

NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION
JUNE 12, 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
 Erik Barnard
 David Hudgins

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

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, June 12, 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
 Erik Barnard
 David Hudgins

1. Call to Order
2. Invocation
3. Consent Agenda

All matters listed under Item 3, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

- a. Minutes of the regular Planning & Zoning Commission meeting of May 22, 2018
 - b. Minutes of the Planning & Zoning Commission Briefing of May 22, 2018
4. ***Consider*** request by Donnie Tucker, Tucker Surveyors, for a **Preliminary Plat** of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (PP-18-0075)
5. ***Consider*** request by Donnie Tucker, Tucker Surveyors, for a **Final Plat** of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) in the Extra Territorial Jurisdiction – Owner: DONNA G BAKER (FP-18-0076)
6. ***Consider*** request by Vayne Thomas, P.O.M. Contracting LLC, for a **Replat** of Lot 5 and 6, Block 13, Harriet I. Nowlin Addition, to create Lot 5R, Block 13 0.619 acres (Property ID 175065) – Owner: WAYNE SUTTON (RP-18-0086)
7. ***Public Hearing*** on a request by Terry Gyde, Born 2 B A Blessing Birth Services, for a Specific Use Permit (SUP) for **Medical Facilities** use within a Commercial zoning district, located at 612 S. Rogers Street, being 2 20 BULLARD 0.454 ACRES (Property ID 172376) - Owner: JACK & LAURA HODGE (SU-18-0085)
8. ***Consider*** recommendation of Zoning Change No. SU-18-0085

9. **Consider** request by Joe Wilson, for a **Preliminary Plat** of Wilson Family Farm for 1 lot, being 12.273 acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: WILSON JOSEPH D & MISTY L WILSON (PP-18-0068)
10. **Consider** request by Joe Wilson, for a **Final Plat** of Wilson Family Farm for 1 lot, being 12.273 acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: JOSEPH D WILSON & MISTY L WILSON (FP-18-0091)
11. **Consider** request by Chris Acker, Acker Construction, for a **Final Plat** of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: INDIAN DRIVE HOLDINGS LLC (FP-18-0058)
12. **Consider** request by Dustin Jordan for a **Replat** of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0084)
13. **Consider** request by Mickey Williams, Straightway Church, for a **Replat** of Lots 37 and 38, Highland Park Addition, to create Lot 37A, Highland Park Addition, 0.241 acre (Property ID 174037) – Owner: STRAIGHTWAY NONDENOMINATIONAL (RP-18-0073)
14. **Continue Public Hearing** on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-SF-3, with Concept Plan**, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059)
15. **Consider** recommendation of Zoning Change No. PD-18-0059
16. **Public Hearing** on a request by the City of Waxahachie to amend Sections 2.1 through 2.10, “Procedures”, of Appendix C, “Subdivisions”, of the City of Waxahachie City Code (TA-18-0089)
17. **Consider** recommendation of Zoning Change No. TA-18-0089
18. **Consider** request by Jaison Stephen, Jacobs Engineering Group, Inc, for a **Preliminary Plat** of Harlan Village for 233 lots and 12 open space lots, being 77.70 acres in the Thomas Shelby Survey, Abstract 1002 (Property ID 191092) – Owner: HARLAN PROPERTIES INC (PP-18-0050)
19. **Consider** Landscape Plan for Harlan Village as a companion to PP-18-0050 – Owner: HARLAN PROPERTIES INC
20. **Public Hearing** on a request by Kyle Hunt, Hunt Restoration, for a Specific Use Permit (SUP) for **Accessory Building (Residential) greater or equal to 700 S.F.** use within a Planned Development-28-General Retail zoning district, located at 520 N. College Street, being LOT 26 & PT 27 BLK 9 TOWN - WAXAHACHIE 0.471 AC (Property ID 170713) - Owner: BILLY L & SHARON G DUNCAN (SU-18-0087)
21. **Consider** recommendation of Zoning Change No. SU-18-0087

22. *Continue Public Hearing* on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to **Planned Development-Multi-Family-2, with Concept Plan**, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048)
23. *Consider* recommendation of Zoning Change No. PD-18-0048
24. *Public Hearing* on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to **Planned Development-Commercial, with Concept Plan**, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)
25. *Consider* recommendation of Zoning Change No. PD-18-0079
26. *Continue Public Hearing* on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for **Trailer, Truck Sales or Rental** use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054)
27. *Consider* recommendation of Zoning Change No. SU-18-0054
28. *Consider* request by Joseph Willrich, BEFCO Engineering Inc, for a **Preliminary Plat** of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (PP-18-0081)
29. *Consider* request by Joseph Willrich, BEFCO Engineering Inc, for a **Final Plat** of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (FP-18-0082)
30. *Public Hearing* on a request by Stan Beard, Buc-ee's, LTD, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to **Planned Development-Commercial, with Concept Plan**, located at the SW corner of I-35E and Butcher Road, being 790 E C NEWTON 58.718 ACRES (Property ID 188453) - Owner: 60 WAX RE HOLDINGS, LLC (PD-18-0088)
31. *Consider* recommendation of Zoning Change No. PD-18-0088
32. Public Comments
33. 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.

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, May 22, 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
Bonney Ramsey
Jim Phillips
Erik Barnard
David Hudgins

Members Absent: Betty Square Coleman

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

Others Absent: Mary Lou Shipley, Council Representative

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

Chairman Rick Keeler called the meeting to order and gave the invocation. He welcomed audience members and explained the process in which the Commission makes their recommendations to City Council.

3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of May 8, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of May 8, 2018
- c. Minutes of the Planning & Zoning Commission Joint Work Session of April 30, 2018
- d. Request by David Hargrove for a Final Plat of Garden Valley Meadows for 86 lots, being 27.545 acres situated in the JB and Ann Adams Survey, Abstract 5 (Property ID 263468) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-18-0051)

Action:

Vice Chairman Melissa Ballard moved to approve item a. through d. on the Consent Agenda. Mrs. Bonney Ramsey seconded, All Ayes.

4. **Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Planned Development-44-General Retail and Single Family-2 zoning district to General Retail, located on the Southwest corner of Indian Drive at Brown Street, being 393 148 J GOOCH WM BASKINS 2.1698 ACRES (Property ID 184243) - Owner: INDIAN DRIVE HOLDINGS LLC (ZC-18-0056)**

Chairman Keeler opened the Public Hearing.

Ms. Kelly Dent, Planner, reported the applicant proposes to clean up the zoning, removing the site from the planned development altogether. Staff recommended approval as presented.

There being no others to speak for or against ZC-18-0056, Chairman Keeler closed the Public Hearing.

5. Consider recommendation of Zoning Change No. ZC-18-0056

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Planned Development-44-General Retail and Single Family-2 zoning district to General Retail, located on the Southwest corner of Indian Drive at Brown Street, being 393 148 J GOOCH WM BASKINS 2.1698 ACRES (Property ID 184243) - Owner: INDIAN DRIVE HOLDINGS LLC (ZC-18-0056) as presented. Mrs. Bonney Ramsey seconded, All Ayes.

6. Consider request by Chris Acker, Acker Construction, for a Preliminary Plat of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: Owner: INDIAN DRIVE HOLDINGS LLC (PP-18-0057)

Ms. Dent reported PP-18-0057 is a companion case to ZC-18-0056 and recommended approval as presented.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, stated two buildings will be on the site and will be set back 50 feet to allow a turn around.

Chairman Keeler recommended curb and gutter to match existing curb and gutter along Indian Drive.

Action:

After a brief discussion, Mrs. Bonney Ramsey moved to approve a request by Chris Acker, Acker Construction, for a Preliminary Plat of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: Owner: INDIAN DRIVE HOLDINGS LLC (PP-18-0057) subject to staff report and adding curb and gutter along Indian Drive. Mr. Erik Barnard seconded, All Ayes.

7. Consider Landscape Plan for Dental Place Addition as a companion to PP-18-0057 – Owner INDIAN DRIVE HOLDINGS LLC

Ms. Dent recommended approval as presented.

Action:

Mr. David Hudgins moved to approve a Landscape Plan for Dental Place Addition as a companion to PP-18-0057 – Owner INDIAN DRIVE HOLDINGS LLC per staff report. Mrs. Bonney Ramsey seconded, All Ayes.

- 8. Consider request by Cole Morgan, Americase Fabrication and Construction, for a Preliminary Plat of Americase Business Park for 4 lots, being 21.09 acres situated in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (PP-18-0052)**

Ms. Dent reported the applicant proposes to subdivide a section of the land into four (4) separate tracts.

Mr. James Gaertner, City Engineer, stated there are some outstanding comments pertaining to the right-of-way. He noted easements will need to be depicted on the plat. He stated these are minor comments and recommend approving per staff comments.

Action:

Mr. Jim Phillips moved to approve a request by Cole Morgan, Americase Fabrication and Construction, for a Preliminary Plat of Americase Business Park for 4 lots, being 21.09 acres situated in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (PP-18-0052) subject to staff report relating to staff Engineering comments. Mr. David Hudgins seconded, All Ayes.

- 9. Consider request by Cole Morgan, Americase Fabrication and Construction, for a Final Plat of Americase Business Park for 4 lots, being 21.09 acres in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (FP-18-0053)**

Ms. Dent reported FP-18-0053 is a companion case to PP-18-0052 noting the property is located in the Extra Territorial Jurisdiction. She recommended approval as follows:

1. Include the City's approval block
2. Include the easement linework on the plat
3. Partner with Ellis County for traffic and impact analysis

Action:

Mrs. Bonney Ramsey moved to approve a request by Cole Morgan, Americase Fabrication and Construction, for a Final Plat of Americase Business Park for 4 lots, being 21.09 acres in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (FP-18-0053) subject to staff report. Mr. Erik Barnard seconded, All Ayes.

- 10. Consider request by Cody Cockerham for a Preliminary Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (PP-18-0046)**

Ms. Dent presented the staff report noting roadway impact fee equals \$1,160.00 and due at time of permitting. The total water meter, box, set, tap and impact fee totals \$2,695.00 and due before the final plat can be filed. Mr. Gaertner reviewed staff concerns pertaining to the Laguna Vista

right-of-way and road dedication noting Laguna Vista Place was never platted and therefore staff would need the plat to dedicate half of that measured from the centerline of what is currently on the ground. He stated the plat needs to show the location of the existing water line and how the property will get their water service as well as notes depicting that the property will be served by septic system designed by a professional sanitarian. Staff recommended approval per staff report.

Action:

Vice Chairman Ballard moved to approve a request by Cody Cockerham for a Preliminary Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (PP-18-0046) subject to staff report. Mrs. Bonney Ramsey seconded, All Ayes.

- 11. Consider request by Cody Cockerham for a Final Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (FP-18-0047)**

Ms. Dent reported FP-18-0047 is a companion case to PP-18-0046. She stated the plat cannot be filed until infrastructure is drawn. Ms. Dent noted the applicant is working with the surveyor to get it correct. She recommended approval per staff report.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Cody Cockerham for a Final Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (FP-18-0047) subject to staff report. Mr. Jim Phillips seconded, All Ayes.

- 12. Public Hearing on a request by Richard Kampen, LRE Group, Inc. for a Zoning Change from a Light Industrial-1 and Light Industrial-2 zoning district to Light Industrial-2, located at 201 Cardinal Road, being LOT PT 1 BLK A CARDINAL IG ADDN 29.0 AC and LOT PT 1 BLK A CARDINAL IG ADDN 19.721 AC (Property ID 226867 and 209418) - Owner: CARDINAL IG COMPANY (ZC-18-0041)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the property owner is seeking to clean up the zoning on the property to ensure that there is one (1) zoning district for all the land. She recommended approval per staff report.

There being no others to speak for or against ZC-18-0041, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. ZC-18-0041

Action:

Mr. Jim Phillips moved to approve a request by Richard Kampen, LRE Group, Inc. for a Zoning Change from a Light Industrial-1 and Light Industrial-2 zoning district to Light Industrial-2, located at 201 Cardinal Road, being LOT PT 1 BLK A CARDINAL IG ADDN 29.0 AC and LOT PT 1 BLK A CARDINAL IG ADDN 19.721 AC (Property ID 226867 and 209418) - Owner: CARDINAL IG COMPANY (ZC-18-0041) per staff report. Mr. David Hudgins seconded, All Ayes.

14. Public Hearing on a request by the City of Waxahachie for a Specific Use Permit (SUP) to allow a Home for Aged, Residence (Assisted Living) use within a General Retail (GR) zoning district, located at 401 Solon Road, being 1 COVENANT ADDN 4.43 ACRES (Property ID 204441) Owner: TEXAS HCP AL LP (SU-18-0070)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the request is a result from the recent approval of the Zoning Ordinance noting the owners prefer the proposed type of use. Ms. Dent reported staff received one (1) supporting SU-18-0070. Staff recommended approval as presented.

There being no others to speak for or against SU-18-0070, Chairman Keeler closed the Public Hearing.

15. Consider recommendation of Zoning Change No. SU-18-0070

Action:

Mrs. Bonney Ramsey moved to approve a request by the City of Waxahachie for a Specific Use Permit (SUP) to allow a Home for Aged, Residence (Assisted Living) use within a General Retail (GR) zoning district, located at 401 Solon Road, being 1 COVENANT ADDN 4.43 ACRES (Property ID 204441) Owner: TEXAS HCP AL LP (SU-18-0070) as presented. Mr. Erik Barnard seconded, All Ayes.

16. Public Hearing on a request by Aaron Duncan, MESA, for a Zoning Change from a Future Development zoning district to Commercial, Single Family-3, and Light Industrial-2, located at 604 FM 879, being 557 J JOHNSON 298.296 ACRES, 5 JB & A ADAMS, 557 J JOHNSON, 1249 SC WHITE 65.746 ACRES, and 5 JB & A ADAMS 134.9 ACRES (Property ID 209774, 179013, and 178975) - Owner: KAREN S ANDERSON IRREVOCABLE TRUST (ZC-18-0042)

Chairman Keeler opened the Public Hearing.

Ms. Dent reviewed staff's planning analysis as follows noting the property is approximately 500 acres:

The applicant proposed to rezone this property from Future Development (FD) to Light Industrial-2 (LI2), Commercial (C) and Single Family-3 (SF3). The location of this property is

challenging, being bisected by Mustang Creek and the Union Pacific Railroad. The Future Land Use Plan (FLUP) for this to be largely Low Density Residential (LDR) zoning may be unrealistic given the geographical limitations of the site, however, there may be some hesitation in rezoning a large segment of this to industrial usage. Per the FLUP, this property should have more retail zoning than commercial (commercial being a more intensive use than retail), however, the property owner has requested Commercial rather than General Retail. The proposed development does, however, eliminate the high density residential zoning shown in the FLUP. The current line between Industrial zoning in the north and residential and commercial zoning in the south and east mirrors the creek.

Mr. Aaron Duncan, MESA, 2000 Lamar St., Dallas, representing the applicant, presented some history on the property and stated the applicant is not looking for any variances they want to make it marketable. He stated the property has a lot of flood plain and therefore not viable for General Retail.

A lengthy discussion was held and Mr. Jim Phillips asked applicant about a buffer between Light Industrial-2 and Single Family-3. Mr. Duncan stated a natural creek will act as the buffer.

Audience member Mr. Jim Hubbard, 431 FM 879, Waxahachie, asked for clarification to the property in proximity to his property.

There being no others to speak for or against ZC-18-0042, Chairman Keeler closed the Public Hearing.

17. Consider recommendation of Zoning Change No. ZC-18-0042

Action:

*Vice Chairman Melissa Ballard moved to approve a request by Aaron Duncan, MESA, for a Zoning Change from a Future Development zoning district to Commercial, Single Family-3, and Light Industrial-2, located at 604 FM 879, being 557 J JOHNSON 298.296 ACRES, 5 JB & A ADAMS, 557 J JOHNSON, 1249 SC WHITE 65.746 ACRES, and 5 JB & A ADAMS 134.9 ACRES (Property ID 209774, 179013, and 178975) - Owner: KAREN S ANDERSON IRREVOCABLE TRUST (ZC-18-0042) subject to staff comments and converting Commercial to General Retail. Mrs. Bonney Ramsey seconded. The vote was as follows: **Ayes:** Rick Keeler, Melissa Ballard, Bonney Ramsey, Jim Phillips, and David Hudgins. **Noes:** Erik Barnard. **The motion carried 5-1.***

18. Public Hearing on a request by Joseph Willrich, BEFCO Engineering Inc, for a Zoning Change from a Commercial zoning district to Light Industrial-1, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (ZC-18-0044)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to partially redevelop the old Magnablend site for a new tenant. She stated there are three (3) tracts totaling 9.6 acres. She stated a Specific Use Permit follows this request as a companion case. Ms. Dent reported eight (8) notices were mailed to property owners and staff received one (1) supporting ZC-18-0044. Staff recommended approval as presented.

There being no others to speak for or against ZC-18-0044, Chairman Keeler closed the Public Hearing.

19. Consider recommendation of Zoning Change No. ZC-18-0044

Action:

Mrs. Bonney Ramsey moved to approve a request by Joseph Willrich, BEFCO Engineering Inc., for a Zoning Change from a Commercial zoning district to Light Industrial-1, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (ZC-18-0044) subject to staff comments. Mr. Erik Barnard seconded, All Ayes.

20. Public Hearing on a request by Joseph Willrich, BEFCO Engineering Inc, for a Specific Use Permit (SUP) for HEAVY MACHINERY SALES OR STORAGE, TRAILER AND HEAVY LOAD VEHICLE REPAIR, EQUIPMENT SALES (NEW OR USED), EQUIPMENT RENTAL (HEAVY), OPEN OR OUTSIDE STORAGE, DISPLAY, OR WORK AREAS FOR MERCHANDISE OR MACHINERY) uses within a Light Industrial-1 zoning district, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (SU-18-0045)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the site is being renovated to account for a new tenant that would like to have heavy machinery sales. She stated the applicant is asking for variations from the basic zoning requirements noting the applicant has 635 feet of street frontage with a pole sign and billboard and the base zoning requirement is one (1) pole sign per 350 feet of street frontage. The applicant has concrete at the parking in front of the building and would like to retain the gravel where the storage would be located noting the requirement is concrete paving throughout the site.

Mr. Joseph Willrich, BEFCO Engineering Inc., 485 N. Jefferson, La Grange, Texas, presented a drawing of the site noting heavy machinery sales will be a less intense use. He proposed the existing conditions utilizing the existing materials and explained heavy equipment will tear up concrete. Mr. Willrich stated there will be some internal remodel of the building but no expansion. He proposed maintaining the existing fence and will provide chain link on the south side of the property.

There being no others to speak for or against SU-18-0045, Chairman Keeler closed the Public Hearing.

21. Consider recommendation of Zoning Change No. SU-18-0045

Action:

After a brief discussion, Mrs. Bonney Ramsey moved to approve a request by Joseph Willrich, BEFCO Engineering Inc., for a Specific Use Permit (SUP) for heavy machinery sales or storage, trailer and heavy load vehicle repair, equipment sales (new or used), equipment rental (heavy), open or outside storage, display, or work areas for merchandise or machinery) uses within a Light Industrial-1 zoning district, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (SU-18-0045) subject to per staff report. Mr. David Hudgins seconded, All Ayes.

22. Public Hearing on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048)

Chairman Keeler opened the Public Hearing.

Ms. Dent announced the applicant requested a continuance to the Planning and Zoning Commission meeting of June 12, 2018. Chairman Keeler asked to hear the case. Ms. Dent reviewed the planning analysis as follows:

The applicant seeks to replace a current Planned Development (Ordinance No. 2296) with a new Planned Development that reduces the standards required to construct apartment homes. In Ordinance No. 2296, this property is required to comply with the minimum density, coverage, height, parking and area standards specified by the Multi-Family-2 (MF2) zoning district. The applicant has proposed increased density and decreased garage parking not meeting the 50% minimum per ordinance.

Ms. Dent reported five (5) notices were mailed to property owners and staff received one (1) opposing PD-18-0048.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, representing the applicant, requested to continue to allow the applicant to visit with WISD and come back with a better plan. Mr. Acker stated the applicant has preliminary approval from TxDOT and hopefully a right-of-way can be dedicated.

Chairman Keeler stated he wants the applicant to comply with the city standards. Mr. Gaertner recommended reviewing options with the applicant.

There being no others to speak for or against PD-18-0048, Chairman Keeler closed the Public Hearing.

23. Consider recommendation of Zoning Change No. PD-18-0048

Action:

Vice Chairman Melissa Ballard moved to continue a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. Erik Barnard seconded. The vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, Erik Barnard, and David Hudgins. Noes: Jim Phillips. The motion carried 5-1.

24. Public Hearing on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant operates a trailer and truck rental and sales business at the site. She explained the SUP to continue the use expires on January 1, 2019. The applicant would like to continue the usage at the site; however the use and the maintenance of the site are not in compliance with the City's future land use plan for this site. Ms. Dent stated the parking lot is unpaved with trailers parked on gravel, dirt and grass.

Mr. Greg Ervin, 609 North Ohio Street, Toledo, Illinois, representing the applicant and Mr. Walter Estrada, son of applicant were present for questions.

Chairman Keeler clarified improvements were based on new truck sales and they did not put in a new truck sales and therefore did not do the upgrades. Ms. Dent confirmed noting the city has record the applicant in 2015 received a SUP for new truck sales.

A lengthy discussion was held and it was determined to continue the public hearing to allow for clarification if a SUP is required based on the applicant not putting in new truck sales.

25. Consider recommendation of Zoning Change No. SU-18-0054

Action:

Vice Chairman Melissa Ballard moved to continue a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. Erik Barnard seconded, All Ayes.

City Secretary Lori Cartwright referenced Items 22 and 23 noting the items were continued after the Public Hearing was closed. She asked Chairman Keeler to reopen the Public Hearing in order to continue.

Action:

Mrs. Bonney Ramsey moved to reopen PD-18-0048. Mr. Erik Barnard seconded, All Ayes.

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. Erik Barnard seconded, All Ayes.

26. Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to establish a cottage-concept neighborhood of approximately eighty (80) to ninety (90) detached single-family residences on Cantrell Street close to the Central Area (CA) zoning district. She stated clustered cottage neighborhoods have been proposed as alternative single-family residences for households not looking for the traditional residential design or have less need for a larger footprint. Ms. Dent reviewed the following staff concerns:

1. The lot coverage is higher than what is typically permitted in single family residential zoning districts.
2. The cementitious fiberboard is designed to last for fifteen (15) years.
3. The exterior construction will consist of seventy-five (75) percent non-masonry materials.
4. The parking is not on the same lot as the main structure and the enclosed garages provide for fewer vehicles than is required for single family residences.
5. The lot depth, width, area, and setbacks are all reduced.
6. The notes section may need to be removed.

Ms. Dent reported sixteen (16) notices were mailed to property owners and staff received one (1) supporting PD-18-0059.

Mr. Blain Vinson, Aspen Community Development, 2317 Arrow Way, McKinney, Texas, presented a concept planned development for a cottage community. He noted each cluster of homes being approximately eight (8) will share a Carriage House that is designed with outdoor patio, open living areas, restrooms and full size kitchen available to each homeowner for special

planned activities or communal daily gatherings. Mr. Vinson stated homeowners enjoy a spacious private retreat, as well as opportunities to interact with neighbors, creating a sense of togetherness, safety and responsibility. He reported the homes will be in the range of \$200,000 to \$300,000 and be a HOA community.

Those who spoke against PD-18-0059:

Mr. Ken Morgan, 855 Cantrell Street
Mr. Justin Hayes, 829 Cantrell Street
Ms. Doris Brogdon, 825 Cantrell Street
Mr. Brady Jones, 826 Cantrell Street
Ms. Jennie Frances Hayes, 828 Cantrell Street

Those who spoke for PD-18-0059:

Ms. Amy Hedtke, 106 Vanderbilt Lane, Waxahachie

A lengthy discussion was held and it was suggested to continue the Public Hearing.

27. Consider recommendation of Zoning Change No. PD-18-0059

Action:

Mr. Jim Phillips moved to continue a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. David Hudgins seconded, All Ayes.

28. Public Hearing on a request by Sam Hix, Air Evac EMS, for a Specific Use Permit (SUP) for Heliport use within a Light Industrial-1 zoning district, located at 103 Industrial Drive, being 2R C N WAXAHACHIE IND PARK1 ACRES (Property ID 203244) - Owner: WESLEY E & F JUNE SAUNDERS (SU-18-0072)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant is seeking to establish a temporary helipad for an air ambulance station. She stated staff asked applicant to provide information as to how the proposal complies with the minimum standards set by the FAA. Ms. Dent reported seven (7) notices were mailed to property owners and staff received one (1) supporting SU-18-0072.

Those who spoke against SU-18-0072:

Mr. Matthew Redden, 307 Industrial Drive, Waxahachie
Mr. Mike Redden, 307 Industrial Drive, Waxahachie

Ms. Whitney Miller, Air Evac EMS, 1001 Boardwalk Springs Place, O'Fallen, Missouri, stated this is temporary until they can build out at another location. She stated they will be at the temporary location up to twelve (12) months.

Vice Chairman Melissa Ballard asked how many lifts does Air Medical complete a day. Ms. Miller stated they average one lift per day.

There being no others to speak for or against SU-18-0072, Chairman Keeler closed the Public Hearing.

29. Consider recommendation of Zoning Change No. SU-18-0072

Action:

Vice Chairman Melissa Ballard moved to approve a request by Sam Hix, Air Evac EMS, for a Specific Use Permit (SUP) for Heliport use within a Light Industrial-1 zoning district, located at 103 Industrial Drive, being 2R C N WAXAHACHIE IND PARK 1 ACRES (Property ID 203244) - Owner: WESLEY E & F JUNE SAUNDERS (SU-18-0072) subject to staff report. Mrs. Bonney Ramsey seconded, All Ayes.

30. Public Comments

None

31. Adjourn

There being no further business, the meeting adjourned at 9:58 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 22, 2018 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
Erik Barnard

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

Others Absent: Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

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

Mr. Shon Brooks, Director of Planning, announced City Council passed the Zoning Ordinance and anything new coming in will fall under the new ordinance. He stated Council did remove the ten foot buffer between commercial and residential. Mr. Brooks noted the Parking Zoning District was left as an obsolete and the case behind the WISD Administration Building was left alone. He reported several items were passed noting we came out with a good Zoning Ordinance.

Staff reviewed the Final Plat under the Consent Agenda noting it is ready for approval per staff comments noting staff needs evidence of a HOA.

Staff reviewed a request from Acker Construction going to straight General Retail. Chairman Keeler stated he would like to see the development go to the street and be required to have curb and gutter along Indian Drive.

Staff reviewed a request for a Preliminary Plat (PP-18-0052). Mr. James Gaertner, City Engineer, stated the applicant needs to address minor comments.

Staff reviewed Preliminary Plat (PP-18-0046) and Final Plat (FP-18-0047) of Laguna Vista Place Phase 2 noting there are acreage discrepancies and the applicant may need to realign the road and additional right-of-way may be required. Mr. Gaertner stated the applicant will have to provide water service.

Staff reported ZC-18-0041 is a request from Cardinal IG Company to clean up the site from two (2) zoning districts to one (1) zoning district.

Staff reported SU-18-0070 is a clean-up from the new Zoning Ordinance.

Staff reviewed ZC-18-0042 noting it is approximately 500 acres and the owner wants to change the zoning from Future Development to Commercial, Single Family-3 and Light Industrial-2. Staff stated the property should have more retail zoning than commercial.

Staff reviewed a request for zoning change from Commercial to Light Industrial-1 for a new tenant (ZC-18-0044). The Commission discussed going to a heavier zoning in this area. Mr. Brooks stated there is Light Industrial all around this property. Mr. David Hudgins stated the biggest issue is there is no city water in this area. Mr. Brooks stated it is very expensive to get fire suppression for this property. Ms. Dent stated SU-18-0045 is a companion case to ZC-18-0044 noting the applicant request to keep the gravel in place where the storage would be located. Mr. Gaertner stated because heavy equipment will tear up concrete, the applicant request gravel.

Staff reported the applicant requested a continuance on PD-18-0048 being a zoning change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2 with Concept Plan. Mr. Jim Phillips stated he would like to discuss this in length and maybe bring in all five developers and plan this out. Mr. Brooks stated this item will be recommended for denial; therefore the applicant requested to continue the Public Hearing in order to get back with staff.

Staff reported on SU-18-0054 noting the SUP expires January 1, 2019 and the applicant is requesting to extend the SUP. The applicant would like to continue the usage at the site; however the use and the maintenance of the site are not in compliance with the City's future land use plan for this site.

Staff reported Aspen Community Development has requested a zoning change from Single Family-2 to Planned Development-SF-3 with Concept Plan. Ms. Dent noted staff has asked for more detail noting more information is needed on the siding. Chairman Keeler stated basically the concept is clustering houses on the entire tract noting he has issues with that. Mr. Tommy Ludwig, Executive Director of Development Services, stated he sees more and more of this in cities.

Staff reported Air Evac EMS will be requesting approval for a SUP for Heliport use within a Light Industrial-1 zoning district. Ms. Dent stated the proposal is temporary. Mr. Brooks stated he has asked the applicant for stipulation of approval from the FAA.

3. Adjourn

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

Respectfully submitted,

Lori Cartwright
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0075



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Donnie Tucker, Tucker Surveyors, for a **Preliminary Plat** of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) – Owner: BAKER DONNA G (PP-18-0075)

CASE INFORMATION

Applicant: Donnie Tucker, Tucker Surveyors

Property Owner(s): Donna G Baker

Site Acreage: 4.00 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 units

Adequate Public Facilities: Buena Vista-Bethel has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. The site will have septic installed.

SUBJECT PROPERTY

General Location: Angus Road at Hoyt Road

Parcel ID Number(s): 271351

Current Zoning: Future Development

Existing Use: Currently undeveloped

Platting History: T.D. Mason Survey, Abstract 1227

Site Aerial:



STAFF CONCERNS

1. Remove all references to County signatures on the Preliminary Plat.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has made revisions. The above comment remains 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. Remove all references to County signatures on the Preliminary Plat.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

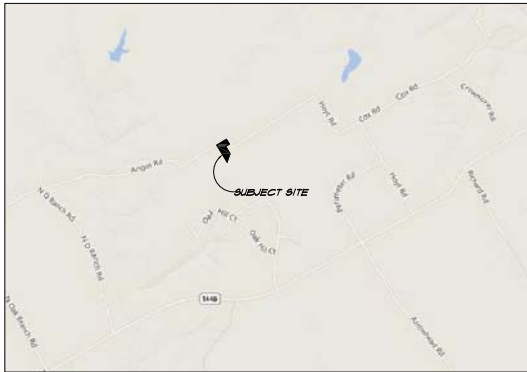
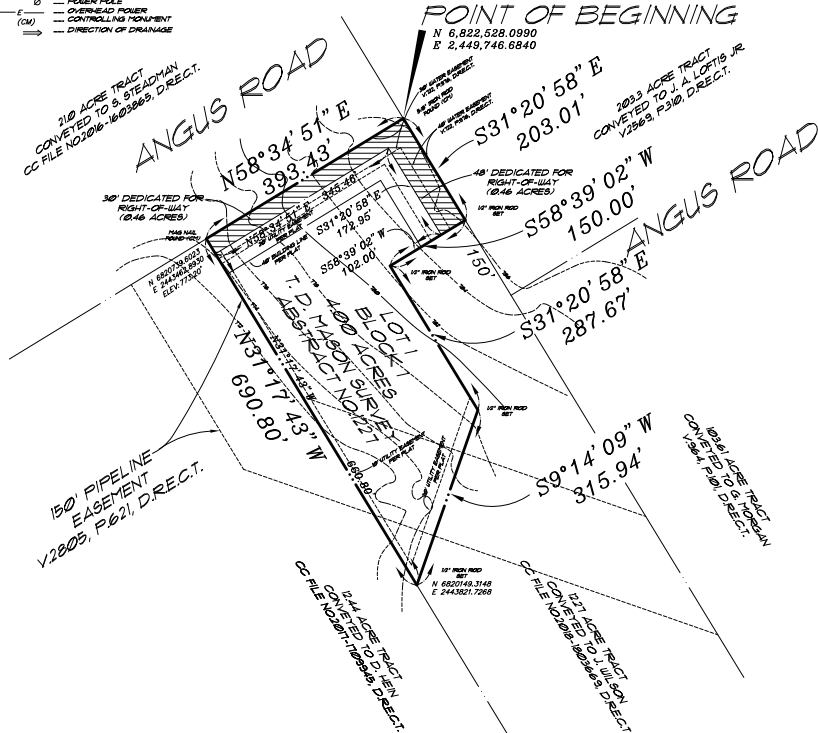
STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
===== BUILDINGS
===== ASPHALT
----- CONCRETE
----- FENCE LINE
----- POWER POLE
----- OVERHEAD POWER
----- CONTROLLING POINTMENT
----- DIRECTION OF DRAINAGE



Vicinity Map
(SCALE: 1" = 2000')

General Notes

NOTE: BEARINGS PER DEED RECORDED GPS NAD 83.
NOTE: THE PROPERTY IS LOCATED IN THE BTJ OF CITY OF WAXAHACHIE
NOTE: ELECTRIC IS IN THE
NOTE: WATER PROVIDED BY BUENO VISTA BETH-EL
NOTE: SEWER TO BE PROVIDED AS PRIVATE / SEWIC
NOTE: ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF WAXAHACHIE DEVELOPMENT
REGULATIONS AND ELLIS COUNTY REGULATIONS.
NOTE: THERE ARE NO IMPROVEMENTS ON THIS SITE.

NOTE: THE CITY OF WAXAHACHIE OR ELLIS COUNTY RESERVES THE RIGHT TO REQUIRE FINISH FLOOR
ON ANY LOT WITHIN THIS SUBDIVISION.

NOTHING IN THIS DECLARATION GRANTED WILL BE HELD AS A PUBLIC UTILITY FOR USE AS
STORM WATER, PUBLIC UTILITY, OR OTHER PUBLIC PURPOSES.

NOTE: ALL REQUIRED SETBACKS SHALL BE FROM REASSED FROM THE RESERVATION LINE.

NOTE: NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN A DRAINAGE EASEMENT.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE
EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

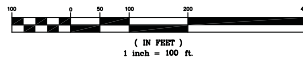
NOTE: THE EXISTING DRAINAGE OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS
THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL
OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE CHANNELS
ALONG OR ACROSS SAID LOTS.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE
DRAINAGE EASEMENTS IS PROHIBITED.

CITY OF WAXAHACHIE NOR ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE
WAYS OR FOR THE CONTROL OF EROSION.

CITY OF WAXAHACHIE NOR ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY
OCCURRED BY FLOODING OR FLOOD CONDITIONS.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my
supervision, in October, 2017, correctly shows the relation of the property
lines and covered by this survey, and that there are no protrusions or
overlaps onto adjoining property or property indicated herein, except as
shown, noted or described on the survey. This survey is subject to any
easements not visible on the ground.

Damie L. Tucker, RPLS No. 9164



COUNTY APPROVAL:

I certify that the above and foregoing Simplified Plat of Baker 1
subdivision in Ellis County, Texas was approved for filing by Ellis County
Commissioners court on this ____ day of ____, 2018.

Carol Baker County Judge

ATTEST:

Chris Polley, County Clerk

This plat has been approved by the Department of Development for on-site
survey facilities, planning, and all information as may be requested by
Department of Development.

Department of Development Director Date

Flood Statement

According to the Flood Insurance Rate Map for Ellis County, Texas and
Incorporated Areas, Community Panel No.4803C03295, effective date
June 2, 2013, this property is located in Zone "X", (Areas determined to
be outside the 50% chance floodplain).

OWNER:
Donna Baker
250 W 1st St
Waxahachie, Texas 76097
Phone 817-295-2211

SURVEYOR:
Damie L. Tucker
250 W 1st Street, Suite 3
Waxahachie, Texas 76097
Phone 817-295-2211



P.O. Box 1885
Beckham, Texas 76007
Office 817-295-2299
Fax 817-295-2211
Job No. 21804003

CITY OF WAXAHACHIE ELLIS COUNTY, TEXAS	
APPROVED BY: Planning and Zoning Commission City of Waxahachie	
BY: _____	Date _____
APPROVED BY: City Council City of Waxahachie	
BY: _____	Date _____
BY: _____	Date _____

Preliminary Plat
Lot 1, Block 1
"Baker 1"
being a 4.40 acre tract in the T. D. Mason
Survey, Abstract No.1227, Ellis County, Texas
part of 256.09 acre tract
referred in Volume 846, Page 88,
Deed Records, Ellis County, Texas

CASE NO.

Owners Certificate

Whereas Donna Baker is the owner of a tract or parcel of land situated in the T. D. Mason Survey, Abstract
No.1227, Ellis County, Texas, being the same 4.0 acre tract conveyed to Donna Baker by deed recorded as County
Clerks File No.2017-1735684, Deed Records, Ellis County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner at the intersection of the east and west Angus Road with the north
and south Angus Road, being the northeast corner of said 4.0 acre tract and having coordinates of N
6,822,528.0990, E 2,449,746.6840 (Based on NAD 83)

Thence South 31°20'58" East with said Angus Road and a east line of said 4.0 acre tract a distance of 203.01 feet to
a 1/2" iron rod found for corner in said Angus Road, being a southeast corner of said 4.0 acre tract;

Thence South 58°39'02" West with a south line of said 4.0 acre tract a distance of 150.00 feet to a 1/2" iron rod
found for corner, being the south southeast corner of said 4.0 acre tract;

Thence South 31°20'58" East with an east line of said 4.0 acre tract a distance of 287.67 feet to a 1/2" iron rod
found for corner, being a southeast corner of said 4.0 acre tract;

Thence South 09°14'09" West with a south line of said 4.0 acre tract a distance of 315.94 feet to a 1/2" iron rod
found for corner, being a southwest corner of said 4.0 acre tract;

Thence North 31°17'43" West with the west line of said 4.0 acre tract a distance of 690.80 feet to a mag nail found
for corner in said Angus Road, being the northwest corner of said 4.0 acre tract;

Thence North 58°34'51" East with said Angus Road and the north line of said 4.0 acre tract a distance of 393.43
feet to the POINT OF BEGINNING and containing 4.00 acres of land, more or less, as surveyed on the ground in
September, 2017 by Tucker Surveyors.

Now Therefore, Know All Men By These Presents:

That Donna Baker, does hereby adopt the plat designating the herein described property as Lot 1, Block 1, Baker 1, in addition to the
City of Waxahachie and Ellis County, Texas, and do hereby dedicate to the public use, however all events, right-of-way, utility and
easements shown thereon. The City of any public utility shall have the right to remove and keep removed all or part of any buildings, fences,
trees, shrubs or improvements or grounds in which any underground or overhead utility lines with the construction, maintenance or efficiency of its
respective system or any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to
and from and upon the said easements for the purpose of constructing, reconstructing, repairing and maintaining without the necessity at any
time of procuring the permission of anyone. The plat approved subject to all existing ordinances, rules, regulations and resolutions of the
City of Waxahachie, Texas.

Witness My hand this ____ day of ____, 2018.

Donna Baker

Owner

State of Texas County of Ellis

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally
appeared Donna Baker known to me to be the person whose name is subscribed to the foregoing instrument,
and acknowledged to me that he executed the same purposes and consideration therein expressed and in the
capacity therein stated.

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

Notary Public

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0076



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Donnie Tucker, Tucker Surveyors, for a **Final Plat** of Baker 1 for 1 lot, being 4.00 acres in the T.D. Mason Survey, Abstract 1227 (Property ID 271351) – Owner: BAKER DONNA G (FP-18-0076)

CASE INFORMATION

Applicant: Donnie Tucker, Tucker Surveyors

Property Owner(s): Donna G Baker

Site Acreage: 4.00 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Adequate Public Facilities: Buena Vista-Bethel has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. The site will have septic installed.

SUBJECT PROPERTY

General Location: Angus Road at Hoyt Road

Parcel ID Number(s): 271351

Current Zoning: Future Development

Existing Use: Currently undeveloped

Platting History: T.D. Mason Survey, Abstract 1227

Site Aerial:



STAFF CONCERNS

1. This should be titled as a Final Plat for the City and a Simplified Plat for the County.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has submitted revisions. The above comment remains 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. This should be titled as a Final Plat for the City and a Simplified Plat for the County.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

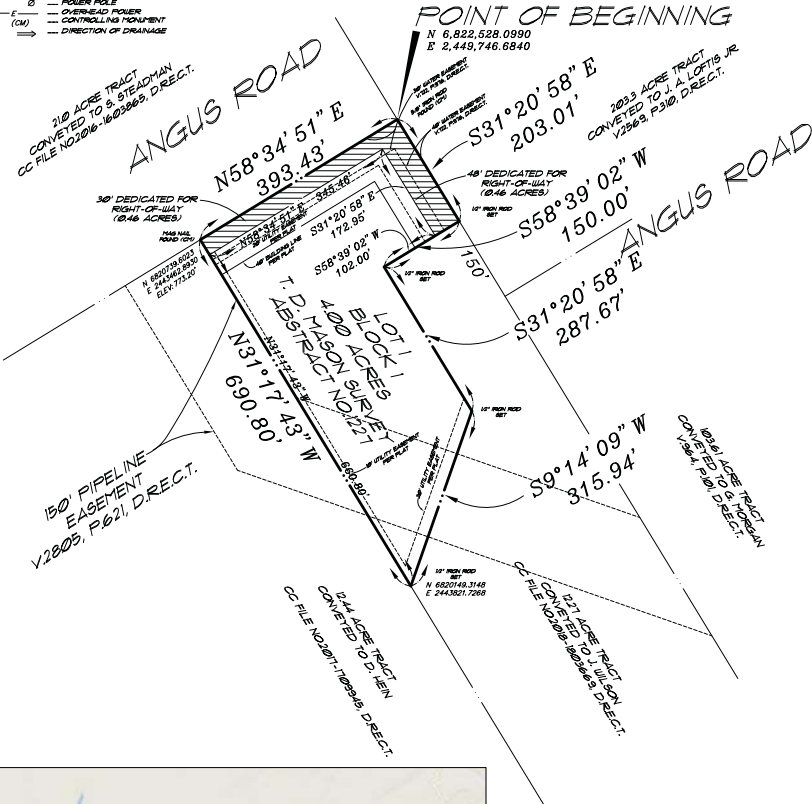
STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
===== BUILDINGS
===== ASPHALT
===== CONCRETE
-X-X- FENCE LINE
-O- POWER POLE
-E- OVERHEAD POWER
-CM- CONTROLLING POINTMENT
--> DIRECTION OF DRAINAGE



Vicinity Map
(SCALE: 1" = 2000')

General Notes

NOTE: BEARINGS PER DEED RECORDED GPS NAD 83.
NOTE: THE PROPERTY IS LOCATED IN THE ETJ OF CITY OF WAXAHACHIE
NOTE: ELECTRIC IS T&U
NOTE: WATER PROVIDED BY BUENO VISTA BETHEL
NOTE: SEWER TO BE PROVIDED AS PRIVATE / SEPTIC
NOTE: ALL BUILDINGS SETBACKS ARE SUBJECT TO CURRENT CITY OF WAXAHACHIE DEVELOPMENT REGULATIONS AND ELLIS COUNTY REGULATIONS
NOTE: THERE ARE NO IMPROVEMENTS ON THIS SITE.

NOTE: THE CITY OF WAXAHACHIE OR ELLIS COUNTY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ON ANY LOT WITHIN THIS SUBDIVISION.

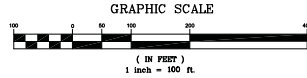
NOTE: Any right-of-way dedication granted will be free title to Ellis County for use as storm water, public utility, pedestrian, or other public purposes.
NOTE: All required setbacks shall be from measured from the reservation line.
NOTE: NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN A DRAINAGE EASEMENT.
NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

NOTE: THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS IS PROHIBITED.

CITY OF WAXAHACHIE NOR ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

CITY OF WAXAHACHIE NOR ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRING BY FLOODING OR FLOOD CONDITIONS.



Owners Certificate

Whereas Donna Baker is the owner of a tract or parcel of land situated in the T. D. Mason Survey, Abstract No.1227, Ellis County, Texas, being the same 4.0 acre tract conveyed to Donna Baker by deed recorded as County Clerks File No.2017-1735684, Deed Records, Ellis County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner at the intersection of the east and west Angus Road with the north and south Angus Road, being the northeast corner of said 4.0 acre tract and having coordinates of N 6,822,528.0990, E 2,449,746.6840 (Based on NAD 83)

Thence South 31°20'58" East with said Angus Road and a east line of said 4.0 acre tract a distance of 203.01 feet to a 1/2" iron rod found for corner in said Angus Road, being a southeast corner of said 4.0 acre tract;

Thence South 58°39'02" West with an south line of said 4.0 acre tract a distance of 150.00 feet to a 1/2" iron rod found for corner, being the south southeast corner of said 4.0 acre tract;

Thence South 31°20'58" East with an east line of said 4.0 acre tract a distance of 287.67 feet to a 1/2" iron rod found for corner, being a southeast corner of said 4.0 acre tract;

Thence South 09°14'09" West with an south line of said 4.0 acre tract a distance of 315.94 feet to a 1/2" iron rod found for corner, being a southwest corner of said 4.0 acre tract;

Thence North 31°17'43" West with the west line of said 4.0 acre tract a distance of 690.80 feet to a mag nail found for corner in said Angus Road, being the northwest corner of said 4.0 acre tract;

Thence North 58°34'51" East with said Angus Road and the north line of said 4.0 acre tract a distance of 393.43 feet to the POINT OF BEGINNING and containing 4.00 acres of land, more or less, as surveyed on the ground in September, 2017 by Tucker Surveyors.

Now Therefore, Know All Men By These Presents

That Donna Baker, being duly sworn, does hereby certify that the herein described property as Lot 1, Block 1, Baker 1, in addition to the City of Waxahachie and Ellis County, Texas, and do hereby dedicate to the public's use, forever all streets, rights-of-way, alleys and easements shown thereon. The City of any public utility shall have the right to remove and keep reserved all or part of any building, fence, trees, shrubs or improvements or grounds in which any utility endangers or interferes with the construction, maintenance or efficiency of its respective system of any of these utilities, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and repairing without the necessity of any use of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of any City of Waxahachie, Texas.

Witness My hand and the seal of the City of _____, 2018.

Donna Baker
Owner

SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my supervision, in October, 2017, correctly shows the relation of the property lines and covered by this survey, and that there are no protrusions or overlaps onto adjoining property or property indicated herein, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker, RPLS No. 9144



State of Texas County of Ellis

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donna Baker known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public

COUNTY APPROVAL:

I certify that the above and foregoing Simplified Plat of Baker 1 is a subdivision in Ellis County, Texas and approved for filing by Ellis County Commissioners court on this ____ day of _____, 2018.

Carol Burk County Judge

ATTEST:

Chad Polley, County Clerk

This plat has been approved by the Department of Development for on-site design facilities, planning, any and all information as may be requested by Department of Development.

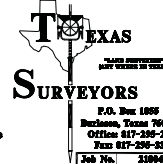
Department of Development Director Date

Flood Statement

According to the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Community Panel No.48039C03295, effective date June 2, 2013, this property is located in Zone "X", (Areas determined to be outside the 5% chance floodplain).

OWNER:
Donna Baker
256 791 1123
256 791 1123
256 791 1123
256 791 1123

SURVEYOR:
Donnie L. Tucker
256 791 1123
256 791 1123
256 791 1123
256 791 1123



Final Plat
Lot 1, Block 1
"Baker 1"
being a 4.00 acre tract in the T. D. Mason Survey, Abstract No.1227, Ellis County, Texas part of 256.09 acre tract recorded in Volume 846, Page 88, Deed Records, Ellis County, Texas

CASE NO. 18-00-0076

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0086



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Vayne Thomas, P.O.M. Contracting LLC, for a **Replat** of Lot 5 and 6, Block 13, Harriet I. Nowlin Addition, to create Lot 5R, Block 13 0.619 acres (Property ID 175065) – Owner: SUTTON WAYNE (RP-18-0086)

CASE INFORMATION

Applicant: Vayne Thomas, P.O.M. Contracting LLC

Property Owner(s): Wayne Sutton

Site Acreage: 0.619 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Adequate Public Facilities: The site is on City water and wastewater.

SUBJECT PROPERTY

General Location: 909 Dr. Martin Luther King Jr. Drive

Parcel ID Number(s): 175065

Current Zoning: Single Family-3

Existing Use: Single family residence

Platting History: The Harriet I Nowlin Addition was approved by City Council on July 6, 1987.

Site Aerial:



STAFF CONCERNS

PLANNING, CASE MANAGER – Kelly L. Dent (469) 309-4294; kdent@waxahachie.com

1. Please include the deed information in the text.
2. Please remove the building lines from the plat.
3. Include the zoning for this property and all contiguous properties.

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. Indicate the ROW width
2. Need 15-foot easement along street frontage.

APPLICANT RESPONSE TO CONCERNS

1. Awaiting applicant response.

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. Refer to the staff concerns detailed above.

ATTACHED EXHIBITS

- ## 1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

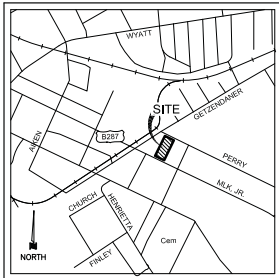
kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

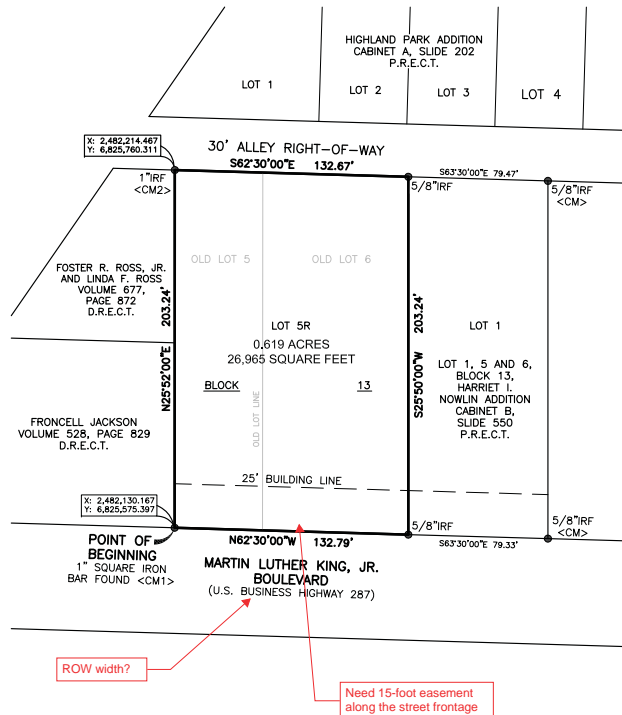
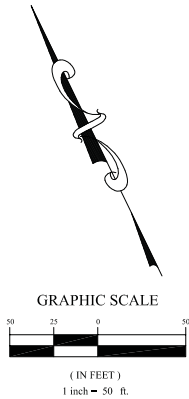
Director of Planning

sbrooks@waxahachie.com



LEGEND

O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
<CM> CONTROL MONUMENT
IRF IRON ROD FOUND



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, WAYNE SUTTON IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S.M. DURRETT SURVEY, ABSTRACT NO. 272, WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING ALL OF LOTS 5 AND 6, BLOCK 13 OF LOTS 1, 5 AND 6, BLOCK 13, HARRIET I. NOWLIN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 550 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" SQUARE IRON BAR FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARTIN LUTHER KING, JR. BOULEVARD, ALSO KNOWN AS U.S. BUSINESS HIGHWAY 287, AT THE WEST CORNER OF SAID LOT 5;

THENCE NORTH 25 DEGREES 52 MINUTES 00 SECONDS EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.24 FEET TO A 1" IRON ROD FOUND IN THE SOUTHWESTERLY LINE OF A 30' ALLEY RIGHT-OF-WAY AT THE NORTH CORNER OF SAID LOT 5;

THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 132.67 FEET TO A 5/8" IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 6;

THENCE SOUTH 25 DEGREES 50 MINUTES 00 SECONDS WEST, LEAVING SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 203.24 FEET TO A 5/8" IRON FOUND IN SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MARTIN LUTHER KING, JR. BOULEVARD AT THE SOUTH CORNER OF SAID LOT 6;

THENCE NORTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,965 SQUARE FEET OR 0.619 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WAYNE SUTTON DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 5R, BLOCK 13, HARRIET I. NOWLIN ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHIE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WAXAHACHIE'S USE THEREOF. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

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

BY:

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIR PERSON

DATE

APPROVED BY: CITY COUNCIL CITY OF WAXAHACHIE

MAYOR

DATE

ATTEST

DATE

REPLAT LOT 5R, BLOCK 13 HARRIET I. NOWLIN ADDITION

1 RESIDENTIAL LOT
0.619 ACRES - ZONED SF3

AN ADDITION TO THE CITY OF WAXAHACHIE
S. M. DURRETT SURVEY ~ ABSTRACT NO. 272
ELLIS COUNTY, TEXAS

APRIL, 2018 SCALE: 1"=50'

OWNER
WAYNE SUTTON
909 MARTIN LUTHER KING, JR. BOULEVARD
WAXAHACHIE, TX 75165 (214) 399-0895

SURVEYOR



P.O. Box 575 | Waxahachie, Texas 75168
214,903,8200 | TBPLS Firm No. 10194367
Info@axis-surveying.com

CAB. _____ SLIDE _____

NOTES:

1. BASIS OF BEARINGS IS DERIVED FROM THE PLAT OF LOTS 1, 5 AND 6, BLOCK 13, HARRIET I. NOWLIN ADDITION, RECORDED IN CABINET B, SLIDE 550, PLAT RECORDS, ELLIS COUNTY, TEXAS. LINE FOR DIRECTIONAL CONTROL ESTABLISHED BETWEEN <CM1> AND <CM2>.

FLOOD STATEMENT:

THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48139C0190F, DATED JUNE 3, 2013 FOR ELLIS COUNTY, TEXAS AND INCORPORATED AREAS.

KNOW ALL MEN BY THESE PRESENTS:

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

SEAN SHROPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5674

CASE NO.: _____

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0085



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Public Hearing on a request by Terry Gyde, Born 2 B A Blessing Birth Services, for a Specific Use Permit (SUP) for **Medical Facilities** use within a Commercial zoning district, located at 612 S. Rogers Street, being 2 20 BULLARD 0.454 ACRES (Property ID 172376) - Owner: HODGE JACK & LAURA (SU-18-0085)

CASE INFORMATION

Applicant: Terry Gyde, Born 2 B A Blessing

Property Owner(s): Jack & Laura Hodge

Site Acreage: .454 acres

Current Zoning: Commercial

Requested Zoning: Commercial with SUP

SUBJECT PROPERTY

General Location: 612 S. Rogers

Parcel ID Number(s): 172376

Existing Use: Residential structure

Development History:

Case No.	Direction from Site	Request	Result
SUP2012-07	East	MF in C	Approved, Ord. No. 2651

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	C	Currently undeveloped
East	C	Single family residence
South	SF3	Single family residence
West	SF3	Single family residence

Future Land Use Plan:

Mixed Use Non-Residential

Comprehensive Plan:

Similar to Mixed Use Residential, land designated with this land use are intended for a mixture of nonresidential and residential uses. The only difference would be that Mixed Use Nonresidential has a greater percentage of nonresidential components than residential. Specifically, 80 percent of the acreage or square footage of proposed developments are required to be nonresidential with the remaining 20 percent of the acreage or square footage allocated to residential.

Thoroughfare Plan:

The site is located along Dunaway, Turner, and Rogers streets, with access off Turner. Rogers Street is a Secondary Thoroughfare D (80' ROW), while Dunaway and Turner and local streets.



Site Image:

PLANNING ANALYSIS

The applicant seeks to establish a birthing center at the site, which falls under our Medical Facilities definition. A medical facility is permitted within the Commercial (C) zoning district, but it first requires a Specific Use Permit to operate. The applicant is requesting relief from the need to provide eight (8) paved parking spaces. The site currently has gravel parking and enough stacking for seven (7) vehicles.

SUP DEVELOPMENT STANDARDS

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

Base Zoning Requirement	Proposed Development Standard
Paved parking	Retain existing gravel parking, sprayed weekly with water to reduce dust, raked regularly, with brick borders to ensure the gravel does not spread.
Eight (8) parking spaces	Seven (7)

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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 05/25/2018.

STAFF CONCERNS

1. None outstanding.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revised drawings, a petition to retain the present parking, and a breakdown of square footages within the building.

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. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

ATTACHED EXHIBITS

1. Building map
2. Square footages
3. Petition to retain parking

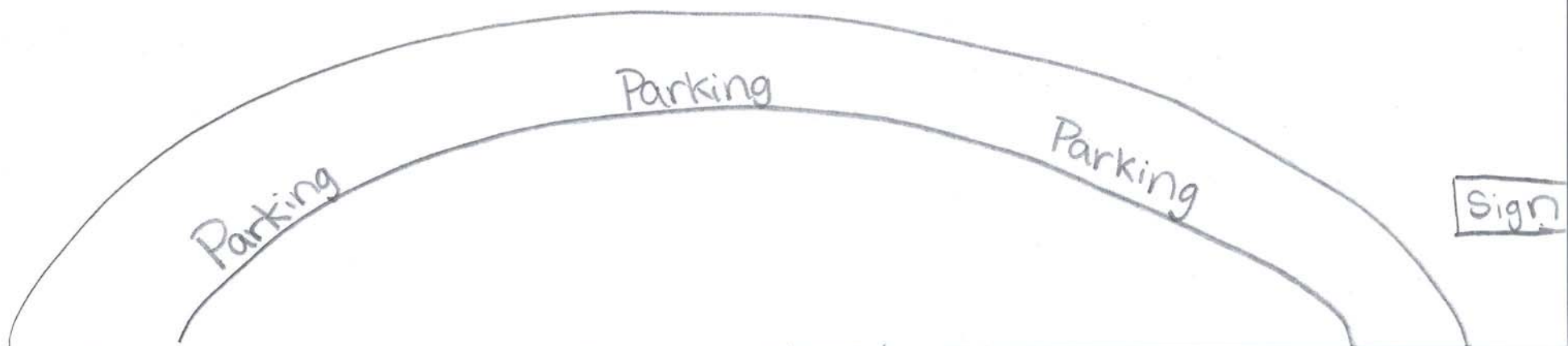
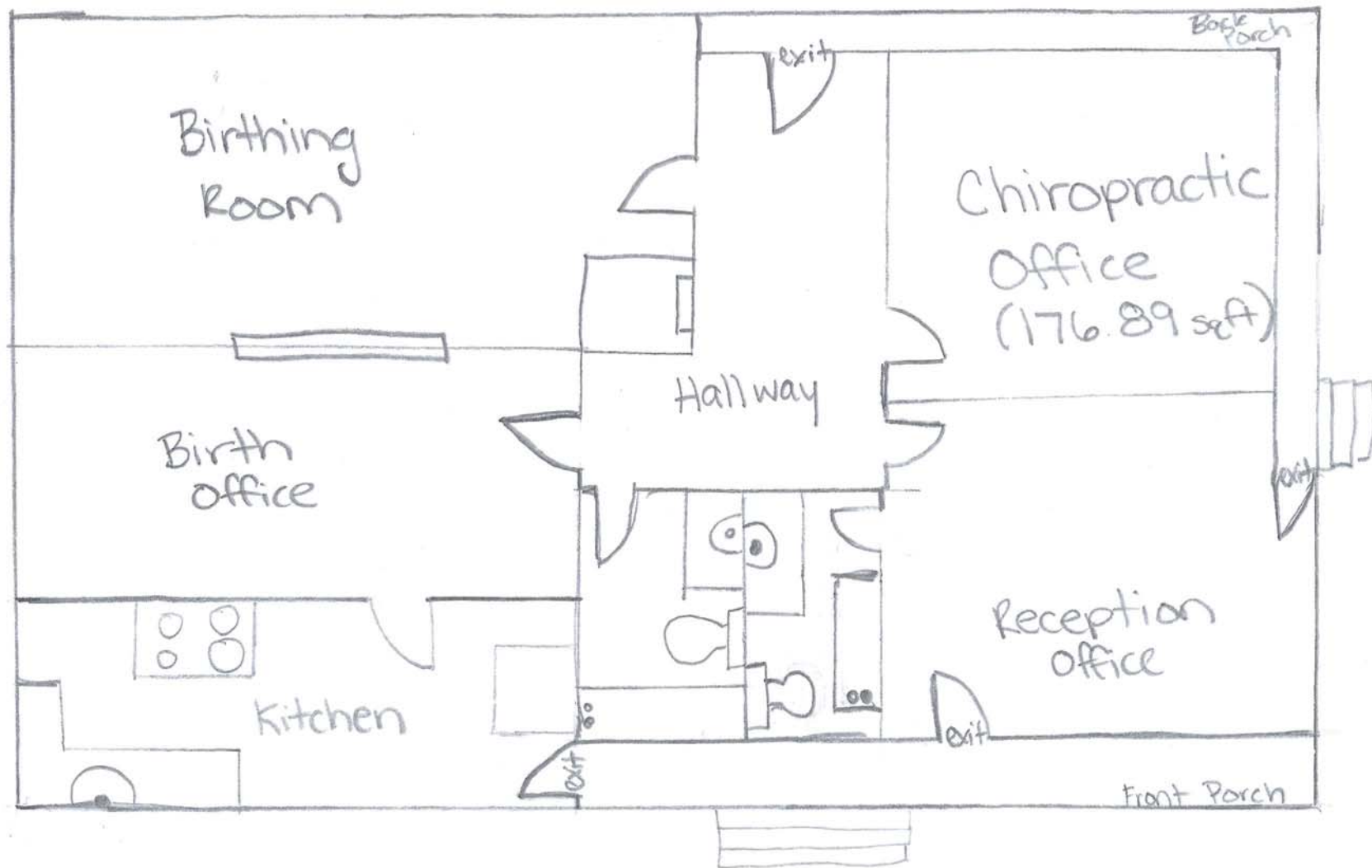
APPLICANT REQUIREMENTS

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

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



Office square footages:

Chiropractic Office: 176.89 sq. ft.

Shared areas:

- Reception area: 341 sq ft.
- Hallway: 154.36 sq. ft.
- Bathrooms: 103.25 sq. ft.
- **Total Shared Area: 775.5 sq. ft.**

Birth office only areas: 641.5 sq. ft.

- Birth Office
- Birthing Room
- Kitchen

To whom it may concern,

We are Born 2 B A Blessing Birth Services and we are writing for the permission to allow our business to keep the current gravel parking, and to reduce the amount of needed parking spaces to 7, instead of the standard 8.

We are currently renting out this beautiful, historic building, that we set up for our business, and the property owner absolutely does not want to pave the parking area. By the standard parking space of 9ft by 18 ft, we have exactly 7 spaces available for our business. The amount of building square footage for our building is 1417, necessitating 8 technical parking spaces, but we are asking for the reduction of that to permit 7 standard parking spaces. The way our business works is that we see most clients in 1-2-hour increments and most families come in just one car, very rarely will they come in two cars. There are two spaces that are always needed from the birth office staff, then one day a week, the chiropractor is here with her clients necessitating at least one parking space. By the time that the next clients are due to come in, our current clients are leaving which opens the parking more before the next clients are here. So, at the very most we need two spots for the birth office staff, two spots for the chiropractic office, and then that leaves 3 spots for the clients who are here and who are coming after.

We are now aware of the city's rule stating that our parking should be paved, however under the circumstances, we would like to be an exception to that rule. The pebble gravel is kept well by the landlord and his landscaping crew. To help reduce any dust, we will spray down the gravel every week with water and we will help rake and pack any outliers back into the main section of parking. There are also brick borders for the gravel so that it does not spread out into the grass areas.

Our clients are loving our new location and we are proud to now be a part of the City of Waxahachie. This historic home has proven to be a well-balanced and peaceful area to help bring beautiful babies into this world and to help support mothers in their pregnancy journey. Please consider our requests, and many blessings.

Thank you,

Terry Gyde CPM, LM

Owner of Born 2 B A Blessing Birth Services

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0068



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Joe Wilson, for a **Preliminary Plat** of Wilson Family Farm for 1 lot, being 12.273 acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: WILSON JOSEPH D & MISTY L WILSON (PP-18-0068)

CASE INFORMATION

Applicant: Joe Wilson

Property Owner(s): Joseph Wilson & Misty L Wilson

Site Acreage: 12.273 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: The cash in lieu of park land dedication is set at **\$400.00**.

Adequate Public Facilities: Buena Vista-Bethel has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

SUBJECT PROPERTY

General Location: 1089 Hoyt Road

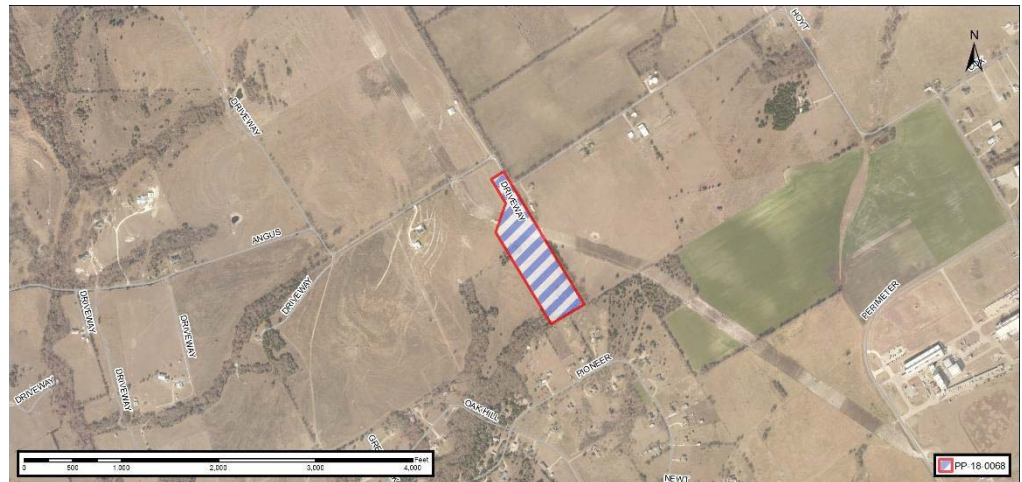
Parcel ID Number(s): 266860

Current Zoning: Portion Future Development/Portion ETJ

Existing Use: Currently undeveloped

Platting History: T. Mason Survey, Abstract 127

Site Aerial:



STAFF CONCERNS

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. Label the 30' foot ROW dedication.
2. This utility easement within the City limits is not necessary since it is not along the street.

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT - Lisa Yates (972) 825-5200; lisa.yates@co.ellis.tx.us

1. Title block: Final/City, Simplified/County.
2. This plat approved subject to all platting...City of Waxahachie, Texas, and Ellis County, Texas.

APPLICANT RESPONSE TO CONCERNS

1. Revisions to plat to be completed.

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. Right of way dedication to be indicated.
 2. UE to be removed where not against the street.

ATTACHED EXHIBITS

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

1. Plat Drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

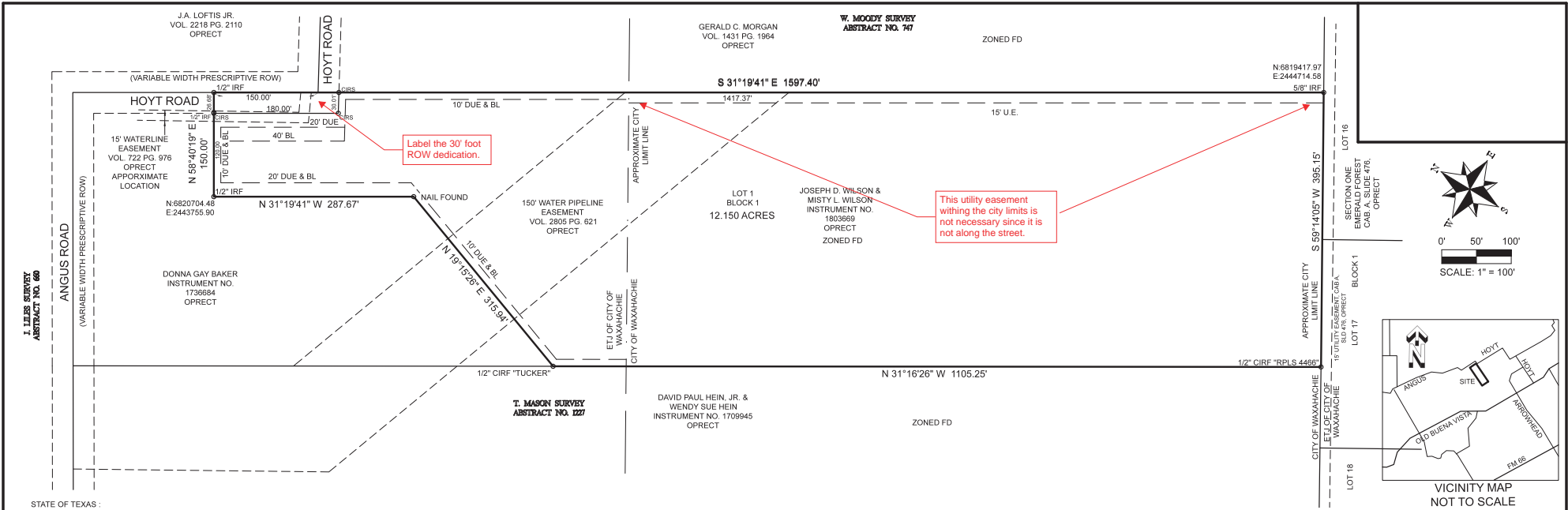
kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



STATE OF TEXAS :
COUNTY OF ELLIS : KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOSEPH D. WILSON AND MISTY L. WILSON ARE THE SOLE OWNERS OF THAT TRACT OF LAND SITUATED IN THE T. MASON SURVEY ABSTRACT NO. 127 IN THE CITY OF WAXAHACHIE AND THE ETJ OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSEPH D. WILSON AND MISTY L. WILSON, RECORDED IN INSTRUMENT NO. 1803669, OF THE OFFICIAL PUBLIC RECORDS, OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONNA GAY BAKER, RECORDED IN INSTRUMENT NO. 1736684, OPRCT AND BEING IN THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TP J.A. LOFTIS, JR. RECORDED IN VOLUME 2218, PAGE 2110, OPRCT, AND BEING IN THE APPROXIMATE CENTERLINE OF HOYT ROAD (A VARIABLE WIDTH PRESCRIPTIVE ROW);

THENCE S 31°19'41" E, PASSING AT A DISTANCE OF 150.00 FEET THE SOUTHEAST CORNER OF SAID LOFTIS TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GERALD C. MORGAN, RECORDED IN VOLUME 1431, PAGE 1964, OPRCT; AND A BEND IN SAID HOYT ROAD, A TOTAL DISTANCE OF 1597.40 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHWEST CORNER OF SAID MORGAN TRACT IN THE NORTH LINE OF SECTION ONE, EMERALD FOREST, AN ADDITION TO ELLIS COUNTY TEXAS, RECORDED IN CABINET A, SLIDE 476, OPRCT;

THENCE S 59°14'05" W, ALONG THE SOUTH LINE OF SAID WILSON TRACT AND THE COMMON NORTH LINE OF SAID EMERALD FOREST ADDITION, A DISTANCE OF 395.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE SOUTHWEST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID WILSON TRACT AND BEING IN DEED TO DAVID PAUL HEIN, JR. AND WENDY SUE HEIN, RECORDED IN INSTRUMENT NUMBER 1709945, OPRCT;

THENCE N 31°16'26" W, ALONG THE WEST LINE OF SAID WILSON TRACT AND THE COMMON EAST LINE OF SAID HEIN TRACT, A DISTANCE OF 1105.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TUCKER" FOUND FOR THE NORTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID BAKER TRACT;

THENCE, ALONG THE NORTH LINE OF SAID WILSON TRACT AND THE COMMON SOUTH LINE OF SAID BAKER TRACT, THE FOLLOWING:

N 19°15'26" E, A DISTANCE OF 315.94 FEET TO A NAIL FOUND FOR AN ANGLE POINT;
N 31°19'41" W, A DISTANCE OF 287.67 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
N 58°40'19" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.273 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSEPH D. WILSON AND MISTY L. WILSON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WILSON FAMILY FARM, AN ADDITION TO THE CITY OF WAXAHACHIE AND ELLIS COUNTY TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO ELLIS COUNTY AND THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY ELLIS COUNTY AND 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 PUBLICS AND CITY OF WAXAHACHIE'S USE THEREOF. ELLIS COUNTY AND 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. ELLIS COUNTY AND 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, PATROLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

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

JOSEPH D. WILSON

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 JOSEPH D. WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

MISTY L. WILSON

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 MISTY L. WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

LEGEND

CRS= 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET FND= FOUND
IRF= IRON ROD FOUND
OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
D & UE = DRAINAGE AND UTILITY EASEMENT
BL = BUILDING LINE

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document!"

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

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 TIMOTHY L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ DATE _____
CHAIRPERSON

APPROVED BY: _____
CITY COUNCIL
CITY OF WAXAHACHIE

BY: _____ DATE _____
MAYOR

ATTEST _____ DATE _____

NOTES:

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

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0325F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

STATE OF TEXAS:
COUNTY OF ELLIS:

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

APPROVED THIS, THE _____ DAY OF _____, 2018.

CAROL BUSH
COUNTY JUDGE

ATTEST _____

CINDY POLLEY
COUNTY CLERK

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

ELLIS COUNTY DEPARTMENT OF
DEVELOPMENT DIRECTOR DATED _____

OWNERS:
JOSEPH & MISTY WILSON
2625 SANDSTONE LANE
MIDLOTHIAN, TEXAS 76065
214.395.5685

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

JOB NO. 1138

FINAL PLAT WILSON FAMILY FARM

12.273 ACRES
SITUATED IN THE

T. MASON SURVEY
ABSTRACT NO 127
CITY OF WAXAHACHIE, TEXAS
ETJ - CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
APRIL 2018 PAGE 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0091



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Joe Wilson, for a **Final Plat** of Wilson Family Farm for 1 lot, being 12.273 acres in the T. Mason Survey, Abstract 127 (Property ID 266860) – Owner: WILSON JOSEPH D & MISTY L WILSON (FP-18-0091)

CASE INFORMATION

Applicant: Joe Wilson

Property Owner(s): Joseph Wilson & Misty L Wilson

Site Acreage: 12.273 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 units

Park Land Dedication: The cash in lieu of park land dedication is **\$400.00**.

Adequate Public Facilities: Buena Vista-Bethel has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements.

SUBJECT PROPERTY

General Location: 1089 Hoyt Road

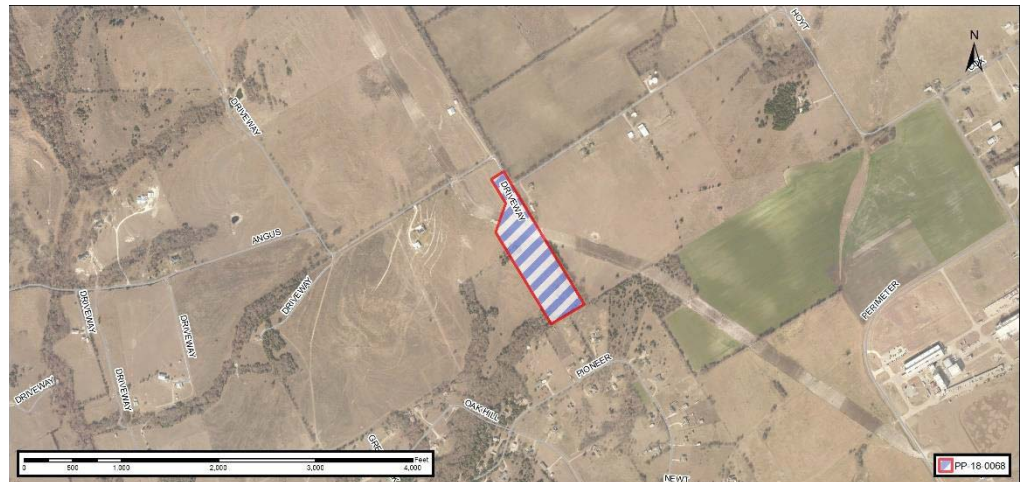
Parcel ID Number(s): 266860

Current Zoning: Portion Future Development/Portion ETJ

Existing Use: Currently undeveloped

Platting History: T. Mason Survey, Abstract 127

Site Aerial:



STAFF CONCERNS

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. Label the 30' foot ROW dedication.
2. This utility easement within the City limits is not necessary since it is not along the street.

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT - Lisa Yates (972) 825-5200; lisa.yates@co.ellis.tx.us

1. Title block: Final/City, Simplified/County.
2. This plat approved subject to all platting...City of Waxahachie, Texas, and Ellis County, Texas.

APPLICANT RESPONSE TO CONCERNS

1. Revisions to plat to be completed.

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. Refer to the outstanding concerns listed above.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

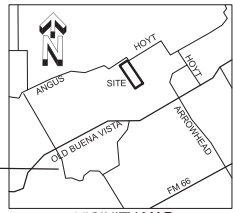
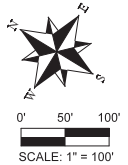
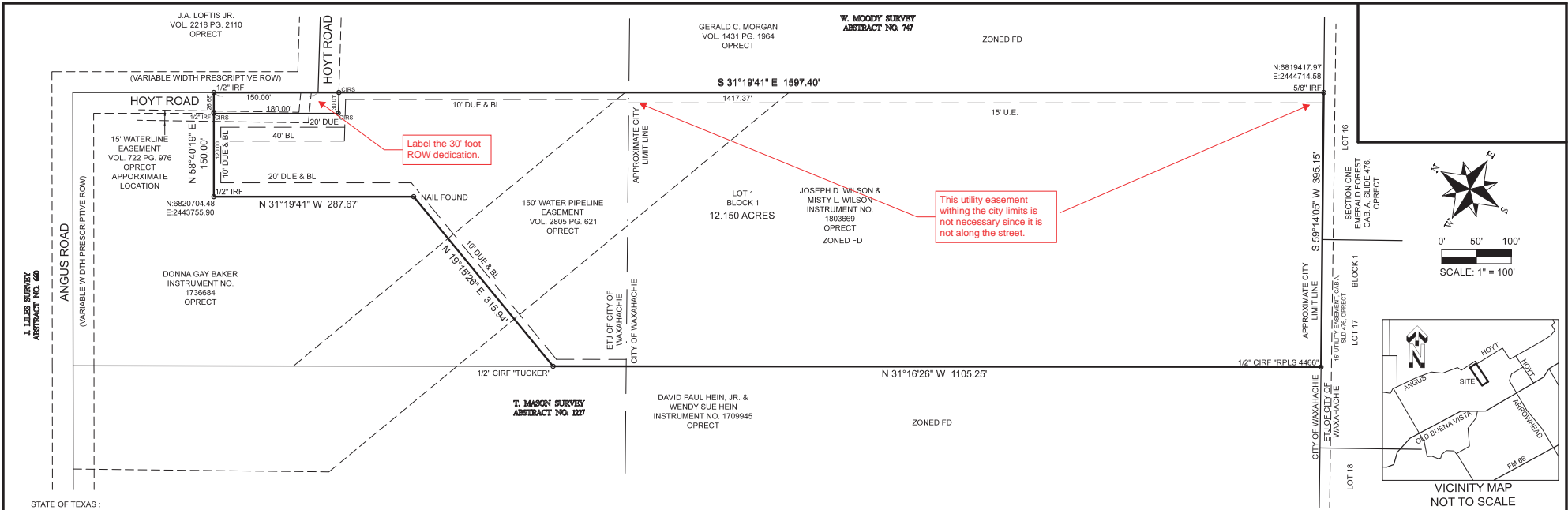
kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



STATE OF TEXAS :
COUNTY OF ELLIS : KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOSEPH D. WILSON AND MISTY L. WILSON ARE THE SOLE OWNERS OF THAT TRACT OF LAND SITUATED IN THE T. MASON SURVEY ABSTRACT NO. 127 IN THE CITY OF WAXAHACHIE AND THE ETJ OF WAXAHACHIE, ELLIS COUNTY, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSEPH D. WILSON AND MISTY L. WILSON, RECORDED IN INSTRUMENT NO. 1803669, OF THE OFFICIAL PUBLIC RECORDS, OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONNA GAY BAKER, RECORDED IN INSTRUMENT NO. 1736684, OPRCT AND BEING IN THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TP J.A. LOFTIS, JR. RECORDED IN VOLUME 2218, PAGE 2110, OPRCT, AND BEING IN THE APPROXIMATE CENTERLINE OF HOYT ROAD (A VARIABLE WIDTH PRESCRIPTIVE ROW);

THENCE S 31°19'41" E, PASSING AT A DISTANCE OF 150.00 FEET THE SOUTHEAST CORNER OF SAID LOFTIS TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GERALD C. MORGAN, RECORDED IN VOLUME 1431, PAGE 1964, OPRCT, AND A BEND IN SAID HOYT ROAD, A TOTAL DISTANCE OF 1597.40 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHWEST CORNER OF SAID MORGAN TRACT IN THE NORTH LINE OF SECTION ONE, EMERALD FOREST, AN ADDITION TO ELLIS COUNTY TEXAS, RECORDED IN CABINET A, SLIDE 476, OPRCT;

THENCE S 59°14'05" W, ALONG THE SOUTH LINE OF SAID WILSON TRACT AND THE COMMON NORTH LINE OF SAID EMERALD FOREST ADDITION, A DISTANCE OF 395.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE SOUTHWEST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID WILSON TRACT IN DEED TO DAVID PAUL HEIN, JR. AND WENDY SUE HEIN, RECORDED IN INSTRUMENT NUMBER 1709945, OPRCT;

THENCE N 31°16'26" W, ALONG THE WEST LINE OF SAID WILSON TRACT AND THE COMMON EAST LINE OF SAID HEIN TRACT, A DISTANCE OF 1105.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TUCKER" FOUND FOR THE NORTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID BAKER TRACT;

THENCE, ALONG THE NORTH LINE OF SAID WILSON TRACT AND THE COMMON SOUTH LINE OF SAID BAKER TRACT, THE FOLLOWING:

N 19°15'26" E, A DISTANCE OF 315.94 FEET TO A NAIL FOUND FOR AN ANGLE POINT;
N 31°19'41" W, A DISTANCE OF 287.67 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
N 58°40'19" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.273 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSEPH D. WILSON AND MISTY L. WILSON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WILSON FAMILY FARM, AN ADDITION TO THE CITY OF WAXAHACHIE AND ELLIS COUNTY TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO ELLIS COUNTY AND THE CITY OF WAXAHACHIE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY ELLIS COUNTY AND 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 PUBLICS AND CITY OF WAXAHACHIE'S USE THEREOF. ELLIS COUNTY AND 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. ELLIS COUNTY AND 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, PATROLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

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

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

JOSEPH D. WILSON

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 JOSEPH D. WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

MISTY L. WILSON

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 MISTY L. WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

LEGEND

CRS= 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET FND= FOUND
IRF= IRON ROD FOUND
OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
D & UE = DRAINAGE AND UTILITY EASEMENT
BL = BUILDING LINE

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document!"

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

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 TIMOTHY L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

BY: _____ DATE _____
CHAIRPERSON

APPROVED BY: _____
CITY COUNCIL
CITY OF WAXAHACHIE

BY: _____ DATE _____
MAYOR

ATTEST _____ DATE _____

NOTES:

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

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0325F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

STATE OF TEXAS:
COUNTY OF ELLIS:

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

APPROVED THIS, THE _____ DAY OF _____, 2018.

CAROL BUSH
COUNTY JUDGE

ATTEST

CINDY POLLEY
COUNTY CLERK

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

ELLIS COUNTY DEPARTMENT OF
DEVELOPMENT DIRECTOR DATED _____

OWNERS:
JOSEPH & MISTY WILSON
2625 SANDSTONE LANE
MIDLOTHIAN, TEXAS 76065
214.395.5685

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

JOB NO. 1138

FINAL PLAT WILSON FAMILY FARM

12.273 ACRES
SITUATED IN THE

T. MASON SURVEY
ABSTRACT NO 127
CITY OF WAXAHACHIE, TEXAS
ETJ - CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
APRIL 2018 PAGE 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0058



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Chris Acker, Acker Construction, for a **Final Plat** of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: INDIAN DRIVE HOLDINGS LLC (FP-18-0058)

CASE INFORMATION

Applicant: Chris Acker, Acker Construction

Property Owner(s): Indian Drive Holdings LLC

Site Acreage: 2.081 acres

Number of Lots: 2 lots

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$1,249.20** (2.082 acres at \$600.00 per acre).

Adequate Public Facilities: City water and wastewater facilities are available.

SUBJECT PROPERTY

General Location: Southwest corner of Indian Drive at Brown Street

Parcel ID Number(s): 184243

Current Zoning: GR

Existing Use: Currently undeveloped

Platting History: The Preliminary Plat for this development was approved by City Council on June 4, 2018.

Site Aerial:



STAFF CONCERNS

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. Based on the last civil plan submitted, the sewer line was going to be public. Please verify and update the label accordingly.

APPLICANT RESPONSE TO CONCERNS

1. Applicant responded to initial comments. The above comment remains 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. Verify whether the sewer line along the southern border is to be public of private and ensure the plat drawing reflects that.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0084



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Dustin Jordan for a **Replat** of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0084)

CASE INFORMATION

Applicant: Dustin Jordan

Property Owner(s): A Garrett Real Estate Ventures LLC and KJD Investments LLC

Site Acreage: 4.997 acres

Number of Lots: 4 lots

Number of Dwelling Units: 4 units

Adequate Public Facilities: Rockett Special Utility District has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution, however, they cannot meet the ISO fire flow requirements.

SUBJECT PROPERTY

General Location: NE corner of Old Boyce Road and Wilson Road

Parcel ID Number(s): 210307

Current Zoning: N/A (ETJ)

Existing Use: Currently developed

Platting History: Whispering Meadows was platted November 14, 1988.

Site Aerial:



STAFF CONCERNS

PLANNING, CASE MANAGER – Kelly L. Dent (469) 309-4294; kdent@waxahachie.com

1. This will be a replat for the City and needs to be labeled as such.
2. All maps must be to a scale.
3. This isn't Whispering Meadows anymore.
4. Replats go to the Planning and Zoning Commission and City Council. The approval blocks for the City must change.
5. Rockett SUD can meet TCEQ requirements but not ISO firefighting requirements.

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. Is the ROW along Wilson Road prescriptive or dedicated? If the ROW along Wilson Road is prescriptive, it should be dedicated by this plat.

ELLIS COUNTY DEPARTMENT OF DEVELOPMENT - Lisa Yates (972) 825-5200; lisa.yates@co.ellis.tx.us

1. Need 10' more on ROW dedication on Boyce Road.
2. Now therefore know all men by these presents...change simplified plat to replat (third line).
3. State of Texas.
4. Title should be Replat.
5. Need all four Commissioners signature lines. Use the signature block for the County.
6. City of Waxahachie and Ellis County.
7. Water line size or fire hydrant location.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted a revised plat. The above comments remain outstanding. Applicant and surveyor received emails detailing the outstanding comments. Staff is awaiting a second resubmittal.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 - 1. Please refer to the staff concerns detailed above.

ATTACHED EXHIBITS

1. Revised plat drawings

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

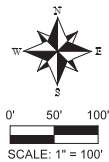
kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

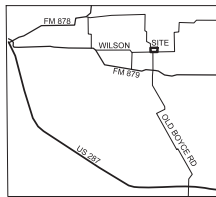
Director of Planning

sbrooks@waxahachie.com



LEGEND

CIRS=5/8 IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "TXRCS" SET
IRF= IRON ROD FOUND
FND=FOUND
OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY
TEXAS
D & UE = DRAINAGE AND UTILITY EASEMENT
BL = BUILDING LINE



VICINITY MAP
NOT TO SCALE

NOTES:

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS
"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE
MAP NO. 48139C0225F, DATED JUNE 3, 2013, AS PUBLISHED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

All maps must be to a scale.

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

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

BY:

ANDREW GARRETT
A GARRETT REAL ESTATE VENTURES, LLC

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 ANDREW GARRETT, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN
EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

BY:

DUSTIN JORDAN
KDJ INVESTMENTS, LLC

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 DUSTIN JORDAN, KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN
EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

"Preliminary, this document
shall not be recorded for any
purpose and shall not be used
or viewed or relied upon as a
final survey document"

TIMOTHY L JACKSON
REGISTRATION NUMBER 5644

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 TIMOTHY L. JACKSON, KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE HEREIN
EXPRESSED AND IN THE CAPACITY STATED.

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

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

OWNER:
KDJ INVESTMENTS LLC
1007 FERRIS AVENUE
WAXAHACHIE, TX 75165
469.517.0012

OWNER:
A GARRETT REAL ESTATE
VENTURES LLC
1007 FERRIS AVENUE
WAXAHACHIE, TX 75165
469.517.0012

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 292
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359
JOB NO 1057

FINAL PLAT OF
BOYCE FARMS
BEING A REPLAT OF TRACT 9A
WHISPERING MEADOWS ADDITION
4.997 ACRES
4 RESIDENTIAL LOTS
SITUATED IN THE
F.M. WOODARD SURVEY
ABSTRACT NO 1120
ETJ OF THE CITY OF WAXAHACHIE,
TEXAS
ELLIS COUNTY, TEXAS

MAY 2018 PAGE 1 OF 1

SSSTATE OF TEXAS:
COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:

THAT WE, A GARRETT REAL ESTATE VENTURES, LLC, AND KDJ INVESTMENTS, LLC, ARE THE
SOLE OWNERS OF THAT TRACT OF LAND SITUATED IN THE F.M. WOODARD SURVEY,
ABSTRACT NO. 1120, ELLIS COUNTY, TEXAS AND BEING ALL OF TRACT 9A, OF A REPLAT OF
LOT 9, WHISPERING MEADOWS ADDITION, AN ADDITION TO ELLIS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, SLIDE 25, OF THE OFFICIAL
PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY
DESCRIBED, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE INTERSECTION
OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF WILSON ROAD (A VARIABLE WIDTH
PREScriptive AND DEDICATED ROW) AND THE EAST ROW LINE OF BOYCE ROAD (A CALLED
60' ROW), AND THE SOUTHWEST CORNER OF SAID TRACT 9A;

THENCE N 03°55'42" E, ALONG THE WEST LINE OF SAID TRACT 9A AND THE COMMON EAST
ROW LINE OF SAID BOYCE ROAD, A DISTANCE OF 336.31 FEET TO A 1/2" IRON ROD FOND FOR
THE NORTHWEST CORNER OF SAID TRACT 9A AND THE COMMON SOUTHWEST CORNER OF
TRACT 9B OF SAID REPLAT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST
CORNER OF TRACT 9C AND THE COMMON SOUTHWEST CORNER OF TRACT 9D OF SAID
REPLAT, BEARS N 03°55'42" E A DISTANCE OF 605.82 FEET;

THENCE N 88°42'31" E, ALONG NORTH LINE OF SAID TRACT 9A AND THE COMMON SOUTH
LINE OF SAID TRACT 9B, A DISTANCE OF 634.95 FEET TO A 1/2" IRON ROD FOUND FOR THE
NORTHEAST CORNER OF SAID TRACT 9A AND THE COMMON SOUTHEAST CORNER OF SAID
TRACT 9B, IN THE WEST LINE OF TRACT 8 OF WHISPERING MEADOWS ADDITION, RECORDED
IN CABINET C, SLIDE 218, OPRECT;

THENCE S 01°13'23" E, ALONG THE EAST LINE OF SAID TRACT 9A AND THE COMMON WEST
LINE OF SAID TRACT 8, A DISTANCE OF 334.88 FEET TO A 1/2" IRON ROD FOUND FOR THE
SOUTHEAST CORNER OF SAID TRACT 9A AND THE COMMON SOUTHWEST CORNER OF SAID
TRACT 8, IN THE NORTH ROW LINE OF SAID WILSON ROAD, FROM WHICH A 1/2" IRON ROD
FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 8 BEARS N 88°44'54" E A DISTANCE OF
664.74 FEET;

THENCE S 88°42'13" W, ALONG THE SOUTH LINE OF SAID TRACT 9A AND THE COMMON
NORTH ROW LINE OF SAID WILSON ROAD, A DISTANCE OF 665.04 FEET TO THE POINT OF
BEGINNING AND CONTAINING 4.997 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT A. GARRETT REAL ESTATE VENTURES, LLC, AND KDJ INVESTMENTS, LLC, ACTING
HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS
PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SIMPLIFIED PLAT OF
TRACT 9A, WHISPERING MEADOWS, AN ADDITION TO ELLIS COUNTY TEXAS, AND DOES
HEREBY DEDICATE, IN FEE SIMPLE, TO ELLIS COUNTY AND THE CITY OF WAXAHACHIE,
TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE
STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND
PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR
THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR
OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER
OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY
BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY ELLIS COUNTY AND 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 PUBLICS AND CITY OF WAXAHACHIE'S USE
THEREOF. ELLIS COUNTY AND 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. ELLIS COUNTY AND
THE CITY OF WAXAHACHIE AND PUBLIC UTILITY ENTITIES SHALL, AT ALL TIMES HAVE THE
FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR
THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING,
MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR
RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION
FROM ANYONE.

This isn't Whispering
Meadows anymore.

Replats go to P&Z
and City Council.
You'll need to use
those approval
blocks.

APPROVED BY: CITY OF WAXAHACHIE, DIRECTOR OF PLANNING

BY: SHON BROOKS
DIRECTOR OF PLANNING

STATE OF TEXAS:
COUNTY OF ELLIS:

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

APPROVED THIS, THE _____ DAY OF _____, 2018.

CAROL BUSH
COUNTY JUDGE

ATTEST

CINDY POLLEY
COUNTY CLERK

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

ELLIS COUNTY DEPARTMENT OF
DEVELOPMENT DIRECTOR

DATED

Replat for the City

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0073



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Mickey Williams, Straightway Church, for a **Replat** of Lots 37 and 38, Highland Park Addition, to create Lot 37A, Highland Park Addition, 0.241 acre (Property ID 174037) – Owner: STRAIGHTWAY NONDENOMINATIONAL (RP-18-0073)

CASE INFORMATION

Applicant: Mickey Williams

Property Owner(s): Straightway Nondenominational

Site Acreage: 0.241 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Adequate Public Facilities: The development is on City water and wastewater.

SUBJECT PROPERTY

General Location: 716 Perry

Parcel ID Number(s): 174037

Current Zoning: Single Family-3

Existing Use: Driveway, but no structure.

Platting History: The Highland Park Addition plat was filed with Ellis County on January 7, 1948.

Site Aerial:



STAFF CONCERNS

1. Applicant has submitted a petition for relief with regards to the twelve (12) foot right-of-way dedication required along Perry Avenue.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has submitted a petition for relief pursuant to the Subdivision Ordinance, Section 1.12.

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. Per the Subdivision Ordinance, Section 1.12, approval of this subdivision application by the Planning and Zoning Commission shall include a condition that the approval is subject to the Council's decision on the petition for relief.

ATTACHED EXHIBITS

1. Applicant's petition for relief
2. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

May 30, 2018

To whom it may concern:

I am Mickey Williams, the Pastor of Straightway Non Denominational Church. We are located at 1500 Martin Luther King Blvd. The church will be building a church Parsonage on 716 Perry Street.

We are requesting that we have the same rights as other new builders on Perry Street. The city of Waxahachie is asking that we give a 12 foot right of way dedication and then twenty five feet from street. There are new homes on Perry Street that are only 15 to 20 feet from the street. The home addresses are 508,605, 702, 703, and 704. There are also homes near our potential site that are 25 feet from the street. These homes are 714, 715, 717, and 720.

I am asking that we are not made to do what others were not required to.

Thank you,

Mickey Williams

Straightway N. D. C.

Perry Avenue

30' alley

Graham Street

Main Street
(U. S. Highway 287 Bus.)

KNOW ALL MEN BY THESE PRESENTS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: _____ Date _____
Chairperson

APPROVED BY: City Council

By: _____ Date _____
Mayor

Attest _____ Date _____

STATE OF TEXAS §
COUNTY OF ELLIS §
WHEREAS, Straightway Non-Denominational Church is the owner of a tract of land situated in the City of Waxahachie;

BEING Lots 37 and 38, Highland Park Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet A, Slide 202, Plat Records, Ellis County, Texas, (P.R.E.C.T.) and being Lot 38, Highland Park Addition, described in deed from Jarod Johnson to Straightway Non-Denominational Church recorded in Volume 1809, Page 1533, Official Public Records, Ellis County, Texas, (O.P.R.E.C.T.) and being Lot 37, Highland Park Addition, described in deed from Jarod Johnson to Straightway Non-Denominational Church recorded in Volume 1809, Page 1569, O.P.R.E.C.T., and being more particularly described by its metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod with plastic cap stamped "RPLS 4480" set on the southwest line of Perry Avenue, at the common north corner of Lots 38 and 39 of said Addition;

THENCE S 25°58'53" W, with the common line of said Lots 38 and 39 for 105.00 feet to a 1/2 inch steel rod with plastic cap stamped "RPLS 4480" set at their common south corner on the common line of said Addition and Lot 4C, Block 19, H. Nowlin Subdivision according to the plat thereof recorded in Cabinet B, Slide 81, P.R.E.C.T.;

THENCE N 64°01'07" W, with the southwest line of said Lots 37 and 38 and with the common line of said Highland Park Addition and said Block 19, H. Nowlin Subdivision and Lot 3, Block 19 Harriett I. Nowlin Subdivision in said Highland Park Addition recorded in Cabinet A, Slide 202, P.R.E.C.T., 100.00 feet to a 1/2 inch steel rod with plastic cap stamped "RPLS 4480" set at the common south corner of Lots 36 and 37 of said Highland Park Addition;

THENCE N 25°58'53" E, with the common line of said Lots 36 and 37 for 105.00 feet to a 1/2 inch steel rod with plastic cap stamped "RPLS 4480" set at their common north corner on said Perry Avenue southwest line;

THENCE S 64°01'07" E, with the common line of said Lots 37 and 38 and said Perry Avenue southwest line, 100.00 feet to the point of beginning and containing approximately 10500 square feet or 0.241 acre of land.

STATE OF TEXAS §
COUNTY OF ELLIS §
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Straightway Non-Denominational Church, by Mickey Williams, Pastor, does hereby adopt this plat designating the herein above described property as REPLAT of Lot 37A, HIGHLAND PARK ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 20_____.

Straightway Non-Denominational Church
By: Mickey Williams, Pastor

Mickey Williams

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

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

Notary Public in and for the State of Texas

My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

That I, Stuart G. Hamilton, Registered Professional Land Surveyor, Number 4480, do hereby declare that I prepared this plat from an actual and accurate survey of the land made on the ground on 20 April 2018 and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.



Registered Professional
Land Surveyor
Number 4480

Date Signed: MAY 22 2018

NOTES:

- (1) This plat from an actual and accurate survey of the land made on the ground on 20 April 2018.
- (2) This plat is for one (1) dwelling unit.
- (3) Federal Emergency Management Agency has this site in Zone X. "Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains."

The flood map for the selected area is number 48139C0190F, effective on 06/03/2013

REPLAT Lot 37A, HIGHLAND PARK ADDITION

Being 0.241 acre and Lots 37 and 38, Highland Park Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 202, Plat Records, Ellis County, Texas

Drawn by: sgh JOB NO. C - 18011

Owner: Straightway Non-Denominational Church
Mickey Williams, Pastor
P.O. Box 342, Waxahachie, Texas 75165
Telephone Number 469-658-5374

ELLIS ASSOCIATES
SURVEYORS
212 North College
Waxahachie, Texas 75165
Tel. 972-937-7474
TSPS License No. 10067109



Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: June 12, 2018

Re: PD-18-0059

The applicant has requested that this case be moved to the May 16th application cycle, with a Planning and Zoning Commission meeting date of June 26, 2018, and a City Council hearing date of July 2, 2018

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0059



MEETING DATE(S)

Planning & Zoning Commission: May 22, 2018

City Council: June 4, 2018

CAPTION

Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to **Planned Development-SF-3, with Concept Plan**, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059).

CASE INFORMATION

Applicant: Blain Vinson, Aspen Community Development

Property Owner(s): Walker L Gordon *et.al.*

Site Acreage: 17.521 acres

Current Zoning: Single Family-3

Requested Zoning: Planned Development-SF-3

SUBJECT PROPERTY

General Location: East of 865 Cantrell Street

Parcel ID Number(s): 244351

Existing Use: Currently undeveloped

Development History: The site is unplatted.

Case No.	Direction from Site	Request	Result
ZA2016-40	East	PD-MF1	Approved, Ord. No. 2885

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF3	Single family residence
East	SF3	Single family residence
South	SF3	Single family residence
West	MF1	Currently undeveloped

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:

Entrance to the site is via Cantrell Street, a Major Thoroughfare B (110' ROW).



Site Image:

PLANNING ANALYSIS

The applicant seeks zoning to establish a cottage-concept neighborhood of approximately eighty (80) to ninety (90) detached single-family residences on Cantrell Street, close to the Central Area (CA) zoning district.

The proposed clustered, cottage-style developments are new to the City, but have some experience in other regions in the country, namely the Pacific Northwest. Cottage homes, and specifically clustered cottage neighborhoods have been proposed as alternative single-family residences for households that are not looking for the traditional residential design or have less need for a larger footprint. They have also been proposed as a means to allow residents, specifically older residents, to age in place. In the City's 2016 Comprehensive Plan, the City recognized the need to move behind traditional single-family residences and garden-style apartments, to provide additional housing choices to current and prospective Waxahachie residents. The development of a cottage cluster neighborhood may serve to meet that need, though some concerns about this proposal do remain. Specifically, the City remains concerned about the closeness of the proposed neighborhood to the property line, the low percentage of masonry construction proposed, the lot coverage percentage, and the longevity of the cementitious fiberboard product proposed.

PD DEVELOPMENT STANDARDS

For the development standard requirements in the base zoning district in comparison to the proposed development standards for this PD, please refer to the included exhibit.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 16 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 5/4/18.

STAFF CONCERNS

1. The lot coverage is higher than what is typically permitted in SF residential zoning districts.
2. The cementitious fiberboard is designed to last for fifteen (15) years.
3. The exterior construction will consist of seventy-five (75) percent non-masonry materials.
4. The parking is not on the same lot as the main structure and the enclosed garages provide for fewer vehicles than is required for SF residences.
5. The lot depth, width, area, and setbacks are all reduced.
6. The notes section may need to be removed.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has submitted revisions. The concerns above result from the resubmittal.

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:
- ☒ Additional consideration may be required by the Planning and Zoning Commission and/or City Council.

ATTACHED EXHIBITS

1. Concept plan packet

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 I
kdent@waxahachie.com

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



FM 1446/Cantrell Road Cottage Concept

17.251 Acre Tract
Planned Development / Rezone

May 11, 2018

Aspen Community Development (Aspen) is proposing a Planned Development (PD) for a Pocket Neighborhood on a tract of land currently in Agricultural/SF3 use, in a portion of Ellis County located on FM 1446, East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.251 (Property ID 244351).



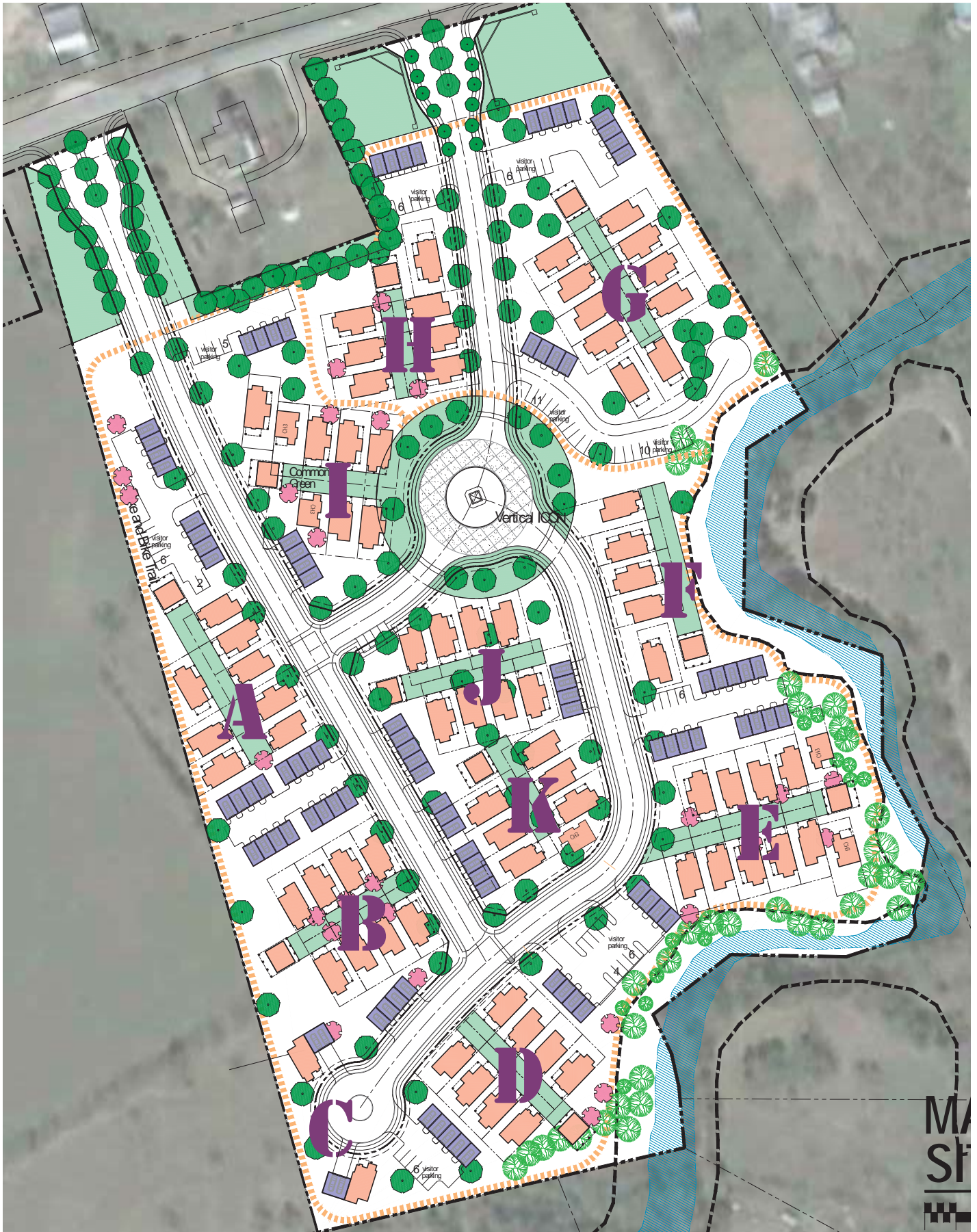
Coined as “pocket neighborhoods” or Cottage Communities by Ross Chapin in 1995, Wikipedia defines these communities “as a grouping of smaller residences, often around a courtyard or common garden, designed to promote a close-knit sense of community and neighborliness with an increased level of contact”.

Ideally located, this site provides views of the Waxahachie Courthouse, natural waterways, mature trees and rolling topography that lends itself to nature. Coupled with easy access to walking and biking distance to downtown Waxahachie, seasonal festivities, as well as many other Waxahachie amenities, its vicinity to HW I-35 also provides easy access to big city events and professional obligations via a major thoroughfare. This location also offers an additional option for parents needing homeownership in close proximity to Daymark Living.

Forbes Magazine featured an article in 2008 named “Americas Luxury Home, Downsized”. The article emphasized high end, “sensibly sized” homes becoming the sign of the times. In the years following, downsizing has now become one of the fastest growing social trends in the US. Per the National Association of Homebuilders (NHBA), families are downsizing into more manageable homes and surroundings, while growing their disposable income and quality of living. With ever increasing maintenance costs, families, empty nesters, singles and millennials are demanding higher quality, modern homes designed with the latest technology and energy standards to lower utilities. In fact, NHBA research has shown many homeowners would pay a \$6,000 higher purchase price, if the property could lower utility bills by \$1,000 a year.

Aspen seeks the City's approval for 82 Cottage homes specifically designed to meet these requirements. Succeeding existing communities that continually grow in popularity, Cottage homes offer a quaint lifestyle and setting for homeowners looking for something different. People looking for private, independent lifestyles have many conventional housing opportunities to choose from. But, for an ever-growing segment of people who want a stronger sense of community, pocket neighborhoods offer a welcome option. These are settings where nearby neighbors can easily know one another by carefully designed clusters of 8 (average) homes, ranging in size from 950SF to 1,777SF. Typically found in large high-end custom homes, standard features will include large front porches and quality craftsmanship consisting of; Hardwood floors, granite countertops, stainless appliances, solid core doors, extensive molding and cased windows all in energy efficient cottage/bungalow style elevations. As an added amenity, each cluster of homes also shares a "Carriage House" (Exhibit A) for respective homeowners. Carriage houses (650SF) are designed with outdoor patios, open living areas, restrooms and full size kitchens (dishwasher, sink, refrigerator, oven and microwave) available to each homeowner for special planned activities or communal daily gatherings. Thereby, homeowners enjoy a spacious private retreat, as well as opportunities to interact with neighbors, creating a sense of togetherness, safety and responsibility.

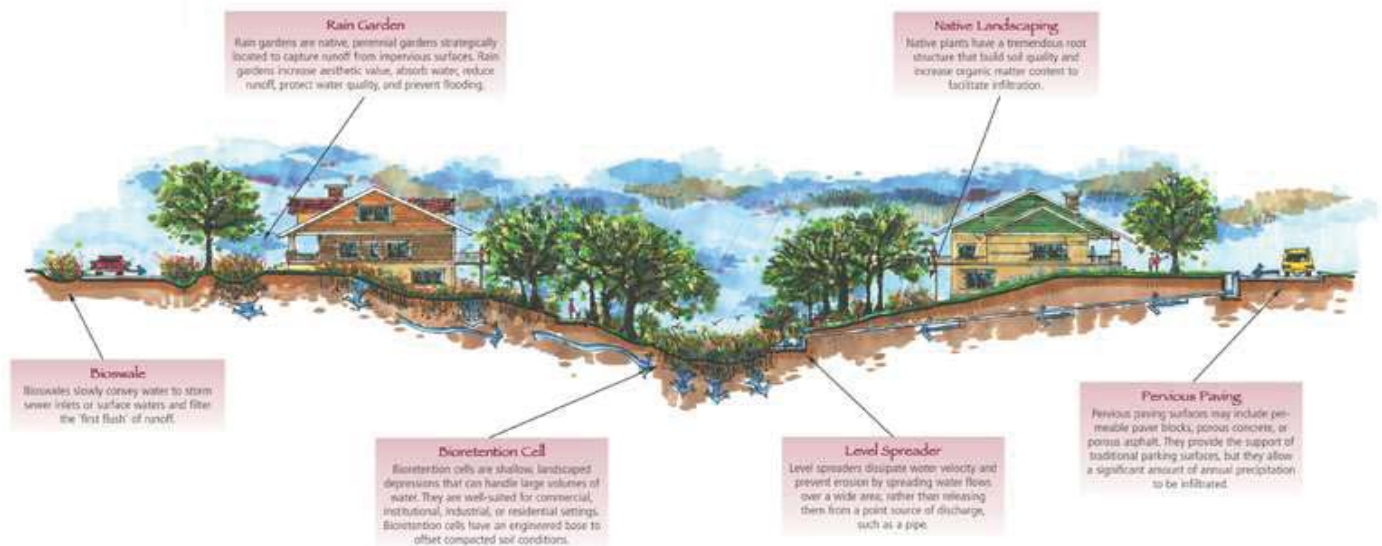
MASTER SITE PLAN



LOW IMPACT DEVELOPMENT

In addition to the above building standards, Aspen proposes to use techniques used in Low Impact Developments (LID). A concept that began in 1990, LID's focus on conservation and nature by using new land planning and an engineered pre-development approach to manage storm-water runoff as part of a green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach utilizes small-scale hydrologic controls to replicate storing, evaporating, and detaining water runoff close to its source. As detailed below, LID construction techniques conserve rainfall, greatly reducing run-off into neighboring creeks and City systems, thereby reducing erosion and stress on existing infrastructures. Utilizing these practices throughout the development, we intend on greatly reducing or eliminating the necessity for an unsightly detention pond.

The LID approach to storm water management



DETAILED EXAMPLE OF A PROPOSED LID PRACTICE

curbside rain garden



ENERGY EFFICIENT DESIGN PRINCIPLES

This community shall be further established as a “Sustainable Community”. Aspen will choose members of the building community that are sensitive to the integration of environmental relationships. Home design shall be energy efficient in material and site planning suitable for Energy Star Certification. Homes shall incorporate Energy Star rated materials, systems and appliances.

BASE/PROPOSED STANDARDS

Requirement	Base Zoning Requirement	Proposed Development Standard
Minimum Lot Area	10,000 SF	2,800 SF
Minimum Lot Width	Eighty - 80 Feet	Thirty Five - 35 Feet
Minimum Lot Depth	One Hundred - 100 Feet	Eighty - 80 Feet
Front Yard Set Back	Thirty - 30 Feet	Fifteen - 15 Feet
Side Yard Set back	Ten - 10 Feet	Zero - A side / 5 Feet - B side
Maximum Lot Coverage	35%	53% (Average)
Minimum Dwelling Unit Area	1,200 SF	950 SF
Dwelling Units/Acre	4	Not to exceed 8/acre
Parking	2 Enclosed	*1 Enclosed - Not attached
Masonry Percentage	75%	25% (Stone/Brick Courses/Columns) 75% Hardie (15 year "Color Plus")
Minimum Ornamental plants	45 Combined gallons	**12.6 Combined gallons (28%)
Greenspace/Cluster	0	***60% - 39,700SF/65,340SF/Average Cluster
Walking Trails	0	4,179 LF
*15% of homes will have Double Garages (Garages = 360SF each) Average = 9 garages/cluster		
**Not including Common Garden		
*** Average Cluster Lot size = 1.5 acres or 65,340SF (Average Structures/Cluster -22,400SF Lots, 3,240SF Garages)		



OTHER AMENITIES:

- There are two primary entrances to this neighborhood. Both located on FM 1446, each entrance will feature an extensively landscaped median, stone/brick monolithic features as well as coded security gates for security as well as privacy.
- An entry ICON located on a decorative (brick, pavers, etc.) surface featuring adjacent greenspace will be located in a roundabout as shown in the Master Site Plan. Icon (Fountain, Sculpture) to be determined.
- Adjacent property lines will feature enhanced landscape buffers to provide a natural screen between each residential cluster. In all common or water feature areas, drought tolerant, native plant materials suitable to this region and soil conditions will be used to enhance our goal of reducing water usage in promoting and maintaining a carefully planned environment.



- A Home Owners Association shall be required to maintain the proposed landscaping within this development as well as all open space features.
- The landscaping in all public areas and in the individual cottage pods shall be irrigated and operated by an automatic controller. Systems to be maintained by the Home Owners Association.
- Strict guidelines will be implemented as an architectural reference for approved paint, building material and roofing colors. Guidelines to be implemented via DRC approval.
- Public open spaces shall be enhanced with 8' wide concrete trails/sidewalks encompassing the development.



NOTES:

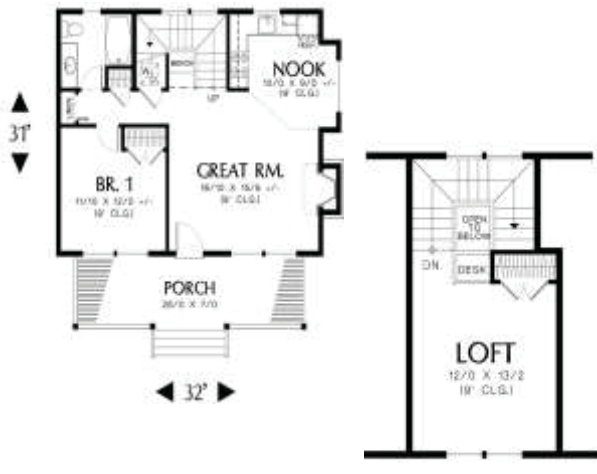
- Should a subsequent Site Plan submittal be denied by the Planning and Zoning Commission, then such Plan may be appealed to the City Council for final disposition.
- Paid tax certificates and legal descriptions of said property will be provided upon closing.
- FEMA and USGS Maps have been studied and applied in placement of trails and ALL structures.
- All other City ordinances will be met or exceeded as defined.

COTTAGE CONCEPTS



SAMPLE RENDERINGS

*Colors shown are not representative of future palate



950\$F



1,520\$F



1,777\$F

“EXHIBIT A” Conceptual Carriage House




Carriage Homes are communal spaces shared amongst homeowners within a cluster.

Amenities in each Carriage House include:

- Restroom
- Open Living Area
- Full Size Kitchen
 - Sink
 - Dishwasher
 - Refrigerator
 - Microwave
 - Oven/Stove



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Director of Planning
Thru: Michael Scott, City Manager 
Date: June 7, 2018
Re: TA-18-0089

The City would like to move this case to the May 16th application cycle, with a Planning and Zoning Commission hearing date of June 26, 2018, and a City Council hearing date of July 2, 2018

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0050



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Jaison Stephen, Jacobs Engineering Group, Inc, for a **Preliminary Plat** of Harlan Village for 233 lots and 12 open space lots, being 77.70 acres in the Thomas Shelby Survey, Abstract 1002 (Property ID 191092) – Owner: HARLAN PROPERTIES INC (PP-18-0050)

CASE INFORMATION

Applicant: Jaison Stephen, Jacobs Engineering

Property Owner(s): Harlan Properties Inc

Site Acreage: 77.70 acres

Number of Lots: 230 lots, 12 open spaces

Number of Dwelling Units: 230 units

Park Land Dedication: The cash in lieu of park dedication is **\$92,000.00**.

Adequate Public Facilities: The development will be on City water and wastewater.

SUBJECT PROPERTY

General Location: US 77 and Butcher Road

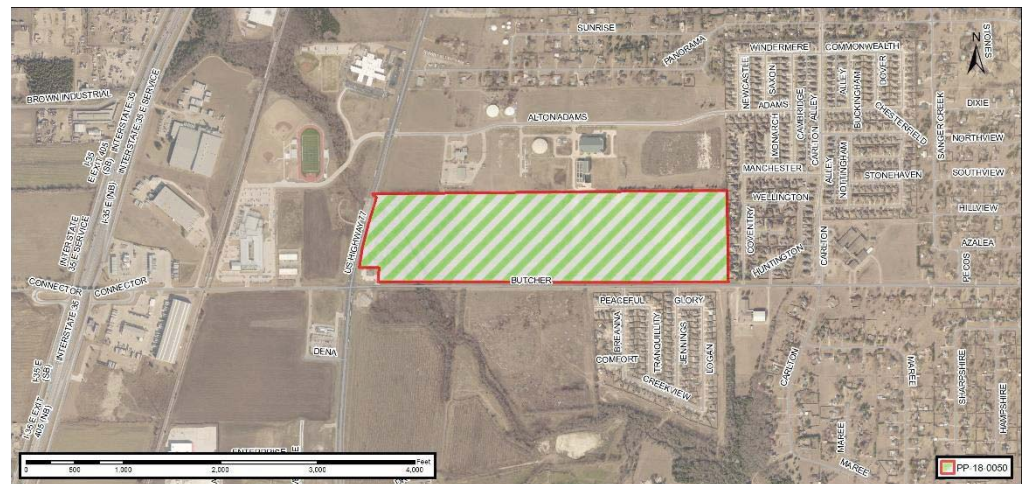
Parcel ID Number(s): 191092

Current Zoning: Planned Development-Single Family-3 (Ordinance 2058)

Existing Use: Currently undeveloped

Platting History: Thomas Shelby Survey, Abstract 1002

Site Aerial:



REVIEW COMMENTS

PLANNING, CASE MANAGER – Kelly L. Dent (469) 309-4294; kdent@waxahachie.com

1. The landscape plan needs to be reformatted according to the standards set down by the City's Zoning Ordinance. Please revise and resubmit.
2. If there will be signage for the development, it will need to be presented with the landscape plan.
3. Applicant will need to submit a petition for relief to reduce the size of the North-South thoroughfare on the eastern side of the property.

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. Preliminary Plat
 - a. Indicate the use of line work. Indicate if this is a Sanitary Sewer Easement.
2. Preliminary Sewer Plan
 - a. Need manhole at bends.
3. Utility Plan Storm
 - a. This storm line is taking the space for the parallel sewer line that will need to be installed along this creek with the growth to the west.
 - b. Indicate the impact if this cul-de-sac discharged to the creek?
 - c. Look at the original flow and proposed flow to the creek and it appears that a lot of it is being collected to the ponds.
4. Auto Turn
 - a. Appears that more space on this knuckle is necessary.

FEE EXPLANATIONS AND CALCULATIONS – Planning Department (469) 309-4290

1. Park Land Dedication
 - a. Per Subdivision Ordinance Sections 4.4.c and 4.4.d, prior to a plat being filed with the County Clerk of Ellis County for residential development within the City, the plat shall either contain a clear fee simple dedication at a pro rata rate of two acres of land for each proposed 100 dwelling units or a cash payment in lieu of park land dedication at a rate of \$400.00 per dwelling.
 - i. The cash in lieu of park land dedication for this case is estimated at **\$92,000.00** (230 residential dwellings at \$400.00 per dwelling).
 1. This payment shall be made prior to final plat approval.
 - ii. Should you desire to dedicate park land, the City Council shall determine the suitability of that land, upon the recommendation of the Parks Board.
2. Roadway Impact Fee = **\$631,001.28**, which is due at time of permitting.

APPLICANT RESPONSE TO COMMENTS

1. Applicant submitted revised drawings. The above comments remain outstanding or have changed with resubmittals and are being presented again.
2. Per the Subdivision Ordinance, Section 1.12, approval of this subdivision application by the Planning and Zoning Commission shall include a condition that the approval is subject to the Council's decision on the petition for relief.

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 landscape plan needs to be reformatted according to the standards set down by the City's Zoning Ordinance. Please revise and resubmit.
 2. If there will be signage for the development, it will need to be presented with the landscape plan.
 3. Line work must be defined for the Sanitary Sewer Easement.
 4. Need manhole at bends.
 5. This storm line is taking the space for the parallel sewer line that will need to be installed along this creek with the growth to the west.
 6. What is the impact if this cul-de-sac discharged to the creek?
 7. Look at the original flow and proposed flow to the creek and it appears that a lot of it is being collected to the ponds.
 8. Appears that more space on this knuckle is necessary.

ATTACHED EXHIBITS

1. Ord. No. 2058
2. Cover sheet
3. Preliminary plat
4. Preliminary water plan
5. Preliminary sewer plan
6. Preliminary storm water plan
7. Auto turn exhibit
8. Preliminary landscape plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

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

ORDINANCE NO. 2058

AN ORDINANCE CHANGING THE ZONING ON 77.7 ACRES LOCATED AT THE NORTH-EAST QUADRANT OF U.S. HIGHWAY 77 AND F.M. 387 (BUTCHER RD.) IN THE THOMAS SELBY SURVEY, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED ON EXHIBITS "A" AND "B", FROM FUTURE DEVELOPMENT (FD) TO PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2) (EASTERN 12.0 ACRES) AND PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3) (WESTERN 65.702 ACRES) AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, proper application for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Future Development (FD) to Planned Development-Single Family-2 (PD-SF-2) (eastern 12.0 acres) and Planned Development-Single Family-3 (PD-SF-3) (western 65.702 acres); and,

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning from Future Development (FD) to Planned Development-Single Family-2 (PD-SF-2) (eastern 12.0 acres) and Planned Development-Single Family-3 (PD-SF-3) (western 65.702 acres);

NOW, THEREFORE, the property shown in Exhibits "A" and "B" attached hereto is rezoned as follows:

- A. The eastern 12.0 acres of the property shown in Exhibit "A" is rezoned from Future Development (FD) to Planned Development Single-Family-2 (PD-SF-2), permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-2 zoning district and with the following restrictions:
 - 1. Minimum living area of 1,500 sq. ft.
 - 2. No garage to face street.
 - 3. 100% Masonry on one story homes (excluding box windows, covered patios), minimum 70% masonry on two story homes.
 - 4. Site built homes (no modular or trailer homes).
 - 5. All homes to be minimum 3-2-2.
 - 6. All roof slopes to be minimum 7/12.
 - 7. No homes to front Butcher Rd.
- B. The western 65.702 acres of the property shown in Exhibit "B" is rezoned from Future Development (FD) to Planned Development Single-Family-3 (PD-SF-3), permitting single-family detached dwellings in accordance with site plan approval. All streets, utilities, drainage facilities, access drives, and open space area shall be provided in accordance with the approved site plan, and all dedications and improvements shall meet the development requirements of the City of Waxahachie, in accordance with Single-Family-3 zoning district and with the following restrictions:
 - 1. Minimum 8.0 acres left open for natural preserve.

2. Minimum lot size of 6,000 sq. ft.
3. Minimum house size to be 1200 sq. ft. of living area.
4. All houses to be minimum 3-2-2..
5. All garages to be room finished..
6. 100% masonry on one story homes (excluding box windows, covered patios),
minimum 70% masonry on two story homes.
7. No homes to front Butcher Road.
8. Site built homes (no modular or trailer homes).

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

PASSED, APPROVED AND ADOPTED on this 16th day of October, 2000.


MAYOR

ATTEST:


City Secretary

LEGAL DESCRIPTION
65.702 ACRES
ELLIS COUNTY, TEXAS

Being 65.702 acres of land situated in the Thomas Selby Survey, Abstract No. 1002, Ellis County, Texas and being part of that certain 82.600 acres described in a deed to William O. Stevens and Ruth Stevens as recorded in Volume 519, Page 902, of the Deed Records, Ellis County, Texas, (D.R.E.C.T.) and being more particularly described as follows;

COMMENCING at a 1/2-inch iron rod found in the north line of F.M. No. 387, the southeast corner of said Stevens tract and the southwest corner of Windchase Addition, an addition in Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Slide 528 of the Plat Records, Ellis County, Texas (P.R.E.C.T.);

THENCE North 89°43'57" West, along the north line of said F. M. 387 and the south line of said Stevens tract a distance of 559.46 feet to the POINT OF BEGINNING;

THENCE North 89°43'57" West, continuing along the north line of said F. M. 387 and the south line of said Stevens tract a distance of 1145.41 feet to a wooden right-of-way marker found at the beginning of a non-tangent curve to the right having a radius of 11,409.16 feet and a chord that bears North 88°54'18" West, a distance of 303.54 feet;

THENCE continuing along the north line of said F. M. 387 and the south line of said Stevens tract in a northwesterly direction along said curve to the right through a central angle of 01°31'28", an arc distance of 303.55 feet to a point for corner;

THENCE North 88°16'00" West, continuing along the north line of said F. M. 387 and the south line of said Stevens tract a distance of 343.38 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a radius of 11,509.16 feet and a chord that bears North 89°00'30" West, a distance of 296.29 feet;

THENCE continuing along the north line of said F. M. 387 and the south line of said Stevens tract in a northwesterly direction along said curve to the left through a central angle of 01°28'30", an arc distance of 296.30 feet to a wooden right-of-way marker found for corner;

THENCE North 89°45'00" West, continuing along the north line of said F. M. 387 and the south line of said Stevens tract a distance of 935.45 to 1/2-inch iron rod found for the southwest corner said Stevens tract and being the southeast corner of a 0.687 acre tract conveyed to H.L. Jenkins as recorded in Volume 780, Page 858 of said deed records;

THENCE North 05°42'26" East, leaving the north line of said F. M. 387 and the south line of said Stevens tract, along the east line of said Jenkins tract a distance of 148.10 feet to a 1/2-inch iron rod found for the northeast corner of said Jenkins tract;

THENCE North 89°46'11" West, along the north line of said Jenkins tract a distance of 205.89 feet to a 1/2-inch iron rod found for the northwest corner of said Jenkins tract, said point being in the west line of said Stevens tract and the east line of U.S. Highway No. 77, said point also being in a non-tangent curve to the right having a radius of 2814.79 feet and a chord that bears North 12°40'39" East, a distance of 418.27 feet;

THENCE in a northeasterly direction continuing along the west line of said Stevens tract and the east line of said highway, along said curve to the right through a central angle of 08°31'19", an arc distance of 418.66 feet to a 1/2-inch iron rod found for corner;

THENCE North 17°21'00" East continuing along the west line of said Stevens tract and the east line of said highway a distance of 370.12 feet to a 1/2-inch iron rod found for the northwest corner of said Stevens tract and the southwest corner of a 84.02 acre tract conveyed to Rockett Water Supply Corp, as recorded in Volume 840, Page 900 of said deed records;

THENCE South 89°52'43" East, along the north line of said Stevens tract and the south line of said Rockett tract a distance of 3009.16 feet to a point for corner;

THENCE South 00°13'23" East, leaving the north line of said Stevens tract and south line of said Rockett tract a distance of 933.65 to the POINT OF BEGINNING and containing 65.702 acres of land more or less.

**LEGAL DESCRIPTION
12.000 ACRES
ELLIS COUNTY, TEXAS**

Being 12.000 acres of land situated in the Thomas Selby Survey, Abstract No. 1002, Ellis County, Texas and being part of that certain 82,600 acres described in a deed to William O. Stevens and Ruth Stevens as recorded in Volume 519, Page 902, of the Deed Records, Ellis County, Texas, (D.R.E.C.T.) and being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found in the north line of F.M. No. 387, the southeast corner of said Stevens tract and the southwest corner of Windchase Addition, an addition in Ellis County, Texas, according to the plat thereof recorded in Cabinet B, Slide 528 of the Plat Records, Ellis County, Texas (P.R.E.C.T.);

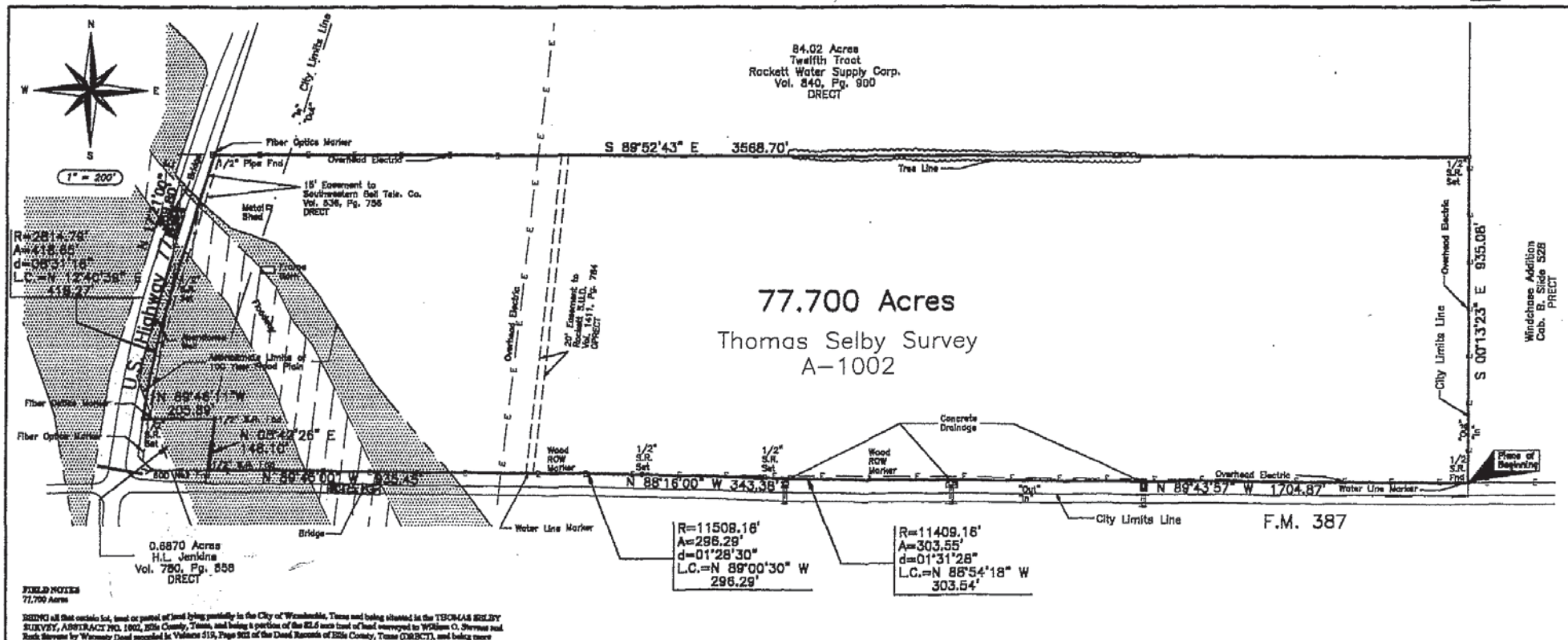
THENCE North 89°43'57" West, along the north line of said F. M. 387 and the south line of said Stevens tract a distance of 559.46 feet to a point for corner;

THENCE North 00°13'23" West, leaving the north line of said F. M. 387 and the south line of said Stevens tract a distance of 933.65 feet to a point for corner, said point being in the north line of said Stevens tract and in the south line of a 84.02 acre tract conveyed to Rockett Water Supply Corp. as recorded in Volume 840, Page 900 of said deed records;

THENCE South 89°52'43" East, along the north line of said Stevens tract and the south line of said Rockett tract a distance of 559.45 feet to a point for the northeast corner of said Stevens Tract, the southeast corner of said Rockett tract and being in the west line of said Windchase Addition;

THENCE South 00°13'23" East, along the east line of said Stevens tract and the west line of said Windchase Addition a distance of 935.08 to the POINT OF BEGINNING and containing 12.000 acres of land more or less.

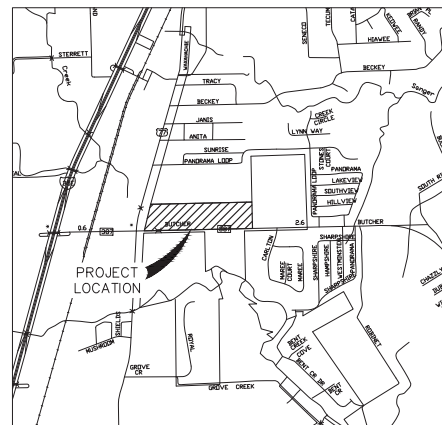
A



PRELIMINARY PLAT FOR HARLAN VILLAGE

CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

JUNE 2018



VICINITY MAP
1" = 2000'

SHEET INDEX

- 1 COVER SHEET
- 2 PRELIMINARY PLAT LAYOUT 1
- 3 PRELIMINARY PLAT LAYOUT 2
- 4 PRELIMINARY PLAT DATA
- 5 PRELIMINARY WATER PLAN LAYOUT 1
- 6 PRELIMINARY WATER PLAN LAYOUT 2
- 7 PRELIMINARY SEWER PLAN LAYOUT 1
- 8 PRELIMINARY SEWER PLAN LAYOUT 2
- 9 PRELIMINARY STORM WATER PLAN LAYOUT 1
- 10 PRELIMINARY STORM WATER PLAN LAYOUT 2
- 11 AUTO TURN
- 12 PRELIMINARY LANDSCAPE PLAN
- 13 PRELIMINARY LANDSCAPE PLAN

PRELIMINARY PLAT COVER SHEET OF HARLAN VILLAGE

77.70 ACRES / 230 LOTS / 12 OPEN SPACES
OUT OF THE
THOMAS SHELBY SURVEY ~ ABSTRACT NO. 1002
IN THE
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

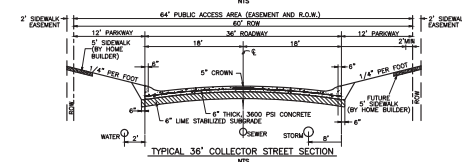
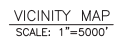
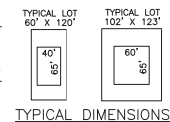
OWNER/DEVELOPER

HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
CONTACT: SURESH SHRIDHARANI
PHONE: (972) 659-0655

ENGINEER:

JACOBS

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

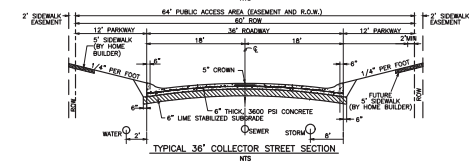
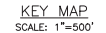
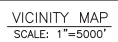
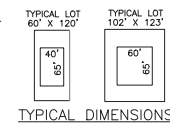


77.70 ACRES / 230 LOTS / 12 OPEN SPACES
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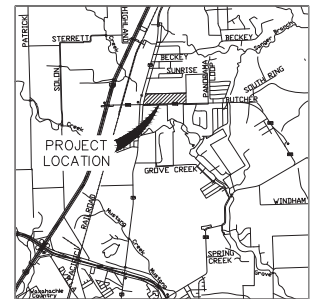
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
CONTACT: SURESH SHRIDHARAN
PHONE: (972) 659-0655

JACOBS®

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



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



VICINITY MAP
SCALE: 1"=5000'

CITY APPROVAL OF PRELIMINARY PLAT	
APPROVED FOR PREPARATION OF THE FINAL PLAT:	
APPROVED BY THE PLANNING & ZONING COMMISSION	DATE
APPROVED BY THE CITY COUNCIL	DATE
OWNER'S ACKNOWLEDGMENT	
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 MARKS SHOWN HEREON ARE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WAXAHACHIE.	

PRELIMINARY PLAT OF HARLAN VILLAGE

77.70 ACRES / 230 LOTS / 12 OPEN SPACES
OUT OF THE
THOMAS SHELBY SURVEY - ABSTRACT NO. 1002
IN THE
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER

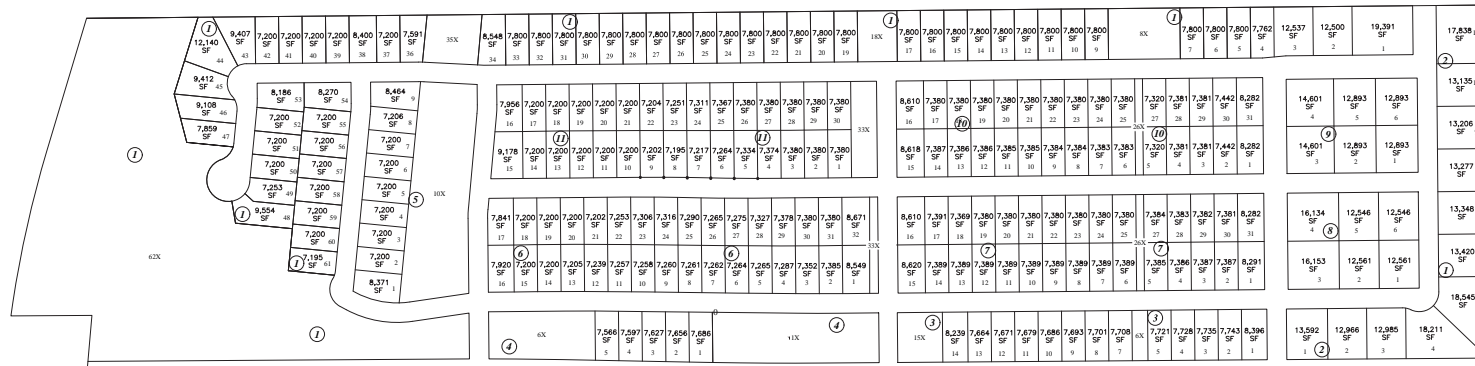
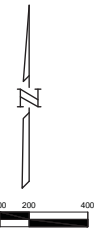
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
CONTACT: SURESH SHRIDHARANI
PHONE: (972) 659-0655

ENGINEER:

JACOBS

1991 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

JUNE 2018 SCALE: 1"=100' SHEET 4 OF 13



LEGAL DESCRIPTION

BEING A 77.707 ACRE TRACT OF LAND, AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO HARLAN PROPERTIES, INC., AS RECORDED IN VOLUME 1722, PAGE 843, OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), SITUATED IN THE THOMAS SHELBY SURVEY, ABSTRACT NO. 1002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING IN THE NORTH RIGHT OF WAY (R.O.W.) OF BUTCHER ROAD, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF WINDCHASE ADDITION PHASE II, AN ADDITION TO THE CITY OF WAXAHACHIE AS RECORDED IN CABINET D, SLIDE 9, P.R.E.C.T.;

THENCE S 89°36'21" W ALONG THE NORTH R.O.W. OF SAID BUTCHER ROAD A DISTANCE OF 1704.73 FEET TO A FOUND HIGHWAY MONUMENT, SAID MONUMENT BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 11,409.16 FEET;

THENCE ALONG THE NORTH R.O.W. OF SAID BUTCHER ROAD AND ALONG SAID CURVE TO THE RIGHT WITH A CHORD BEARING OF N 89°57'59" W, WITH A CHORD LENGTH OF 304.28 FEET, WITH AN ARC LENGTH OF 304.29 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 88°38'01" W ALONG NORTH R.O.W. OF SAID BUTCHER ROAD A DISTANCE OF 342.81 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 11,509.16 FEET;

THENCE ALONG THE NORTH R.O.W. OF SAID BUTCHER ROAD AND ALONG SAID CURVE TO THE LEFT WITH A CHORD BEARING OF N 89°39'58" W, WITH A CHORD LENGTH OF 296.28 FEET, AN ARC LENGTH OF 296.29 FEET TO A FOUND HIGHWAY MONUMENT;

THENCE S 89°35'16" W ALONG NORTH R.O.W. OF SAID BUTCHER ROAD A DISTANCE OF 934.90 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 04°50'38" E DEPARTING NORTH R.O.W. OF SAID BUTCHER ROAD A DISTANCE OF 147.82 FEET TO 1" PIPE FOUND;

THENCE S 89°42'24" W A DISTANCE OF 205.25 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING IN THE EAST R.O.W. OF STATE HIGHWAY NO. 77, SAID IRON ROD ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 2,806.92 FEET;

THENCE ALONG THE EAST R.O.W. OF SAID STATE HIGHWAY NO. 77 AND ALONG SAID CURVE TO THE RIGHT WITH A CHORD BEARING OF N 11°57'53" E, WITH A CHORD LENGTH OF 418.00 FEET, WITH AN ARC LENGTH OF 418.39 FEET;

THENCE N 16°39'05" E ALONG EAST R.O.W. OF SAID STATE HIGHWAY NO. 77 A DISTANCE OF 369.80 FEET TO A 1/2" PIPE FOUND, SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK B, OF THE NORTH WATER TREATMENT PLANT ADDITION, AS RECORDED IN VOL. 840, PG. 900, (P.R.E.C.T.);

THENCE N 89°27'22" E DEPARTING THE EAST R.O.W. OF SAID STATE HIGHWAY NO. 77 AND ALONG THE SOUTH LINE OF SAID NORTH WATER TREATMENT PLANT ADDITION A DISTANCE OF 356.62 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 00°51'58" E ALONG THE WEST LINE OF SAID OF SAID WINDCHASE ADDITION PHASE III A DISTANCE OF 935.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 77.707 ACRES OF LAND, MORE OR LESS.

LAND USE SUMMARY

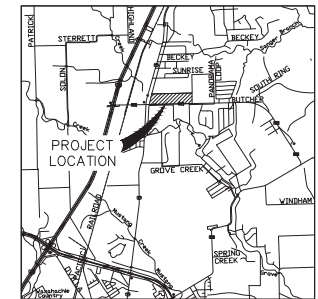
GROSS SITE AREA	77.70 ACRES
PROPOSED - RESIDENTIAL	58.70 ACRES
PROPOSED - OPEN SPACE/DETENTION	17.0
TOTAL RESIDENTIAL LOTS	230
OPEN SPACE LOTS	12
EXISTING LAND USE	AGRICULTURE

LOT LISTING

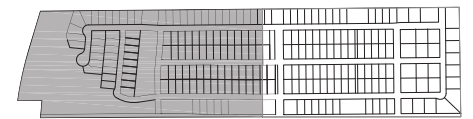
LOT #	BLOCK	AREA	LAND USE
350	BLOCK 1	0.40 ACRES	DETENTION POND
185	BLOCK 1	0.30 ACRES	DETENTION POND
18	BLOCK 1	0.86 ACRES	OPEN SPACE
620	BLOCK 1	10.89 ACRES	OPEN SPACE
155	BLOCK 3	0.34 ACRES	OPEN SPACE
46	BLOCK 4	0.77 ACRES	DETENTION POND
18	BLOCK 4	1.25 ACRES	DETENTION POND
109	BLOCK 5	1.89 ACRES	OPEN SPACE
330	BLOCK 6	0.12 ACRES	OPEN SPACE
280	BLOCK 7	0.11 ACRES	OPEN SPACE
260	BLOCK 10	0.11 ACRES	OPEN SPACE
335	BLOCK 11	0.37 ACRES	OPEN SPACE

NOTES:

- ALL OPEN SPACES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS (HOA).
- THE HOA WILL BE REQUIRED TO PROVIDE ANY FUTURE ROW DEDICATION ALONG BUTCHER ROAD (FM 387) TO THE CITY OR TXDOT WITHIN THE 30' LANDSCAPE BUFFER. A DEVELOPER AGREEMENT WILL BE PROVIDED WITH FINAL PLAT.









VICINITY MAP
SCALE: 1"=5000'



KEY MAP
SCALE: 1"=500'

LEGEND

PROPOSED WATER LINE	
PROPOSED GATE VALVE	
PROPOSED FIRE HYDRANT	 FH
EXISTING WATER LINE	
EXISTING GATE VALVE	
EXISTING FIRE HYDRANT	

PRELIMINARY WATER PLAN OF HARLAN VILLAGE

77.70 ACRES / 230 LOTS / 12 OPEN SPACES
OUT OF THE
THOMAS SHELBY SURVEY ~ ABSTRACT NO. 1002
IN THE
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

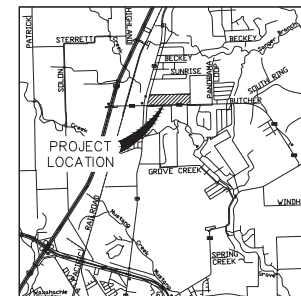
OWNER/DEVELOPER

HARLAN PROPERTIES, INC.
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PHONE: (972) 659-0655

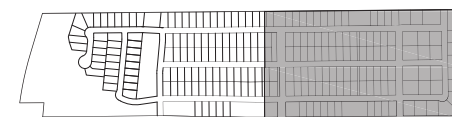
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VICINITY MAP
SCALE: 1"=5000'



KEY MAP
SCALE: 1"=500'

LEGEND	
PROPOSED WATER LINE	—
PROPOSED GATE VALVE	✕
PROPOSED FIRE HYDRANT	⬤ FH
EXISTING WATER LINE	—
EXISTING GATE VALVE	✕
EXISTING FIRE HYDRANT	⬤ FH

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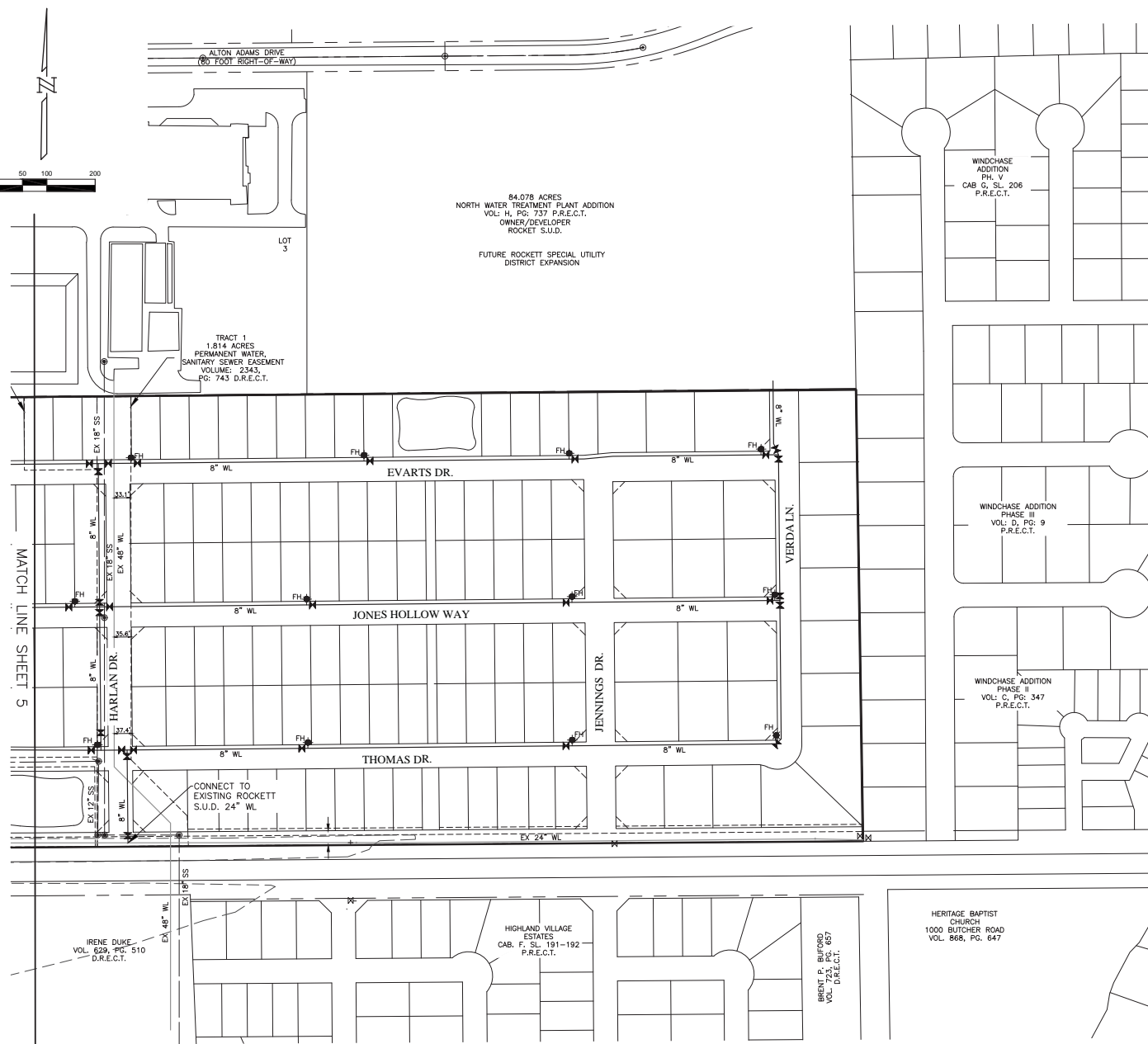
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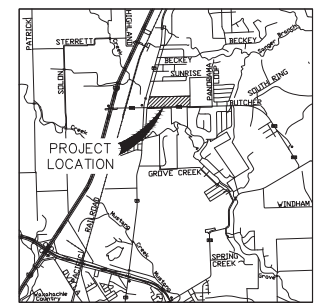
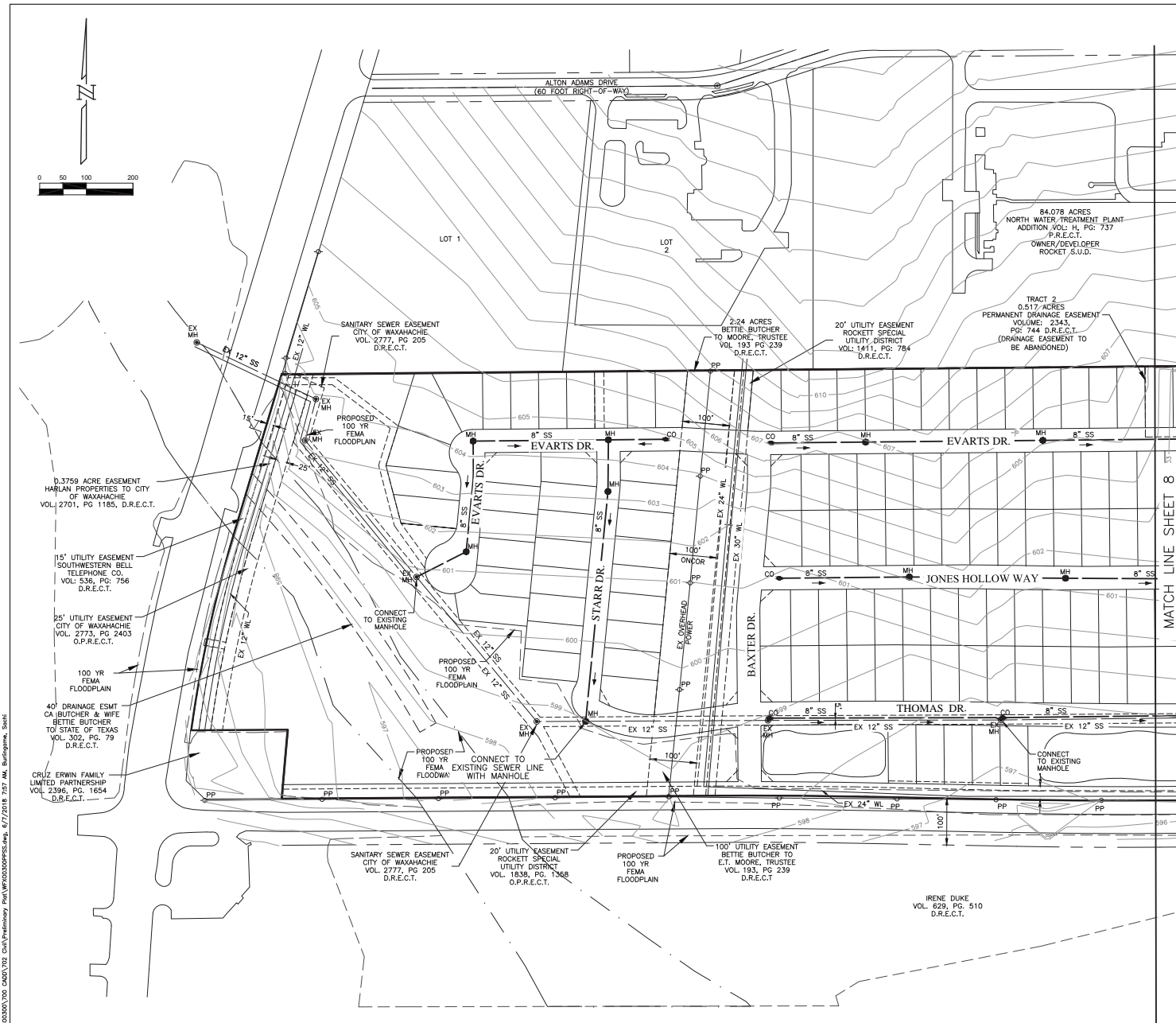
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JUNE 2018 SCALE: 1"=100' SHEET 6 OF 13





VICINITY MAP
SCALE: 1"=5000'



KEY MAP
SCALE: 1"=500'

LEGEND	
PROPOSED SANITARY SEWER LINE	—→—
PROPOSED SANITARY SEWER MANHOLE	●
PROPOSED SANITARY SEWER CLEANOUT	—○—
EXISTING SANITARY SEWER LINE	—
EX SANITARY SEWER MANHOLE	○

PRELIMINARY SEWER PLAN OF HARLAN VILLAGE

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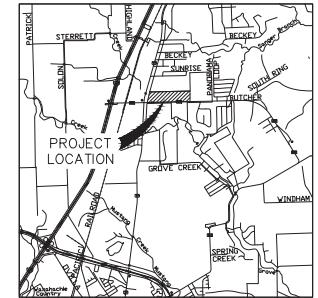
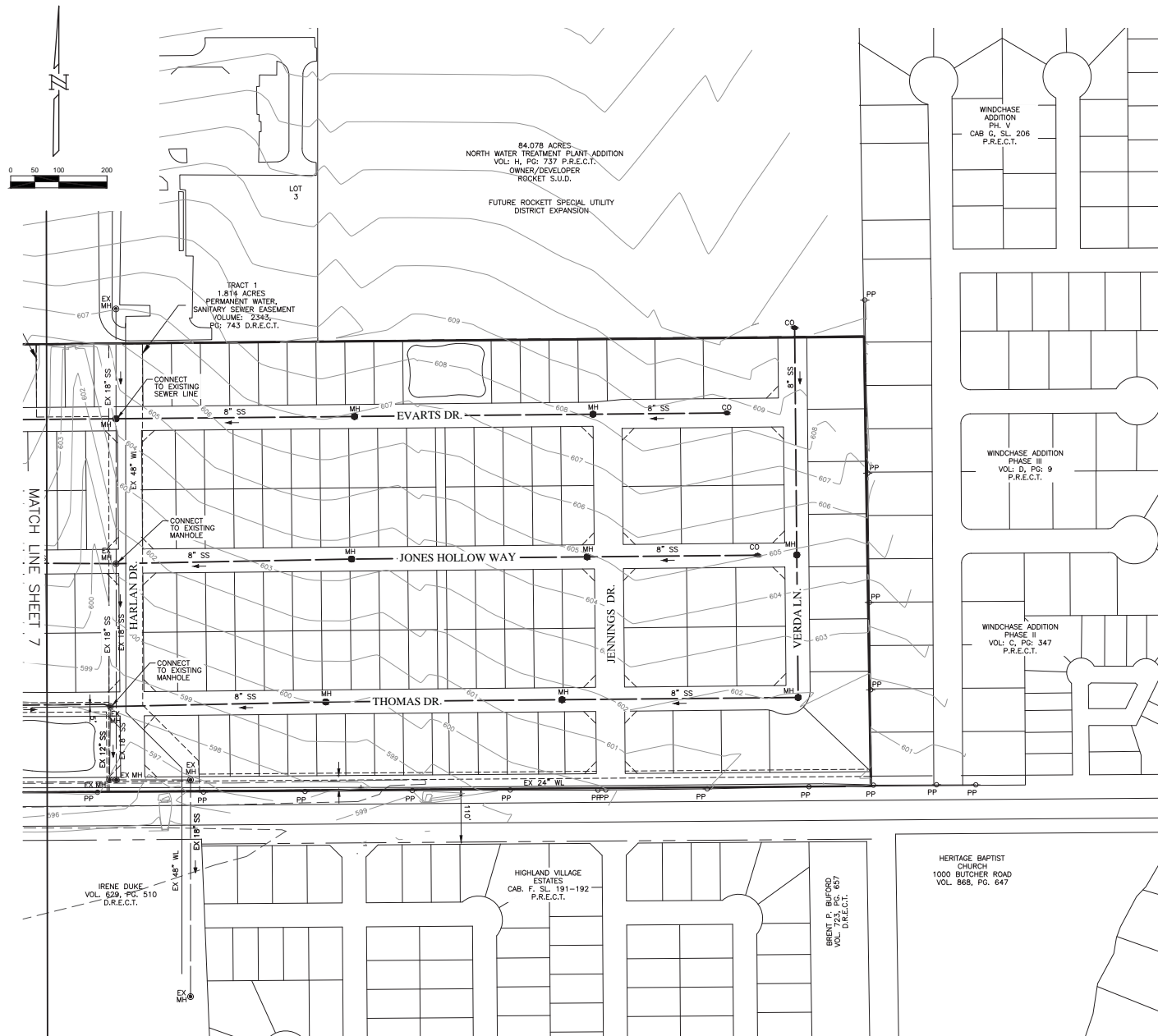
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VICINITY MAP
SCALE: 1"=5000'



KEY MAP
SCALE: 1"=500'

LEGEND	
PROPOSED SANITARY SEWER LINE	—+—
PROPOSED SANITARY SEWER MANHOLE	●
PROPOSED SANITARY SEWER CLEANOUT	○
EXISTING SANITARY SEWER LINE	---
EX SANITARY SEWER MANHOLE	○

PRELIMINARY SEWER PLAN OF HARLAN VILLAGE

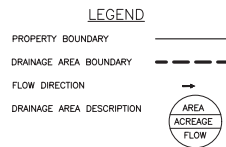
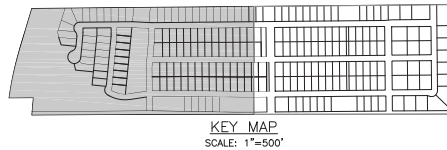
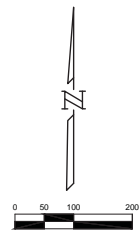
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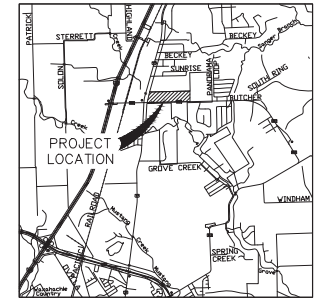
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OB3
27.66 AC
103.9 cfs



VICINITY MAP
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PROPOSED DRAINAGE AREA CALCULATIONS						
AREA	ACREAGE	RUNOFF COEFFICIENT	CA	T _c (min)	Intensity (in/hr)	Q ₂₅ (cfs)
A1	0.92	0.6	0.552	15.0	6.26	1.46
A2	2.84	0.6	1.704	15.0	6.26	10.67
A3	3.72	0.6	2.232	15.0	6.26	13.97
A4	5.01	0.6	3.006	15.0	6.26	18.82
OA3	9.97	0.6	5.982	15.0	6.26	45.45
Q TOTAL						86.36
B1	1.19	0.6	0.714	15.0	6.26	4.47
B2	2.62	0.6	1.572	15.0	6.26	9.84
B3	2.16	0.6	1.296	15.0	6.26	8.11
B4	3.4	0.6	2.04	15.0	6.26	12.77
B5	2.87	0.6	1.722	15.0	6.26	10.78
B6	3.36	0.6	2.016	15.0	6.26	12.62
B7	3.21	0.6	1.926	15.0	6.26	12.06
B8	0.44	0.6	0.264	15.0	6.26	1.45
B9	1.89	0.6	1.134	15.0	6.26	7.10
B10	4.08	0.6	2.448	15.0	6.26	15.32
B11	4.05	0.6	2.43	15.0	6.26	15.21
B12	3.91	0.6	2.346	15.0	6.26	14.69
OB1	1.61	0.6	0.966	15.0	6.26	6.05
OB2	19.36	0.6	11.616	15.0	6.26	72.72
OB3	27.66	0.6	16.596	15.0	6.26	103.89
Q TOTAL						307.28
C1	2.8	0.6	1.68	15.0	6.26	10.52
C2	4.13	0.6	2.478	15.0	6.26	15.51
C3	2.89	0.6	1.734	15.0	6.26	10.85
C4	2.18	0.6	1.308	15.0	6.26	8.19
C5	1.52	0.6	0.912	15.0	6.26	5.71
C6	4.77	0.6	2.862	15.0	6.26	17.92
Q TOTAL						68.70
D1	0.55	0.6	0.33	15.0	6.26	2.07
D01	11.18	0.6	6.708	15.0	6.26	48.31
D02	5.65	0.6	3.39	15.0	6.26	21.22
Q TOTAL						66.59

PRELIMINARY STORM WATER PLAN OF HARLAN VILLAGE

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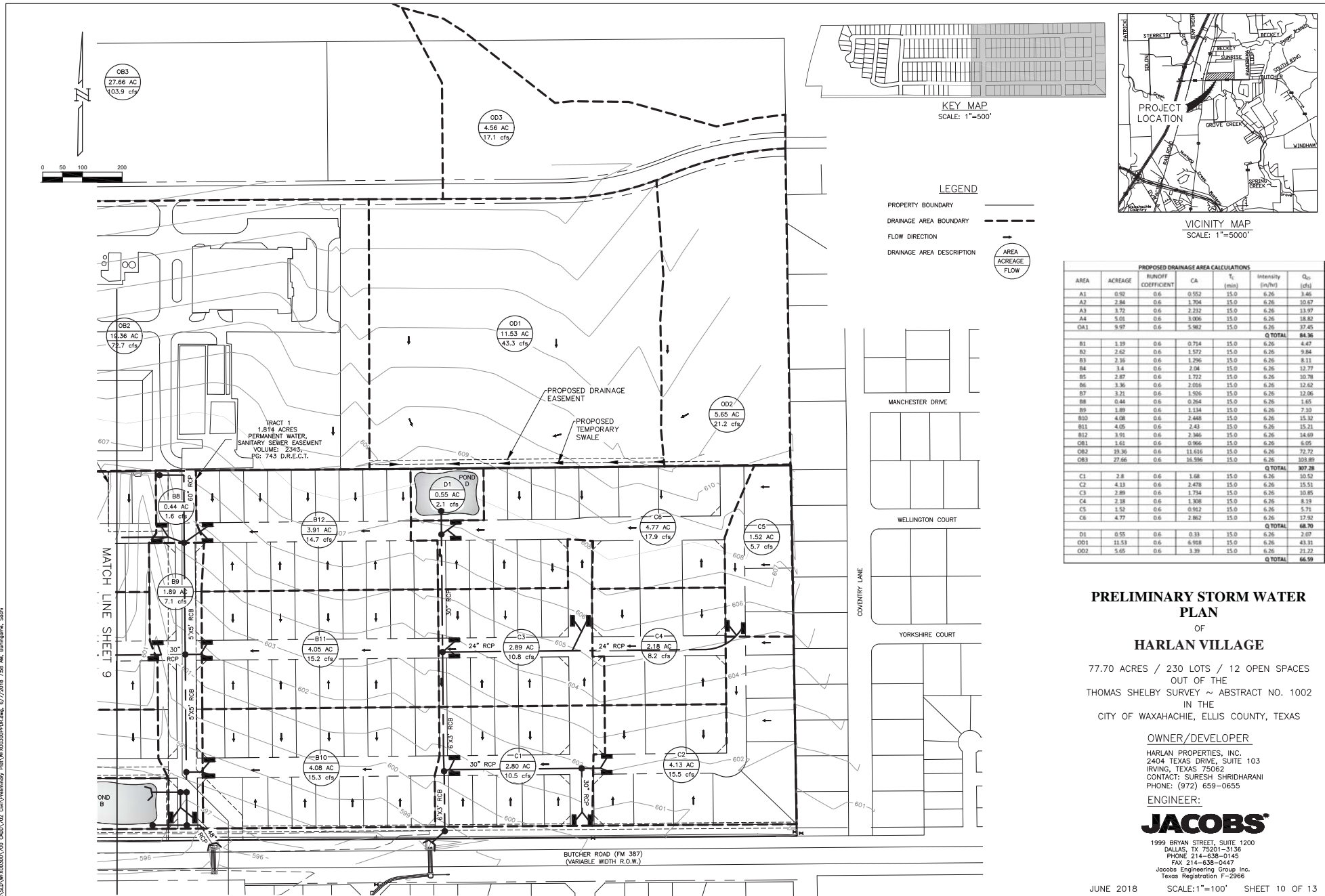
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JUNE 2018 SCALE: 1"=100' SHEET 9 OF 13

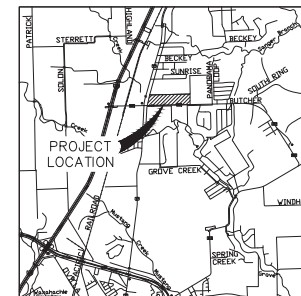


PRELIMINARY STORM WATER PLAN OF **HARLAN VILLAGE**

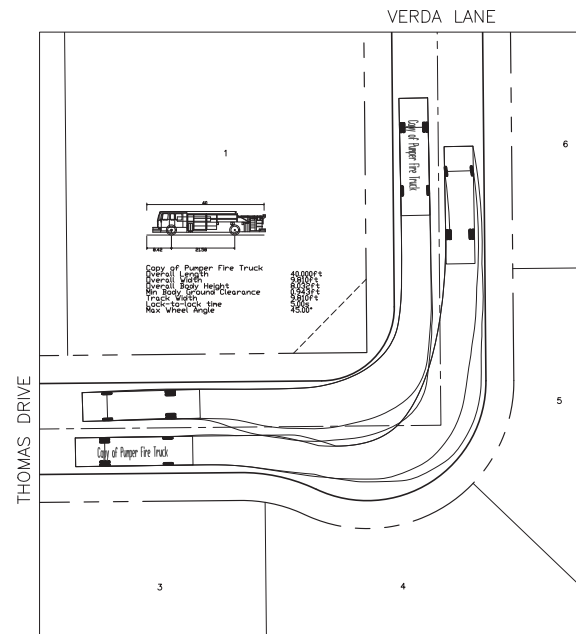
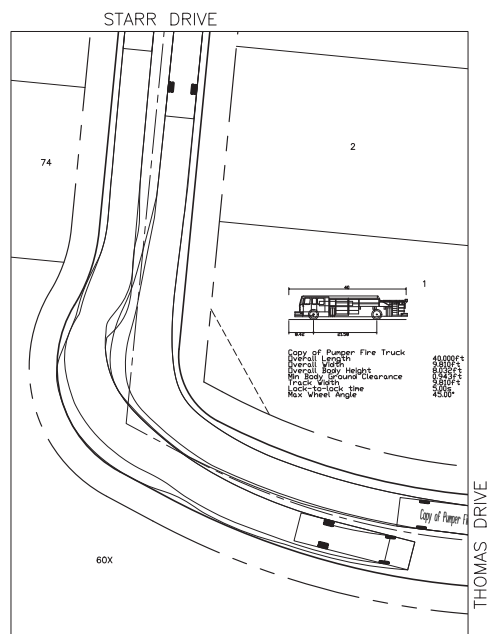
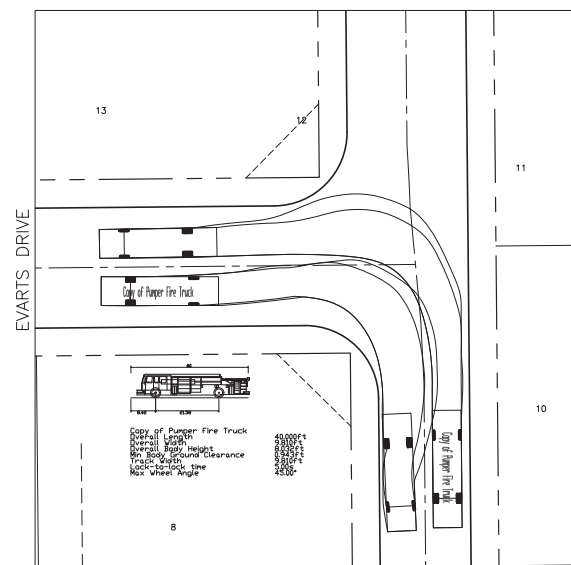
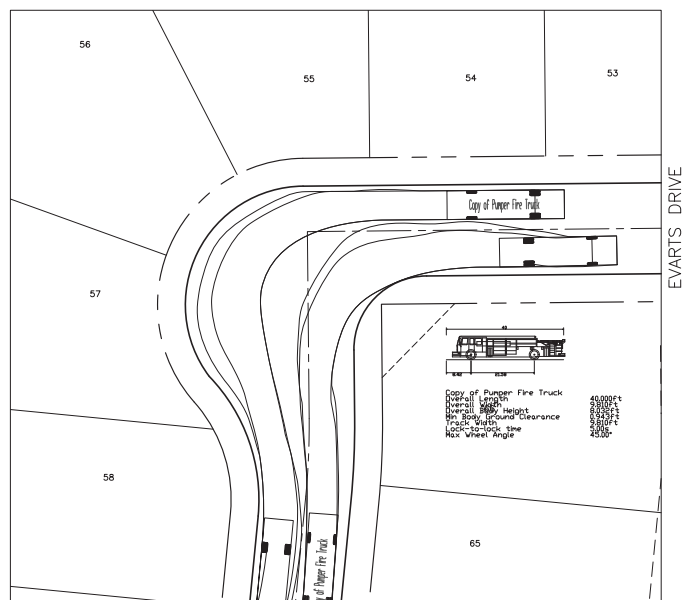
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VICINITY MAP
SCALE: 1"=5000'



AUTO-TURN EXHIBIT OF **HARLAN VILLAGE**

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PLANT SCHEDULE							
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT		REMARKS
	QR	28	RED OAK	QUERCUS RUBRA	15 GAL		
	QV	15	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	15 GAL		
	UC	13	CEDAR ELM	ULMUS CRASSIFOLIA	15 GAL		
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
	CD	68,260 SF	BERMUDA GRASS	CYNODON DACTYLON	5 GAL		

LANDSCAPE TABULATIONS

STREET FRONTAGE:

REQUIREMENTS: 30' WIDE LANDSCAPE BUFFER WITH 1 TREE PER 40 L.F. OF STREET FRONTAGE (3584 L.F.)

REQUIRED
30' WIDE LANDSCAPE BUFFER
89 TREES

PROVIDE
30' WIDE LANDSCAPE BUFFER
69 TREES

PRELIMINARY LANDSCAPE PLAN OF HARLAN VILLAGE

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Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0087



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Public Hearing on a request Kyle Hunt, Hunt Restoration, for a Specific Use Permit (SUP) for **Accessory Building (Residential) greater or equal to 700 S.F.** use within a Planned Development-28-General Retail zoning district, located at 520 N. College Street, being LOT 26 & PT 27 BLK 9 TOWN - WAXAHACHIE 0.471 AC (Property ID 170713) - Owner: DUNCAN BILLY L & SHARON G (SU-18-0087)

CASE INFORMATION

Applicant: Kyle Hunt, Hunt Restoration

Property Owner(s): Billy L & Sharon G Duncan

Site Acreage: 0.471 acres

Current Zoning: Planned Development-28-General Retail

Requested Zoning: Planned Development-28-General Retail with SUP

SUBJECT PROPERTY

General Location: 520 N. College Street

Parcel ID Number(s): 170713

Existing Use: Single family residence, other outbuildings

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF2	Marvin Elementary
East	PD-28-GR	Single family residence
South	PD-28-GR	Single family residence
West	PD-28-GR	Edward Jones Investments

Future Land Use Plan: Low Density Residential

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

Thoroughfare Plan:

The site is located at North College, Marvin, and Jackson streets. North College and Jackson streets are local streets, but Marvin is a Secondary Thoroughfare C (90' ROW).



Site Image:

PLANNING ANALYSIS

The applicant seeks to convert an existing garage into an accessory dwelling unit (ADU) and an existing shed into a garage. The site is currently occupied by a main residence, freestanding home office structure, detached garage, and shed. The freestanding office structure (along Jackson Street) and ADU conversion are/will be greater than 700 sq. ft. As a result, the applicant is requesting an SUP for accessory structures. The elevations of the various buildings on the lot are of similar appearance and materials. Though the site plan appears crowded, due to the tree coverage the majority of the buildings are not visible from the street.

SUP DEVELOPMENT STANDARDS

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

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 14 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 05/25/2018.

STAFF CONCERNS

1. None 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:

ATTACHED EXHIBITS

1. Ord. No. 1122
2. Site plan
3. Site photos
4. Elevations

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

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

Ordinance No. 1122
Dated March 18, 1974

ORDINANCE NO. 1122

AN ORDINANCE CHANGING THE ZONING DESCRIBED AS BEING LOTS 26 THROUGH 36, BLOCK 9; LOTS 1 THROUGH 9, BLOCK 14; LOTS 1 THROUGH 3, BLOCK 15; LOTS 1 THROUGH 3, BLOCK 16; ALL BLOCK 17; LOTS 1 THROUGH 5, BLOCK 18; LOTS 1 THROUGH 3, BLOCK 19; LOTS 1 THROUGH 5, BLOCK 20; LOTS 1 THROUGH 6, BLOCK 111, TOWN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS FROM 2-FAMILY DISTRICT AND MULTI-FAMILY-1 DISTRICT TO PLANNED DEVELOPMENT-28-OFFICE AND GENERAL RETAIL DISTRICT AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

SECTION 1, WHEREAS, the City Council of the City of Waxahachie, having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said city; and

WHEREAS, the hereinbelow described property is classified in said ordinance and any amendments thereto, as 2F and MF-1; and

WHEREAS, proper application for the change of zoning has been made in accordance with the zoning ordinance in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from 2F and MF-1; Zoning District to Planned Development-28-Office and General Retail District; and

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

AND WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning from 2F and MF-1 to PD-28-O and GR District; and

NOW, THEREFORE, the following described property be, and the same hereby is rezoned from 2F and MF-1 to PD-28-O and GR District.

LOTS 26 THRU 36, BLOCK 9, TOWN ADDITION
LOTS 1 THRU 9, BLOCK 14, TOWN ADDITION
LOTS 1 THRU 3, BLOCK 15, TOWN ADDITION
LOTS 1 THRU 3, BLOCK 16, TOWN ADDITION
ALL BLOCK 17, TOWN ADDITION
LOTS 1 THRU 5, BLOCK 18, TOWN ADDITION
LOTS 1 THRU 3, BLOCK 19, TOWN ADDITION
LOTS 1 THRU 5, BLOCK 20, TOWN ADDITION
LOTS 1 THRU 6, BLOCK 111, TOWN ADDITION
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS.

PD-28-O and GR Planned Development-28-Office and
General Retail District

Planned Development District permitting retail and office uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the "GR", General Retail and "O", Office Districts in

Ordinance No. 1122 (Continued)

accordance with the following delineations and restrictions of such uses, in addition, permitting the construction and operation of a newspaper printing plant and general offices related thereto at the southwest corner of College Street and Marvin Avenue on the following described property:

LOTS 2a, 3 AND 5, BLOCK 111
TOWN ADDITION, WAXAHACHIE, TEXAS

and permitting the operation of a children's nursery and day care center by Specific Use Permit on the following described property:

LOT 26, BLOCK 9
TOWN ADDITION, WAXAHACHIE, TEXAS

and specifically prohibiting the use of any land or premises in the Planned Development District for the following General Retail uses; special height signs, commercial auto parking lot, gasoline service station, car wash or car care center and commercial amusements, (such as pool halls and bowling alleys) and provided further that no uses other than those listed in the Use Schedule of the "O", Office District shall be permitted for a distance of 100 feet south of Marvin Avenue and from Park Avenue south to the southern boundary of the District except a newspaper printing plant and day care center shall be permitted as specifically set forth herein.

The location of any use other than a single-family residence on any lot or premises in accordance with the provisions of this ordinance and the issuance of any Building Permit or Certificate of Occupancy related thereto shall be subject to the submission and approval of a site plan which shall set forth the area and location of all existing and proposed buildings and structures, points of ingress and egress to and from the property, any drives, curbs, sidewalks or drainage facilities desired or required to allow the use and function of the premises as intended. Site plans may be submitted and acted upon for individual parcels of land or for collective parcels in accordance with the method of development.

Offstreet parking for motor vehicles shall be provided on each site, tract, lot or parcel in accordance with appropriate provisions of Section 10 of the Waxahachie Zoning Ordinance.

The minimum building setback line shall not be less than that established by the existing buildings on any street frontage unless the Planning and Zoning Commission, after public hearing, shall approve a plat creating a different minimum building line for all or a portion of any street frontage.

The height, density and coverage regulations shall comply with those established for the "GR", General Retail District.

Prior to the approval of any site plan for the use of property located within 200 feet of Marvin Avenue, a plan shall have been approved by the City and agreed upon by all adjacent owners for the elimination of the jog offset in the alignment of College and Brown Streets at Marvin Avenue.

SECTION 2: The Zoning Map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

Ordinance No. 1122

PASSED, APPROVED AND ADOPTED on this the 18th day
of March, 1974.

/s/ W. H. Larkin
MAYOR

ATTEST:

/s/ Linda Strength
City Secretary

**NOTE:
BUILDER TO ENSURE
POSSITIVE DRAINAGE
AWAY FROM STUCTURES**

East Marvin Avenue

(E) CITY WALK

NEW CONCD
DRIVE

EXISTING
TWO STORY
RESIDENCE
PAD = 2550 S.F.

(E) DRIVE

NEW COV'D
PATIO

(E) GARAGE
CONVERSION
TO APARTMENT

North College Street

SC: 1"=20'-0"



LOT SQUARE FOOTAGE -	20539 SQ. FT.
COVERAGE -	35%
MAX COV ALLOWED -	7189 SQ. FT.
COVERAGE PROVIDE (ALL BUILDINGS) -	5699 SQ. FT.

NOTE:
BUILDER TO VERIFY ALL
BUILDING LINE SETBACKS
WITH THE CITY.

ISSUE DATE
5-2-18
REVISED
5-21-8

Proposed Addition for:
520 College Street
Lot 26 Blk 9
Town Addition
Waxahachie, Texas

GUNN DESIGN, LLC
1905 CLEARVIEW DR. ENNIS, TEXAS 79024
PHONE: 214-803-8049 FAX: 972-878-0661

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These plans are basic builder plans and are intended to provide basic construction details and information. All National, State, Local codes, ordinances and restrictions take precedence over any information shown. These plans are to be checked and verified by the owner, builder or persons in authority of construction of this project. Errors, omissions or discrepancies are to be brought to the attention of the Designer prior to the start of bidding or construction. The owner or builder is responsible for all engineering required for Foundation, Structural, HVAC, Plumbing, Electrical, Soil testing or any other engineering applicable for this project. These plans are to be used as a guide only. No reproduction without the written consent of GUNN DESIGN, LLC. All rights reserved.

Planning & Zoning Department

Site Photos

Case: SU-18-0087



Front of main structure, College Street side.



Rear of main structure, Jackson Street side.



Jackson Street side.



On Jackson Street side, to be converted.



Shed on Jackson Street side, to be converted.

[illegible]

A4

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0048



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Public Hearing on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to **Planned Development-Multi-Family-2, with Concept Plan**, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: BOA SORTE LP ETAL (PD-18-0048).

CASE INFORMATION

Applicant: Grant Robinson, CPG Homes LLC

Property Owner(s): BOA Sorte LP etal

Site Acreage: 6.536 acres

Current Zoning: Planned Development-47-Multi Family-2

Requested Zoning: Planned Development-Multi-Family-2

SUBJECT PROPERTY

General Location: East of new Waxahachie High School

Parcel ID Number(s): 264879

Existing Use: Currently undeveloped

Development History: Ordinance No. 2296 was enacted by City Council on March 21, 2005.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-C	Cowboy Church
East	PD-MF2	Currently undeveloped
South	PD-C	Currently undeveloped
West	PD-C	Currently undeveloped

Future Land Use Plan: Public/Semi-Public with a portion Highway Commercial

Comprehensive Plan:

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

Thoroughfare Plan:

The site is accessed via W US Highway 287 Bypass.



Site Image:

PLANNING ANALYSIS

The applicant seeks to replace a current Planned Development (Ordinance No. 2296) with a new Planned Development that reduces the standards required to construct apartment homes. In Ordinance No. 2296, this property is required to comply with the minimum density, coverage, height, parking and area standards specified by the Multi-Family-2 (MF2) zoning district. The applicant has proposed increased density and decreased garage parking not meeting the 50% minimum per ordinance.

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.

Requirements	MF-2	Proposed
Density	18 units/acre	21.44 units/acre
Garaging	50% of required parking in enclosed, attached garages	30 enclosed, attached garages (12.25%)
Side Yard Setback Adjacent to Multi-Family or Non-Residential	100'	58'

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahatchie Daily Light and a sign was visibly posted at the property on 5/4/18.

STAFF CONCERNS

PLANNING, CASE MANAGER – Kelly L. Dent (469) 309-4294; kdent@waxahachie.com

1. There remain concerns regarding the proposed density. The reduction of the number of buildings, and reorientation of the remaining buildings, would both decrease the density, and address concerns about layout, parking, and access.
2. The City expects that at least fifty (50) percent of the parking be provided via attached enclosed garages.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions, which are included in the packet, and attended a conference call meeting with staff.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Additional considerations may be required.
 1. Density exceeds the maximum allowed.
 2. A minimum of 50% of units are required enclosed garages.

ATTACHED EXHIBITS

1. Ordinance No. 2296
2. Site plan submitted May 11, 2018, in response to Staff Comments sent to applicant on April 27, 2018.
3. Second submittal packet (includes concept plan provisions, proposed site plan, and proposed 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

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held May 22, 2018, the Commission voted 5-1 to recommend continuance of zoning change PD-18-0048, to the June 12, 2018 Planning & Zoning Commission Meeting. Since then, the applicant has met with City staff. Staff recently received a resubmittal of documents, however, the City remains concerned about the proposed density, garaging, open space, setbacks, building separation, and provision for dumpsters. It should be noted that if this development does dedicate the proposed ROW along the southern edge of the property, the density will increase from the currently proposed 21.44 units per acre. It should be noted that this request is for a Planned Development (PD) Concept Plan. The second part of the PD process is the Detailed Site Plan. If the Concept Plan ordinance is adopted, then the applicant's Detailed Site Plan will be administratively reviewed and can be approved in accordance with the Concept Plan.

AN ORDINANCE CHANGING THE ZONING ON 16.95 ACRES LOCATED SOUTH OF HWY. 287 BYPASS, 3/4 OF A MILE WEST OF FM 664, IN THE W.C. TUNNELL SURVEY, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AS SHOWN ON EXHIBIT "A," FROM PLANNED DEVELOPMENT-48-LIGHT INDUSTRIAL (PD-48-LI) TO PLANNED DEVELOPMENT-MULTI-FAMILY-2 (PD-MF-2) WITH SPECIAL RESTRICTIONS ON 10.402 ACRES; REZONE RESIDUAL 6.542 ACRES OF 16.95 ACRE TRACT TO PLANNED DEVELOPMENT-47-MULTI-FAMILY-2 (PD-47-MF-2), AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, proper application for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Planned Development-48-Light Industrial (PD-48-LI) to Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-47-Multi-Family-2 (PD-47-MF-2); and,

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning from Planned Development-48-Light Industrial (PD-48-LI) to Planned Development-Multi-Family-2 (PD-MF-2) and Planned Development-47-Multi-Family-2 (PD-47-MF-2);

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned from Planned Development-48-Light Industrial (PD-48-LI) to Planned Development-Multi-Family-2 (PD-MF-2) on the 10.402 acres, Exhibit "A" and Planned Development-47-Multi-Family-2 (PD-47-MF-2), this part to become part of PD-47-MF-2; on the 6.542 acre tract, Exhibit "B". The 10.402 acres is subject to the following:

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-2", Multiple-Family-2-Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related uses. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development.

The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-2, Multiple-Family-2 Residence District.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.

The MF-2 requirements on the 10.402 acres are amended as follows:

For retirement home use, one parking space is required for each dwelling unit, plus parking for employees as required by the City.

The front door of each apartment unit shall be no more than 300 feet from a fire line, if the project is fully sprinklered throughout the living space and attics.

The buildings shall not exceed 350 feet in length.

The total square feet for Usable Open Space shall be 1.5 acres, if activities and common areas totalling 50,250 square feet are provided inside.

16.95 acres located South of South Hwy. 287 Bypass, 3/4 of a mile West of FM 664, in the W.C. Tunnell Survey, City of Waxahachie, Ellis County, Texas, and being further described on Exhibit "A" attached hereto, in 2 parts.

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

PASSED, APPROVED AND ADOPTED on this 21st day of March, 2005.



ATTEST:

Nancy Ross
City Secretary

Joe Jenkins
MAYOR

FIELD NOTES
10.402 Acres

BEING all that certain lot, tract, or parcel of land situated in the W.C. Tunnell Survey, Abstract No. 1080, and being a part of a called 239.598 acre tract conveyed to Joe Rust by deed recorded in Volume 1748, Page 2456 of the Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a Texas Highway Department monument found in the south line of U.S. Highway 287 Bypass (a variable width right-of-way) for the northeast corner of this tract and said 239.598 acre tract, said rod being the northwest corner of a called 69.351 acre tract described by instrument recorded in Volume 717, Page 274 of the Deed Records, Ellis County, Texas;

THENCE S 00°23'45" W, 725.00 feet along the east line of this tract and said 239.598 acre tract and the west line of said 69.351 acre tract, to a 1/2" capped steel rod set for the southeast corner of this tract;

THENCE N 89°53'00" W, 625.00 feet into said 239.598 acre tract, along the south line of this tract, to a 1/2" capped steel rod set for the southwest corner of this tract;

THENCE N 00°23'45" E, 725.00 feet through said 239.598 acre tract, along the west line of this tract, to a 1/2" capped steel rod set in the south line of said highway and the north line of said 239.598 acre tract, for the northwest corner of this tract;

THENCE S 89°53'00" E (Deed - record bearing basis), 625.00 feet along the south line of said highway and the north line of this tract and said 239.598 acre tract, to the POINT OF BEGINNING, and containing approximately 10.402 acres of land.

SURVEYORS DECLARATION

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE
PREMISES SURVEYED AND TO: Trinity Abstract and Title Company

I hereby certify that in January, 2005, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

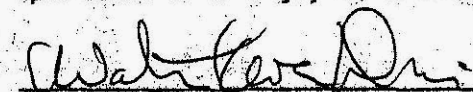
I further certify to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map # 481380000 D.
2. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
3. Information in parentheses are from public records (Deed-calls).
4. Bearing sources are as per record plat or field notes description.
5. This survey was prepared in conjunction with Trinity Abstract and Title Company Commitment for Title Insurance, G.F. No. 70308, dated October 14, 2004. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

Ellis Prairie Soil Conservation Dist. - 465/482; 474/33 DRECT
Texas Power & Light Co. - 494/44; 370/315; 539/437; 539/439; 366/566 DRECT
Southwestern Bell Tels. Co. - 550/339 DRECT
State of Texas - 439/286 DRECT
City of Waxahachie - 1865/4 OPRECT

6. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey.


Walter Keven Davis, R.P.L.S. # 4466
Davis & McDill

1/13/05
Date

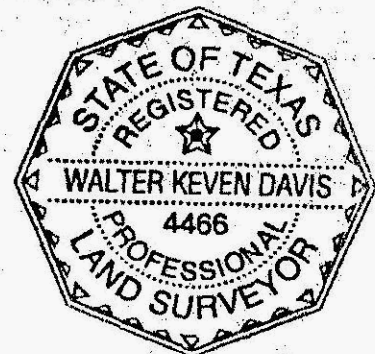


EXHIBIT "A"

EXHIBIT PLAT

10.402 Acres

FIELD NOTES

EXISTING PD-48 LI-1 ZONING

PROPOSED PD MF-2 ZONING

6.542 Acres

BEING all that certain lot, tract, or parcel of land situated in the W. C. TUNNELL SURVEY, ABSTRACT No. 1080, and being a portion of a called 239.598 acre tract of land conveyed to Joe Rust by deed recorded in Volume 1746, Page 2455 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set in the east line of the 239.598 acre tract for the lower northeast corner of this tract and which bears S 00°23'45" W, 725.00 feet from a Texas Highway Department monument found in the south line of U. S. HIGHWAY 287 BYPASS, a variable width public right-of-way, for the northeast corner of the called 239.598 acre tract and being the northwest corner of a called 69.351 acre tract of land described by instrument recorded in Volume 717, Page 274 of the Deed Records of Ellis County, Texas (DRECT);

THENCE S 00°23'45" W, 81.00 feet along the lower east line of this tract and east line of the said 239.598 acre tract and the west line of said 69.351 acre tract to the southeast corner of this tract;

THENCE N 89°37'58" W, 918.59 feet into said 239.598 acre tract along the south line of this tract to the southwest corner of this tract;

THENCE N 00°26'36" E, 797.54 feet through said 239.598 acre tract along the west line of this tract to the northwest corner of this tract in the south line of said highway and the north line of said 239.598 acre tract;

THENCE along the south line of said highway and the north line of said 239.598 acre tract as follows:

N 87°15'00" E, 88.93 feet to a 5/8" steel rod found; and S 89°53'00" E (Deed - record bearing basis), 204.14 feet to a point for the upper northeast corner of this tract;

THENCE into the said 239.598 acre tract and along the upper east line and lower north line of this tract as follows: S 00°23'45" W, 725.00 feet to a point for the inset northeast corner of this tract and S 89°53'00" E, 625.00 feet to the POINT OF BEGINNING and containing approximately 6.542 acres of land.

Surveyors Declaration:

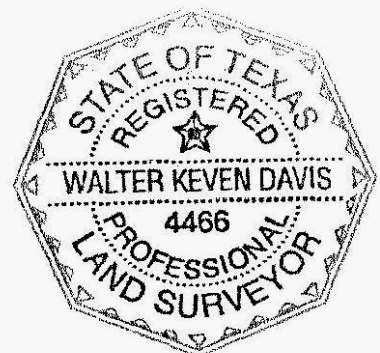
I hereby declare that the foregoing field notes were prepared by me and based on an actual survey made on the ground under my supervision in March, 2005.

Walter Keven Davis 3/3/05

Walter Keven Davis

RPLS # 4466

Davis & McDill



EXHIBIT

"A"

FIELD NOTES

EXISTING PD-48 LI-1 ZONING

PROPOSED PD MF-2 ZONING

16.944 Acres

BEING all that certain lot, tract, or parcel of land situated in the W. C. TUNNELL SURVEY, ABSTRACT No. 1080, and being a portion of a called 239.598 acre tract of land conveyed to Joe Rust by deed recorded in Volume 1746, Page 2455 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a Texas Highway Department monument found in the south line of U. S. HIGHWAY 287 BYPASS, a variable width public right-of-way, for the northeast corner of this tract and said 239.598 acre tract, said rod being the northwest corner of a called 69.351 acre tract of land described by instrument recorded in Volume 717, Page 274 of the Deed Records of Ellis County, Texas (DIRECT);

THENCE S 00°23'45" W, 806.00 feet along the east line of this tract and said 239.598 acre tract and the west line of said 69.351 acre tract to the southeast corner of this tract;

THENCE N 89°37'58" W, 918.59 feet into said 239.598 acre tract along the south line of this tract to the southwest corner of this tract;

THENCE N 00°26'36" E, 797.54 feet through said 239.598 acre tract along the west line of this tract to the northwest corner of this tract in the south line of said highway and the north line of said 239.598 acre tract;

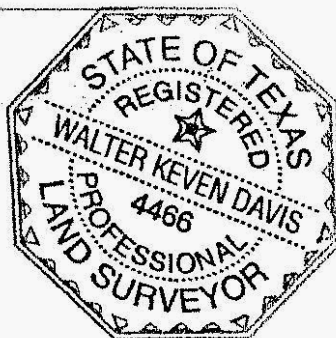
THENCE along the south line of said highway and the north line of said 239.598 acre tract as follows:

N 87°15'00" E, 88.93 feet to a 5/8" steel rod found;

S 89°53'00" E (Deed - record bearing basis), 829.14 feet to the POINT OF BEGINNING and containing approximately 16.944 acres of land.

Walter Keven Davis

Walter Keven Davis, RPLS #4466
Davis and McDill, Inc.



OWNER/DEVELOPER:

Joe Rust
440 Gingerbread Lane
Waxahachie, TX 75165
Phone: 972-333-4143

EXHIBIT "B"

ZONING PLAT
EXISTING PD-48 LI-1 ZONING
PROPOSED PD MF-2 ZONING
16.944 Acres

U.S. HIGHWAY 287 BYPASS

Variable width R.O.W.

frontage road - asphalt pavement

P.O.B.

1/2" CRS

(Deed - record brng. basis)
S 89°53'00" E 625.00'

15' TP&L Co.
elec. esmt.
799/220 DRECT

THD Monument
Fnd. (1/2" CRS
in place)

approx. location
of original
survey

10.402 Ac.

69.351 Ac.
717/274 DRECT

N 00°23'45" E 725.00'

S 00°23'45" W 725.00'

1/2" CRS

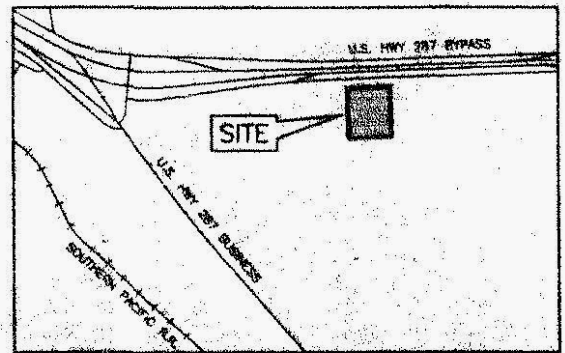
N 89°53'00" W 625.00'

1/2" CRS

102.33'

1/2" RF

residual of 239.598 Ac.
Joe Rust
1746/2455 OIRECT



LOCATION MAP SCALE: 1" = 2000'

N 87°15'00" E

88.93'

End
5/8"
S.R.

(Deed -- record brng. basis) S 89°53'00" E 829.14'

frontage road -- asphalt pavement

P.O.B.

THD Monument
Fnd. (1/2" CRS
in place)

15' TP&L Co.
elec. esmt.
799/220 DRECT

EXISTING PD-48 LI-1 ZONING

PROPOSED PD MF-2 ZONING

16.944 Acres

(Portion of 239.598 Acres
Vol. 1746, Pg. 2455 OPRECT)

N 00°26'36" E 797.54'

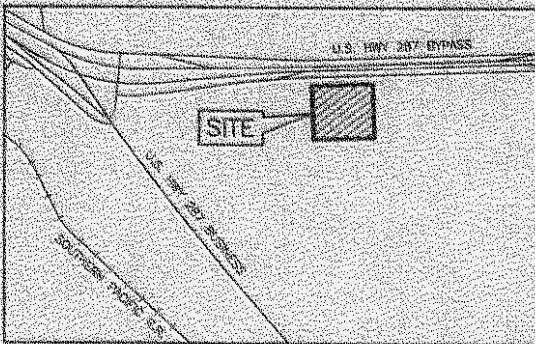
S 00°23'45" W 806.00'

N 89°37'58" W 918.59'

1/2" RE

W. C. TUNNELL SURVEY, ABST 1085

Residual of 239.598 Acres
Joe Rust
Vol. 1746, Pg. 2455 OPRECT
EXISTING PD-47-MF-2 ZONING



LOCATION MAP SCALE : 1" = 2000'

CRS
GRF
RF
PF
R.O.W.
P.O.B.

THE MARK ON 287

A Multi-Family Community
Mucasey & Associates, Architects
May 10, 2018

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath (1st Floor)	10	1,000 s.f.
A2	One Bedroom, 1 Bath (Upper Floor)	20	1,000 s.f.
A3	One Bedroom, 1 Bath (1st Floor)	8	1,111 s.f.
A4	One Bedroom, 1 Bath (Upper Floor)	20	1,111 s.f.
A5	One Bedroom, 1 Bath (1st Flr. H.C.)	2	1,111 s.f.
A6	One Bedroom, 1 Bath (Upper Floor)	20	1,111 s.f.
Total One Bedroom Units		80 Units	
B1	Two Bedroom, 2 Bath (1st Floor)	10	949 s.f.
B2	Two Bedroom, 2 Bath (Upper Floor)	20	949 s.f.
B3	Two Bedroom, 2 Bath (1st Floor)	5	1,001 s.f.
B4	Two Bedroom, 2 Bath (Upper Floor)	20	1,001 s.f.
B5	Two Bedroom, 2 Bath (1st Flr. H.C.)	1	1,001 s.f.
Total Two Bedroom Units		60 Units	
Apartments Total		140 Units	18,110 s.f.
Amenity Center			7,930 s.f.
Grille House			460 s.f.
Garage/Maintenance			891 s.f.
Project Total			122,111 s.f.

PARKING REQUIRED:

140 Units @ 1.75 cars/unit 245 cars

PARKING PROVIDED:

	Van	HC	Accessible	Standard	Total
Open Parking (secured)	2	4	134	140 cars	
Breezeway Garages	0	0	30	30 cars	
Detached Garages	1	0	0	1 cars	
Carports	1	0	31	38 cars	
Total Secured Parking Provided		4	4	201	209 cars
Open Parking (non-secured)		1	1	6	8 cars
Total Regular Parking Provided		5	5	207	217 cars
Tandem Parking		0	0	30	30 cars
Total Parking Provided		5	5	237	247 cars

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED:

80 One Bedroom Units @ 600 s.f.	48,000 s.f.
60 Two Bedroom Units @ 900 s.f.	54,000 s.f.
<hr/>	
Total Open Space Required	102,000 s.f.

OPEN SPACE PROVIDED:

Open Space #1 -	21,917 s.f.
Open Space #2 - County and Recreational Open Space	49,935 s.f.
Open Space #3 - Recreational Open Space	1,949 s.f.
Recreational Space in Amenity Center and Pool Deck (10,519 s.f. x 3)	31,557 s.f.
Playground (823 s.f. x 3)	2,469 s.f.
Total Open Space Provided	118,347 s.f.

PD SUBMITTAL SUMMARY:

Lot Width	293' Min	98' Max
Lot Depth		797'
Lot Area		6.93 Acres
Density		21.44 Units/Acre
Site Coverage:		
Amenity Center		3,132 s.f.
Building #1		11,746 s.f.
Building #2		11,746 s.f.
Building #3		11,746 s.f.
Building #4		11,746 s.f.
Building #5		11,746 s.f.
Grille House		654 s.f.
Garage		891 s.f.
Total Building Coverage		63,413 s.f.
Percentage of Site Coverage:		72%
Building Height:		
Amenity Center		25'-2"
Typical Apartment Building		36'-8"

U.S. HIGHWAY 287 BYPASS

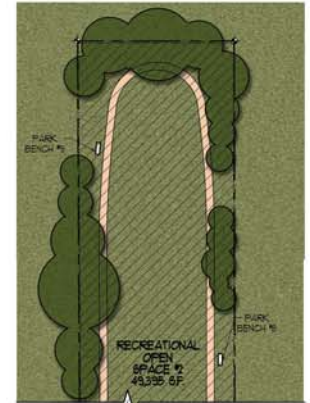


EXHIBIT “B”

Concept Plan Provisions

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for the development of a Class-A apartment complex comprised of 140 units that uses a similar architectural style as that of The Mark on Solon, with exterior features intended to blend the project with the aesthetics of Waxahachie New High School. Any conditions found within the Multiple Family Residential District-2 (MF-2) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie’s Code of Ordinances, as amended.

Compliance with the City’s Comprehensive Plan

Zoning District (MF-2) is the intended base zoning classification underlying this PD. The MF-2, Multiple Family Residential District-2, is an attached residential district intended to provide the highest residential density of eighteen (18) dwelling units per acre. The principal permitted land uses will include low-rise multiple family dwellings, and apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

PD District Development Standards

Description of Request

- We intend to modify the existing zoning requirements under a Planned Development which will allow for the development of a three (3) story, garden style, “Class-A” apartment complex consisting of five (5) residential buildings and 140 units.

Proposed Use of Property

- The proposed development is a three (3) story, garden style, “Class-A” apartment complex comprised of five (5) residential buildings and 140 units, which will a similar architectural style as that of The Mark on Solon, with exterior features intended to blend the project with the aesthetics of Waxahachie New High School that will serve as a model for future development in the surrounding area. The development will feature an amenity center with workout facilities and business center, a pool and grill house, playground, a dog park, fully enclosed storage units not visible from the exterior, fully enclosed tuck under garages, and covered parking. Applicant intends to break ground in late summer, with completion of the project in late 2019, early 2020.

General Development Requirements

- **Site Plan:** The site plan is attached as Exhibit “C”
- **Elevation:** The elevation plan is attached as Exhibit “D”
- **Density:** 21.44 dwelling units per acre (140 units total)
- **Exterior:** The exterior of the project will include brick and cementious fiber board to resemble The Mark on Solon with exterior features intended to compliment Waxahachie New High School.

- **Parking:** The development will consist of 247 parking spaces (1.76 per unit), comprised of thirty (30) fully enclosed tuck-under garages, one (1) fully enclosed detached handicap van garage, eighty-four (84) carports, thirty (30) tandem spaces, and one hundred and two (102) open parking spaces.
- **Open Space:** Open space for the development shall be a minimum of 88,114 square feet as depicted on the site plan, and include a central courtyard with park benches, pool area, dog park, playground, and various green areas.
- **Side Setbacks:** The side setbacks shall be a minimum of fifty-eight and a half (58.5) feet.
- **Public ROW:** Applicant will grant the City of Waxahachie an easement for use as a public ROW over that area along the southern portion of the subject property depicted and labeled on the site plan.
- **Building Separation:** Minimum building separation shall be a minimum of thirty (30) feet.
- **Refuse Facility:** The refuse facilities proximity requirements shall be waived so long as a valet trash service is provided to residents.

THE MARK ON 287

A Multi-Family Community
Mucasey & Associates, Architects
June 06, 2018

PROJECT SUMMARY:

Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath (1st Floor)	10	1000 s.f.
A2	One Bedroom, 1 Bath (Upper Floor)	20	1000 s.f.
A3	One Bedroom, 1 Bath (1st Floor)	8	771 s.f.
A4	One Bedroom, 1 Bath (Upper Floor)	20	771 s.f.
A5	One Bedroom, 1 Bath (1st Fr. H.C.)	2	771 s.f.
A6	One Bedroom, 1 Bath (Upper Floor)	20	769 s.f.
Total One Bedroom Units: 80 Units			
B1	Two Bedroom, 2 Bath (1st Floor)	10	949 s.f.
B2	Two Bedroom, 2 Bath (Upper Floor)	20	949 s.f.
B3	Two Bedroom, 2 Bath (1st Floor)	9	1007 s.f.
B4	Two Bedroom, 2 Bath (Upper Floor)	20	1007 s.f.
B5	Two Bedroom, 2 Bath (1st Fr. H.C.)	1	1007 s.f.
Total Two Bedroom Units: 60 Units			
Apartments Total: 140 Units, 18,710 s.f.			
Amenity Center: 3,802 s.f.			
Grille House: 473 s.f.			
Detached Garage: 391 s.f.			
Project Total: 23,452 s.f.			

PARKING REQUIRED:

140 Units @ 175 cars/unit	245 cars			
PARKING PROVIDED:	Yan	HC	Accessible	Standard Total
Open Parking (secured)	2	4	84	90 cars
Brasserie Garages	0	0	30	30 cars
Detached Garages	1	0	0	1 cars
Carports	2	0	82	84 cars
Total Secured Parking Provided	5	4	156	205 cars
Open Parking (non-secured)	1	0	1	2 cars
Total Regular Parking Provided	6	4	207	217 cars
Tandem Parking	0	0	30	30 cars
Total Parking Provided	6	4	237	247 cars

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED:		
80 One Bedroom Units @ 600 s.f.	48,000 s.f.	
60 Two Bedroom Units @ 900 s.f.	54,000 s.f.	
Total Open Space Required	102,000 s.f.	
OPEN SPACE PROVIDED:		
Open Space # - Recreational Open Space	32,329 s.f.	
Open Space #2 - Recreational Open Space	1,662 s.f.	
Recreational Space in Amenity Center and Pool/Deck (14,851 s.f. x 3)	42,453 s.f.	
Playground (1890 s.f. x 3)	5,670 s.f.	
Total Open Space Provided	86,114 s.f.	

PD SUBMITTAL SUMMARY:

Lot Width	293' Min	98' Max
Lot Depth		191'
Lot Area		6.53 Acres
Density		21.44 Units/Acre
Site Coverage:		
Amenity Center	3,802 s.f.	
Building #1	1,746 s.f.	
Building #2	1,746 s.f.	
Building #3	1,746 s.f.	
Building #4	1,746 s.f.	
Building #5	1,746 s.f.	
Grille House	473 s.f.	
Detached Garage	391 s.f.	
Total Building Coverage	63,492 s.f.	
Percentage of Site Coverage	22%	
Building Heights:		
Amenity Center	25'-2"	
Typical Apartment Building	36'-8"	





1 **Front Elevation**
A4.1 1/8" = 1' - 0"



2 **Back Elevation**
A4.1 1/8" = 1' - 0"

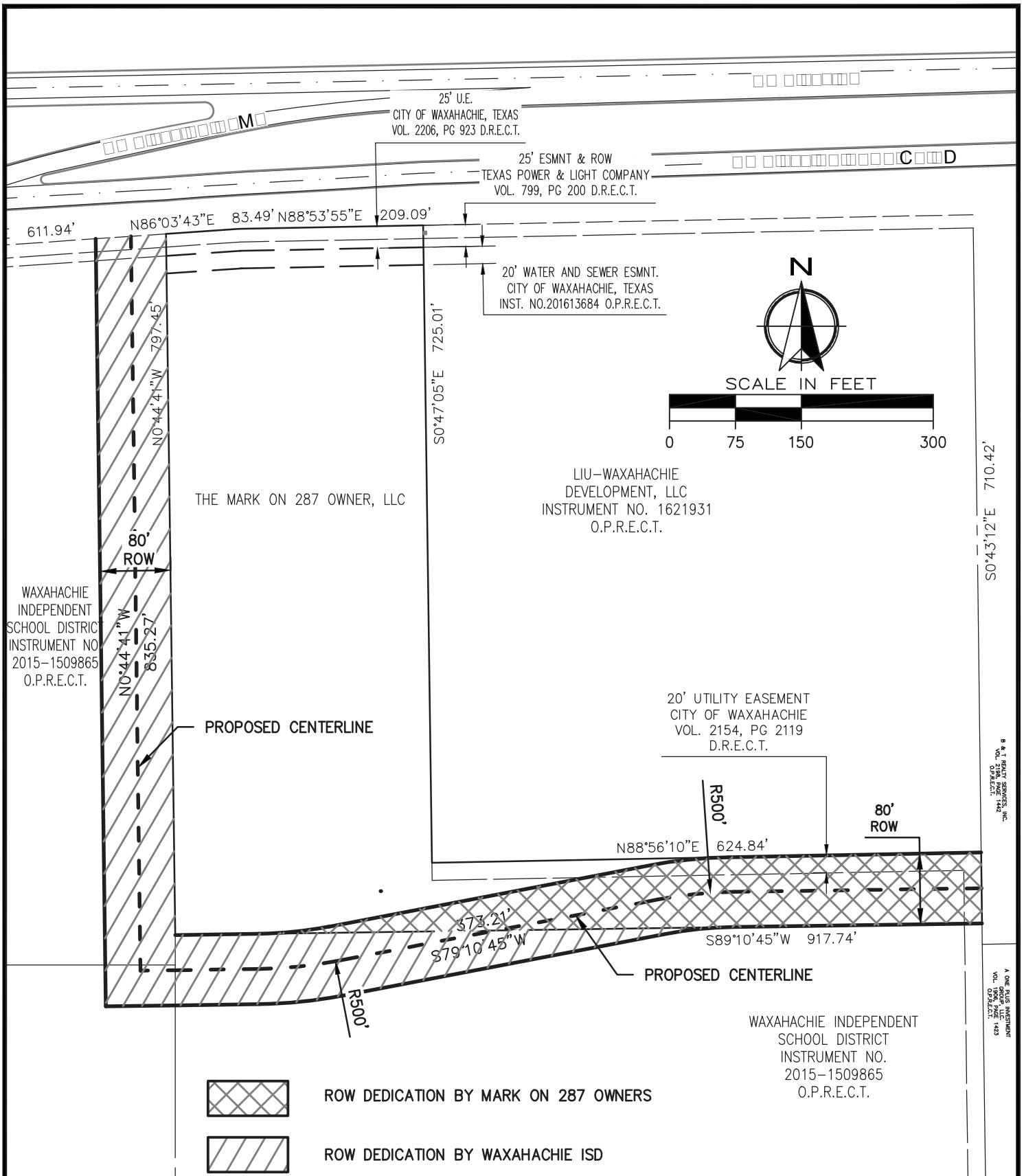


**MUCASEY
&
Associates**
Architects
4808 Gibson, Suite 200
Houston, Texas 77007
Tel: (713) 521-1233
Fax: (713) 521-1904
Email: office@mucaseyarchitects.com

THE MARK ON 287
A Luxury Multi-Family Community
Waxahatche, Texas
Job No. 18.3

ZONING SUBMITTAL	
Date:	05-25-18
Date:	
Date:	
Date:	
Date:	
Date:	
Date:	

A4.1



Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0079



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Public Hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to **Planned Development-Commercial, with Concept Plan**, located at 1501 Dr. Martin Luther King Jr Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)

CASE INFORMATION

Applicant: Verlin Taylor, VKT Associates

Property Owner(s): VKT Associates LLC

Site Acreage: 0.3426 acres

Current Zoning: Commercial

Requested Zoning: Planned Development-Commercial

SUBJECT PROPERTY

General Location: 1501 Dr. Martin Luther King Jr. Blvd

Parcel ID Number(s): 182074

Existing Use: Currently undeveloped

Development History: S.M. Durrett Survey, Abstract No. 272

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF3	Church
East	C	Single family residence
South	C	Single family residence
West	L11	Currently undeveloped

Future Land Use Plan: Commercial

Comprehensive Plan:

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

Thoroughfare Plan:

The site is located at the southeast intersection of Graham Street and Dr. Martin Luther King, Jr., Boulevard (Business HWY 287). MLK is a Major Thoroughfare B (110' ROW). The site has a culvert onto Graham Street, though the applicant is requesting access off MLK from TxDOT.



Site Image:

PLANNING ANALYSIS

The applicant seeks to establish a food truck park business at the site to serve nearby residents and businesses. The food park would be open three days per week (Thursday through Saturday).

Staff does recognize the importance of providing food options in the area, however there are a number of concerns with the development as proposed, including parking, and circulation within the site.

At the present time, the applicant does not plan for on-site parking of customer vehicles. The applicant has informed staff that the intent is for customers to walk to the site, and then either take their purchases to another location to eat, or to eat at the tables provided. Staff does not support a plan for restaurant services outside the Central Area (CA) that do not include on-site parking, because this is a requirement in Commercial (C) zoning districts, the City has a duty to ensure that traffic to a site is contained within that site, and the City's wish to avoid the risk of customers parking along Graham Street.

The need for parking on-site is compounded by a need for vehicular circulation within the site. The applicant would like entrances off of Graham and MLK. If the desire is for two entrances, then the City must assume that vehicles will attempt to enter the site at both Graham and MLK, thereby necessitating a circulation pattern that takes into account both entrances and can safely move pedestrians, cyclists, and drivers through the site. At this time, staff does not believe the circulation afforded by the site plan is sufficient to account for the amount and type of traffic the site can expect to receive.

Staff is concerned about the provisions for trash. At this point, the applicant intends to handle trash generated at the site via on-site trash cans, as shown on the site plan. Though the intent is for the food park to be open for three days a week, given the amount of business the applicant anticipates, it is questionable whether trash cans, with no dumpster, would be sufficient to handle the trash generated by customers and vendors. If a dumpster is installed on-site, it would need to meet the requirements set by the City's Zoning Ordinance, that it be screened by a masonry wall, with shrubbery to screen the masonry, and be in an approved location on the site.

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.

Base Zoning Requirement	Proposed Development Standard
Paved parking lot	Multi-colored gravel that matches the décor of the food park.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 21 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 05/25/2018.

STAFF CONCERNS

1. To get an entry onto MLK, a permit would be needed from TxDOT.
2. Parking is not shown on-site but must be, per the standards for Commercial zoning.
3. Provide parking and driveway layout to access and exit the site.

APPLICANT RESPONSE TO CONCERNS

1. Applicant met with staff and submitted revisions. The above comments remain outstanding.

RECOMMENDATION

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

- ☒ Denial
- ☐ Approval, as presented.
- ☐ Approval, per the following comments:
 1. If checking the last box, then include the comments recommended for P&Z and City Council to use as discussion points.

ATTACHED EXHIBITS

1. Survey
2. Concept plan
3. Strategic plan
4. Planned vendor list
5. Illustration of permanent food concession trailer
6. Photograph of permanent food concession trailer
7. Illustration of restrooms
8. Photograph of restrooms

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

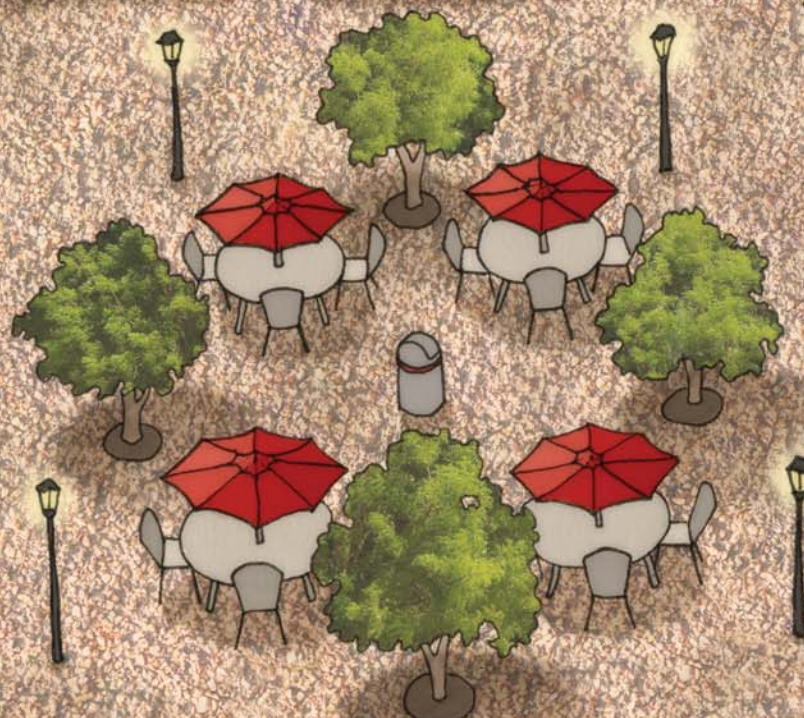
Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

***Illustration not to scale.
Measurements provided on
supporting documents.***



EASTSIDE FOOD PARK – STRATEGIC PLAN

Our Mission

EASTSIDE Food Park (EFP) will provide a variety of foods such as seafood, BBQ, pasta, chicken, sandwiches and bakery items with complementary prices. Management will build relationships with specialty food truck vendors. EFP will foster relationships with organizations and businesses who prefer food delivered for lunch and during special events.

Our Core Values

- 1) Client focus - EFP wants all vendors to provide great customer service and a good experience for Waxahachie residents and out of town visitors
- 2) Integrity – maintain honesty and respect for individuals and businesses
- 3) Leadership – employ food consultants to enhance the operations of the food park
- 4) Professionalism – to be professional in our actions to residents and business owners
- 5) Excellence – continue to pursue knowledge and keep staff trained to improve efficiency
- 6) Community service – find one or two schools in the area to support. (**Turner, Oliver E Clift**)

Competitive Advantages

- 1) Opportunity for growth as the east side of town is developed
- 2) Advanced POS systems will be used to increase sales, offer promotions and engage with third party vendors
- 3) Management and consultant staff have over 18 years of experience
- 4) Permanent location with no current competition to serve
 - a. Up to 3,719 estimated residents within one mile of food park (**pop fact demographics**)
 - b. Percentage of 1,537 daily drivers on MLK by driver license office (**TXDOT traffic count**)
 - c. Percentage of 24,530 drivers on 287 Bypass from Ennis, Corsicana or Rice who may cut through Park School Road headed to downtown Waxahachie (**TXDOT traffic count**)
 - d. Driver license customers and industrial business employees on MLK.

Organization – Wide Strategies

2018 -

- Open food park between late September and October 15th
- Join Waxahachie Chamber of Commerce in August or September
- Build relationships with 3 to 5 food truck vendors
- Service residents in the immediate area
- Offer discounts to groups for lunch in the area.

2019 -

- Execute market strategy to offer food throughout the city of Waxahachie
- Build permanent relationships with 5 food truck vendors
- Participate in city-wide events.

Planned vendor use for development

*Texas Tree Farms
Waxahachie, Texas*

Purpose: Red Oak, Chinese Pistache, Crape Myrtle trees and irrigation

*Mueller, Inc
Waxahachie, Texas*

Purpose: Material for 300 square foot steel building for beverage serving

*Randy Hughes
Former Commander
VFW Post 3894*

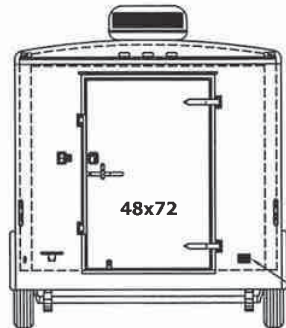
Purpose: Excavation, gravel, concrete pads for permanent concession trailer, restroom and steel building

*Davis & MCDill
Waxahachie, Texas*

Purpose: Create plans for submission to TXDOT for driveway approach

*Venus Construction
Mansfield, Texas*

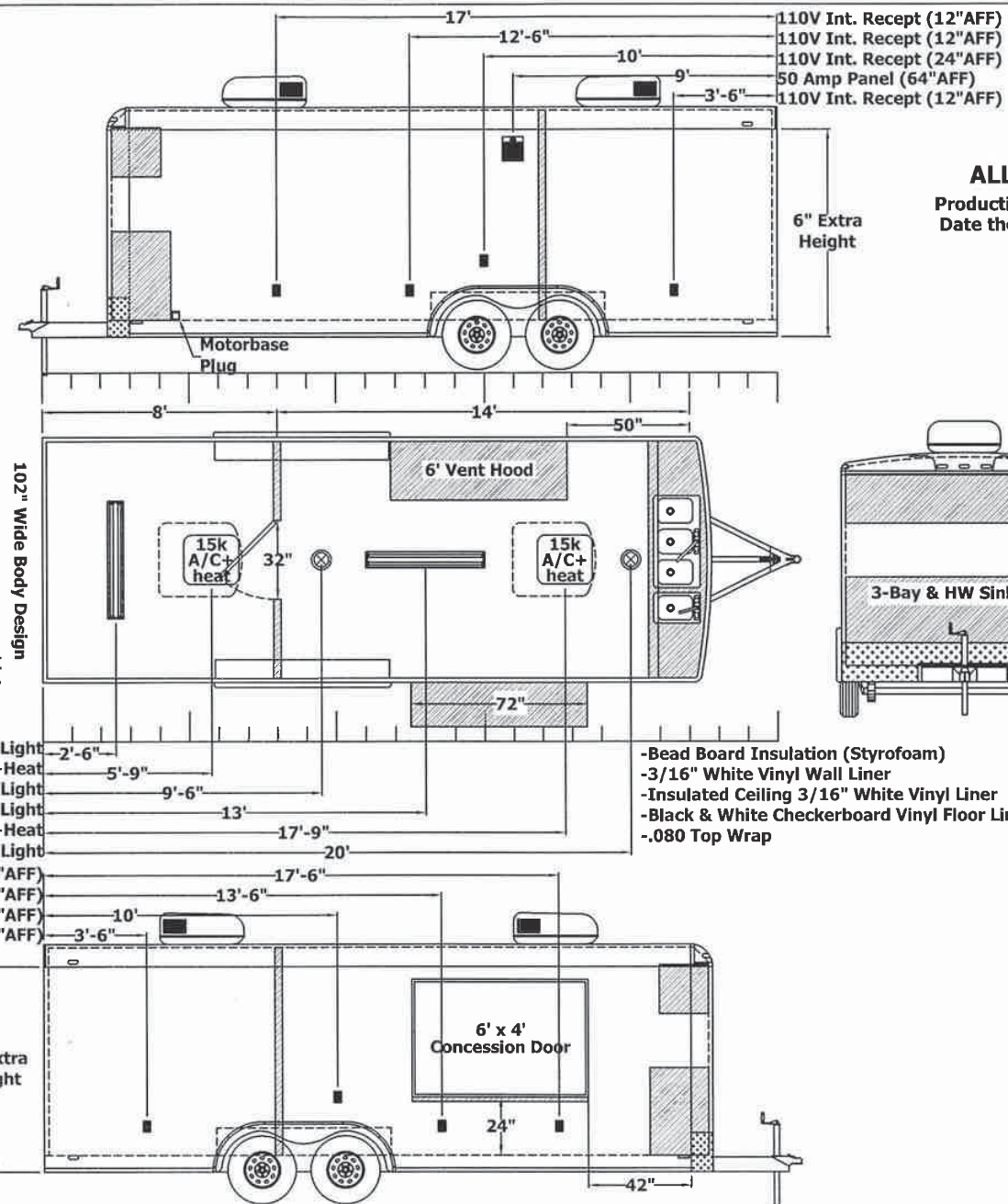
Purpose: Construction of driveway approach



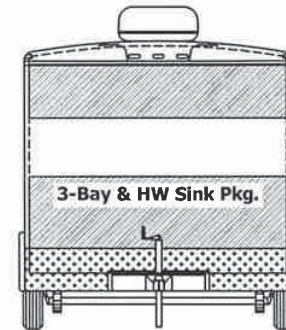
Exterior GFCI
(Behind Door
Swing)

48" Fluorescent Light
15K A/C+Heat
Dome Light
48" Fluorescent Light
15K A/C+Heat
Dome Light
110V Int. Recept (12"AFF)
110V Int. Recept (12"AFF)
110V Int. Recept (24"AFF)
110V Int. Recept (12"AFF)

6" Extra
Height



-Bead Board Insulation (Styrofoam)
-3/16" White Vinyl Wall Liner
-Insulated Ceiling 3/16" White Vinyl Liner
-Black & White Checkerboard Vinyl Floor Liner
-.080 Top Wrap



Salesman Signature

Dealer Signature

Customer Signature

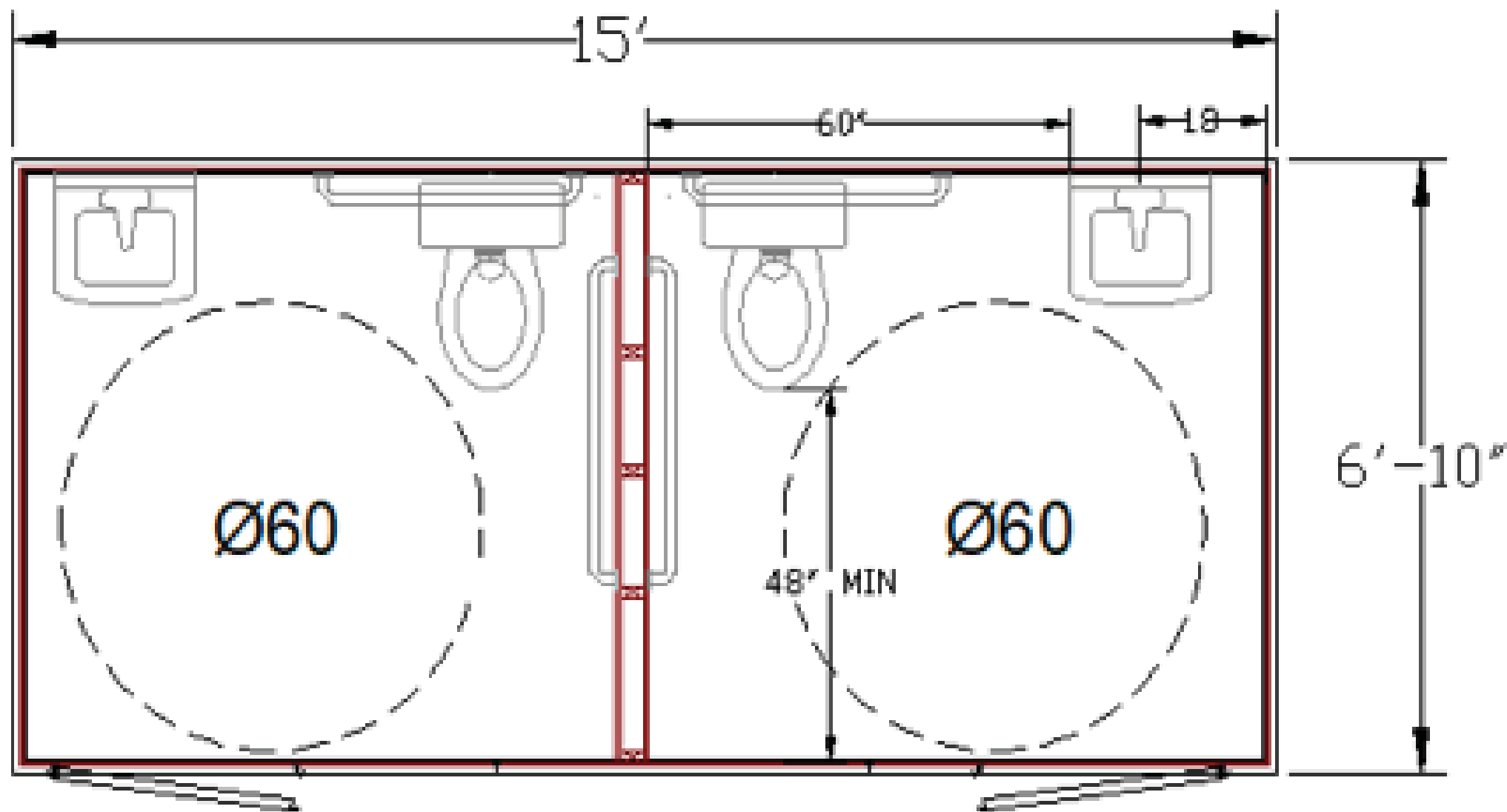
ALL Signatures Required

Production Lead Times Based on the
Date the Order and Print are Signed
Drawn By: CB

ACTUAL PRODUCT MAY VARY SLIGHTLY FROM THIS PRINT

This drawing contains private and confidential information that is property of Forest River Inc., a Berkshire Hathaway company.





Double ADA Park Model Skid Unit | Sierra Series



Portable Restroom
Trailer, LLC
Mobile Restroom Trailers

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0054



MEETING DATE(S)

Planning & Zoning Commission: May 22, 2018

City Council: June 4, 2018

CAPTION

Public Hearing on a request by Barb J. Hall, for a Specific Use Permit (SUP) for **Trailer, Truck Sales or Rental** use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054).

CASE INFORMATION

Applicant: Barb J. Hall

Property Owner(s): Luis Estrada

Site Acreage: 29.74 acres

Current Zoning: Light Industrial-2 and Future Development

Requested Zoning: Light Industrial-2 and Future Development with SUP

SUBJECT PROPERTY

General Location: 4675 N Interstate 35

Parcel ID Number(s): 188460

Existing Use: Ervin Trucks and Trailer Rentals

Development History: The site is unplatted, however, the current SUP for the property, Ordinance No. 2808 expires January 1, 2019.

Case No.	Direction from Site	Request	Result
ZA2015-15	Site	SUP for use	Approved, Ord. No. 2808

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI1	Currently undeveloped
East	LI2	Nutri Ag.
South	LI1	Austin Industrial Park
West	LI1	Austin Industrial Park

Future Land Use Plan:

Highway Commercial

Comprehensive Plan:

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 Interstate 35 Service Road.



Site Image:

PLANNING ANALYSIS

The applicant operates a trailer and truck rental and sales business at this site. The SUP to continue the use expires on January 1, 2019. The applicant would like to continue the usage at the site, however the use and the maintenance of the site are not in compliance with the City's future land use plan for the site. Additionally, the parking lot at the site is unpaved, with trailers parked on gravel, dirt and grass.

SUP DEVELOPMENT STANDARDS

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

Base Zoning Requirement	Proposed Development Standard
Concrete paving for all parking and storage areas.	The site is unpaved, with items stored on gravel, dirt and grass.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 4 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 5/4/18.

STAFF CONCERNS

1. Staff are concerned about continuing this use along one of the main entryways into the City of Waxahachie.

RECOMMENDATION

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

- ☒ Denial
- ☐ Approval, as presented.
- ☐ Additional consideration is required

ATTACHED EXHIBITS

1. Ordinance No. 2808
2. Site photos
3. C.O. for Wabash National Trailer Center

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

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

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held May 22, 2018, the Commission voted to recommend continuance of zoning change SU-18-0054. Since that time, staff has had the opportunity to do further research regarding this case.

At the present time, Ervin Equipment is operating at the site without a valid Certificate of Occupancy (C.O.). The only C.O. at the site was issued on May 29, 2003, for Wabash National Trailer Centers with a use type of "selling and storage of used semi-trailers," and the owner of Wabash was listed as Jerry Dumont. Per Section 11.1 of the 1997 Zoning Ordinance (and all subsequent zoning ordinances), a C.O. is required for the change in occupancy or business within a building such that even if the use type has remained the same, a new C.O. was needed when Ervin Equipment became the company occupying the site.

During the public hearing on May 22, 2018, a representative for Ervin stated that he was only applying for the SUP because he thought he needed to in order to maintain his ability to do trailer storage at the site, and that no sales or leasing was done at the site. Staff visited the site and found signage along the fencing and on the mudflaps of trailers that advertised leasing services. Additional signage advertised the ability to sell, buy or lease new or used trailers, and that Ervin Equipment is a dealer for Stoughton. The banner signs attached to the fences lack sign permits, and, as a result, must be removed. The pole sign that exists on site does not have a permit for Ervin's usage of the sign, making this an illegal conforming sign, though a permit was granted for an addition to the illegal conforming sign that would advertise Stoughton.

During the public hearing, the representative stated that the entire site was covered in rock, and that gravel, grass and dirt were not in the areas where trailers are stored on the site. During staff's visit to the site, staff saw trailers parked on grass.

In the City Council meeting to obtain the SUP in 2015, the applicant was told of the need to beautify the site through increased landscaping and improving the fencing as a condition for the SUP. The representative stated his belief that since Ervin elected not to begin sales and leasing at the site, there was no need to beautify the site.

In light of this, staff has changed its recommendation to denial. If Council decides against denial, staff would recommend that should the applicant receive an SUP for Trailer, Truck Sales or Rental at the site, or an SUP for Auto Parking Lot, Trucks and Trailers, at the site, the beautification be required as a condition of the SUP. Staff would also request that the applicant obtain a valid C.O. for operations at the site that accurately reflect the nature of the business conducted at the site, and remove the banner signs attached to the fencing.

ORDINANCE NO. 2808

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT ON PROPERTY IN THE E. C. NEWTON SURVEY, ABSTRACT NO. 790 AND J. SHAVER SURVEY, ABSTRACT NO. 1000, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS LOCATED AT 4675 INTERSTATE HIGHWAY 35-E, WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LIGHT INDUSTRIAL-2 AND FUTURE DEVELOPMENT (LI-2 & FD) TO LIGHT INDUSTRIAL-2 AND FUTURE DEVELOPMENT WITH SPECIFIC USE PERMIT (LI-2 & FD w/SUP), FOR THE PURPOSE OF ALLOWING TRUCK AND TRAILER RENTAL AND SALES, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, the hereinbelow described property is classified in said ordinance and any amendments thereto as Light Industrial-2 and Future Development (LI-2 & FD); and

WHEREAS, proper application for a Specific Use Permit has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the issuance thereof; and,

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said Specific Use Permit;

NOW, THEREFORE, this Specific Use Permit is to allow truck and trailer rental and sales, and the Specific Use Permit is hereby authorized on the following property:

Property in the E. C. Newton Survey, Abstract No. 790 and J. Shaver Survey, Abstract No. 1000, Waxahachie, Ellis County, Texas, located at 4675 Interstate Highway 35-E, Waxahachie, Ellis County, Texas.

Said Specific Use Permit is granted subject to all regulations and licensing requirements. This Specific Use Permit is for three years only and expires January 1, 2019. If the Landowner wishes to continue the uses covered by the Specific use Permit, they must, before that date, make a new application for a new Specific Use Permit.

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

An emergency is declared to exist and this ordinance is to be effective upon passage.

PASSED, APPROVED AND ADOPTED on this 8th day of September, 2015.


MAYOR

ATTEST:

City Secretary





4675 I-35 NE
WAXAHACHIE, TX 75165

ERVIN
TRAILER CENTERS
AUTHORIZED DROP LOT FOR

STOUGHTON®

NORTH AMERICA'S LOWCOST TRAILER DEALER
ERVIN TRAILER CENTERS

 **ERVIN**
ERVINUSA.COM
972-923-0527

AUTHORIZED DEALER OF

STOLIGHTON®



SERVING ALL YOUR
TRAILER NEEDS!

SELL • BUY • LEASE

NEW • USED

972-923-0527



972-923-0527

FLATBEDS FOR LEASE!



TRA CRAFT EAGLE II

AA-2917

Leave with the ERVIL BINK
844-849-5262

Leave with the ERVIL BINK
844-849-5262



TRANSCRAFT EAGLE II

AM-2909

Lease with the ERVIN EDGE
844-849-5262

Lease with the ERVIN EDGE
844-849-5262

4675 I-35 NE
WAXAHACHIE, TX 75165



4675 N. I-35 E
Waxahachie, Texas 75165

AUTHORIZED DROP LOT FOR













Certificate of Occupancy

C.O.# 2003148
WABASH NATIONAL TRAILER CENTERS
4675 IH35E, N.

City of Waxahachie

Department of Building Inspection

This Certificate issued pursuant to the requirements of the Standard Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification BUSINESS Bldg. Permit No. B-0

Group B Type Construction VI Zoning : LI-1

Owner of Building LUIS ESTRADA Owner Address 524 BROWN IND. WAXAHACHIE

Tenant Name WABASH NAT'L TRAILER CENTERS Building Address 4675 IH35E, N.

SM Smith
Building Official

By: Johnny Thompson
Date: May 29th, 2003

POST IN A CONSPICUOUS PLACE

APPLICATION FOR
CERTIFICATE OF OCCUPANCY AND COMPLIANCE
PLEASE PRINT

APPLICATION NUMBER: CO# 2003148 DATE: 5-27-03
BUILDING PERMIT NUMBER: B# B0 DATE: 5-27-03
✓ BUILDING ADDRESS: 4675 N. I-35 E
✓ NAME OF BUSINESS: Wabash National Trailer Centers
✓ BUILDER OWNER: Luis Estrada
✓ ADDRESS: 524 Brown Ind.
✓ CITY/ST/ZIP: Waxahatchie TX 75165
✓ OWNER PHONE NO: 972-938-9919
✓ TENANT NAME: Wabash National Trailer Centers
✓ HOME ADDRESS: 4675 N. I-35 E
✓ CITY/ST/ZIP: Waxahatchie TX 75165
✓ PHONE NO: 214 637 0080
✓ LEGAL: LOT NO: _____ BLOCK NO: _____
ADDITION: _____ ABSTRACT: 720
CURRENT ZONING DISTRICT: I-1 FIRE DISTRICT: Y/N
OCCUPANCY CLASSIFICATION: _____
GROUP: A1 A2 B E F H IR M R S
CONSTRUCTION TYPE: I II III IV V VI
OCCUPY LAND ONLY: _____ OCCUPY EXISTING STRUCTURE: _____
OCCUPY NEW STRUCTURE: _____ OCCUPY NON-CONFORMING USE: _____
OTHER: _____
✓ LAND OR STRUCTURE USE (BE SPECIFIC) Selling & storage of used Semi Trailers

I, WE, UNDERSTAND THAT SHOULD ABOVE LAND OR PREMISES BE USED OR OCCUPIED IN VIOLATION OF THE ZONING ORDINANCE, AND /OR BUILDING CODE, FIRE, SANITARY, OR HEALTH LAWS OR ORDINANCE OF THE CITY OF WAXAHACHIE. THAT I, WE, SHALL BE SUBJECT TO PENALTY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE OR OTHER APPLICABLE REGULATIONS.

Jerry Estrada
✓ OWNER OR LEASEE
PRINT NAME
CONTRACTOR
PRINT NAME

SIGNATURE

GRANTED: (Y/N) DATE: 05-29-03 SPECIAL CONDITIONS: _____

INSPECTED BY: Johnny Thompson BUILDING OFFICIAL: MSmith

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0081



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Joseph Willrich, BEFCO Engineering Inc, for a **Preliminary Plat** of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (PP-18-0081)

CASE INFORMATION

Applicant: Joseph Willrich, Befco Engineering Inc

Property Owner(s): M & M Investments

Site Acreage: 9.686 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$5,811.60** (9.686 acres at \$600.00 per acre).

Adequate Public Facilities: There is currently insufficient water service at this site to provide for adequate fire protection to this site.

SUBJECT PROPERTY

General Location: 6800 and 6820 N I 35E, 100 W. Sterrett Road

Parcel ID Number(s): 203820, 194221, 188699

Current Zoning: See Case ZC-18-0044

Existing Use: Former Magnablend building

Platting History: William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10

Site Aerial:



STAFF CONCERNS

CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. There is currently insufficient water service at this location to provide for adequate fire protection to this site.

APPLICANT RESPONSE TO CONCERNS

1. Applicant communicated with the City's Fire Marshal about fire protection at the site. The above comment remains 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. Rockett SUD has indicated that their water system cannot provide the water flow and pressure for firefighting per ISO guidelines, therefore, as currently designed, the site will have insufficient no fire protection. Fire Department staff have indicated that the proposed use is less intensive than the previous use, in addition to being located a large distance from other buildings. Additional construction on site will require compliance with Fire Department requirements.

ATTACHED EXHIBITS

1. Plat drawing
2. Water utility provider's endorsement

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 I

kdent@waxahachie.com

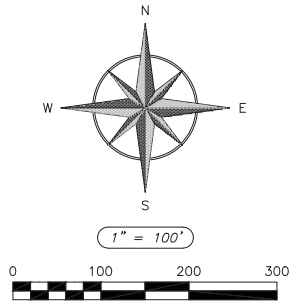
Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

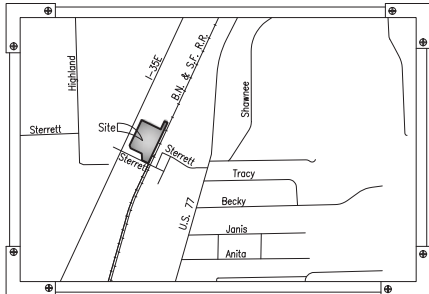
WLSC



Owner: M&M Investments
3502 East Kiest Bld
Dallas, Texas 75203
Contact: Bart Moody (214) 869-2131

Engineer: BEFCO Engineering, Inc.
P.O. Box 615
LaGrange, Texas 78945
Contact: Joseph Willrich, PE (979) 968-6474

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



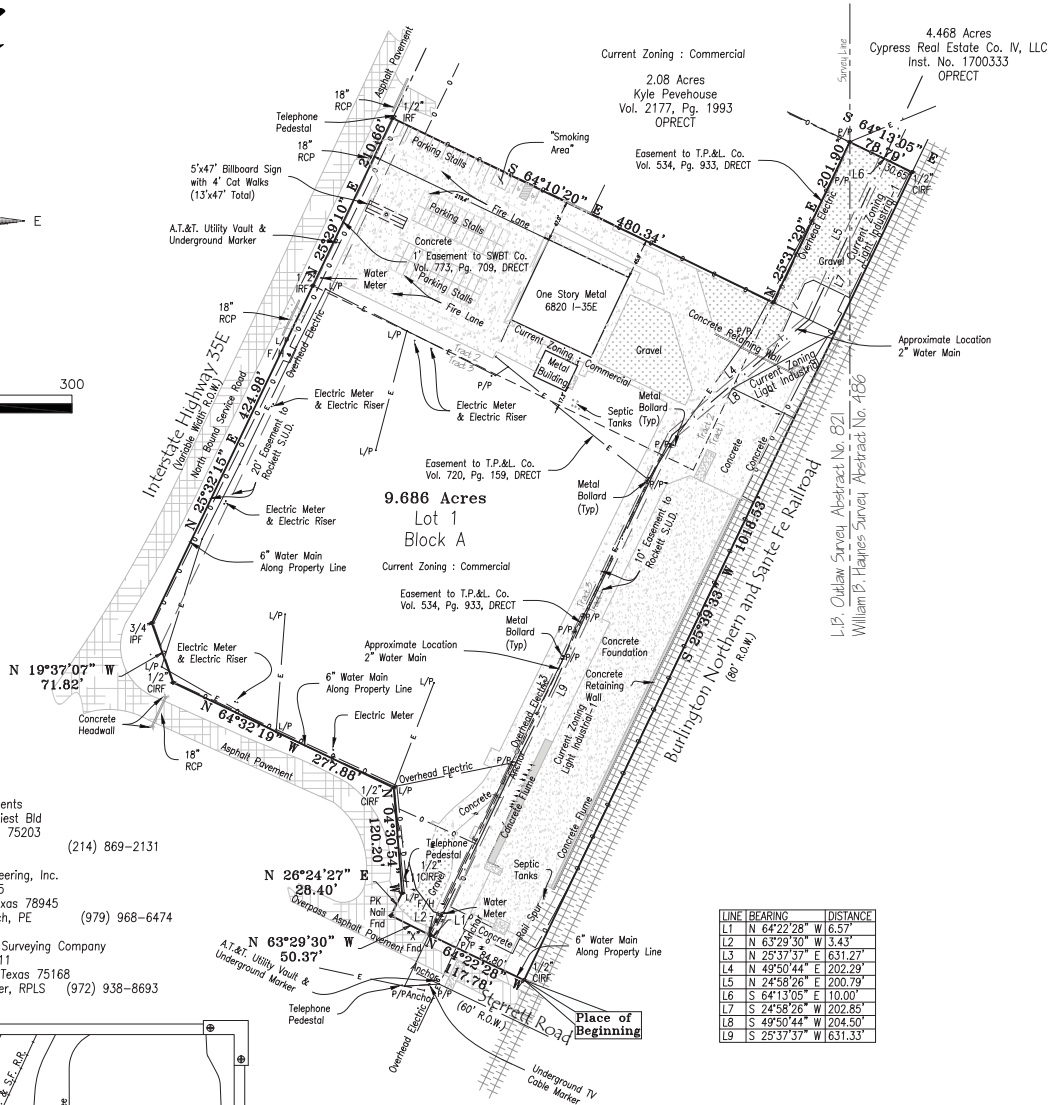
LOCATION MAP SCALE : 1" = 2000'

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

LEGEND	
●	Property Corner
IP	Iron Pipe
IR	Iron Rod
End	Found
POB	Place of Beginning
ROW	Right of Way
CL	Centerline
B.L.	Building Line
U.E.	Utility Easement
W/M	Water Meter
P/P	Power Pole
L/P	Light Pole
1/2"	1/2" Iron rod found with cap marked "RPLS 4466"

NOTES

- No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County, Map# 48139C0200 F, dated June 3, 2013.
- Location of water main based on map supplied by Rockett Special Utility District.
- Existing buildings to remain.
- No proposed utilities.



LINE	BEARING	DISTANCE
L1	N 64°22'28" W	6.57'
L2	N 63°29'30" W	3.43'
L3	N 25°37'37" E	631.27'
L4	N 49°50'44" E	202.29'
L5	N 24°58'26" E	200.79'
L6	S 64°13'05" E	10.00'
L7	S 24°58'26" W	202.85'
L8	N 49°50'44" W	204.50'
L9	S 25°37'37" W	631.33'

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY
CITY OF WAXAHACHIE

PROPERTY DESCRIPTION FOR DEDICATION

BEING all that certain parcel of land lying in the City of Waxahachie, Texas and being situated in the WILLIAM B. HAYNES SURVEY, ABSTRACT No. 486 and in the L.B. OUTLAW SURVEY, ABSTRACT NO. 821, Ellis County, Texas, and being all of the 2.383 acre tract (Tract 1), all of the 2.325 acre tract of land (Tract 2) and all of the 4.978 acre tract of land (Tract 3) conveyed to M and M Investments by Special Warranty Deed Warranty Deed recorded in Instrument Number 1807621 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found cap marked "WLSC RPLS 5331" at the intersection of the north line of Sterrett Road with the west line of the Burlington Northern and Santa Fe Railroad for the southeast corner of Tract 1;

THENCE N 64°22'28" W, along the south line of Tract 1 and the north line of Sterrett Road, a distance of 117.78 feet to an "X" found for the southwest corner of Tract 1 and the southeast corner of Tract 3;

THENCE N 63°29'30" W, along the south line of Tract 3 and the north line of Sterrett Road, a distance of 50.37 feet to a PK nail found for the southerly southwest corner of Tract 3 and at the intersection of the north line of Sterrett Road with the east line of Interstate Highway 35E;

THENCE along the south and west lines of Tract 3 and the east line of Interstate Highway 35E as follows:

N 26°24'27" E, a distance of 28.40 feet to a 1/2" iron rod found with cap marked "RPLS 4466" for corner;

N 04°30'54" W, a distance of 120.20 feet to a 1/2" iron rod found for corner;

N 64°32'19" W, a distance of 277.88 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for corner;

N 19°37'07" W, a distance of 71.82 feet to a 3/4" iron pipe found for corner; and

N 25°32'15" E, a distance of 424.98 feet to a 1/2" iron rod found for the northeast corner of Tract 3 and the southwest corner of Tract 2;

THENCE N 25°29'10" E, along the west line of Tract 2 and the east line of Interstate Highway 35E, a distance of 210.66 feet to a 1/2" iron rod found for the northwest corner of Tract 2 and the southwest corner of the 2.08 acre tract of land conveyed to Kyle Pevhouse by Warranty Deed recorded in Volume 2177, Page 1993, OPRECT;

THENCE S 64°10'20" E, along the north line of Tract 2 and the south line of said 2.08 acre tract, a distance of 480.34 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" in the northerly west line of Tract 1;

THENCE N 25°31'29" E, along the northerly west line of Tract 1 and the east line of said 2.08 acre tract, a distance of 201.90 feet to a point within a utility pole and in the south line of the 4.468 acre tract of land conveyed to Cypress Real Estate Co. IV, Inc. by Special Warranty Deed recorded in Instrument Number 1700333, OPRECT for the northwest corner of Tract 1 and the northeast corner of said 2.08 acre tract;

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

THENCE S 25°39'33" W, along the east line of Tract 1 and the west line of the B.N. & S.F. Railroad, a distance of 1018.53 feet to the PLACE BEGINNING and containing 9.686 acres of land as surveyed on the ground. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone. Beginning coordinate - Northing=6859370.89, Easting=2482276.64.

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

City Approval of Preliminary Plat

Approved for preparation of the final plat

Approved by the Planning and Zoning Commission

Date

Approved by the City Council

Date

Owner's Acknowledgment

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

Owner's Signature

Date

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Submittal Date: June, 2018

Preliminary Plat

STERRETT INDUSTRIAL ADDITION

9.686 Acre Addition in the
William B. Haynes Survey, Abstract No. 486

L.B. Outlaw Survey, Abstract No. 10

City of Waxahachie

Ellis County, Texas



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: M&M INVESTMENTS (BART MOODY) **Parcel ID #:** 203820,194221, 188699
Subdivision Name: STERRETT INDUSTRIAL ADDITION

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations. <i>Two existing meters on site</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. <i>Existing FH located on site</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The water line size servicing the lots is <i>12"</i> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kay Phillips
Print Name of General Manager of water provider or Designee

Rockett S.U.D.
Name of water provider company

Kay Phillips
Signature of General Manager of water provider or Designee

April 9, 2018
Date

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0082



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Consider request by Joseph Willrich, BEFCO Engineering Inc, for a **Final Plat** of Sterrett Industrial Addition for 1 lot, being 9.686 acres in the William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10 (Property ID 203820, 194221, and 188699) – Owner: M & M INVESTMENTS (FP-18-0082)

CASE INFORMATION

Applicant: Joseph Willrich, Befco Engineering Inc

Property Owner(s): M & M Investments

Site Acreage: 9.686 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$5,811.60** (9.686 acres at \$600.00 per acre).

Adequate Public Facilities: There is currently insufficient water service at this site to provide for adequate fire protection to this site.

SUBJECT PROPERTY

General Location: 6800 and 6820 N I 35E, 100 W. Sterrett Road

Parcel ID Number(s): 203820, 194221, 188699

Current Zoning: See Case ZC-18-0044

Existing Use: Former Magnablend building

Platting History: William B. Haynes Survey, Abstract 486 and the LB Outlaw Survey, Abstract 10

Site Aerial:



CITY ENGINEER – James Gaertner (469) 309-4293; jgaertner@waxahachie.com

1. There is currently insufficient water service at this location to provide for adequate fire protection to this site.

APPLICANT RESPONSE TO CONCERNS

1. Applicant communicated with the City's Fire Marshal about fire protection at the site. The above comment remains 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. Rockett SUD has indicated that their water system cannot provide the water flow and pressure for firefighting per ISO guidelines, therefore, as currently designed, the site will have insufficient no fire protection. Fire Department staff have indicated that the proposed use is less intensive than the previous use, in addition to being located a large distance from other buildings. Additional construction on site will require compliance with Fire Department requirements.

ATTACHED EXHIBITS

1. Plat drawing
2. Water utility provider's endorsement

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:

Kelly Dent, MPA

Planner

kdent@waxahachie.com

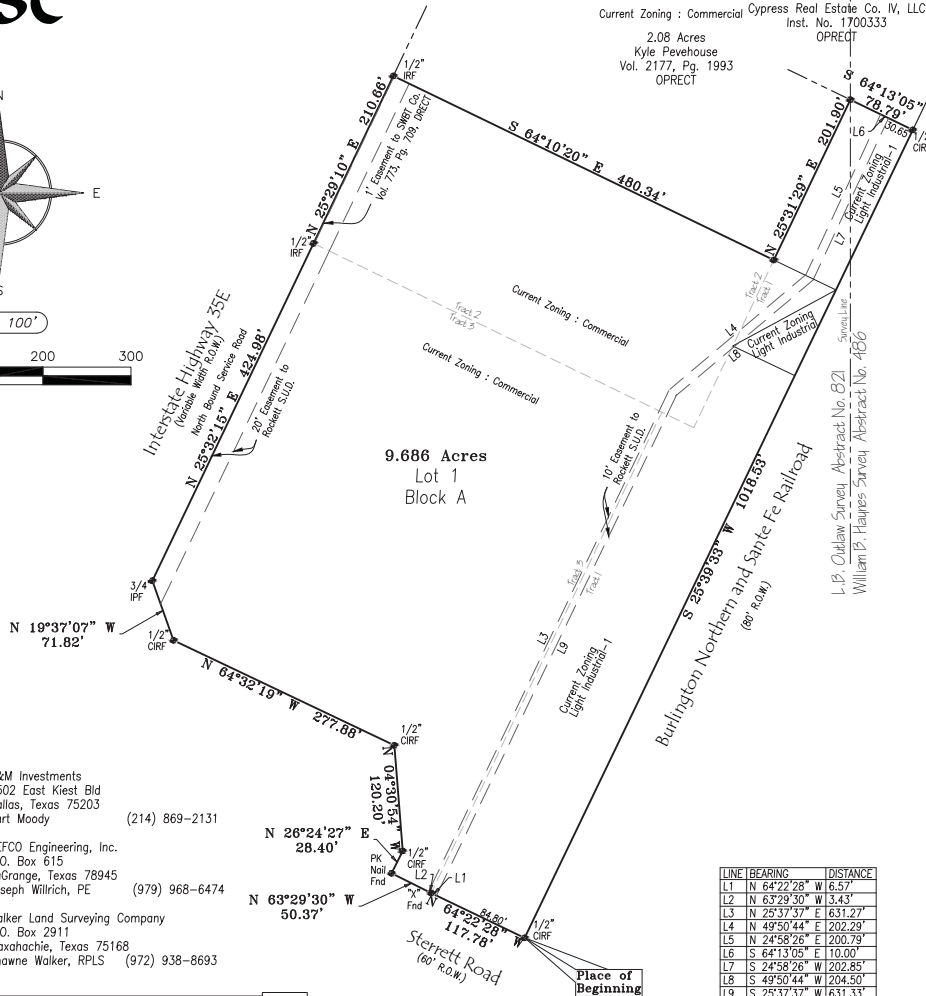
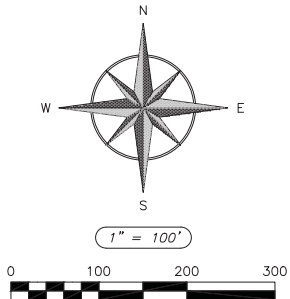
Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com

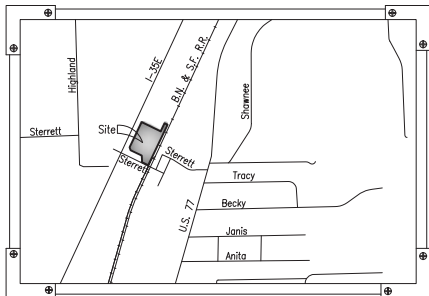
WLSC



Owner: M&M Investments
3502 East Kiest Bld
Dallas, Texas 75203
Contact: Bart Moody (214) 869-2131

Engineer: BEFCO Engineering, Inc.
P.O. Box 615
LaGrange, Texas 78945
Contact: Joseph Willich, PE (979) 968-6474

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



LOCATION MAP SCALE : 1" = 2000'

LEGEND	
●	Property Corner
—	Iron Pipe
—	Iron Rod
1/2"	1/2" Iron rod found with cap marked as described

NOTES:

- No building shall be constructed until Final Plat is accepted and filed with Ellis County and infrastructure is completed and accepted by Ellis County (fire hydrants, ditchwork and drainage).
- No portion of this property lies within a 100 year flood plain according to the Flood Insurance Rate Map for Ellis County Map# 48139C0200 F, dated June 3, 2013. Zone X (unshaded)

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

Current Zoning : Commercial
2.08 Acres
Kyle Peevhouse
Vol. 2177, Pg. 1993
OPRECT

4.468 Acres
Cypress Real Estate Co. IV, LLC
Inst. No. 1700333
OPRECT

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY
CITY OF WAXAHACHIE

PROPERTY DESCRIPTION FOR DEDICATION

BEING all that certain parcel of land lying in the City of Waxahachie, Texas and being situated in the WILLIAM B. HAYNES SURVEY, ABSTRACT No. 486 and in the L.B. OUTLAW SURVEY, ABSTRACT NO. 821, Ellis County, Texas, and being all of the 2.383 acre tract (Tract 1), all of the 2.325 acre tract of land (Tract 2) and all of the 4.978 acre tract of land (Tract 3) conveyed to M and M Investments by Special Warranty Deed Warranty Deed recorded in Instrument Number 1807621 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found cap marked "WLSC RPLS 5331" at the intersection of the north line of Sterrett Road with the west line of the Burlington Northern and Santa Fe Railroad for the southeast corner of Tract 1;

THENCE N 64°22'28" W, along the south line of Tract 1 and the north line of Sterrett Road, a distance of 117.78 feet to an "X" found for the southwest corner of Tract 1 and the southeast corner of Tract 3;

THENCE N 63°29'30" W, along the south line of Tract 3 and the north line of Sterrett Road, a distance of 50.37 feet to a PK nail found for the southerly southwest corner of Tract 3 and at the intersection of the north line of Sterrett Road with the east line of Interstate Highway 35E;

THENCE along the south and west lines of Tract 3 and the east line of Interstate Highway 35E as follows:

N 26°24'27" E, a distance of 28.40 feet to a 1/2" iron rod found with cap marked "RPLS 4466" for corner;
N 04°30'54" W, a distance of 120.20 feet to a 1/2" iron rod found for corner;
N 64°32'19" W, a distance of 277.88 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" for corner;
N 19°37'07" W, a distance of 71.82 feet to a 3/4" iron pipe found for corner; and
N 25°32'15" E, a distance of 424.98 feet to a 1/2" iron rod found for the northwest corner of Tract 3 and the southwest corner of Tract 2;

THENCE N 25°29'10" E, along the west line of Tract 2 and the east line of Interstate Highway 35E, a distance of 210.66 feet to a 1/2" iron rod found for the northwest corner of Tract 2 and the southwest corner of the 2.08 acre tract of land conveyed to Kyle Peevhouse by Warranty Deed recorded in Volume 2177, Page 1993, OPRECT;

THENCE S 64°10'20" E, along the north line of Tract 2 and the south line of said 2.08 acre tract, a distance of 480.34 feet to a 1/2" iron rod found with cap marked "WLSC RPLS 5331" in the northerly west line of Tract 1;

THENCE N 25°31'29" E, along the northerly west line of Tract 1 and the east line of said 2.08 acre tract, a distance of 201.90 feet to a point within a utility pole and in the south line of the 4.468 acre tract of land conveyed to Cypress Real Estate Co. W, Inc. by Special Warranty Deed recorded in Instrument Number 1700333, OPRECT for the northeast corner of Tract 1 and the northeast corner of said 2.08 acre tract;

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

THENCE S 25°39'33" W, along the east line of Tract 1 and the west line of the B.N. & S.F. Railroad, a distance of 1018.53 feet to the PLACE BEGINNING and containing 9.686 acres of land as surveyed on the ground. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone. Beginning coordinate - Northing=6859370.89, Easting=2482276.64.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, M and M Investments, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as the Final Plat of Sterrett Industrial Addition, an addition to the City of Waxahachie, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use 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 of particular utilities, said use being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2018.

Bart Moody
M and M Investments

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 Bart Moody, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose herein expressed and in the capacity stated.

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

Notary Public in and for the State of Texas

APPROVED BY: Planning and Zoning Commission City of Waxahachie

Chairman

APPROVED BY: City Council

Mayor

Attest

Submission Date: June, 2018

Final Plat

STERRETT INDUSTRIAL ADDITION

9.686 Acre Addition in the
William B. Haynes Survey, Abstract No. 486

L.B. Outlaw Survey, Abstract No. 10

City of Waxahachie

Ellis County, Texas

Survey's Declaration

KNOW ALL MEN BY THESE PRESENTS:

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

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

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



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: M&M INVESTMENTS (BART MOODY) **Parcel ID #:** 203820,194221, 188699
Subdivision Name: STERRETT INDUSTRIAL ADDITION

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

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

Contact Information:

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

To be completed by the water utility provider:

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations. <i>Two existing meters on site</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines. <i>Existing FH located on site</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. The water line size servicing the lots is <i>12</i> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kay Phillips
Print Name of General Manager of water provider or Designee

Rockett S.U.D.
Name of water provider company

Kay Phillips
Signature of General Manager of water provider or Designee

April 9, 2018
Date

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0088



MEETING DATE(S)

Planning & Zoning Commission: June 12, 2018

City Council: June 18, 2018

CAPTION

Public Hearing on a request by Stan Beard, Buc-ee's, LTD, for a Zoning Change from a Light Industrial-1 and Future Development zoning district to **Planned Development-Commercial, with Concept Plan**, located at the SW corner of I-35E and Butcher Road, being 790 E C NEWTON 58.718 ACRES (Property ID 188453) - Owner: 60 WAX RE HOLDINGS, LLC (PD-18-0088)

CASE INFORMATION

Applicant: Stan Beard, Buc-ee's LTD

Property Owner(s): 60 Wax RE Holdings LLC

Site Acreage: 58.718 acres

Current Zoning: Light Industrial-1 and Future Development

Requested Zoning: Planned Development-Commercial

SUBJECT PROPERTY

General Location: SW corner of I-35E and Butcher Road

Parcel ID Number(s): 188453

Existing Use: Currently undeveloped

Development History:

Case No.	Direction from Site	Request	Result
ZA2012-01	East	PD-C	Approved, Ord. No. 2647
SUP2010-06	East	Pole Sign	Approved, Ord. No. 2598

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	LI1 & FD	Currently undeveloped
East	HI	Love's Country Store
South	LI1 & FD	Office
West	FD	Currently undeveloped

Future Land Use Plan:

Highway Commercial

Comprehensive Plan:

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 located at the southwest intersection of Butcher and Interstate 35 E. Butcher is a proposed Major Thoroughfare B (120' ROW).



Site Image:

PLANNING ANALYSIS

The applicant seeks to build a Buc-ee's Travel Center at the intersection of Butcher and I-35E, and is seeking to establish the development standards for that site.

While the majority of the applicant's requests, the City can support, there remain concerns about the proposed height, setback and size of the pole sign being requested.

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.

Requirements	Base	Proposed
Maximum pole sign height	Seventy-five (75) feet	100 feet
Maximum pole sign size	300 square feet	600 square feet
Pole sign setback	For signs greater than twenty-five (25) feet in height, setback shall be twenty-five (25) feet, plus one (1) foot for each foot the sign exceeds twenty-five (25) feet, up to fifty (50) feet, from all property lines.	For pole signs greater than twenty-five (25) feet in height, setback shall be twenty-five (25) feet measured from the edge of the pole sign's base.

Other requested Concept Plan Provisions are provided in this agenda packet.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 5 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 05/25/2018.

STAFF CONCERNS

1. Staff remain concerned about the height, setback and size of the proposed pole sign for this site. The proposed pole sign is larger and taller than any approved pole sign in City limits.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has met with City staff to review comments on two occasions, and submitted revised concept plan provisions, site plans, landscape plans, and sign plans.

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. Staff remain concerned about the proposed pole sign.

ATTACHED EXHIBITS

1. Zoning exhibit
2. Concept plan provisions
3. Site plan
4. 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

Reviewed by:

Shon Brooks, AICP

Director of Planning

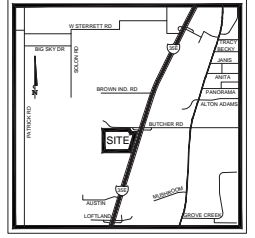
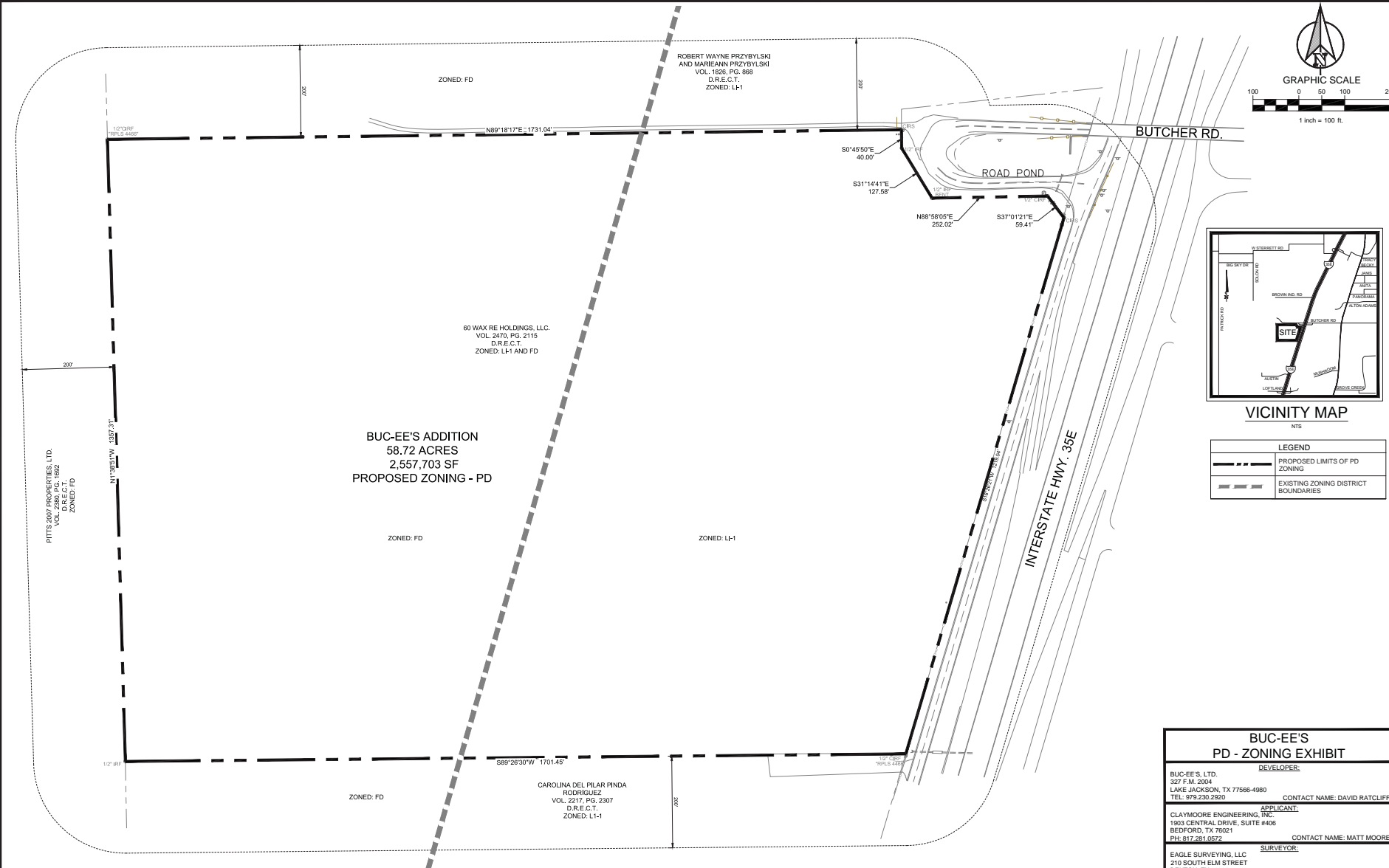
sbrooks@waxahachie.com

PLOTTED BY: BOBBY KUBIN
 PLOT DATE: 5/30/2018 10:29 AM
 LOCATION: Z:\PROJECTS\PROJECTS 2017-153 BUC-EE WAXAHACHE\CAAD\SHEETS\ZONING SP-2 ZONING EXHIBIT.DWG
 LAST SAVED: 5/22/2018 1:51 PM

ENGINEER
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TEXAS 76021
 PH: 817.281.0572
 FAX: 817.281.0574
 CONTACT: MATT MOORE, PE
 EMAIL: MATT@CLAYMOOREENG.COM
 TEXAS REGISTRATION #14199

SURVEYOR
 EAGLE SURVEYING
 210 SOUTH ELM STREET
 SUITE 104
 DENTON, TX 76201
 TEL: 940.222.3009
 CONTACT: DAN RICK, RPLS
 EMAIL: DAN@EAGLESURVEYING.COM
 TBPLS FIRM NO. 10194177

OWNER
 BUC-EE'S, LTD.
 327 F.M. 2004
 LAKE JACKSON, TX 77566-4980
 TEL: 979.230.2920
 CONTACT: DAVID S. RATCLIFF, PE
 EMAIL: RATCLIFFENG@GMAIL.COM



LEGEND	
	PROPOSED LIMITS OF PD ZONING
	EXISTING ZONING DISTRICT BOUNDARIES

BUC-EE'S PD - ZONING EXHIBIT		
DEVELOPER:		
BUC-EE'S, LTD. 327 F.M. 2004 LAKE JACKSON, TX 77566-4980 TEL: 979.230.2920		
CONTACT NAME: DAVID RATCLIFF		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
CONTACT NAME: MATT MOORE		
SURVEYOR:		
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET DENTON, TX 76201 PH: 940.222.3009		
CONTACT NAME: DAN RICK		
LEGAL DESCRIPTION:		
BEING A TRACT OF LAND IN THE ELBERT C. NEWTON SURVEY, ABSTRACT NUMBER 790, JOHN SHAYOR SURVEY, ABSTRACT NUMBER 1000 AND THE PETER B. STOUT SURVEY, ABSTRACT NUMBER 1003, THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO BUC-EE HOLDINGS, LLC, RECORDED IN VOLUME 3491, PAGE 2115 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS.		
CITY:	STATE:	
WAXAHACHE	TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO.
ELLIS	ELBERT C. NEWTON SURVEY JOHN SHAYOR SURVEY PETER B. STOUT SURVEY	790 1000 1003

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
REGISTERED PROFESSIONAL ENGINEER - CIVIL ENGINE
WAXAHACHE, TEXAS

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: **MATT MOORE**
 P.E. No. 95813 Date: 05/30/2018

BUC-EE'S
SWC OF INTERSTATE HWY. 35E
AND BUTCHER ROAD
WAXAHACHE, TEXAS

DESIGN:	BLK
DRAWN:	BLK
CHECKED:	MM
DATE:	05/30/2018

SHEET
SP-2
299 Sps. 2017.109

PD - ZONING EXHIBIT

EXHIBIT B
CONCEPT PLAN PROVISIONS

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to facilitate the construction of a Buc-ee's Travel Center ("Buc-ee's) and a commercial development subdivision making up approximately 58.72-acres of land located at the southeast corner of Interstate Highway 35-E and Butcher Road. Any conditions found within the COMMERCIAL DISTRICT (C) zoning district or Zoning Ordinance that are not written herein or illustrated with the provided exhibits, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (Commercial District) is the intended base zoning classification underlying this PD. The C - Commercial District is intended to provide locations for service and commercial related establishments, such as wholesale products, welding shops, flea markets, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this District may require open storage areas but shall be screened from public view. The uses envisioned for the District will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

PD District Development Standards

Exhibits

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the Exhibit shall control.

Exhibit A: Property legal description, survey.

Exhibit B: Planned Development Plan

Exhibit C: Architectural Elevations

Exhibit D: Landscape Plan

Exhibit E: Preliminary Plat

Exhibit F: Sign Plan

Description of Request

The intent of the PD zoning request is to permit the development of a Buc-ee's with adjacent commercial tracts in Waxahachie, Texas. The Buc-ee's project size, provided services, and trademark dress and construction do not lend the project to any one specific zoning classification.

Proposed Use of Property

Lot 1 of the development has an intended use of a +/- 53,254 square-foot Buc-ee's Travel Center ("Lot 1"). The remaining subdivision area is intended to provide locations for service and commercial related establishments such as Wholesale Products, General Retail, Discount or Department Store, Building Materials, Hardware or Home Improvement Center (Indoor & Outdoor), Banking, Automatic Teller Only, Convenience Store, Food and Beverage Sales Store with Gasoline Sales (Convenience Store), Grocery Store, Greenhouse or Plant Nursery w/Outside Display of Plants, Restaurant or Cafeteria (Not Drive-In Service), Amusement, Commercial (Indoor), Theater or Playhouse (Indoor), Auto Laundry or Car Wash, Automotive Gasoline Service Station or Car Care Center, Auto Parts and Accessory Sales, New (Indoor), Micro-Brewery/Restaurant, Motel or Hotel, major automotive repair, upholstery shops, and other heavy commercial uses

General Development Requirements Amendments

1. **Section 5.01(b)(iv)(7)(b)(v) Amendment:** Specific to Lot 1, windows and glazing shall be a minimum of zero (0) percent up to a maximum of seventy (70) percent of each building elevation and as generally depicted on Exhibit C attached. All other development lots are to conform to the Code of Ordinances.
2. **Section 5.04(e) Amendment:** Interior landscape area requirements: The amount of landscape area required on the interior of the lot (excluding buffer yards) shall be based on the square footage of the proposed buildings. The square footage of the building for the purposes of this Ordinance will be the square footage of the first floor or the square footage of the largest floor, whichever is greater. Internal landscape areas and buffer yards shall be used for the required site plantings. Additional side, rear and front yard widths for Lot 1 shall be considered interior landscape area, as generally depicted on *Exhibit D*. C = 40%.
3. **Section 5.04(f)(iv) Amendment:** Parking Lot Landscaping: Specific to Lot 1, no landscape shall be required between the building façade and the head-in parking adjacent to the building, as seen on *Exhibit D*. All other development lots are to conform to the Code of Ordinances.
4. **Section 5.04(g)(vi)(1) Amendment:** Street Trees: All development fronting on public or private streets, except alleys and Texas Department of Transportation (TxDOT) right-of way, is required to plant street trees in accordance with the following standards., as seen on *Exhibit D*.
5. **Section 5.08(d)(ii)(3) Amendment:** Special definitions – Canopy Sign: A canopy sign may be placed upon or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third (1/3) of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face upon which a sign or illuminated stripe is permitted. A canopy and/or canopy sign shall have a minimum clearance of eight (8) feet above any sidewalk/pedestrian travel surface, and fourteen (14) feet above any vehicular parking or circulation surface

Maximum Size/Area: Not to exceed ten (10) percent of the area of the face of the canopy of which it is a part or to which it is attached, or a maximum of twenty-five (25) square feet,

whichever is greater. Fuel canopies shall be permitted up to fifteen (15) percent of the area of the face of the canopy of which it is a part or to which it is attached, or a maximum of seventy-five (75) square feet, whichever is greater for branding and fuel logos.

6. **Section 5.08(d)(ii)(15) Amendment** – Special definitions – Pole Sign: A freestanding (i.e., independent of any structure or building) sign supported by a pole (or poles) having no guys or braces to the ground or to any other structure.

Maximum Height: Pole signs taller than ten (10) feet in height shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area, and shall be constructed to receive a dead load as required in the Building Code or other codes/ordinances of the City. All pole signs shall be placed in concrete bases or footings, and the plans for such signs and their bases/footings shall be sealed by a licensed structural engineer. No sign shall be constructed to exceed the maximum building height permitted in the specific zoning district where the sign is located except within shopping centers, travel center or similar commercial/office centers containing six (6) acres or more. All such high-rise signs shall comply with the Building Code and with other applicable codes/ordinances of the City of Waxahachie which pertain to design and construction. All pole signs must be supported by a single or dual freestanding pole with masonry columns without guy wires and braces and provide a landscaped, stone-base feature. All pole signs greater than twenty-five (25') feet in height shall be set back a minimum distance of twenty-five (25') feet measured from the edge of the pole sign's base. No sign shall exceed seventy-five (75') feet, except for Lot 1 where the maximum height is one hundred (100') feet, as depicted on *Exhibit F*.

Maximum Size/Area: Maximum sign area shall be two hundred (200) square feet for up to fifty (50) feet tall. Signs between fifty-one (51') and seventy-five (75') feet may have a maximum sign area of three hundred (300) square feet. No sign area shall exceed three hundred (300') square feet, except for Lot 1 where the maximum sign area shall be six hundred (600') feet, as depicted on *Exhibit F*.

Placement: ii. For pole signs greater than twenty-five (25) feet in height, setback shall be twenty-five (25) feet measured from the edge of the pole sign's base.

6. **Section 5.08(d)(ii)(24) Amendment** – Special definitions – Wall Sign: A sign attached to or painted upon a wall surface with the sign facing parallel to and not more than twelve (12) inches from the wall surface. A sign attached to or painted upon an awning and visible to the exterior shall be considered a wall sign (also see "Awning Sign"). Neon (or other gaseous) tubing attached directly to a wall surface shall be considered a "wall sign" when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, symbols or pictorial designs. Maximum Sign Area; wall signs shall not exceed the following area schedule:

An attached sign located at a height of thirty-six feet (36') or less is limited to one (1) square foot of sign area for each lineal foot of building frontage for a single tenant building, or lease space frontage in a multiple tenant building, not to exceed five hundred and sixty (560) square feet, and a minimum of twenty-five (25') square feet.

7. **Thoroughfare Standards and Pavement Design Methods, Section II – Geometrics D.2.b.1**
Amendment - Commercial driveways shall have a minimum width of twenty-four (24) feet and a maximum width of 45-feet.
8. **Thoroughfare Standards and Pavement Design Methods, Section II – Geometrics D.3.a.2**
Amendment - The curb radii for a commercial drive shall be 20-feet and a maximum radius of 45-feet.

DESIGNED BY: BOBBY KUBEN
DATE: 5/30/2018 10:28 AM
PROJECT: Z:\PROJECTS\PROJECTS 2017-153 BUC-EE WAXAHACHE CAD\DWG SHEETS\ZONING SP-1 SITE PLANDWG
LAST SAVED: 5/30/2018 10:27 AM

ENGINEER
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TEXAS 76021
PH: 817.281.0572
FAX: 817.281.0574
CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENGINEERING.COM
TEXAS REGISTRATION #141199

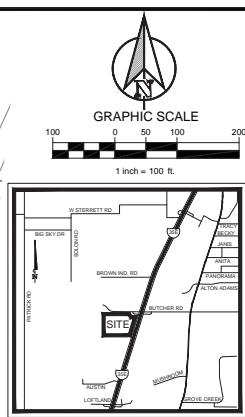
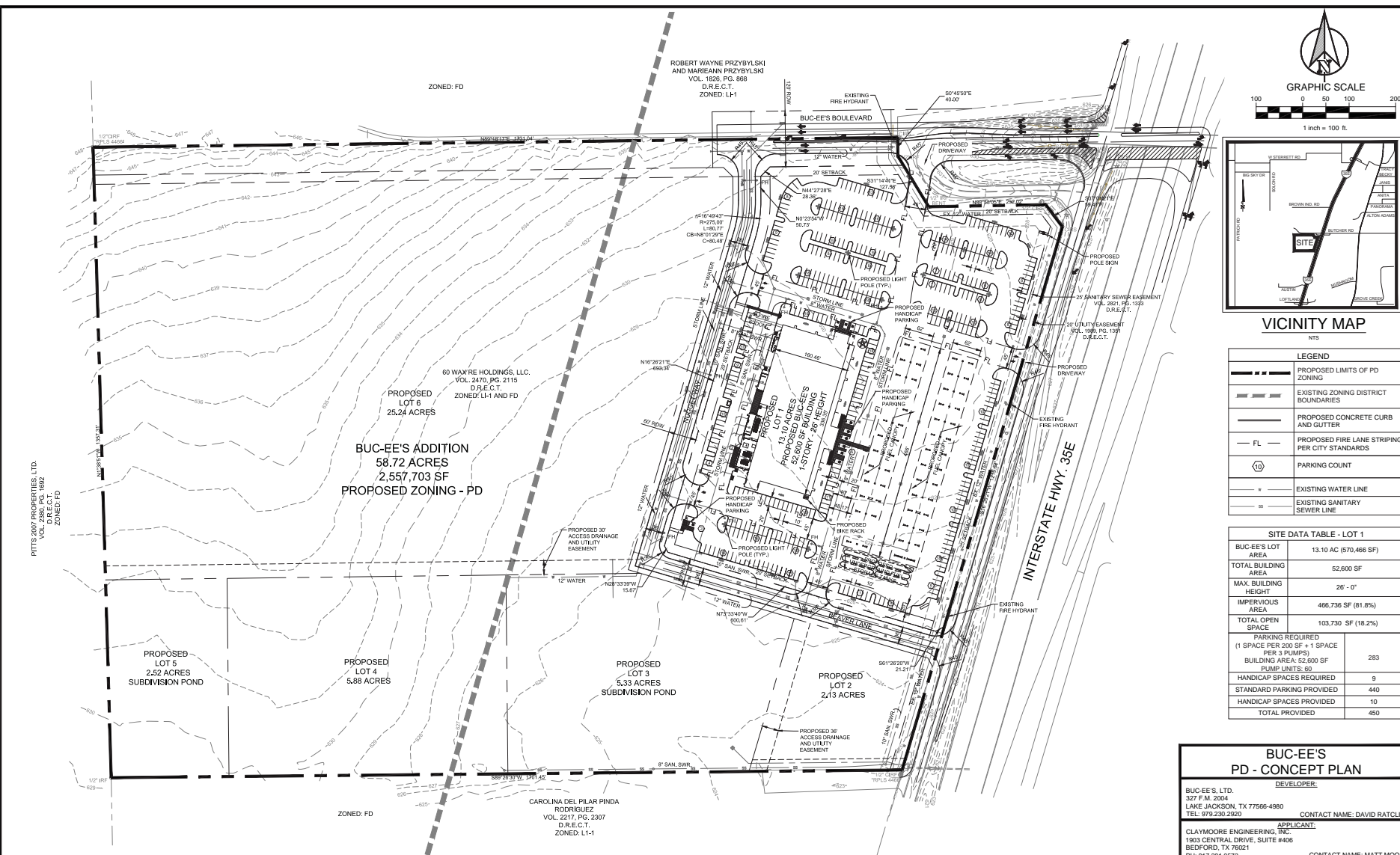
SURVEYOR
EAGLE SURVEYING
210 SOUTH ELM STREET
SUITE 104
DENTON, TX 76201
TEL: 940.222.3009
CONTACT: DAN RICK, RPLS
EMAIL: DAN@EAGLESURVEYING.COM
TBPLS FIRM NO. 10194177

OWNER
BUC-EE'S, LTD.
327 F.M. 2004
LAKE JACKSON, TX 77566-4980
TEL: 979.230.2920
CONTACT: DAVID S. RATCLIFF, PE
EMAIL: RATCLIFFENG@GMAIL.COM

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL PARKING ISLAND RADII SHALL BE 5' UNLESS NOTED OTHERWISE.
 3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

PROPOSED BUILDING SETBACKS	
SIDE	20'
REAR	20'
FRONT	25'

PROPERTY TABLE	
EXISTING ZONING	LI-1
PROPOSED ZONING	PD
PROPOSED ZONING AREA	58.72 AC (2,557,703 SF)



LEGEND	
	PROPOSED LIMITS OF PD ZONING
	EXISTING ZONING DISTRICT BOUNDARIES
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS
	PARKING COUNT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE

SITE DATA TABLE - LOT 1	
BUC-EE'S LOT AREA	13.10 AC (570,466 SF)
TOTAL BUILDING AREA	52,600 SF
MAX. BUILDING HEIGHT	26' - 0"
IMPERVIOUS AREA	466,736 SF (81.8%)
TOTAL OPEN SPACE	103,730 SF (18.2%)
PARKING REQUIRED (1 SPACE PER 200 SF + 1 SPACE PER 3 PUMPS)	
BUILDING AREA: 52,600 SF	263
PUMP UNITS: 60	
HANDICAP SPACES REQUIRED	9
STANDARD PARKING PROVIDED	440
HANDICAP SPACES PROVIDED	10
TOTAL PROVIDED	450

BUC-EE'S PD - CONCEPT PLAN

DEVELOPER:
BUC-EE'S, LTD.
327 F.M. 2004
LAKE JACKSON, TX 77566-4980
TEL: 979.230.2920
CONTACT NAME: DAVID RATCLIFF

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: MATT MOORE

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: DAN RICK

LEGAL DESCRIPTION:
BEING A TRACT OF LAND IN THE ELBERT C. NEWTON SURVEY, ABSTRACT NUMBER 790, JOHN SHAVOR SURVEY, ABSTRACT NUMBER 1009 AND THE PETER & STOUT SURVEY, ABSTRACT NUMBER 1003, THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO WAXAHACHE HOLDINGS, L.L.C. RECORDED IN VOLUME 3491, PAGE 2115 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS.

CITY: WAXAHACHE **STATE:** TEXAS

COUNTY: ELLIS **SURVEY:** ELBERT C. NEWTON SURVEY, JOHN SHAVOR SURVEY, PETER & STOUT SURVEY **ABSTRACT NO.:** 790, 1009, 1003

DESIGN: BJK
DRAWN: BJK
CHECKED: MAM
DATE: 05/30/2018

SHEET
SP-1

29th May 2017 10:59

TEXAS REGISTRATION #141199

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: **MATT MOORE**
P.E. No. 95813 Date: 05/30/2018

BUC-EE'S
SWC OF INTERSTATE HWY. 35E
AND BUTCHER ROAD
WAXAHACHE, TEXAS

NO.	DATE	REVISION

PD - CONCEPT PLAN



LANDSCAPE
ARCHITECTURE
BLU FISH COLLABORATIVE, INC.
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PROFESSIONAL SEAL:

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INTENDED FOR PERMITTING,
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PURPOSES.

DATE SEALED: 5/30/2018

PROJECT NAME:
**BUC-EE'S -
WAXAHACHIE**

OWNER:
**BUC-EE'S
LTD.**

PROJECT LOCATION:
**INTERSTATE
HIGHWAY 35E &
BUTCHER
ROAD,
WAXAHACHIE,
TEXAS**

REVISIONS

PROJECT #: 001-18-03
DATE PRINTED: 5/30/2018

DRAWING TITLE:
**LANDSCAPE
ZONING
EXHIBIT**

SHEET NO.:

L100

CITY OF WAXAHACHIE LANDSCAPE CALCULATIONS:

PROJECT DATA:

TOTAL BUILDING AREA 53,421 SF
ZONING (FOR PURPOSES OF LANDSCAPE REQUIREMENTS) C

INTERIOR LANDSCAPE AREA REQUIRED:

TOTAL BUILDING AREA PROVIDED 54,421 SF
INTERIOR LANDSCAPE AREA REQ. (40% OF BUILDING AREA = 21,768 SF) 21,768 SF
INTERIOR LANDSCAPE AREA PROVIDED 54,421 SF
CANOPY TREE (REQUIRED 1 PER 500 SF - REQUIRED = 44) 44
UNDER STORY TREE (REQUIRED 1 PER 250 SF - REQUIRED = 87) 87
SHRUB (REQUIRED 1 PER 70 SF - REQUIRED = 311) 311
GROUND COVER (REQUIRED 15% OF REQUIRED AREA = 3,265 SF) 3,265 SF
SEASONAL COLOR (REQUIRED 2% OF REQUIRED AREA = 435 SF) 435

PARKING LOT LANDSCAPING:

PARKING SPACES PROPOSED 450
PARKING LOT LANDSCAPE AREA REQ. (13 SF PER PARKING SPACE) 5,850 SF
PARKING LOT LANDSCAPE AREA PROVIDED 5,850 SF
PARKING LOT TREES (2 - 4" TREES PER 500 SF) REQUIRED 23
PARKING LOT TREE PROVIDED 23
(47 TREES APPLY TO INTERIOR LANDSCAPE)
PARKING LOT SHRUBS (10 SHRUBS PER 500 SF) REQUIRED 117
PARKING LOT SHRUBS PROVIDED 117
(63 SHRUBS APPLY TO INTERIOR LANDSCAPE)

BUFFERING YARD:

STREET YARD AREA PROVIDED 55,582 SF
PROPOSED STREET YARD (20% REQUIRED) TO BE PERMANENT 11,116 SF
LANDSCAPE AREA
PERMANENT LANDSCAPE AREA PROVIDED 55,582 SF

LANDSCAPE BUFFER:

PROPOSED LARGE TREES (1 REQUIRED PER 40 LF OF FRONTAGE = 23) 25
916' I-35
PROPOSED LARGE TREES (1 REQUIRED PER 40 LF OF FRONTAGE = 18) 18
707' BUC-EE'S BOULEVARD
PROPOSED STREET TREES (1 REQUIRED PER 40 LF OF FRONTAGE = 15) 15
600' BEAVER LANE
PROPOSED STREET TREES (1 REQUIRED PER 40 LF OF FRONTAGE = 21) 21
825' NUGGET WAY
STREET TREES:
PROPOSED STREET TREES (0 REQUIRED PER TPOOT / PD) 0
916' I-35,
PROPOSED STREET TREES (1 REQUIRED PER 30 LF OF FRONTAGE = 10) 8
20% REDUCTION IN STREET TREES COUNTED AS BUFFER TREES (-2)
287' BUC-EE'S BOULEVARD
PROPOSED STREET TREES (1 REQUIRED PER 30 LF OF FRONTAGE = 20) 16
20% REDUCTION IN STREET TREES COUNTED AS BUFFER TREES (-4)
600' BEAVER LANE
PROPOSED STREET TREES (1 REQUIRED PER 30 LF OF FRONTAGE = 28) 22
20% REDUCTION IN STREET TREES COUNTED AS BUFFER TREES (-6)
825' NUGGET WAY

IRRIGATION REQUIREMENTS:

ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATOR, LANDSCAPE ARCHITECT OR OTHER PROFESSIONAL AUTHORIZED BY THE STATE TO DESIGN SUCH SYSTEMS. NATURAL MEADOWS OF WILDFLOWERS OR OTHER NATIVE HABITAT SHALL NOT BE REQUIRED TO BE IRRIGATED.

WATER CONSERVATION: THE CITY WOULD LIKE TO PROMOTE THE USE OF EFFICIENT IRRIGATION METHODS AND PRACTICES. WHERE POSSIBLE IN PLANTING BEDS, FLOOD IRRIGATION, PERFORATED PIPE OR EMITTER/DRIP SYSTEMS SHOULD BE UTILIZED. WHERE SLOPES DO NOT ALLOW FLOOD SYSTEMS, FLAT SPRAY HEADS SHOULD BE UTILIZED UNDER SHRUBS RATHER THAN UPWARD SPRAY HEADS ON RISERS ABOVE SHRUBS. LAWN SPRAY HEADS SHOULD HAVE LOW PRECIPITATION RATES, RUN FOR LONGER PERIODS OF TIME, AND WATER INFREQUENTLY TO PROMOTE DEEP ROOT GROWTH FOR GRASSES. IRRIGATION SYSTEMS MUST BE EQUIPPED WITH A RAINFREEZE SENSOR.

LEGEND:

P = PROPOSED PARKING LOT TREE
I = PROPOSED INTERIOR LANDSCAPE ORNAMENTAL TREE
I = PROPOSED INTERIOR LANDSCAPE SHADE TREE
B = PROPOSED BUFFER YARD TREE
SY = PROPOSED STREET YARD TREE

