

**NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION  
OCTOBER 9, 2018  
CITY COUNCIL CONFERENCE ROOM  
401 S. ROGERS  
WAXAHACHIE TEXAS  
6:00 P.M.**

**Agenda**

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

1. Call to Order
2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting
3. Adjourn

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

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

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, October 9, 2018 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. Reorganize the Commission
4. ***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.

5. ***Consent Agenda***

All matters listed under Item 5, 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 September 25, 2018
  - b. Minutes of the Planning and Zoning Commission briefing of September 25, 2018
6. ***Public Hearing*** on a request by Sailesh Kharel, R and D Sons, for a Specific Use Permit (SUP) for **Convenience Store** use within a Planned Development-18-General Retail zoning district, located at 507 N Highway 77, Suite 800, LOT 1 & 3 BLK 1 NORTHGATE PLAZA 18.572 AC (Property ID 175004) - Owner: BENBAROUKH LLC (SU-18-0148)
7. ***Consider*** recommendation of Zoning Change No. SU-18-0148
8. ***Consider*** request by Donald R Phillips Jr, Phillips Custom Builders, for a **Replat** of Lots 60 and 61, Block 181, Town Addition to create Lot 1, Phillips Addition, 0.149 acres (Property ID 171357 and 171358) – Owner: PHILLIPS DONALD R JR (RP-18-0150)

9. **Public Hearing** on a request by Todd Wintters, Engineering Concepts & Design L.P., for a Zoning Change from a Single Family-1 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located West of Ovilla Road and 800' South of Highway 287 being 1080 WM C TUNNELL 119.683 ACRES (Property ID 191627) - Owner: A ONE PLUS INVESTMENT GROUP LLC (PD-18-0110)
10. **Consider** recommendation of Zoning Change No. PD-18-0110
11. **Public Hearing** on a request by Mitchell Lenamond, ELD Engineering, Inc., for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located SE of Parks School House Road, between US Highway 287 and MLK Jr Blvd, being 272 S M DURRET 7.371 ACRES (Property ID 239606) – Owner: JUAN CARLOS FLORES (PD-18-0153)
12. **Consider** recommendation of Zoning Change No. PD-18-0153
13. **Public Hearing** on a request by Robert Morgan, Grantava Inc., for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located at 1308 Wyatt Street, being LOT 3A BLK 184 TOWN ADDN-REV 2.512 AC (Property ID 270088) - Owner: GRANTAVA INC (PD-18-0152)
14. **Consider** recommendation of Zoning Change No. PD-18-0152
15. **Consider** request by Kaitlyn Wurzbach, Jacobs Engineering Group, for a **Preliminary Plat** of Saddlebrook Estates Phase 2A, 2B, 3A, 3B, 4, 5, & 6 for 900 residential lots and 16 open space lots, being 299.378 acres out of the G. Carpenter Survey, Abstract No. 90 and M. Rafferty, Abstract No. 898 (Property ID 189842 and 241033) – Owner: 287 WAXAHACHIE LP (PP-17-0169)
16. **Consider** Landscape Plan for Saddlebrook Estates Phase 2A, 2B, 3A, 3B, 4, 5, & 6 as a companion to PP-17-0169 – Owner: 287 WAXAHACHIE LP
17. 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.

<p style="text-align: center;"><b><i>Notice of Potential Quorum</i></b> <b><i>One or more members of the Waxahachie City Council may be present at this meeting.</i></b> <b><i>No action will be taken by the City Council at this meeting.</i></b></p>
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The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 25, 2018 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  
Erik Barnard

Members Absent: Jim Phillips  
David Hudgins

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Executive Director of Development Services  
Lori Cartwright, 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.

Chairman Keeler announced Mr. Erik Barnard is resigning from the Commission due to moving outside the city limits which disqualifies him from serving on the Commission. He thanked Mr. Barnard for his service.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 11, 2018
- b. Minutes of the Planning and Zoning Commission briefing of September 11, 2018

**Action:**

*Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Erik Barnard seconded, All Ayes.*

5. **Consider request by Iran Magallon for a Replat of Lots 4 and 12, Lindmark Estates Revised, to create Lots 1 and 2, R and M Estates, 13.821 acres (Property ID 230996) – Owner: TOMAS & RITA REYES (RP-18-0143)**

Ms. Kelly Dent, Planner, reported the applicant is changing a lot line to create two (2) lots. Staff recommended approval.



**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Iran Magallon for a Replat of Lots 4 and 12, Lindmark Estates Revised, to create Lots 1 and 2, R and M Estates, 13.821 acres (Property ID 230996) – Owner: TOMAS & RITA REYES (RP-18-0143) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

**6. Consider request by Ron Barson, Ledbetter Real Estate, for a Replat of Lot 2, Block E to create Lots 2R and 3, Block E, North Grove Business Park Phases Two and Four, 4.983 acres (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (RP-18-0139)**

Ms. Dent reported the applicant seeks to replat the property to subdivide. She stated the following remain outstanding and without payment, the plat cannot be filed at the county:

- Filing fees of \$104.00
- Cash in lieu of park dedication fees of \$22,126.80
- Formatting issues

Staff recommended approval subject to staff comments.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Ron Barson, Ledbetter Real Estate, for a Replat of Lot 2, Block E to create Lots 2R and 3, Block E, North Grove Business Park Phases Two and Four, 4.983 acres (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (RP-18-0139) subject to staff comments and all outstanding fees to be paid prior to filing. Mrs. Bonney Ramsey seconded, All Ayes.*

**7. Consider request by James McDill, Davis & McDill, for a Preliminary Plat of Oxford Ranch Two Phase 2 for 48 lots, being a 69.645 acre addition in the T. Cassidy Survey, Abstract 255 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction – Owner: HARLAN PROPERTIES INC (PP-18-0147)**

Ms. Dent reported the plat for this development was approved by City Council in 2016 and expired after two (2) years due to no Final Plat. To continue work on the construction plans with Ellis County, the applicant needs an active plat. She stated the proposed plat includes 48 lots and all will be on septic system and Rockett Special Utility District will provide requested services. Staff recommended approval subject to paying Ellis County fees of \$1,840.00 and correcting revised drainage calculations.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by James McDill, Davis & McDill, for a Preliminary Plat of Oxford Ranch Two Phase 2 for 48 lots, being a 69.645 acre addition in the T. Cassidy Survey, Abstract 255 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction – Owner: HARLAN PROPERTIES INC (PP-18-0147) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

**8. Consider request by Mathew Williamson, Gateway Engineering, for a Preliminary Plat of The Mark on 287 for 1 lot, being 6.525 acres situated in the William C. Tunnel Survey Abstract 1080 (Property ID 264879) – Owner: MARK ON 287 OWNER LLC (PP-18-0146)**

Ms. Dent reported a Planned Development-Multi Family-2 was approved earlier this year. She showed a map depicting the location being the south side of US Highway 287, adjacent to the new Waxahachie High School. Ms. Dent reviewed the right-of-way access noting the city does have a Public Right-Of-Way Development Agreement with The Mark on 287. She stated Waxahachie Independent School District is to dedicate right-of-way by separate instrument. Staff recommended approval per comments.

**Action:**

*Mr. Erik Barnard moved to approve a request by Mathew Williamson, Gateway Engineering, for a Preliminary Plat of The Mark on 287 for 1 lot, being 6.525 acres situated in the William C. Tunnel Survey Abstract 1080 (Property ID 264879) – Owner: MARK ON 287 OWNER LLC (PP-18-0146) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.*

**9. Adjourn**

There being no further business, the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary

Planning and Zoning Commission  
September 25, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 25, 2018 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Erik Barnard

Members Absent: Betty Square Coleman  
Jim Phillips  
David Hudgins

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Executive Director of Development Services  
Lori Cartwright, City Secretary  
Mary Lou Shipley, Council Representative

### **1. Call to Order**

Chairman Rick Keeler called the meeting to order.

Mr. Shon Brooks, Director of Planning, thanked Mr. Erik Barnard for his service to the Commission.

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

Staff reviewed the following cases:

- RP-18-0143 changing a lot line.
- RP-18-0139 subdividing larger lots. Filing fees and park fees will have to be paid prior to filing with Ellis County.
- PP-18-0147 creating a new plat due to previous plat being expired. Outstanding comments include: Ellis County fees of \$1,840.00 and drainage calculations.
- PP-18-0146 for apartment complex located adjacent to new Waxahachie High School. City does have a Public Right-Of-Way Development Agreement with applicant. WISD is to dedicate a Right-Of- Way by separate instrument.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary

# Planning & Zoning Department

## Zoning Staff Report

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**Case: SU-18-0148**

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### MEETING DATE(S)

*Planning & Zoning Commission:* October 9, 2018

*City Council:* October 15, 2018

### CAPTION

**Public Hearing** on a request by Sailesh Kharel, R and D Sons, for a Specific Use Permit (SUP) for **Convenience Store** use within a Planned Development-18-General Retail zoning district, located at 507 N Highway 77, Suite 800, LOT 1 & 3 BLK 1 NORTHGATE PLAZA 18.572 AC (Property ID 175004) - Owner: BENBAROUKH LLC (SU-18-0148)

### CASE INFORMATION

*Applicant:* Sailesh Kharel, R and D Sons

*Property Owner(s):* Benbaroukh LLC

*Site Acreage:* 18.572 acres

*Current Zoning:* Planned Development-18-General Retail

*Requested Zoning:* PD-18-GR with Specific Use Permit

### SUBJECT PROPERTY

*General Location:* 507 N Highway 77, Suite 800

*Parcel ID Number(s):* 175004

*Existing Use:* Insurance Office

*Development History:* The Final Plat of Northgate Plaza was approved by City Council on December 17, 1984. The Site Plan for Northgate Plaza, Phase I, was approved by City Council on February 18, 1985.

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	C	Warehouse
East	C	Restaurant
South	C	Office
West	C	Gas Station

*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:*

N US Highway 77 is a Major Thoroughfare B (110' ROW).



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks to open a convenience store in the Northgate Plaza shopping center. A convenience store requires a Specific Use Permit (SUP) to operate. This shopping center has a current SUP for a convenience store at Suite 1100C via Ordinance No. 2532. The current SUP is no longer used as the tenant has changed. If this current request is approved, the new ordinance authorizing a convenience store at Suite 800 will include a repeal of Ordinance No. 2532, as well as a requirement that the SUP will expire should the business relocate, change its name from "1 Stop C-Store," or have a change of ownership.

Additionally, there is a design for signage at the site. Should the request for the convenience store be approved, the applicant would be responsible for ensuring that a sign permit is obtained from the Building and Community Services Department before the signage can be modified.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 9/21/18.

**STAFF CONCERNS**

1. A sign permit must be obtained before signage at the site can be altered
2. Should this request be approved, the ordinance authorizing the convenience store will include a repeal of Ordinance No. 2532, as well as the provisions that the SUP expires if the 1 Stop C-Store relocates from Suite 800, changes its business name, or changes owners.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant responded that he understood and accepted all comments.

### **RECOMMENDATION**

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
  1. A sign permit must be obtained before any signage at the site can be altered
  2. Should this request be approved, the ordinance authorizing the convenience store will include a repeal of Ordinance No. 2532, as well as the provisions that the SUP expires if the 1 Stop C-Store relocates from Suite 800, changes its business name, or changes owners.

### **ATTACHED EXHIBITS**

1. Site plan
2. Pole sign
3. Proposed wall sign

### **APPLICANT REQUIREMENTS**

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

### **STAFF CONTACT INFORMATION**

*Prepared by:*

Kelly Dent, MPA

Planner

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

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

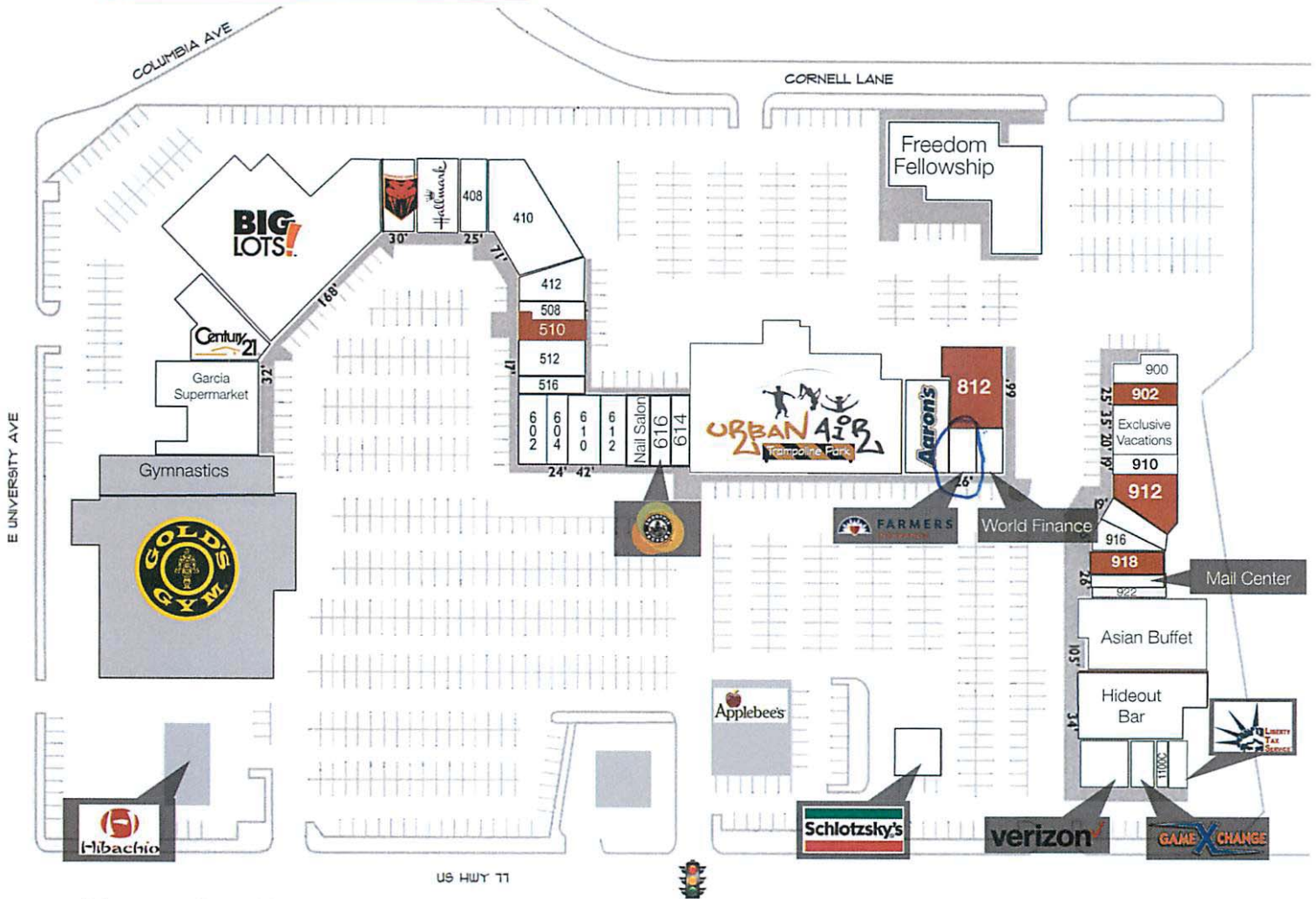
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



For Lease  
Multiple Suites  
1,390-5,362 SF

# Northgate Plaza

507 N. U.S. Highway 77  
Waxahachie, Texas 75165



Suite	Tenant Name	Size
200	Garcia Supermarket	11,064
210	Century 21	4,289
300	Big Lots	30,166
404	CobraTec Knives	2,400
406	Glenda's Hallmark	3,600
408	Gigi Salon	1,983
410	Freedom Fellowship	8,005
412	Freedom Fellowship	3,231
508	Freedom Fellowship	1,477
510	AVAILABLE	2,119
512	Dr. Singleton DDS	2,403
516	Express Personal	1,445
602	Livingston Hearing Aid Center	1,792
604	Tranquility Spa & Salon	1,775
610	Sun Yur Bunz	2,868
612	Painting with a Twist	1,800
614	Fruteria Chely	1,125
616	Smoothie Factory	1,700
616A	Nail Salon	2,620
700	Urban Air	29,475
716	Aaron Rental	6,472
800	Farmers Insurance	1,580

Suite	Tenant Name	Size
804	World Finance	1,864
812	AVAILABLE	5,362
900	Am General Financial	1,300
902	AVAILABLE	2,800
904	Exclusive Vacations	2,659
910	B-6 (Chick Fil A Training)	1,364
912	AVAILABLE	3,266
914	Lash	1,196
916	Bow Wow Barbers	1,896
918	AVAILABLE	1,390
920	Mail Center	1,812
922	Kelly Wiser Salon	1,080
950	Asian Buffet	10,407
955-1000	Hideout Bar	8,290
1100	Verizon Wireless	3,500
1100B	Game X Change	1,800
1100C	Elf Shoe Repair	900
1100A	Liberty Tax	1,464
1201	Schlotzsky's	1,993
1300	Freedom Fellowship	17,840



For Lease  
Multiple Suites  
1,390-5,362 SF

## Northgate Plaza 507 N. U.S. Highway 77 Waxahachie, Texas 75165

### Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,739	31,019	40,357
Total Households	3,657	10,977	14,054
Average Household Size	2.50	2.70	2.80
Average Household Income	\$66,301	\$73,134	\$80,019

Source: CoStar 2017


### Traffic Counts

Highway 77	27,000 VPD
Highway 287 @ Highway 77	35,000 VPD

(CoStar 2016)

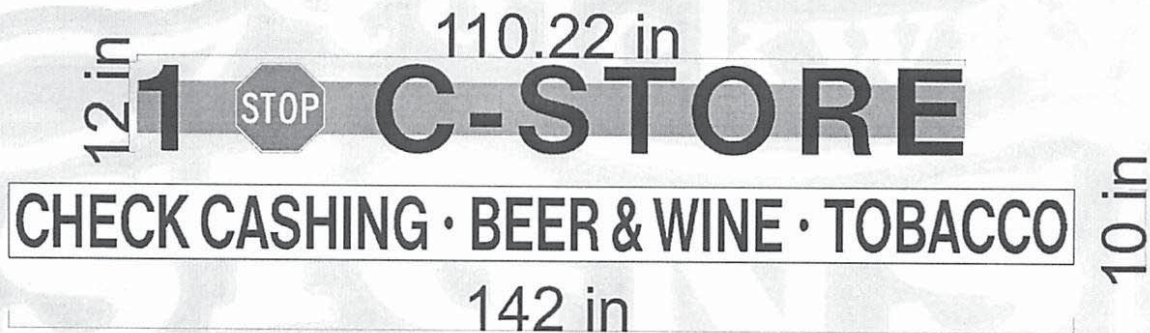




CUSTOMER INFO		JOB DESCRIPTION
Contact: Sunny		See Graphics
Company: 1 Stop C-Store		
Phone #: 807-692-6327		
Email: finawaxahachie@gmail.com		
Date: 08/27/18		Due Date: NA

PRICE
Letters: \$2,300
Box Sign: \$1,000
Installation: \$300
Subtotal: \$3,600
<b>Price does not include:</b>
Removing old sign:
Tax
Permits

## 12" Channel Letters on Raceway



Black Vinyl on LED lit sign box

PLEASE PROOF READ CAREFULLY. AFTER APPROVAL, QUICKWAY SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR ERRORS ON PROOF.

- ☐ I have verified the artwork.
  - ☐ I have verified the colors.
  - ☐ I have verified the text and spelling.
  - ☐ I have verified the layout.
  - ☐ I have read and agree to all disclaimers.
- 
- ☐ Approved. No Changes Required
  - ☐ Please make the noted changes



306 W. Main St.  
Waxahachie, TX 75165  
972-937-7446  
quickwaysigns@usa.net

Signature

Date

# Planning & Zoning Department

## Plat Staff Report

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**Case: RP-18-0150**

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### MEETING DATE(S)

*Planning & Zoning Commission:* October 9, 2018

*City Council:* October 15, 2018

### CAPTION

Request by Donald R Phillips Jr, Phillips Custom Builders, for a **Replat** of Lots 60 and 61, Block 181, Town Addition to create Lot 1, Phillips Addition, 0.149 acres (Property ID 171357 and 171358) – Owner: PHILLIPS DONALD R JR (RP-18-0150)

### CASE INFORMATION

*Applicant:* Donald R Phillips Jr, Phillips Custom Builders

*Property Owner(s):* Donald R Phillips Jr

*Site Acreage:* 0.149 acres

*Number of Lots:* 1 lot

*Number of Dwelling Units:* Currently undeveloped

*Park Land Dedication:* N/A

*Adequate Public Facilities:* Yes

### SUBJECT PROPERTY

*General Location:* 114 and 116 Jarrett Avenue

*Parcel ID Number(s):* 171357 and 171358

*Current Zoning:* Single Family-3

*Existing Use:* Currently undeveloped

*Platting History:* Town addition was platted over 100 years ago. Lots 60 and 61 currently exist as they were shown on the Hawkins Map, dated May 1, 1946.

### *Site Aerial:*



### **STAFF CONCERNS**

1. From what the City can establish, in this neighborhood, the residences and rights of way were not constructed as designated on the recorded plat. A discussion with the City Engineer, Director of Public Works, and Stuart Hamilton (the Surveyor) revealed that this discrepancy was discovered years ago when the City reconstructed the street. After consultation with the then-City Attorney, Steve Chapman, it was decided to rebuild the road where it then stood, because to correct the mistake and construct the road where the plat showed it should be constructed would have resulted in the complete removal of existing residences, or the placement of right-of-way at residences' front doors. The property owner is willing to dedicate the ROW to contain the street as it currently exists, however, he requests a waiver from the need to establish a fifteen (15) foot utility easement along Jarrett Avenue. City staff do not have concerns with waiving the easement.

### **APPLICANT RESPONSE TO CONCERNS**

1. Applicant submitted a revised plat drawing. All comments cleared. The above concern is an explanation of the history of this land.

### **RECOMMENDATION**

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

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

### **ATTACHED EXHIBITS**

1. Plat drawing

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Kelly Dent, MPA

Planner

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

*Reviewed by:*

Shon Brooks, AICP

Director of Planning

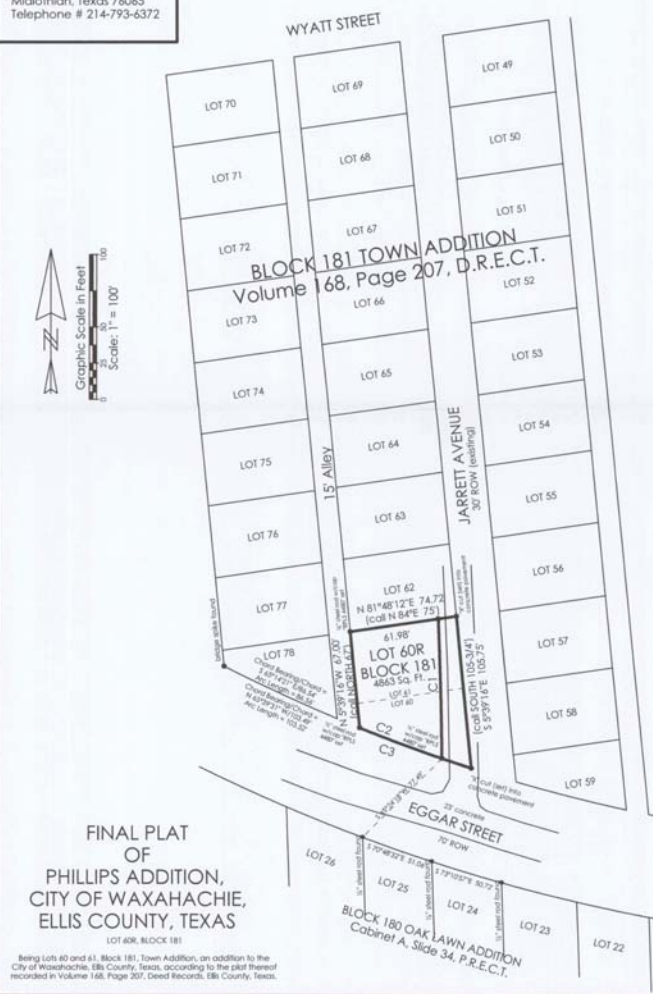
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)



CURVE DATA				
Curve	Delta Angle	Radius	Arc	Chord
1	2°08'23"	2590.00	96.72	96.71
2	3°01'16"	1158.79	61.10	61.10
3	4°05'12"	1158.79	82.65	82.63

The graphic location of the subject tract on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map Community Panel Number 48139C0190F, effective on June 3, 2013, indicates that the subject tract is located within ZONE "X" (unshaded) which is determined by FEMA as "areas to be outside the 0.2% annual chance floodplain".

**OWNER INFORMATION**  
 Don Phillips  
 4081 Rolling Woods Lane  
 Midlothian, Texas 76065  
 Telephone # 214-793-6372



STATE OF TEXAS )  
 COUNTY OF ELLIS )

**FIELD NOTES for dedication**  
 WHEREAS, Donald R. Phillips, Jr., being the owner of the tract of land situated in Waxahachie, Ellis County, Texas, and being Lots 60 and 61, Block 181, Town Addition an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Volume 168, Page 207, Deed Records, Ellis County, Texas, and being the tract described in deed from Ladd Veen to Donald R. Phillips, Jr., recorded in Instrument Number 1811158, Official Public Records, Ellis County, Texas, and, being more particularly described by its metes and bounds as follows;

**BEGINNING** at 1/2 inch steel rod with plastic cap stamped "RPLS 4480" set on the east line of a 15 foot wide alley and at the northwest corner of said Lot 61 and the southwest corner of Lot 62 of said Block 181, Town Addition;

**THENCE** N 81°48'12" E, with the common line of said Lots 61 and 62 for 74.72 feet (call N 84°E, 75 feet) to an "X" cut into concrete street surface at the common east corner of said Lots 61 and 62 and on the west line of Jarrett Avenue, having a 30 foot right of way;

**THENCE** S 5°39'16" E, with the east line of said Lots 61 and 60 and the west line of said Avenue, 105.75 feet (call SOUTH 105-3/4 feet) to an "X" cut into concrete street surface at the southeast corner of said Lot 60 and at the intersection of the west line of said Avenue with the northerly line of Eggar Street having a 70 foot right of way and being in a curve to the right with a radius of 1158.79 feet;

**THENCE** NORTHWESTERLY with the common line of said Lot 60 and Eggar Street with the arc of said curve, having a central angle of 4°05'12" and a chord bearing and length of N 70°15'40" W, 82.63 feet, for an arc length of 82.63 feet to a 1/2 inch steel rod with plastic cap stamped "RPLS 4480" set on said alley east line and at the southwest corner of said Lot 60;

**THENCE** N 5°39'16" W, with the west line of said Lots 60 and 61 and the east line of said alley 67.00 (call NORTH 67 feet) to the point of beginning and containing approximately 6488 square feet or 0.149 acre of land.

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

That, Donald R. Phillips, Jr., do hereby adopt this plat designating the herein above described property as **FINAL PLAT OF PHILLIPS ADDITION, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS**, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alley 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 anytime procuring permission from anyone.

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

Witness my hand on this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Donald R. Phillips, Jr.,

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 Donald R. Phillips, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public \_\_\_\_\_ My Commission Expires on \_\_\_\_\_

**APPROVED BY: Planning and Zoning Commission City of Waxahachie**

I certify that the above and foregoing **FINAL PLAT OF PHILLIPS ADDITION, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS**, was approved by the Planning and Zoning Commission City of Waxahachie, Texas, on the \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_ Date \_\_\_\_\_  
 Chairperson

**APPROVED BY: City Council City of Waxahachie**

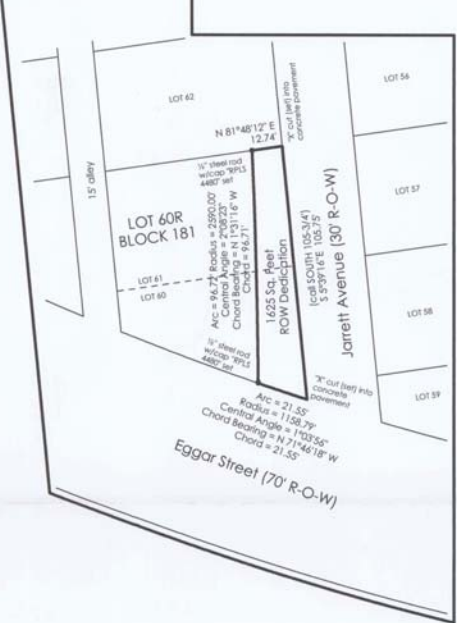
I certify that the above and foregoing **FINAL PLAT OF PHILLIPS ADDITION, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS**, was approved by the City Council City of Waxahachie, Texas.

By: \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor

Attest \_\_\_\_\_ Date \_\_\_\_\_

**INSET OF RIGHT OF WAY DEDICATION**

Scale: 1" = 30'



I declare that the plat herein is the representation of an actual and accurate survey made on the ground 2 July 2018 and that corner monuments were found or set under my personal supervision. The bearings recited hereon are based on the Texas Coordinate System of 1983, Texas North Central Zone prepared from GPS observations. This survey is for the benefit of Don Phillips.

\_\_\_\_\_  
 Stuart G. Hamilton  
 Registered Professional  
 Land Surveyor  
 Number 4465



Copy \_\_\_\_ of \_\_\_\_ signed on **SEP 3 4 2018**  
 Drawn by: sgh JOB NO. C-18170RP

**ELLIS ASSOCIATES SURVEYORS**  
 212 High College Waxahachie, Texas 76718 Tel. 937-937-7474  
 18011 License No. 15867180

## **CASE RP-18-0150**

***SUPPORT*** ***0***

***OPPOSE*** ***1***

Request by Donald R Phillips Jr, Phillips Custom Builders, for a **Replat** of Lots 60 and 61, Block 181, Town Addition to create Lot 1, Phillips Addition, 0.149 acres (Property ID 171357 and 171358)  
– Owner: PHILLIPS DONALD R JR (RP-18-0150)

### **OPPOSE**

1. Cynthia Moore, 1400 Hamilton Drive, Cedar Hill, TX 75104

-----



City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **RP-18-0150**

sent  
10/3/18

MOORE CLAYTON D  
C/O CYNTHIA MOORE  
1400 HAMILTON DR  
CEDAR HILL, TX 75104

The Waxahachie City Council will hold a Public Hearing on Monday, October 15, 2018 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 Donald R Phillips Jr, Phillips Custom Builders, for a **Replat** of Lots 60 and 61, Block 181, Town Addition to create Lot 1, Phillips Addition, 0.149 acres (Property ID 171357 and 171358) – Owner: PHILLIPS DONALD R JR (RP-18-0150)*

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](mailto:planningandzoning@waxahachie.com) for additional information on this request.

Case Number: **RP-18-0150** \_\_\_\_\_ SUPPORT \_\_\_\_\_ ☒ OPPOSE

Comments: \_\_\_\_\_

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, OCTOBER 3, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planningandzoning@waxahachie.com](mailto:planningandzoning@waxahachie.com).

Signature

Date

Printed Name and Title

Address

10/1/18

1400 Hamilton Dr Cedar Hill 75104



# Planning & Zoning Department

## Zoning Staff Report

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**Case: PD-18-0110**

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### MEETING DATE(S)

*Planning & Zoning Commission:* October 9, 2018

*City Council:* October 15, 2018

### CAPTION

Request by Todd Wintters, Engineering Concepts & Design L.P., for a Zoning Change from a Single Family-1 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located West of Ovilla Road and 800' South of Highway 287 being 1080 WM C TUNNELL 119.683 ACRES (Property ID 191627) - Owner: A ONE PLUS INVESTMENT GROUP LLC (PD-18-0110)

### CASE INFORMATION

*Applicant:* Todd Wintters, Engineering Concepts & Design LP

*Property Owner(s):* A One Plus Investment Group LLC

*Site Acreage:* 119.948 acres

*Current Zoning:* Single Family-1

*Requested Zoning:* Planned Development-Single Family-3

### SUBJECT PROPERTY

*General Location:* South of 601 Ovilla Road

*Parcel ID Number(s):* 191627

*Existing Use:* Currently undeveloped

*Development History:* The Preliminary Plat for Ridge Crossing was approved by City Council on June 5, 2017.

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	C	Currently undeveloped
East	C	Single family residence
South	SF1	Currently undeveloped
West	SF1	Undeveloped WISD property

*Future Land Use Plan:* Low Density Residential with a portion on the Northern side being Highway Commercial



*Comprehensive Plan:*

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

Highway Commercial areas are intended to allow for traditional commercial land uses, but such uses should be developed to a higher standard. For example, outside storage may be permitted, but would have to be screened and not visible from the road. In addition, a more limited array of commercial uses would be permitted. Hotels, motels, and car dealerships would be permitted, for example, but manufactured home sales and self-storage buildings would not. The idea is for these areas to show a positive image of Waxahachie and make visitors want to travel into the main part of the City.

*Thoroughfare Plan:*

The site is accessed via FM 664, a Major Thoroughfare B (110' ROW) and is traversed by an east-west Proposed Secondary Thoroughfare D (80' ROW) that enters the property in the northwest corner and makes its way to the eastern edge.



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks to rezone this property from SF1 to PD-SF3 to allow for smaller lots. This property's preliminary plat was approved by City Council on June 5, 2017, with 183 lots that met SF1 zoning requirements. The property has since changed hands, and the new owners wish to rezone the property to smaller lot sizes.

Included in the development is an east to west connection through the neighborhood that meets the intent of the City's thoroughfare plan. The 80-foot Right of Way through this development establishes a connection from Ovilla Road to the previously zoned and platted Mark on Solon Right of Way dedication.

**PD DEVELOPMENT STANDARDS**

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

Requirement	SF3	Proposed
Minimum lot size	10,000 SF	9,400 SF
Minimum lot width	Eighty (80) feet	Seventy (70) feet
Minimum lot depth	100 feet	125 feet, though corner and elbow lots will have a minimum depth of 110 feet
Minimum front yard setback	Thirty (30) feet	Twenty-five (25) feet
Minimum side yard setback	Ten (10) feet; Fifteen (15) feet to ROW	Seven (7) feet
Maximum lot coverage	Fifty (50) percent	Forty-five (45) percent

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 07/27/2018.

**STAFF CONCERNS**

1. The applicant proposes to dedicate park land to the City. Any decision on whether a dedication will be accepted needs to be coordinated with the Director of Parks & Recreation. At this point, staff is unaware of a decision by the City to accept this land. Should the City decline to accept the proposed dedication, park fees of \$106,000.00 will be assessed at platting.
2. The City would prefer to see a minimum dwelling unit area (DUA) of 2,200 SF.
3. The screening wall and landscaping will need to be relocated. There is a 24" proposed water line along Ovilla. The City does not permit trees to be planted over its water lines, and TxDOT will not allow City water lines within its ROW.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant submitted a landscape plan and revised concept plan. The above comments remain outstanding.

### **RECOMMENDATION**

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
  1. The applicant proposes to dedicate park land to the City. Any decision on whether a dedication will be accepted needs to be coordinated with the Director of Parks & Recreation. At this point, staff is unaware of a decision by the City to accept this land. Should the City decline to accept the proposed dedication, park fees of \$106,000.00 will be assessed at platting.
  2. The City would prefer to see a minimum dwelling unit area (DUA) of 2,200 SF.
  3. The screening wall and landscaping will need to be relocated. There is a 24" proposed water line along Ovilla. The City does not permit trees to be planted over its water lines. Nor does TxDOT allow City water lines within its ROW.

### **ATTACHED EXHIBITS**

1. Concept plan
2. Concept plan provisions
3. Landscape plan

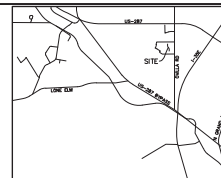
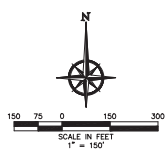
### **APPLICANT REQUIREMENTS**




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

### **STAFF CONTACT INFORMATION**

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

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



TYPE COLOR CHART	
	TYPE A 80'x125'(100 LOTS)
	TYPE B 70'x135'(185 LOTS)
	COMMON AREA (3 TRACTS)

DEVELOPMENT SUMMARY				
LOT TYPE	LOT/TRACT QUANTITY	ACREAGE	% OF RESIDENTIAL AREA	% OF GROSS AREA
TYPE B (80' x 135')	100	40.199	46.33%	33.51%
TYPE C (70' x 135')	165	46.565	53.67%	38.82%
RESIDENTIAL TOTAL	265	86.764	100.00%	72.33%
COMMON AREA	3	33.184		27.67%
GROSS TOTAL		119.948		100.00%

1. Development of a *mandatory* homeowner's association to assure the proper maintenance of the landscaped and irrigated areas, open space areas, entry features and detention areas, and enforcement of deed restrictions.
2. A minimum of 1,400 linear feet of 8-foot public bike and bike trail along the open space adjacent to the 80' collector street that could be extended into future communities.
3. On-site playground equipment within the 30,084 acres of open space dedication per the City's park dedication ordinance.
4. Park Benches, Rest Stations, Dog Park and Trash receptacles throughout the open space and park areas.
5. All residential lots are within a 5 minute walk of a Park/Open Space.
6. A regional recreational facility with enhanced landscaping will be constructed along the 80' collector roadway where residential lots are adjacent.

PD SITE PLAN  
RIDGE CROSSING

**EXHIBIT B**  
**CONCEPT PLAN PROVISIONS**

Purpose and Intent

The purpose and intent of this Planned Development (PD) develop 119.948 acres that is to be known as Ridge Crossing will be developed as a residential development featuring 265 single-family lots and 30.084 acres of open space. Any conditions found within the Single Family Residential-3 (SF3) zoning district that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District SF3 is the intended base zoning classification underlying this PD. The SF3 zoning district as herein established have been made in accordance with an adopted comprehensive plan for the purpose of promoting the public health, safety, morals and general welfare, convenience, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

PD District Development Standards

***Description of Request***

- A Planned Development on 119.948 acres within the City of Waxahachie.

### **Proposed Use of Property**

The proposed zoning classification for the 119.948 acres that is to be known as the Ridge Crossing will be a PD. Except as noted in the following development standards for the project, the base zoning district standards for SF3 shall apply. The proposed land use for Ridge Crossing is a mixed residential use with two (2) single-family zoning classifications, and three (3) common areas totaling 30.084 acres. The residential units a maximum overall density of 2.21 units per acre or approximately 265 residential lots. An overall average lot size is 10,681 square feet in this Planned Development.

### **Parks/Community Green District**

The open space development concept of Ridge Crossing is to create a family-oriented community, whether public or private, or Community Green shall be used for recreational use or preservation of open space and shall count toward the required Parkland dedication required herein and offering the following features:

1. Development of a mandatory homeowner's association to assure the proper maintenance of the landscaped and irrigated areas, open space areas, entry features and detention areas, and enforcement of deed restrictions.
2. A minimum of 1,400 linear feet of eight- (8) foot public hike and bike trail along the open space adjacent to the sixty (60) foot collector street that could be extended into future communities.
3. On-site playground equipment within the 30.084 acres of open space dedication per the City's park dedication ordinance.
4. Park Benches, Pet Stations, Playground, Dog Park and Trash receptacles throughout the open space and park areas.
5. All residential lots are within a five (5) minute walk of a Park\Open Space.
6. A required ornamental fence with enhanced landscaping will be constructed along the eighty (80) foot collector roadway where residential lots are adjacent.

### General Development Requirements

The development standards set forth for Ridge Crossing are compatible with the base zoning district standards for SF3. The following development standards shall be applicable within the project:

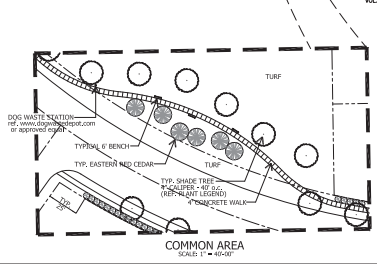
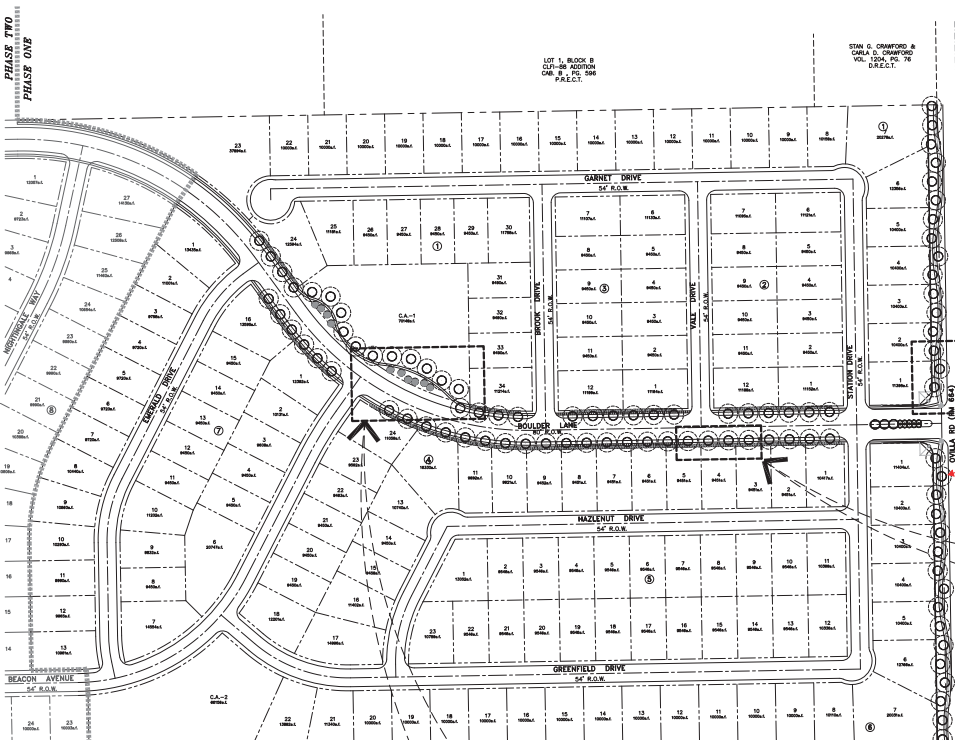
<b>Requirement</b>	<b>Type A</b>	<b>Type B</b>
Minimum lot size	10,000 SF	9,400 SF
Minimum lot width	Eighty (80) feet	Seventy (70) feet
Minimum lot depth	125 feet (cul-de-sac and elbow lots: 110 feet)	125 feet (cul-de-sac and elbow lots: 110 feet)
Minimum DUA	2,000 SF	2,000SF
Front yard setback	Twenty-five (25) feet	Twenty-five (25) feet
Rear yard setback	Twenty-five (25) feet	Twenty-five (25) feet
Side yard setback	Eight (8) feet	Seven (7) feet
Maximum lot coverage	Forty-five (45) percent	Forty-five (45) percent

Maximum Residential Density --

2.21 lots per acre

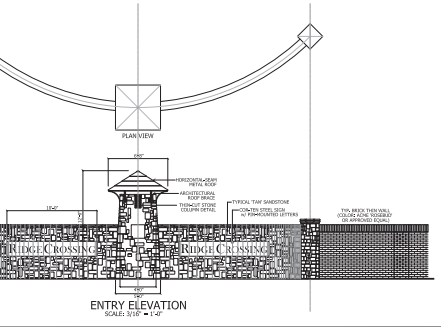
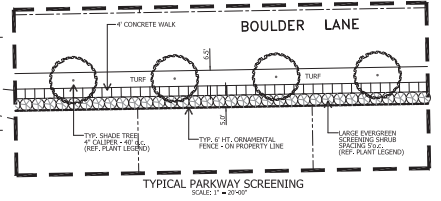
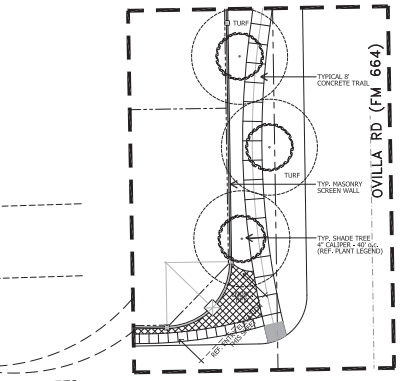
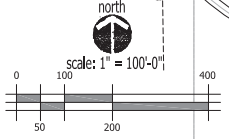


PHASE TWO  
PHASE ONE



PLANT LEGEND

	SHADE TREE
	LIVE OAK
	BUR OAK
	RED OAK
	CORKBARKED OAK
	CEDAR ELM
	LACINATE ELM
	QUERCUS VIRGINIANA
	QUERCUS MACROCARPA
	QUERCUS SHUMARDII
	QUERCUS MUEHLENBERGII
	ULMUS CRASSIFOLIA
	ULMUS PARVIFOLIA
	NIRX 7 GM
	(30' H. 4" DBH)
	NR STEVENS HOLLY
	NEEDLEPOINT HOLLY
	DMF VALL MYRTLE
	ELAEAGNUS
	ELAEAGNUS NICKERBYLLA



app. by:  
drawn by:  
date: 08-30-18



Leeming  
Design Group  
Landscape Architects  
4414 N. Loop West, Suite 200  
Houston, Texas 77027  
713.466.1100

CONCEPTUAL LANDSCAPE

RIDGE CROSSING  
PHASE ONE  
WAXAHACHIE, TEXAS  
file name:  
C:\Users\leeming\Documents\Ridge\_Crossing\_Phase\_One.dwg  
sheet  
LC-1



## **CASE PD-18-0110**

***SUPPORT*** **0**

***OPPOSE*** **1**

*Request by Todd Wintters, Engineering Concepts & Design L.P., for a Zoning Change from a Single Family-1 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located West of Ovilla Road and 800' South of Highway 287 being 1080 WM C TUNNELL 119.683 ACRES (Property ID 191627) - Owner: A ONE PLUS INVESTMENT GROUP LLC (PD-18-0110)*

**SUPPORT**

**OPPOSE**

1. Susanne Craig, 903 Leslie Drive, Arlington, TX 75167
  - a. “The beautiful 119 acres deserve something better than 1800 square foot houses. My house directly across the road is 2800 square feet. Ovilla Road is a little two lane road with no shoulders. It is not enough for more traffic.”

-----



RECEIVED  
9/10/18

City of Waxahachie, Texas  
Notice of Public Hearing  
Case Number: **PD-18-0110**



**CRAIG SARA S**  
**903 LESLIE DR**  
**ARLINGTON, TX 75167**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 9, 2018 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, October 15, 2018 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 Todd Wintters, Engineering Concepts & Design L.P., for a Zoning Change from a Single Family-1 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located West of Ovilla Road and 800' South of Highway 287 being 1080 WM C TUNNELL 119.683 ACRES (Property ID 191627) - Owner: A ONE PLUS INVESTMENT GROUP LLC (PD-18-0110)*

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](mailto:planningandzoning@waxahachie.com) for additional information on this request.

Case Number: **PD-18-0110**

☐ SUPPORT

☒ OPPOSE

Comments: *The beautiful 119 acres deserve something better than 1800 sq. ft. houses. My house directly across the road is 2800 sq. ft. Ovilla Rd. is a little two lane road with no shoulders. It is not*

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, OCTOBER 3, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planningandzoning@waxahachie.com](mailto:planningandzoning@waxahachie.com). *enough for more traffic.*

*Susanne Craig*  
Signature

*9/25/18*  
Date

*Susanne Craig (prop. owner) 903 Leslie Dr. Arlington*  
Printed Name and Title

*Meredith Clanton 530 Ovilla Rd. Waxahachie*  
Address

# Planning & Zoning Department

## Zoning Staff Report

**Case: PD-18-0153**



### MEETING DATE(S)

*Planning & Zoning Commission:* October 9, 2018

*City Council:* October 15, 2018

### CAPTION

Request by Mitchell Lenamond, ELD Engineering, Inc., for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located SE of Parks School House Road, between US Highway 287 and MLK Jr Blvd, being 272 S M DURRET 7.371 ACRES (Property ID 239606) – Owner: JUAN CARLOS FLORES (PD-18-0153)

### CASE INFORMATION

*Applicant:* Mitchell Lenamond, ELD Engineering, Inc.

*Property Owner(s):* Juan Carlos Flores

*Site Acreage:* 7.370 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Planned Development-Single Family-3

### SUBJECT PROPERTY

*General Location:* SE of Parks School House Road, between US Highway 287 and MLK Jr Blvd

*Parcel ID Number(s):* 239606

*Existing Use:* Currently undeveloped

*Development History:*

Case No.	Direction from Site	Request	Result
PD-18-0001	Northeast	PD	Approved, Ord. No. 3000

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	SF3	Clift Estates
East	SF3	Clift Elementary
South	SF3	Currently undeveloped
West	SF3	Currently undeveloped

*Future Land Use Plan:*

Mixed Use Residential

*Comprehensive Plan:*

Areas with a mixture of residential and nonresidential uses, with a larger percentage of residential. Approximately 80 percent of the acreage or square footage of any proposed development should be residential, with the remaining 20 percent of the acreage or square footage nonresidential. Acreage would apply in a horizontal mixed use development, while square footage would apply in a vertical development. Both vertical and horizontal mixed use could be provided together.

*Thoroughfare Plan:*

The site is accessed via Owen Way (50' ROW) and Carter Court (60' ROW), both local streets.



*Site Image:*

### **PLANNING ANALYSIS**

The applicant seeks to establish a Planned Development to ensure that this final section of the Clift Estates neighborhood is consistent with the remainder of the neighborhood. In 2000, the zoning for this property and surrounding properties was established as SF3 and GR. Since 2000, our regulations for SF3 zoning have substantially changed, such that, to develop the southernmost portion of Clift Estates under our current regulations would result in a section of the neighborhood that is not in keeping with previously-built portions.

### **PD DEVELOPMENT STANDARDS**

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

<b>Requirement</b>	<b>SF3</b>	<b>Proposed</b>
Minimum lot area	10,000 SF	6,000 SF
Minimum lot width	Eighty (80) feet	Sixty (60) feet
Minimum lot depth	100 feet	Ninety-five (95) feet
Minimum front yard setback	Thirty (30) feet	Twenty (20) feet
Minimum side yard setback	Ten (10) feet, Fifteen (15) feet to ROW	Five (5) feet, Fifteen (15) feet to ROW
Minimum rear yard setback	Thirty (30) feet	Fifteen (15) feet
Parking	Two (2) enclosed attached parking spaces behind the front plane of the building	Two (2) enclosed attached parking spaces behind the front plane of the building
Minimum DUA	1,200 SF	1,800 SF

- Internal streets: proposed 50' right-of-way with 30' back-to-back curb and gutter streets
- Cul-de-sacs: proposed 105' right-of-way diameter with 85' back-to-back curb diameter

### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 37 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 9/21/18.

### **STAFF CONCERNS**

1. Application fees of \$423.70 remain outstanding.
2. Park fees of \$8,800.00 will be assessed at platting.
3. If the applicant is approved for 50' ROW, then a 2' Sidewalk Easement on both sides of the ROW will be required.

### **APPLICANT RESPONSE TO CONCERNS**

1. Applicant submitted revisions. The first concern remains outstanding; the second and third concerns are merely informative.

### **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. Application fees of \$423.70 remain outstanding

### **ATTACHED EXHIBITS**

1. Concept plan
2. Concept plan provisions
3. Easement plan
4. Elevations



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

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

09/21/2018



ERIC L. DAVIS ENGINEERING, INC.  
F-3887  
120 EAST MAIN STREET  
WADSWORTH, TX 75080  
972/564-0582 Fax 972/564-6523  
E-Mail eric@elengineering.com

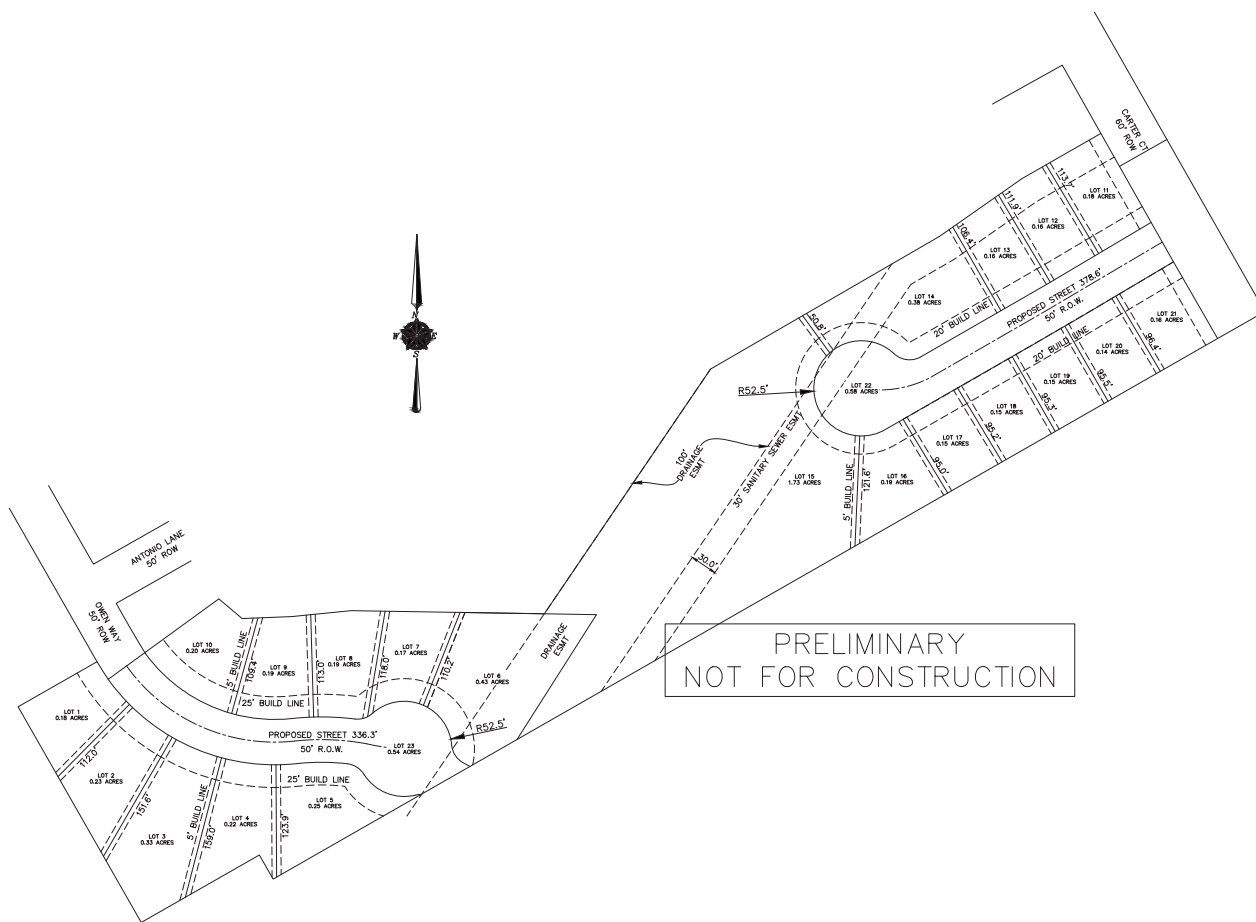
PD CONCEPT PLAN  
ENGINEERED FOR  
CLIFF ESTATES  
PHASE V

BUILDER: FLORES HOMES, INC.  
ADDITION: CLIFF ESTATES PHASE V  
ADDRESS: CARTER CT / OWEN WAY  
VOL: 238A PG: 1089  
CITY: WADSWORTH, TX

PLAN: PD CONCEPT  
ELD JOB NO: 2045  
DRAWN BY: JL  
CHECKED BY: ML

SCALE: 1" = 50'

SHEET 01



PD CONCEPT PLAN  
CLIFF ESTATES PH.V

## **EXHIBIT B**

### **CONCEPT PLAN PROVISIONS**

#### Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for single family lots as shown in the attached PD Concept Plan. Conditions found in the Single Family Residential-3 (SF3) zoning district that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

#### Compliance with the City's Comprehensive Plan

Zoning District SF3 is the intended base zoning classification underlying this PD. The SF3 zoning district is intended to be similar to the SF2 except composed of detached single family residences on lots of not less than ten thousand square feet.

#### PD District Development Standards

##### ***Description of Request***

- To allow for single family zoning similar to adjoining Clift Estates Phase IV subdivision

##### ***Proposed Use of Property***

- Develop single family residential lots similar in size to and adjoining Clift Estates subdivision

##### ***General Development Requirements***

- Minimum lot size: 6,000 SF
- Minimum lot width: sixty (60) feet
- Minimum lot depth: ninety-five (95) feet
- Front yard setback: twenty-five (25) feet for lots 1-10; twenty (20) feet for lots 11-21
- Side yard setback: five (5) feet; fifteen (15) feet if adjacent to ROW
- Rear yard setback: fifteen (15) feet
- Internal streets: proposed 50' right-of-way with 30' back-to-back curb and gutter streets
- Cul-de-sacs: proposed 105' right-of-way diameter with 85' back-to-back curb diameter

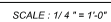
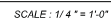
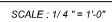


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.65'	225.00'	5°46'04"	S 32°58'35" E	22.64'

## METES AND BOUNDS DESCRIPTION

Easements recorded in Volume 1460, Page 637, Volume 2053, Page 25, Volume 2069, Page 1515, DIRECT, have no effect on this tract.

Subject to the following:  
Volume 1392, Page 67, Volume 764, Page 103, DIRECT.



Project #:	082818	Drawn By:	JAM
Date:	08-28-2018	Scale:	3/16" = 1' - 0"
Sheet #:	1	Of:	1

## **CASE PD-18-0153**

***SUPPORT 1***

***OPPOSE 1***

*Request by Mitchell Lenamond, ELD Engineering, Inc., for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located SE of Parks School House Road, between US Highway 287 and MLK Jr Blvd, being 272 S M DURRET 7.371 ACRES (Property ID 239606) – Owner: JUAN CARLOS FLORES (PD-18-0153)*

### **SUPPORT**

1. Scott Thrush, 623 Antonio Lane, Waxahachie, TX 75165

### **OPPOSE**

1. Paula Stephens, 128 Owen Way, Waxahachie, TX 75165

-----



**City of Waxahachie, Texas**  
**Notice of Public Hearing**  
**Case Number: PD-18-0153**



**CSST ENTERPRISES LLC**  
**7202 HILL COUNTRY CT**  
**MIDLOTHIAN, TX 76065**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, October 9, 2018 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, October 15, 2018 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

*Mitchell Lenamond, ELD Engineering, Inc., for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located SE of Parks School House Road, between US Highway 287 and MLK Jr Blvd, being 272 S M DURRET 7.371 ACRES (Property ID 239606) – Owner: JUAN CARLOS FLORES (PD-18-0153)*

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](mailto:planningandzoning@waxahachie.com) for additional information on this request.

Case Number: PD-18-0153      ☐ SUPPORT      ☒ OPPOSE

Comments: \_\_\_\_\_

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, OCTOBER 3, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planningandzoning@waxahachie.com](mailto:planningandzoning@waxahachie.com).

Scott Thrush  
Signature

9/25/18  
Date

SCOTT THRUSH OWNER  
Printed Name and Title

623 ANTONIO LN  
Address

623 Ave

WAX



## Wright, Destiny

---

**From:** Scott Thrush <Scott.Thrush@lifeschools.net>  
**Sent:** Tuesday, September 25, 2018 10:07 AM  
**To:** Wright, Destiny; Planning and Zoning Department  
**Cc:** Chris Smith  
**Subject:** RE: Notice of Public Hearing Case # PD-18-0153

Thanks for the clarification, with this in mind I would like to change my vote and would be for this.

Scott Thrush

623 Antonio Lane, Waxahachie, TX 75165  
Assistant Athletic Director | Life School | Central Office  
132 East Ovilla Road, Suite A, Red Oak, TX, 75154 | 469-850-5433 ext 7225  
E-mail: scott.thrush@lifeschools.net | Web: www.lifeschools.net Safety | Integrity | Professional | Data Informed |  
Innovative | It's not just School. It's LIFE.

-----Original Message-----

**From:** Wright, Destiny [mailto:dwright@waxahachie.com]  
**Sent:** Tuesday, September 25, 2018 9:59 AM  
**To:** Scott Thrush; Planning and Zoning Department  
**Cc:** Chris Smith  
**Subject:** RE: Notice of Public Hearing Case # PD-18-0153

Thank you for your response. However, to clarify, this request is not for the development of apartments. This is for the development of 21 single family detached homes.. See attached concept plan provided by the property owner.

Please review and let me know if your response will remain as-is.

Destiny Wright  
City of Waxahachie  
Planning Technician

-----Original Message-----

**From:** Scott Thrush <Scott.Thrush@lifeschools.net>  
**Sent:** Tuesday, September 25, 2018 8:59 AM  
**To:** Planning and Zoning Department <planningandzoning@waxahachie.com>  
**Cc:** Chris Smith <csmith5242@gmail.com>  
**Subject:** Notice of Public Hearing Case # PD-18-0153

See attached, I am opposed to this zone changing for apartments.

Scott Thrush

-----Original Message-----

**From:** Scott Thrush  
**Sent:** Tuesday, September 25, 2018 8:53 AM  
**To:** Scott Thrush



Case Number: **PD-18-0153**

☐ SUPPORT

☒ OPPOSE

Comments: They can build those cheap houses somewhere else, our property taxes, and mortgage will go up.

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, OCTOBER 3, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [planningandzoning@waxahachie.com](mailto:planningandzoning@waxahachie.com).

Signature

Paula Stephens  
Printed Name and Title

Date

9-26-18  
128 Owen Way  
Address

RECEIVED  
10/3/18

# Planning & Zoning Department

## Zoning Staff Report

---

**Case: PD-18-0152**

---



### MEETING DATE(S)

*Planning & Zoning Commission:* October 9, 2018

*City Council:* October 15, 2018

### CAPTION

**Public Hearing** on a request by Robert Morgan, Grantava Inc., for a Zoning Change from a Single Family-3 zoning district to **Planned Development-Single Family-3, with Concept Plan**, located at 1308 Wyatt Street, being LOT 3A BLK 184 TOWN ADDN-REV 2.512 AC (Property ID 270088) - Owner: GRANTAVA INC (PD-18-0152)

### CASE INFORMATION

*Applicant:* Robert Morgan, Grantava Inc.

*Property Owner(s):* Grantava Inc.

*Site Acreage:* 2.512 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Planned Development-Single Family-3

### SUBJECT PROPERTY

*General Location:* 1308 Wyatt Street

*Parcel ID Number(s):* 270088

*Existing Use:* Currently undeveloped

*Development History:* The most recent replat of Block 184 was approved by City Council on June 19, 2017.

*Adjoining Zoning & Uses:*

Direction	Zoning	Current Use
North	SF3	Single family residences
East	LI1	BNSF Rail Line
South	LI1	Burleson Honey
West	SF3	Single family residences

*Future Land Use Plan:* Low Density Residential

*Comprehensive Plan:*

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

*Thoroughfare Plan:*

The property is located along Wyatt Street, a Major Thoroughfare B (110' ROW).



*Site Image:*

**PLANNING ANALYSIS**

The applicant seeks to establish a planned development district that encompasses nine (9) lots along Wyatt Street. These lots will range in size from 6,472 SF to 17,432 SF in area.

**PD DEVELOPMENT STANDARDS**

The following table identifies the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD.

Requirement	SF-3	Proposed
Front yard setback	Thirty (30) feet	Twenty-five (25) feet
Side yard setback	Ten (10) feet	At least ten (10) percent of the lot width
Minimum lot size	10,000 SF	Lots will range from 6,472 SF to 17,432 SF

- The residences will be constructed exclusively of brick and/or stone.
- No elevation will be duplicated on any lot in this addition. Each lot will be of a unique style and color palette.
- A five (5) foot wide sidewalk will be installed from the corner of Wyatt at Peters to the eastern-most point of this addition.

**PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 20 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 9/21/18.

**STAFF CONCERNS**

1. Park fees of \$3,200.00 will be assessed at platting.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant submitted revised drawings that cleared all comments. The above concern is merely informative.

**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. Concept plan
2. Concept Plan Provisions

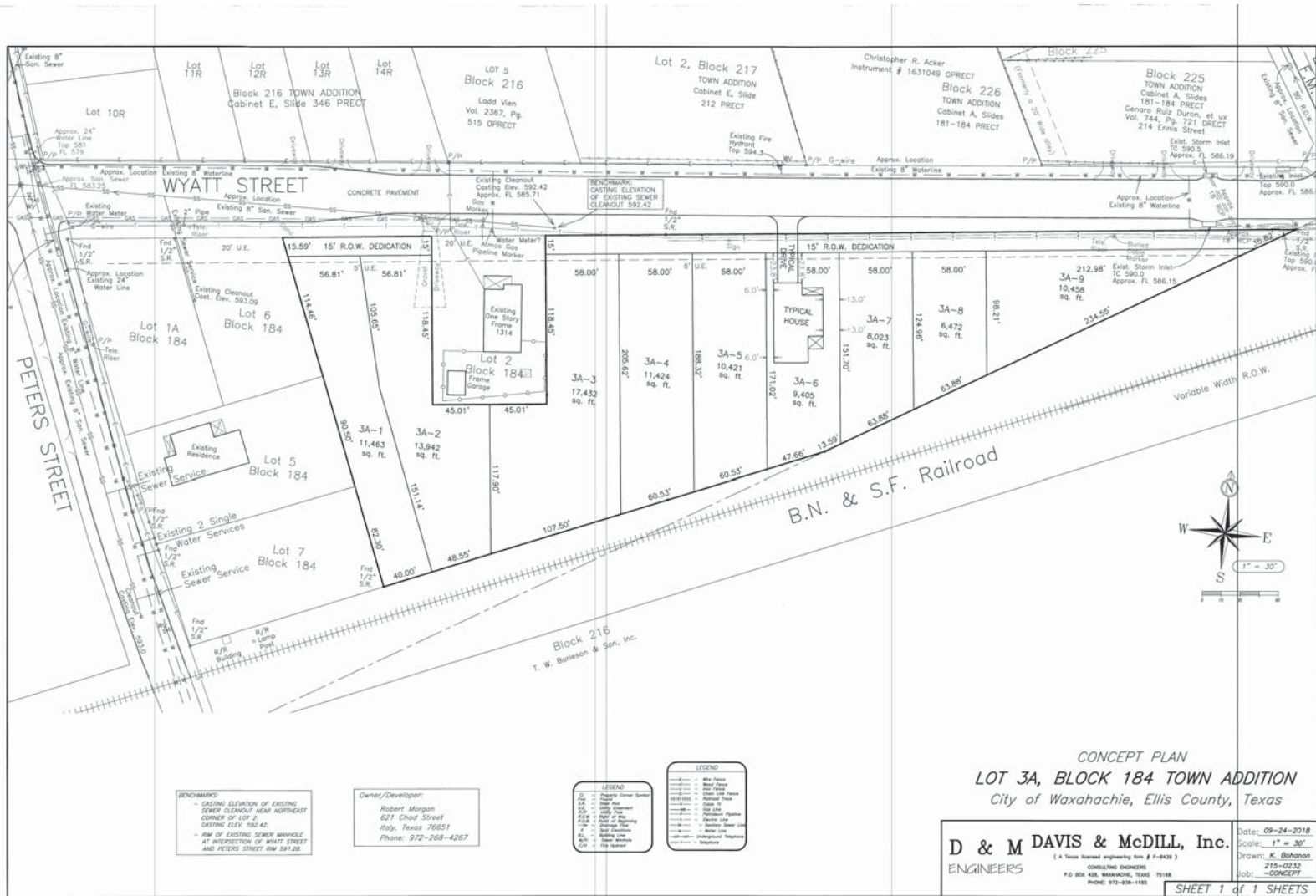
**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

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

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





## **EXHIBIT B**

### **CONCEPT PLAN PROVISIONS**

#### Purpose and Intent

The purpose and intent of this Planned Development (PD) is to build new single family homes for sale. Any conditions found within the Single Family Residential-3 (SF3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

#### Compliance with the City's Comprehensive Plan

Zoning District SF3 is the intended base zoning classification underlying this PD. The SF3 zoning district is intended to be similar to the SF2 except composed of detached single family residences on lots of not less than ten thousand square feet.

#### PD District Development Standards

##### ***Description of Request***

- To build new single family homes to sell

##### ***Proposed Use of Property***

- New single family home construction

##### ***General Development Requirements***

- Minimum lot size: 6,472 SF
- Front yard setback: twenty-five (25) feet
- Side yard setback: at least ten (10) percent of lot width
- Rear yard fencing: six (6) foot privacy cedar fence
- Exterior construction materials: brick and/or stone
- No elevation will be duplicated on any lot in this addition. Each home will be of a unique style and color palette.
- All homes will be energy-star rated
- All HVAC units to be concealed from public ROW via landscaping and/or fencing
- A minimum of one (1) canopy tree with a minimum caliper of two (2) inches per tree shall be required for each dwelling unit
- Due to the high foot traffic in the area, a five (5) foot wide sidewalk will be installed from the corner of Wyatt at Peters to the easternmost point of the addition

# Planning & Zoning Department

## Plat Staff Report

Case: PP-17-0169



### MEETING DATE(S)

*Planning & Zoning Commission:* October 9, 2018

*City Council:* October 15, 2018

### CAPTION

**Consider** request by Kaitlyn Wurzbach, Jacobs Engineering Group, for a **Preliminary Plat** of Saddlebrook Estates Phase 2A, 2B, 3A, 3B, 4, 5 & 6 for 900 residential lots and 16 open space lots, being 299.378 acres out of the G. Carpenter Survey, Abstract No. 90 and M. Rafferty, Abstract No. 898 (Property ID 189842 and 241033) – Owner: 287 WAXAHACHIE LP (PP-17-0169).

### CASE INFORMATION

*Applicant:* Kaitlyn Wurzbach, Jacobs Engineering Group

*Property Owner(s):* 287 Waxahachie LP

*Site Acreage:* 299.378 acres

*Number of Lots:* 900 residential and 16 open space lots

*Number of Dwelling Units:* 900 units

*Park Land Dedication:* Applicant seeks to dedicate 7.05 acres

*Adequate Public Facilities:* It is expected that this property will be on City water and sewer, however, access to this property remains an issue.

### SUBJECT PROPERTY

*General Location:* Intersection of Pimlico Drive and Highway 287

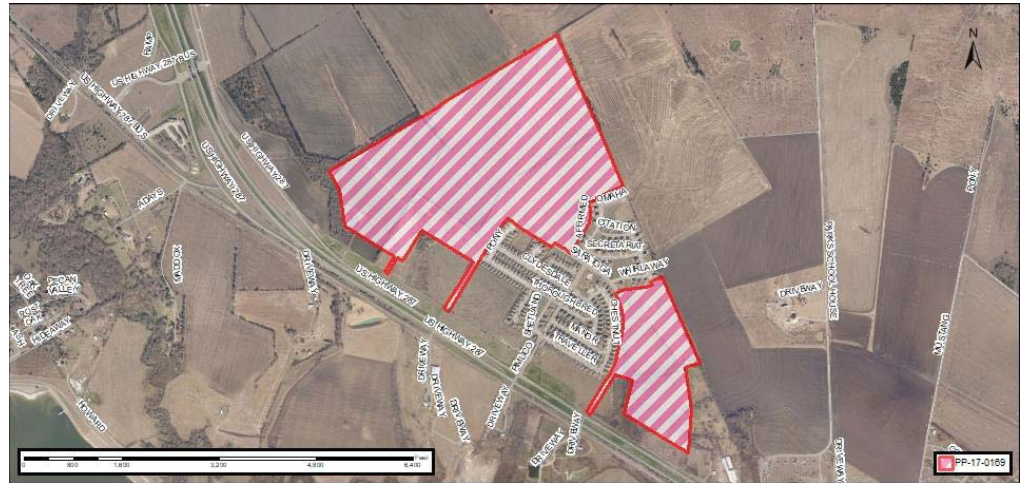
*Parcel ID Number(s):* 189842 and 241033

*Current Zoning:* Planned Development-Single Family-1 (Ordinance 2302)

*Existing Use:* Currently undeveloped

*Platting History:* G. Carpenter Survey, Abstract No. 90 and M. Rafferty, Abstract No. 898. The Preliminary Plat for a portion of this land was approved by City Council on December 19, 2005. However, because a Final Plat for that land had not been approved by City Council within two (2) years, the Preliminary Plat expired.

*Site Aerial:*



**STAFF CONCERNS**

***PLANNING, CASE MANAGER – Kelly L. Dent (469) 309-4294***

1. Preliminary Plat
  - a. The applicant proposes to dedicate park land to the City. Any decision on whether a dedication will be accepted needs to be coordinated with the Director of Parks & Recreation. At this point, staff is unaware of a decision by the City to accept this land. Should the City decline to accept the proposed dedication, park fees of \$360,000.00 will be assessed at platting.
  - b. The Developer's Deposit of \$507.87 remains outstanding.
  - c. There remains substantial concern about the access to this site, specifically regarding the connections to Highway 287. The addition of these lots create additional connections to Highway 287 which alleviates concern over the existing one point of access. The additional points of access will be to the Highway 287 frontage road. However, the additional homes put more vehicles accessing Highway 287 in total.

**APPLICANT RESPONSE TO CONCERNS**

1. Applicant has reached out to staff, attended meetings, and submitted revisions. The above concerns remain outstanding.

### **RECOMMENDATION**

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

- ☐ Denial.
- ☐ Approval, as presented.
- ☒ Additional consideration may be required.
  1. The City has reservations about platting 900 residential lots that will further increase this development's well-documented difficulties with access.
  2. The Developer's Deposit of \$507.87 remains outstanding. The City will need payment of this fee to continue providing engineering services.
  3. The applicant proposes to dedicate park land to the City. Any decision on whether a dedication will be accepted needs to be coordinated with the Director of Parks & Recreation. At this point, staff is unaware of a decision by the City to accept this land. Should the City decline to accept the proposed dedication, park fees of \$360,000.00 will be assessed at platting.

### **ATTACHED EXHIBITS**

1. Preliminary plat key map
2. Preliminary plat drawings (6 pages)
3. Preliminary water plan (2 pages)
4. Preliminary sewer plan (3 pages)
5. Preliminary drainage plan (4 pages)
6. Preliminary landscape plan (2 pages)
7. Development Agreement

### **APPLICANT REQUIREMENTS**

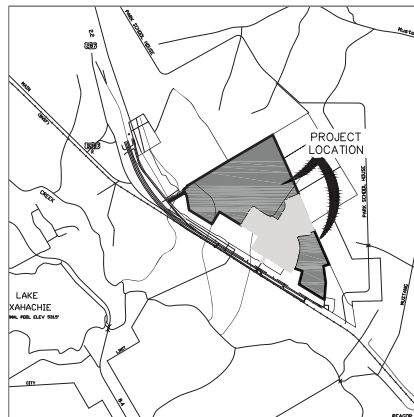
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
  - a. If comments were not satisfied,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

### **STAFF CONTACT INFORMATION**

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

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

PRELIMINARY PLAT  
FOR  
**SADDLEBROOK ESTATES**  
PHASE 2A, 2B, 3A, 3B, 4, 5 & 6  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS  
**AUGUST 2018**



VICINITY MAP  
1" = 2000'

SHEET INDEX

- 1 - COVER SHEET
- 2 - KEY MAP
- 3 - OWNERSHIP MAP
- 4 - LEGAL DESCRIPTION
- 5 - PRELIMINARY PLAT LAYOUT
- 6 - PRELIMINARY PLAT LAYOUT (2)
- 7 - PRELIMINARY PLAT LAYOUT (3)
- 8 - PRELIMINARY PLAT LAYOUT (4)
- 9 - PRELIMINARY PLAT LAYOUT (5)
- 10 - PRELIMINARY PLAT LAYOUT (6)
- 11 - WATER LAYOUT
- 12 - WATER LAYOUT (2)
- 13 - MASTER SANITARY SEWER LAYOUT
- 14 - SANITARY SEWER LAYOUT
- 15 - SANITARY SEWER LAYOUT (2)
- 16 - PRE-DEVELOPMENT DRAINAGE LAYOUT
- 17 - MASTER DRAINAGE LAYOUT
- 18 - DRAINAGE LAYOUT
- 19 - DRAINAGE AREAS
- 20 - LANDSCAPE PLAN
- 21 - LANDSCAPE PLAN (2)
- 22 - PARK LANDSCAPE PLAN
- 23 - PARK LANDSCAPE PLAN
- 24 - PARK LANDSCAPE PLAN (2)

OWNER/DEVELOPER

287 WAXAHACHIE, L.P.  
1800 VALLEY VIEW LANE, SUITE 300,  
FARMERS BRANCH, TEXAS 75234  
469-892-7200

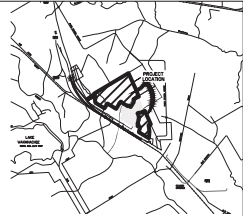
ENGINEER:

**JACOBS**

PRELIMINARY  
FOR REVIEW ONLY  
This document is the property of Jacobs Engineering Group, Inc. and is not to be distributed, copied, or used for any other purpose without the written consent of Jacobs Engineering Group, Inc.

1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration T-2966





KEY MAP  
SCALE: 1"=5000'

ZONING CLASSIFICATION				
	SF-3	SF-2	SF-1	TOTAL
	6600 SF	8000 SF	12500 SF	
EXISTING (PHASE 1B, 1A, 1B-1, 2, 3)	151	119	60	330
PHASE 2A-1	100	0	0	100
PHASE 2A-2	112	0	0	112
PHASE 2B	40	19	0	59
PHASE 3A	0	159	0	159
PHASE 3B	12	123	10	145
PHASE 4	0	181	0	181
PHASE 5	0	0	64	64
PHASE 6	0	0	46	46
TOTAL	435	615	180	1230

PRELIMINARY PLAT  
KEY MAP  
OF  
SADDLEBROOK ESTATES

299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER

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

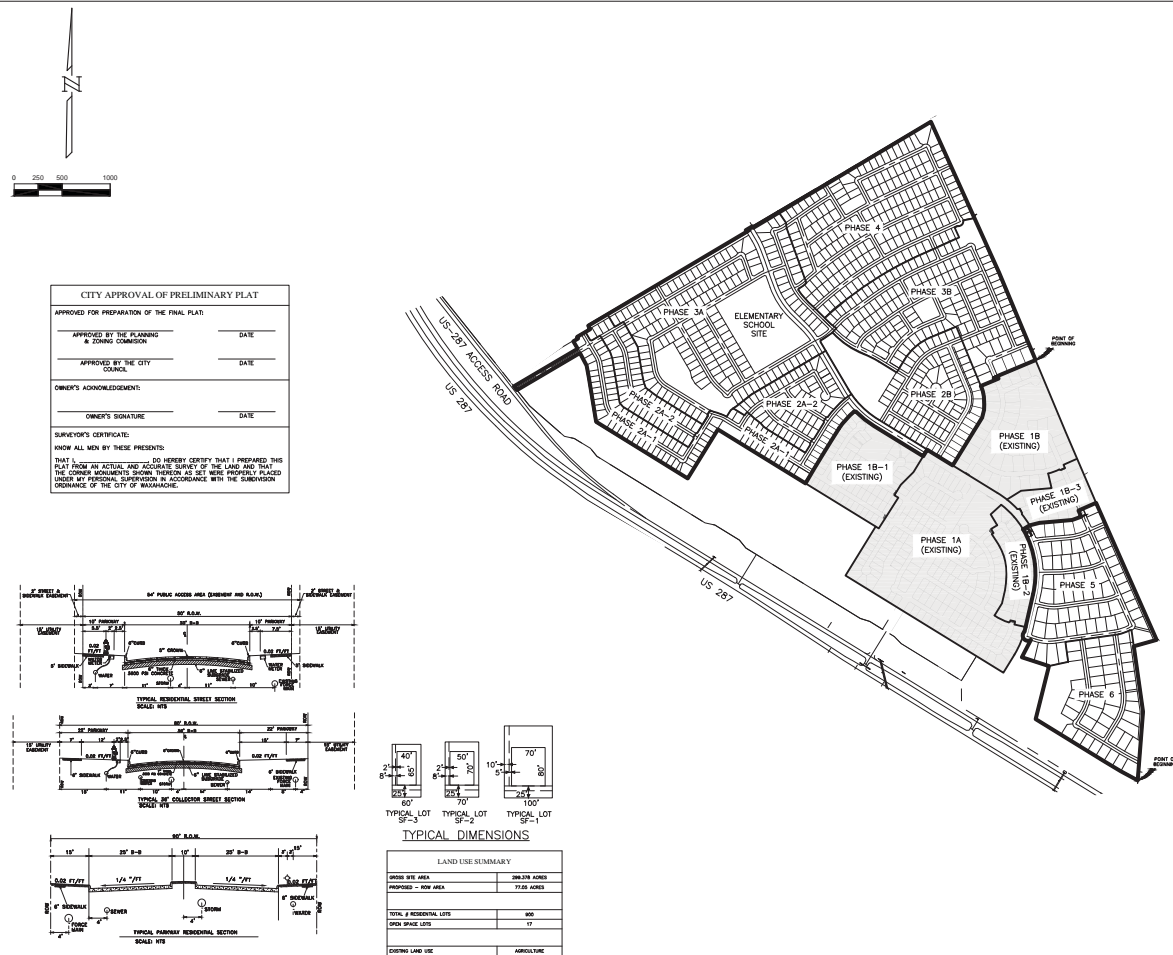
ENGINEER:

**JACOBS**

PRELIMINARY  
FOR REVIEW ONLY  
Not for Construction  
Jacobs Engineering Group, Inc.  
1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3118  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group, Inc.  
Texas Registration F-2966

1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3118  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group, Inc.  
Texas Registration F-2966

AUGUST 2018 SCALE: 1"=500' SHEET 2 OF 24  
PROJECT NO C3X45313



CITY APPROVAL OF PRELIMINARY PLAT

APPROVED FOR PREPARATION OF THE FINAL PLAT:

APPROVED BY THE PLANNING  
AND ZONING COMMISSION DATE \_\_\_\_\_

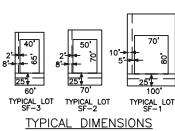
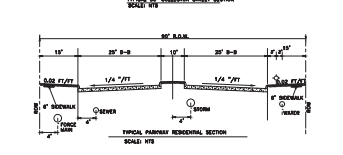
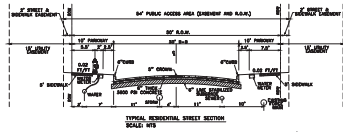
APPROVED BY THE CITY  
COUNCIL DATE \_\_\_\_\_

OWNER'S ACKNOWLEDGEMENT:

OWNER'S SIGNATURE DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

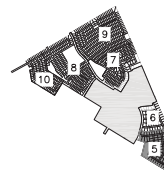
KNOW ALL MEN BY THESE PRESENTS  
THAT I, DO HEREBY CERTIFY THAT I PREPARED THIS  
PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT  
THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED  
UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION  
ORDINANCE OF THE CITY OF WAXAHACHIE.



LAND USE SUMMARY	
GREEN SITE AREA	299.378 ACRES
PROPOSED - NEW AREA	71.08 ACRES
TOTAL # RESIDENTIAL LOTS	900
OPEN SPACE LOTS	17
EXISTING LAND USE	AGRICULTURE







299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OWNER/DEVELOPER

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

ENGINEER:

**JACOBS**

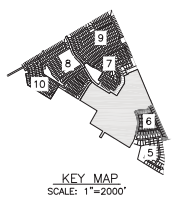
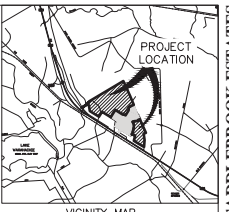
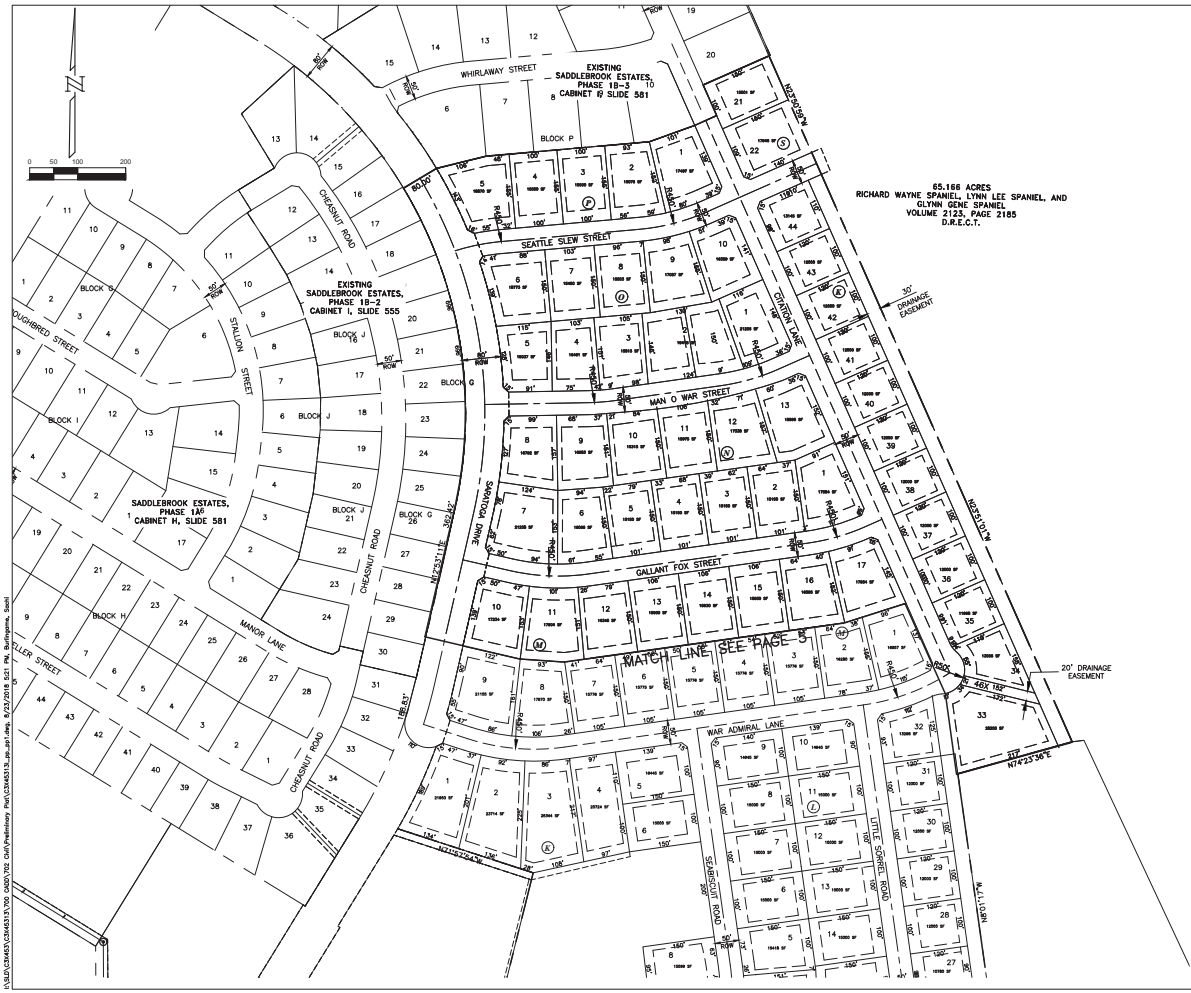
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AUGUST 2018

45313

SHEET 5 OF 24



**PRELIMINARY PLAT  
OF  
SADDLEBROOK ESTATES**

299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

**OWNER/DEVELOPER**

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

**ENGINEER:**

**JACOBS**

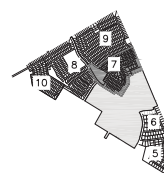
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SADDLEBROOK ESTATES  
PRELIMINARY ENGINEERING





— 299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
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OWNER/DEVELOPER

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817-391-2500

ENGINEER:

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PHONE 214-638-0145

AUGUST 2018

5313

SHEET 7 OF 24





299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE

OUT OF THE

G. CARPENTER SURVEY ~ ABSTRACT NO. 90

M RAFFERTY SURVEY ~ ABSTRACT NO. 898

IN THE

OWNER/DEVELOPER

287 WAXAHACHIE, L.P.  
1221 NORTH IH-35 EAST

1221 NORTH IH-35 EAST,  
SUITE 200  
CARROLLTON, TEXAS 75006

817-391-2500

ENGINEER:

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Texas Registration F-2966

SCALE: 1"=100'

AUGUST 2018      SCALE: 1"=100'      SHEET 9 OF 24

PROJECT NO C3X45313





299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE

OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER

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

ENGINEER:

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SCALE: 1"=100'

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SHEET 10 OF 24

PROJECT NO C3X45313



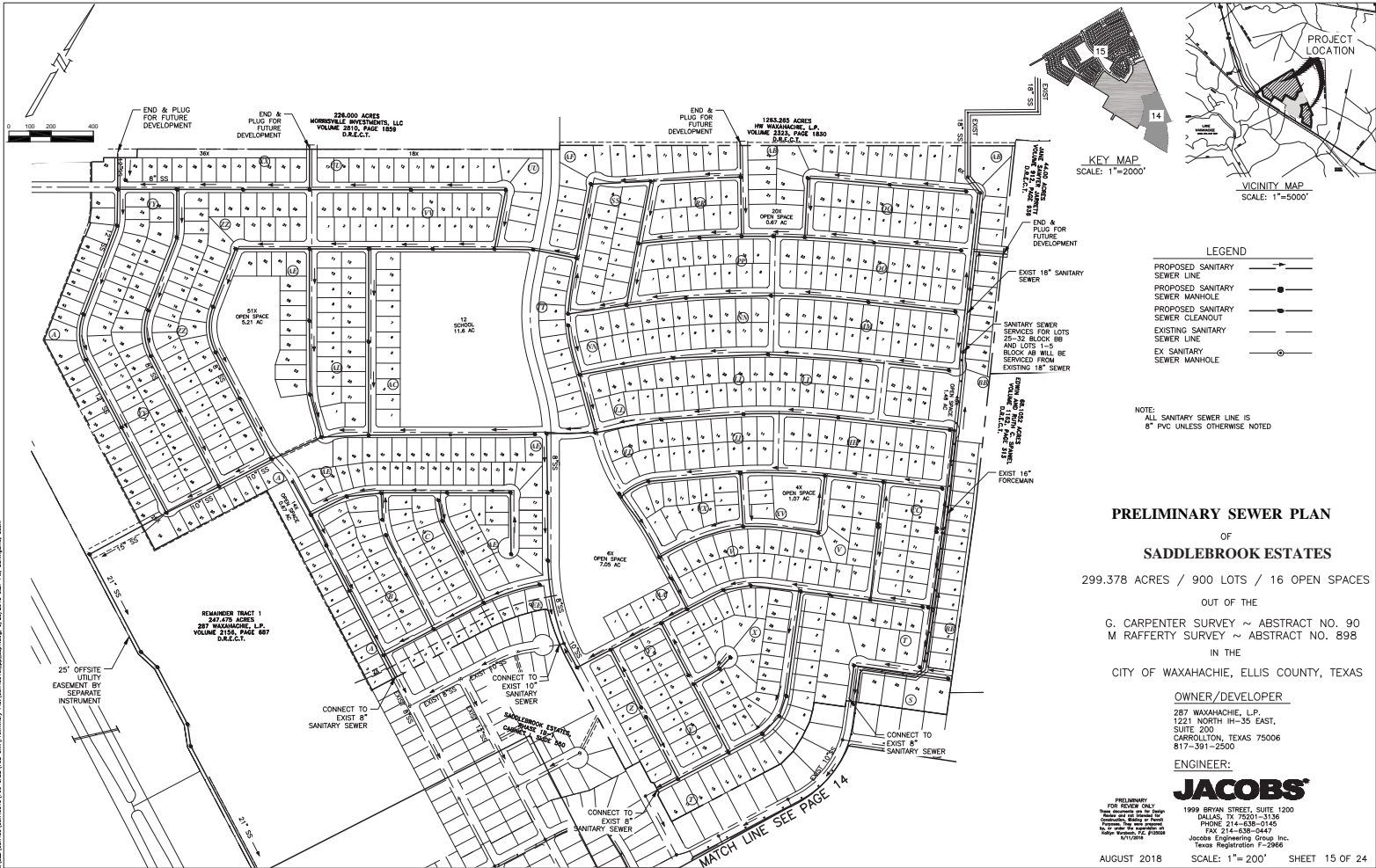












**PRELIMINARY SEWER PLAN**  
OF  
**SADDLEBROOK ESTATES**

299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

**OWNER/DEVELOPER**

287 WAXAHACHIE, L.P.  
SUITE 200  
CARROLLTON, TEXAS 75006  
817-391-2500

**ENGINEER:**

**JACOBS**

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Texas Registration F-2966

AUGUST 2018 SCALE: 1"=200' SHEET 15 OF 24  
PROJECT NO C3X45313





CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS											
LOCATION		Time of Conc.	Runoff Coeff.	Coef. Adj. Factor	Area (Acres)	AREA RUNOFF			Design Storm Freq.	100-YR	
						Design Storm Freq.	Intensity (in/hr)	Runoff Coeff.		Design Storm Freq.	Intensity (in/hr)
Area	No.					Acres					
1	52	0.61	1.00	124.70	25	3.52	268.99	100	4.35	332.07	
2	39	0.78	1.00	150.10	25	4.21	647.75	100	5.18	1042.07	
3	43	0.6	1.00	153.83	25	3.65	379.31	100	4.83	465.37	
4	69	0.6	1.00	229.25	25	2.94	510.24	100	3.65	633.43	
FC-1	15	0.6	1.00	221.21	25	6.28	83.42	100	7.52	120.21	
FC-2	15	0.6	1.00	294.45	25	6.28	110.81	100	7.52	132.78	
FC-3	15	0.6	1.00	25.96	25	6.28	10.35	100	7.52	11.35	
TX-1	15	0.6	1.00	7.93	25	6.28	29.79	100	7.52	35.78	
TX-2	15	0.6	1.00	22.75	25	6.28	85.45	100	7.52	120.21	
TX-3	15	0.6	1.00	13.04	25	6.28	49.05	100	7.52	59.93	
TX-4	15	0.6	1.00	15.83	25	6.28	57.93	100	7.52	69.61	

G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

287 WAXAHACHIE, L.P.  
1221 NORTH IH-35 EAST,  
SUITE 200  
CARROLLTON, TEXAS 75006  
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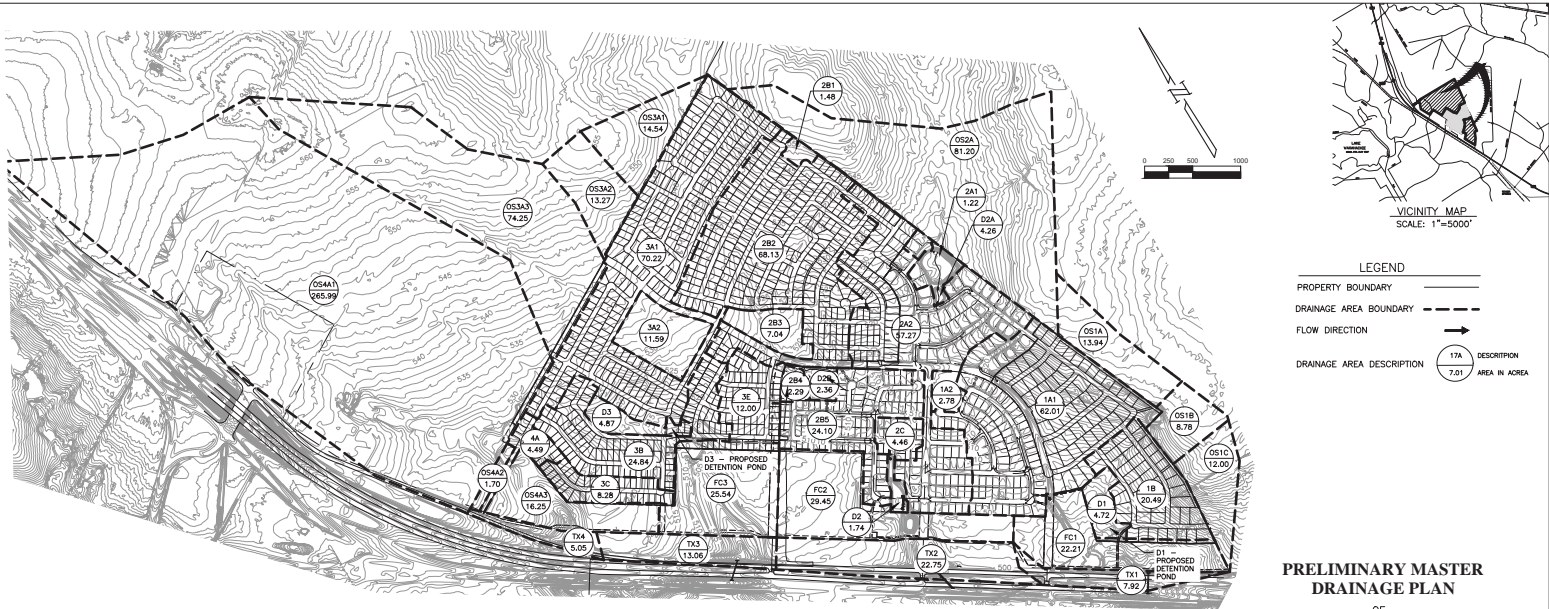
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AUGUST 2018

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SHEET 16 OF 24





PRELIMINARY MASTER  
DRAINAGE PLAN  
OF  
SADDLEBROOK ESTATES

299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER

287 WAXAHACHIE, L.P.  
SUITE 200  
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817-391-2500

ENGINEER:

**JACOBS**

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AUGUST 2018

SCALE: 1"=500'

SHEET 17 OF 24

PROJECT NO C3X45313

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS									
AREA RUNOFF									
LOCATION Area No.	Time of Conc. (min)	Runoff Coeff. "C"	Coef. Adj. Factor	Area (Acres) "A"	Design Storm Freq. (years)	Q-CIA		Q-CIA	
						Intensity (in/hr) "I"	Runoff (cfs) "Q"	Intensity (in/hr) "I"	Runoff (cfs) "Q"
OS1A	45	0.6	1.00	13.94	25	5.80	37.18	4.70	39.31
SA1	15	0.6	1.00	62.01	25	6.26	232.81	100	7.52
SA2	15	0.7	1.00	2.78	25	6.26	12.18	100	7.52
OS1B	15	0.6	1.00	6.78	25	5.80	30.55	100	7.10
IB	15	0.6	1.00	20.49	25	6.26	76.90	100	7.52
D1	15	0.4	1.00	4.72	25	6.26	11.82	100	7.52
FC1	15	0.4	1.00	22.21	25	6.26	55.81	100	7.52
OS1C	27	0.6	1.00	12.00	25	4.90	35.29	100	6.00
OS2A	25	0.6	1.00	81.20	25	5.20	253.34	100	6.20
SA1	15	0.6	1.00	1.22	25	6.26	4.68	100	7.52
OS2A	15	0.4	1.00	4.26	25	6.26	10.67	100	7.52
SA2	15	0.6	1.00	57.27	25	6.26	215.11	100	7.52
2B1	15	0.4	1.00	1.48	25	6.26	3.71	100	7.52
2B2	15	0.6	1.00	68.13	25	6.26	255.90	100	7.52
2B3	15	0.4	1.00	7.04	25	6.26	17.63	100	7.52
2B4	15	0.6	1.00	2.29	25	6.26	8.60	100	7.52
OS2B	15	0.4	1.00	1.36	25	6.26	5.91	100	7.52
2B5	15	0.6	1.00	24.10	25	6.26	90.52	100	7.52
2C	15	0.6	1.00	4.46	25	6.26	16.75	100	7.52
D2	15	0.4	1.00	1.74	25	6.26	4.36	100	7.52
FC2	15	0.4	1.00	29.45	25	6.26	73.74	100	7.52
TX2	15	0.7	1.00	22.75	25	6.26	99.69	100	7.52

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS									
AREA RUNOFF									
LOCATION Area No.	Time of Conc. (min)	Runoff Coeff. "C"	Coef. Adj. Factor	Area (Acres) "A"	Design Storm Freq. (years)	Q-CIA		Q-CIA	
						Intensity (in/hr) "I"	Runoff (cfs) "Q"	Intensity (in/hr) "I"	Runoff (cfs) "Q"
OS3A1	24	0.6	1.00	14.54	25	5.12	44.67	100	8.30
OS3A2	21	0.6	1.00	13.27	25	5.60	43.79	100	8.70
OS3A3	38	0.6	1.00	74.25	25	4.18	188.65	100	5.15
SA1	15	0.6	1.00	70.22	25	6.26	263.75	100	7.52
SA2	15	0.7	1.00	11.58	25	6.26	50.78	100	7.52
3B	15	0.6	1.00	24.84	25	6.26	83.30	100	7.52
3C	15	0.6	1.00	8.28	25	6.26	31.10	100	7.52
D3	15	0.4	1.00	4.67	25	6.26	12.18	100	7.52
FC3	15	0.4	1.00	25.57	25	6.26	64.03	100	7.52
3E	15	0.6	1.00	12.00	25	6.26	45.07	100	7.52
TX3	15	0.7	1.00	13.06	25	6.26	57.23	100	7.52
OS4A1	66	0.6	1.00	265.99	25	3.00	478.78	100	3.75
OS4A2	15	0.6	1.00	1.70	25	3.40	3.47	100	4.20
OS4A3	15	0.6	1.00	18.25	25	6.26	61.04	100	7.52
4A	15	0.6	1.00	4.90	25	6.26	19.40	100	7.52
TX4	15	0.7	1.00	5.05	25	6.26	22.13	100	7.52







**PRELIMINARY DRAINAGE PLAN**

**OF SADDLEBROOK ESTATES**

299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE

G. CARPENTER SURVEY ~ ABSTRACT NO. 90

M RAFFERTY SURVEY ~ ABSTRACT NO. 898

IN THE

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

**OWNER/DEVELOPER**

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

**ENGINEER:**

**JACOBS**

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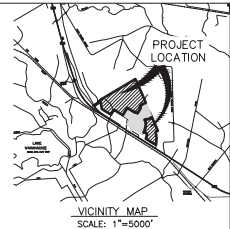
SCALE: 1"= 200'

SHEET 19 OF 24

PROJECT NO C3X45313

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SADDLEBROOK ESTATES  
PRELIMINARY ENGINEERING



CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS										
					AREA RUNOFF					
LOCATION	Time of Conc.	Runoff Coef.	Coef. Adjust.	Area (Ac.)	Design Storm		100-Yr Q		100-Yr Q	
					Intensity (in/hr)	T <sub>r</sub> , 25 yr (yr)	Intensity (in/hr)	T <sub>r</sub> , 100 yr (yr)	Intensity (in/hr)	T <sub>r</sub> , 100 yr (yr)
2a	0.6	1.00	1.84	2.56	6.26	12.81	100	7.52	15.5	1.04
2A2	0.6	1.00	1.41	2.56	6.26	12.81	100	7.52	15.5	1.04
2A3	0.6	1.00	2.56	2.56	6.26	8.92	100	7.52	11.35	1.04
2A4	0.6	1.00	2.82	2.56	6.26	10.67	100	7.52	13.64	1.04
2A5	0.6	1.00	1.37	2.57	6.26	5.15	100	7.52	6.18	1.04
2A6	0.6	1.00	1.67	2.56	6.26	6.27	100	7.52	7.54	1.04
2A7	0.6	1.00	1.96	2.56	6.26	7.77	100	7.52	9.18	1.04
02A	0.6	1.00	4.28	2.56	6.26	16.00	100	7.52	19.22	1.04
02B	0.6	1.00	71.57	2.56	6.26	100.00	100	7.52	322.90	1.04
02	0.6	1.00	1.74	2.56	6.26	6.54	100	7.52	7.82	1.04
7x2	0.6	1.00	22.75	2.56	6.26	38.45	100	7.52	100.00	1.04
7x3	0.6	1.00	1.90	2.56	6.26	6.85	100	7.52	8.15	1.04
182	0.6	1.00	4.38	2.56	6.26	16.38	100	7.52	19.67	1.04
183	0.6	1.00	6.11	2.56	6.26	22.96	100	7.52	27.87	1.04
184	0.6	1.00	1.13	2.56	6.26	3.44	100	7.52	4.14	1.04
201	0.6	1.00	1.07	2.57	6.26	4.02	100	7.52	4.83	1.04
202	0.6	1.00	2.00	2.57	6.26	7.51	100	7.52	9.04	1.04
203	0.6	1.00	3.83	2.56	6.26	8.84	100	7.52	10.64	1.04
204	0.4	1.00	3.67	2.56	6.26	9.19	100	7.52	11.04	1.04
205	0.6	1.00	2.23	2.56	6.26	5.44	100	7.52	6.54	1.04
206	0.6	1.00	1.39	2.56	6.26	5.22	100	7.52	6.27	1.04
207	0.6	1.00	1.75	2.56	6.26	6.57	100	7.52	7.80	1.04
208	0.6	1.00	1.99	2.56	6.26	7.47	100	7.52	8.90	1.04
209	0.6	1.00	1.47	2.56	6.26	5.52	100	7.52	6.63	1.04
2010	0.6	1.00	3.71	2.56	6.26	13.93	100	7.52	16.74	1.04
2011	0.6	1.00	3.83	2.56	6.26	14.07	100	7.52	17.28	1.04
2012	0.6	1.00	2.38	2.56	6.26	5.84	100	7.52	7.04	1.04
2013	0.6	1.00	2.48	2.56	6.26	6.14	100	7.52	7.44	1.04
2014	0.6	1.00	1.56	2.56	6.26	5.60	100	7.52	6.74	1.04
2015	0.6	1.00	1.87	2.56	6.26	7.02	100	7.52	8.44	1.04
2016	0.6	1.00	3.21	2.56	6.26	11.64	100	7.52	14.14	1.04
2017	0.6	1.00	3.67	2.56	6.26	13.78	100	7.52	16.56	1.04
2018	0.6	1.00	2.73	2.56	6.26	10.25	100	7.52	12.32	1.04
2019	0.6	1.00	1.68	2.56	6.26	5.98	100	7.52	7.18	1.04
2020	0.6	1.00	2.74	2.56	6.26	10.29	100	7.52	12.36	1.04
2021	0.6	1.00	2.10	2.56	6.26	7.86	100	7.52	9.48	1.04
2022	0.6	1.00	1.10	2.56	6.26	3.14	100	7.52	3.86	1.04
2023	0.4	1.00	0.78	2.56	6.26	1.99	100	7.52	2.50	1.04
2024	0.6	1.00	1.00	2.56	6.26	4.00	100	7.52	4.80	1.04
2025	0.6	1.00	3.58	2.56	6.26	13.45	100	7.52	16.15	1.04
2026	0.6	1.00	4.40	2.56	6.26	16.53	100	7.52	19.89	1.04
2027	0.6	1.00	3.84	2.56	6.26	14.07	100	7.52	17.28	1.04
2028	0.6	1.00	4.23	2.56	6.26	15.89	100	7.52	19.09	1.04
2029	0.6	1.00	0.69	2.56	6.26	2.39	100	7.52	2.93	1.04
2030	0.6	1.00	3.36	2.56	6.26	11.37	100	7.52	13.84	1.04

AREA RUNOFF							
LOCATION	Time of Conc	Runoff Rate (cfs)	Coast Adjust Factor	Design Storm Frequency (years)	O-19 25 yr Q (cfs)	Design Storm Frequency (years)	O-19 100 yr Q (cfs)
Area No	ft	ft					
SC1	0.6	1.00	4.31	0.25	6,256	15.9	7,52
SC2	1.5	0.6	1.00	4.10	2.10	6,26	15.40
SC3	1.5	0.6	1.00	4.51	2.10	6,26	16.90
SC4	1.5	0.6	1.00	2.48	1.00	6,26	14.00
SC5	1.5	0.6	1.00	2.33	2.10	6,26	8.75
SC6	1.5	0.6	1.00	1.81	2.10	6,26	7.14
SC7	1.5	0.6	1.00	1.90	1.00	6,26	7.14
SC8	1.5	0.6	1.00	0.99	2.10	6,26	3.81
SC9	1.5	0.6	1.00	0.82	2.10	6,26	3.81
OSD3A1	2.0	0.6	1.00	14.54	2.10	512	4487
OSD3A2	2.0	0.6	1.00	2.27	2.10	6,26	10.00
OSD3A3	3.0	0.6	1.00	74.25	2.10	419	1366
3A1	15	0.6	1.00	3.80	2.10	6,26	14.46
3A2	15	0.6	1.00	4.24	2.10	6,26	15.93
3A3	15	0.6	1.00	4.24	2.10	6,26	15.93
3A4	15	0.6	1.00	1.96	2.10	6,26	5.00
3A5	15	0.6	1.00	1.54	2.10	6,26	5.78
3A6	15	0.6	1.00	3.32	2.10	6,26	8.68
3A7	15	0.6	1.00	1.18	2.10	6,26	13.93
3A8	15	0.7	1.00	1.18	2.10	6,26	13.93
3A9	15	0.6	1.00	2.77	2.10	6,26	10.40
3A10	15	0.6	1.00	1.50	2.10	6,26	5.78
3A11	15	0.4	1.00	11.59	2.10	6,26	20.02
3A12	15	0.6	1.00	2.39	2.10	6,26	8.68
3A13	15	0.6	1.00	0.04	2.10	6,26	18.93
3A14	15	0.6	1.00	1.05	2.10	6,26	3.94
3A15	15	0.6	1.00	1.68	2.10	6,26	7.83
3A16	15	0.6	1.00	3.89	2.10	6,26	14.99
3A17	15	0.6	1.00	1.85	2.10	6,26	8.68
OS18	15	0.6	1.00	2.55	2.10	6,26	9.58
3A19	15	0.6	1.00	0.84	2.10	6,26	7.29
3A20	15	0.6	1.00	2.92	2.10	6,26	10.40
3A21	15	0.6	1.00	1.20	2.10	6,26	4.51
3A22	15	0.6	1.00	2.55	2.10	6,26	9.58
3A23	15	0.6	1.00	4.83	2.10	6,26	16.90
3A24	15	0.6	1.00	4.09	2.10	6,26	15.96
3A25	15	0.6	1.00	1.00	2.10	6,26	3.94
3B1	15	0.6	1.00	2.25	2.10	6,26	8.45
3B2	15	0.6	1.00	2.85	2.10	6,26	11.08
3B3	15	0.6	1.00	2.71	2.10	6,26	10.85
3B4	15	0.6	1.00	3.55	2.10	6,26	13.33
3B5	15	0.6	1.00	2.84	2.10	6,26	11.08
3B6	15	0.6	1.00	1.70	2.10	6,26	6.59
3B7	15	0.6	1.00	3.55	2.10	6,26	13.33
3B8	15	0.6	1.00	1.42	2.10	6,26	5.43
3B9	15	0.6	1.00	2.21	2.10	6,26	8.30
FC3	15	0.6	1.00	25.54	2.10	6,26	98.93
TK3	15	0.6	1.00	11.68	2.10	6,26	38.89
OSD4A1	15	0.6	1.00	28.99	2.10	300	4878
OSD4A2	15	0.6	1.00	7.15	2.10	6,26	7.67
OSD4A3	15	0.6	1.00	18.25	2.10	6,26	18.04
4A1	15	0.6	1.00	2.37	2.10	6,26	8.90
4A2	15	0.6	1.00	1.13	2.10	6,26	3.94

**PRELIMINARY DRAINAGE AREAS**  
OF  
**SADDLEBROOK ESTATES**  
299.378 ACRES / 900 LOTS / 16 OPEN SPACES  
OUT OF THE  
G. CARPENTER SURVEY ~ ABSTRACT NO. 90  
M RAFFERTY SURVEY ~ ABSTRACT NO. 898  
IN THE  
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER

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

ENGINEER:

**JACOBS**

1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE 214-636-0145  
FAX 214-636-0447  
Jacobs Engineering Group Inc.

AUGUST 2018 SCALE: 1"= N/A SHEET 20 OF 24

## **AGREEMENT OF UNDERSTANDING**

**THIS AGREEMENT OF UNDERSTANDING** (hereinafter called “Agreement”) is Effective and entered into this \_\_\_\_ day of August, 2018 between the City of Waxahachie (“City”) and 287 Waxahachie, LP (“Owner”).

This Agreement is to affirm the understanding between City and Owner with regard to the Preliminary Plat for Saddlebrook Estates Phase 2A, 2B, 3A, 3B, 4, 5 and 6 with specifics related to development of phase 2A attached as **Exhibit “A”**.

The Owner has currently submitted the Preliminary Plat for the South District tract of Saddlebrook and intends to submit a Preliminary Plat for a portion of Central Tract 1 attached as **Exhibit “A-1”**.

**Phase 2A:** Owner is planning to commence with the development of phase 2A-1 and 2A-2 (collectively “Phase 2A”) consisting of approximately two hundred and twelve (212) single family lots. This phase will include a second point of access to the US 287 access road (as shown in **Exhibit B**). This connection point will be constructed with the next portion of Phase 2A.

Additionally, Owner has agreed to construct a third connection point (as shown on **Exhibit C**) in a future phase of the project. City will approve one hundred (100) building permits and certificates of occupancy for new residential home construction within Phase 2A before the third connection point is completed. Owner agrees that prior to the issuance of the one hundred and first (101) residential home building permit in Phase 2A, the third connection point must be in place and open to the public.

This Agreement is intended to restrict issuance of residential new home building permits only; not the restriction of Final Plat submittals or approvals of current or future phases of Saddlebrook Estates or other Mustang Creek PD projects, or construction of infrastructure necessary to serve lots beyond the 100<sup>th</sup> residential new home building permit threshold as previously defined. Owner will provide the City on a quarterly basis a listing of the submitted building permits to the City. Owner acknowledges it is their responsibility to track the submitted permits submitted to the city.

Please sign this agreement in the space provided below in order to confirm your agreement with the provisions herein. This agreement may be executed in counterparts and all counterparts shall, taken together, constitute one agreement. A facsimile copy of this letter bearing the signature of a party hereto shall be sufficient to bind such party to the terms of this letter.

[Signatures on following page]



**AGREED OWNER:**

**287 Waxahachie, L.P.**

a Texas limited partnership

By: CENTAMTAR TERRAS, LLC  
a Texas limited liability company,  
Its General Partner

By: CTMGT, LLC  
a Texas limited liability company,  
Its Sole Member/Manager

By: \_\_\_\_\_  
Name: Mehrdad Moayed  
Its: Sole Member/Manager

**AGREED CITY:**

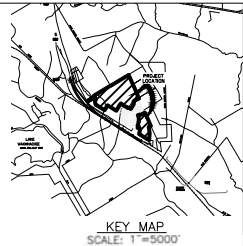
**City of Waxahachie**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## Exhibit “A”



	ZONING CLASSIFICATION			TOTAL
	SF-3	SF-1	SF-1	
	6600 SF	8000 SF	12500 SF	
EXISTING (PHASE 1B, 1A, 1B-1, 2, 3)	151	119	60	330
PHASE 2A-1	100	0	0	100
PHASE 2A-2	112	0	0	112
PHASE 2B	60	13	0	73
PHASE 3A	0	139	0	139
PHASE 3B	12	123	10	145
PHASE 4	0	181	0	181
PHASE 5	0	0	84	84
PHASE 6	0	0	46	46
TOTAL	435	615	180	1,230

PRELIMINARY PLAT  
KEY MAP

OF  
SADDLEBROOK ESTATES

299.378 ACRES / 900 LOTS / 16 OPEN SPACES

OUT OF THE

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

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER

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

ENGINEER:

**JACOBS**

PRELIMINARY  
FOR REVIEW ONLY  
THIS DOCUMENT IS NOT  
FOR CONSTRUCTION  
OR RECORDING  
IT IS THE RESPONSIBILITY  
OF THE ENGINEER TO  
REVIEW AND  
REVISE

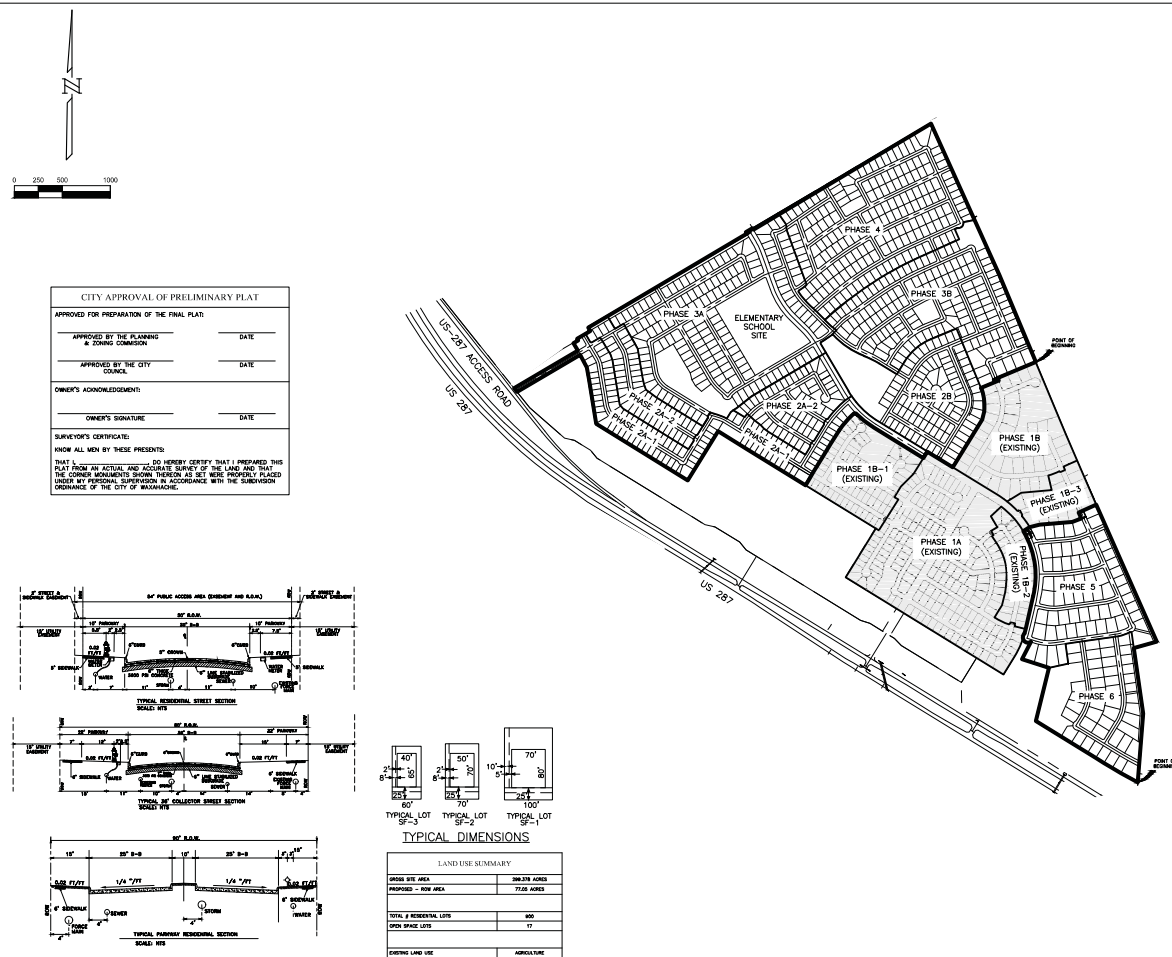
1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3156  
PHONE 214-638-0145  
FAX 214-638-0467  
Jacobs Engineering Group Inc.  
Texas Registration F-2966

AUGUST 2018

SCALE: 1"=500'

SHEET 2 OF 24

PROJECT NO C3X45313



CITY APPROVAL OF PRELIMINARY PLAT

APPROVED FOR PREPARATION OF THE FINAL PLAT:

APPROVED BY THE PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

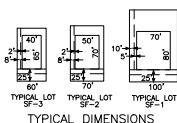
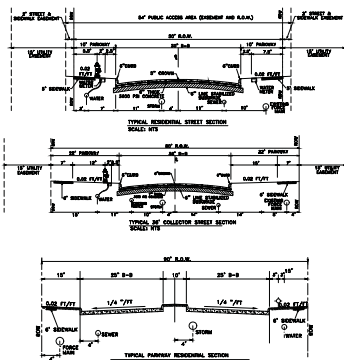
APPROVED BY THE CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER'S ACKNOWLEDGEMENT:

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

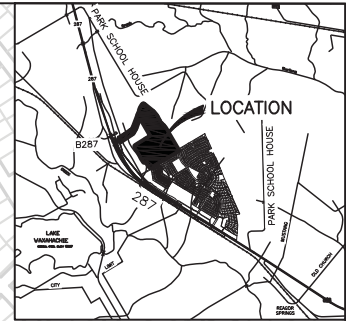
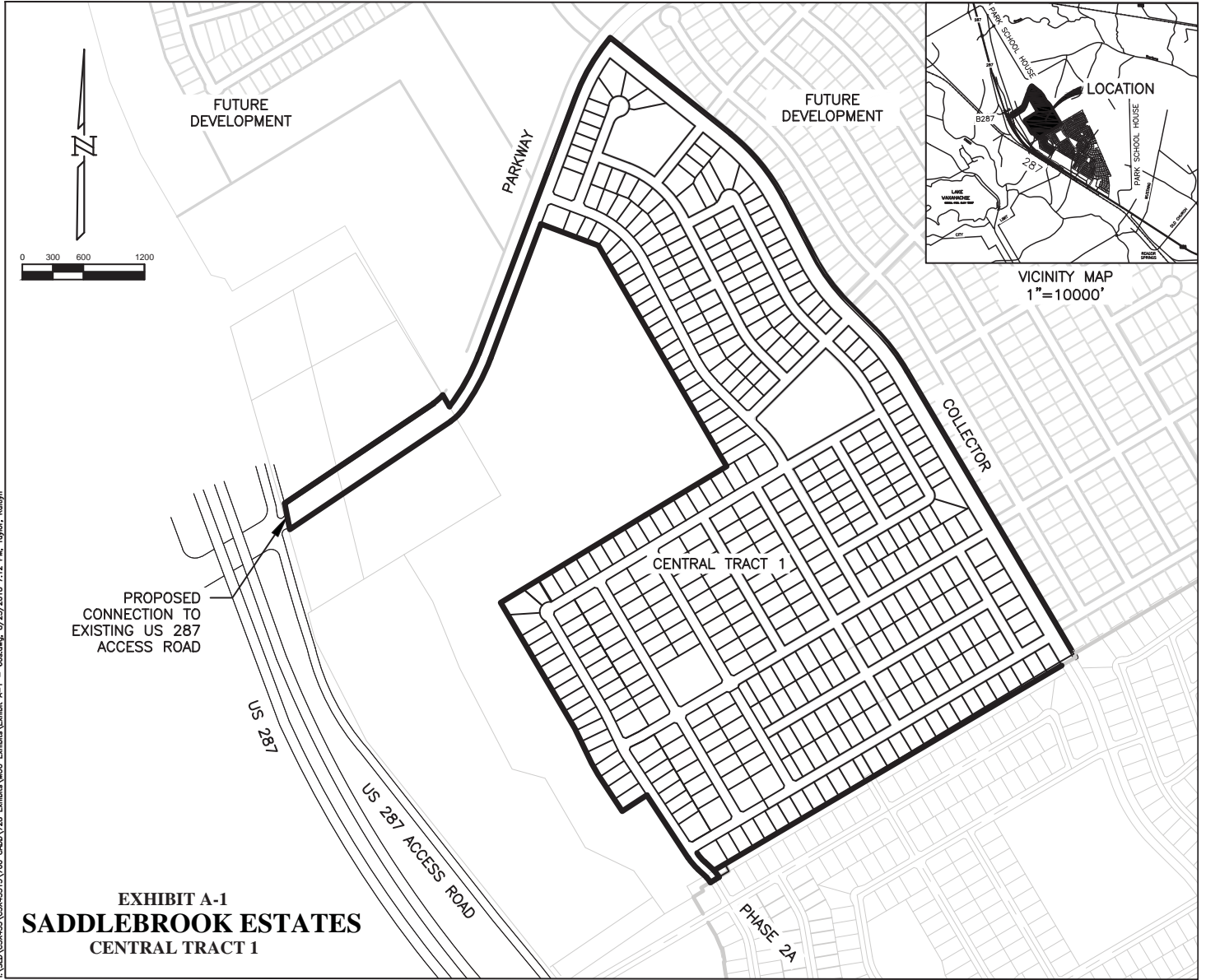
I, D. KERRY CERRY, THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON ARE SET HEREIN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.



LAND USE SUMMARY	
GRASS SITE AREA	99.078 ACRES
PROPOSED - ROW AREA	77.038 ACRES
TOTAL 2 RESIDENTIAL LOTS	800
OPEN SPACE LOTS	17
EXISTING LAND USE	AGRICULTURE

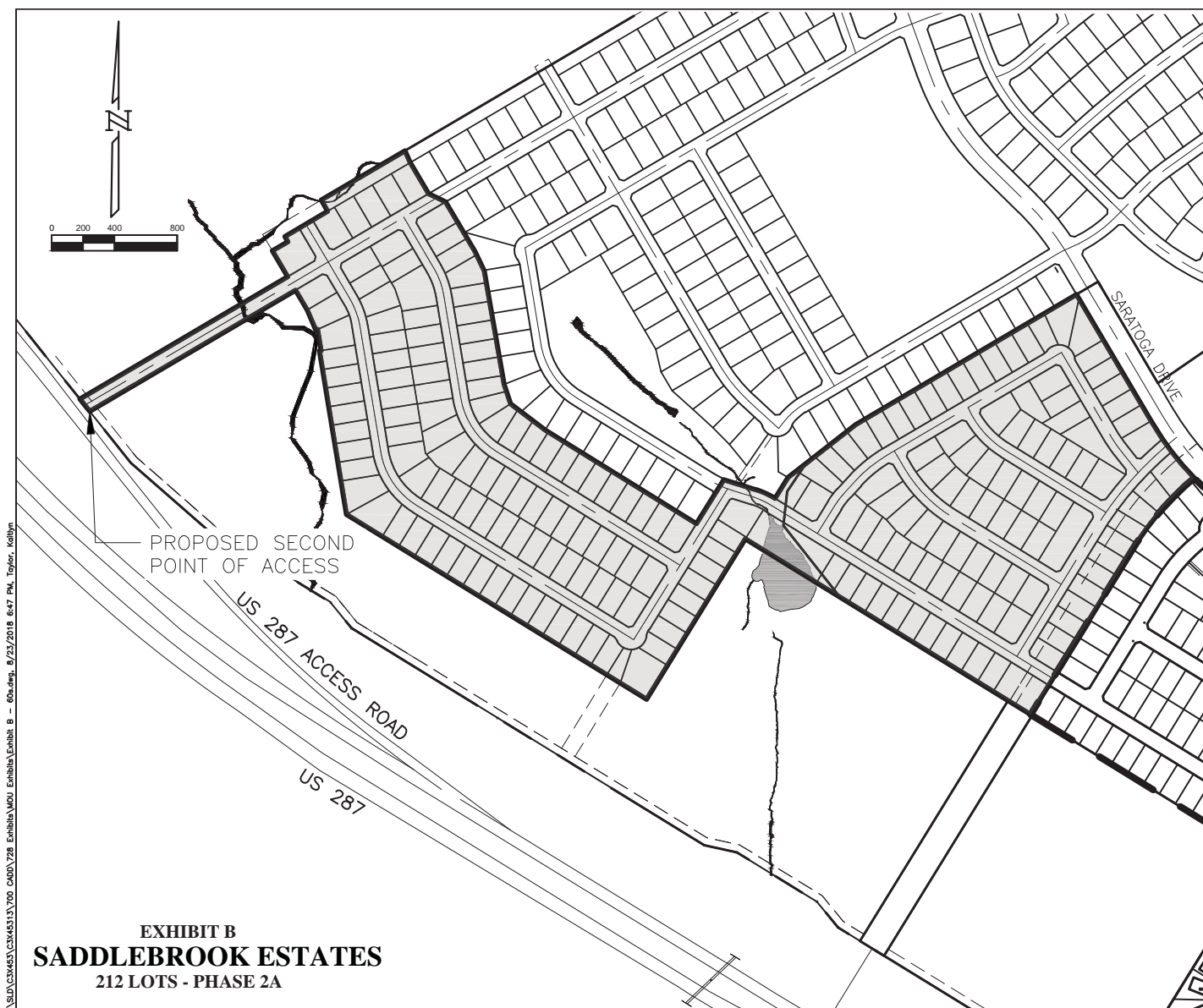
Exhibit “A-1”

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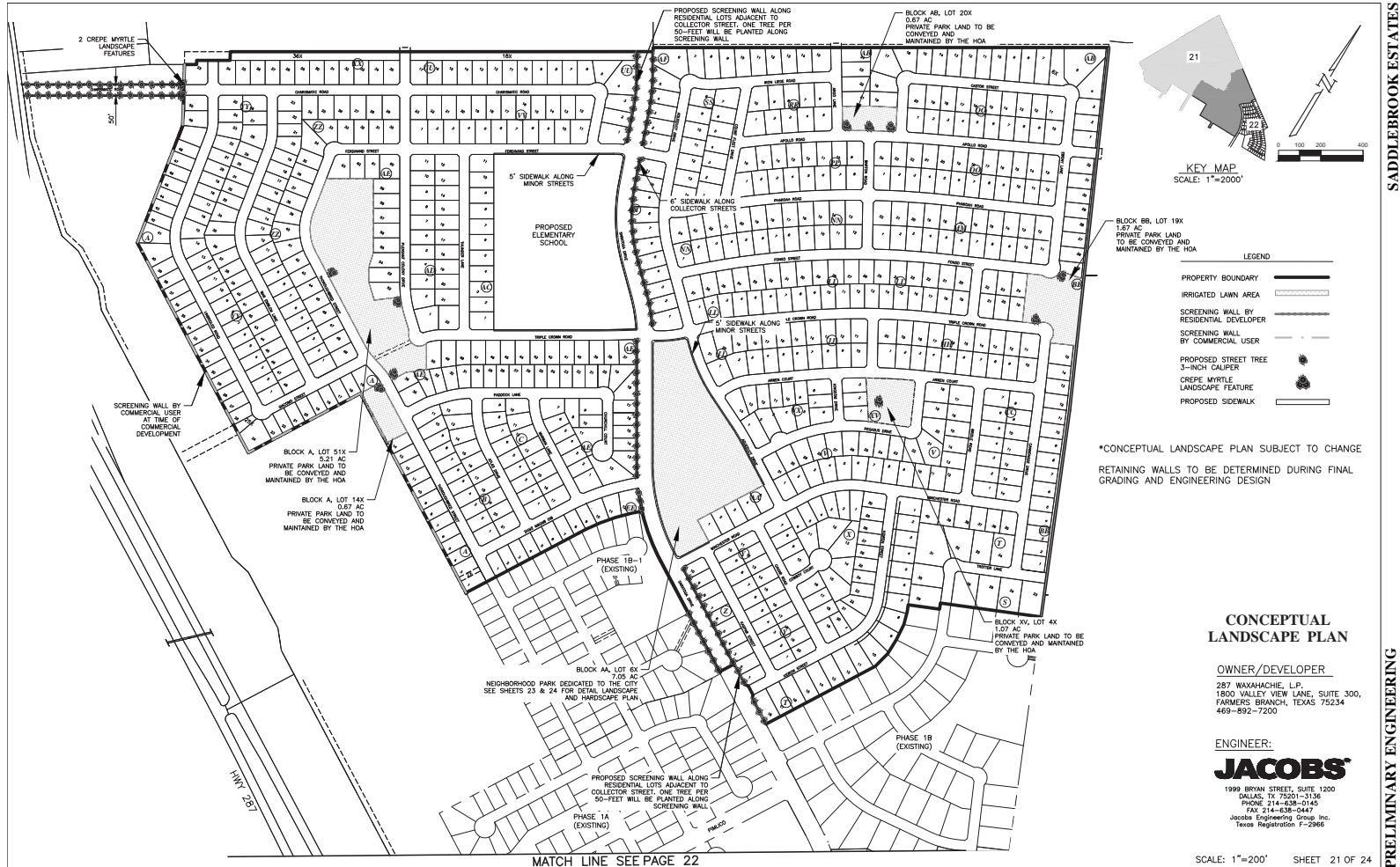
## Exhibit “B”



H:\SLD\CM4453\CM445313700 CAD\728 Exhibit\MOI Exhibit\Exhibit B - 60w.dwg, 9/23/2018 6:47 PM, Taylor, Kellie

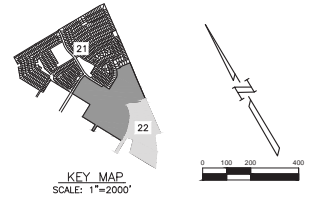
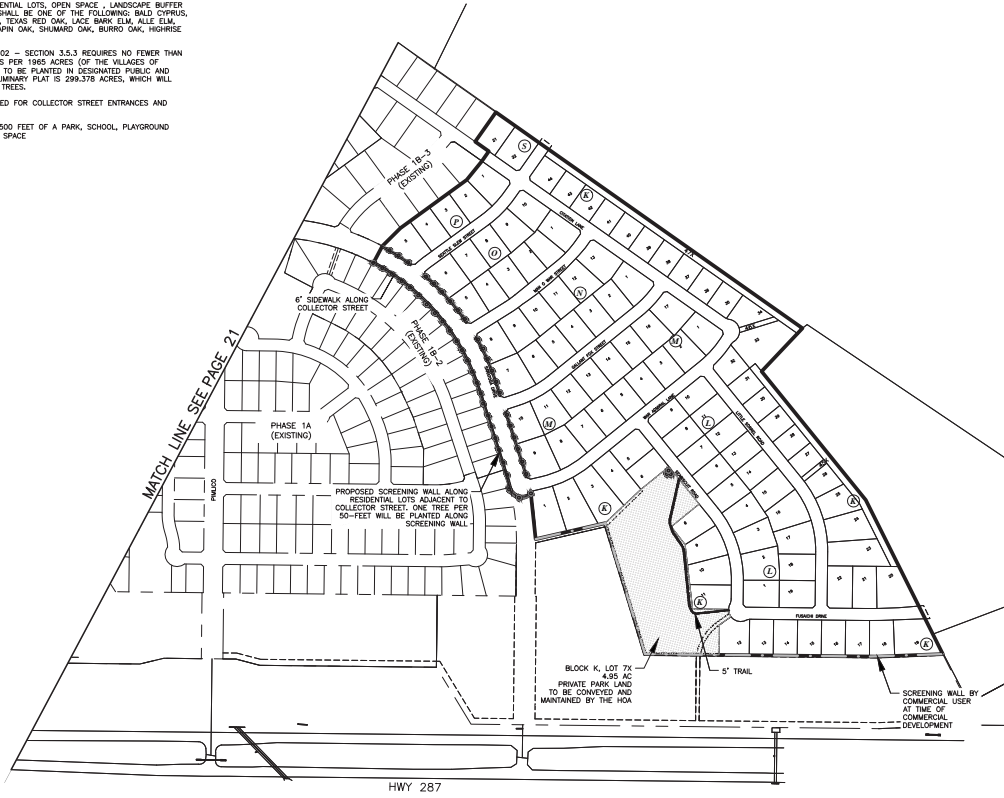
## Exhibit “C”





NOTE:

- EACH RESIDENTIAL LOT SHALL INCLUDE TWO 3-INCH CALIPER TREES
- PROPOSED TREES IN RESIDENTIAL LOTS, OPEN SPACE, LANDSCAPE BUFFER AND COLLECTOR STREETS SHALL BE ONE OF THE FOLLOWING: BALD CYPRESS, POND CYPRESS, CEDAR ELM, TEXAS RED OAK, LACE BARK ELM, ALLE ELM, CHINESE PISTACHIO, CHICUAPIN OAK, SHUMARD OAK, BURRO OAK, HIGHRISE OAK
- ZONING ORDINANCE NO. 2302 - SECTION 3.5.3 REQUIRES NO FEWER THAN 800 3-INCH CALIPER TREES PER 1865 ACRES (OF THE VILLAGES OF MUSTANG CREEK DISTRICT), TO BE PLANTED IN DESIGNATED PUBLIC AND COMMON AREAS. THIS PRELIMINARY PLAT IS 299.378 ACRES, WHICH WILL REQUIRE 122 OF THE 800 TREES.
- IRRIGATION WILL BE PROVIDED FOR COLLECTOR STREET ENTRANCES AND MEDIANS
- RESIDENCES ARE WITHIN 1,500 FEET OF A PARK, SCHOOL, PLAYGROUND AND/OR ACCESSIBLE OPEN SPACE



LEGEND	
PROPERTY BOUNDARY	—
IRRIGATED LAWN AREA	—
SCREENING WALL BY RESIDENTIAL DEVELOPER	—
SCREENING WALL BY COMMERCIAL USER	—
PROPOSED STREET TREE 3-INCH CALIPER	●
CREPE MYRTLE LANDSCAPE FEATURE	●
PROPOSED SIDEWALK	—

\*CONCEPTUAL LANDSCAPE PLAN SUBJECT TO CHANGE  
RETAINING WALLS TO BE DETERMINED DURING FINAL GRADING AND ENGINEERING DESIGN

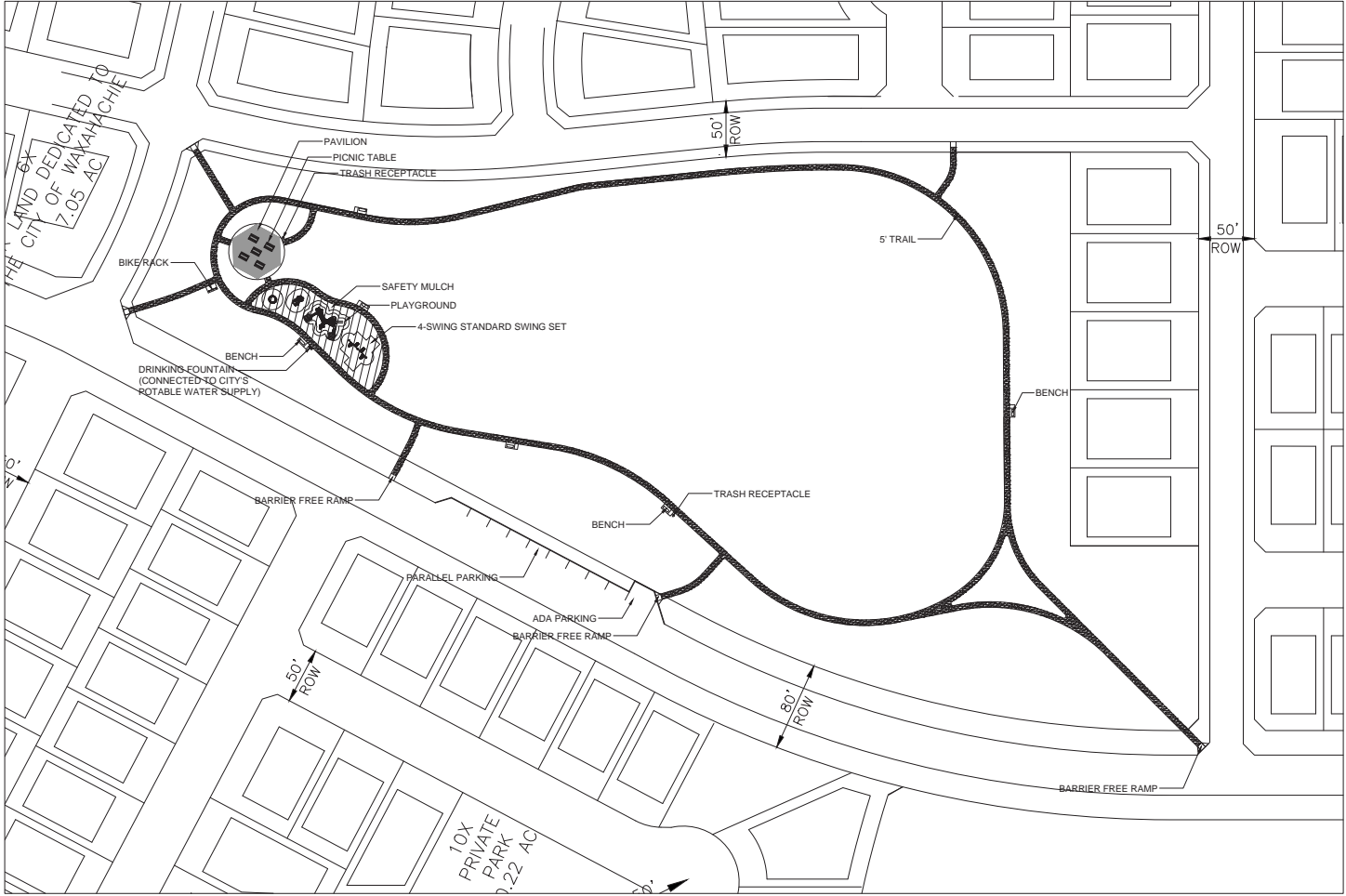
## CONCEPTUAL LANDSCAPE PLAN

OWNER/DEVELOPER  
287 WAXAHACHIE, L.P.  
1800 VALLEY VIEW LANE, SUITE 300,  
FARMERS BRANCH, TEXAS 75234  
469-892-7200

ENGINEER:  
**JACOBS**  
1999 BRIAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE: 214-638-0145  
FAX: 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration F-2966

SCALE: 1"=200' SHEET 22 OF 24



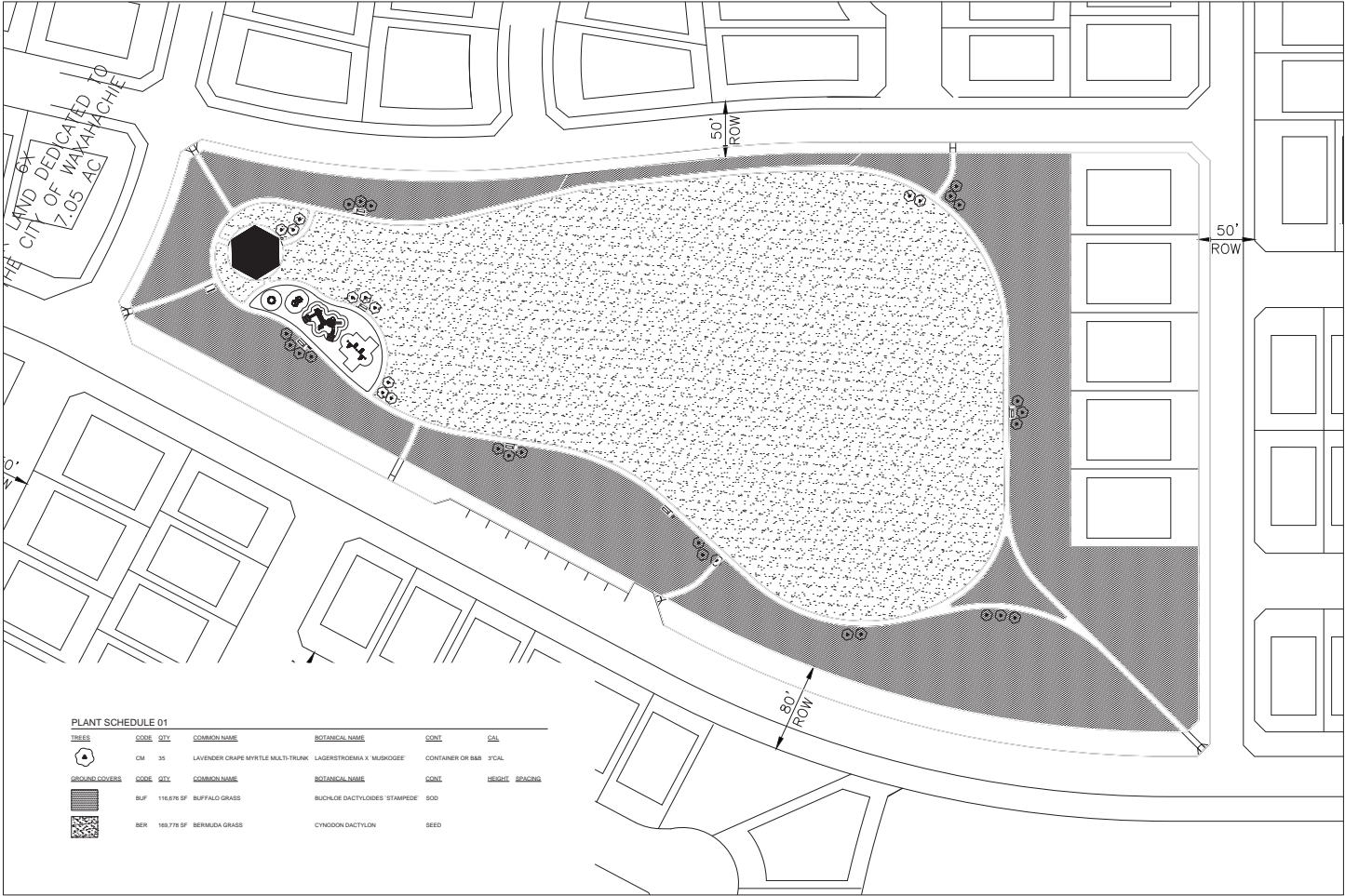


**SADDLEBROOK NEIGHBORHOOD PARK**  
WAXAHACHIE, TEXAS

**OWNER/DEVELOPER**  
387 WAXAHACHIE, L.P.  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
PH: 469.850.7200



PROJECT NO.	C-100-00118
DESIGNED BY	CHS
DRAWN BY	JD
CHECKED BY	CHS
SHEET TITLE	HARDSCAPE PLAN



**SADDLEBROOK NEIGHBORHOOD PARK**  
WAXAHACHIE, TEXAS

**OWNER/DEVELOPER**  
387 WAXAHACHIE, L.P.  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234  
PH: 469.850.7200

**PROJECT NO.** C-1345-013  
**DESIGN BY** CHH  
**ISSUED BY** JC  
**CHECKED BY** CHH  
**SHEET TITLE**  
PLANTING PLAN

