAID CURRY TRACT AND THE COMMON NORTH LINE OF SAID OKOROWSKI TRACT, A DISTANCE OF 99.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID CURRY TRACT AND THE COMMON NORTHWEST CORNEF OF SAID OKOROWSKI TRACT, SAID POINT BEING IN THE WEST LINE OF SAID LOT 3 AND THE COMMON EAST LINE OF SAID LOT 2;

THENCE S 30°13'51" E, ALONG AN EAST LINE OF SAID CURRY TRACT, THE COMMON WEST LINE OF SAID OKOROWSKI TRACT, BEING THE WEST LINE OF SAID LOT 3 AND THE COMMON EAST LINE OF SAID LOT 2, PASSING AT A DISTANCE OF 45.08 FEET, A 1/2" IRON ROD FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID CURRY TRACT AND THE COMMON NORTHEAST CORNER OF SAID LOWRANCE TRACT, CONTINUING ALONG THE EAST LINE OF SAID LOWRANCE TRACT, THE COMMON WEST LINE OF SAID OKOROWSKI TRACT, BEING THE WEST LINE OF SAID LOT 3 AND THE COMMON EAST LINE OF SAID LOT 2, A DISTANCE OF 175.24 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOWRANCE TRACT, THE COMMON SOUTHWEST CORNER OF SAID OKOROWSKI, THE SOUTHWEST CORNER OF SAID LOT 3 AND THE COMMON SOUTHEAST CORNER OF SAID LOT 2, IN THE NORTH ROW LINE OF SAID MARVIN AVENUE;

THENCE S 77°14'51" W, ALONG THE SOUTH LINE OF SAID LOWRANCE TRACT, THE SOUTH LINE OF SAID LOT 2, THE SOUTH LINE OF SAID LOT 1 AND THE COMMON NORTH ROW LINE OF SAID MARVIN AVENUE, A DISTANCE OF 92.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.868 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HARLAN R. LOWRANCE & MARY MICHELLE LOWRANCE AND C.D. CURRY & DORTHEY ANN CURRY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R & 5R, BLOCK 5, PARK HILL ADDITION, 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 AREA AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUB OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACE 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 SHAL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH 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 ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METER AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APP	ROVED SUBJECT TO ALL P	I ATTING ORDINANCES,	RULES.			
	AND RESOLUTIONS OF TH					
WITNESS, MY H	IAND, THIS THE	DAY OF	, 2019.			
HARLAN R. LOV	WRANCE	MARY MICHELLE LOW	RANCE			
C.D. CURRY		DORTHEY ANN CURRY	Y	THAT I, T		LS, DO HEREBY CERTIFY THAT I
				OF THE L THEREOI SUPERVI	AND AND THAT THE COR	
STATE OF TEXA COUNTY OF EL					, THIS DOCUMENT SHAL RDED FOR ANY PURPOSE	
STATE OF TEXA	E UNDERSIGNED AUTHOR \S, ON THIS DAY PERSONA TO BE THE PERSON WHOS	LLY APPEARED HARLAN	NR. LOWRANCE,	AND SHALL NOT RELIED UPO	T BE USED OR VIEWED O YN AS A FINAL SURVEY	
FOREGOING IN THE SAME FOR	STRUMENT AND ACKNOWL	EDGED TO ME THAT HE	SHE EXECUTED	TIMOTHY	OCUMENT" 	
STATED.					RED PROFESSIONAL LAN ATION NUMBER 5644	ID SURVEYOR
GIVEN UNDER I	MY HAND AND SEAL THIS, 1	ΓΗΕ DAY OF	, 2019.			
NOTARY PUBLIC STATE OF TEXA	C, IN AND FOR THE AS					
STATE OF TEXA COUNTY OF EL						
STATE OF TEXA LOWRANCE, KI TO THE FOREG	E UNDERSIGNED AUTHOR AS, ON THIS DAY PERSONA NOWN TO ME TO BE THE PI OING INSTRUMENT AND AG E SAME FOR THE PURPOSE FD	LLY APPEARED MARY M ERSON WHOSE NAME IS CKNOWLEDGED TO ME	1ICHELLE S SUBSCRIBED THAT HE/SHE			G COMMISSION CITY OF WAXAHACHIE
	MY HAND AND SEAL THIS, 1		2019	AFFROVED BI	I. PLANNING AND ZONING	
GIVEN UNDER I	WIT HAND AND SEAL THIS, T	THE DAT OF	, 2019.	BY:		
	C, IN AND FOR THE			CHAIRPER	SON	DATE
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STATE OF TEXA ME TO BE THE I INSTRUMENT A	E UNDERSIGNED AUTHOR AS, ON THIS DAY PERSONA PERSON WHOSE NAME IS S ND ACKNOWLEDGED TO M OSE HEREIN EXPRESSED	LLY APPEARED C.D. CU SUBSCRIBED TO THE FO IE THAT HE/SHE EXECU	IRRY, KNOWN TO DREGOING TED THE SAME	BY:MAYOR		DATE
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STATE OF TEXA COUNTY OF EL						
STATE OF TEXA	E UNDERSIGNED AUTHOR AS, ON THIS DAY PERSONA	LLY APPEARED DORTH	EY ANN CURRY,		_	S 1R & 5R
FOREGOING IN THE SAME FOR	TO BE THE PERSON WHOS STRUMENT AND ACKNOWL THE PURPOSE HEREIN EX	EDGED TO ME THAT HE	E/SHE EXECUTED			
STATED.					PARK HI	ILL ADDITION
GIVEN UNDER I	MY HAND AND SEAL THIS, 1	THE DAY OF	, 2019.		BEIN	G A REPLAT OF
NOTARY PUBLIC STATE OF TEXA	C, IN AND FOR THE \S				PART OF LOT LOTS PARK CABIN	S 1, 2 &5 AND PART OF 3 & 4, BLOCK 5 HILL ADDITION IET A, SLIDE 132
	OWNERS:	OWNERS:		SURVEYOR:	CITY OF W	S, ELLIS COUNTY TEXAS /AXAHACHIE, TEXAS
MARY MIC	NR. LOWRANCE & CHELLE LOWRANCE	C.D. CURRY 8 DORTHEY ANN CU	JRRY S	S REALITY CAPTURE & SURVEYING, LLC.	0.	COUNTY, TEXAS .868 ACRES
WAXAH	E. MARVIN AVE IACHIE, TX, 75165 14.202.4981	106 PECAN STRE WAXAHACHIE, TX 1 972.935.3909	75165 WAXA	P.O. BOX 252 HACHIE, TEXAS 75168 469.518.0338 _S FIRM NO 10194359	Z	SIDENTIAL LOT ONED SF-2 RP-19-0032

JOB NO. 1273

PAGE 1 0F 1

FEBRUARY 2019

CASE RP-19-0032

Request by Harlan Lowrance for a **Replat** of a part of Lots 1, 2 and 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)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 1 Support
- 2 Oppose

<u>SUPPORT</u>

1. Forrest B. John, 1005 E. Marvin Avenue

<u>OPPOSE</u>

- 1. Robert Robinson, 103 Lewis Street
- 2. Betty L. Smith, 103 ¹/₂ Lewis Street





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>RP-19-0032</u>

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JOHN FORREST B PO BOX 1017 WAXAHACHIE, TX 75168

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:

 Request by Harlan Lowrance for a Replat of a part of Lots 1, 2 and 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)

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: <u>planningandzoning@waxahachie.com</u> for additional information on this request.

Case Number: <u>RP-19-0032</u>		OPPOSE
Comments: <u>THIS UNIT</u>	BE AN IMME	NSE IMPROVEMBRE
PUSASE TEG COM	MEND TO PROC	DE GNEDECE MENT. CED AS PROFOSED ou choose to respond, please return
this form by 5:00 P.M. on \underline{WE} Packet. Forms can be e-maile	DNESDAY, APRIL 3, 201	9 to ensure inclusion in the Agenda
	K	JARCH-CEDIG
Signature	Date	
FORMBET B. THON Printed Name and Title	Address	BAST MARNIN AVE.

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





City of Waxahachie, Texas Notice of Public Hearing Case Number: <u>**RP-19-0032</u>**</u>

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ROBINSON ROBERT & BEVERLY 103 LEWIS ST WAXAHACHIE, TX 75165

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:

 Request by Harlan Lowrance for a **Replat** of a part of Lots 1, 2 and 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)

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: <u>planningandzoning@waxahachie.com</u> for additional information on this request.

	f
SUPPORT	OPPOSE
	SUPPORT

Comments: MY OPPOSITION IS CONDITIONIAL DEPENDING ON MORE INFORMATION

Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on <u>WEDNESDAY, APRIL 3, 2019</u> to ensure inclusion in the Agenda Packet. Forms can be e-mailed to <u>planningandzoning@waxahachie.com</u>.

Signature

<u>3-31-2019</u> Date

Printed Name and Title

103 LEWIS ST. Address





City of Waxahachie, Texas Notice of Public Hearing Case Number: RP-19-0032

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SMITH DOYLE & BETTY L 103 LEWIS ST WAXAHACHIE, TX 75165

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 Harlan Lowrance for a Replat of a part of Lots 1, 2 and 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)

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: <u>RP-19-0032</u>	SUPPORT	OPPOSE	
Comments: My oppose	mation is	Conditional de	perding

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.

3/31/2019 Date 10312 LEWIS

Planning & Zoning Department

Plat Staff Report

Case: PP-19-0036

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Joshua Trees, Cross Fence Development, LLC
Property Owner(s):	Cross Fence Development, LLC
Site Acreage:	248.575 acres
Number of Lots:	173 lots
Number of Dwelling Units:	173 proposed dwelling units
Park Land Dedication:	N/A (ETJ)
Adequate Public Facilities:	Buena Vista-Bethel SUD has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.
SUBJECT PROPERTY General Location:	Northeast of McGregor Estates on FM 66
Parcel ID Number(s):	188040 and 183375
Current Zoning:	N/A (ETJ)
Existing Use:	Undeveloped Land
Platting History:	D MC NEIL, Abstract 717; J FIFER, Abstract 352; S BORTON, Abstract 813



Site Aerial:



STAFF CONCERNS

- 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.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff on 3/22/2019. There are remaining comments from Ellis County that still need to be addressed by the applicant before the plat is filed.

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. 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.

ATTACHED EXHIBITS

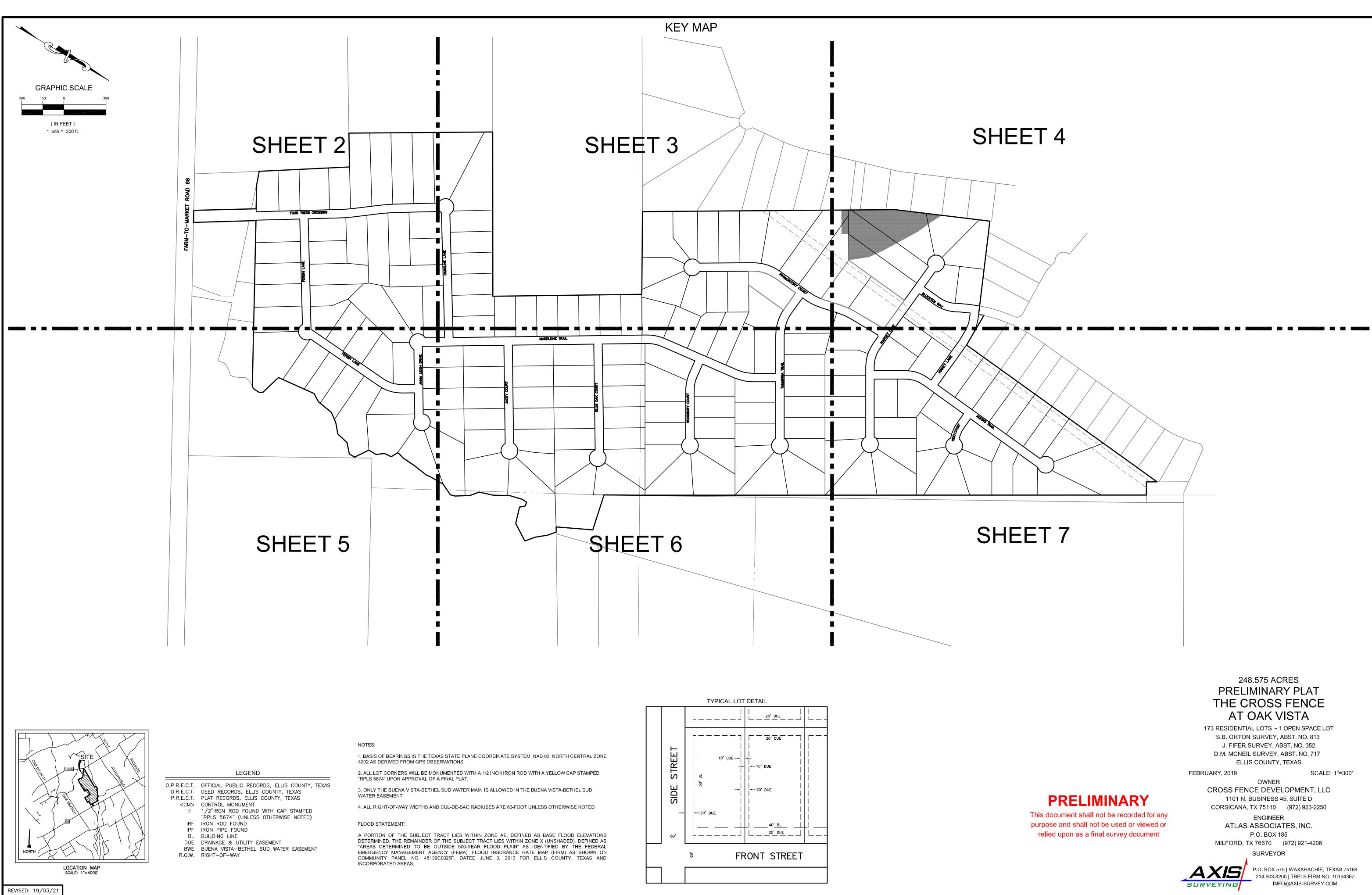
- 1. Preliminary Plat
- 2. Water Letter

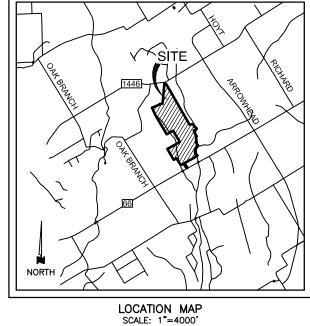
APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by: Chris Webb Planner cwebb@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>



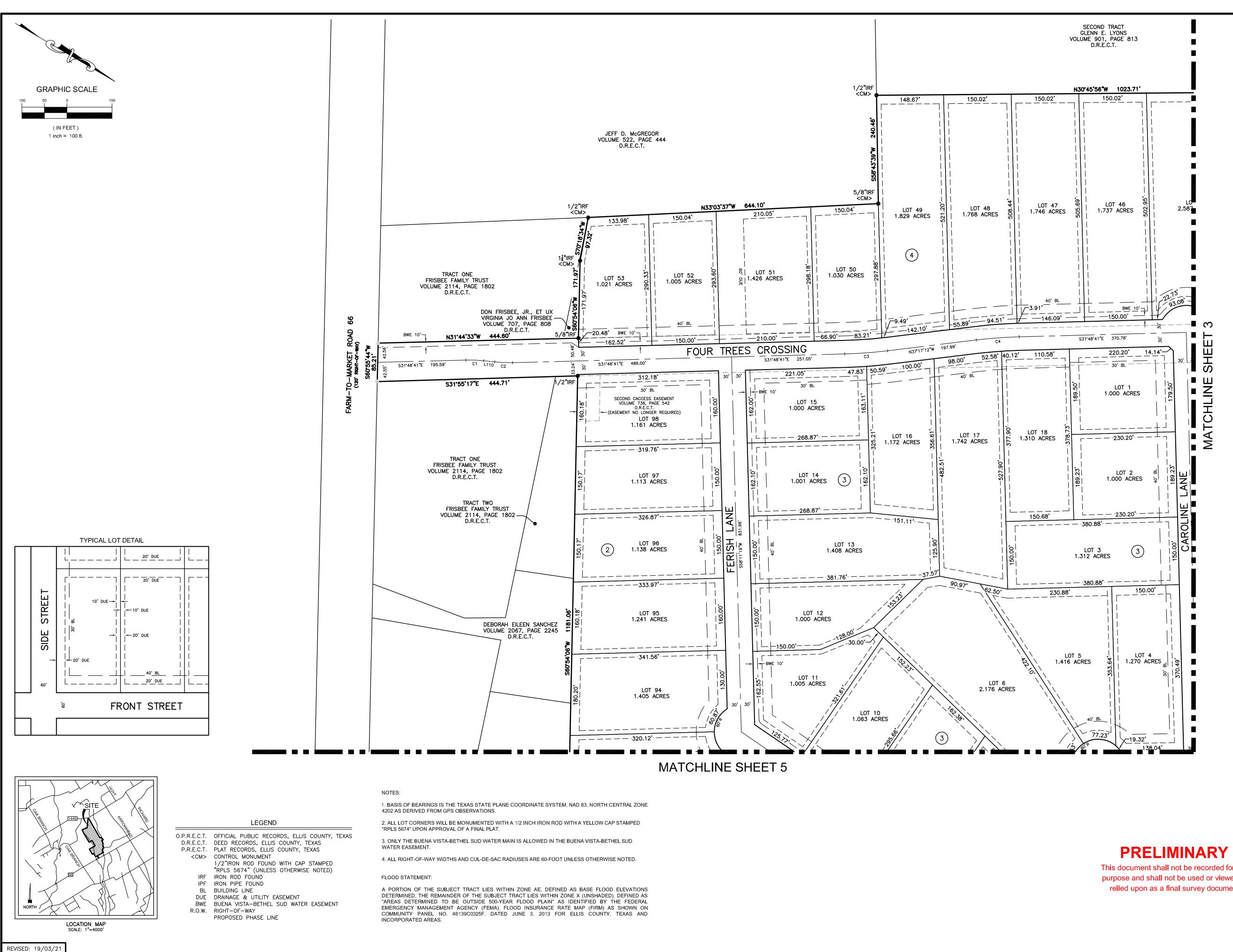


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CASE NO.: PP-19-0036

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248.575 ACRES PRELIMINARY PLAT THE CROSS FENCE AT OAK VISTA

173 RESIDENTIAL LOTS ~ 1 OPEN SPACE LOT S.B. ORTON SURVEY, ABST. NO. 813 J. FIFER SURVEY, ABST. NO. 352 D.M. MCNEIL SURVEY, ABST. NO. 717 ELLIS COUNTY, TEXAS

FEBRUARY, 2019 SCALE: 1"=100'



ENGINEER ATLAS ASSOCIATES, INC. P.O. BOX 185 MILFORD, TX 76670 (972) 921-4206

SURVEYOR

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168 214.903.8200 | TBPLS FIRM NO. 10194367 INFO@AXIS-SURVEY.COM

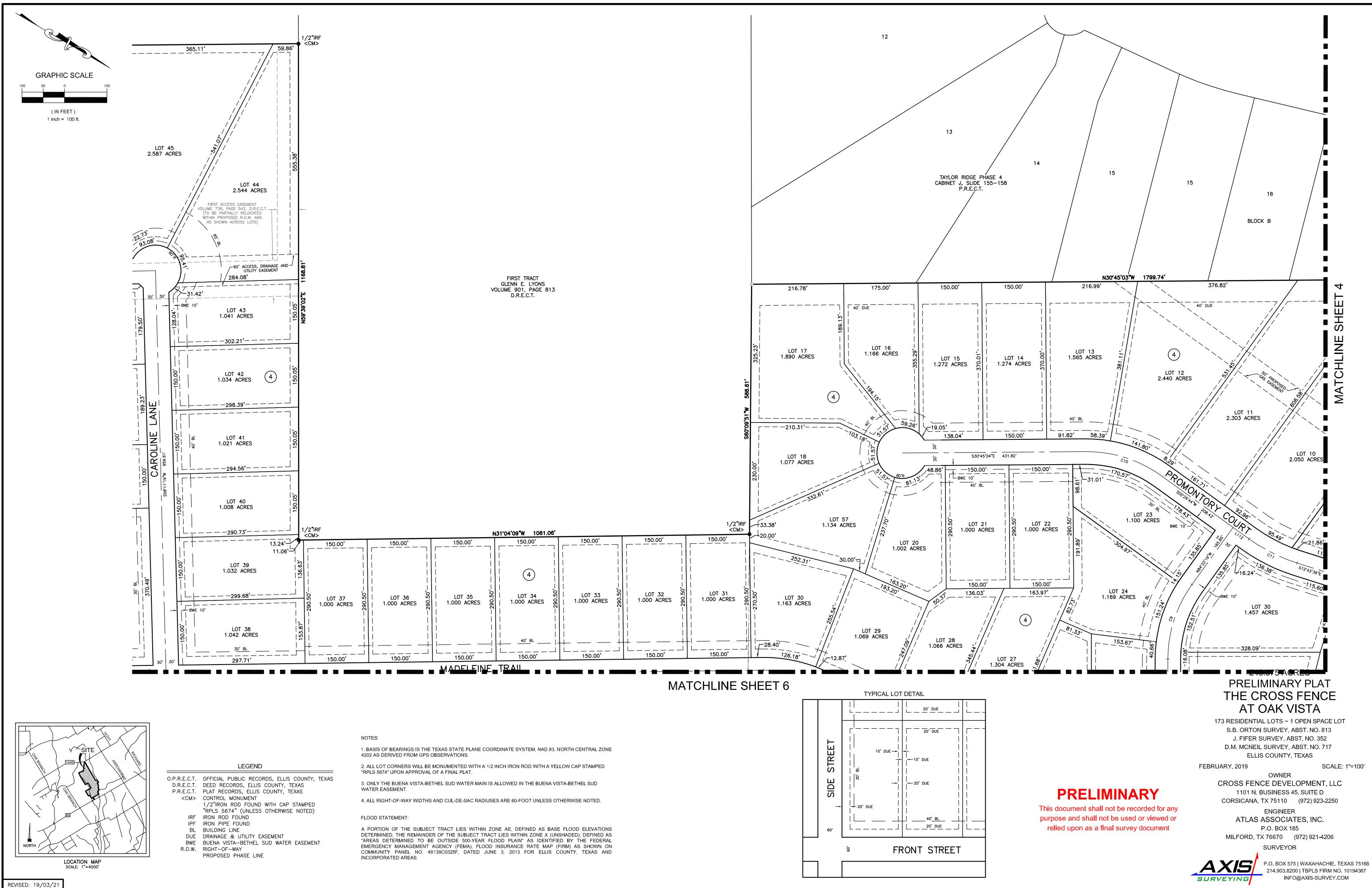
CASE NO.: PP-19-0036

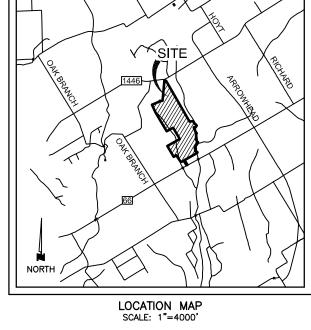


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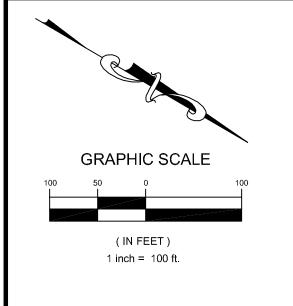
SURVEYING

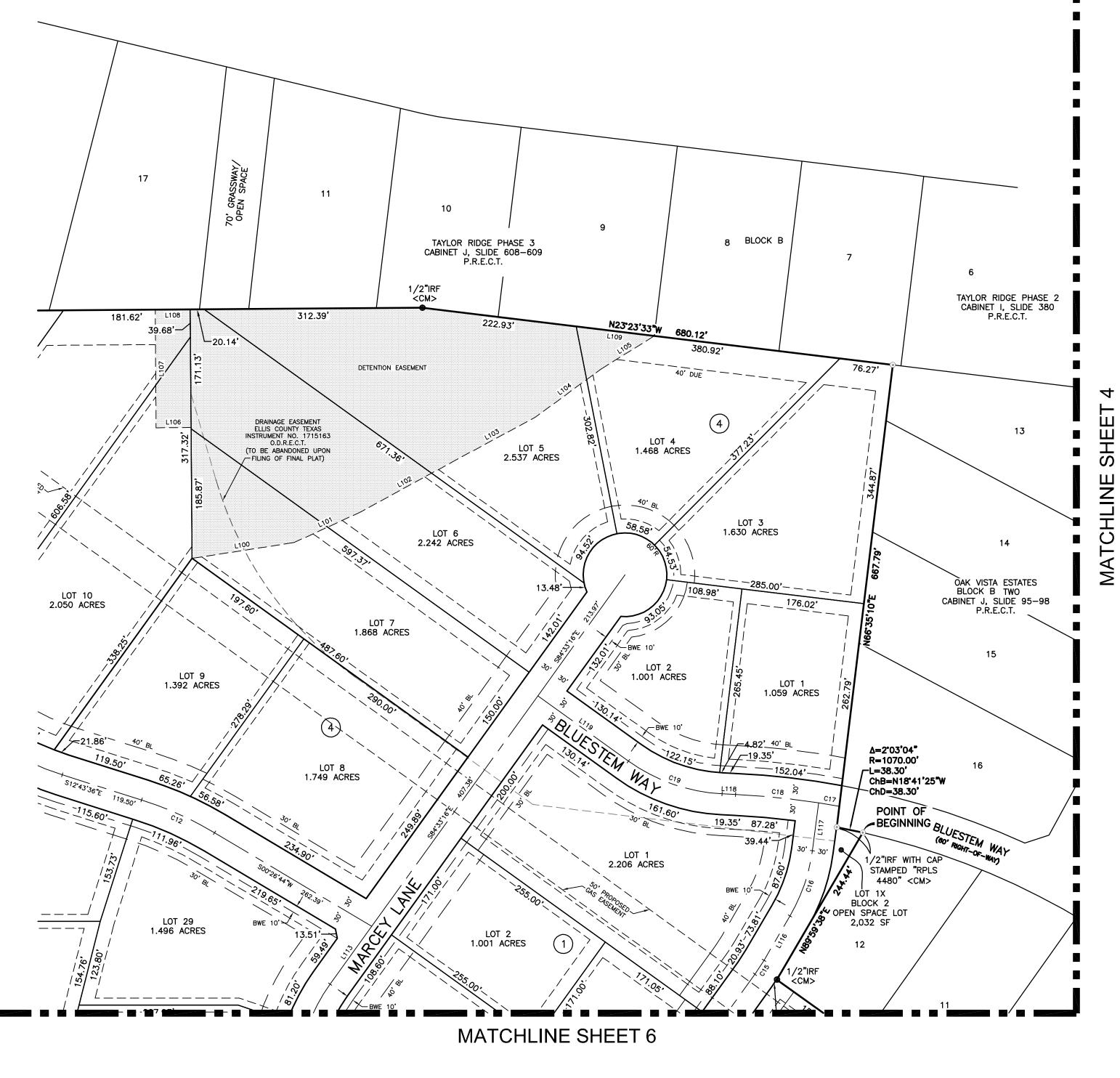
AXIS

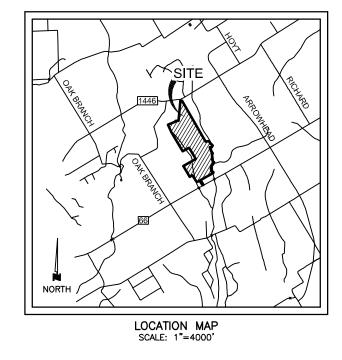




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LEGEND

- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- <CM> CONTROL MONUMENT
- 1/2"IRON ROD FOUND WITH CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND BL BUILDING LINE
- DUE DRAINAGE & UTILITY EASEMENT
- BWE BUENA VISTA-BETHEL SUD WATER EASEMENT R.O.W. RIGHT-OF-WAY
- PROPOSED PHASE LINE

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202 AS DERIVED FROM GPS OBSERVATIONS.

"RPLS 5674" UPON APPROVAL OF A FINAL PLAT.

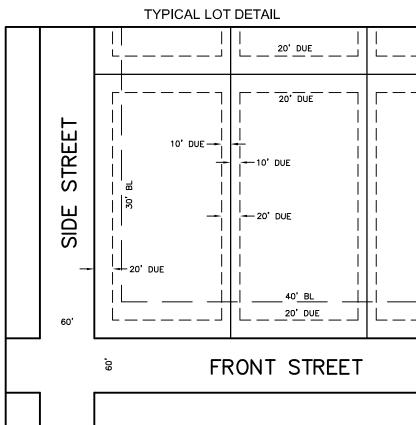
3. ONLY THE BUENA VISTA-BETHEL SUD WATER MAIN IS ALLOWED IN THE BUENA VISTA-BETHEL SUD WATER EASEMENT.

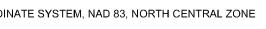
4. ALL RIGHT-OF-WAY WIDTHS AND CUL-DE-SAC RADIUSES ARE 60-FOOT UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE, DEFINED AS BASE FLOOD ELEVATIONS DETERMINED, THE REMAINDER OF THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48139C0325F, DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS

REVISED: 19/03/21





- 2. ALL LOT CORNERS WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED

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FEBRUARY, 2019 SCALE: 1"=100'



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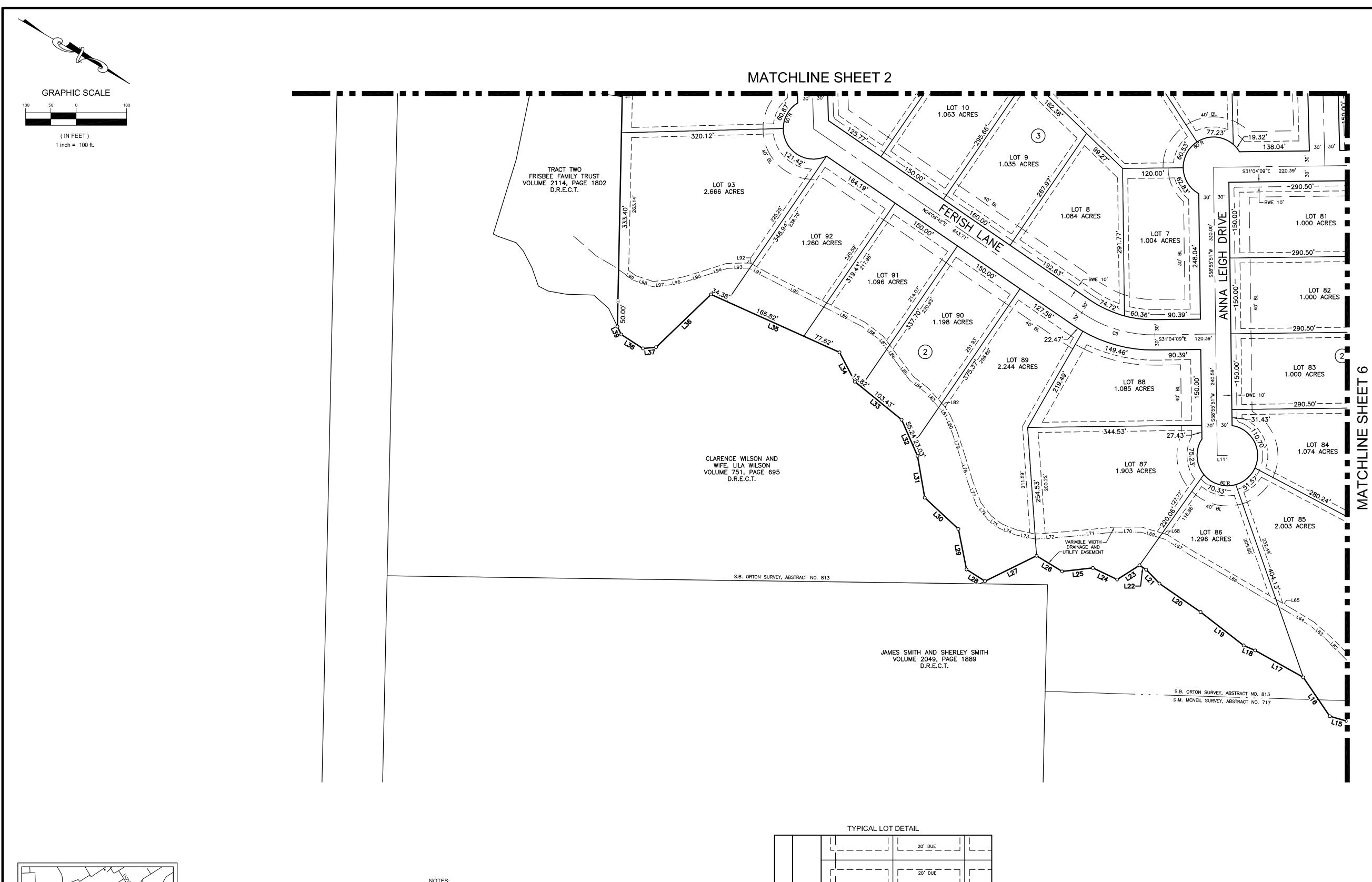
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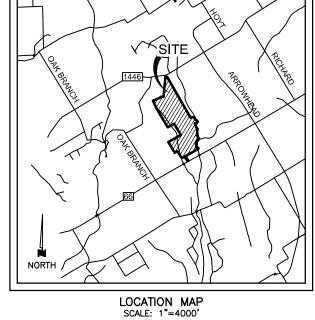


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CASE NO.: PP-19-0036





LEGEND

- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
 - <CM> CONTROL MONUMENT 1/2"IRON ROD FOUND WITH CAP STAMPED
 - "RPLS 5674" (UNLESS OTHERWISE NOTED) IRF IRON ROD FOUND
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 - BL BUILDING LINE
 - DUE DRAINAGE & UTILITY EASEMENT BWE BUENA VISTA-BETHEL SUD WATER EASEMENT
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NOTES:

- 1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202 AS DERIVED FROM GPS OBSERVATIONS.
- 2. ALL LOT CORNERS WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5674" UPON APPROVAL OF A FINAL PLAT.

3. ONLY THE BUENA VISTA-BETHEL SUD WATER MAIN IS ALLOWED IN THE BUENA VISTA-BETHEL SUD WATER EASEMENT.

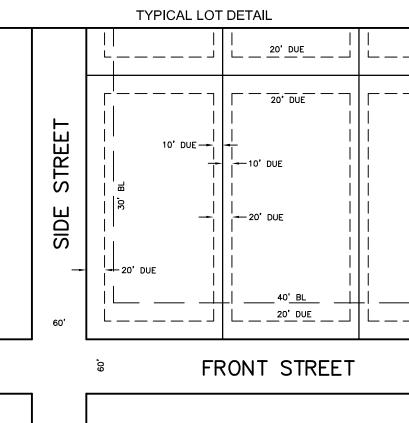
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REVISED: 19/03/21

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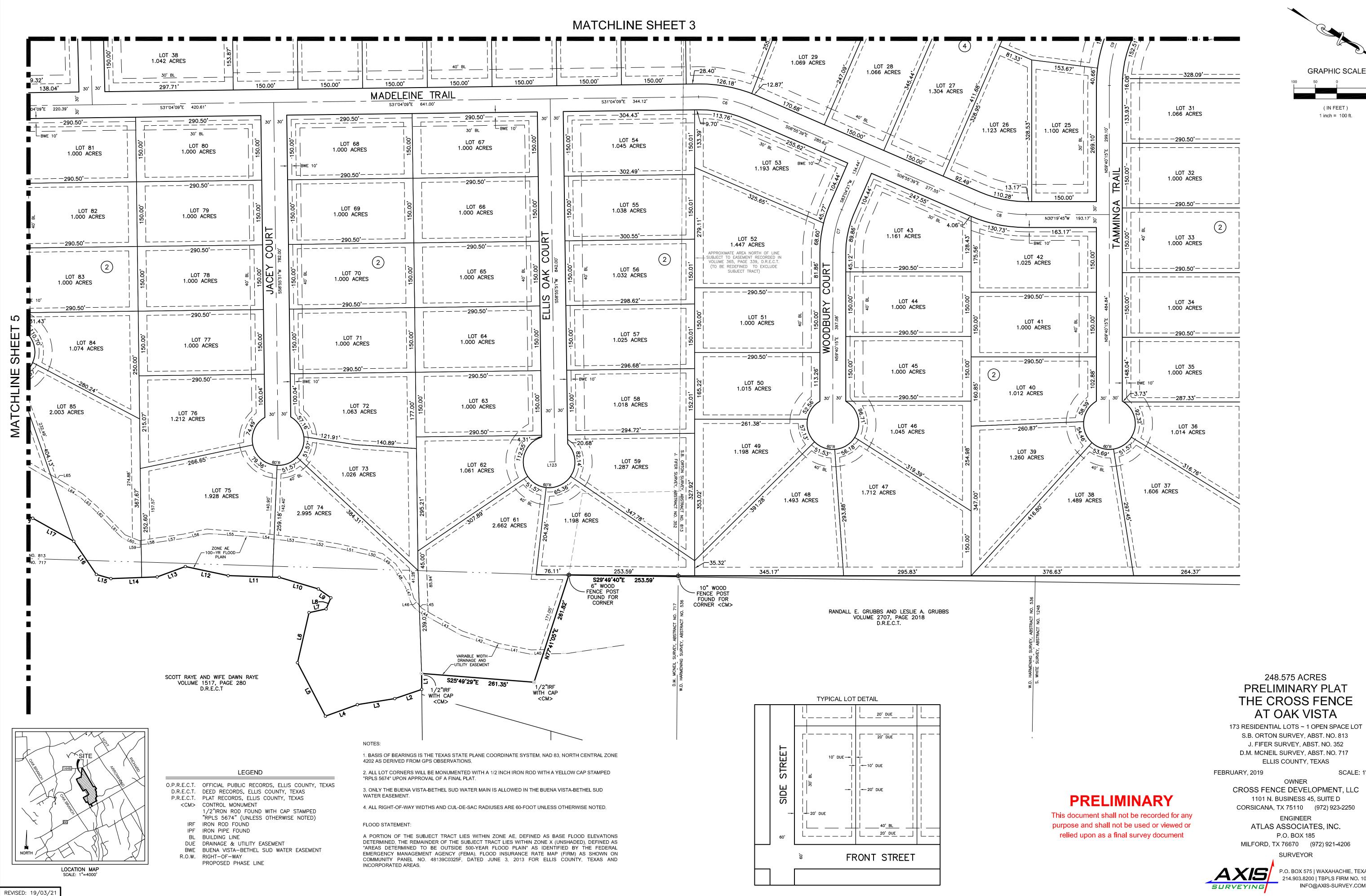
SURVEYOR

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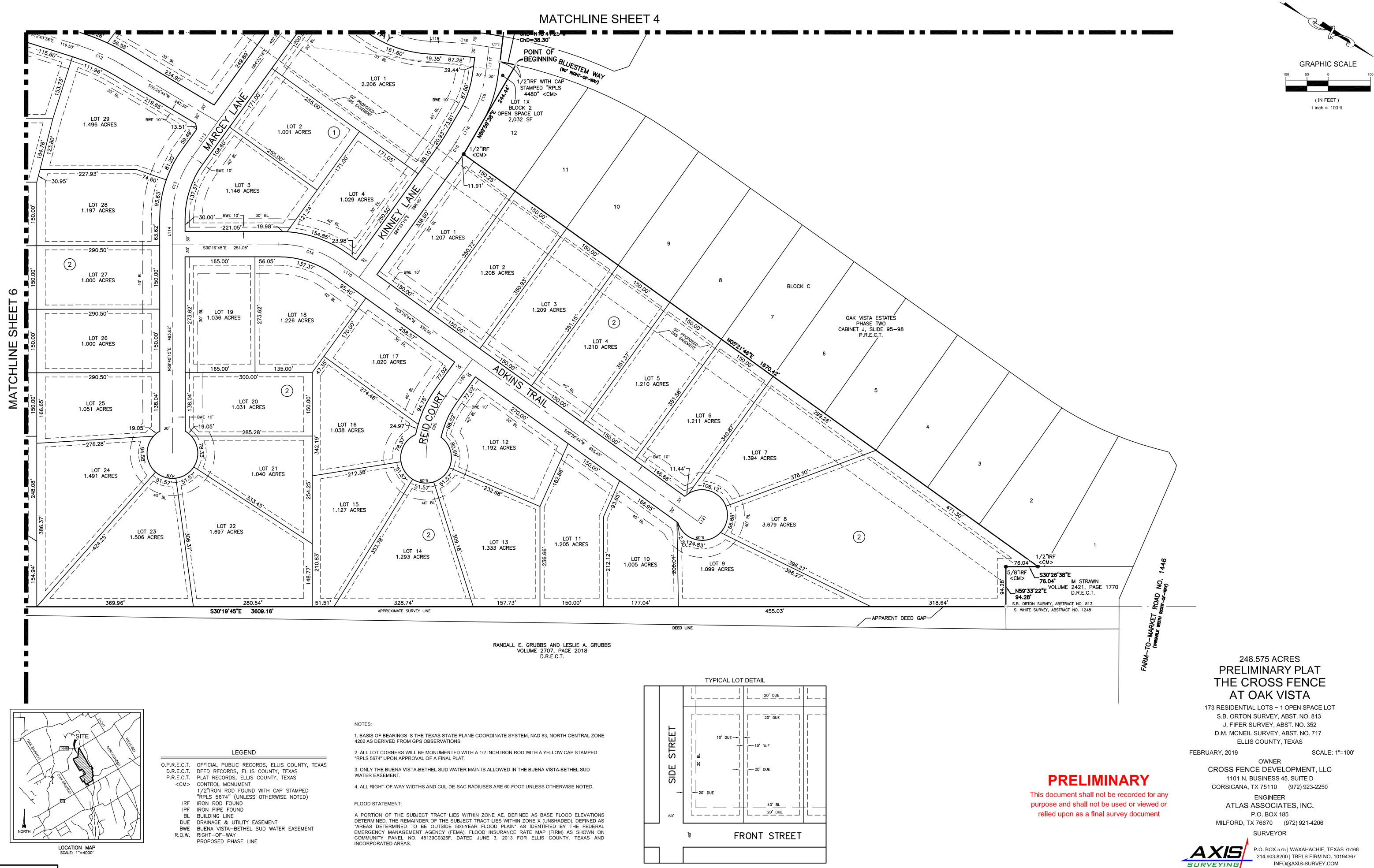
PRELIMINARY PLAT THE CROSS FENCE

173 RESIDENTIAL LOTS ~ 1 OPEN SPACE LOT S.B. ORTON SURVEY, ABST. NO. 813 D.M. MCNEIL SURVEY, ABST. NO. 717

SCALE: 1"=100'

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168 214.903.8200 | TBPLS FIRM NO. 10194367 INFO@AXIS-SURVEY.COM

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REVISED: 19/03/21

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	LINE TABLE] [LINE TA
NUMBER	BEARING	DISTANCE		NUMBER	BEARING
L1	N59"19'48"E	37.02'		L62	S14 ° 41'22
L2	S49 ° 09'43"E	65.99'		L63	S10°52'14
L3	S39°31'37"E	87.81'		L64	S01°00'48
L4	S50°12'35"E	78.83'		L65	S00°02'57
L5	S32•06'37"W	139.87'		L66	S00°02'57
L6	S72•36'30"W	119.29'		L67	S01°52'54
L7	N42 ` 14 ' 41 " W	40.73'		L68	S13 ° 57'18
L8	S82*21'25"W	28.12'		L69	S13 ' 57'18
L9	S04•59'31"W	35.44'		L70	S30 ° 19'48
L10	S13*40'15"E	94.56'		L71	S35 ' 43'00
L11	S28•30'36"E	118.63'		L72	S34°43'01
L12	S18•14'23"E	101.34'		L73	S17 * 46'09
L13	S50°26'05"E	69.81'		L74	S08 ° 16'48
L14	S32°31'04"E	107.21'		L75	S07 ° 09'46
L15	S14°04'10"E	34.97'		L76	S21°23'48
L16	S25•26'29"W	93.10'		L77	S39 ° 19'40
L17	S01°03'13"E	109.01'		L78	S42 ° 53'47
L18	S06°49'01"E	24.70'		L79	S41°31'57
L19	S07•23'46"W	108.00'		L80	S37°01'10
L20	S04•23'41"W	99.01'		L81	S27 ° 24'08
L21	S16 ° 00'47"W	38.11'		L82	S17 · 47 ' 07
L22	S02 • 56'41"W	15.73'		L83	S17 ° 47'07
L23	S62°39'01"E	52.41'		L84	S07 ° 02'15
L24	S04 * 55'45"E	53.24'		L85	S22 ° 36'47
L25	S36•46'10"E	61.26'		L86	S23 ° 19'05
L26	S01°03'31"W	59.29'		L87	S22 ° 44'45
L27	S56°31'42"E	113.58'		L88	S06 ° 36'49
L28	S01°48'51"W	43.40'		L89	S03 ° 23'40
L29	S48•23'27"W	81.78'		L90	S03 ° 23'40
L30	S12 ° 32'20"W	90.87'		L91	S00°59'31
L31	S49 ° 54'21"W	84.00'		L92	S00 * 59'31
L32	S35•57'26"W	78.27'		L93	S31°21'09
L33	S08•50'15"W	119.25'		L94	S48'05'15
L34	S32•04'09"W	65.48'		L95	S47 ° 34'44
L35	S06°04'44"E	278.82'		L96	S41 ° 52'22
L36	S74°07'07"E	150.86'		L97	S34°43'57
L37	S35°26'22"E	26.14'		L98	S11 ° 53'09
L38	S02•26'05"W	50.99'		L99	S04 ° 49'09
L39	S33•48'37"W	17.48'		L100	N39'07'24
L40	S31°37'59"E	31.27'		L101	N55'02'34
L41	S19°00'49"E	77.06'		L102	N58 ' 54'40
L42	S11°29'42"E	88.28'		L103	N58 ' 37'06
L43	S01°23'18"E	82.84'		L104	N66 ' 35'19
L44	S00°38'47"W	26.06'		L105	N62 * 11 ' 21
L45	S21•17'29"W	8.57'		L106	S30 ° 45'03
L46	S21•17'29"W	19.64'		L107	S59°14'57
L47	S41°56'11"W	33.31'		L108	N30°45'03
L48	S25°59'45"W	58.75'		L109	N23°23'33
L49	S07•50'36"W	38.26'		L110	S24 15'06
L50	S17•31'10"E	45.91'		L111	S31°04'09
L51	S18•16'50"E	59.86'		L112	S05°26'44
L52	S21°02'12"E	81.81'		L113	S84 ° 33'16
L53	S23*41'58"E	56.65'		L114	N59 * 40'15
L54	S23•41'58"E	57.23'		L115	S05 ° 26'44
L55	S26*14'42"E	110.47'		L116	N89*59'38
L56	S42°25'50"E	56.41'		L117	N67 ° 10'49
L57	S38°27'59"E	54.36'		L118	S27 ° 37'17
L58	S39°04'47"E	43.90'		L119	S05 ° 26'44
L59	S39*04'47"E	4.21'		L120	S84 ° 33'16
L60	S08*06'21"E	36.05'		L121	S84'33'16
L61	S15'30'42"W	54.56'	I l	L123	S31°04'09

NUMBERBEARINGDISTANCEL62S14'41'22'W38.67'L63S10'52'14'W42.29'L64S01'00'48'W52.99'L65S00'02'57'E189.40'L66S01'52'54'W62.88'L68S13'57'18'E42.47'L69S13'57'18'E42.47'L70S30'19'48'E59.78'L71S35'43'00'E97.93'L72S34'43'01'E59.78'L73S17'46'09'E36.82'L74S08'16'48'E32.09'L75S07'09'46'W26.06'L76S21'23'48'W33.89'L77S39'19'40'W48.27'L78S42'53'47'W49.72'L78S42'53'47'W49.72'L79S41'31'57'W50.30'L80S37'01'10'W44.33'L81S27'24'08'W20.05'L82S17'47'07'W9.89'L83S07'02'15'W35.82'L84S07'02'15'W35.82'L85S22'34'0'E34.14'L86S03'23'40'E34.12'L87S22'44'45'W22.47'L88S06'36'49'W45.33'L89S03'23'40'E31.25'L91S00'59'31''E31.25'L92S00'59'31''E34.64'L93S31'21'09''E36.79'L94S48'05'15''E34.87'L95S44'35'07'E34.87'L94S44'53'07'E36.79'L95S44'35'07'E34.87'L94 <t< th=""><th></th><th>LINE TABLE</th><th></th></t<>		LINE TABLE	
L63S10'52'14"W42.29'L64S01'00'48"W52.99'L65S00'02'57"E33.14'L66S00'02'57"E189.40'L67S01'52'54"W62.88'L68S13'57'18"E42.47'L70S30'19'48"E54.05'L71S35'43'00"E97.93'L72S34'43'01"E59.78'L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W48.27'L76S21'23'48"W33.89'L77S39'19'40'W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S22'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E134.22'L91S00'59'31"E54.0'L92S00'59'31"E54.0'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L91S50'2'34"W105.01'L92S05	NUMBER	BEARING	DISTANCE
L64S01'00'48"W52.99'L65S00'02'57"E33.14'L66S00'02'57"E189.40'L67S01'52'54"W62.88'L68S13'57'18"E10.11'L69S13'57'18"E42.47'L70S30'19'48"E54.05'L71S35'43'00"E97.93'L72S34'43'01"E59.78'L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W48.27'L76S21'23'48"W33.89'L77S39'19'40"W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S03'23'40"E134.22'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E134.22'L91S00'59'31"E5.40'L92S01'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L94S48'05'15"E34.87'L95S44'35'0"E34.87'L95S44'35'0"E34.87'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'	L62	S14°41'22"W	38.67'
Image: 1000000000000000000000000000000000000	L63	S10°52'14"W	42.29'
L66S00'02'57"E189.40'L67S01'52'54"W62.88'L68S13'57'18"E10.11'L69S13'57'18"E42.47'L70S30'19'48"E54.05'L71S35'43'00"E97.93'L72S34'43'01"E59.78'L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W26.06'L76S21'23'48"W33.89'L77S39'19'40"W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W37.55'L85S22'36'47"W41.33'L86S03'23'40"E34.4'L90S03'23'40"E34.14'L90S03'23'40"E31.25'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S05'23'1"E54.0'L91S05'93'1"E54.0'L92S05'93'1"E54.0'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W152.27'L103N58'37	L64	S01°00'48"W	52.99'
L67S01'52'54''W662.88'L68S13'57'18''E10.11'L69S13'57'18''E42.47'L70S30'19'48''E54.05'L71S35'43'00''E97.93'L72S34'43'01''E59.78'L73S17'46'09''E36.82'L74S08'16'48''E32.09'L75S07'09'46''W48.27'L76S21'23'48''W33.89'L77S39'19'40''W48.27'L78S42'53'47''W49.72'L79S41'31'57''W50.30'L80S37'01'10''W34.36'L81S27'24'08''W20.05'L82S17'47'07''W9.89'L83S17'47'07'W9.89'L84S07'02'15''W35.82'L85S22'36'47''W41.33'L86S23'19'05'W37.55'L87S22'44'45''W22.47'L88S06'36'49''W45.33'L89S03'23'40''E34.14'L90S03'23'40''E34.12'L91S00'59'31''E31.25'L92S00'59'31''E34.0'L93S31'21'09''E46.64'L94S48'05'15''E41.23'L95S47'34'44''E45.50'L96S41'52'22''E36.79'L97S34'43'57''E27.01'L98S11'53'09''E34.87'L99S04'49'09'W18.12'L100N39'07'24''W152.27'L103N58'37'06''W132.71'L104N66'35'19''W13	L65	S00°02'57"E	33.14'
L68S13'57'18"E10.11'L69S13'57'18"E42.47'L70S30'19'48"E54.05'L71S35'43'00"E97.93'L72S34'43'01"E59.78'L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W26.06'L76S21'23'48"W33.89'L77S39'19'40"W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W37.55'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E34.14'L90S03'23'40"E34.12'L91S00'59'31"E31.25'L92S00'59'31"E31.25'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L94S48'05'15"E34.87'L95S44'35'7"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105 <td>L66</td> <td>S00°02'57"E</td> <td>189.40'</td>	L66	S00°02'57"E	189.40'
L68S13'57'18"E10.11'L69S13'57'18"E42.47'L70S30'19'48"E54.05'L71S35'43'00"E97.93'L72S34'43'01"E59.78'L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W26.06'L76S21'23'48"W33.89'L77S39'19'40"W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W37.55'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E34.14'L90S03'23'40"E34.12'L91S00'59'31"E31.25'L92S00'59'31"E31.25'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L94S48'05'15"E34.87'L95S44'35'7"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105 <td>L67</td> <td>S01°52'54"W</td> <td></td>	L67	S01°52'54"W	
L69S13'57'18"E42.47'L70S30'19'48"E54.05'L71S35'43'00"E97.93'L72S34'43'01"E59.78'L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W26.06'L76S21'23'48"W33.89'L77S39'19'40'W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E34.14'L90S03'23'40"E31.25'L91S00'59'31"E540'L92S00'59'31"E540'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L98S11'53'09"E34.87'L99S04'49'09"W132.71'L104N66'35'19"W115.78'L105N62'11'21'W91.13'L106<	L68		
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L73S17'46'09"E36.82'L74S08'16'48"E32.09'L75S07'09'46"W26.06'L76S21'23'48"W33.89'L77S39'19'40"W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E31.25'L81S00'59'31"E31.25'L92S00'59'31"E31.25'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S41'34'47"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'37'06"W132.71'L103N68'37'08"W132.71'L104N66'35'19"W1132.71'L105N62'11'21"W91.13'L106S30'45'03"W50.00'L107S59'14'57"W146.24'L108N30'45'03"W50.00'L109N22'23'33"W112.83'<			
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L75S07'09'46"W26.06'L76S21'23'48"W33.89'L77S39'19'40"W48.27'L78S42'53'47"W49.72'L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E31.25'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24'W148.21'L101N55'02'34"W105.01'L102N58'37'06"W132.71'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21'W91.13'L106S30'45'03"E50.00'L107S59'14'57'W169.35'L108N30'45'03"E50.00'L109N23'23'33'W112.83'L106S30'45'03"E50.00'L107S59'14'57'W169.35' <t< td=""><td></td><td></td><td></td></t<>			
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L79S41'31'57"W50.30'L80S37'01'10"W34.36'L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E31.25'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S41'52'22"E36.79'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24'W148.21'L101N56'37'06"W132.71'L102N58'37'06"W132.71'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L106S30'45'03"E24.69'L107S59'14'57"W169.35'L108N30'45'03"E20.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69' <td></td> <td></td> <td></td>			
L80S37·01'10"W34.36'L81S27·24'08"W20.05'L82S17·47'07"W9.89'L83S17·47'07"W40.73'L84S07·02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E84.14'L91S00'59'31"E5.40'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'37'06"W132.71'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L106S30'45'03"E20.00'L107S59'14'57"W169.35'L108N30'45'03"E20.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S05'26'44"W46.24'			
L81S27'24'08"W20.05'L82S17'47'07"W9.89'L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E5.40'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W113.71'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L106S24'15'06"E24.69'L111S31'04'09"E20.00'L102N58'50'38"E73.81'L110S24'15'06"E24.69'L111S31'04'09"E60.00'L112S05'26'44"W46.24'<			
LB2 S17'47'07"W 9.89' LB3 S17'47'07"W 40.73' LB4 S07'02'15"W 35.82' LB5 S22'36'47"W 41.33' LB6 S23'19'05"W 37.55' LB7 S22'44'45"W 22.47' LB8 S06'36'49"W 45.33' LB9 S03'23'40"E 84.14' L90 S03'23'40"E 84.14' L91 S00'59'31"E 5.40' L92 S00'59'31"E 46.64' L94 S48'05'15"E 41.23' L95 S47'34'44"E 45.50' L96 S41'52'22"E 36.79' L97 S34'43'57"E 27.01' L98 S11'53'09"E 34.87' L99 S04'49'09"W 18.12' L100 N39'07'24"W 105.01' L102 N58'54'40"W 152.27' L103 N58'37'06"W 132.71' L104 N66'35'19"W 115.78' L105 N62'11'21"W 91.13'			
L83S17'47'07"W40.73'L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'37'06"W132.71'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81' <td></td> <td></td> <td></td>			
L84S07'02'15"W35.82'L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14' <td></td> <td></td> <td></td>			
L85S22'36'47"W41.33'L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L106S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'<			
L86S23'19'05"W37.55'L87S22'44'45"W22.47'L88S06'36'49"W45.33'L89S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E5.40'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'			
L87S22*44'45"W22.47'L88S06*36'49"W45.33'L89S03*23'40"E84.14'L90S03*23'40"E134.22'L91S00*59'31"E31.25'L92S00*59'31"E5.40'L93S31*21'09"E46.64'L94S48*05'15"E41.23'L95S47*34'44"E45.50'L96S41*52'22"E36.79'L97S34*43'57"E27.01'L98S11*53'09"E34.87'L99S04*49'09"W18.12'L100N39*07'24"W148.21'L101N55*02'34"W105.01'L102N58*54'40"W152.27'L103N58*37'06"W132.71'L104N66*35'19"W115.78'L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L100S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E107.02'	L85		
L88SO6:36'49''W45.33'L89SO3:23'40''E84.14'L90SO3:23'40''E134.22'L91SO0:59'31''E31.25'L92SO0:59'31''E46.64'L93S31:21'09''E46.64'L94S48:05'15''E41.23'L95S47:34'44''E45.50'L96S41:52'22''E36.79'L97S34:43'57''E27.01'L98S11:53'09''E34.87'L99S04:49'09''W18.12'L100N39:07'24''W148.21'L101N55:02'34''W105.01'L102N58'54'40''W152.27'L103N58'37'06''W132.71'L104N66'35'19''W115.78'L105N62'11'21''W91.13'L106S30'45'03''E50.00'L107S59'14'57''W169.35'L108N30'45'03''W50.00'L109N23'23'33''W112.83'L100S24'15'06''E24.69'L111S31'04'09''E20.00'L112S05'26'44''W46.24'L113S84'33'16''E102.23'L114N59'40'15''E60.00'L115S05'26'44''W53.98'L116N89'59'38''E73.81'L117N67'10'49''E69.10'L118S27'37'17''E19.35'L119S05'26'44''W160.14'L120S84'33'16''E107.02'L121S84'33'16''E107.02'L121S84'33'16''E107.02' <td></td> <td></td> <td></td>			
L89S03'23'40"E84.14'L90S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'37'06"W132.71'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'L121S84'33'16"E107.02'	L87	S22°44'45"W	22.47 '
L90S03'23'40"E134.22'L91S00'59'31"E31.25'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'L121S84'33'16"E107.02'	L88	S06°36'49"W	45.33'
L91S00'59'31"E31.25'L92S00'59'31"E5.40'L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'L121S84'33'16"E107.02'L121S84'33'16"E107.02'	L89	S03°23'40"E	84.14'
L92S00*59'31"E5.40'L93S31*21'09"E46.64'L94S48*05'15"E41.23'L95S47*34'44"E45.50'L96S41*52'22"E36.79'L97S34*43'57"E27.01'L98S11*53'09"E34.87'L99S04*49'09"W18.12'L100N39*07'24"W148.21'L101N55*02'34"W105.01'L102N58*54'40"W152.27'L103N58*37'06"W132.71'L104N66*35'19"W115.78'L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L101S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E107.02'L121S84*33'16"E107.02'L121S84*33'16"E107.02'	L90	S03°23'40"E	134.22'
L93S31'21'09"E46.64'L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L101S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'	L91	S00°59'31"E	31.25 '
L94S48'05'15"E41.23'L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L100S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'L121S84'33'16"E107.02'	L92	S00*59'31"E	5.40'
L95S47'34'44"E45.50'L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'L121S84'33'16"E107.02'	L93	S31°21'09"E	46.64 '
L96S41'52'22"E36.79'L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'	L94	S48'05'15"E	41.23 '
L97S34'43'57"E27.01'L98S11'53'09"E34.87'L99S04'49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'	L95	S47°34'44"E	45.50'
L98S11*53'09"E34.87'L99S04*49'09"W18.12'L100N39*07'24"W148.21'L101N55*02'34"W105.01'L102N58*54'40"W152.27'L103N58*37'06"W132.71'L104N66*35'19"W115.78'L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E107.02'	L96	S41"52'22"E	36.79 '
L99S04*49'09"W18.12'L100N39'07'24"W148.21'L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'	L97	S34°43'57"E	27.01'
L100N39°07'24"W148.21'L101N55°02'34"W105.01'L102N58°54'40"W152.27'L103N58°37'06"W132.71'L104N66°35'19"W115.78'L105N62°11'21"W91.13'L106S30°45'03"E50.00'L107S59°14'57"W169.35'L108N30°45'03"W50.00'L109N23°23'33"W112.83'L110S24°15'06"E24.69'L111S31°04'09"E20.00'L112S05°26'44"W46.24'L113S84°33'16"E102.23'L116N89°59'38"E73.81'L117N67°10'49"E69.10'L118S27°37'17"E19.35'L119S05°26'44"W160.14'L120S84°33'16"E107.02'L121S84°33'16"E107.02'L121S84°33'16"E107.02'	L98	S11*53'09"E	34.87 '
L101N55'02'34"W105.01'L102N58'54'40"W152.27'L103N58'37'06"W132.71'L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E107.02'	L99	S04°49'09"W	18.12'
L102N58*54'40"W152.27'L103N58*37'06"W132.71'L104N66*35'19"W115.78'L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'	L100	N39'07'24"W	148.21'
L102N58*54'40"W152.27'L103N58*37'06"W132.71'L104N66*35'19"W115.78'L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'	L101	N55°02'34"W	105.01'
L103N58*37'06"W132.71'L104N66*35'19"W115.78'L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E107.02'	L102	N58 ' 54'40"W	
L104N66'35'19"W115.78'L105N62'11'21"W91.13'L106S30'45'03"E50.00'L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E18.00'			
L105N62*11'21"W91.13'L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'	L104		
L106S30*45'03"E50.00'L107S59*14'57"W169.35'L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'	L105	N62 ° 11'21"W	
L107S59'14'57"W169.35'L108N30'45'03"W50.00'L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E18.00'			
L108N30*45'03"W50.00'L109N23*23'33"W112.83'L110S24*15'06"E24.69'L111S31*04'09"E20.00'L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'			
L109N23'23'33"W112.83'L110S24'15'06"E24.69'L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E18.00'			
L110 S24*15'06"E 24.69' L111 S31*04'09"E 20.00' L112 S05*26'44"W 46.24' L113 S84*33'16"E 102.23' L114 N59*40'15"E 60.00' L115 S05*26'44"W 53.98' L116 N89*59'38"E 73.81' L117 N67*10'49"E 69.10' L118 S27*37'17"E 19.35' L119 S05*26'44"W 160.14' L120 S84*33'16"E 107.02' L118 S27*37'16"E 107.02' L121 S84*33'16"E 18.00'			
L111S31'04'09"E20.00'L112S05'26'44"W46.24'L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E18.00'			
L112S05*26'44"W46.24'L113S84*33'16"E102.23'L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'			
L113S84'33'16"E102.23'L114N59'40'15"E60.00'L115S05'26'44"W53.98'L116N89'59'38"E73.81'L117N67'10'49"E69.10'L118S27'37'17"E19.35'L119S05'26'44"W160.14'L120S84'33'16"E107.02'L121S84'33'16"E18.00'			
L114N59*40'15"E60.00'L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'			
L115S05*26'44"W53.98'L116N89*59'38"E73.81'L117N67*10'49"E69.10'L118S27*37'17"E19.35'L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'			
L116 N89*59'38"E 73.81' L117 N67*10'49"E 69.10' L118 S27*37'17"E 19.35' L119 S05*26'44"W 160.14' L120 S84*33'16"E 107.02' L121 S84*33'16"E 18.00'			
L117 N67*10'49"E 69.10' L118 S27*37'17"E 19.35' L119 S05*26'44"W 160.14' L120 S84*33'16"E 107.02' L121 S84*33'16"E 18.00'			
L118 S27'37'17"E 19.35' L119 S05'26'44"W 160.14' L120 S84'33'16"E 107.02' L121 S84'33'16"E 18.00'			
L119S05*26'44"W160.14'L120S84*33'16"E107.02'L121S84*33'16"E18.00'			
L120 S84*33'16"E 107.02' L121 S84*33'16"E 18.00'			
L121 S84*33'16"E 18.00'			
L123 S31°04'09"E 13.50'			
	L123	S31°04'09"E	13.50'

		CL	JRVE TABL	E	
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	7•33'35"	300.00'	39.58'	S28*01'53"E	39.55'
C2	7•33'35"	300.00'	39.58'	N28'01'53"W	39.55'
C3	5*28'31"	1000.00'	95.56'	N34•32'56"W	95.52'
C4	5*28'31"	1000.00'	95.56'	S34•32'56"E	95.52'
C5	35•10'51"	250.00'	153.51'	N13 ° 28'43"W	151.11'
C6	24*08'29"	300.00'	126.40'	S18*59'54"E	125.47'
C7	23°24'06"	250.00'	102.11'	N71°22'18"E	101.40'
C8	23*24'06"	300.00'	122.53'	N18'37'42"W	121.68'
C9	35*46'29"	300.00'	187.32'	N77 ' 33'29 " E	184.29'
C10	36•11'48"	300.00'	189.53'	S12•39'10"E	186.39'
C11	18 ° 10'20"	400.00'	126.87'	N03 ' 38'26"W	126.33'
C12	13•10'20"	500.00'	114.95'	S06*08'26"E	114.70'
C13	35*46'30"	250.00'	156.10'	N77 ° 33'30 " E	153.57 '
C14	35*46'29"	250.00'	156.10'	S12•26'31"E	153.57'
C15	5 ° 27'06"	250.00'	23.79'	S87•16'49"E	23.78'
C16	22*48'49"	250.00'	99.54'	N78 ' 35'14 " E	98.89'
C17	1*33'53"	1100.00'	30.04'	S20 ° 35'57"E	30.04'
C18	6*14'23"	1100.00'	119.79'	S24 ° 30'06"E	119.73'
C19	33•04'01"	250.00'	144.28'	N11°05'16"W	142.29'
C20	35*46'29"	250.00'	156.10'	N77 ° 33'29"E	153.57'

NORTH LOCATION MAP SCALE: 1"=4000

LEGEND

- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
 - <CM> CONTROL MONUMENT
 - ⊕ 1/2"IRON ROD FOUND WITH CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND BL BUILDING LINE
 - DUE DRAINAGE & UTILITY EASEMENT
 - BWE BUENA VISTA-BETHEL SUD WATER EASEMENT
- R.O.W. RIGHT-OF-WAY

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COO 4202 AS DERIVED FROM GPS OBSERVATIONS.

2. ALL LOT CORNERS WILL BE MONUMENTED WITH A 1/2 "RPLS 5674" UPON APPROVAL OF A FINAL PLAT.

3. ONLY THE BUENA VISTA-BETHEL SUD WATER MAIN IS WATER EASEMENT.

4. ALL RIGHT-OF-WAY WIDTHS AND CUL-DE-SAC RADIUSES ARE 60-FOOT UNLESS OTHERWISE NOTED.

FLOOD STATEMENT:

A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE, DEFINED AS BASE FLOOD ELEVATIONS DETERMINED, THE REMAINDER OF THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48139C0325F, DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS.

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REVISED: 19/03/2

STATE OF TEXAS COUNTY OF ELLIS §

95-98, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.),

THENCE SOUTH 30 DEGREES 26 MINUTES 38 SECONDS EAST, ALON OF SAID STRAWN TRACT;	NG SAID SOUTHWEST LINE, A DISTANCE OF 76.04 FEET TO A 5/8-INCH IRON ROD FOUND AT THE SOUTH CORNER	
	NG THE SOUTHEAST LINE OF SAID STRAWN TRACT, A DISTANCE OF 87.56 FEET TO A 1/2-INCH IRON ROD WITH A RLY NORTHEAST CORNER OF SAID CROSS FENCE DEVELOPMENT TRACT;	
	ONG THE NORTHEAST LINE OF SAID CROSS FENCE DEVELOPMENT TRACT, A DISTANCE OF 3,609.16 FEET TO A ER OF SAID S.B. ORTON SURVEY AND THE NORTHEAST CORNER OF SAID J. FIFER SURVEY AS CALLED FOR IN SHT, RECORDED IN VOLUME 619, PAGE 221, D.R.E.C.T.;	THE
THENCE SOUTH 29 DEGREES 49 MINUTES 40 SECONDS EAST, A DIS DEED;	STANCE OF 253.59 FEET TO A 6" WOOD FENCE POST FOUND FOR CORNER AS CALLED FOR IN SAID GATHRIGHT	IRON THEN
	ALONG OR NEAR A FENCE, A DISTANCE OF 261.82 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND AT A EED TO RANDALL E. GRUBBS AND LESLIE A. GRUBBS, RECORDED IN VOLUME 2707, PAGE 2018, D.R.E.C.T.;	SAMI THEN AT TI
THENCE SOUTH 25 DEGREES 49 MINUTES 29 SECONDS EAST, ALC OF 261.35 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR CO	ING THE COMMON LINE OF SAID GRUBBS TRACT AND SAID CROSS FENCE DEVELOPMENT TRACT, A DISTANCE RNER;	THEN
THENCE NORTH 59 DEGREES 19 MINUTES 48 SECONDS EAST, A DIS	STANCE OF 37.02 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF GREATHOUSE BRANCH;	COR
THENCE SOUTHERLY, ALONG THE MEANDERS OF SAID BRANCH, TH	E FOLLOWING THIRTY-EIGHT (38) COURSES AND DISTANCES:	THE
SOUTH 49 DEGREES 09 MINUTES 43 SECONDS EAST, A DISTA	NCE OF 65.99 FEET TO A POINT FOR CORNER;	YELL
SOUTH 39 DEGREES 31 MINUTES 37 SECONDS EAST, A DISTA		THE! VIST
SOUTH 50 DEGREES 12 MINUTES 35 SECONDS EAST, A DISTA SOUTH 32 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTA		THE 41 M
SOUTH 72 DEGREES 36 MINUTES 30 SECONDS WEST, A DIST	NCE OF 119.29 FEET TO A POINT FOR CORNER;	THE
NORTH 42 DEGREES 14 MINUTES 41 SECONDS WEST, A DISTA SOUTH 82 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTA		SQU
SOUTH 62 DEGREES 21 MINUTES 23 SECONDS WEST, A DIST SOUTH 04 DEGREES 59 MINUTES 31 SECONDS WEST, A DIST		
SOUTH 13 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTA	NCE OF 94.56 FEET TO A POINT FOR CORNER;	SUR
SOUTH 28 DEGREES 30 MINUTES 36 SECONDS EAST, A DISTA SOUTH 18 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTA		
SOUTH 50 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTA		KNO
SOUTH 32 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTA		THAT SHO'
SOUTH 14 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTA SOUTH 25 DEGREES 26 MINUTES 29 SECONDS WEST, A DISTA		THE
SOUTH 01 DEGREE 03 MINUTES 13 SECONDS EAST, A DISTAN		
SOUTH 06 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTA SOUTH 07 DEGREES 23 MINUTES 46 SECONDS WEST. A DISTA		
SOUTH 04 DEGREES 23 MINUTES 41 SECONDS WEST, A DIST		SEAN REGI
SOUTH 16 DEGREES 00 MINUTES 47 SECONDS WEST, A DIST		NO.
SOUTH 02 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTA SOUTH 62 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTA		OWN
SOUTH 04 DEGREES 55 MINUTES 45 SECONDS EAST, A DISTA		
SOUTH 36 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTA		I HEF
SOUTH 01 DEGREE 03 MINUTES 31 SECONDS WEST, A DISTAI SOUTH 56 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTA		
SOUTH 01 DEGREE 48 MINUTES 51 SECONDS WEST, A DISTAI	VCE OF 43.40 FEET TO A POINT FOR CORNER;	OWN
SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTA SOUTH 12 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTA		CRO
SOUTH 12 DEGREES 52 MINUTES 21 SECONDS WEST, A DIST		CER
SOUTH 35 DEGREES 57 MINUTES 26 SECONDS WEST, A DIST		STAT
SOUTH 08 DEGREES 50 MINUTES 15 SECONDS WEST, A DISTA SOUTH 32 DEGREES 04 MINUTES 09 SECONDS WEST, A DISTA		COU
SOUTH 06 DEGREES 04 MINUTES 44 SECONDS EAST, A DISTA		CER
SOUTH 74 DEGREES 07 MINUTES 07 SECONDS EAST, A DISTA		APPI
SOUTH 35 DEGREES 26 MINUTES 22 SECONDS EAST, A DISTA SOUTH 02 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTA		
SOUTH 33 DEGREES 48 MINUTES 37 SECONDS WEST, A DIST	ANCE OF 17.48 FEET TO A POINT FOR CORNER;	TOD
TRACT, PASSING A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC	, LEAVING SAID CENTERLINE AND ALONG THE SOUTHEAST LINE OF SAID CROSS FENCE DEVELOPMENT CAP STAMPED "RPLS 5674" FOUND FOR REFERENCE AT A DISTANCE OF 50.00 FEET, AND CONTINUING FOR A	
TOTAL DISTANCE OF 1,181.06; THENCE SOUTH 31°55'17" EAST, A DISTANCE OF 444.71 FEET TO A 1 RIGHT-OF-WAY, AT THE MOST SOUTHERLY SOUTHEAST CORNER O	/2-INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 66, A 120-FOOT F SAID CROSS FENCE DEVELOPMENT TRACT;	RANI COM
THENCE SOUTH 60°55'44" WEST, ALONG SAID NORTHWEST RIC STAMPED "RPLS 5674" FOUND FOR THE MOST SOUTHERLY SOUTH	GHT-OF-WAY LINE, A DISTANCE OF 85.21 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP WEST CORNER OF SAID CROSS FENCE DEVELOPMENT TRACT;	PAUL COM
	TYPICAL LOT DETAIL	
		CER
		APP
ORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE		
2 INCH IRON ROD WITH A YELLOW CAP STAMPED		PLAN
S ALLOWED IN THE BUENA VISTA-BETHEL SUD	$\begin{bmatrix} & \square & $	
		APP

BEING A TRACT OF LAND LOCATED IN THE S.B. ORTON SURVEY, ABSTRACT NO. 813, THE J. FIFER SURVEY, ABSTRACT NO. 352 AND THE D.M. MCNEIL SURVEY, ABSTRACT NO. 717,

ELLIS COUNTY, TEXAS AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO CROSS FENCE DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NUMBERS 1828769

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4480" FOUND IN THE EAST RIGHT-OF-WAY LINE OF BLUESTEM WAY, A 60' RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF LOT 2, BLOCK C OF OAK VISTA ESTATES PHASE TWO, AN ADDITION TO ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDES

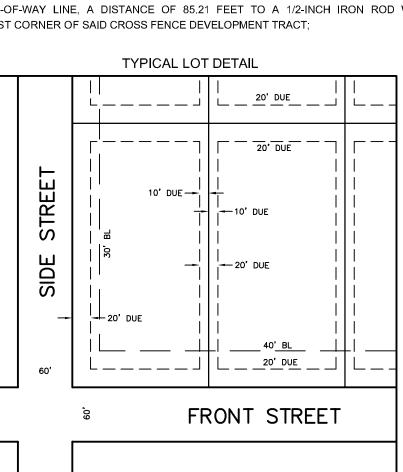
THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID ADDITION, A

THENCE NORTH 05 DEGREES 21 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF SAID ADDITION, A DISTANCE OF 1,670.42 FEET TO A 1/2-INCH IRON ROD FOUND IN THE

SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JIM STRAWN, RECORDED IN VOLUME 2421, PAGE 1770, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.);

DISTANCE OF 244.44 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE SOUTHEAST CORNER OF SAID ADDITION;

AND 1828770, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



SOUTH 60°54'06" WEST, A DISTANCE OF 171.97 FEET TO A 11/4-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID FRISBEE TRACT;

SOUTH 70°18'34" WEST, A DISTANCE OF 97.32 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JEFF D. MCGREGOR, RECORDED IN VOLUME 522, PAGE 444, D.R.E.C.T.;

NORTH 33°03'37" WEST, ALONG THE COMMON LINE OF SAID CROSS FENCE DEVELOPMENT TRACT AND SAID MCGREGOR TRACT, A DISTANCE OF 644.10 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

SOUTH 58°43'39" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 240.46 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST COMMON CORNER OF SAID CROSS FENCE DEVELOPMENT TRACT AND A TRACT OF LAND DESCRIBED AS SECOND TRACT IN DEED TO GLEN E. LYONS, RECORDED IN VOLUME 901, PAGE 813, D.R.E.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID SECOND TRACT BEARS SOUTH 58°43'39" WEST, A DISTANCE OF 804.08 FEET;

NORTH 30°45'56" WEST, ALONG THE COMMON LINE OF SAID CROSS FENCE DEVELOPMENT TRACT AND SAID SECOND TRACT, A DISTANCE OF 1,023.71 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED AS FIRST TRACT IN SAID DEED TO GLEN E. LYONS AT THE NORTHWEST COMMON CORNER OF SAID CROSS FENCE DEVELOPMENT TRACT AND SAID SECOND TRACT;

NCE NORTH 59°39'02" EAST, ALONG THE COMMON LINE OF SAID CROSS FENCE DEVELOPMENT TRACT AND SAID FIRST TRACT, A DISTANCE OF 1168.81 FEET TO A 1/2-INCH N ROD FOUND AT THE EAST CORNER OF SAID FIRST TRACT, SAME BEING A WESTERLY ELL CORNER OF SAID CROSS FENCE DEVELOPMENT TRACT;

NCE NORTH 31 DEGREES 04 MINUTES 09 SECONDS WEST, A DISTANCE OF 1,061.06 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID FIRST TRACT, E BEING A WESTERLY ELL CORNER OF SAID CROSS FENCE DEVELOPMENT TRACT;

NCE SOUTH 60 DEGREES 09 MINUTES 51 SECONDS WEST, A DISTANCE OF 588.61 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" FOUND THE EAST CORNER OF TAYLOR RIDGE PHASE 4, AN ADDITION TO THE ELLIS COUNTY ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDES 155-158, P.R.E.C.T.;

NCE NORTH 30 DEGREES 45 MINUTES 03 SECONDS WEST, ALONG THE NORTHEAST LINE OF TAYLOR RIDGE PHASE 4 AND TAYLOR RIDGE PHASE 3, AN ADDITION TO ELLIS INTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 608-609, P.R.E.C.T., A DISTANCE OF 1,799.74 FEET TO A 1/2-INCH IRON ROD FOUND FOR NER:

NCE NORTH 23 DEGREES 23 MINUTES 33 SECONDS WEST, CONTINUING ALONG TAYLOR RIDGE PHASE 3, A DISTANCE OF 680.12 FEET TO A 1/2-INCH IRON ROD WITH A LOW PLASTIC CAP STAMPED "RPLS 5674" FOUND FOR CORNER;

NCE NORTH 66 DEGREES 35 MINUTES 10 SECONDS EAST, LEAVING SAID NORTHEAST LINE OF TAYLOR RIDGE PHASE 3 AND ALONG THE SOUTHEASTERLY LINE OF SAID OAK TA ESTATES PHASE TWO, A DISTANCE OF 667.79 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4480" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO RIGHT HAVING A RADIUS OF 1,070.00 FEET AND A CENTRAL ANGLE OF 2 DEGREES 03 MINUTES 04 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES INUTES 25 SECONDS WEST, 38 30 FEET,

ENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT AND SAID BLUESTEM WAY, AN ARC DISTANCE OF 38.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,827,917 JARE FEET OR 248.575 ACRES OF LAND, MORE OR LESS.

RVEYOR'S CERTIFICATE

OW ALL MEN BY THESE PRESENTS:

T I, SEAN SHROPSHIRE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS DWN THEREON WERE FOUND OR PLACED UNDER MY PERSONAL SUPERVISION AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF E CITY OF WAXAHACHIE, TEXAS.

N SHROPSHIRE ISTERED PROFESSIONAL LAND SURVEYOR 5674

NER'S ACKNOWLEDGEMENT

REBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PRELIMINARY PLAT:

VER'S SIGNATURE

SS FENCE DEVELOPMENT, LLC TIFICATE OF APPROVAL

TE OF TEXAS JNTY OF ELLIS §

TIFICATE OF APPROVAL BY THE COMMISSIONERS' COURT OF ELLIS COUNTY, TEXAS: PROVED THIS ______ DAY OF _____ , 20

DD LITTLE, COUNTY JUDGE

DY STINSON MISSIONER, PRECINCT NO. 1,

L PERRY MISSIONER, PRECINCT NO. 3

ROVED FOR PREPARATION OF THE FINAL PLAT:

NNING AND ZONING COMMISSION

ROVED BY THE CITY COUNCIL

DATE

_	
	KRYSTAL VALDEZ, COUNTY CLERK

LANE GRAYSON COMMISSIONER, PRECINCT NO. 2

KYLE BUTLER COMMISSIONER, PRECINCT NO. 4

TIFICATE OF APPROVAL BY THE CITY OF WAXAHACHIE, TEXAS

DATE

DATE

PRELIMINARY

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

248.575 ACRES PRELIMINARY PLAT THE CROSS FENCE AT OAK VISTA

173 RESIDENTIAL LOTS ~ 1 OPEN SPACE LOT S.B. ORTON SURVEY, ABST. NO. 813 J. FIFER SURVEY, ABST. NO. 352 D.M. MCNEIL SURVEY, ABST. NO. 717 ELLIS COUNTY, TEXAS

FEBRUARY, 2019 SCALE: 1"=100'

OWNER CROSS FENCE DEVELOPMENT, LLC 1101 N. BUSINESS 45, SUITE D CORSICANA, TX 75110 (972) 923-2250

ENGINEER ATLAS ASSOCIATES, INC. P.O. BOX 185 MILFORD, TX 76670 (972) 921-4206

SURVEYOR

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168 214.903.8200 | TBPLS FIRM NO. 10194367 INFO@AXIS-SURVEY.COM

SURVEYING

AXIS

the HACHIE	401 South Rogers Street (469) 309-4290 www.waxduachie.c	NING DEPARTMENT Waxahachie, Texas 75168 om/Departments/PlanningandZoning VIDER'S ENDORSEMENT	
Applicant	Name: Joshua Trees	Parcel ID #: 188040	2,183375

Subdivision Name: Oak Vista Phase 3

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

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

(972) 937-1212
(972) 617-0817
(972) 775-3765
(972) 617-3524
(972) 775-8566
(972) 483-3039

To be completed by the water utility provider:

	Yes	No
 I have reviewed a copy of the proposed plat. 		
2. The platted lots fall within our CCN area.		
 Our water system can provide water flow and pressure service per TCEQ regulations. 	e for domestic	
 Our water system can provide the water flow and pres firefighting per ISO guidelines. 	ssure for 🛛	
5. The water line size servicing the lots is8 ir	nches.	

Joe Buchanan

Print Name of General Manager of water provider or Designee

Joe Buchanan

Signature of General Manager of water provider or Designee

Buena Vista-Bethel S.U.D.

Name of water provider company

2-26-19

Date

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0029

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Dusty Autrey
Property Owner(s):	DVN Holdings LTD
Site Acreage:	0.158 acres
Current Zoning:	Light Industrial-2
Requested Zoning:	Planned Development-Central Area
SUBJECT PROPERTY General Location:	421 S College Street
Parcel ID Number(s):	220752
Existing Use:	Vacant Building
Development History:	N/A

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI-2	City of Waxahachie City Hall
East	PD-CA	Ellis County Jail
South	LI-2	Tejas Logistics
West	LI-2	Boyce Fee and Grain Corporation

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 site is accessible via College St.

Site Image:



PLANNING ANALYSIS

The applicant is requesting a zoning change from a Light Industrial-2 zoning district to Planned Development-Central Area to allow a proposed restaurant and office use on 0.158 acres. The property was originally zoned Light Industrial when the facility was used to load cargo for the railroad. With the approval of the proposed Planned Development, the site will not have any required parking due to the Central Area zoning district not containing off-street parking and loading requirements.

REQUESTED EXCEPTION(S)

<u>Landscaping</u>

- Planting requirements for interior landscape areas (3,359x50%)
 City of Waxahachie Requirement: 1,679 sq. ft.
 Applicant Providing: 1,070 sq. ft.
- Ground Color Cover 15% of Required Area City of Waxahachie Requirement: 252 sq. ft. Applicant Providing: 220 sq. ft.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, $\underline{4}$ 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. Staff has no outstanding comments.

APPLICANT RESPONSE TO CONCERNS

1. The applicant submitted revisions to staff on 4/2/2019 addressing staff's concerns.

RECOMMENDATION

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

- Denial
- \boxtimes Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

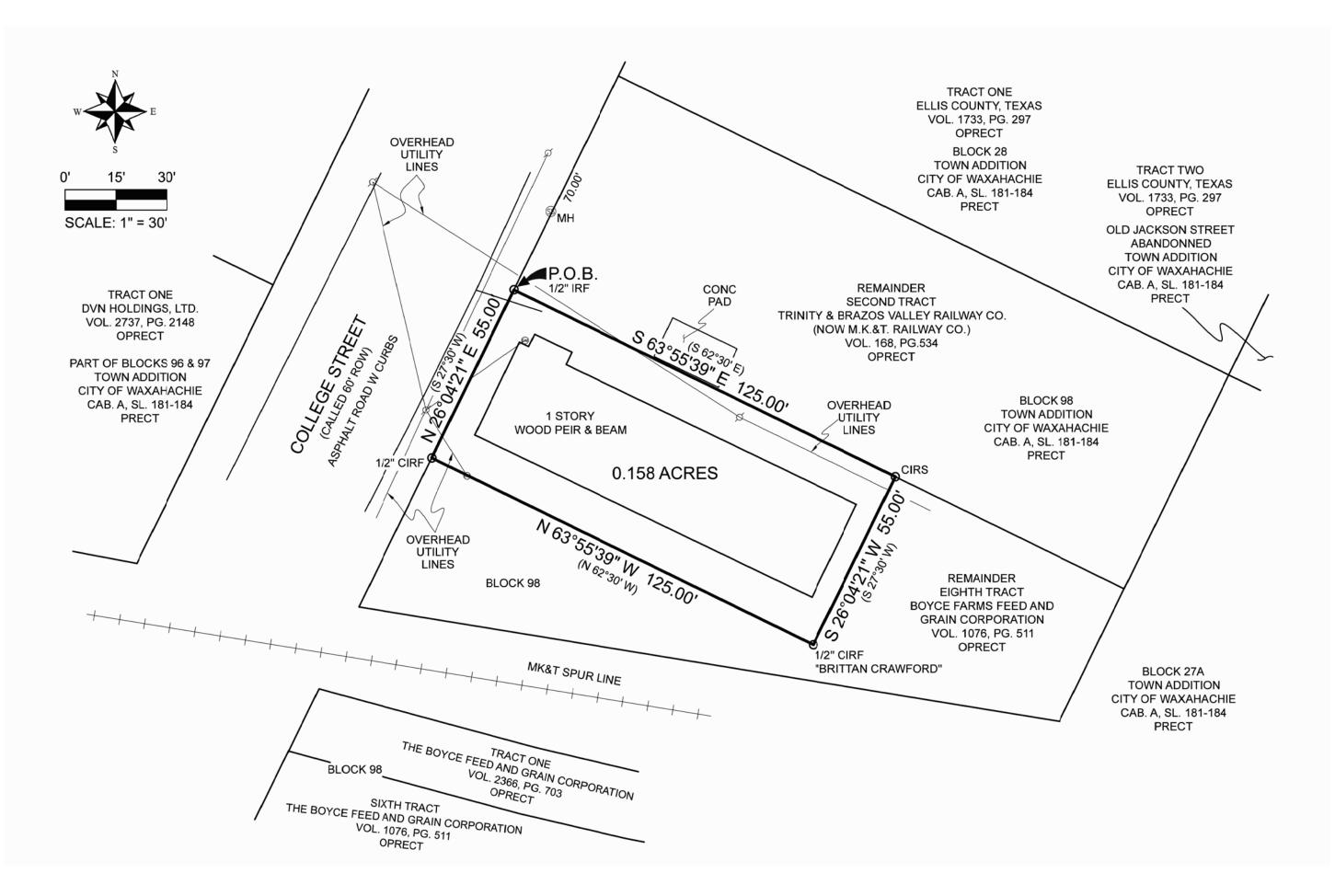
- 1. Site Plan
- 2. Elevations
- 3. Proposed Floor Plan

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 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

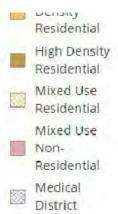




421 S COLLEGE ST



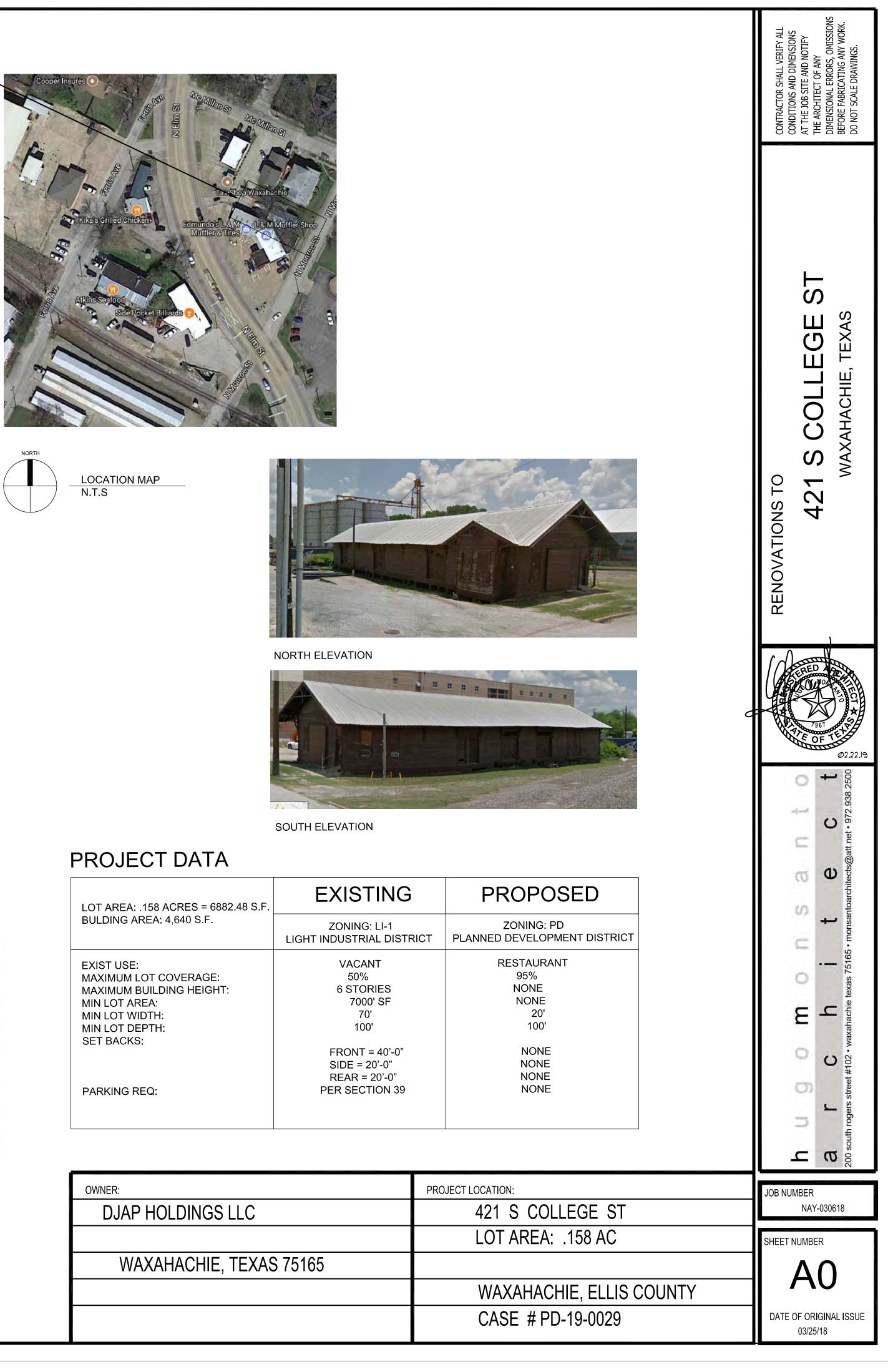






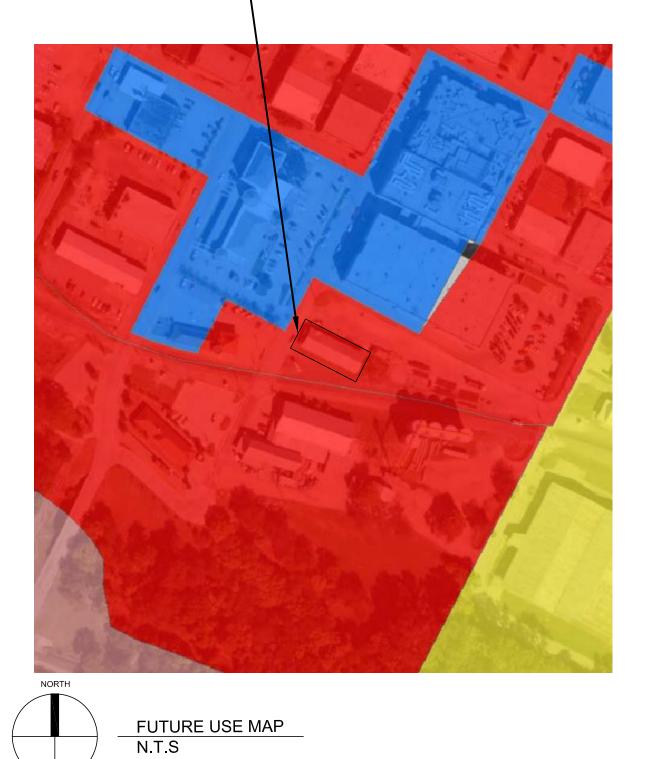
EXISTING USE MAP N.T.S

421 S COLLEGE ST

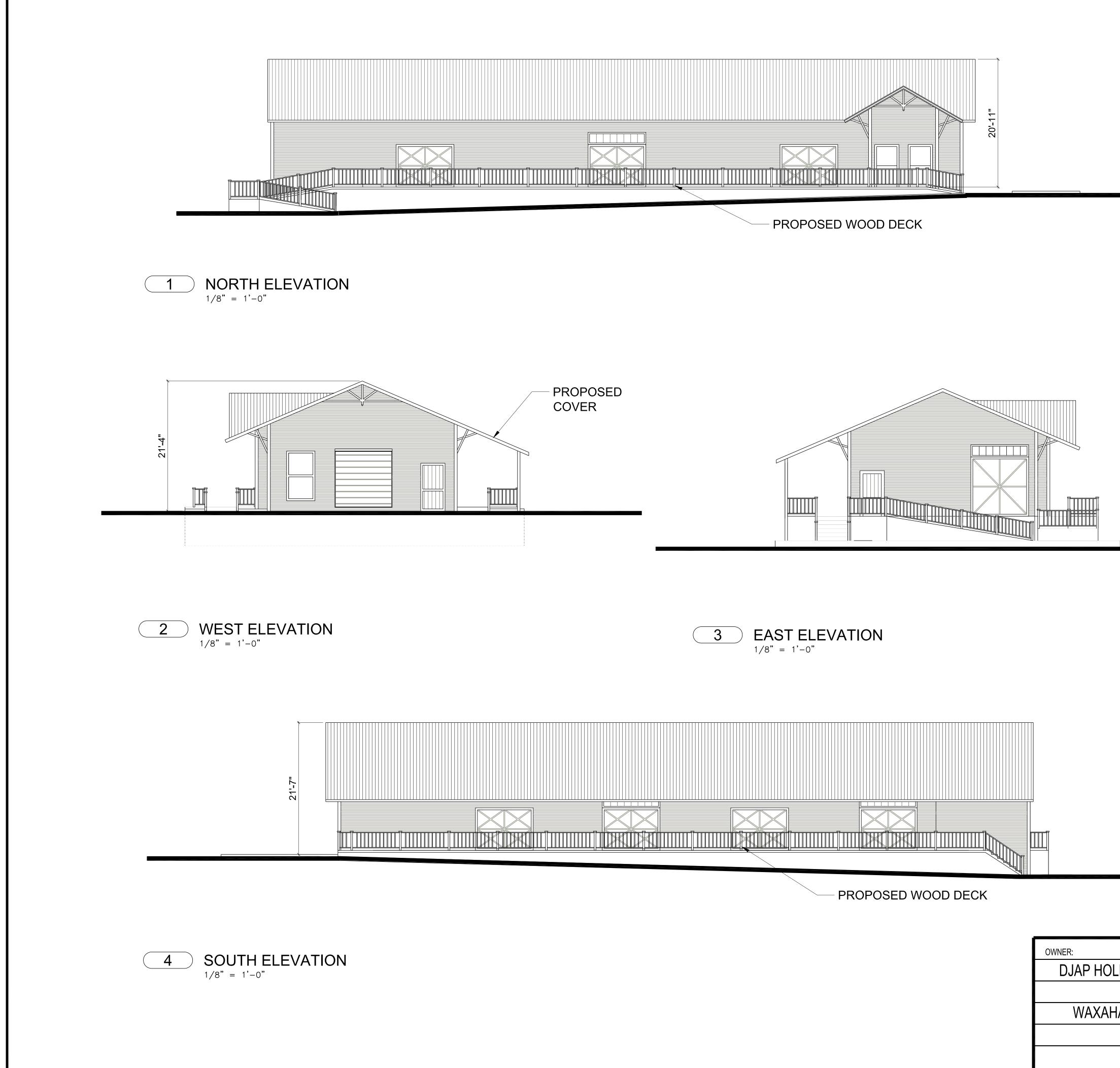




421 S COLLEGE ST

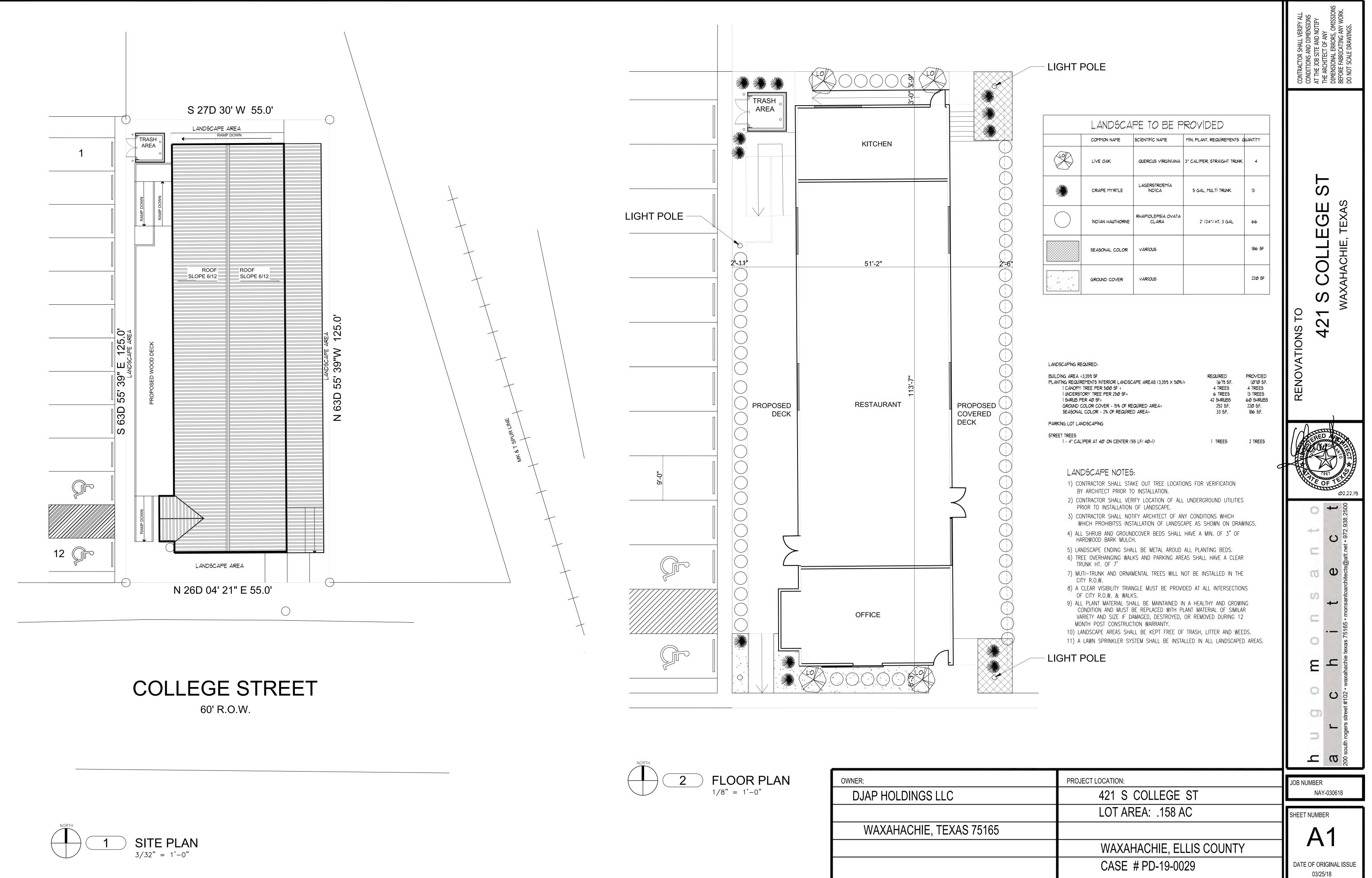






		20 02
OWNER:	PROJECT LOCATION:	JOB NUMBER
DJAP HOLDINGS LLC	421 S COLLEGE ST	NAY-030618
	LOT AREA: .158 AC	SHEET NUMBER
WAXAHACHIE, TEXAS 75165		A2
	WAXAHACHIE, ELLIS COUNTY	
	CASE # PD-19-0029	DATE OF ORIGINAL ISS 03/25/18

	Contractor shall verify all conditions and dimensions at the Job Site and Notify the architect of any dimensional errors, omissions before fabricating any work. do not scale drawings.		
	Contra Conditi At The . The arc Dimensi Before Do Not		
	RENOVATIONS TO 421 S COLLEGE ST WAXHACHIE, TEXAS		
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	G D D C h treet #102 • waxahachie te		
	JOB NUMBER NAY-030618		
	SHEET NUMBER A2 DATE OF ORIGINAL ISSUE		
	DATE OF ORIGINAL ISSUE 03/25/18		



	PROJECT LOCATION:	JOB NUMBER
LC	421 S COLLEGE ST	NAY-030618
	LOT AREA: .158 AC	SHEET NUMBER
TEXAS 75165		
	WAXAHACHIE, ELLIS COUNTY	
	CASE # PD-19-0029	DATE OF ORIGINAL ISSUE

Planning & Zoning Department

Zoning Staff Report

Case: PD-19-0039

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Mike Siefert
Property Owner(s):	Lookout Partners LP
Site Acreage:	10.210 acres
Current Zoning:	Planned Development-General Retail (Ordinance 2569)
Requested Zoning:	Planned Development Amendment
SUBJECT PROPERTY General Location:	Adjacent to Waxahachie Civic Center
Parcel ID Number(s):	208655, 208656, 227433
Existing Use:	Undeveloped Land
Development History:	The Final Plat for Waxahachie Civic Center, was approved by City Council on April 18, 2005.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use	
North	PD-HI	Carlisle Group Insurance/Chevrolet	
East	PD-MF-GR	Oxford at Crossroads Centre Apartments	
South	PD-LI-1	Undeveloped Land	
West	PD-LI-1	Waxahachie Civic Center	

Future Land Use Plan:

Mixed Use Non-Residential





Comprehensive Plan:

Commercial areas are intended for establishments that provide services to customers. Examples include car dealerships, selfstorage businesses, and repair shops. Such uses are generally not significant contributors to a municipality's tax revenue, and, by their nature, commercial businesses can detract from positive aesthetics. Primarily for these reasons, commercial uses have generally only been recommended in locations consistent with where such uses currently exist.

The subject sites are accessible via Alliance Blvd and Interstate 35 service Rd. (Parcel ID: 227433), John Arden Dr. and Rae Blvd.

(Parcel ID: 208655, 208656).

Thoroughfare Plan:

Site Images:



Page 2 of 3

PLANNING ANALYSIS

The applicant is requesting to amend an existing approved Ordinance (No. 2569). On June 7, 2010, City Council voted to approve Planned Development Ordinance 2569. Within the Planned Development, it states that "The height standards shall comply with the minimum standards specified for the General Retail District or the Multi Family District, as specified for all development." Per the City of Waxahachie Zoning Ordinance, the maximum height for General Retail is two (2) stories and the highest maximum height for the Multi Family zoning district is three (3) stories. The applicant is requesting to amend the ordinance to remove any height restrictions for hotels within the Planned Development district. The applicant believes that the current height restrictions prevent potential hotels from coming to the location.

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 03/22/2019.

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.

Approval, per the following comments:

While the city is open to considering amending the height restrictions within the Planned Development district, the city is opposed to removing all height restrictions for hotels. A maximum number of stories is recommended.

ATTACHED EXHIBITS

- 1. Ordinance No. 2569
- 2. PON Response

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by: Colby Collins Senior Planner ccollins@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com

ORDINANCE NO. 2569

AN ORDINANCE CHANGING THE ZONING ON Lot 2R1 Lot 3R1 Lot 3R2, and Lot 4R WAXAHACHIE CIVIC CENTER ADDITION, LOCALLY SITUATED AT THE SOUTHEAST CORNER OF HIGHWAY 287 AND IH-35E, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PD-LI) TO PLANNED DEVELOPMENT-MULTI FAMILY AND GENERAL RETAIL (PD-MF-GR), AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, proper notification for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Planned Development-Light Industrial (PD-LI) to Planned Development-Multi-Family and General Retail (PD-MF-GR); and

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning from Planned Development-Light Industrial (PD-LI) to Planned Development-Multi Family-General Retail (PD-MF-GR), subject to the following Planned Development-General Retail provisions.

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

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

PLANNED DEVELOPMENT DISTRICT-MULTI FAMILY-GENERAL RETAIL

"Planned Development District permitting retail uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR" General Retail District, in the PD-GR areas, and the "MF" Multi Family uses in the PD-MF Areas subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises. The dedication and improvement of any street deemed essential by the Planning and Zoning Commission and City Council for access to the property, to adjacent property or for circulation around the site.

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

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

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

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

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

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

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

APPLIES TO MULTI FAMILY AND GENERAL RETAIL AREAS:

Landscaping:

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

1. Landscaping and Streetscape Standards

See Exhibit S - 2

2. General

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

3. Plant Quality

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

4. Minimum Sizes at Planting

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

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

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

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

5. Turfgrass

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

- 6. Plant Locations
 - a. No trees planted within streets rights-of-way shall be closer than four (4) feet to a curb.
 - b. The minimum spacing between individual trees, except in landscape beds, shall be fifteen (15) feet.
 - c. Shrubs or trees planted near vehicular intersections (streets with streets, driveways with driveways, driveways with streets) shall be located so as to maintain clear vehicular sightlines to pedestrians and other vehicles.
- 7. Master Plant List (see exhibit S-7)

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

Fencing:

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

<u>Retail Development</u> (see Exhibit S-4):

Retail look encouraged Retail look discouraged

Signage:

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

Undeveloped Tracts:

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

General Maintenance of Buildings and Landscaping:

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

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

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

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

PASSED, APPROVED AND ADOPTED on this 7th day of June, 2010.

A St. And C - ELLIS 11 ATTEST aunders City Secretary

ardar

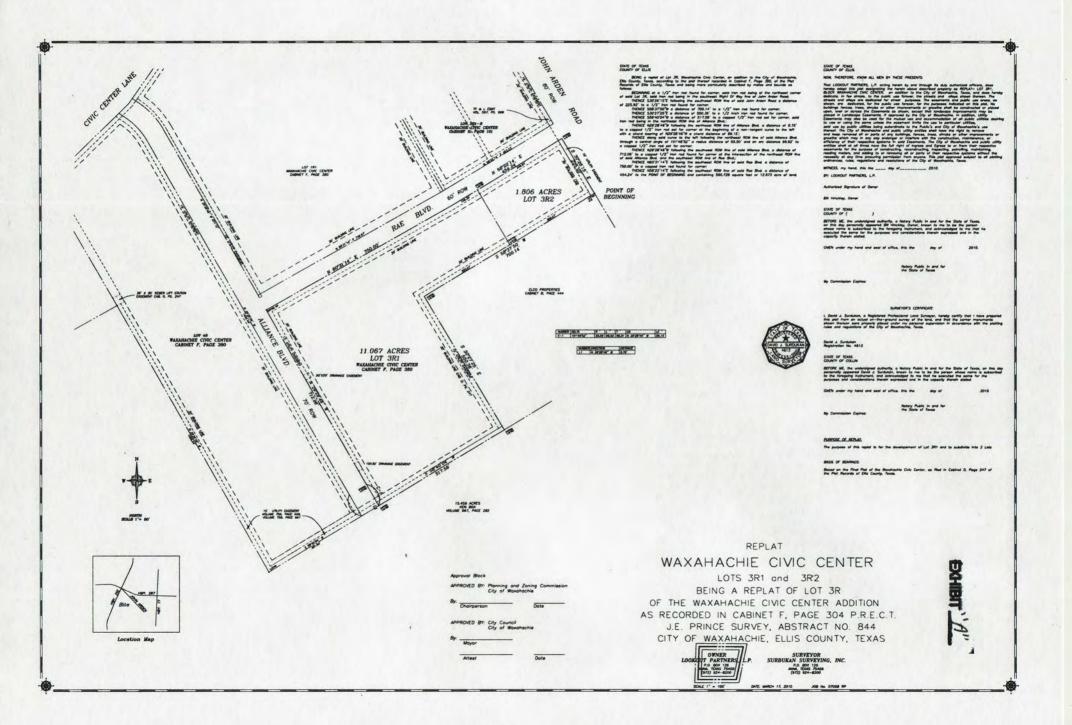
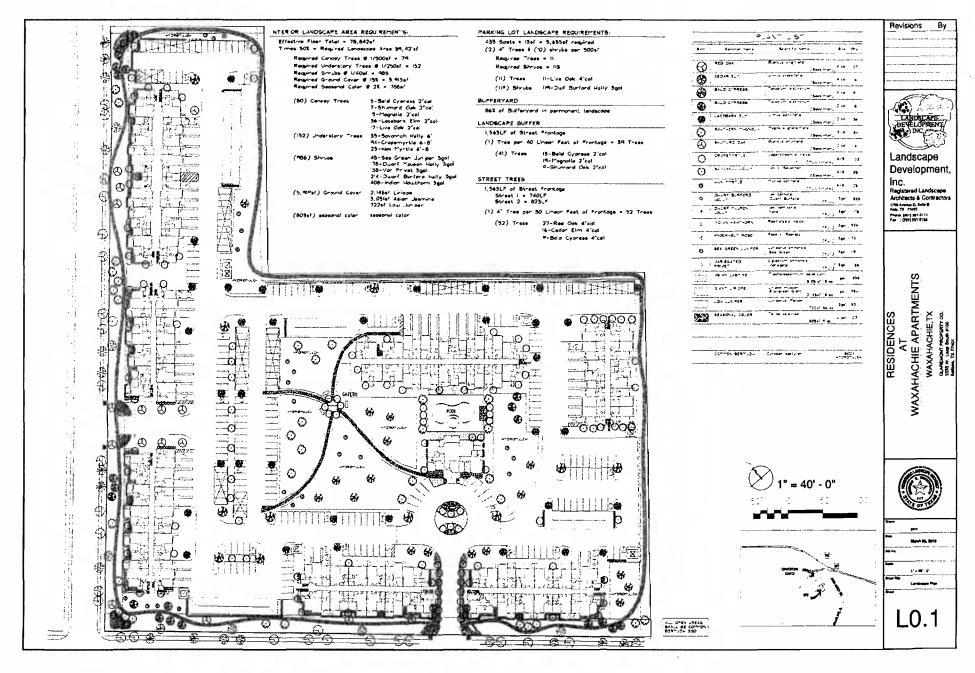


Exhibit MF - 1



Crossroads Centre at WAXAHACHIE

Claremont Property Company

Houston, Texas

Exhibit S-2

Public Street Scape Standards and Sidewalks

Objective

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

New streets to be constructed

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

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

1. Streets

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

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

2. Lighting

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

3. Sidewalks

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

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

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

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

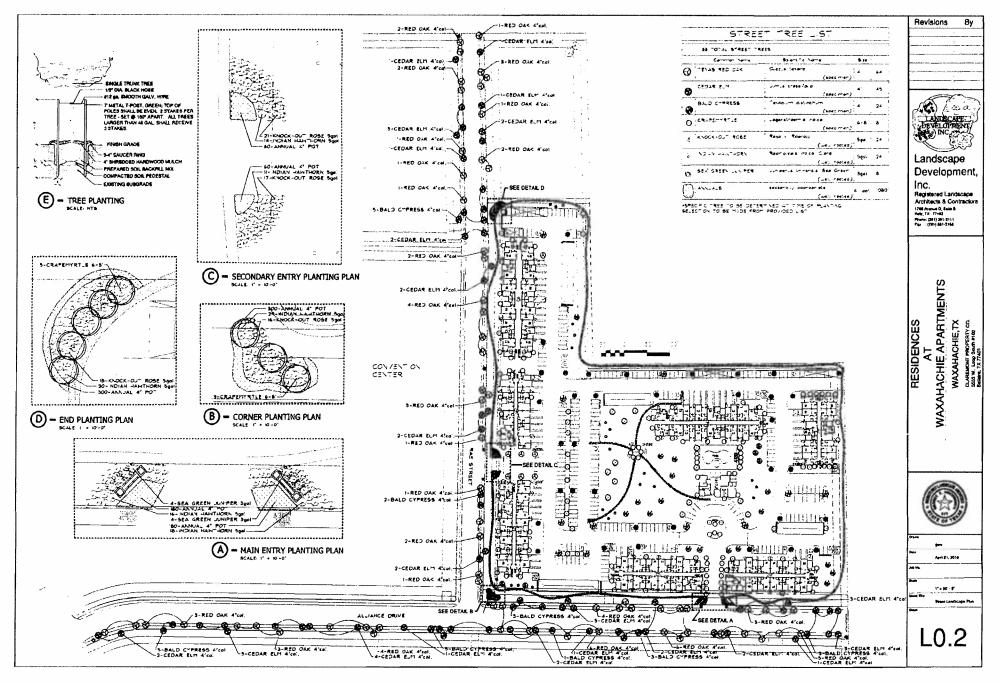
Landscaping of streets and common areas shall be extremely similar to that shown in Exhibit S-2.

5. Crossroads Maintenance Association

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

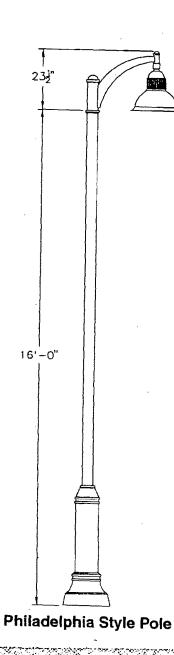
If any damage occurs to the existing irrigation within the landscape setbacks while constructing improvement on any parcel or during the initial installation of the irrigation system, the site developer or property owner must repair and any dead or damaged landscaping within forty-eight (48) hours.

Exhibit S - 2



Crossroads Centre at WAXAHACHII

Exhibit S – 3



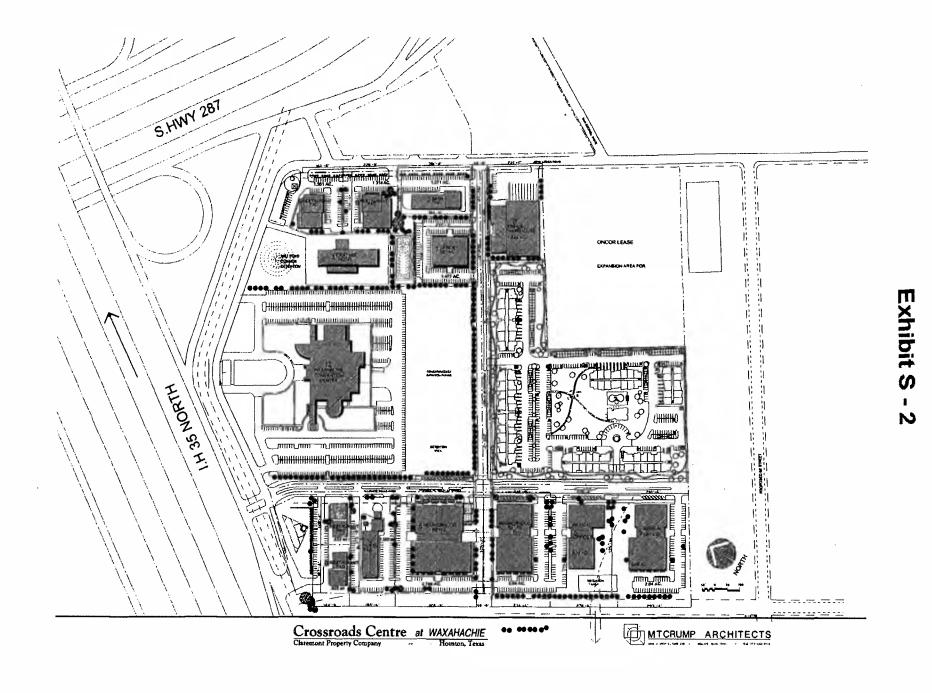
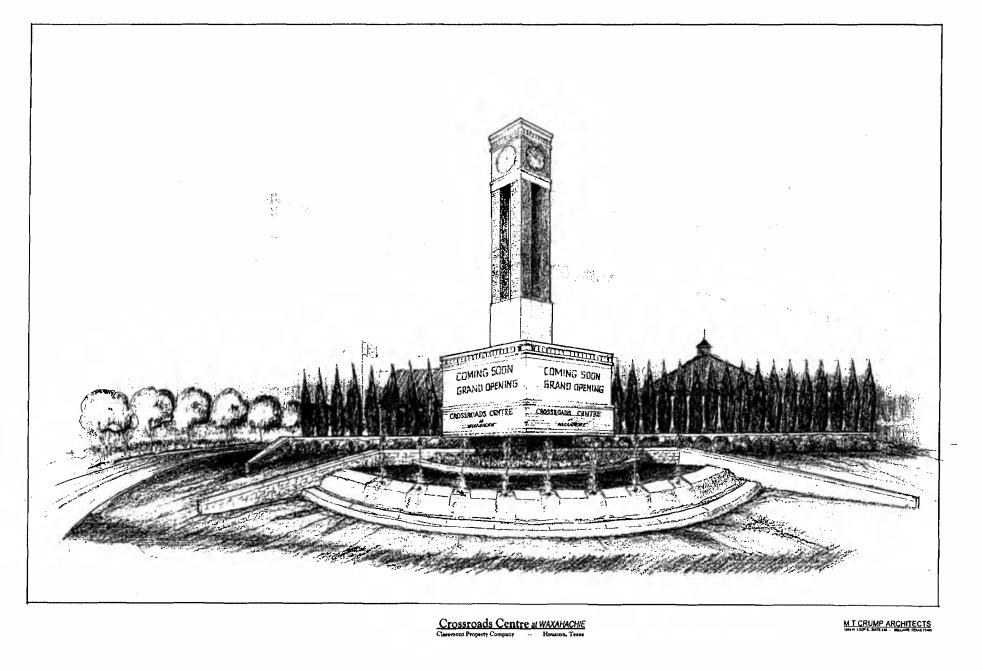


Exhibit S - 4



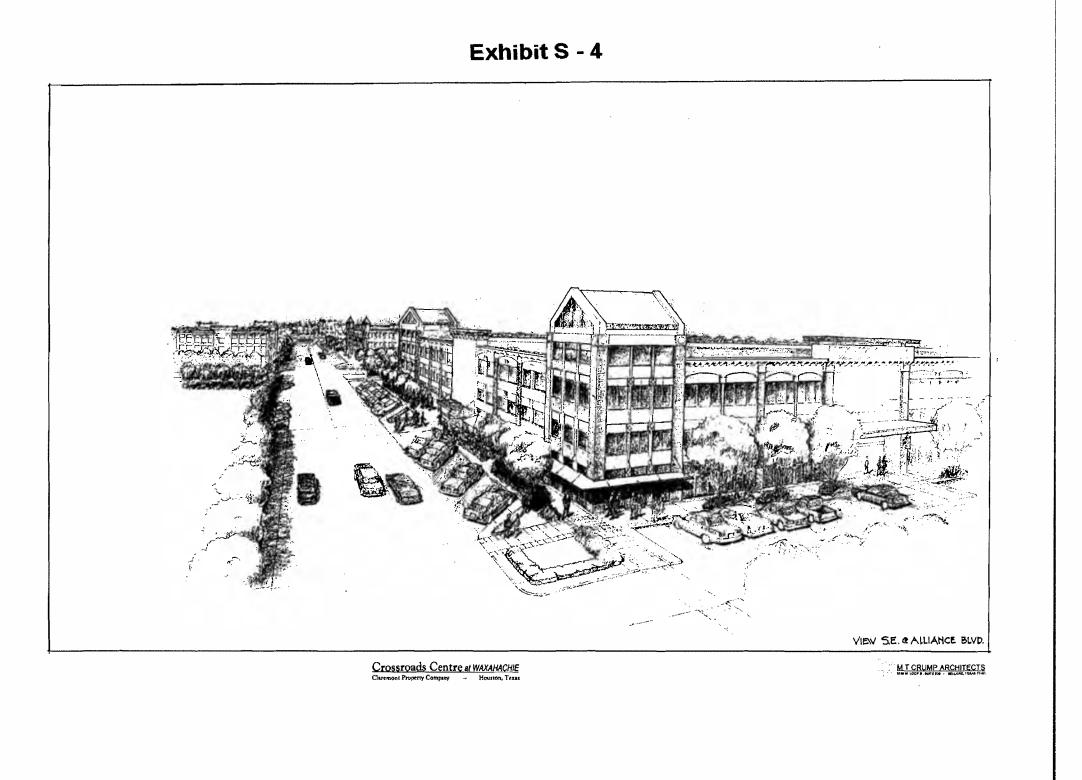
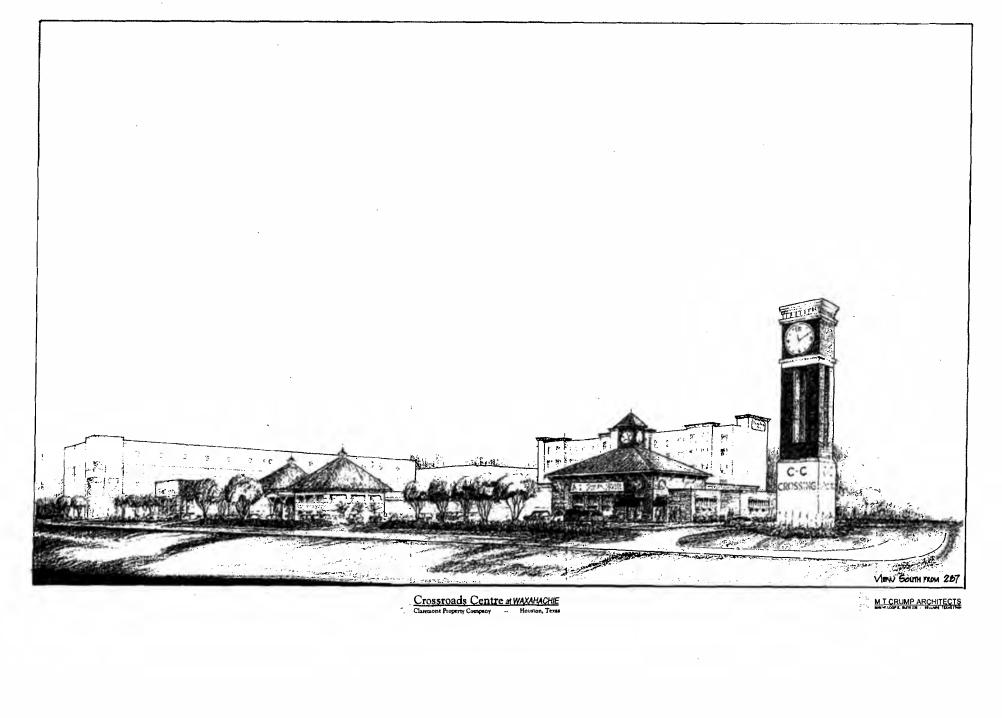


Exhibit S - 4





Claremont Property Company

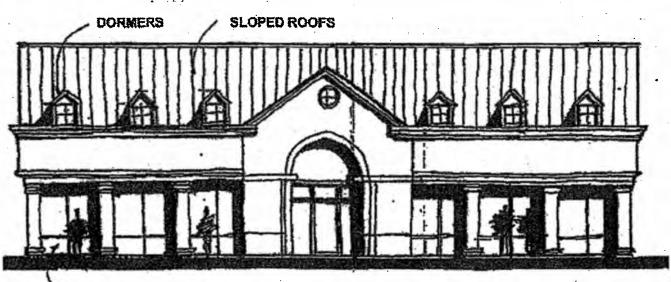
Houston, Texas

Exhibit S – 4



PREFERRED: RESIDENTIAL IN CHARACTER

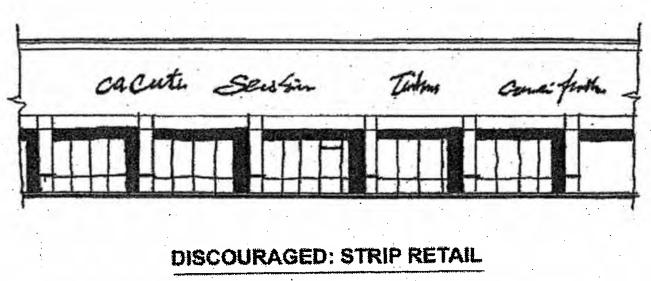
THE USE OF PITCHED OR VARIED ROOFLINES, DORMERS, PORCHES, DIVIDED LIGHT WINDOWS, AND O ELEMENTS ARE STRONGLY ENCOURAGED.



PORCHES

PREFERRED: RESIDENTIAL IN CHARACTER PAD BUILDINGS

THE USE OFPITCHED OR VARIED ROOFLINES, DORMERS, PORCHES, DIVIDED LIGHT WINDOWS, AND OTHER RESIDENTIAL DESIGN ELEMENTS ARE STRONGLY ENCOURAGED. Exhibit S – 4

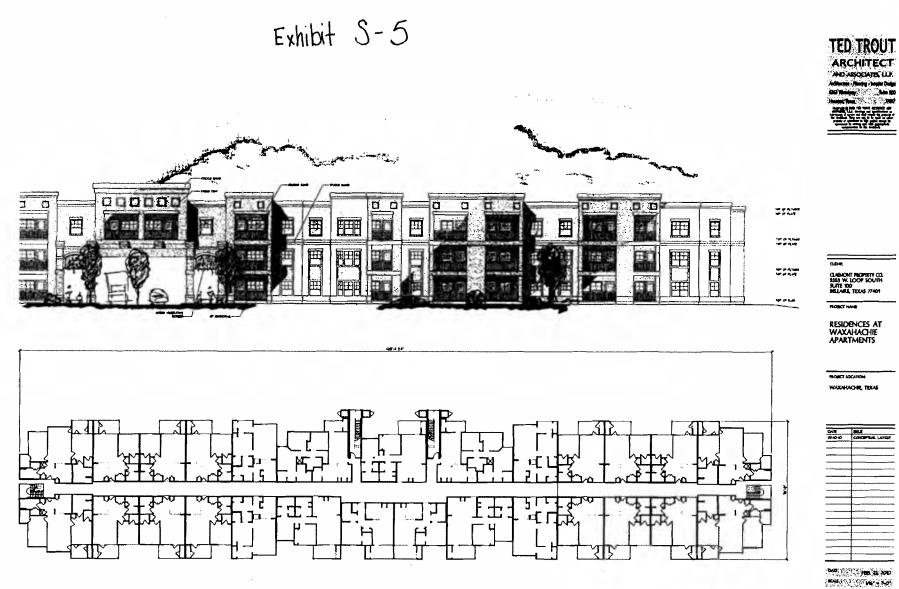


BOXY INSTITUTIONAL BUILDINGS WITH LIMITED HORIZONTAL RELIEF WILL NOT BE APPROVED

William.

DISCOURAGED: STRIP RETAIL PAD BUILDINGS

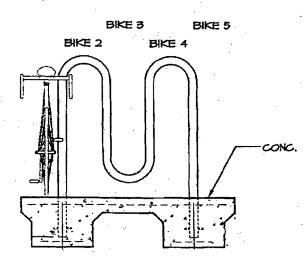
BOXY INSTITUTIONAL BUILDINGS WITH LIMITED HORIZONTAL RELIEF WILL NOT BE APPROVED



OI BUILDING I - FIRST FLOOR PLAN



Exhibit S - 6



MAY VARY WITH NUMBER OF BIKES REQUIRED



Approved Plant List Exhibit S-7

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

TABLE INSET:

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

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

TABLE INSET:

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

TABLE INSET:

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

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

Seasonal Color

Perennials and Annuals as needed to maintain seasonal color

CASE PD-19-0039

Request by Mike Siofert, 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)

INSIDE REQUIRED 200' NOTIFICATION AREA

- 0 Support
- 1 Oppose

<u>SUPPORT</u>

<u>OPPOSE</u>

1. Michael Chen, Managing Member of Waxmar LLC, 7001 Corporate Drive, Suite 300, Houston, TX 77036





City of Waxahachie, Texas Notice of Public Hearing Case Number: PD-19-0039

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WAXMAR LLC 7001 CORPORATE DR STE 300 HOUSTON, TX 77036

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 Mike Siofert, 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)

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.

SUPPORT ✓ OPPOSE Case Number: PD-19-0039 Comments: We own the Murriott and tried to remove the height restriction during design and failed. It is not equilible for to us for this to be changed now.

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

4/3/2019 Date

Michael Chen, Munaging Wember of 7001 Corporate Dr., Ste. 300, Houston, TX 77036 Printed Name and Title Watnar, LLC Address

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-19-0026

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019 (continued from March 26, 2019)

City Council:

April 15, 2019

CAPTION

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)

CASE INFORMATION Applicant:	Ron Barson
Property Owner(s):	Ledbetter Real Estate, Ltd.
Site Acreage:	7.00 acres
Current Zoning:	Commercial – Ordinance 2878
Requested Zoning:	Commercial with SUP for Mini-Warehouse or Self-Storage Facility Use
SUBJECT PROPERTY General Location:	2050 Corporate Parkway
Parcel ID Number(s):	273979
Existing Use:	Undeveloped Land
Development History:	The Amended Plat for North Grove Business Park Phases Two & Four was approved by City Council on September 17, 2018.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-GR	Atwood's Distributing
East	С	Undeveloped Land
South	LI-2	Dlubak Glass Co.
West	LI-2	Nutri Ag. Inc.

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 site is accessible via Corporate Pkwy.

Site Image:



PLANNING ANALYSIS

The applicant is requesting a Specific Use Permit approval for an 8-building 549 unit storage facility on 7 acres. According to the Site Plan, two of the eight buildings will be indoor storage facility buildings totaling 389 units. The building also anticipates including an office building within Building A of the development. *The development shall comply with the City's environmental standards and noise ordinance.*

AREAS OF CONERN:

Surrounding Area:

At the March 26, 2019 Planning and Zoning meeting, there were growing concerns whether a storage facility would be the best use of the property. Although the property is surrounded by industrial uses, the property is currently zoned Commercial.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>20</u> 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 03/08/2019.

STAFF CONCERNS

 The applicant is currently proposing an ornamental iron fence for the property. Due to the applicant constructing a storage facility, staff suggests that a minimum 6 ft. (maximum 8 ft.) masonry fence be provided to help provide a visual and protective barrier between surrounding properties.

APPLICANT RESPONSE TO CONCERNS

1. The applicant informed staff that he intended on providing a masonry screening wall opposed to the proposed ornamental iron fence for the property. However, the applicant still needs to label the proposed masonry fence on the plan.

RECOMMENDATION

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

- Denial
- □ Approval, as presented.
- Approval, pending:
 - 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.

ATTACHED EXHIBITS

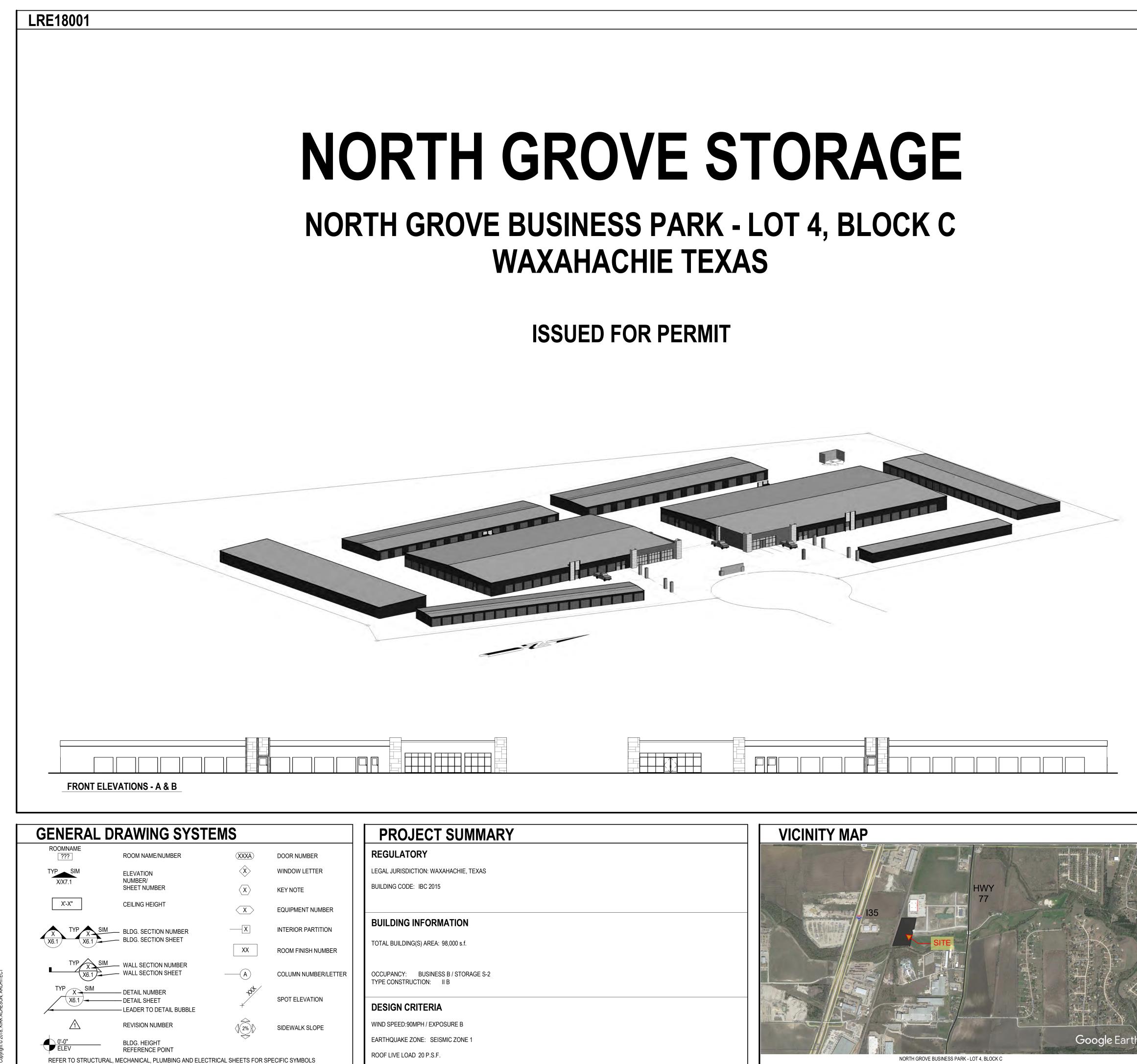
- 1. Site Plan Packet
- 2. Landscape Plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

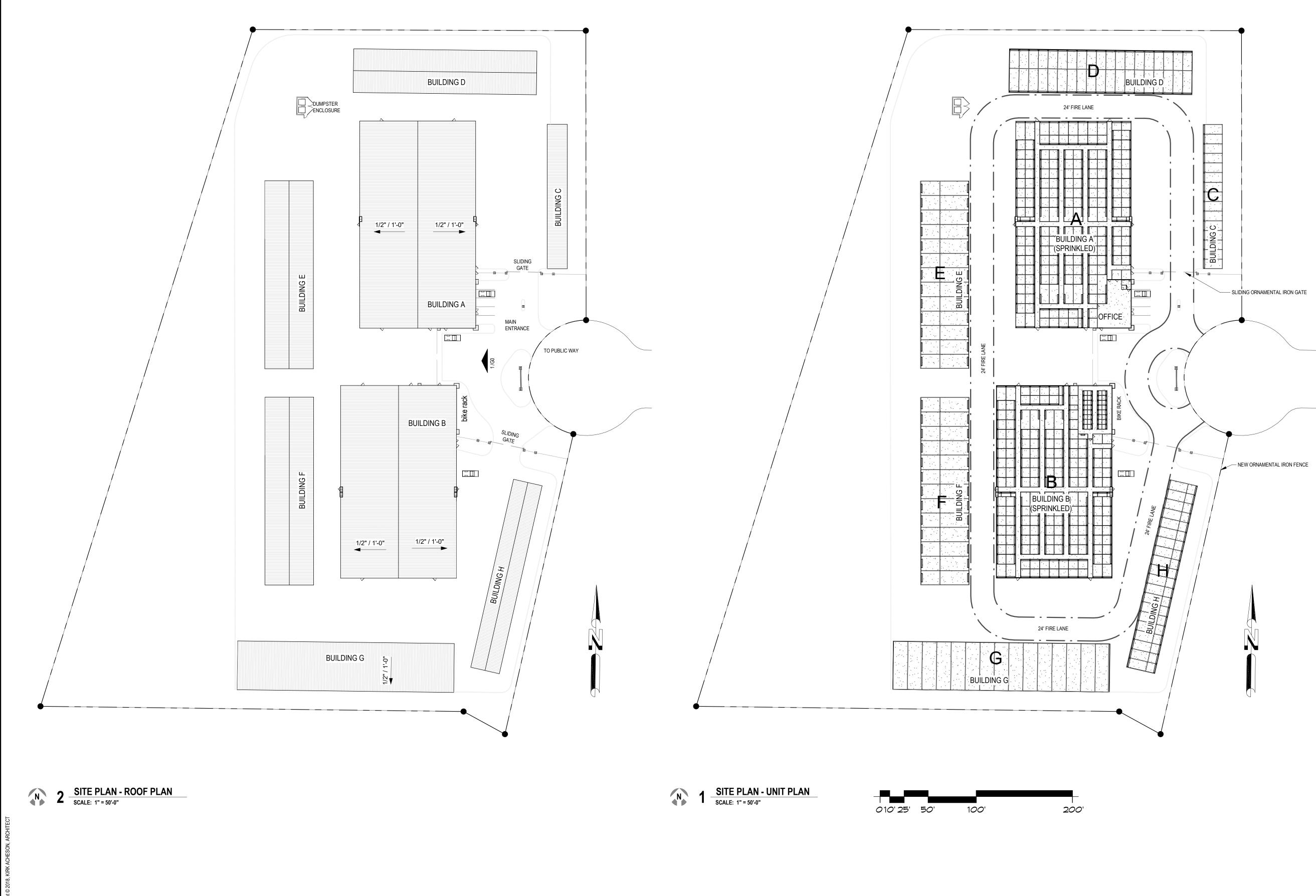
Prepared by: Colby Collins Senior Planner ccollins@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning sbrooks@waxahachie.com



SHEET INDEX			C	7153 7
GENERAL: G0 COVER SHEET CIVIL & LANDSCAPE - ISSUED UNDER SEP STRUCTURAL: METAL BUILDINGS AND FOUNDATION SYSTEMS ARE DESIGN BUILD AND WILL BE PROVIDED AFTER BIDDING ARCHITECTURAL: A1 SITE A2a BUILDING A - FLOOR PLAN A2b BUILDING B - FLOOR PLAN A2c BUILDING C - FLOOR PLAN A2d BUILDING C - FLOOR PLAN A2e BUILDING F - FLOOR PLAN A2f BUILDING F - FLOOR PLAN A2g BUILDING G - FLOOR PLAN A2h BUILDING A - LIFE SAFETY PLAN & EXTERIOR ELEVAT A3a BUILDING A - LIFE SAFETY PLAN & EXTERIOR ELEVAT A3b BUILDING A - SECTIONS	TIONS			A R C H I T E C T U R E 16905 White Rock Cir., Flint TX 75762 PHONE 903 245.7153
ELECTRICAL:E0.0LEGEND, GENERAL NOTES & ABBREVIATIONSE0.1PANEL SCHEDULE AND ONE LINE DIAGRAME0.3ELECTRICAL DETAILSE0.4GROUNDING DETAILSE1.1SITE PLAN - ELECTRICALE1.0PSITE PLAN - PHOTOMETRICSEA2.1BUILDING A - ELECTRICAL PLANEB2.1BUILDING B - ELECTRICAL PLANEC2.1BUILDINGS C & D - ELECTRICAL PLANEE2.1BUILDINGS E & F - ELECTRICAL PLANE62.1BUILDINGS G & H - ELECTRICAL PLAN		_	CONTRACTOR AND	N N N N
ES2.1 BUILDINGS G & TTPELLECTRICAL FEAM MECHANICAL & PLUMBING: FP.1 FIRE PROTECTION PLANS PO.1 PLUMBING GENERAL NOTES P0.2 PLUMBING DETAILS PA2.1 BUILDING A - PLUMBING PB2.1 BUILDING B - PLUMBING M0.1 MECHANICAL GENERAL NOTES & LEGEND M0.2 EQUIPMENT SCHEDULES M0.3 HVAC DETAILS MA2.1 BUILDING A - HVAC PLAN MB2.1 BUILDING B - HVAC PLAN			OWNER & DEVELOPER: RON BRANSON	
PROJECT DIRECTORY				NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK - LOT 4, BLOCK C WAXAHACHIE TEXAS
OWNER & DEVELOPER: LEDBETTER REAL ESTATE, LLC. 105 RIDGCREST DR. WAXAHACHIE TEXAS RON BARSON	ARCHITECT ACHESON ARCHITECTURE, LLC. KIRK ACHESON 16905 WHITE ROCK CIR FLINT TEXAS 75762 903-245-7153 kirk@acharch.com		COVER SHEET	NORTH GROVE ST NORTH GROVE BL WAXAHACHIE TEX
			јов NO: LRE18001	SHEET ISSUE DATE 02/27/19

SHEET NO .:

G0



	UNIT C	OUNT	
BUILDING	SIZE	COUNT	Comment
Building A	5x5	4	CC
Building A	10x5	4	CC
Building A	10x10 15x10	118 6	CC CC
Building A Building A	20x10	5	
Building A	10x10	35	UC
Building A	10x15	9	UC
Building A	10x20	2	UC
Building A: 183			
Building B	5x5	4	CC
Building B	5x10	1	CC
Building B	10x5	3	CC
Building B	10x10	107	CC
Building B	15x10 20x10	6	CC CC
Building B Building B	20x10 5x5	32	HS
Building B	10x5	1	HS
Building B	10x5	1	UC
Building B	10x10	32	UC
Building B	10x15	13	UC
Building B	10x20	2	UC
Building B: 206			
Building C	10x20	15	UC
Building C: 15	10,20	10	
0 0			
Building D	10x20	19	UC
Building D	10x25	19	UC
Building D: 38			
Puilding E	15x20	13	UC
Building E Building E	15x20 15x30	13	UC
Building E: 26	10,00	10	
Building F	15x20	13	UC
Building F	15x30	13	UC
Building F: 26			
Building G	15x50	15	UC
Building G: 15	10,000		
Building H	10x10	20	UC
Building H	10x20	20	UC
Building H: 40 Grand total: 549			
Granu lolai. 549			
			7
	JNIT CC	JUNI	
Climate	SIZE	COUNT	
UC	10x5	1	_
UC	10x10	87	_
UC	10x15	22	
UC	10x20		_
	10,25	58	_
	10x25 15x20	19	_
UC	10x25 15x20 15x30	19 26	
	15x20	19	
UC UC	15x20 15x30	19 26 26	
UC UC UC	15x20 15x30	19 26 26	
UC UC UC Grand total: 254	15x20 15x30	19 26 26 15	
UC UC Grand total: 254	15x20 15x30 15x50	19 26 26 15	
UC UC Grand total: 254	15x20 15x30 15x50	19 26 26 15 DUNT COUNT	
UC UC Grand total: 254	15x20 15x30 15x50 JNIT CC SIZE	19 26 26 15	
UC UC Grand total: 254	15x20 15x30 15x50 JNIT CC SIZE 5x5	19 26 26 15 DUNT COUNT 8	
UC UC Grand total: 254 CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10	19 26 26 15 DUNT COUNT 8 1 7 225	
UC UC Grand total: 254 CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10	19 26 26 15 DUNT COUNT 8 1 7 225 12	
UC UC UC Grand total: 254 Climate CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10	19 26 26 15 DUNT COUNT 8 1 7 225	
UC UC Grand total: 254 CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10	19 26 26 15 DUNT COUNT 8 1 7 225 12	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10	19 26 26 15 DUNT COUNT 8 1 7 225 12 9	
UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5 10x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5 10x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1 COUNT	
UC UC UC Grand total: 254	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5 10x5 UNIT C SIZE 5x5 10x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1 COUNT 32 1 COUNT 32 1	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5 10x5 LUNIT C SIZE 5x5 10x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1 COUNT 32 1 COUNT 32 1	
UC UC UC Grand total: 254	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5 10x5 UNIT C SIZE 5x5 10x5 UNIT C SIZE 5x5 5x5 5x10 10x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1 COUNT 32 1 COUNT 32 1 COUNT 32 1	
UC UC UC Grand total: 254 CC CC CC CC CC CC CC CC CC CC CC CC CC	15x20 15x30 15x50 JNIT CC SIZE 5x5 5x10 10x5 10x10 15x10 20x10 JNIT CC SIZE 5x5 10x5 LUNIT C SIZE 5x5 10x5	19 26 26 15 DUNT COUNT 8 1 7 225 12 9 DUNT COUNT 32 1 COUNT 32 1 COUNT 32 1	

225 87

22

58

19

12

26 26

15

9

UC CC UC

UC UC

UC

CC UC UC UC

CC

Grand total: 549

10x10

10x10

10x15

10x20

10x25

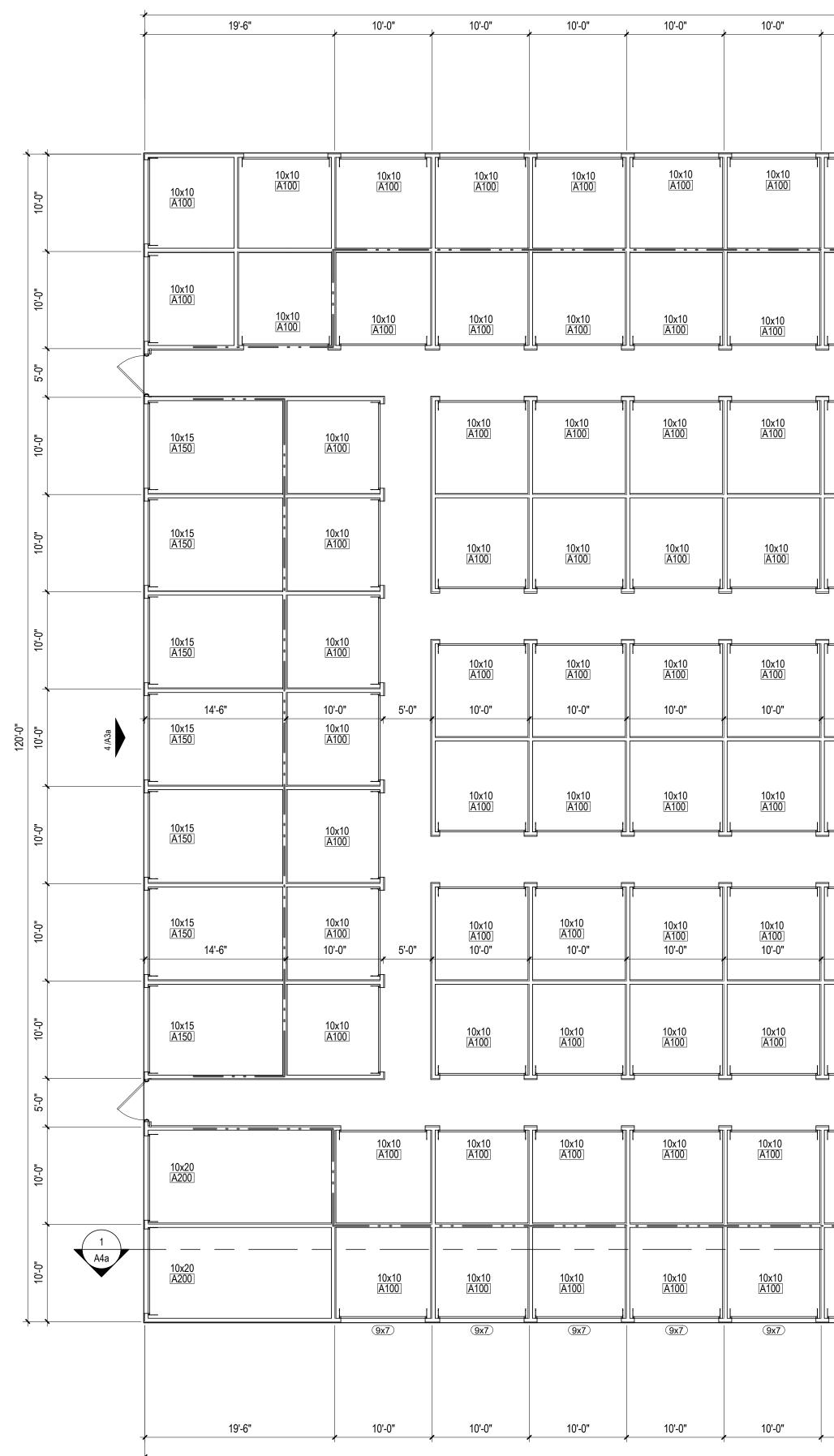
15x10

15x20 15x30

15x50

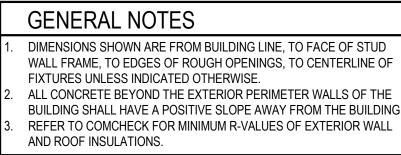
20x10

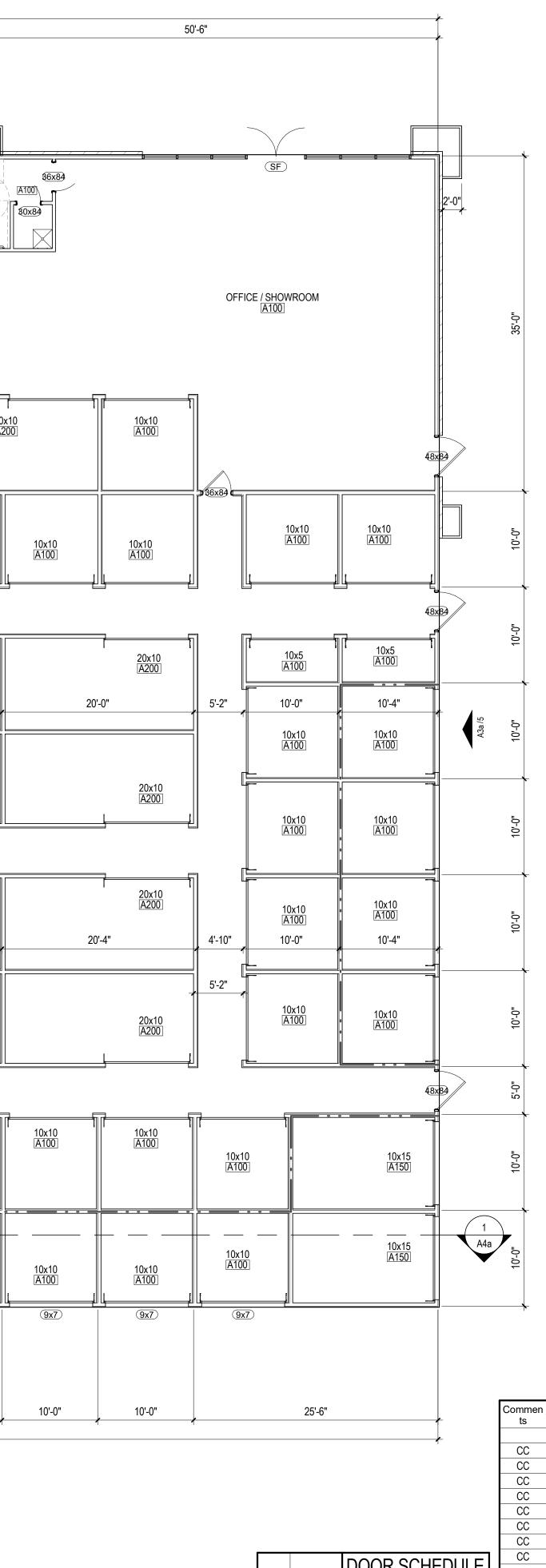
Acheson	A R C H I T E C T U R E 1605 White Rock Cir., Flint TX 75762 PHONE 903.245.7153
CONTRACTOR	11 11 11 11 11 11 11 11 11 11 11 11 11
OWNER & DEVELOPER: RON BRANSON	
SITE	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK - LOT 4, BLOCK C WAXAHACHIE TEXAS
NO. DESCR JOB NO: LRE18001	IPTION DATE SHEET ISSUE DATE 02/27/19
SHEET NO.:	REVISION

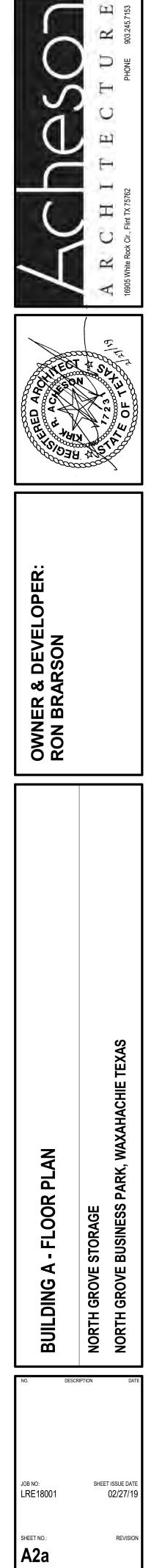


N 1 BUILDING A - FLOOR PLAN SCALE: 1/8" = 1'-0"

10'-0"	10'-0"	10'-0"	215'-0" 5'-0" 5'-0" 1	, 10'-0"	10'-0"	<u>ال</u> 10'-0"	<u>ال</u> الات الالات	15'-0"	
		2 /A3a	48×84	2				2 A4a	FDC
10x10 [A100]	10x10 A100		10x5		10x10 A100	10x10 A100		FIRE RIS A 100	SER
10x10 A100	10x10 A100	10x10 [A100]	5x5 A50 	10x10 A100	10x10 A100	10x10 A100	10x10 A100		\$6x84 \$6x84
10x10 A100	10x10 A100	15x10 A150	10-0-	[] 10x10 [A100]	10x10 A100	10x10 [A100]	10x10 A100	10x10 A100	20x10 [A200
10x10 A100	10x10 A100	15x10 A150	10-0	10x10 A100	10x10 A100	10x10 A100	10x10 A100	10x10 A100	10x10 A100
10x10 A100 10'-0"	10x10 A100 10'-0"	15x10 A150 15'-0"	2:-0"	10x10 A100 10'-0"	10x10 A100 10'-0"	10x10 A100 10'-0"	10x10 A100 10'-0"	10x10 A100 10'-0"	10x10 [A100] 10'-0"
10x10 A100	10x10 A100	15x10 A150		10x10 A100	10x10 A100	10x10 A100	10x10 A100		10x10 A100
<u> </u>	7	HALL [A100]	2:-0-	[]					
10x10 [A100] 10'-0"	10x10 A100 10'-0"	15x10 [A150] 15'-0"	-0- -0- 5'-0"	10x10 [<u>A100]</u> 10'-0"	10x10 [A100] 10'-0"	10x10 [A100] 10'-0"	10x10 <u>A100</u> 10'-0"	10x10 <u>A100</u> 10'-0"	10x10 (<u>A100</u> 10'-0"
10x10 A100	10x10 A100	15x10 A150	10-0-	10x10 A100	10x10 A100	10x10 A100	10x10 A100	10x10 A100	10x10 A100
10x10 A100	10x10 A100		5x5 A50 10x5 A100 0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	10x10 A100	10x10 A100	10x10 [A100]	10x10 A100		10x10 A100
10x10 A100	10x10 A100	<u>] [</u>	5x5 A50	10x10 A100	10x10 A100	10x10 [A100]	10x10 A100		10x10 A100
(9x7) 10'-0"	(9x7) 10'-0"	<u>9x7</u>	5'-0" 215'-0"		(9x7) 10'-0"	(9x7) 10'-0"	(9x7) 10'-0"	9x7 2 A4a 10'-0"	(9x7) 10'-0"





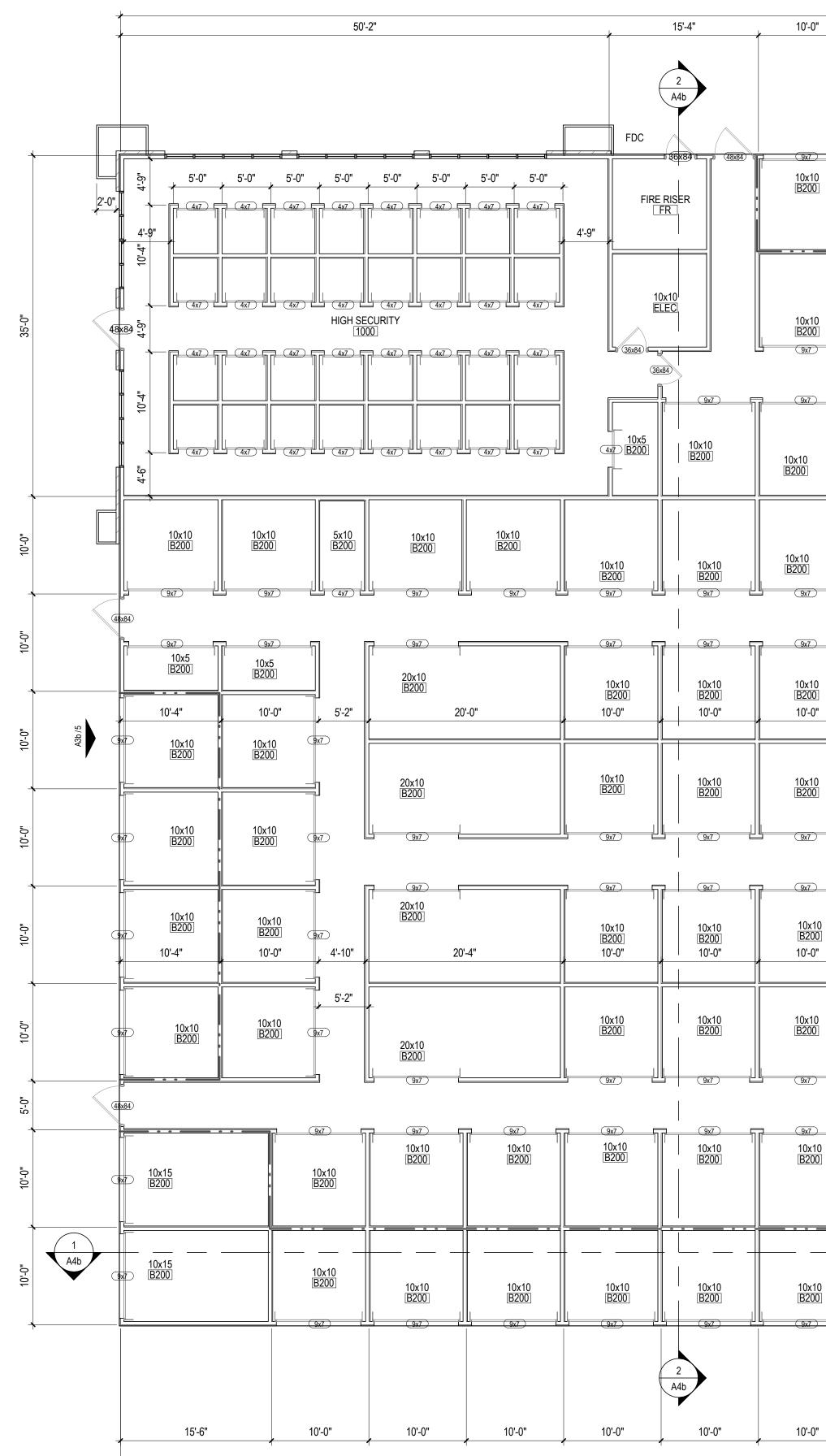


TES
RE FROM BUILDING LINE, TO FACE OF STUD
S OF ROUGH OPENINGS. TO CENTERLINE OF

GS, TO CENTERLINE OF FIXTURES UNLESS INDICATED OTHERWISE. ALL CONCRETE BEYOND THE EXTERIOR PERIMETER WALLS OF THE BUILDING SHALL HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING.

		DOOR SCHEDULE					
		OPE	NING				
Count	Mark	WIDTH	HEIGHT				
1	30x84	2'-6"	7'-0"				
4	36x84	3'-0"	7'-0"				
4	4x7	3'-8"	7'-0"				
9	48x84	4'-0"	7'-0"				
1	SF	6'-0"	7'-0"				
179	9x7	8'-8"	7'-0"				
Grand to	otal: 198						

Commen	ROOM SCHI	EDULE		
ts	ROOM	COUNT		
CC	5x5	4		
CC	10x5	4		
CC	10x10	118		
CC	15x10	6		
CC	20x10	5		
CC	ELEC	1		
CC	FIRE RISER	1		
CC	HALL	1		
Office	OFFICE /	1		
	SHOWROOM			
RR	RR	1		
UC	10x10	35		
UC	10x15	9		
UC	10x20	2		
Grand total	: 188			



N 1 BUILDING B - FLOOR PLAN SCALE: 1/8" = 1'-0"

30. Z/Z // ZU 19 8: U0: 49 AM Fuertance: P: XXX - Kon Barso

Copvright © 2018. KIRK ACHE

			200'-0"										/ _	
0'-0"	, 10'-0"	, <u>10'-0"</u>	<u>لمانات مراجع المانية من المانية المانية المانية المانية المانية المانية المانية المانية المانية المانية المانية</u>	5'-0"		10'-0"	10'-0"	10'-0"	<u>↓ 10'-0"</u>	10'-0"	10'-0"	14'-6"		
9x7) Dx10 200]	9x7 10x10 B200	(9x7) 10x10 [B200]	9x7 10x10 B200		x7 5x5 B200 10x10 B200 10x5 x7 B200	9x7 10x10 B200	9x7) F 10x10 [B200]	9x7 F 10x10 B200	9x7 10x10 B200	10x10 B200	9x7	10x15 [B200]		10-0"
0x10 200 9x7	10x10 B200 9x7	10x10 B200 9x7	10x10 B200 9x7		x7 B200 x7 5x5 B200 B200 9x7	10x10 B200 (9x7)	10x10 B200 9x7	10x10 B200 (9x7)	10x10 B200 9x7	10x10 B200 9x7	10x10 B200 9x7	10x15 [B200]		10-0"
9x7)	9x7)	<u>(9x7)</u>	9x7)	2:0	<u>(9x7)</u>	<u>(9x7)</u>	9x7) F	<u>(9x7)</u>	<u>9x7</u>	9x7) [i	4884	2:-0"
0	10x10 B200	10x10 (B200)	10x10 B200	10'-0"	15x10 [B200]	10x10 B200	10x10 (B200)	10x10 B200	10x10 [B200]	10x10 B200	9x7 [B200]	10x15 B200		10'-0"
10 0	10x10 (B200)	10x10 B200	10x10 (B200)	10-0"	15x10 B200	10x10 B200	10x10 (B200)	10x10 B200	10x10 [B200]	10x10 (B200)	9x7 [B200]	10x15 B200	9x7	10-0"
9x7)	<u>(9x7</u>)	<u>9x7</u>	9x7)	ا ــــــــــــــــــــــــــــــــــــ	<u> </u>	<u>9x7</u>	<u>9x7</u>	<u>(9x7)</u>	<u>(9x7)</u>	<u>9x7</u>		9		
Dx10 200	9x7 10x10 B200	9x7 10x10 B200	9x7 10x10 B200	10'-0"	9x7 15x10 B200	9x7 10x10 B200	9x7) F 10x10 B200	9x7 10x10 B200	9x7 10x10 B200	9x7 [10x10 [B200]	9x7 10x10 [B200]	• 10x15 • B200		10-0"
200] 0'-0"	10'-0"	10'-0"	10'-0"	€ 5'-0"	15'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	5'-0" 10'-0" 10x10 9x7 B200	9'-6" 10x15 B200		10'-0"
0x10 200	10x10 B200	10x10 (B200)	10x10 B200	10-0"	15x10 B200	10x10 [B200]	10x10 (B200)	10x10 B200	10x10 [B200]	10x10 B200				
<u>9x7</u>	<u>(9x7</u>)	9x7	(9x7)	ا ــــــــــــــــــــــــــــــــــــ	HALL HALL	9x7	9 <u>x7</u>) E	9x7	9x7	9x7	9x7 10x10 B200	10x15 [B200]	9x7	10:-0"
0x10	l l	1	(9x7) 10x10		9x7)						10x10	 10x15		
0x10 3200 0'-0"	10x10 [B200] 10'-0"	10x10 B200 10'-0"	10x10 <u>B200</u> 10'-0"	-0" 5'-0"	15x10 [B200] 15'-0"	10x10 [B200] 10'-0"	10x10 B200 10'-0"	10x10 <u>B200</u> 10'-0"	10x10 B200 10'-0"	10x10 B200 10'-0"	9x7 [B200] 5'-0" 10'-0"	10x15 B200 ' 9'-6"		10-0
0x10 200	10x10 [B200]	10x10 [B200]	10x10 [B200]	10'-0"	15x10 B200	10x10 B200	10x10 B200	10x10 B200	10x10 (B200)	10x10 B200	9x7 10x10 [B200]	10x15 B200		10'-0"
	9x7)	<u>(9x7</u>)	<u>9x7</u>		<u>9x7</u>	(<u>9x7</u>)L	<u>9x7</u>	<u>9x7</u>	<u>9x7</u>	9x7			48884	2:-0"
9x7 0x10 3200	9x7 10x10 B200	9x7 10x10 B200	9x7 10x10 B200		9x7 5x5 10x10 x7 B200 10x5	9x7 10x10 B200	9x7) F 10x10 B200	9x7 10x10 B200	9x7 10x10 B200	9x7 10x10 B200	9x7 10x10 B200	10x15 B200	977	100"
0x10 3200	10x10 [B200]	10x10 [B200]	10x10 [B200]		10x5 B200 x7 10x10 B200 x7 5x5 B200	10x10 (B200)	10x10 B200	10x10 B200	10x10 B200	10x10 B200	10x10 B200	10x15 B200		10-0"
<u>9x7</u> 0'-0"	<u>9v7</u>	10'-0"	10'-0" 200'-0"	4 4 5'-0"	<u>5'-0"</u> 10'-0"	10'-0"	<u>9x7</u>	10'-0"	10'-0"	<u>9x7</u>	10'-0"	14'-6"		

			DOO	R SCH	IEDULE
			OPE	NING	
Count	Mark	Mark	WIDTH	HEIGHT	COMMENTS
3	36x84	36x84	3'-0"	7'-0"	В
38	4x7	4x7	3'-8"	7'-0"	В
8	48x84	48x84	4'-0"	7'-0"	В
165	165 9x7		8'-8"	7'-0"	В
Grand to	otal: 214				

OWNER & DEVELOPER:	
BUILDING B - FLOOR PLAN	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK, WAXAHACHIE TEXAS
NO. DESCR JOB NO: LRE18001	PTION DATE SHEET ISSUE DATE 02/27/19

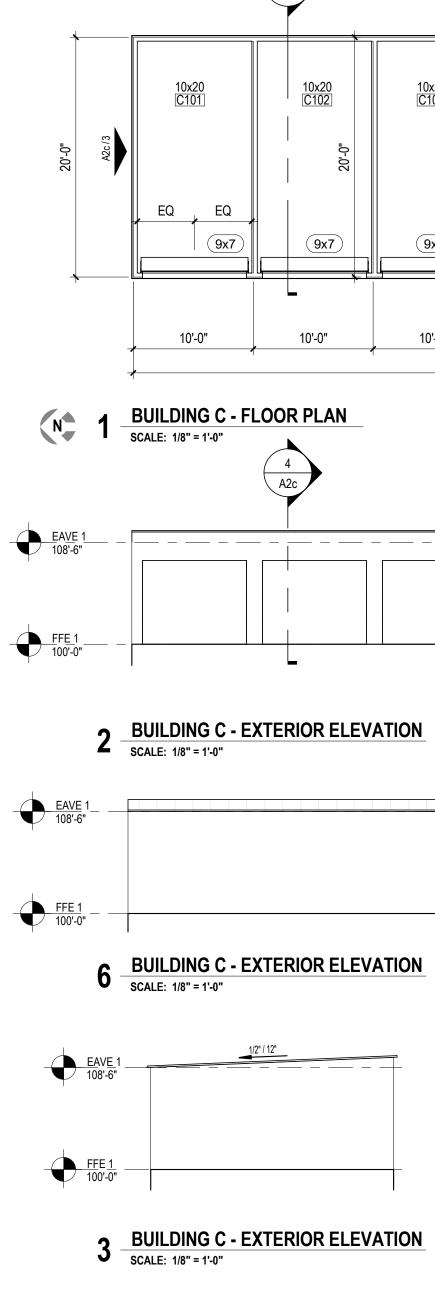
1 A4b

	ROOM SCHE	DULE		
Comments	ROOM	COUNT		
CC	5x5	4		
CC	5x10	1		
CC	10x5	3		
CC	10x10	107		
CC	15x10	6		
CC	20x10	4		
CC	FIRE RISER	1		
CC	HALL 1			
HS	5x5	32		
HS	10x5	1		
HS	HIGH SECURITY	1		
UC	10x5	1		
UC	10x10	32		
UC	10x15	13		
Grand total: 20)7			

SHEET NO.: A2b

REVISION

Plotted: 2/27/2019 8:07:31 A Copyright © 2018, KIRK /

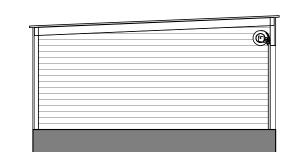


	4 A2c			A2c/6						
10x20 C101	10x20 C102	10x20 C103	10x20 C104	10x20 C105	10x20 C106	10x20 C107	10x20 C108	10x20 C109	10x20 C110	10x [C1
EQ 9x7	<u>9x7</u>	<u>9x7</u>	<u>9x7</u>	<u>(9x7)</u>	<u>9x7</u>	9x7)	9x7)	9x7)	<u>9x7</u>	(9x
10'-0"	10'-0"	. 10'-0"	10'-0"	. 10'-0"	10'-0"	. 10'-0"	, 10'-0" 150'-0"	. 10'-0"	. 10'-0"	, 10'-

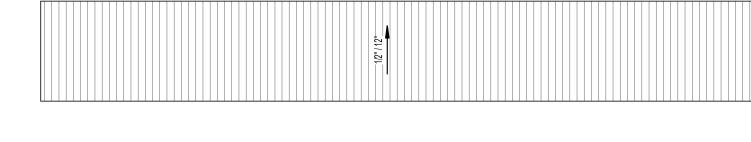
A	4 2c					

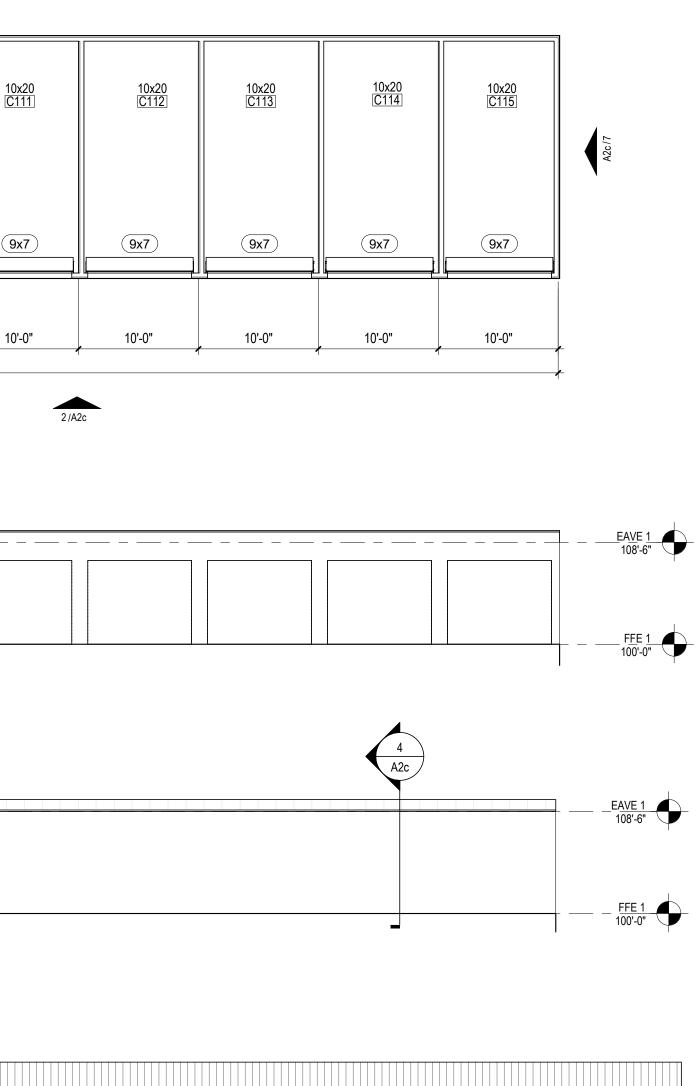
EAVE 1 108'-6" -F<u>FE 1</u> 100'-0"

7 BUILDING C - EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

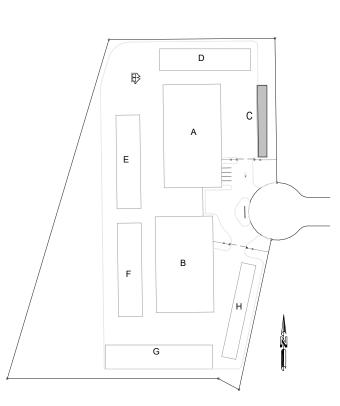


4 BUILDING C - SECTION 1 SCALE: 1/8" = 1'-0"





BUILDING C - ROOF PLAN SCALE: 1" = 20'-0"

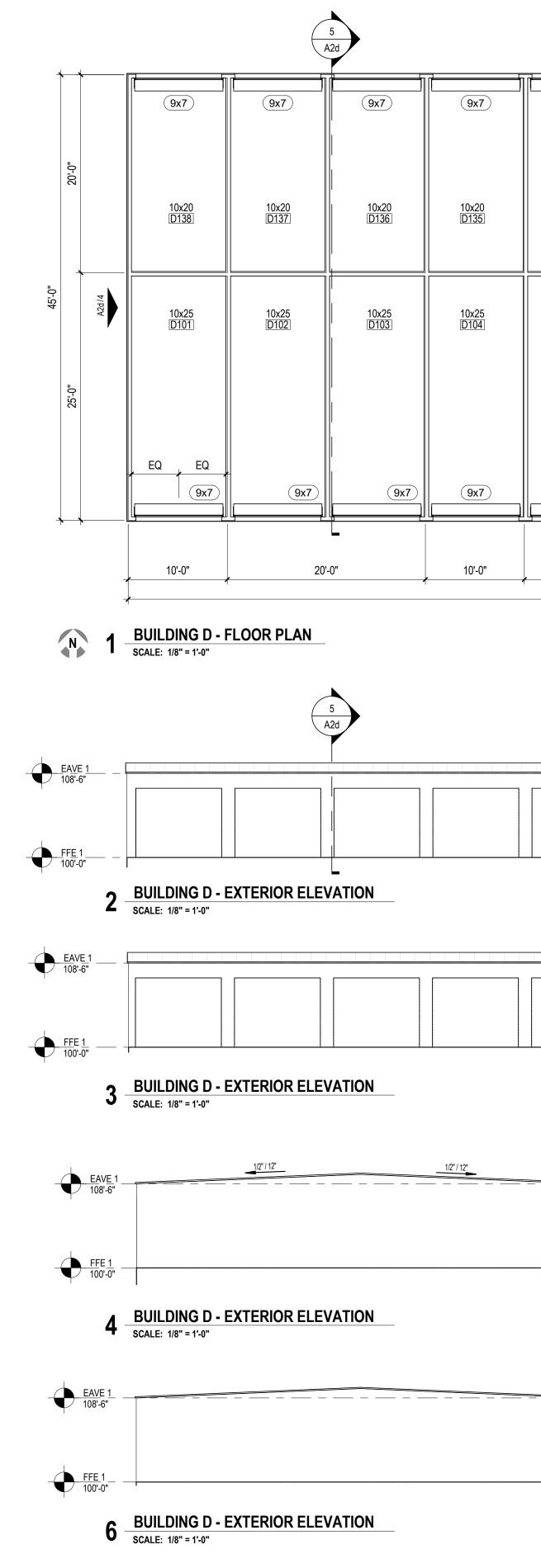


Acheson	A R C H I T E C T U R E 16905 White Rock Cir., Flint TX 75762 PHONE 903.245.7153
CONTRACTOR	05 15 11 11 11 11 11 11 11 11 11 11 11 11
OWNER & DEVELOPER: RON BRARSON	
	LOT 4 BLOCK C PHASE 2 AND 4
BUILDING C - FLOOR PLAN	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK WAXAHACHIE, TEXAS
NO. DESCR JOB NO: LRE18001	IPTION DATE SHEET ISSUE DATE 02/27/19
SHEET NO.: A2c	REVISION

ROOM SCHEDULE							
ROOM COUNT							
10x20	15						

DOC	DOOR SCHEDULE								
	OPENIN	G							
MARK	WIDTH	HEIGHT	COMMENTS						
9x7	8'-8"	7'-0"							
Grand to	otal: 15								

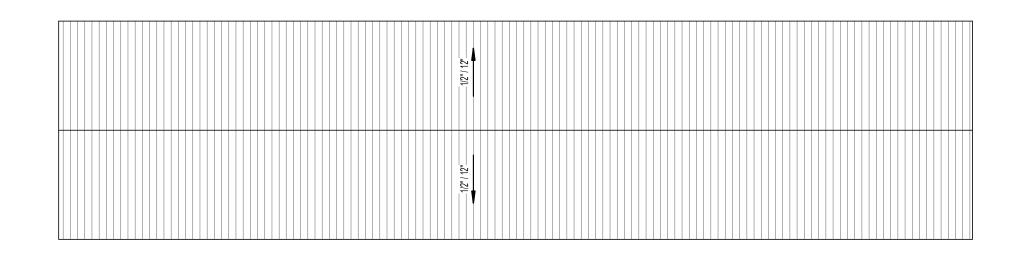
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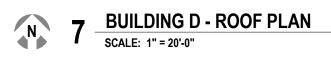
				A	2d/3										_
<u>(9x7)</u>	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	<u>(9x7</u>)	9x7)	9x7)	9x7)	9x7)	נ
10x20 [D134]	10x20 [D133]	10x20 [D132]	10x20 D131	10x20 D130	10x20 D129	10x20 D128	10x20 D127	10x20 D126	10x20 D125	10x20 [D124]	10x20 D123	10x20 D122	10x20 D121	10x20 D120	A2d /6
10x25 D105	10x25 D106	10x25 D107	10x25 D108	10x25 D109	10x25 [D110]	10x25 D111	10x25 D112	10x25 D113	10x25 [D114]	10x25 D115	10x25 D116	10x25 D117	10x25 D118	10x25 D119	A2d
(9x7)	9x7)	9x7)	9x7)	9x7)	<u>9x7</u>	<u>9x7</u>	9x7)	9x7)	9x7)	9x7)	9x7	9x7)	<u>9x7</u>	<u>9x7</u>	
10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0" 190'-0"	10'-0"	10'-0"	. 10'-0"	. 10'-0"	. 10'-0"	. 10'-0"	10'-0"	. 10'-0"	10'-0"	- - - -

2 /A2d

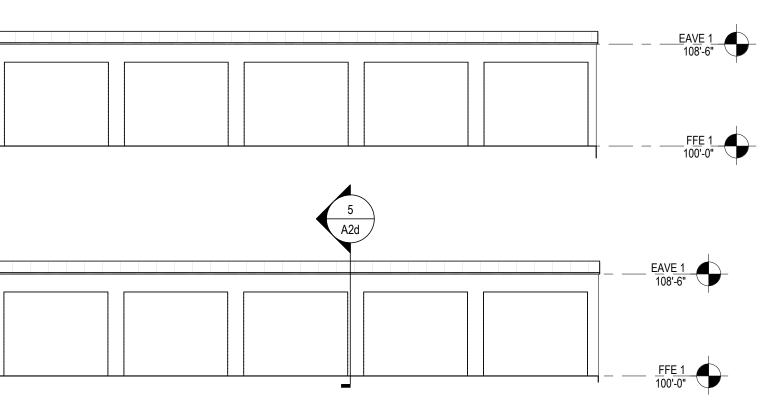
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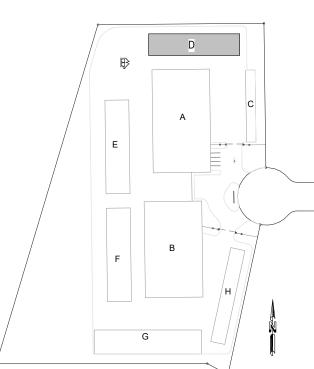


5 BUILDING D - SECTION 1 SCALE: 1/8" = 1'-0"



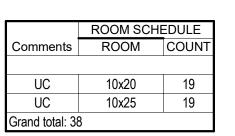


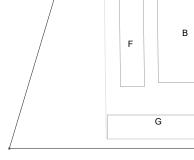


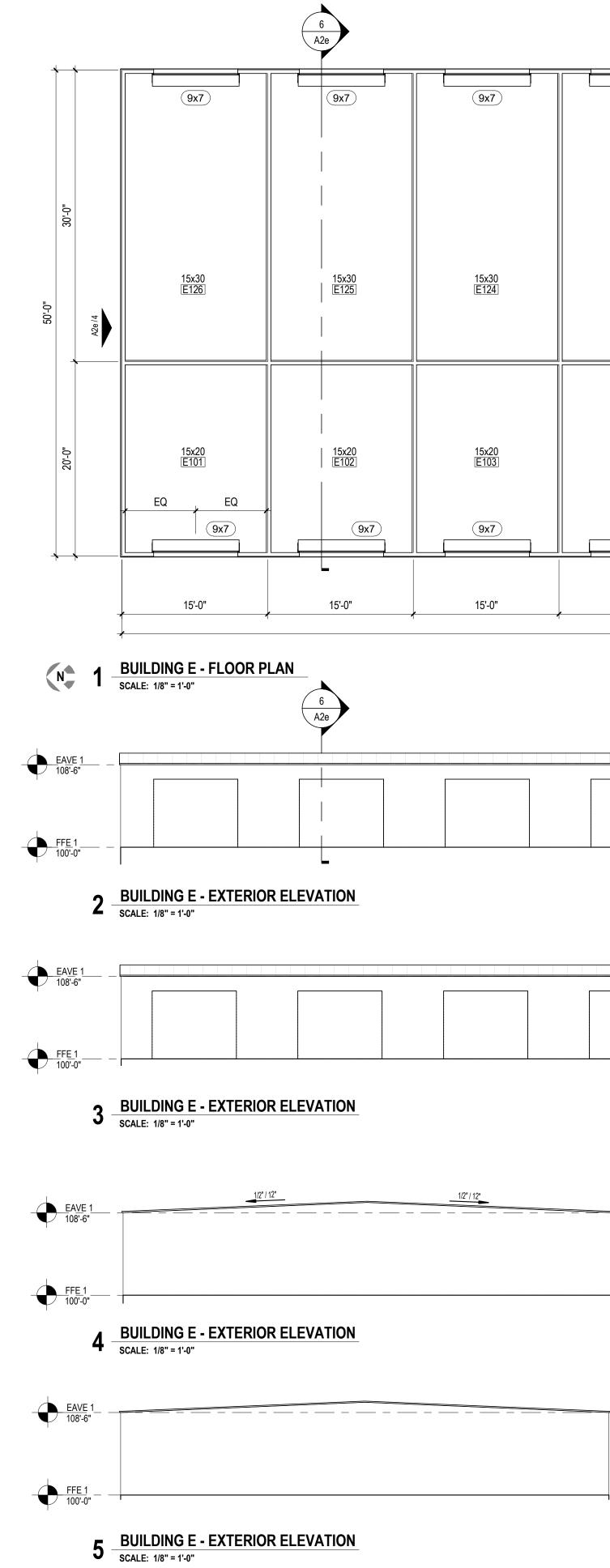


Acheson	A R C H I T E C T U R E 16905 White Rock Cir., Flint TX 75762 PHONE 903.245.7153
CISTA AND	11 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
OWNER & DEVELOPER: RON BRARSON	
OR PLAN	E S PARK LOT 4 BLOCK C PHASE 2 AND 4
BUILDING D - FLOOR PLAN	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK WAXAHACHIE, TEXAS
NO. DESCR JOB NO: LRE18001	IPTION DATE SHEET ISSUE DATE 02/27/19
SHEET NO.: A2d	REVISION

RSCHEDULE						



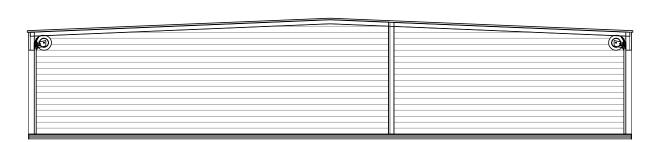




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			2e /3							
9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	9x7)	
15x30 [E123]	15x30 E122	15x30 E121	15x30 [E120]	15x30 [E119]	15x30 E118	15x30 E117	15x30 E116	15x30 E115	15x30 [E114]	A2e /5
15x20 [E104]	15x20 E105	15x20 E106	15x20 [E107]	15x20 [E108]	15x20 E109	15x20 E110	15x20 [E111]	15x20 E112	15x20 [E113]	
<u>(9x7)</u>	9x7	<u>(9x7)</u>	9x7)	9x7)	9x7)	9x7	<u>(9x7)</u>	9x7	(9x7)	
15'-0"	15'-0"	15'-0"	15'-0" 195'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	*
				2/A2e						

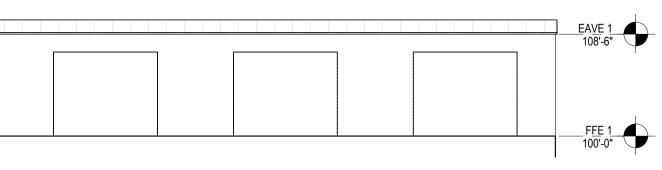
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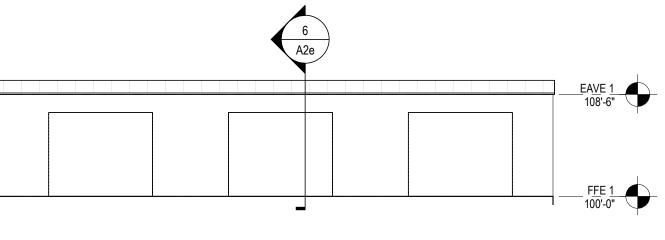


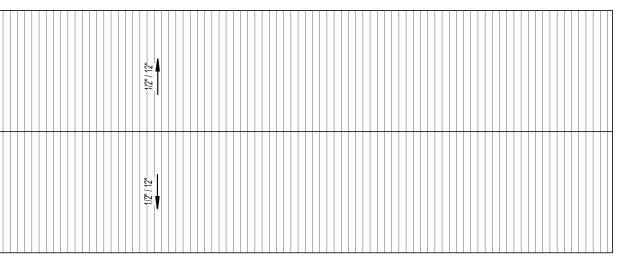
6 BUILDING E - SECTION SCALE: 1/8" = 1'-0"

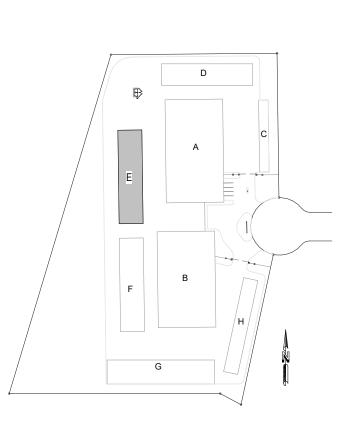
N 7 BUILDING E - ROOF PLAN SCALE: 1" = 20'-0"









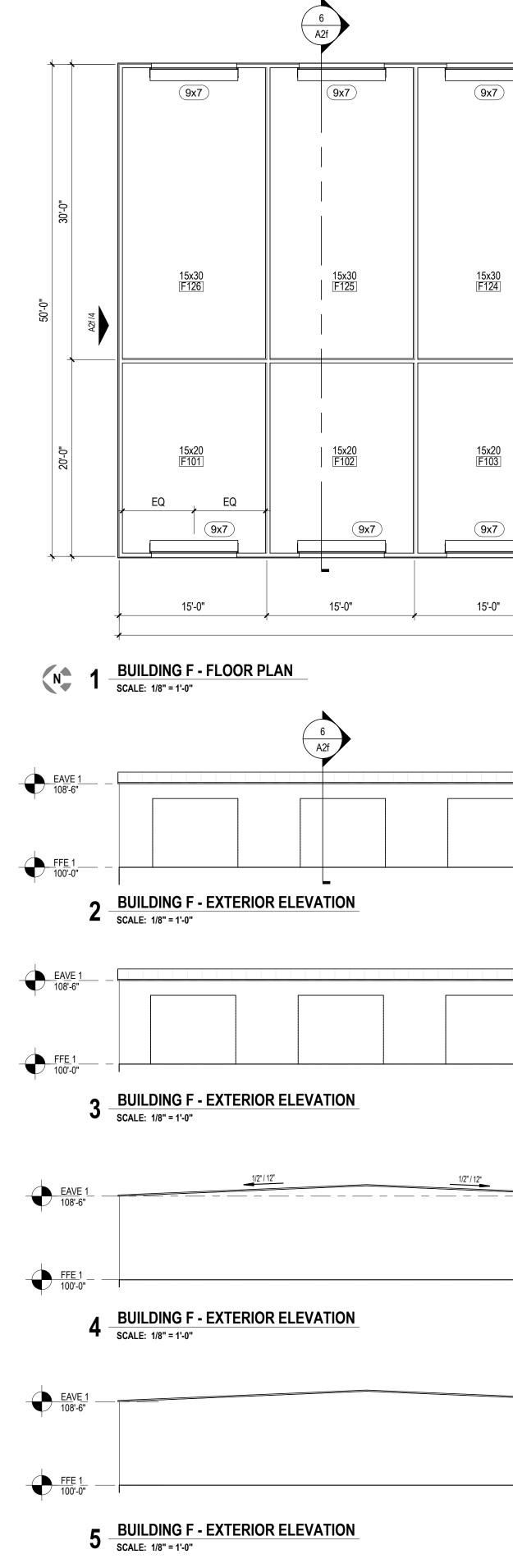


HEDU	ILE
G	
HEIGHT	COMMENTS
7'-0"	
	G HEIGHT

	ROOM SCH	HEDULE
Comments	ROOM	COUNT
UC	15x20	13
UC	15x30	13
Grand total: 26	5	1

Acheson Acheson	A R C H I T E C T U R E 16905 White Rock Cir, Flint TX 75762 PHONE 903.245.7153
CIERED AROUND	11 11 11 11 11 11 11 11 11 11 11 11 11
OWNER & DEVELOPER: RON BRARSON	
	LOT 4 BLOCK C PHASE 2 AND 4
- FLOOR PLAN	ROVE STORAGE Rove Business Park Hie, Texas
BUILDING E	NORTH GROV NORTH GROV WAXAHACHIE
BUILDING	NORTH GF NORTH GF WAXAHAC
BUILDING	

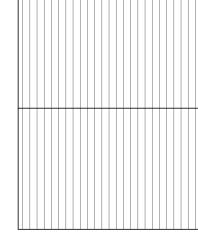
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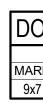
R E 903.245.7153								A2f/3				
TTECTU 562 PHONE		9x7	9x7	9x7	9x7	9x7	9x7	9x7	9x7	9x7	9x7	
A R C H 16905 White Rock Cir., Flint TX 75	A2f/5	15x30 [F114]	15x30 F115	15x30 F116	15x30 F117	15x30 F118	15x30 [F119]	15x30 [F120]	15x30 F121	15x30 [F122]	15x30 [F123]	0
ACCISION ACC		15x20 F113	15x20 F112	15x20 F111	15x20 F110 9x7	15x20 F109	15x20 F108	15x20 F107	15x20 F106	15x20 F105	15x20 F104	0
Casasa J		9x7	9x7	9x7		9x7	9x7	9x7 2/A2f			9x7	
Ш. Ш.		15'-0"	15'-0"	15'-0"	15'-0"	, 15'-0"	15'-0"	15'-0" 195'-0"	15'-0"	, 15'-0"	, 15'-0"	"
OWNER & DEVELOPER: RON BRARSON	EAVE 1											
OWNE RON B												
	EAVE 1		6 A2f									
	FFE 1											
LOT 4 BLOCK C PHASE 2 AND 4				1/2" / 1.2"								
7				1/2" / 12"					ON	BUILDING F - SECTIONSCALE: 1/8" = 1'-0"	6	
F - FLOOF E STORAGE E BUSINESS TEXAS					OOF PLAN	7 BUILDING F - R SCALE: 1" = 20'-0"	N					
BUILDING F - FLOOR PLAN NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK WAXAHACHIE, TEXAS	D	₿										
NO. DESCRIPTION DATE	C t t	E										
JOB NO: SHEET ISSUE DATE LRE18001 02/27/19	Н	F	ROOM SCHEDULE ents ROOM COUNT	Commer	DOOR SCHEDUL							

TECTURE PHONE 003.245.7153		9x7	9x7	9x7	9x7)	9x7	9x7	9x7	9x7	9x7	9x7	7)
A R C H I 1605 White Rock Cir, Flint TX 75762	A2f/5	15x30 F114	15x30 F115	15x30 F116	15x30 F117	15x30 F118	15x30 F119	15x30 F120	15x30 F121	15x30 F122	15x30 F123	0
ALL AND AND AND AND AND AND AND AND AND AND		15x20 F113	15x20 F112	15x20 F111	15x20 F110	15x20 F109	15x20 F108	15x20 F107	15x20 F106	15x20 F105	15x20 F104	0 3
Concert		9x7	<u>9x7</u>	9x7	9x7)	<u>(9x7)</u>	<u>9x7</u>	9x7 2 /A2f	9x7)	9x7)	9x7)	·)
OWNER & DEVELOPER: RON BRARSON	<u>EAVE 1</u> 108'-6"	15'-0"	15'-0"	15'-0"	, 15'-0"	, 15'-0"	, 15'-0"	, 15'-0" 195'-0"	15'-0"	15'-0"	15'-0"	Ju
OWNER RON BR	FFE 1											
	EAVE 1 108'-6"		6 A2f									
	F <u>FE 1</u> 100'-0"											
N LOT 4 BLOCK C PHASE 2 AND 4				1/2" / 12"								
FLOOR PLAN FORAGE JSINESS PARK XAS									<u>DN</u>	BUILDING F - SECTIONS SCALE: 1/8" = 1'-0"		
G F - FLO OVE STORA OVE BUSINE HIE, TEXAS					ROOF PLAN	7 BUILDING F - R SCALE: 1" = 20'-0"	N					
BUILDING F - FLOOR PLAN BUILDING F - FLOOR PLAN NORTH GROVE STORAGE NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK WAXAHACHIE, TEXAS	D A											
JOB NO: SHEET ISSUE DATE LRE18001 02/27/19	B	F	ROOM SCHEDULE	IF] [DOOR SCHEDU							

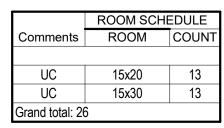
	9x7	9x7)	9x7	A2f/3 9x7	9x7)	9x7	 	9x7	9x7)	9x7		6	U R E ONE 903.245.7153
												500	TECT
)	15x30 [F123]	15x30 [F122]	15x30 [F121]	15x30 [F120]	15x30 [F119]	15x30 F118	15x30 [F117]	15x30 F116	15x30 [F115]	15x30 [F114]	A2f/5	4 U L L	R C H I 5 White Rock Cir., Flint TX 75762
)	15x20 F104	15x20 [F105]	15x20 F106	15x20 F107	15x20 F108	15x20 F109	15x20 F110	15x20 F111	15x20 F112	15x20 F113		ERED ARO	7723 7723 7723 7723 767 767 767 767 767 767 767 767 767 76
)	9x7)	9x7)	9x7	9x7)	(9x7)	9x7	(9x7)	(9x7)	(9x7)	9x7)		SEC. (CY)	
1	15'-0"	15'-0"	15'-0"	2 /A2f 15'-0" 195'-0"	, 15'-0"	15'-0"	15'-0"	, 15'-0"	15'-0"	15'-0"			
												LOPER:	
											EAVE 1 108'-6"	& DEVE ARSON	
											108'-6"	OWNER & DEVELOPER: RON BRARSON	
									6 A2f		EAVE 1 108'-6"		
											FFE 1 100'-0"		
											, , ,		
								12" / 12"					LOT 4 BLOCK C PHASE 2 AND 4
	E	BUILDING F - SECTI SCALE: 1/8" = 1'-0"	ON					1/2" / 12"				PLAN	
					N	7 BUILDING F - RO	DOF PLAN					FLOOR PLAN	ORAGE ISINESS P/ (AS
										,		<u> </u>	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK WAXAHACHIE, TEXAS
											D	BUILDING	
										E		NO. DESC	CRIPTION DATE
							DOOR SCHEDU		ROOM SCHEDULE	F	В	JOB NO: LRE18001	SHEET ISSUE DATE 02/27/19

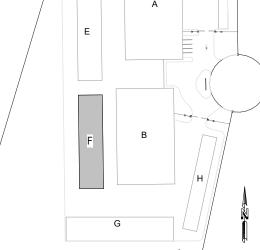






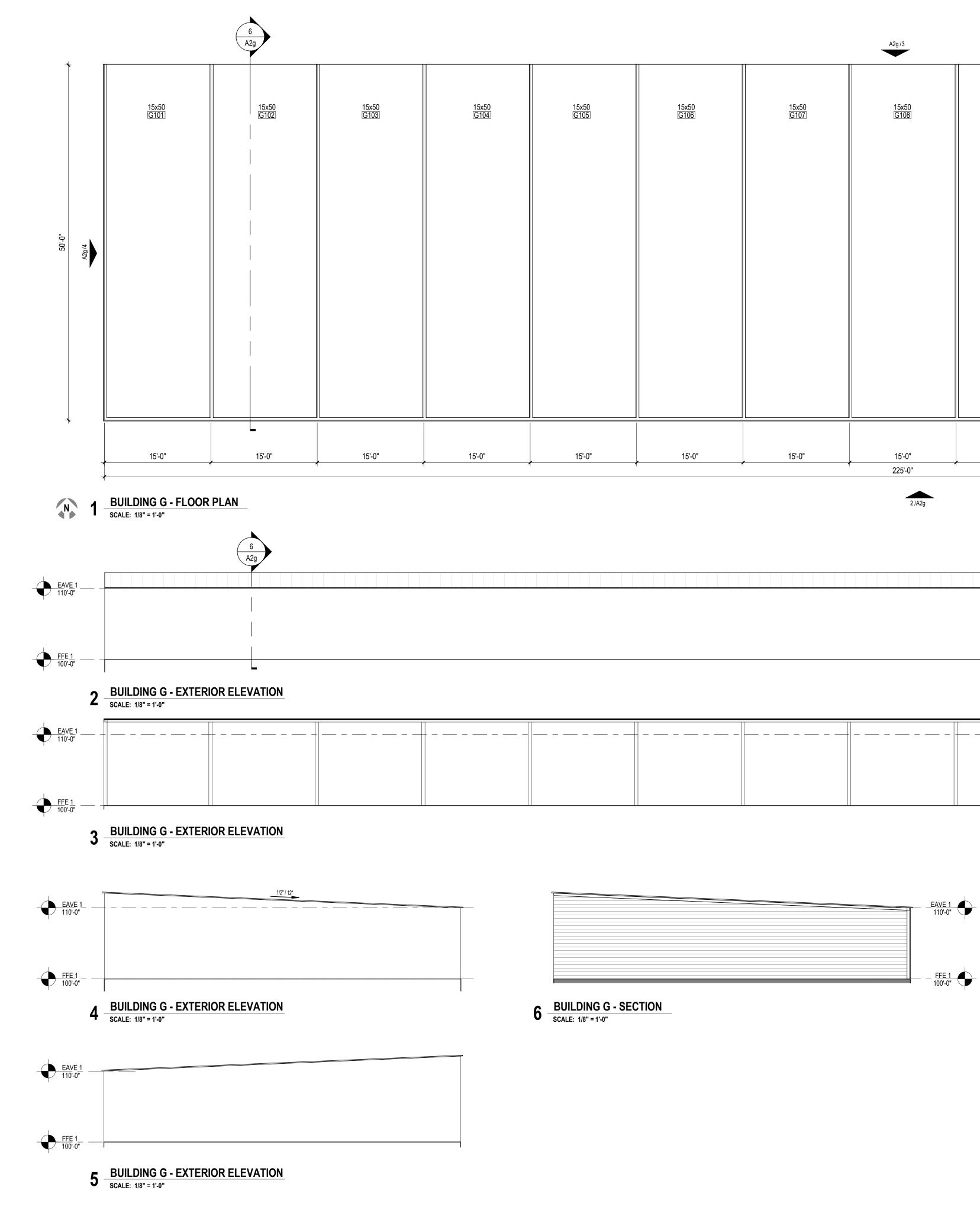
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COMMENTS





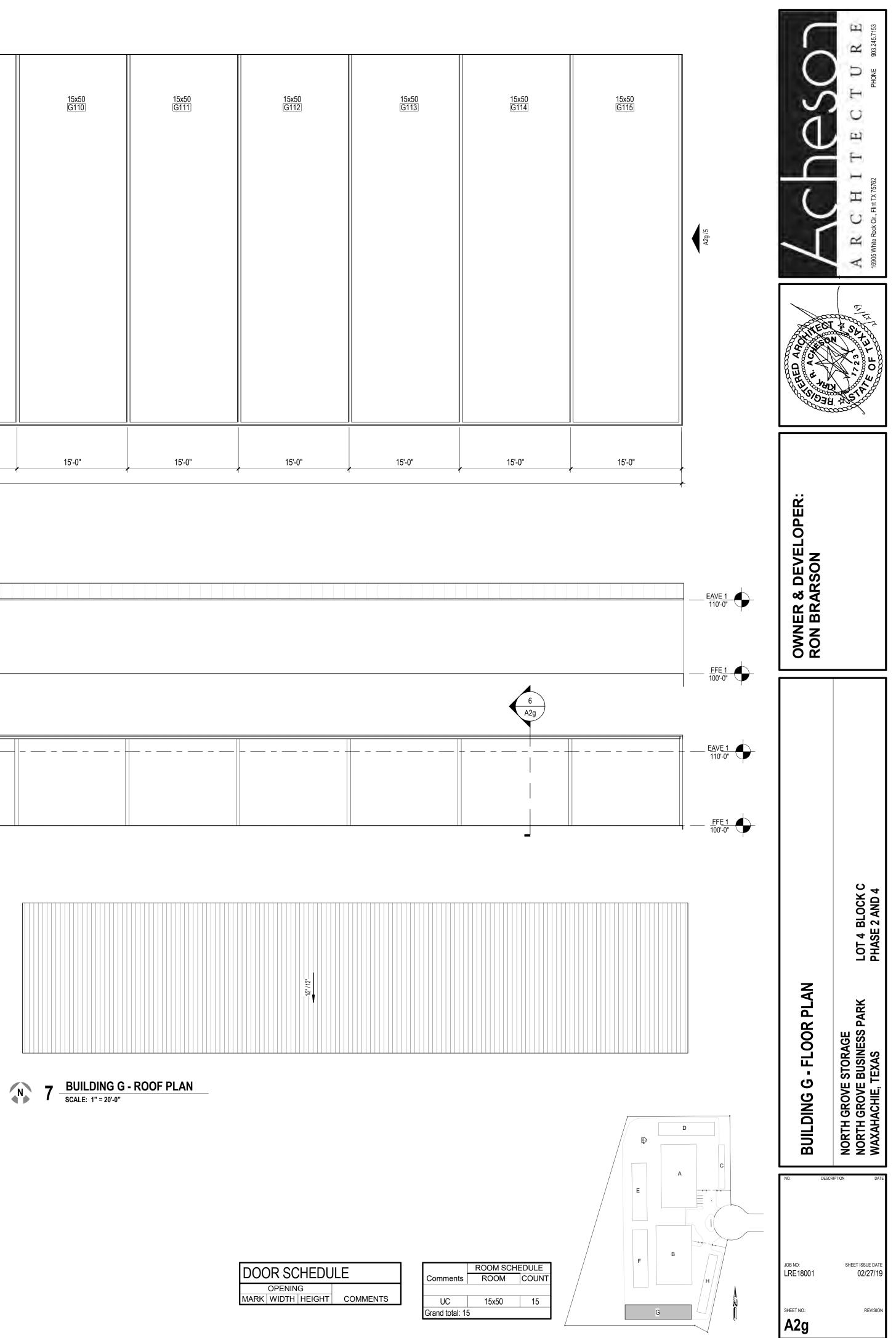
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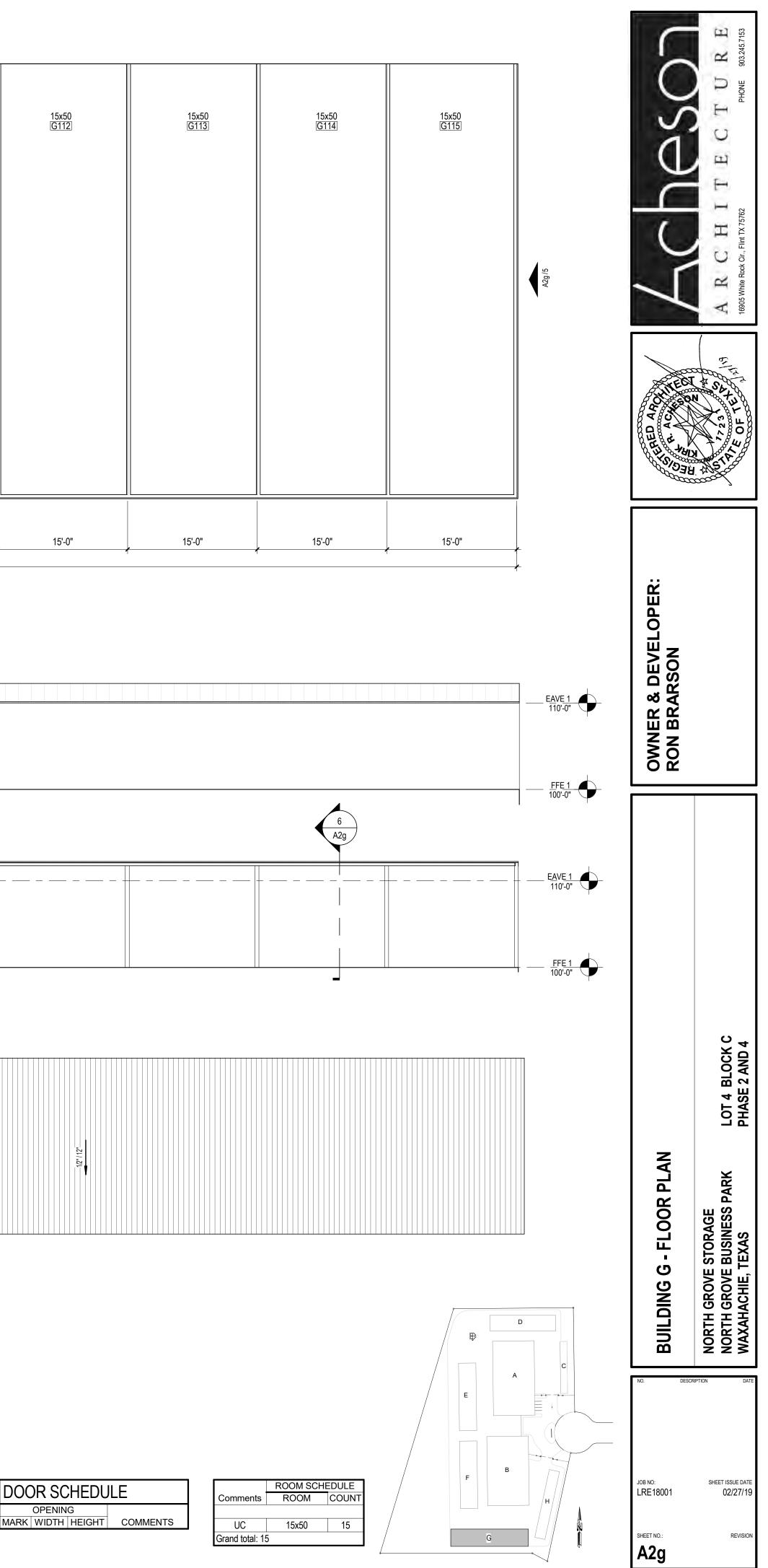
REVISION



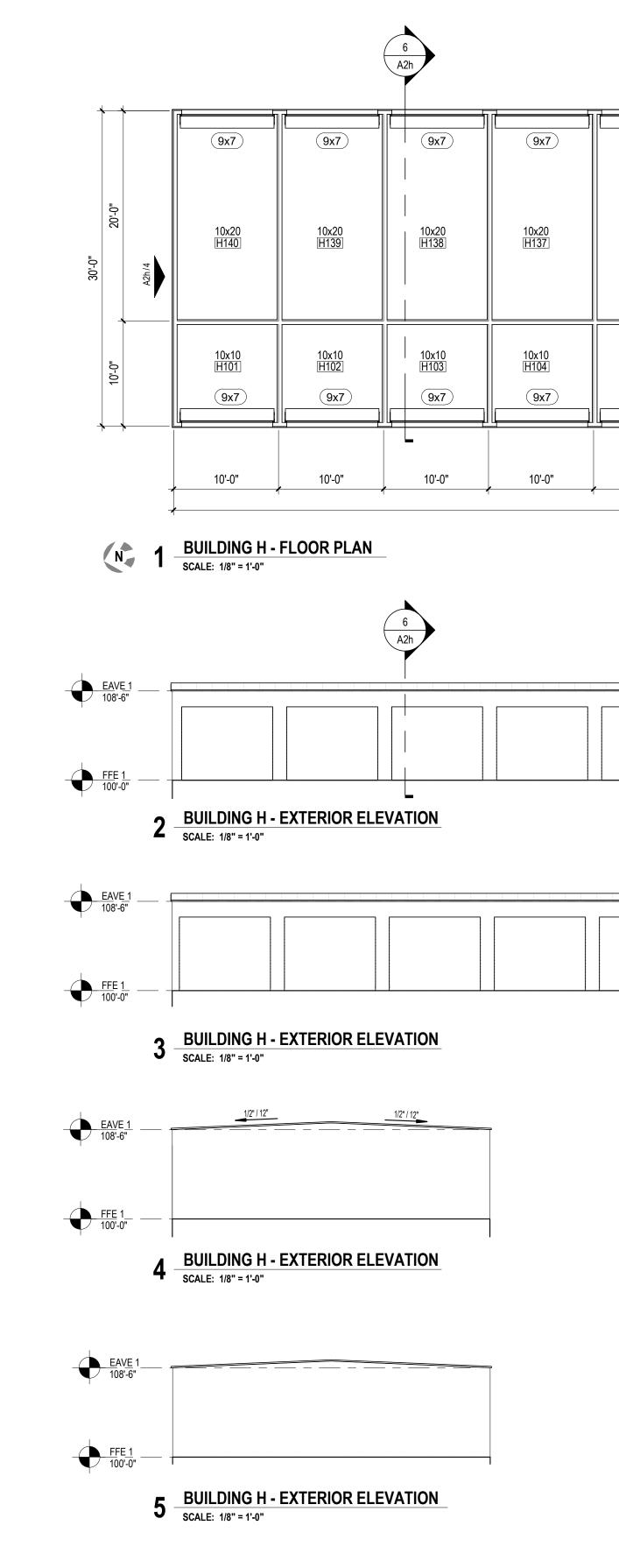
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			A2g /3				
	45.50	45.50	45.50	45.50	45.50	45.50	
x50 105	15x50 G106	15x50 [G107]	15x50 [G108]	15x50 [G109]	15x50 [G110]	15x50 [G111]	
5'-0"	15'-0"	15'-0"		15'-0"	15'-0"	15'-0"	ŗ
			223-0				





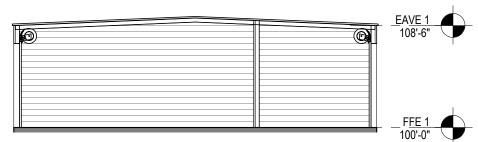
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		9x7 10x20 H121	9x7 10x20 H122	9x7) 10x20 H123	9x7 10x20 H124	9x7 10x20 H125	9x7 10x20 H126	9x7 10x20 H127	9x7 10x20 H128	9x7 10x20 H129	2h/3 9x7 10x20 H130	9x7 9x7	9x7 10x20 H132	9x7 10x20 H133	9x7 10x20 H134	9x7 10x20 H135	9x7) 10x20 H136
REC A AC	A2h	10x10 [H120]	10x10 H119	10x10 [H118]	10x10 [H117]	10x10 H116	10x10 [H115]	10x10 [H114]	10x10 H113	10x10 [H112]	10x10 [H111]	10x10 [H110]	10x10 H109	10x10 H108	10x10 [H107]	10x10 H106	10x10 H105
		9x7)	<u>9x7</u>	<u>9x7</u>	9x7)	9x7	9x7)	9x7	9x7	9x7	9x7	9x7	9x7)	9x7)	9x7)	9x7)	<u>(9x7)</u>
OWNER & DEVELOPER: RON BRARSON	EAVE 1 108'-6"	10'-0"			10'-0"	10'-0"	10'-0"	. 10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
	<u>FFE 1</u>																
	EAVE 1 108'-6"			6 A2h													
BUILDING H - FLOOR PLAN									N	6 H - ROOF PLA	7 BUILDING SCALE: 1" = 20		E1 -6"			LDING H - SECT E: 1/8" = 1'-0"	6 BUI SCAL
JOB NO: SHE LRE18001 SHEET NO.: A2h	C	E A		ROOM SCHEDULEROOMCOUNT10x102010x2020	Comments UC UC Grand total: 40	HT COMMENTS	DOOR SCHEI OPENING MARK WIDTH HEIG 9x7 8'-8" 7'-0 Grand total: 40	Ν									

R B B B B B N R C H T E C T U R E 805 White Rock Cir., Flint TX 75762 PHONE 903.245.7153 903.245.7153											th/3						
A SE CONTRACTOR		9x7 10x20 [H121]	9x7 10x20 [H122]	9x7 10x20 H123	9x7 10x20 H124	9x7 10x20 H125	9x7 10x20 H126	9x7 10x20 H127	9x7 10x20 H128	9x7 10x20 H129	9x7 10x20 [H130]	9x7 10x20 [H131]	9x7 10x20 [H132]	9x7 10x20 H133	9x7 10x20 [H134]	9x7 10x20 [H135]	9x7 10x20 H136
PECCISITIAED AP	A2h/5														 	 	
		10x10 [H120] (9x7)	10x10 H119 9x7	10x10 H118 9x7	10x10 H117 9x7	10x10 H116 9x7	10x10 H115 9x7	10x10 H114 9x7	10x10 H113 9x7	10x10 H112 9x7	10x10 H1111 9x7	10x10 H110 9x7	10x10 H109 9x7	10x10 H108 9x7	10x10 H107 9x7	10x10 H106 9x7	10x10 H105 9x7
OPER:	*	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	, 10'-0"	. 10'-0"	. 10'-0"	10'-0"	2 /A2h 10'-0" D'-0"	10'-0" 7 20	10'-0"	10'-0"	10'-0"	10'-0"	, 10'-0"
OWNER & DEVELOPER: RON BRARSON	<u>EAVE 1</u> 108'-6"																
	FFE 1 100'-0"																
	EAVE 1			6 A2h													
	EAVE 1 108'-6"																
LOT 4 BLOCK C PHASE 2 AND 4	<u>FFE 1</u> 100'-0"												/ <u>E 1</u> 8'-6"	<u>EAV</u> 108			
FLOOR PLAN TORAGE USINESS PARK XAS								112" 12"					- <u>E 1</u> 0'-0"	FE100			
BUILDING H - FLOOR NORTH GROVE STORAGE NORTH GROVE BUSINESS P WAXAHACHIE, TEXAS									<u>\</u>	H - ROOF PLA! -0"	7 BUILDING SCALE: 1" = 20	N				LDING H - SECT :: 1/8" = 1'-0"	
NO. DESCRIPTION DATE JOB NO: SHEET ISSUE DATE LRE18001 02/27/19 SHEET NO.: REVISION		E A		ROOM SCHEDULE ROOM COUNT 10x10 20 10x20 20	Comments UC UC Grand total: 40	GHT COMMENTS	DOOR SCHE OPENING MARK WIDTH HEIG 9x7 8'-8" 7'-0 Grand total: 40	M									

A R C H I T E C T U R E 1605 White Rock Cir, Flint TX 75762 PHONE 903.245.7153		9x7		9x7	9x7	9x7	9x7	9x7	9x7	9x7	2h/3 9x7	A2 9x7	9x7	9x7	9x7	9x7)	9x7)
E OF TEL ABO	A2h /5	10x20 H121	10x20 [H122]	10x20 H123	10x20 H124	10x20 H125	10x20 H126	10x20 H127	10x20 H128	10x20 H129	10x20 [H130]	10x20 H131	10x20 H132	10x20 H133	10x20 H134	10x20 H135	10x20 [H136]
Store and a store of the store		10x10 [H120] (9x7)	10x10 H119 (9x7)	10x10 H118 9x7	10x10 [H117] (9x7)	10x10 H116 9x7	10x10 H115 9x7	10x10 H114 9x7	10x10 H113 9x7	10x10 [H112] (9x7)	10x10 H111 9x7	10x10 H110 9x7	10x10 H109 (9x7)	10x10 H108 9x7	10x10 H107 9x7	10x10 H106 (9x7)	10x10 [H105] (9x7)
DER:	₽ _ -	10'-0"	10'-0"		10'-0"	10'-0"	10'-0"		10'-0"	10'-0"	2 /A2h 10'-0" 0'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
OWNER & DEVELOPER: RON BRARSON	EAVE 1 108'-6"																
	EAVE 1 108'-6"			6 A2h													
LOT 4 BLOCK C PHASE 2 AND 4	FFE 1 100'-0"																
BUILDING H - FLOOR PLAN NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK		D B							N	B H - ROOF PLAI	7 BUILDING SCALE: 1" = 20	N	E 1 I'-0"		ΓION_	LDING H - SECT	6 BUI SCALE
NO. DESCRIPTION D JOB NO: SHEET ISSUE DA LRE 18001 02/27/ SHEET NO.: REVISI A2h	C	F B G		ROOM SCHEDULE ROOM COUNT 10x10 20 10x20 20	Comments	GHT COMMENTS	DOOR SCHE OPENING MARK WIDTH HEIG 9x7 8'-8" 7'-0 Grand total: 40	Ν									

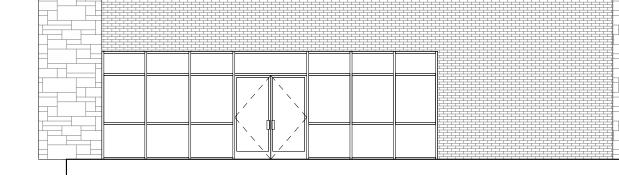






LIFE SAF	ETY LEGEND
X' X'	DISTANCE TO NEAREST EXIT / COMMON PATH OF TRAVEL
< 'XX' >	TRAVEL DISTANCE BETWEEN PATH INTERSECTIONS
•••••	PATH OF TRAVEL
	END OF PATH TO EXIT
EXIT XX"	EXIT/INCHES OF EXIT
F.E.C.	FIRE EXTINGUISHER CABINET
F.E. ⊗	FIRE EXTINGUISHER (BRACKETED SURFACE MOUNT)
FAAP	(FAP) FIRE ALARM ANNUNCIATION PANEL LOCATION
FP	FIRE PULL STATION
SD	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP (COORDINATE WITH ELECTRICAL)
KNOX	KNOX BOX

											EXIT 46"			E	XIT 46"				EXIT 46"	Г	_								
TH		[A100]	(A100) (A	100] A100) [/ [A100]	[<u>A100]</u>	[<u>A100</u>]	[<u>A100</u>]	[<u>A100</u>]	A100 A50	A100	[A100]	[<u>A100]</u>	[<u>A100]</u>	FIRE	RISER													
		A100	(A100) (A	100] [A100) [A100]	[<u>A100</u>]	[A100]	[A100]	[A100]	A100 A100 A50	-52 A100	A100	[A100]	A100			F.E.	OFFICE	/ SHOWROOM A100										
	EXIT 46"	A150	< 22'-0" >►●●●● [A100]	A100		[A100]	●●●< 80'-0" : <u>A100</u>	>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	<u>A100</u>	A150	<u>A100</u>	A100	●<< 45'-0" >>• <u>A100</u>	<u>A100</u>	-• [A100]		[A200]	[A100]		•	EXIT 46"								
_		[[A150]	[<u>A100</u>])] [A100]		[4400]		<u>(A100</u>	[<u>A150</u>]	●●< 25 ⁻ 0" >•	A100	<u>[A100]</u>	<u>A100</u>	<u>[A100]</u>	A100	<u>[A100]</u>	<u>A100</u>	<u>A100</u>										
-		[[A150]		<u> </u>		A100	A100 •●●•< 80'-0" :	A100	<u></u>					l <u>. </u>	الا	<u>ال</u>			•••••	18'-0" >●●●●	EXIT 46"								
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RΥ.		<u> </u>				[A100]	A100	[A100]	A100	A150	A100	A100	[A100]	A100	A100	A100		[A200]	[[A100]									
		<u></u> [<u>A150]</u>		A100		[A100]	A100	<u>[A100]</u>	A100	A150	A100	A100	A100	A100	<u>A100</u>	A100		[A200]	[[A100]	 [A100]									
		[<u></u> [<u>A150</u>])] [<u>A100</u>]	[A100]	A100	<u>[</u> <u>A100</u>]	<u>[</u> <u>A100</u>]	[<u>A150</u>]	- <u>52</u> -0	A100	[<u>A100</u>]	<u>[A100]</u>	[A100]	[A100]		[A200]	[[A100]	[<u>A100]</u>									
	EXIT 46"	F.E.				A100	●●●< 80'-0" : A100	// >>=============================	<u>A100</u>		F.E. A100	<u> </u> ••••••••	<u>الا</u> [<u>A100</u>]	A100	L[●●●●•< 85'-C 	>===== A100		Îř	A100		EXIT 46"								
		[<u>A200]</u>								[A100]	•••< 22'-6" ;									[A150]									
		[A200]	<u>م</u>)] <u>[</u> [.]	[A100]	A100	A100	A100	A100 A50	A100	A100	[A100]	A100	A100	A100	A100	A100	[A100]	[<u>A150</u>]	l								
		JILDING A LE: 1/16" = 1'-0	A - LIFE SA	AFETY PL	AN						EXIT 46"																		
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F F		[A100] [A10				A100	[A100]	[A100]	100	A100	<u>[A100]</u>	[A100]	<u>[A100]</u>			F.E.	OFFICE	E / Showrog A100	MC							
A150	< 22'-0" >• • • • •		T	Î Î		>>>>> Alloo	<u>A100</u>	A150		[[A100]	A100	< 45'-0" >>●A100	A100	• •		ī [A200]	[[A100]			EXIT 46"						
<u> </u>	[<u>A100]</u>		0 [A100	<u>[A100]</u>	<u> </u>	<u>[A100]</u>	<u>[A100]</u>	[<u>A150</u>]	••••< 25'-0"	[<u>A100</u>]	<u>[A100]</u>	<u>[A100]</u>	<u>A100</u>	[<u>A100</u>]	A100	<u>[A100]</u>	<u>[A100]</u>	ATC	00] [A100]							
[A150]	[A100]					>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	A100	A150		A100	A100	A100	A100	●●●●< 85'-0 <u>A100</u>	>'•••••		A200			EXIT 46"						
<u>A150</u>	[<u>A100</u>]		0 (A100)	[A100]	A100	A100	[A100]	[<u>A150</u>]	●●●●< 25'-0"	[A100]	A100	A100	A100	[<u>A100</u>]	A100		[A200]		<u>DO]</u> [A100	=						
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[A150]	[A100]					[A100]			•< 25'-0" >●●																	
A150	[<u>A100</u>] < 22'-0" >●●●					<u>.ll</u>	<u></u>	<u> </u>	F.E.	A100		A100	A100	A100	A100		[A200] ↓			EXIT 46"						
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<u>A200</u>		A100 A10	0 (A100] <u>[A100]</u>	A100]	A100	[A100]	A100	A50	[A100]	[A100]	<u>A100</u>	<u>A100</u>	A100	A100	(A100)	A100	[A100]	<u>(A150</u>							
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AST ELEV CALE: 1/8" = 1'-0																	RE: 4/A 2.2[D								
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																										<u> </u>
VEST ELE CALE: 1/8" = 1'-0																										
												[

5 SOUTH ELEVATION SCALE: 1/8" = 1'-0"

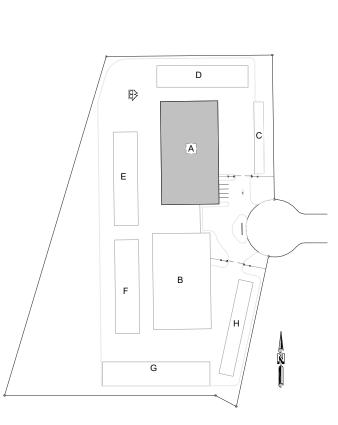
4 NORTH ELEVATION SCALE: 1/8" = 1'-0"

Plotted: 2/27/2019 8:06:03 AM Copyright © 2018, KIRK ACHI

		DOOR SO	CHEDULE						
		OPE	NING						
Count	Mark	WIDTH	HEIGHT						
1	30x84	2'-6"	7'-0"						
4	36x84	3'-0"	7'-0"						
4	4x7	3'-8"	7'-0"						
9	48x84	4'-0"	7'-0"						
1	SF	6'-0"	7'-0"						
179	9x7	8'-8"	7'-0"						
Grand total: 198									

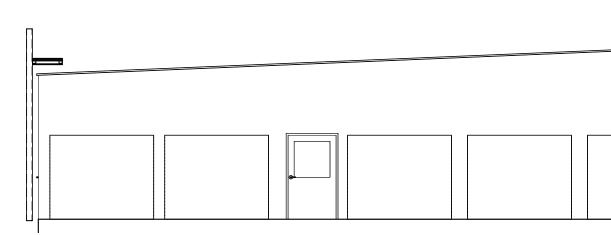
Acheson	A R C H I T E C T U R E 16005 White Rock Cir., Flint TX 75762 PHONE 903 245.7153
CISTAND AROUND	Contraction of the second seco
OWNER & DEVELOPER: RON BRARSON	
BUILDING A - LIFE SAFETY PLAN & EXTERIOR ELEVATIONS	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK, WAXAHACHIE TEXAS
NO. DESCR JOB NO: LRE18001	NPTION DATE SHEET ISSUE DATE 02/27/19
1	REVISION

	UNIT SCHEDULE											
Count	Name	Number	Comments									
4	5x5	A50	CC									
4	10x5	A100	CC									
118	10x10	A100	CC									
6	15x10	A150	CC									
5	20x10	A200	CC									
1	ELEC	A100	CC									
1	FIRE RISER	A100	CC									
1	HALL	A100	CC									
1	OFFICE / SHOWROOM	A100	Office									
1	RR	A100	RR									
35	10x10	A100	UC									
9	10x15	A150	UC									
2	10x20	A200	UC									
Grand tot	al: 188											



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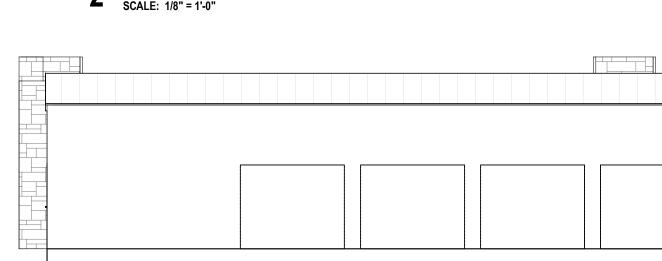
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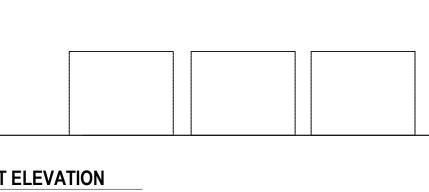
3 WEST ELEVATION SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION SCALE: 1/8" = 1'-0"

5 SOUTH ELEVATION SCALE: 1/8" = 1'-0"

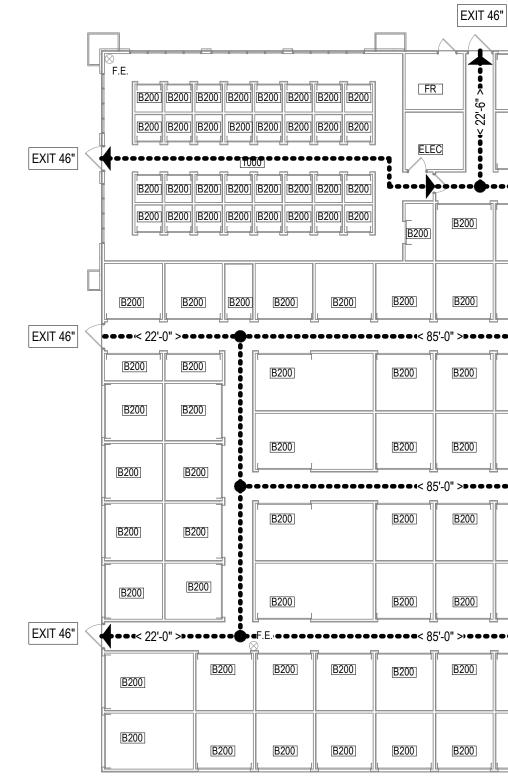




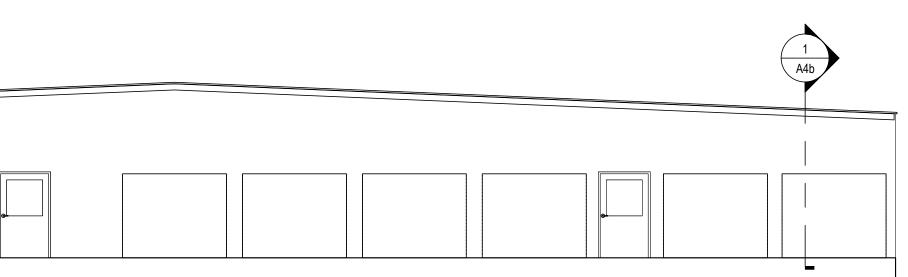


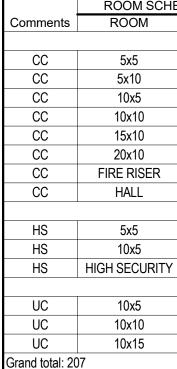
N 1 BUILDING B - LIFE SAFETY PLAN SCALE: 1/16" = 1'-0"

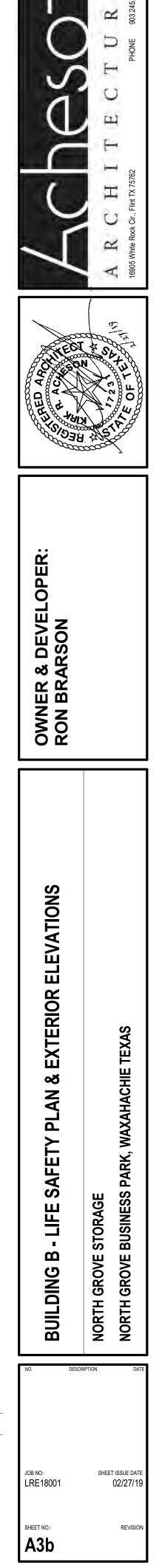
LIFE SAI	FETY LEGEND
X' X'	DISTANCE TO NEAREST EXIT / COMMON PATH OF TRAVEL
< 'XX' >	TRAVEL DISTANCE BETWEEN PATH INTERSECTIONS
•••••	PATH OF TRAVEL
	END OF PATH TO EXIT
EXIT XX"	EXIT/INCHES OF EXIT
F.E.C.	FIRE EXTINGUISHER CABINET
F.E. ⊗	FIRE EXTINGUISHER (BRACKETED SURFACE MOUNT)
FAAP	(FAP) FIRE ALARM ANNUNCIATION PANEL LOCATION
FP	FIRE PULL STATION
SD	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP (COORDINATE WITH ELECTRICAL)
KNOX	KNOX BOX

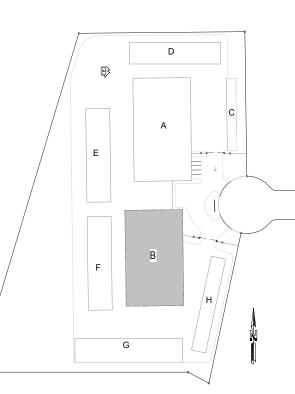


46"				EXIT 46)"																			
	[B200]	B200	B200	B200	B20	B200	B200]	[B200]	[B200]	B200	[<u>B200</u>]	B200	B200											
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_] ●●● ─₩─		●< 45'-0" >'●	[] •••••••• r	,]× ••••••••• ;	₿200 F.E.		- filt - fi			<u> </u> ••••••••• ¶[f	<u> </u>	• • • • < 22'	-0" >> • • • • • • • •	EXIT 46"										
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- M -	B200]	B200	B200	B200			B200	B200	e< 70'-0" >•● [B200]	B200	•••••••••	B20												
					•••< 25'-0" >•		B200				[B200]	<u>B20</u>		7										
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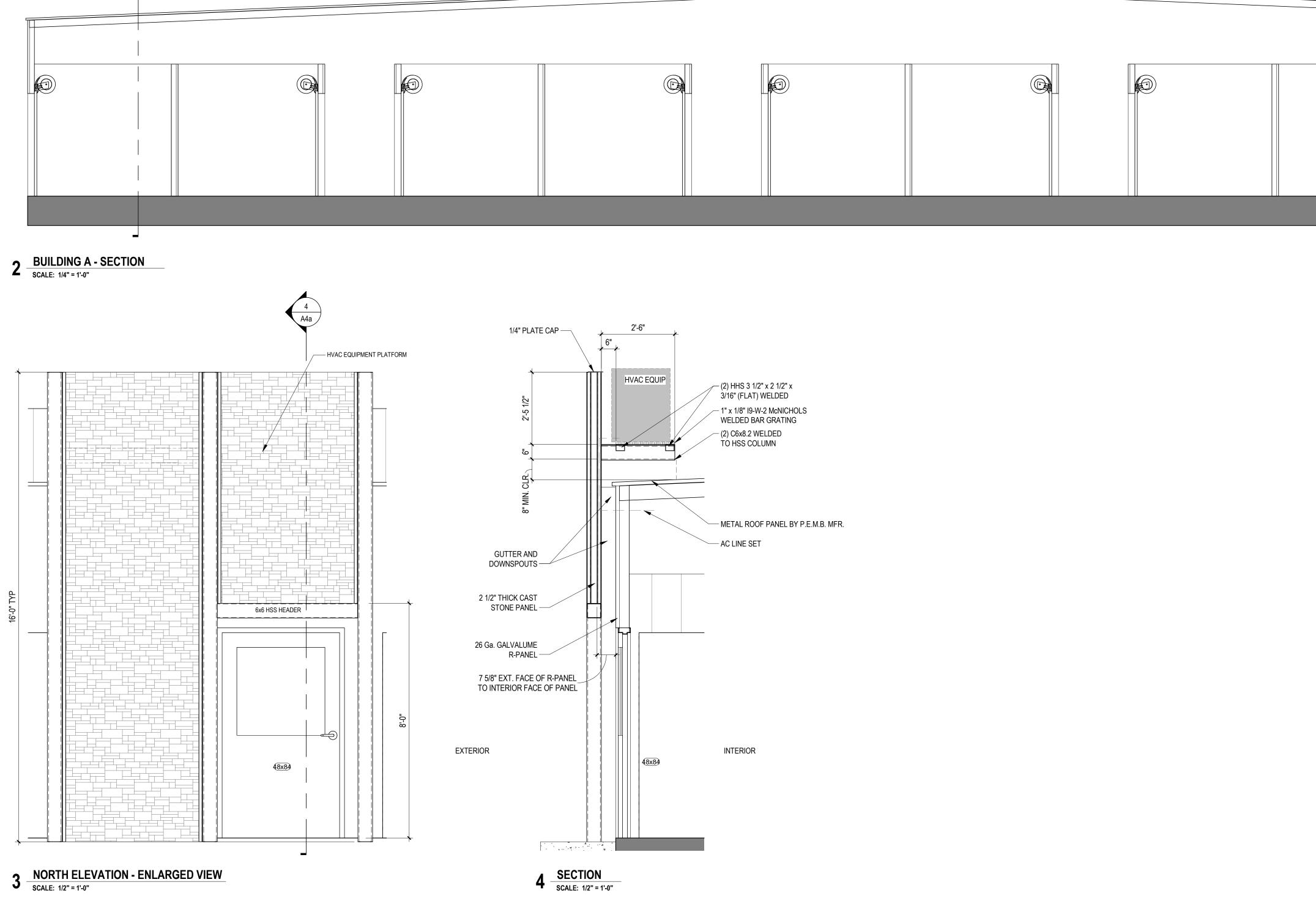








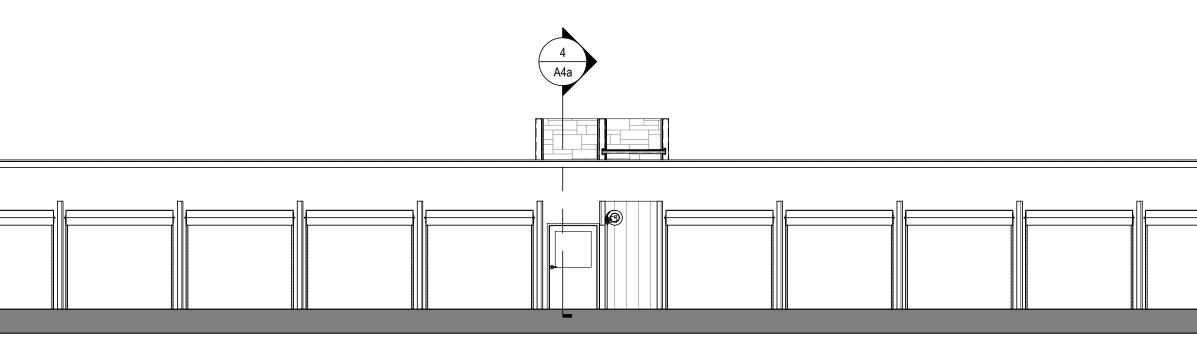
ARCHITE



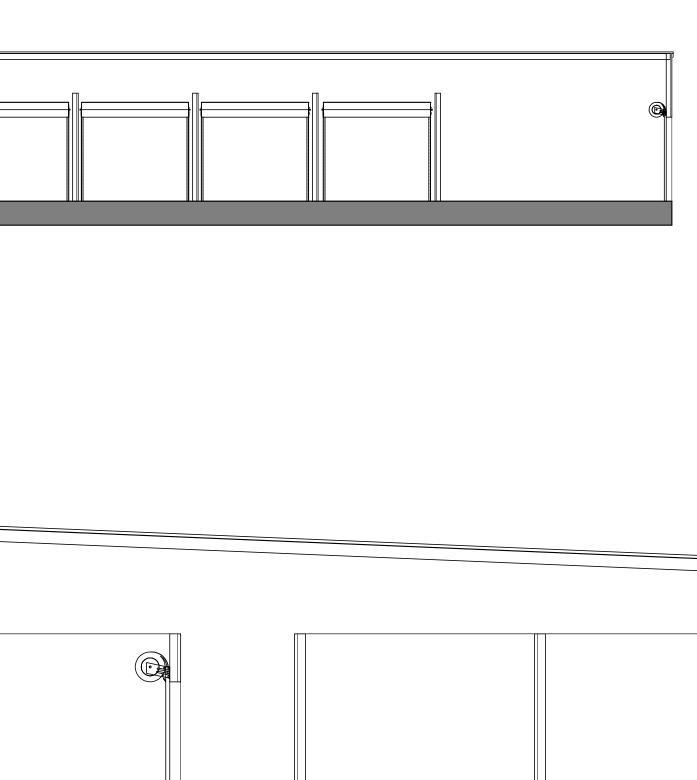
(2 (A4a)

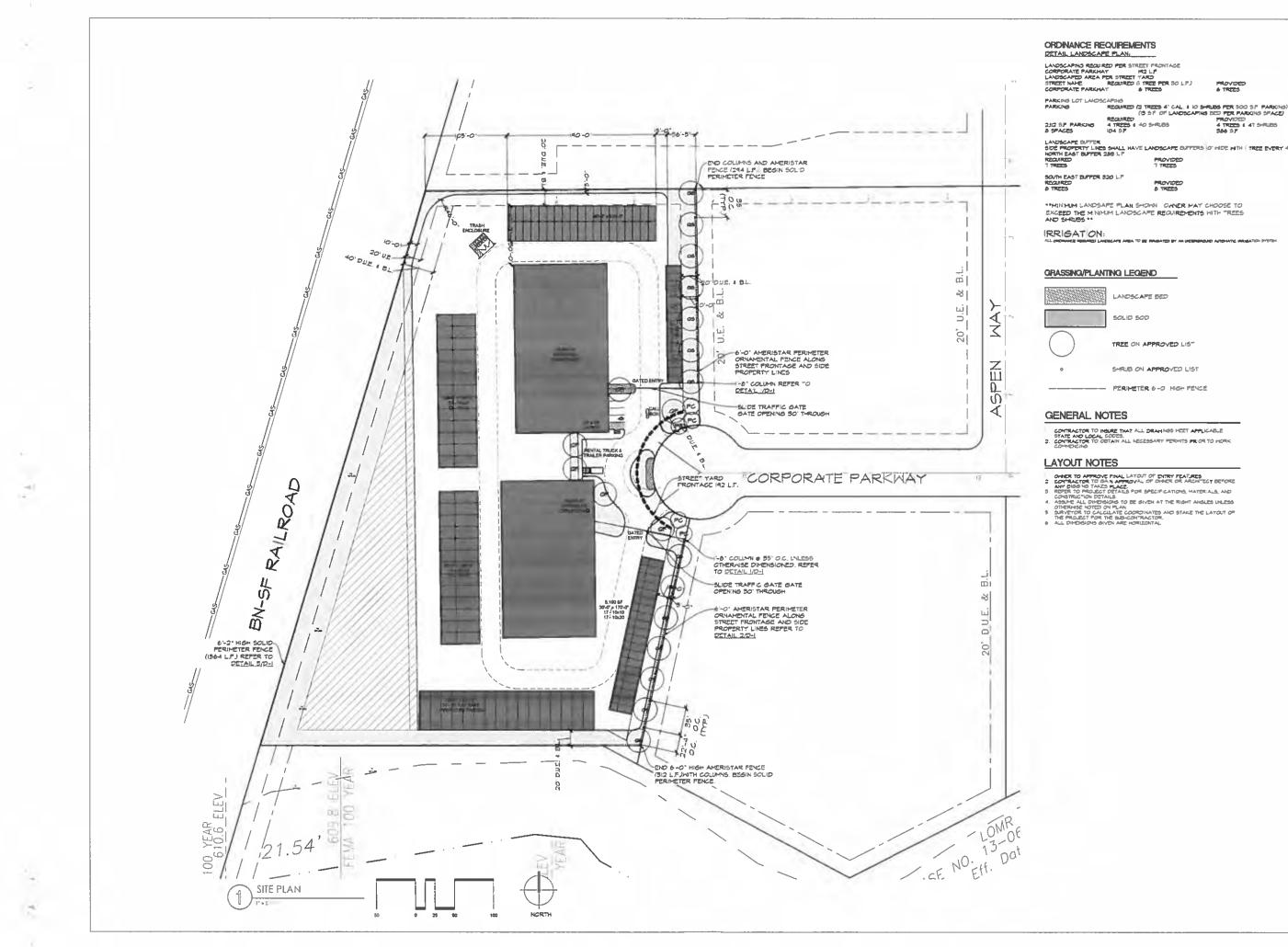
1 BUILDING A - SECTION SCALE: 1/8" = 1'-0"

(1 (A4a)



OWNER & DEVELOPER:	A R C H I T E C T U 1605 White Rock Cir, Flint TX 75762 PHONE
BUILDING A - SECTIONS OWNE	NORTH GROVE STORAGE NORTH GROVE BUSINESS PARK, WAXAHACHIE TEXAS





HROVIDED

LANDSCAPE DUFTER SIDE PROFERTY LIKES SHALL HAVE LANDSCAPE DUFTERS (0' HIDE WITH (TREE EVERY 40 LF NORTH LASS PROVIDED RECURED PROVIDED TREES 1 TREES

PROVIDED & TREES

**MINIMUM LANDSAPE PLAN SHOWN OWNER MAY CHOOSE TO EXCEED THE MINIMM LANDSCAPE REQUIREMENTS WITH TREES AND SHRUBS **

ина лика 🐨 на приратко на исследното алгонато назвалон избли

LANDSCAPE SED SOLID SOD

TREE ON APPROVED LIST

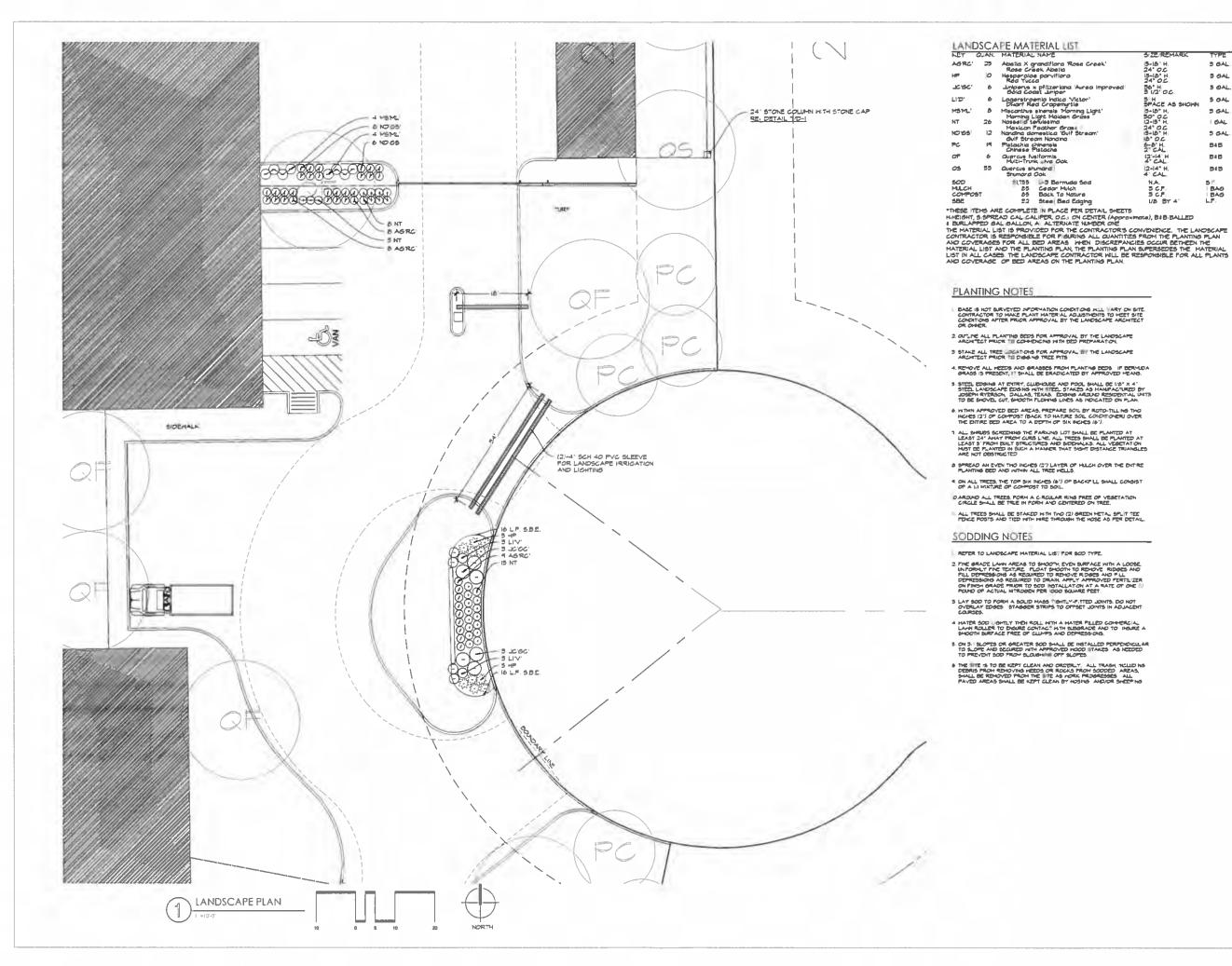
SHRUB ON APPROVED LIST

PERINETER 6-0 HIGH FENCE

CONTRACTOR TO INSURE THAT ALL DRAW HIS MEET APPLICABLE STATE AND LOCAL CODES. 2. CONTRACTOR TO OSTAIN ALL NECESSARY FERMITS PRIOR TO HORK CONTRACTOR TO OSTAIN ALL NECESSARY FERMITS PRIOR TO HORK

OHER TO APPROVE FUAL LAYOUT OF ENTRY FEATRES
 CONTRACTOR TO GA'N APPROVAL OF OHER OR ARCHITECT BEFORE
 ANY DIGG'S TAKES PLACE.
 RED'S TO FROM BLIT OF TALLE FOR SPECIFICATIONS, MATERIALS, MO
 A CONVERTIGATION OF DE BENNEM AT THE RIGHT ANGLES UNLESS
 OTHERWISE NOTED ON FLAN.
 SARVETOR TO CALLINE COORDINATES AND STAKE THE LAYOUT OF
 THE FROLED FOR THE SMECHTRACTOR.
 ALL DIFFERIOR TO BE ANTHAT OF TAKE THE LAYOUT OF
 THE FROLED FOR THE SMECHTRACTOR.
 ALL DIFFERIOR TO AND ACTORNAL.





TERIAL LIST		
AL NAME	SIZE/REMARK	TYPE
granditiona Rosa Creek	5-16" H.	3 GAL
trisek Abella Iloe parviflora Isca	24" OC 15-18" H. 24" OC	3 GAL
s x pfilzeriana 'Aurea Improved'	36" H 3 1/2" D.C.	5 ØAL.
roemia indica 'Victor' Red Crapemyrtie	STACE AS SHOWN	5 OAL
va alternala "Yorning Light"	5+18" H.	5 GAL
g Light Molden Grass	50" 0.C 12-15" H.	I CAL
n Facther Grass domestica 'Guif Stream' ream Nandina	24" O.C. 15-18" H 18" O.C.	5 GAL
a chinensia e Pistoche	5-0'H. 2"CAL	545
fusiformia runk two Ook	12'-14' H 4' CAL	D+D
shunard d Ook	2-14" H. 4 CAL	545
5 L-3 Bermuda Sod 5 Cedar Mulch 5 Back, Ta Nature	NA. 5 CF. 5 CF.	5.F. I BAG I BAG
2 Steel Bed Edaha	1/8 BY 41	LF.

I BASE IS NOT BURVEYED INFORMATION CONDITIONS MILL MARY ON SITE. CONTRACTOR TO HAVE FLAIT MATERIAL ADJISTHETS TO HEET SITE CONDITIONS AFTER PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OHER.

S STARE ALL TREE - SCATCHS FOR APPROVAL BY THE LANOSCAPE ARCHTECT PRICE TO DISG NO TREE FITS

REMOVE ALL HEEDS AND BRASSES FROM FLANTING BEDS IF BERMED BRASS IS PRESENT, I' SHALL BE ERADICATED BY AFTROVED HEARS.

5. STEEL EDGING AT EVERY, CLUB-KARE AND POOL SHALL BE $1/8^{\circ} \times 4^{\circ}$ STEEL LANDSLAFE EDGING NITH TITEL, STRAED AS HANFACTRED E LOSSIN FREEDAN ALLAS, TEXAS EDGING AREAD RESIDENTAL UTO BE SHOVEL CUT, SHOOTH PLONING LORS AS HOICATED ON PLAN.

6. INTHIN APPROVED BED AREAS, PREPARE SOIL BY ROTO-TILLING THO INCRES (2') OF CONTOST (BACK TO HATIRE SOIL COLOTIONER) OVER THE ENTIRE BED AREA TO A DEPTH OF SIX INCRES (6').

8 SPREAD AN EVEN TWO INCHES (27 LAYER OF MUCH OVER THE ENTIRE PLANTING BED AND WITHIN ALL TREE HELLS.

4. ON ALL TREES, THE TOP SIX INCHES (\$1) OF BACKPELL SHALL CONSIST OF A 10 MIXTURE OF CONTOST TO SOLL.

O ARONO ALL TREES, FORM A C-ROLLAR RING FREE OF VEGETATION CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON TREE.

ALL TREES SHALL BE STAKED WITH TWO (2) BREEN HETAL SPLIT TEE TENCE POSTS AND TIED WITH HIRE THROUGH THE HOSE AS FER DETAIL

REFER TO LANDSCAPE MATERIAL LIST FOR BOD TYPE.

2. THE SRACE LAWN AREAS TO SMOOTH EVEN SRAFACE WITH A LOOSE, UNFORMLY FRETEXTRE, FLOAT SMOOTH TO REMOVE RUDGES AND FUL DETERSIONS AS RECARED TO REMOVE RUDGES AND FUL DETERSIONS AS RECARED TO DRAIN, AFTLY AFREAVED FERTILIZER ON FRMS-GRADE FROM TO SOCI INSTALLATON AT A RATE OF ONE (I) PORED OF ACTUAL INTRODEN FER 1000 SQUARE PEET.

5 LAY SOD TO FORM A SOULD MASS TOHT_"-P.TTED JOINTS, DO NOT OVERLAY EDGES STAGGER STRUPS TO OFFSET JOINTS IN ADJACEN CORRESS.

4 HATER SOD OFTLY THEN ROLL WITH A WATER FILLED CONNERCIA; LANN ROLLER TO ENDRE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.

5. ON 5.1 SLOPES OR GREATER SOD SHALL DE INSTALLED PERPENDICULAR TO SLOPE AND SECURED INTH APPROVED NOOD STAKES AS NEEDED TO PREVENT SOD PROM SLOUGHT OFF SLOPES.

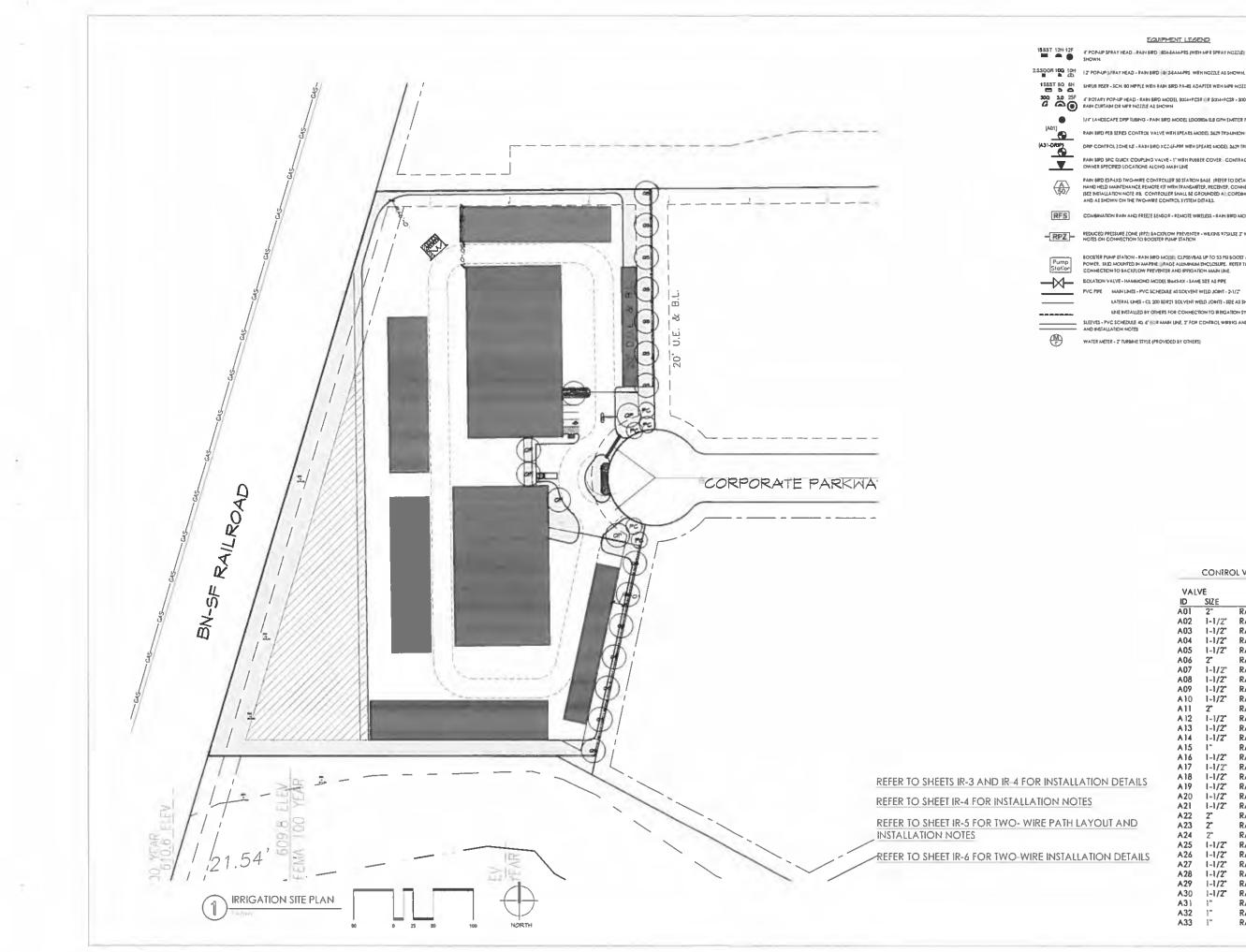
I THE TITE IS TO BE KEPT CLEAN AND ORDERLY, ALL TRASH, NOLID IN DEBRIS FROM STOOMED HEDDS OR ROCKS FROM SCOOLD AREAS, SHALL BE RENOVED FROM THE TITE AS WORK FROMESSES ALL PAVED AREAS SHALL BE KEPT CLEAN BY NORIG AND/OR SHEETING



ID Project Date

19-00 February 8, 2019

LS.1



EQUIPMENT LEGENO

15EST 12H 12F

SHRUE PEER - SCH. BO MPPLE WEH RAIN BRD PA-IIS ADAPTER WEH MPR NOZZLE AS SHOWN

AT BOTARY POP-UP HEAD - RAIN URD MODEL SOM+PCSR (UR SOM+FCSR - SOM-PLUS SAM PRS PART OR FUL, CIRCLE WEH RAIN CURTAIN OR MPR HOULE AS SHOWN

ISING - FAIN BRD MODEL LOGISSINGLIG OPH EMITTER FLOW ON & SPACING

IROL VALVE WITH SPEARS MODEL SIZE TRU-UNION BALL VALVE - SIZE AS SHOWN ON CHART

DRP CONTROL ZONE KE - RAIN BRD XCZ-US-PRF WEN SPEARS MODEL 3429 TRU-UNION BALL VALVE IT

RAIN BED SRC QUICK COUPLING VALVE - 1" WEIN PUBBER COVER - CONTRACTOR TO PROVIDE AND INSTALL FOUR 14) AT OWNER SPECIFIED LOCATIONS ALONG MAIN LINE

PAIN BID ESPLIZD TWO-WIRE CONTROLLER SO STATION BASE, IREFER TO DETAL 4. INCLUDE ONE (1) FAIN BIRD IMPETE HAND RED MANTENANCE FEMORE ET WITH TRANSMITER, RECEIVER, CONNECTORE, BATTERES AND CARETING CASE (REE INSTALLATION HOTE RE, CONTROLLER SHALL & COURDED A); CORDING TO MANUFACTURERS RECOMMENDATION AND AS SHOWN ON THE TNO-WIRE COMPRES STATEMED DATES.

COMBINATION BARN AND PREEZE SENSOR - REMOTE WIRELESS - BARN BIRD MODEL WIRZ-BEC - (SEE INSTALLATION NOTE BY)

REPUCED PRESSURE IONE (RP2) BACKFLOW PREVENTER - WELKING \$75XLSE Z WITH BRASS UNIONS. PEPER TO INSTALLATION NOTES ON CONVECTION TO BOOSTER PUMP STATION

BOOSTER PLAY BIATION - BAIN MED MODEL CLPDVIRAL UP TO 33 NE BOOST AND 120 GPM FLOW 208 VOLTS AND 3 PHASE POWER, SED MOUNTED IN MARINE CIRADE ALLMINISM DIFLICISURE. REFER TO INSTALLATION MOTES #7 AND BEFOR CONNECTION TO BACEFLOW PREVENTER AND IRRIGATION MAIN LINE.

BOLATION VALVE - HAMMAOND MODEL BAAS-RIL - SAME SIZE AS PIPE

PVC PPE MAIN LINES - PVC SCHEDULE 40 SOLVENT WELD JOINT - 2-1/21

LATERAL LINES - CL 200 EDR21 SOLVENT WELD JOINTS - SIZE AS SHOWN

LIVE INSTALLED BY GENERS FOR CONNECTION TO BENGATION SYSTEM - 2-177 PVC

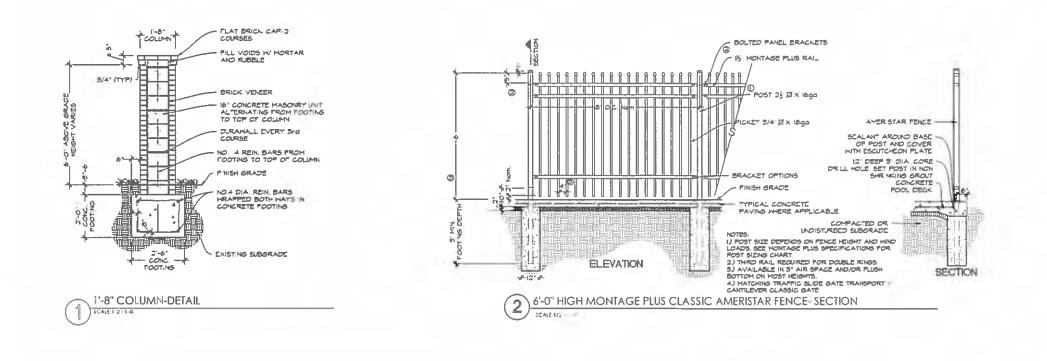
SLEEVES - PVC SCHEDULE 40, 6" IDE AAAN LINE, Z' FOR CONTROL WIRENS AND 4" FOR ALL OTHER SLEEVING MER DRAWINGS AND INSTALLATION HOTES

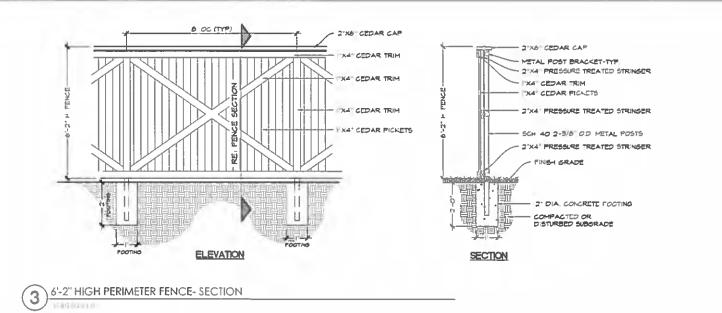
WATER METER - 7 TURBINE STYLE (PROVIDED BY OTHERS)

Project Location LOT 4 BLOCE C HORTH GROVE BLOGHEST PA PHASE 2 APID 4 WERACHICHS, 10045 NORTH GROVE MINI STORAGE 60% construction set ★Texas81 Know what's below. Call before you dig. Drown By: Checked Sy: Approved By: LANDSCAPING DETAILS - 5-1 ID Project 19-001 ebrucry 8, 2019 Date:

VAL	VE	MODEL	FLOW
ID	SIZE		(GPM)
A01	2"	RAINBIRD 200-PEB	60
A02	1-1/2*	RAINBIRD 150-PEB	54
A03	1-1/2"	RAINBIRD 150-PEB	37
A04	1-1/2"	RAINBIRD 150-PEB	33
A05	1-1/2"	RAINBIRD 150-PEB	54
A06	27	RAINBIRD 200-PEB	58
A07	1-1/2"	RAINBIRD 150-PEB	41
80A	1-1/2"	RAINBIRD 150-PEB	51
A09	1-1/2"	RAINBIRD 150-PEB	30
A10	1-1/2"	RAINBIRD 150-PEB	47
A11	2	RAINBIRD 200-PEB	58
A 12	1-1/2*	RAINBIRD 150-PEB	37
A13	1-1/2"	RAINBIRD 150-PEB	47
A14	1-1/2"	RAINBIRD 150-PEB	33
A15	1"	RAINBIRD 100-PEB	24
A16	1-1/2"	RAINBIRD 150-PEB	36
A17	I-1/2"	RAINBIRD 150-PEB	40
A 18	1-1/2"	RAINBIRD 150-PEB	31
A 19	1-1/2"	RAINBIRD 150-PEB	50
A20	1-1/2"	RAINBIRD 150-PEB	50
A21	1-1/2"	RAINBIRD 150-PEB	53
A22	2"	RAINBIRD 200-PEB	63
A23	2"	RAINBIRD 200-PEB	58
A24	2"	RAINBIRD 200-PEB	61
A25	1-1/2"	RAINBIRD 150-PEB	55
A26	1-1/2"	RAINBIRD 150-PEB	54
A27	1-1/2"	RAINBIRD 150-PEB	31
A28	1-1/2"	RAINBIRD 150-PEB	27
A29	1-1/2"	RAINBIRD 150-PEB	31
A30	1-1/2"	RAINBIRD 150-PEB	30
A31	1"	RAINBIRD XCZ-LF-1	00-PRF
A32	1"	RAINBIRD XCZ-LF-1	00-PRF
A33	1"	RAINBIRD XCZ-LF-1	344 00

IR.1



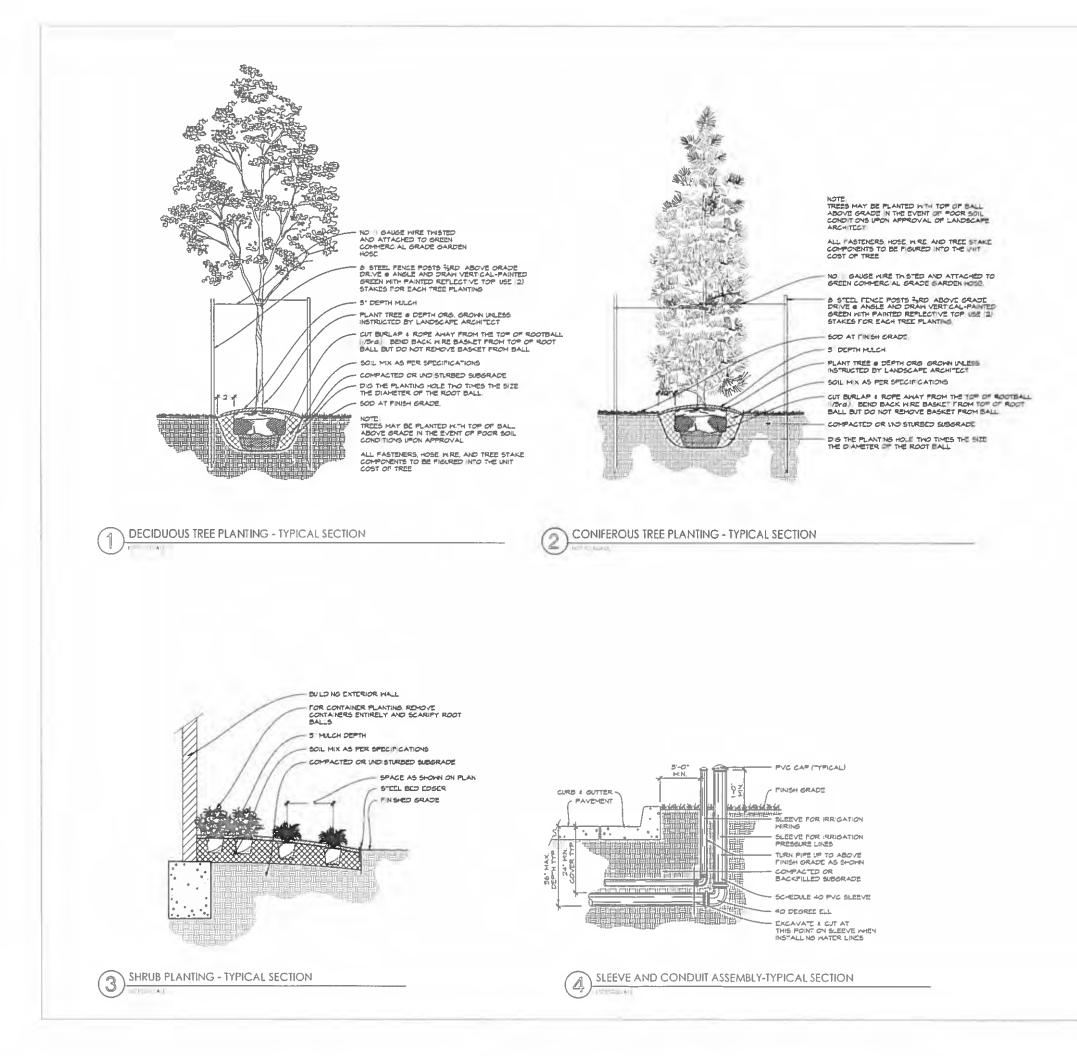




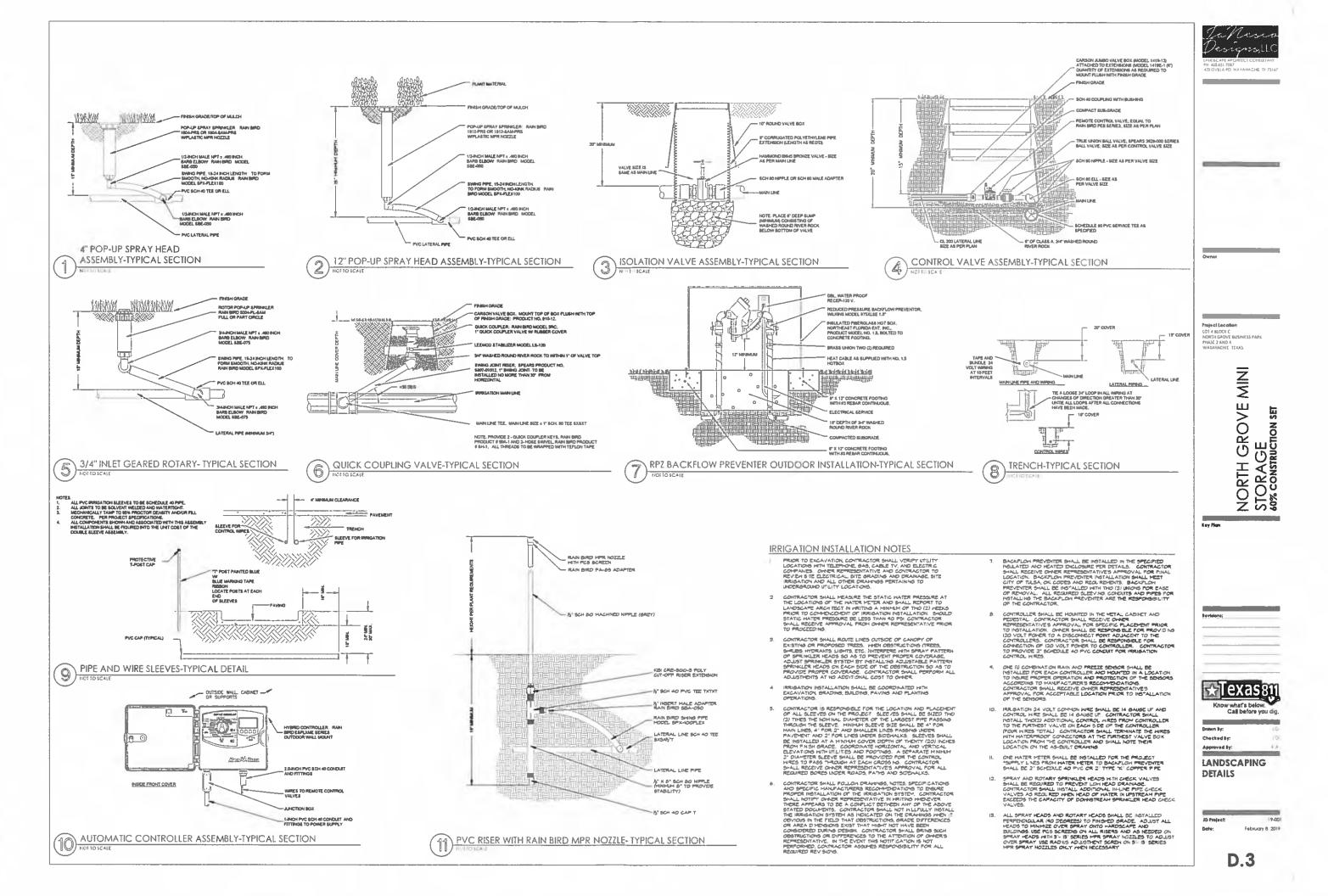
- TIN SHED BRADE TO BE A MININA OF 5 ABOVE TOP OF ANY FOOTING
- 2. WRITTEN DIPENSIONS HAVE PRIORITY OVER SCALED DIPENSIONS
- 5. ALL VERTICAL DIMDISIONS ARE TAKEN PROM THE TOP OF FOOTING
- 4 REPER TO SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR ANY ADDITIONAL INFORMATION.
- 5. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF HAXAMACHE, TEXAS SPECIFICATIONS AND STANDARDS

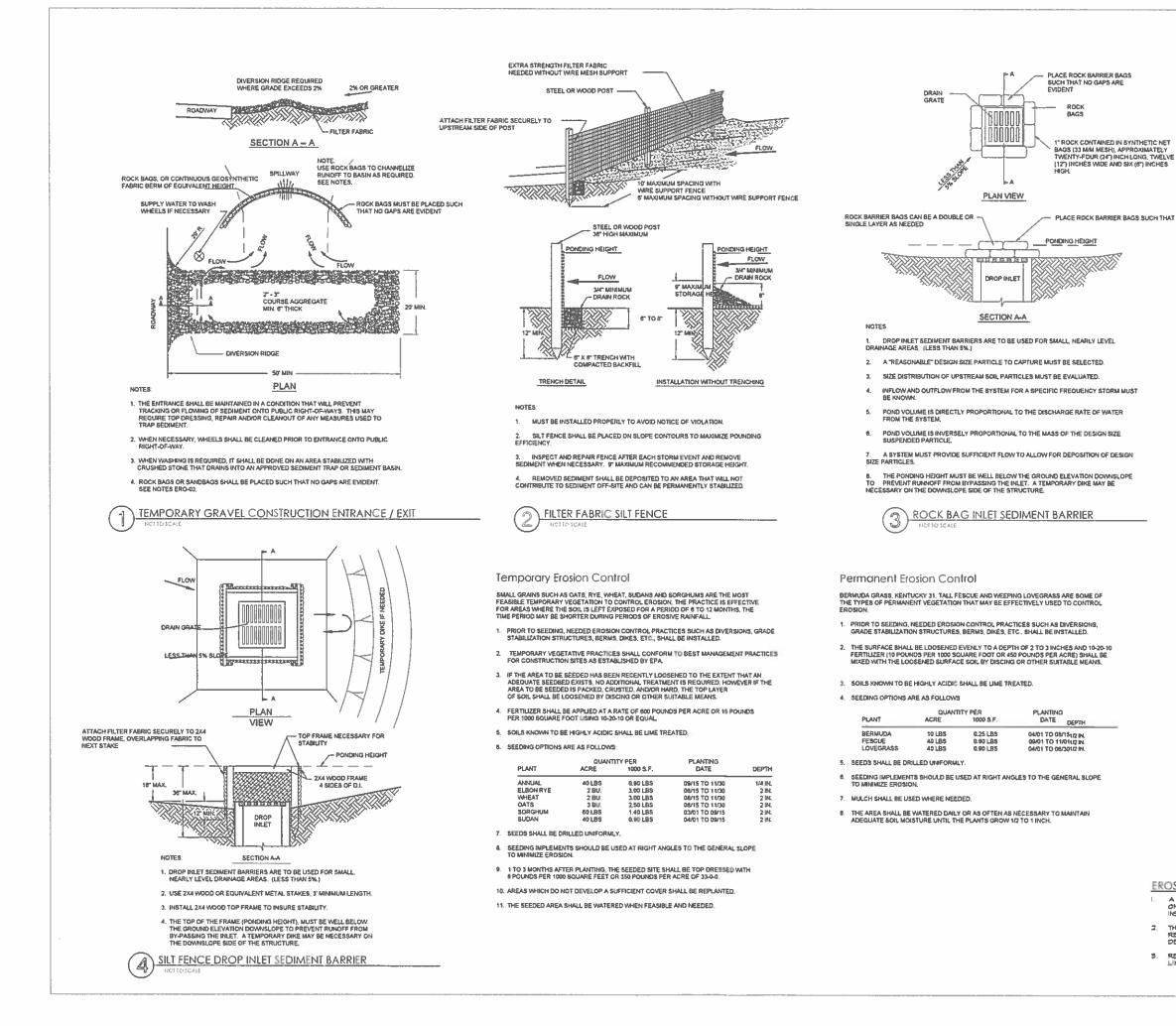


D.1



Project Loc after (CA 4 JUCA'S C SOUTH GROYT RUSINES) PLAVE 2 AND A HAVERACHE T(SAS NORTH GROVE MINI STORAGE 60% construction set ★Texas8 Know what's below. Call before you dig. **bern** Drown By: Checked By: Approved By: LANDSCAPING DETAILS JD Project 16-001 Fabruary & 2019 Date: **D.2**





PLACE ROCK BARRIER BAGS SUCH THAT NO GAPS ARE EVIDENT

EROSION CONTROL NOTES

- A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST,
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DUE TO CONSTRUCTION.
- 5. REFER TO SHEET ENGINEERING GRADING FLANS FOR LIMITS OF EROSION CONTROL.

Designs LLC Intoleare architect contratant en againt Tool 430 Maran Di Watantacher 10 15162
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And the sector of the sector o
Drawn Wrist's below. Call before you do. Drawn 8y: Checked 8y: Approved 8y: IANDSCAPING DETAILS
JD Project: 19-001 Bale: February 8, 2019

D.4

d Da

Zoning Staff Report

Case: PD-19-0031

MEETING DATE(S)

Planning & Zoning Commission:

April 9, 2019

City Council:

April 15, 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

BRE

CR

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.

The subject site is accessible via Brown St., Palamino Dr., and Dean Box Dr.

Site Image:

Thoroughfare Plan:



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
- The (2) two new tracts consist of one being an Assisted Living/Memory Care facility keeping the base zoning of General Retail, and the other being an additional General Retail/Office tract.
- The hotel tract was revised to be tract 2 and will keep the same general development requirements as originally planned.
- 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.

- The Multi Family building does not include the tuck under garages that were originally included in the building layout. All other amenities, design concepts, and general development requirements for tract 1 are still part of this tract.
- The detention/amenity pond was removed from tract 1.

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

<u>Tract 1:</u>

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)

<u>Tract 2:</u>

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)

<u>Tract 3:</u>

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)

<u>Tract 5:</u>

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)

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

<u>Garages:</u>

In the previously approved Planned Development, the applicant provided 51 tuck under garage spaces for the Mixed Use Residential complex located in Tract 1. The current proposal does not depict any garage spaces for the development.

Landscape Buffer:

Staff recommends that a landscape buffer be provided adjacent to the Mustang Creek Phase I subdivision (along Tract 6). Currently, the applicant is only showing a 6 ft. tall masonry wall.

<u>Retail:</u>

While it is not a major concern, staff does suggest that the applicant provide double retail siding to help make the development more aesthetically pleasing. Currently, the applicant is only providing retail along the front façade of the building(s) (*Tract 2, Tract 3, 4*).

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, <u>41</u> 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 (4/1/2019), there are still Engineering and Fire concerns that the applicant needs to address before final approval is made.

APPLICANT RESPONSE TO CONCERNS

1. At the time of this report (4/1/2019), the applicant has not 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

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.*

- □ Approval, as presented.
- Approval, per the following comments:

ATTACHED EXHIBITS

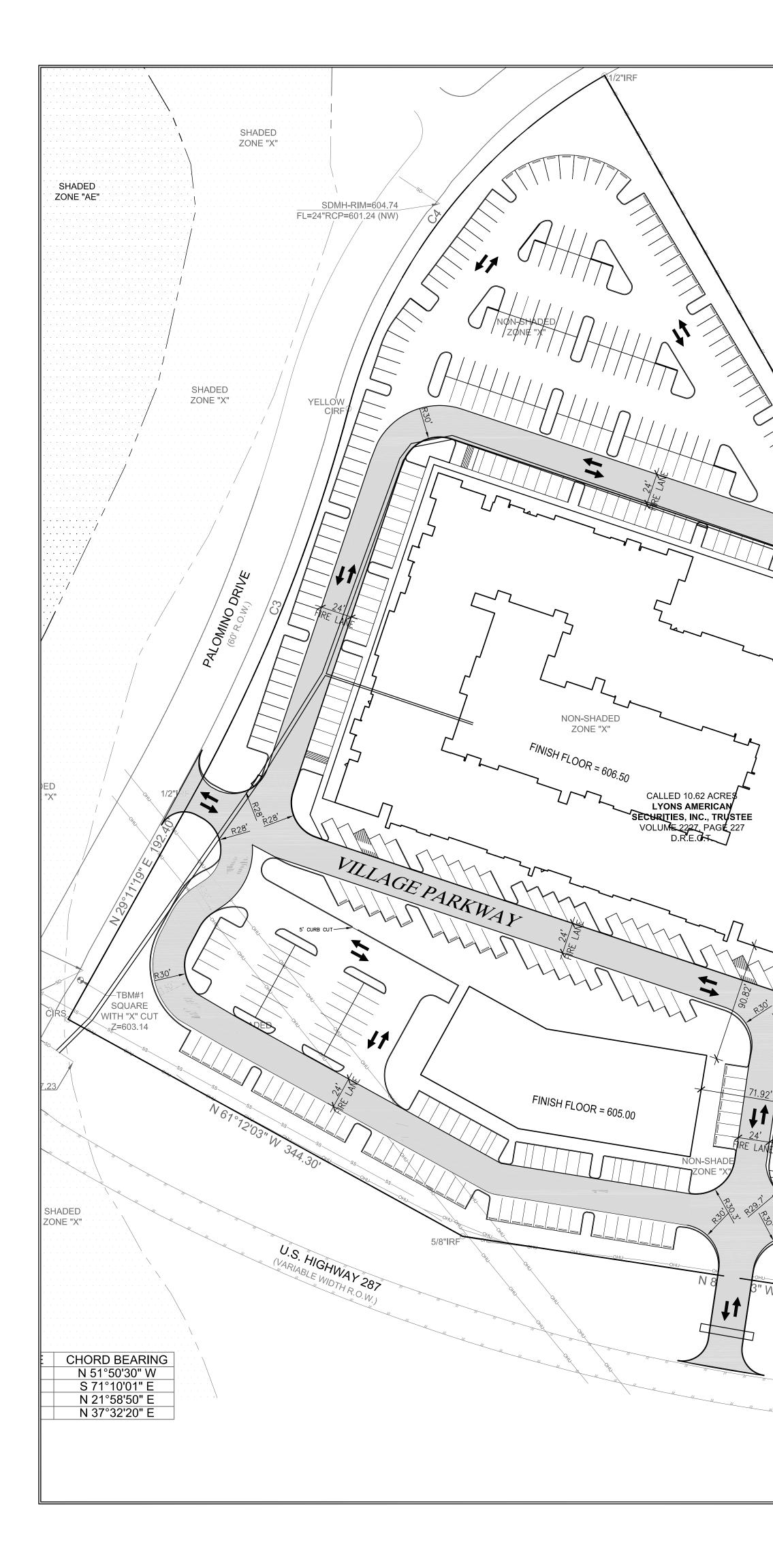
- 1. Site Plan
- 2. Elevations Plan
- 3. Landscape Plan
- 4. Signage Plan
- 5. PON Responses

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 ccollins@waxahachie.com Reviewed by: Shon Brooks, AICP Director of Planning <u>sbrooks@waxahachie.com</u>



<u>GENERAL NOTES:</u>

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.

4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.

5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.

6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.

7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.

8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.

9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*******

10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 95% COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*******

, FLOOR = 612.3-

FINISH FLOOR = 612.50

5' CURB CU W/ FLUME

WOODEN

N 76°19'34" W⁄

71.12'

R.O.W. MON.

- 11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
- 12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
- 13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

16.93 ACRE

27

'**↓1**

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S 88°32'26" W 212.95'

5' CURB CUT

5' CURB CU**T**

29.45'

HHU HHU

FINISH FLOOR = 607.50

14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

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VILLAGE PARKWAY

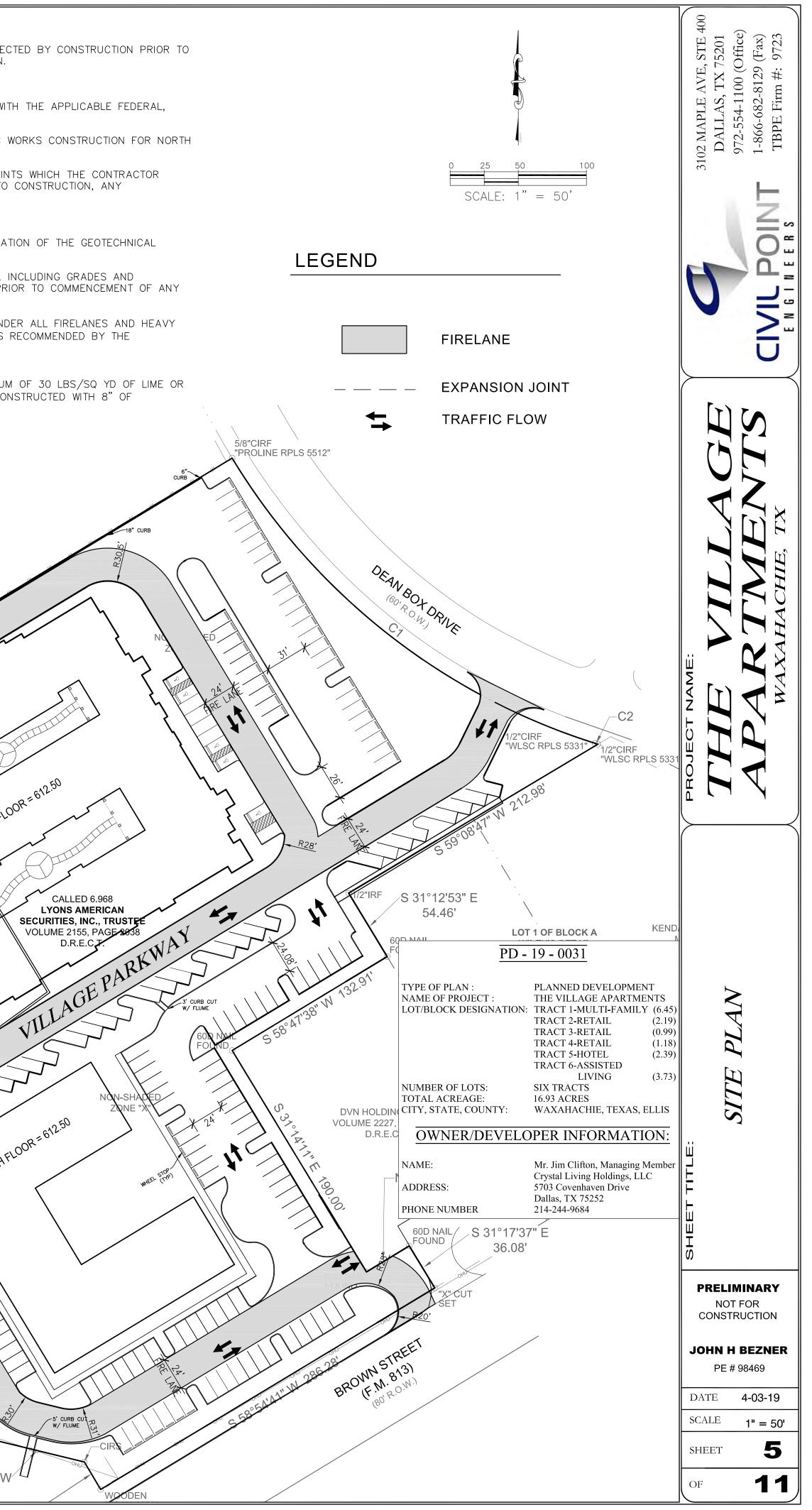
WOODEN R.O.W.

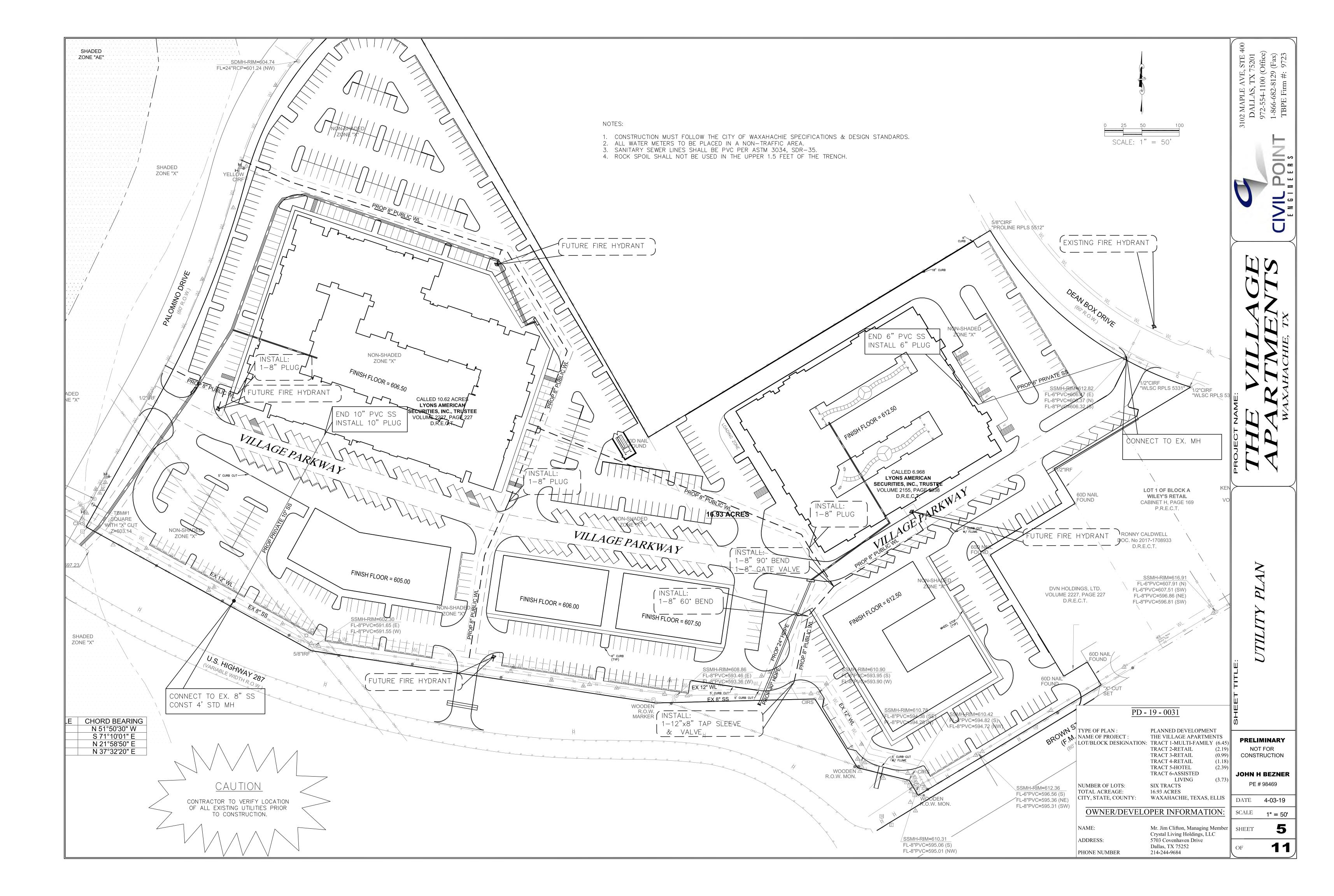
MARKER

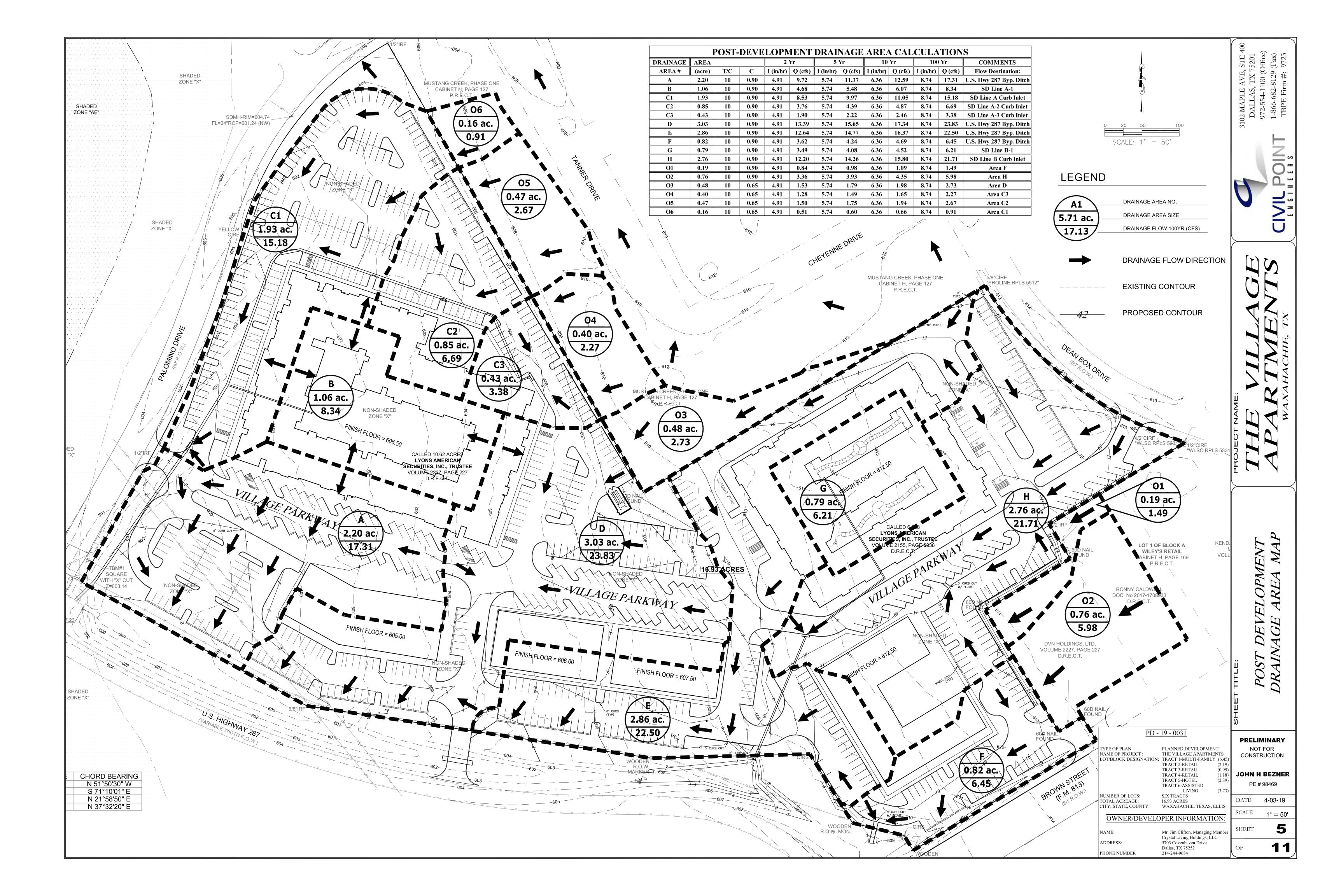
NON-SHADED

6" CURB

FINISH FLOOR = 606.00

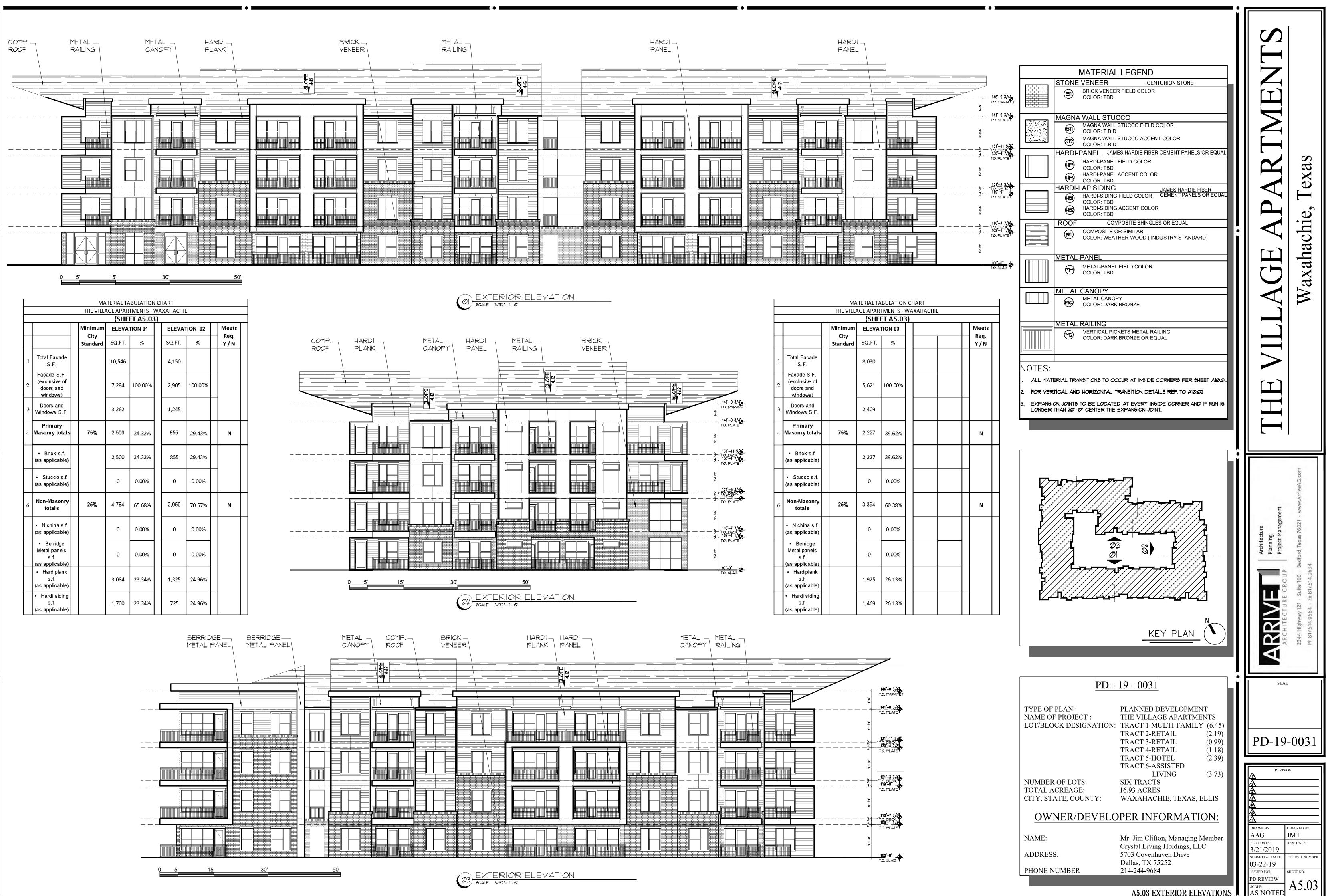




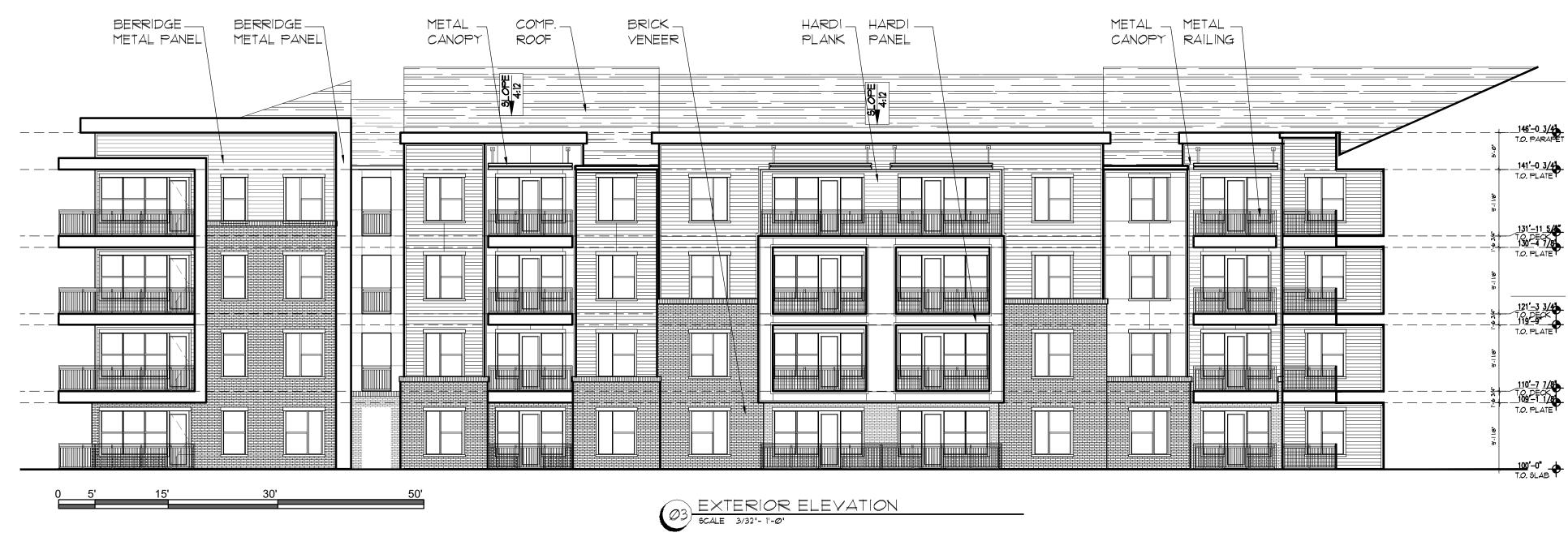




EXTERIOR MF Compar 02 ing







		MA	TERIAL TA	BULATION	I CH	IAR
		THE VILL	AGE APAR	TMENTS - Y	WA	XAł
			(SHE	ET A5.03	3)	
		Minimum	ELEVA [.]	TION 03		
		City Standard	SQ.FT.	%		
1	Total Facade S.F.		8,030			
2	Façade S.F. (exclusive of doors and windows)		5,621	100.00%		
3	Doors and Windows S.F.		2,409			
4	Primary Masonry totals	75%	2,227	39.62%		
	• Brick s.f. (as applicable)		2,227	39.62%		
	• Stucco s.f. (as applicable)		0	0.00%		
6	Non-Masonry totals	25%	3,394	60.38%		
	• 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	26.13%		
	 Hardi siding s.f. (as applicable) 		1,469	26.13%		

A5.03 EXTERIOR ELEVATIONS

			ATERIAL TA LAGE APAR				E	
				ET A5.04	<u>4)</u>			
		Minimum City	ELEVA	TION 01		ELEVA	FION 02	Meets Req.
		Standard	SQ.FT.	%		SQ.FT.	%	Y/N
1	Total Facade S.F.		2,583			3,070		
2	Façade S.F. (exclusive of doors and windows)		1,808	100.00%		2,149	100.00%	
3	Doors and Windows S.F.		775			921		
4	Primary Masonry totals	75%	1,105	61.12%		493	22.94%	N
	• Brick s.f. (as applicable)		1,105	61.12%		493	22.94%	
	• Stucco s.f. (as applicable)		0	0.00%		0	0.00%	
6	Non-Masonry totals	25%	703	38.88%		1,656	77.06%	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)		100	33.35%		968	32.01%	
	• Hardi siding s.f. (as applicable)		603	33.35%		688	32.01%	

		MA	TERIAL TA	BULATION	N CHART		
		THE VILL4	\GE APAR	TMENTS -	WAXAHA	CHIE	
			(SHE	ET A5.04	4)		 -
		Minimum City	ELEVA	TION 03			Meets Req.
		Standard	SQ.FT.	%			Y/N
1	Total Facade S.F.		6,398				
2	Façade S.F. (exclusive of doors and windows)		4,479	100.00%			
3	Doors and Windows S.F.		1,919				
4	Primary Masonry totals	75%	1,119	24.98%			N
	• Brick s.f. (as applicable)		1,119	24.98%			
	• Stucco s.f. (as applicable)		0	0.00%			
6	Non-Masonry totals	25%	3,360	75.02%			N
	• Nichiha s.f. (as applicable)		0	0.00%			
	 Berridge Metal panels s.f. (as applicable) 		0	0.00%			
	• Hardiplank s.f. (as applicable)		2,419	21.01%			
	• Hardisiding s.f. (as applicable)		941	21.01%			







______146'-0 3/4

141'-0 3/4 T.O. PLATE

131<u>-11 5/8</u> To peck 130-4 7/8

O. PLAT

METAL __ COMP. __ BRICK __ HARDI __ BERRIDGE ___ RAILING ROOF VENEER PLANK METAL PANEL

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MATERIAL LEGEND STONE VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STONE Image: Stone VENEER CENTURION STOLED COLOR COLOR: TBD Image: Stone VENEER CENTERD COLOR COLOR: TBD Image: Stone VENEER CENTERD COLOR COLOR: TBD Image: Stone VENEER CENTERD SIMILAR COLOR: TBD Image: Stone VENEER METAL CANOPY COLOR: TBD Image: Stone VENEER METAL CANOPY COLOR: DARK BRONZE Image: Stone VENEER <th brance="" colspant="" stone="" stone<="" th="" veneer=""><th>HE VILLAGE APARTMENTS Waxahachie, Texas</th></th>	<th>HE VILLAGE APARTMENTS Waxahachie, Texas</th>	HE VILLAGE APARTMENTS Waxahachie, Texas
Image: PD - 19 - 0031 TYPE OF PLAN:	Architecture Architecture Architecture Raning Panning Project Management 2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com Ph 817:514.0584 · Fx 817:514.0694	
TYPE OF PLAN :PLANNED DEVELOPMENTNAME OF PROJECT :THE VILLAGE APARTMENTSLOT/BLOCK DESIGNATION:TRACT 1-MULTI-FAMILY (6.45)TRACT 2-RETAIL(2.19)TRACT 3-RETAIL(0.99)TRACT 4-RETAIL(1.18)TRACT 5-HOTEL(2.39)TRACT 6-ASSISTEDLIVINGLIVING(3.73)NUMBER OF LOTS:SIX TRACTSTOTAL ACREAGE:16.93 ACRESCITY, STATE, COUNTY:WAXAHACHIE, TEXAS, ELLISOWNER/DEVELOPER INFORMATION:	REVISION REVISION	

NAME:	
ADDRES	S:

PHONE NUMBER

Mr. Jim Clifton, Managing Member Crystal Living Holdings, LLC 5703 Covenhaven Drive Dallas, TX 75252 214-244-9684



REV. DATE:

HEET NO.

A5.04

SUBMITTAL DATE: PROJECT NUMBER

3/21/2019

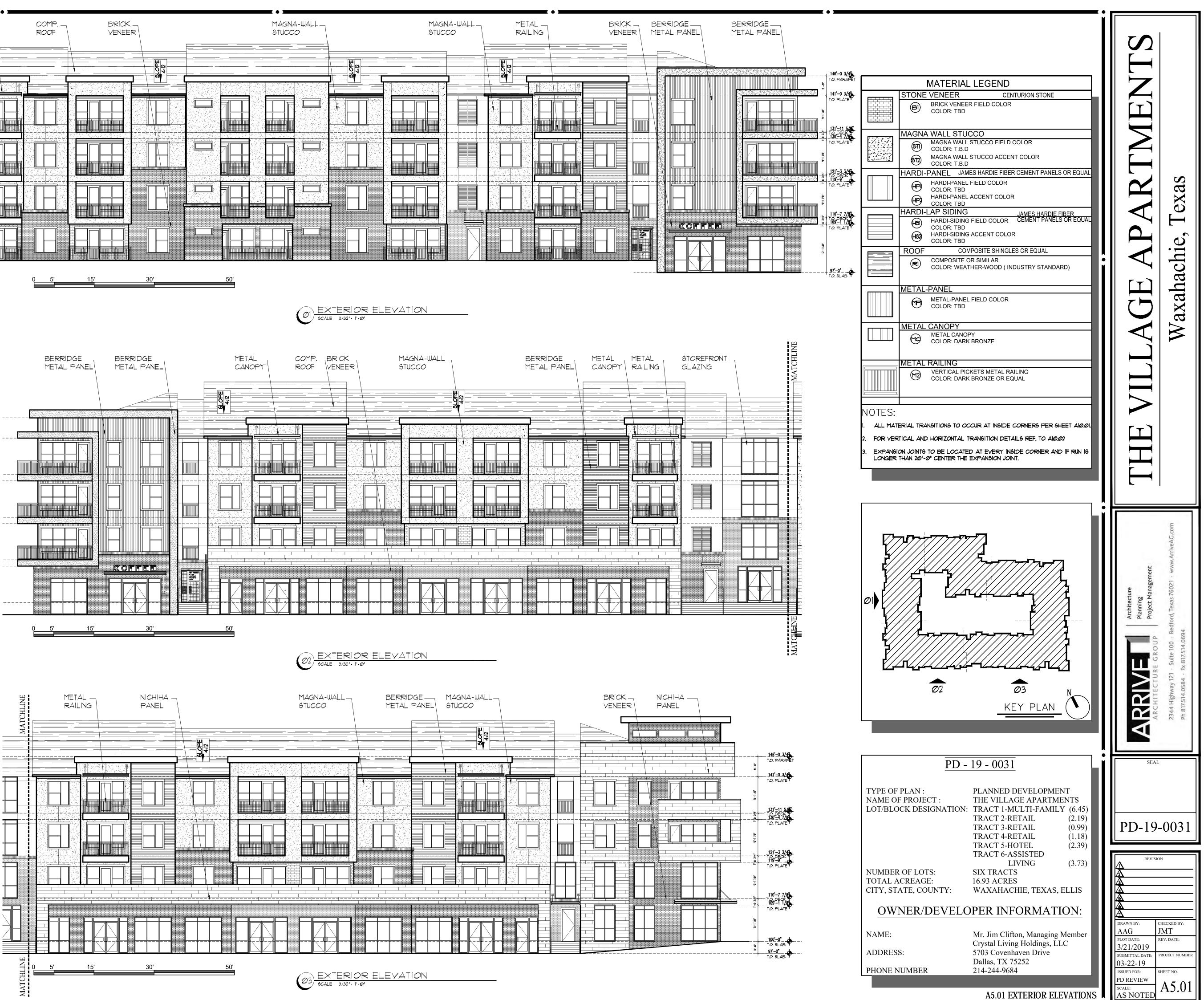
03-22-19

SUED FOR:

PD REVIEW

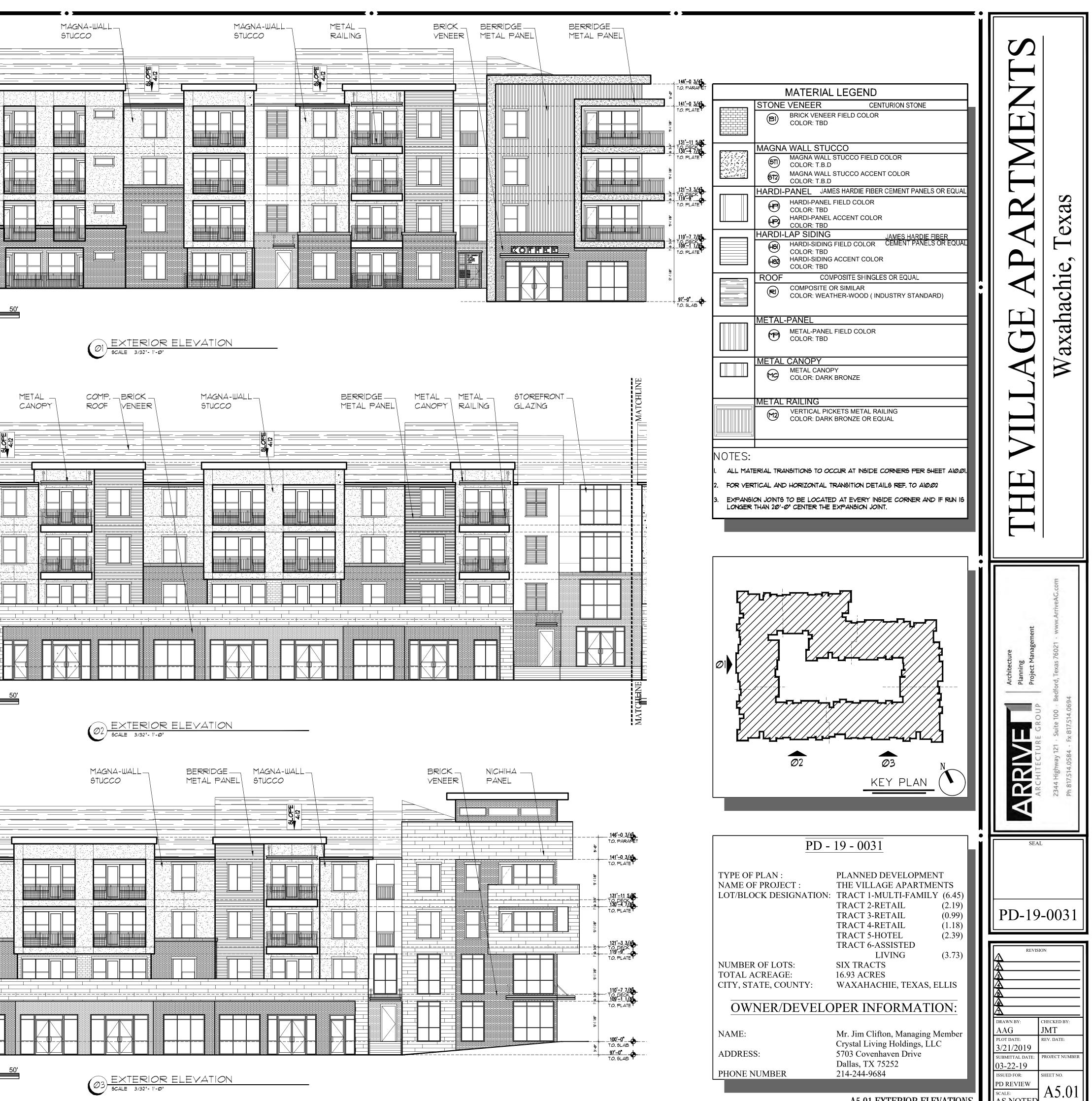
SCALE: AS NOTED





MATCHLINE	METAL RAILING	NICHIHA - PANEL	
			4:13 4:13
MATCHLINE	0 5' 15'	<u>30'</u>	

							·			-
				BULATION						
				ET A5.01		Anacim	-			
		Minimum	ELEVA		-,	ELEVATI	ON 02 &	03	Meets	
		City Standard	SQ.FT.	%		SQ.FT.	%		Req. Y / N	
1	Total Facade S.F.		11,913			17,392				
2	Façade S.F. (exclusive of doors and windows)		8,339	100.00%		11,137	100.00%			
3	Doors and Windows S.F.		3,574			6,255				
4	Primary Masonry totals	75%	7,104	85.19%		8,382	75.26%		Y	
	• Brick s.f. (as applicable)		3,127	37.50%		3,127	28.08%			
	• Stucco s.f. (as applicable)		3,977	47.69%		5,255	47.19%			
6	Non-Masonry totals	25%	1,235	14.81%		2,755	24.74%		Y	
	• Nichiha s.f. (as applicable)		0	0.00%		1,500	13.47%			
	Berridge Metal panels s.f. (as applicable)		1,235	14.81%		1,255	11.27%			
	• Hardiplank s.f. (as applicable)		0	0.00%		0	0.00%			
	• Hardi siding s.f. (as applicable)		0	0.00%		0	0.00%			







SOUTH EXTERIOR ELEVATION

EAST EXTERIOR ELEVATION



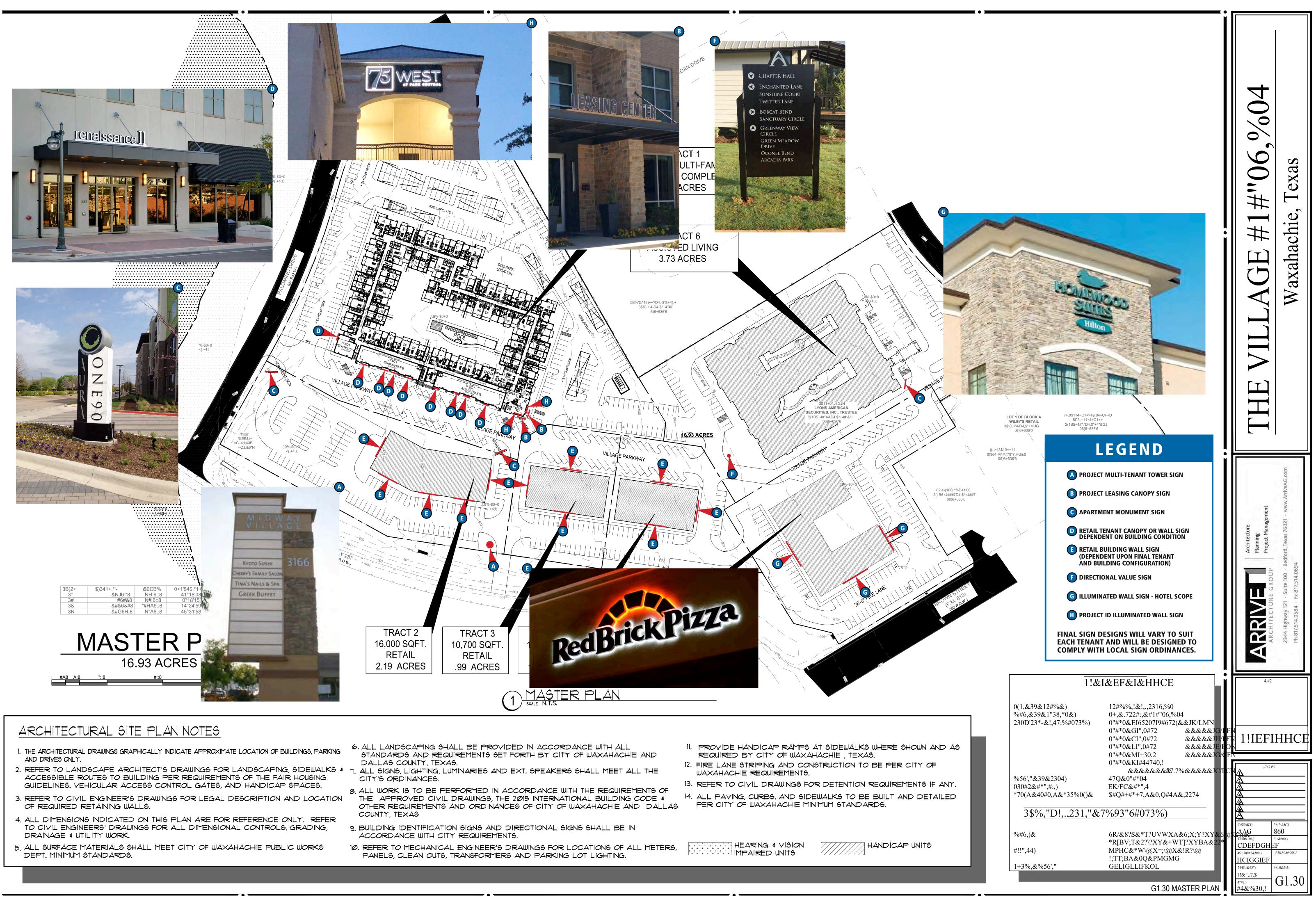
SHEET NO.

PD REVIEW scale: AS NOTED

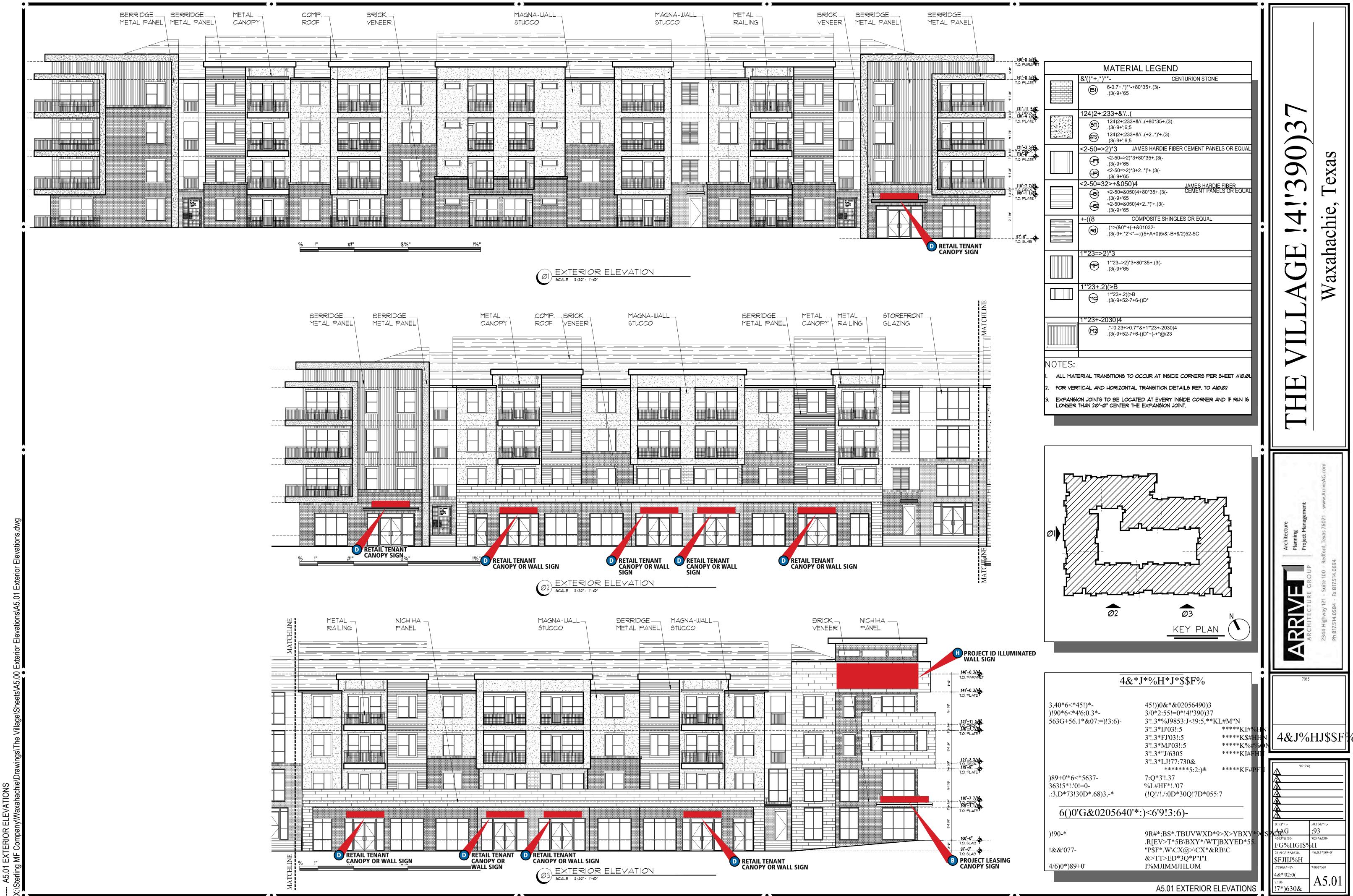


1 CONCEPTUAL LANL

				CLIENT: Arrive Architecture of 2344 Highway 121 Suite 100 Bedford, TX 76021	
-PROPERTY LINE				THE VILLAGE APARTMENTS	WAXAHACHIE, TEXAS
	TYPE OF PLAN : NAME OF PROJECT : LOT/BLOCK DESIGNA NUMBER OF LOTS: TOTAL ACREAGE: CITY, STATE, COUNTY	TRACT 3-RETAIL TRACT 4-RETAIL TRACT 5-HOTEL TRACT 6-ASSISTED LIVING SIX TRACTS 16.93 ACRES	TS (6.45) (2.19) (0.99) (1.18) (2.39) (3.73) (3.73) LIS <u>PN:</u>	Indiscape architects MEEKS DESIGN GRO 1755 N. COLLINS BLV RICHARDSON, TX 750 PH (972) 690-7474 F (972) 690-7878	AAA TESO 03-22-19 MASTER N









ELEVATION EXTERIOR I .02 ling

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

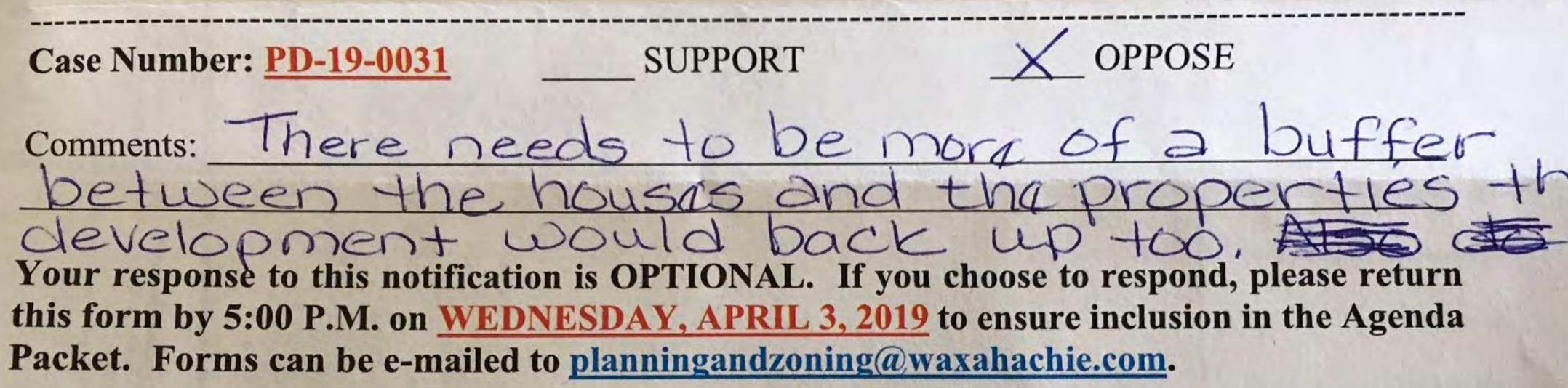
<u>SUPPORT</u>

<u>OPPOSE</u>

- 1. Carolyn Duncan, 204 Cheyenne Drive
- 2. Tom Kowatch, 211 Cheyenne Drive

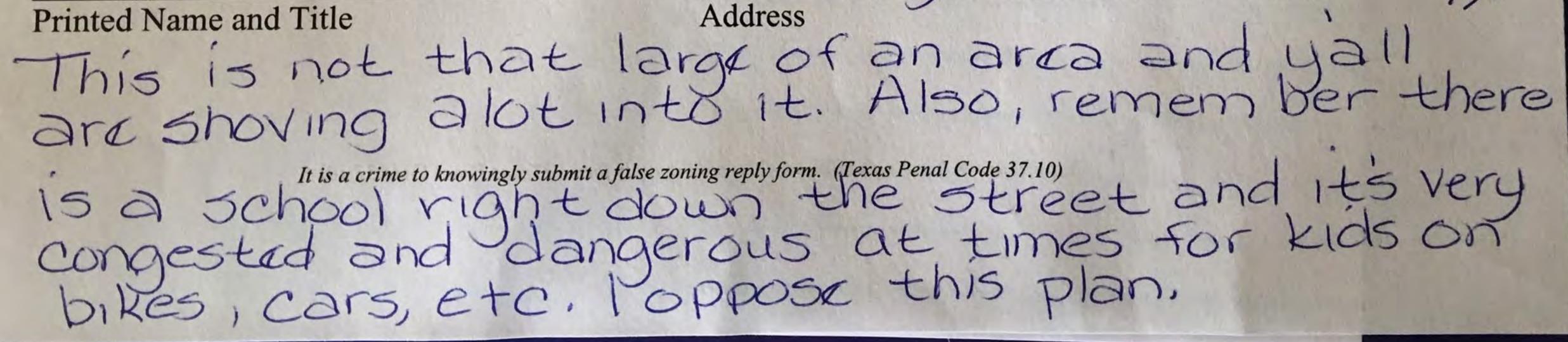
ID 227073 and 138302) - Owner: LYONS AMERICAN SECURITIES INC (PD-19-0031)

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. 03/28/2019 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.



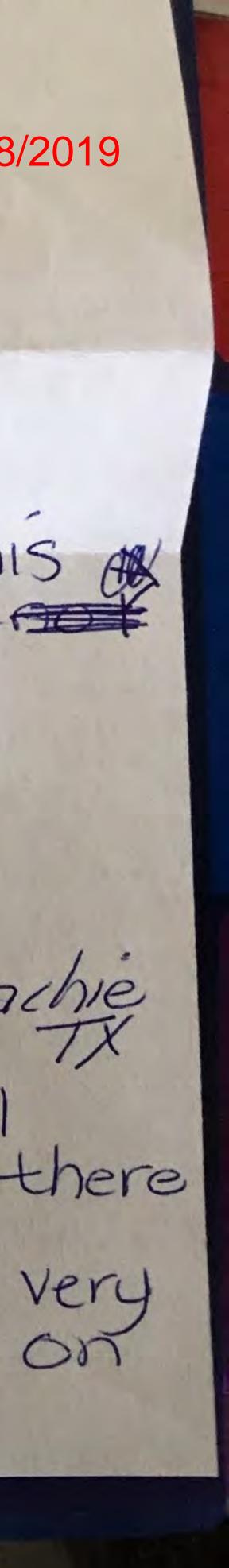
Signature

ARCEXN DUNCAN



3-28-19

Date 204 Chayana DR. Waxahachie Address







City of Waxahachie, Texas Notice of Public Hearing Case Number: PD-19-0031

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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.

OPPOSE SUPPORT Case Number: PD-19-0031 Comments: Edo not believe the affect on property value; property tax or fractic has been researched to satisfuction. I do not see any positives or fractic has been respect hed to satt sturtion. L'ao more se long protoco interest this to the hotel aportments or senior living being profet this location to interest this Your response to this notification is OPTIONAL. Af you choose to respond, please return, 'n my this form by 5:00 P.M. on WEDNESDAY. APRIL 3, 2019 to ensure inclusion in the Agenda Neighborhood. Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Inature

Late:6 Printed Name and Title

Date Date 211 Cheyenne Dr. Waxehachie TX 75165

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

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