

NOTICE OF PLANNING & ZONING COMMISSION BRIEFING SESSION
MARCH 27, 2018
CITY COUNCIL CONFERENCE ROOM
401 S. ROGERS
WAXAHACHIE TEXAS
6:15 P.M.

Agenda

Commission Members: Rick Keeler, Chairman
 Melissa Ballard, Vice Chairman
 Betty Square Coleman
 Bonney Ramsey
 Jim Phillips
 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, March 27, 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 February 27, 2018
 - b. Minutes of the Planning & Zoning Commission Briefing of February 27, 2018
 - c. Minutes of the Planning & Zoning Commission Joint Work Session of March 1, 2018
 - d. Request by Ron Barson, Ledbetter Real Estate, LLC, for a **Final Plat** of North Grove Business Park Phases 2 & 4 for 7 lots, being 36.878 acres out of A.S. Pruett Survey, Abstract 848, John Shaver Survey, Abstract 1000, and E.C. Newton Survey, Abstract 791 (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (FP-18-0019)
4. **Consider** request by Michael Westfall, Westfall Engineering, for a **Preliminary Plat** of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (PP-18-0020)
5. **Consider** request by Michael Westfall, Westfall Engineering, for a **Final Plat** of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (FP-18-0021)

6. **Consider** request by R. Deann Wells for a **Replat** of Lots 1A and 1B, Lindmark Estates - Revised to create Block A, Lot 1, Whiskey Creek Addition, 7.548 acres (Property ID 228819) – Owner: ERIC P & RONDA D WELLS (RP-18-0017)
7. **Consider** request by Michael Yarborough for a **Replat** of Lot 15 and 16 to create Lot 15R and Lot 16R, Brookbend Grove Phase 2, 2.124 acres (Property ID 208078 and 208079) – Owner: MICHAEL W & LOIS JANE YARBOROUGH and JOYCE S BRIDGES REVOCABLE LIVING TRUST (RP-18-0018)
8. **Consider** request by Danny Scroggins for a **Replat** of Lot 9 to create Lot 9A and Lot 9B, Buena Vista Heights, 9.98 acres (Property ID 207864) – Owner: DANNY E & JUDY A SCROGGINS (RP-18-0024)
9. **Public Hearing** on a request by Todd Wintters, Engineering Concepts Design LP, for a Zoning Change from a Planned Development-75-General Retail and General Retail (PD-75-GR and GR) zoning district to **Planned Development-General Retail (PD-GR) with Concept Plan**, located at US Highway 287 at Meagan Street, being 235 W C CALDER 5.793 ACRES and 13 6 KARSEN HEIGHTS ADDN PH II 1.349 ACRES (Property ID 181707 and 230390) - Owner: KARSEN HEIGHTS LLC (PD-18-0022)
10. **Consider** recommendation of Zoning Change No. PD-18-0022
11. **Consider** request by Todd Wintters, Engineering Concepts Design LP, for a **Preliminary Plat** of Karsen Heights Addition Phase 4 for 24 residential lots, being 7.219 acres out of the W.C. Calder Survey, Abstract No. 235 (Property ID 181707 and 230390) – Owner: KARSEN HEIGHTS LLC (PP-18-0004)
12. **Consider** Landscape Plan for Karsen Heights Addition Phase 4 as a companion to PP-18-0004 – Owner: KARSEN HEIGHTS LLC
13. **Public Hearing** on a request by Reginald Coulsell for a Specific Use Permit (SUP) to allow a **Private Stables** use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: CRYSTAL & REGINALD COULSELL II TAYLOR (SU-18-0023)
14. **Consider** recommendation of Zoning Change No. SU-18-0023
15. Public Comments
16. Adjourn

The P&Z reserves the right to go into Executive Session on any posted item.

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The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 27, 2018 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins

Members Absent: Jim Phillips
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
David Hill, Council Representative

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

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

3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of February 13, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of February 13, 2018
- c. Request by Clyde Hargrove, Bethany/Garden Valley, Ltd, for a **Final Plat** of Garden Valley West for 138 lots, being 22.707 acres out of J.B. & Ann Adams Survey, Abstract 5 (Property ID 263936 and 261716) – Owner: WP LEGACY LTD (FP-18-0005)

Action:

Mrs. Bonney Ramsey moved to approve items a. through c. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

4. **Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an Electronic Message Sign use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015)**

Chairman Keeler opened the Public Hearing.

Ms. Kelly Dent, Planner, reported the applicant seeks to erect a monument sign for Waxahachie Family Dentistry replacing and relocating an already existing sign on the property. She stated

the applicant needs to confirm there are no franchise utilities in the easement. Staff recommended approval as presented.

There being no others to speak for or against SU-18-0015, Chairman Keeler closed the Public Hearing.

5. Consider recommendation of Zoning Change No. SU-18-0015

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an Electronic Message Sign use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

Chairman Keeler moved to item 8.

8. Public Hearing on a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow Bail Bond Agency use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks a Specific Use Permit for a Bail Bonds Agency. She stated the location the applicant is seeking is a facility to a number of separate businesses, some of which may be less compatible with a Bail Bonds Agency. Ms. Dent noted current tenants include a pediatric nurse practitioner, human resources consultancy, barbershop, pastor and home healthcare business. The configuration of the building is such that the home healthcare business is completely separate, but the remaining businesses, including the suite where the applicant intends to establish his business, share a common kitchen, common restrooms, and common hallways.

The Commission expressed concern pertaining to Mr. Jones' business in the proposed facility due to the other types of businesses in the building.

Mr. Alvernon Jones, Jr., 844 Tandem Place, DeSoto, Texas, stated there is a door to the exterior to his suite. Planning Director Shon Brooks asked for clarification to the location of the exterior door. After further review and discussion, Mr. Jones stated his office door leads to the reception area then on to the common area hallway to the exterior door.

There being no others to speak for or against SU-18-0008, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. SU-18-0008

Action:

Vice Chairman Melissa Ballard moved to deny a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow Bail Bond Agency use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008). Mrs. Bonney Ramsey seconded, All Ayes.

- 6. Public Hearing on a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0016)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to amend a prior Ordinance to allow for larger maximum lot coverage.

There being no others to speak for or against PD-18-0016, Chairman Keeler closed the Public Hearing.

- 7. Consider recommendation of Zoning Change No. PD-18-0016**

Action:

Mr. David Hudgins moved to approve a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0016) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

- 10. Public Hearing on a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: DONALD I & PEGGY E COLE REVOCABLE LIVING TRUST (PD-18-0007)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks a Planned Development with the intention to eventually replat the lot into two lots so the newly-created lot could have a single family residence on it. She presented a concept plan depicting the layout of the two lots. Ms. Dent recommended approving noting the newly created lots would be smaller than the SF-3 zoning districts minimums and there would be a 12 foot Right-of-Way dedication required that would further reduce the size of the lots.

Mr. Steve Miller, Steve Miller Real Estate, 806 New York Avenue, Midlothian, representing the applicant was present.

Chairman Keeler asked if the lot is divided down the middle. Mr. Miller stated it will be and the existing house will be on one lot and a new home will be built on the other lot.

There being no others to speak for or against PD-18-0007, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. PD-18-0007

Action:

Mrs. Bonney Ramsey moved to approve a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: DONALD I & PEGGY E COLE REVOCABLE LIVING TRUST (PD-18-0007) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

12. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0009)

Ms. Dent reported the applicant seeks a Planned Development (PD) to replat a lot into five lots to build single family residences. She stated the area is within the Infill Overlay, and has historically been zoned for Sf-3, but the lot sizes for SF-3 have changed over time, thus creating the need for the PD. Ms. Dent recommended approval subject to the applicant ensuring the development name matches the replat name.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, Applicant was available for questions.

Those who spoke against PD-18-0009:

Mr. Wendell Helms, 1002 E. Marvin, Waxahachie

There being no others to speak for or against PD-18-0009, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. PD-18-0009

Action:

Ms. Betty Square Coleman moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: SOUTHFORK CAPITAL

LLC (PD-18-0009) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

- 14. Consider request by Chris Acker, Southfork Capital LLC, for a Replat of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212, and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0010)**

Ms. Dent stated this is a companion case to PD-18-0009 and presented a map depicting the site. She recommended approval noting the applicant has agreed to rename the subdivision and corresponding Planned Development and to ensure they are not already in use.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Acker, Southfork Capital LLC, for a Replat of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212, and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0010) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

15. Public Comments

None

8. Adjourn

There being no further business, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 27, 2018 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins

Members Absent: Jim Phillips
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
David Hill, 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 Thursday, March 1, 2018 at 5:30 p.m. City Council and the Planning and Zoning Commission will hold a joint work session to discuss modifications to the Zoning Ordinance.

Mr. Brooks reviewed a request for a monument ground sign noting it meets all the requirements. He referenced a request from CCM Engineering for an Ordinance amendment to allow for larger maximum lot coverage.

Mr. Brooks stated there is a Public Hearing on a request for a Specific Use Permit to allow a Bail Bond Agency use within a Planned Development-4-Commercial zoning district. He noted the requested facility has several different offices sharing a common kitchen, common restrooms, and common hallways. Mr. Brooks stated the issue is the applicant can only go in a Commercial zoning district and therefore is limited and he can't obtain his license from the State until he finds a location.

Ms. Kelly Dent, Planner reviewed a request for a zoning change from Single Family-3 to Planned Development-Single Family-3 with the intent to replat a lot and put a home on the new created lot noting it is not out of character with the homes in that area.

Mr. Brooks stated Mr. Chris Acker seeks a Planned Development to replat a lot into five lots to build single family homes noting Mr. Acker's goal is to build on infill lots. He noted the item after the Public Hearing is a companion case being a Replat.

3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

City Council and Planning & Zoning Commission
March 1, 2018

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas were held in the City Council Conference Room at City Hall, 401 S. Rogers on Thursday, March 1, 2018 at 5:30 p.m.

Council Members Present: Kevin Strength, Mayor
Mark Singleton, Mayor Pro Tem
Chuck Beatty, Councilmember
David Hill, Councilmember
Mary Lou Shipley, Councilmember

Planning & Zoning
Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
Erik Barnard
David Hudgins

Others Present: Michael Scott, City Manager
Lori Cartwright, City Secretary
Tommy Ludwig, Exec. Director of Community Services
Shon Brook, Director of Planning
Kelly Dent, Planner

1. Call to Order by Mayor Kevin Strength and Chairman Rick Keeler

Mayor Strength called the City Council meeting to order.

Chairman Rick Keeler called the Planning and Zoning Commission meeting to order.

2. Discussion of modifications to Zoning Ordinance

City Manager Michael Scott made some opening remarks and thanked all in attendance. He stated the Planning Department has been working to make the zoning book more user-friendly.

Mr. Shon Brooks, Director of Planning, thanked Ms. Kelly Dent, Planner, for her assistance in refreshing the zoning book. He stated it is not a complete rewrite but it is being refreshed and making it a lot easier for staff and developers.

Topics of discussion included: Use Chart and Definitions, Zoning Districts, Parking, and Development Standards.

Mr. Brooks noted there are fifty Planned Developments in the Zoning Ordinance and it is ever changing and Specific Use Permits are ever changing. The Use Chart has been condensed from 37 pages to 14 and staff is working toward moving the paragraph form into table form to make it easier to use.

Mr. Brooks reviewed the Zoning Ordinance refresh to include the following: He discussed “Parking Districts” versus “Parking Use” and presented photos depicting Mixed Use Residential.

Zoning Districts

- Remove Parking
- Remove General Retail Limited
- Add Mixed Use Residential
- Add Mixed Use Non-Residential
- Add Downtown Neighborhood

Section Reorganization

- Remove PD districts out of the ordinance (item included in the zoning map)
- Remove SUP section out of the ordinance (item included in the zoning map)

Development Standards

- Remove standards from individual chapters and condense in independent sections
- Design Standards to be discussed at a later meeting

Mr. Brooks reviewed the following Development Standards:

Accessory Buildings, Landscaping, Fencing and Screening, and Home Occupation

- Removed from individual zoning districts
- Independent Sections Created

Multi Family Development Standards

- Requirements are taken from the zoning districts
- Multiple districts compressed

Off-Street Parking and Loading

- Removed parking chart
- Add parking to the use chart

After discussion, Mr. Brooks stated the next joint work session is scheduled for March 26, 2018. Items of discussion will include: Design Standards, Signage, Landscaping and Hotel. He noted staff will hold an Open House for developers to come in and review the changes noting the final step will be Ordinance adoption.

3. Adjourn

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0019



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Request by Ron Barson, Ledbetter Real Estate, LLC, for a **Final Plat** of North Grove Business Park Phases 2 & 4 for 7 lots, being 36.878 acres out of A.S. Pruett Survey, Abstract 848, John Shaver Survey, Abstract 1000, and E.C. Newton Survey, Abstract 791 (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (FP-18-0019).

CASE INFORMATION

Applicant: Ron Barson

Property Owner(s): Ledbetter Real Estate Ltd

Site Acreage: 36.878 acres

Number of Lots: 7 lots

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$22,126.80** (36.878 acres at \$600.00 per acre).

SUBJECT PROPERTY

General Location: Near intersection of North Highway 77 and Grove Creek

Parcel ID Number(s): 189293 and 189294

Current Zoning: Commercial (Ordinance 2878) and General Retail (Ordinance 2703)

Existing Use: Currently undeveloped

Platting History: PLM2016-22 was approved by City Council on July 18, 2016.

Site Aerial:



STAFF CONCERNS

1. The note regarding the detention ponds' maintenance references an HOA. Per discussion with the applicant, it will be handled via a different means, and the note needs to reflect this.
2. The deed restrictions need to be filed and a stamped copy provided to the Planning Department. Per the applicant, these restrictions will encompass the whole of this property, plus North Grove Business Park Phases 1 and 3, recently final platted. Blain Vinson, for North Grove Business Park Phases 1 and 3, has indicated that his property will provide the necessary deed restrictions for his property soon. Staff will need to ensure that the deed restrictions provided for Phases 2 and 4 and for Phases 1 and 3 are identical.

APPLICANT RESPONSE TO CONCERNS

1. Applicant is working to obtain the deed restrictions.

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 note regarding the detention ponds' maintenance references an HOA. Per discussion with the applicant, it will be handled via a different means, and the note needs to reflect this.
 2. The deed restrictions need to be filed and a stamped copy provided to the Planning Department. Per the applicant, these restrictions will encompass the whole of this property, plus North Grove Business Park Phases 1 and 3, recently final platted. Blain Vinson, for North Grove Business Park Phases 1 and 3, has indicated that his property will provide the necessary deed restrictions for his property soon. Staff will need to ensure that the deed restrictions provided for Phases 2 and 4 and for Phases 1 and 3 are identical.

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 I

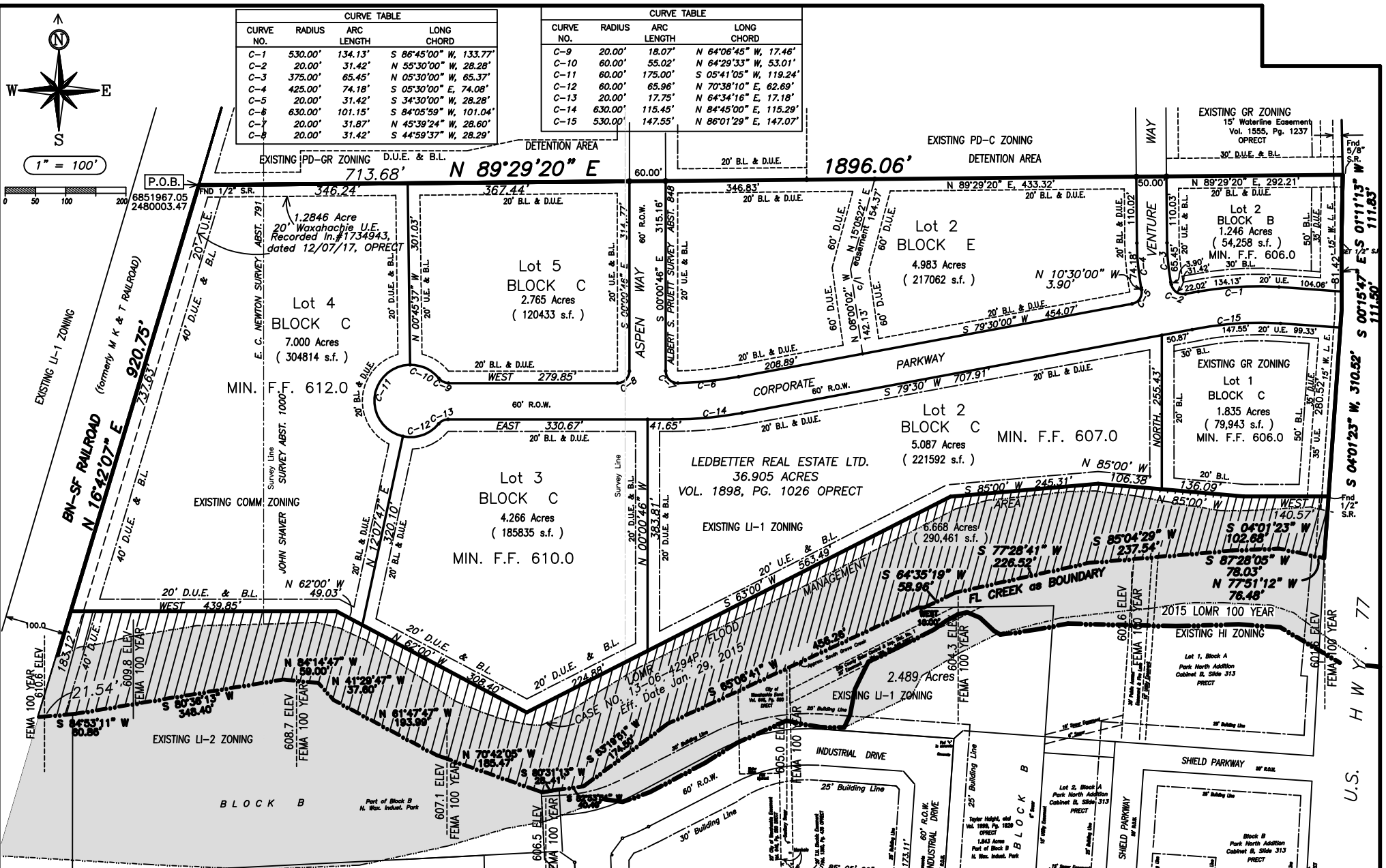
kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com



**FINAL PLAT
NORTH GROVE BUSINESS PARK
PHASES TWO & FOUR
36.878 Acres**

A. S. PRUETT SURVEY, Abst. 848
JOHN SHAVER SURVEY, Abst. 1000
E. C. NEWTON SURVEY, Abst. 791
City of Waxahachie, Ellis County, Texas

LEGEND

X	Wire Fence
W	Wood Fence
I	Iron Fence
□	Chain Link Fence
+++++	Railroad Track
C	Cable TV
—G—	Gas Line
—P—	Petroleum Pipeline
—E—	Electric Line
—S—	Sanitary Sewer Line
—W—	Water Line
—UT—UT—	Underground Telephone
—T—	Telephone

ELLIS ASSOCIATES
SURVEYORS

212 North College Tel. 972-937-7474
Waxahachie, Texas 75165
TBPLS License No. 10067100

DAVIS & McDILL, Inc.

CONSULTING ENGINEERS

P.O. BOX 428, WAXAHACHIE, TEXAS 75168

PHONE: 972-938-1185 FAX: 972-937-0307

(A Texas licensed engineering firm # F-8439)

Date: 04-12-18

Drawn: **jhm**

Job: 216-0170

Sheet 1

of **2** sheets.

FIELD NOTES — NORTH GROVE BUSINESS PARK
PHASES TWO AND FOUR
36.878 Acres

BEING all that certain lot, tract, or parcel of land situated in the ALBERT S. PRUETT SURVEY, Abstract No. 848, in the JOHN SHAVER SURVEY, Abstract No. 1000, and in the E.C. NEWTON SURVEY, Abstract No. 791, in the City of Waxahachie, Ellis County, Texas, and being all of a called 36.905 acre tract of land conveyed to Ledbetter Real Estate, Ltd. by deed as recorded in Volume 1898, Page 1026 of the Official Public ARecords of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for the northwest corner of said 36.905 acre tract and being in the west line of this tract, said point also being the southwest corner of a called 31.788 acre tract of land conveyed to SAP Properties, LLC by deed as recorded in Volume 2576, Page 1767 OPRECT, said point also being in the east line of the BN-SF RAILROAD 100 foot right of way, (with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6851967.05, Easting = 2480003.47, and a Scale Factor of: 0.9999602);

THENCE N 89°29'20" E, 1896.06 feet along the north line of said 36.905 acre tract and the south line of said 31.788 acre tract to a 1/2" steel rod set in the west line of said U.S. Highway 77;

THENCE along the west line of said U.S. Highway 77 and along east line of said 36.905 acre tract as follows:

S 01°11'13" W, 111.83 feet to a point former;
S 00°15'47" W, 111.50 feet to a point for corner;
S 04°01'23" W, 310.52 feet to a 1/2" found for corner:

THENCE S 04°01'23" W, 102.68 feet to a point in the approximate flowline of South Grove Creek for the southeast corner of the aforesaid 36.905 acre tract, said point also being in the north line of Block C of the Park North Addition, as recorded in Cabinet A, Slide 313 of the Plat Records of Ellis County, Texas;

THENCE leaving said west line of U.S. Highway 77 and following the flowline of South Grove Creek and the north line of said Park North Addition and the North Waxahachie Industrial Park, as recorded in Cabinet B, Slide 160, PRECT as follows:

N 77°51'12" W, 76.48 feet to a point for corner;
S 87°28'05" W, 78.03 feet to a point for corner;
S 85°04'29" W, 237.54 feet to a point for corner;
S 77°28'41" W, 226.52 feet to a point for corner;
S 64°35'19" W, 58.96 feet to a point for corner;
WEST, 10.00 feet to a point for corner;
S 65°06'41" W, 456.26 feet to a point for corner;
S 53°19'51" W, 174.50 feet to a point for corner;
S 82°53'51" W, 40.49 feet to a point for corner;
S 80°31'13" W, 28.41 feet to a point for corner;
N 70°42'05" W, 185.47 feet to a point for corner;
N 61°47'47" W, 193.99 feet to a point for corner;
N 41°29'47" W, 37.60 feet to a point for corner;
N 84°14'47" W, 59.00 feet to a point for corner;
S 80°36'13" W, 348.40 feet to a point for corner;
and S 84°53'11" W, 60.86 feet to a 1/2" steel rod set for the southwest corner of the aforesaid 36.905 acre tract and being the same for this tract, said point also being in the east line of said B N & S F Railroad;

THENCE N 16°42'07" E, 920.75 along the west line of the aforesaid 36.905 acre tract and the east line of said B N & S F Railroad, to the POINT OF BEGINNING and containing approximately 36.878 acres of land.

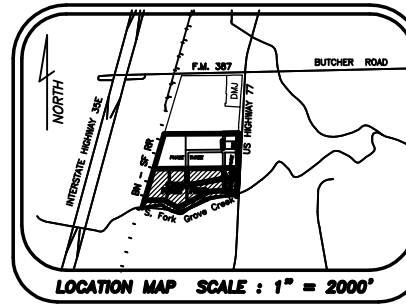
Owners / Developers:
LEDBETTER REALTY, L.L.C.
5326 W. LEDBETTER DRIVE
DALLAS, TX 75236-1417
RON BARSON, PRESIDENT
214-941-9700

SURVEYOR'S DECLARATION
KNOW ALL MEN BY THESE PRESENTS:

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

Stuart G. Hamilton
Registered Professional
Land Surveyor
Number 4480

Date



CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____ Date _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____ Date _____
Mayor

Attest _____ Date _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, LEDBETTER REALTY, L.L.C., do hereby adopt this plat designating the herein above described property as NORTH GROVE BUSINESS PARK, PHASES TWO & FOUR, 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:

RON BARSON — LEDBETTER REALTY, L.L.C.

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ron Barson, of LEDBETTER REALTY, L.L.C., 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: _____

NOTE:

THE DETENTION PONDS WILL BE MAINTAINED BY THE
PROPERTY OWNERS THROUGH THE USE OF AN HOA.

NOTE:
ALL PROPERTY AND LOT CORNERS ARE
SET 1/2" STEEL RODS UNLESS
OTHERWISE SPECIFIED ON THE PLAT

FLOODPLAIN NOTE:
100 YEAR FLOODPLAIN
PER FIRM MAP # 48139C0200 F
ZONES: AE, X and
X UNSHADED AS SHOWN

FINAL PLAT
NORTH GROVE BUSINESS PARK
PHASES TWO & FOUR
36.878 Acres

A. S. PRUETT SURVEY, Abst. 848
JOHN SHAVER SURVEY, Abst. 1000
E. C. NEWTON SURVEY, Abst. 791
City of Waxahachie, Ellis County, Texas

BENCHMARK 1:

EAST LINE LOT 1, BLOCK E @ VENTURE WAY:
SET "sq" in West Storm Inlet
N 6852147.485 E 2481564.482
ELEV. = 605.08

BENCHMARK 2:

WEST LINE LOT 1, BLOCK E @ ASPEN WAY:
SET "sq" in East Storm Inlet:
N 6852007.914 E = 2480765.971
ELEV. = 606.97

DAVIS & McDILL, Inc.

CONSULTING ENGINEERS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185 FAX: 972-937-0307
(A Texas licensed engineering firm # F-8439)

ELLIS ASSOCIATES
SURVEYORS

Tel. 972-937-7474
212 North College
Waxahachie, Texas 75165
TBPLS License No. 10067100

Date: **04-12-18**
Drawn: **jhm**
Job: **216-0170**
Sheet **2**
of **2** sheets.

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0020



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Michael Westfall, Westfall Engineering, for a **Preliminary Plat** of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (PP-18-0020).

CASE INFORMATION

Applicant: Michael Westfall, Westfall Engineering

Property Owner(s): Hachie Properties LLC and A Garrett Real Estate Ventures LLC

Site Acreage: 14.252 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Adequate Public Facilities: Rockett Special Utility District has not 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. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

SUBJECT PROPERTY

General Location: Southwest corner of Boyce Road and Wilson Road

Parcel ID Number(s): 192151

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: F.M. Woodard Survey, Abstract 1120

Site Aerial:



RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Rockett Special Utility District has not 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. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

ATTACHED EXHIBITS

1. Plat drawing

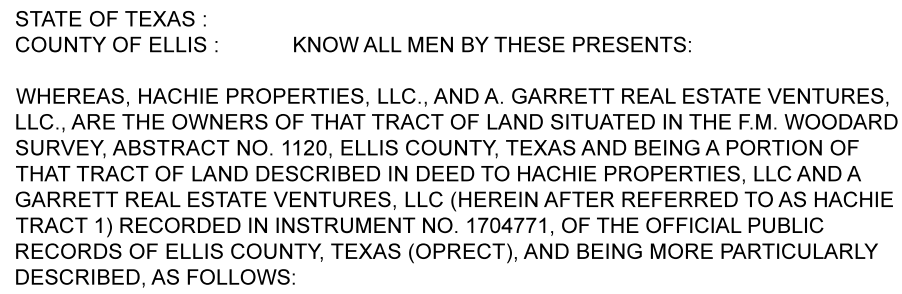
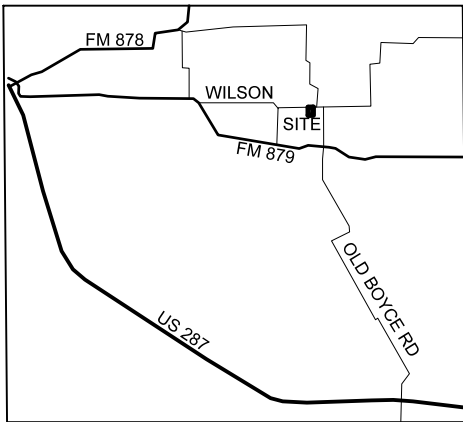
APPLICANT REQUIREMENTS

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 I
kdent@waxahachie.com

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



THENCE N 88°42'13" E, ALONG THE NORTH LINE OF SAID HACHIE TRACT 1, THE COMMON SOUTH LINE OF SAID HUGHES TRACT, THE COMMON SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RAYMOND LEE MATA, JR, RECORDED IN VOLUME 2827, PAGE 551, OPRECT, AND THE APPROXIMATE CENTERLINE OF SAID WILSON ROAD, A DISTANCE OF 619.19 FEET TO A P.K. NAIL FOUND FOR THE NORTHEAST CORNER OF SAID HACHIE TRACT 1;

THENCE S 08°29'03" ALONG THE EAST LINE OF SAID HACHIE TRACT 1, PASSING AT A DISTANCE OF 50.74 FEET A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, THOMPSON FARM, RECORDED IN CABINET J, SLIDE 007, OPRECT. CONTINUING ALONG THE EAST LINE OF SAID HACHIE TRACT 1 AND THE COMMON WEST LINE OF SAID LOT 1 A TOTAL DISTANCE OF 238.76 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HACHIE PROPERTIES, LLC AND A GARRETT REAL ESTATE VENTURES, LLC (HEREIN AFTER REFERRED TO AS HACHIE TRACT 2) RECORDED IN INSTRUMENT NO. 1704774:

S 88°45'07" W A DISTANCE OF 127.36 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 01°54'48" W A DISTANCE OF 598.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 88°54'16" E A DISTANCE OF 57.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE EAST LINE OF SAID HACHIE TRACT 1 AND THE COMMON WEST LINE OF SAID HACHIE TRACT 2;

THENCE S 08°33'48" W, ALONG THE EAST LINE OF SAID HACHIE TRACT 1 AND THE COMMON WEST LINE OF SAID HACHIE TRACT 2, A DISTANCE OF 491.52 FEET TO A PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID HACHIE TRACT 1 AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BOBBY D MCCAULEY, RECORDED IN VOLUME 727, PAGE 88, OPRECT, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HACHIE TRACT 2 BEARS S 07°28'34" W, A DISTANCE OF 62.43 FEET;

THENCE N 89°24'30" ALONG THE SOUTH LINE OF SAID HACHIE TRACT 1, PASSING AT A DISTANCE OF 315.57 FEET THE CALLED NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CATHY A TAYLOR FOUSE, RECORDED IN VOLUME 1208, PAGE 617, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID MCCAULEY TRACT BEARS, S 15°44'48" W A DISTANCE OF 10.10 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID HACHIE TRACT 1 AND THE SOUTH LINE OF SAID MCCAULEY TRACT BEARS, S 70°17'00" W A DISTANCE OF 10.10 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HACHIE TRACT 1 AND THE COMMON SOUTHEAST CORNER OF SAID ANDERSON TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FOUSE TRACT BEARS N 89°38'44" W A DISTANCE OF 372.80 FEET;

THENCE N 00°26'08" W ALONG THE WEST LINE OF SAID HACHIE TRACT 1 AND THE COMMON EAST LINE OF SAID ANDERSON TRACT, PASSING AT A DISTANCE OF 1274.82 A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1304.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.252 ACRES OF LAND, MORE OR LESS.

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

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

TIMOTHY L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5644

APPROVED FOR PREPARATION OF THE FINAL PLAT

APPROVED BY THE PLANNING
AND ZONING COMMISSION

DATE _____

APPROVED BY CITY COUNCIL
CITY OF WAXAHACHIE

DATE _____

WE HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIAL APPROVED
PRELIMINARY PLAT:

BRETT HESS
HACHIE PROPERTIES, LLC

CINDY HESS
HACHIE PROPERTIES, LLC

ANDREW GARRETT
A GARRETT REAL ESTATE VENTURES, LLC

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. 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.

CIRS= 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
FND= FOUND
IRF= IRON ROD FOUND
OPRECT= OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

OWNER:
HACHIE PROPERTIES, LLC
327 BLUE RIBBON ROAD
WAXAHACHIE, TX 75165
469.517.0012

ENGINEER:
WESTFALL ENGINEERING, PLLC
P.O. BOX 250485
PLANO TX, 75025
214.846.9397
TBPE FIRM NO 19101

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 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359
JOB NO. 1096

PRELIMINARY PLAT
SHAW BURGESS
ADDITION

F.M. WOODARD SURVEY
ABSTRACT NO 1120
ETJ OF THE CITY OF WAXAHACHIE,
TEXAS
ELLIS COUNTY, TEXAS

FEBRUARY 2018 PAGE 1 OF 1

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0021



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Michael Westfall, Westfall Engineering, for a **Final Plat** of Shaw Burgess Addition for 2 lots, being 14.252 acres in the F.M. Woodard Survey, Abstract 1120 (Property ID 192151) in the Extra Territorial Jurisdiction – Owner: HACHIE PROPERTIES LLC & A GARRETT REAL ESTATE VENTURES LLC (FP-18-0021).

CASE INFORMATION

Applicant: Michael Westfall, Westfall Engineering

Property Owner(s): Hachie Properties LLC and A Garrett Real Estate Ventures LLC

Site Acreage: 14.252 acres

Number of Lots: 2 lots

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Adequate Public Facilities: Rockett Special Utility District has not 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. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

SUBJECT PROPERTY

General Location: Southwest corner of Boyce Road and Wilson Road

Parcel ID Number(s): 192151

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: F.M. Woodard Survey, Abstract 1120

Site Aerial:



RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Rockett Special Utility District has not 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. This will need to be addressed before a final plat can be filed. Applicant will need to obtain a new hydraulic analysis from Rockett and provide the results to staff before staff can proceed with finalization of the plat process.

ATTACHED EXHIBITS

1. Plat drawing

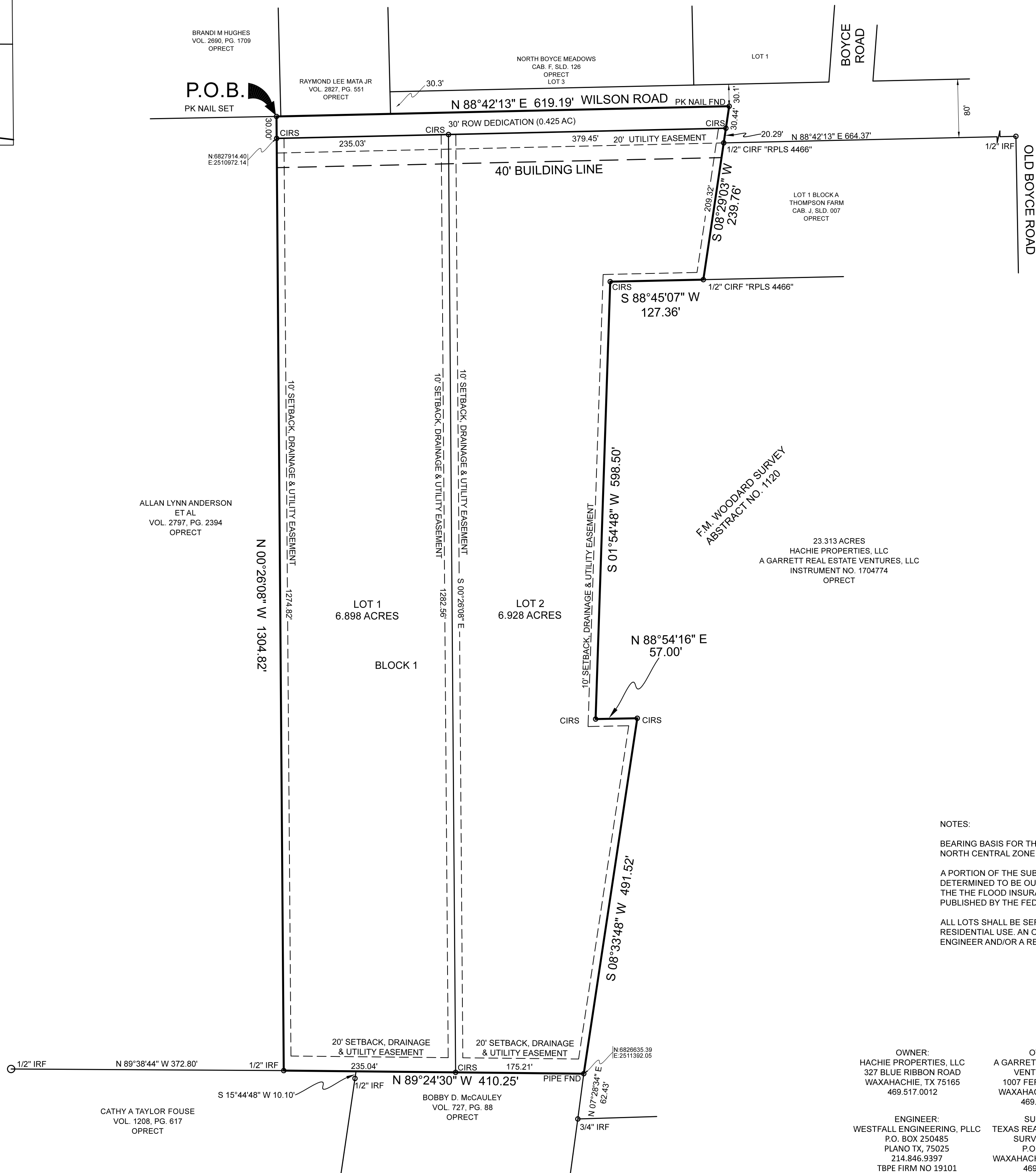
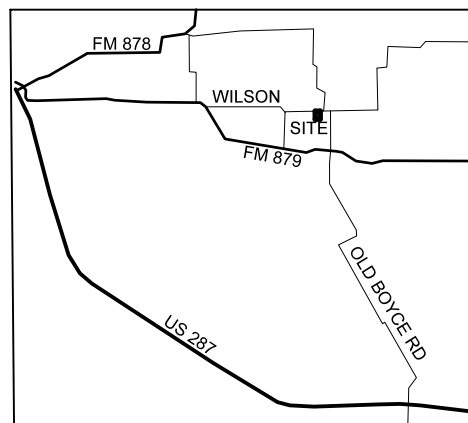
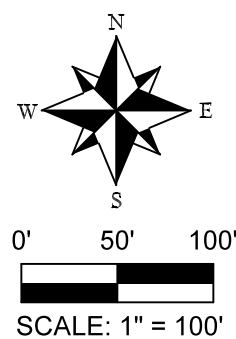
APPLICANT REQUIREMENTS

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 I
kdent@waxahachie.com

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



NOTES:

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

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. 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.

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

OWNER:
HACHIE PROPERTIES, LLC
327 BLUE RIBBON ROAD
WAXAHACHIE, TX 75165
469.517.0012

ENGINEER:
WESTFALL ENGINEERING, PLLC
P.O. BOX 250485
PLANO TX, 75025
214.846.9397
TBPE FIRM NO 19101

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 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359
JOB NO 1096

FINAL PLAT
SHAW BURGESS
ADDITION

14.252 ACRES

SITUATED IN THE
F.M. WOODARD SURVEY
ABSTRACT NO 1120
ETJ OF THE CITY OF WAXAHACHIE,
TEXAS
ELLIS COUNTY, TEXAS

FEBRUARY 2018

PAGE 1 OF 2

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0017



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by R. Deann Wells for a **Replat** of Lots 1A and 1B, Lindmark Estates - Revised to create Block A, Lot 1, Whiskey Creek Addition, 7.548 acres (Property ID 228819) – Owner: WELLS ERIC P & RONDA D (RP-18-0017)

CASE INFORMATION

Applicant: R. Deann Wells

Property Owner(s): Eric P & Ronda D Wells

Site Acreage: 7.548 acres

Number of Lots: 1 lots

Number of Dwelling Units: 1 units

Adequate Public Facilities: Per the City Engineer, "Need water services prior to plat recording."

SUBJECT PROPERTY

General Location: FM 877, North of Lakeshore Drive

Parcel ID Number(s): 228819

Current Zoning: Rural Residential

Existing Use: Currently undeveloped

Platting History: The final plat for Lindmark Estates was approved by City Council on July 6, 2004. The revised final plat was approved by City Council on April 4, 2005. The revised minor plat (which split this lot into two lots) was approved by City Council on July 16, 2012.

Site Aerial:



STAFF CONCERNS

1. Need water services prior to plat recording. Coordinate with the Utility Department for the water services to this property.

APPLICANT RESPONSE TO CONCERNS

1. Applicant understands that filing of the plat will have to wait.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Need water services prior to plat recording.

ATTACHED EXHIBITS

1. Final plat

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
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.

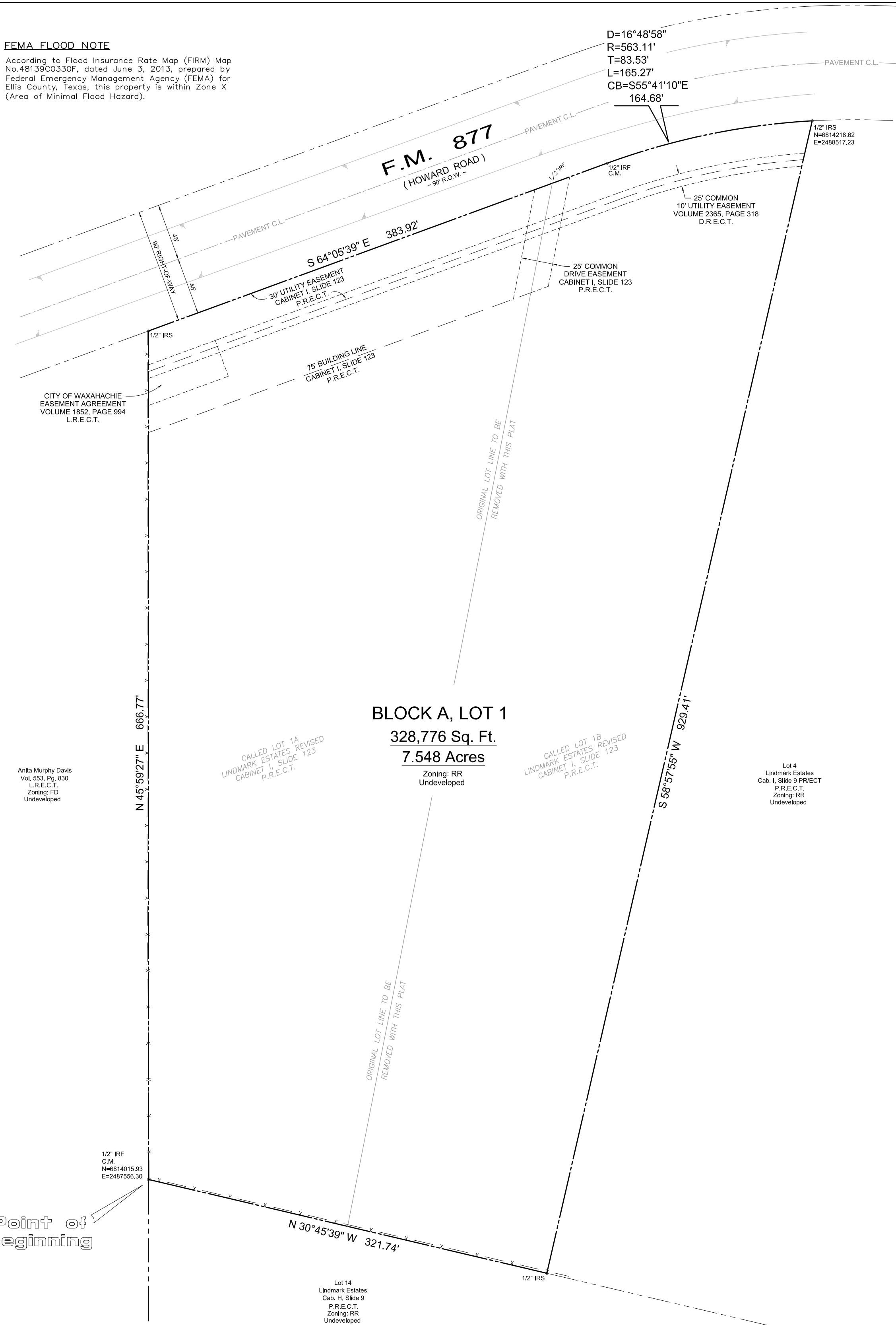
STAFF CONTACT INFORMATION

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

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

FEMA FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Map No.48139C0330F, dated June 3, 2013, prepared by Federal Emergency Management Agency (FEMA) for Ellis County, Texas, this property is within Zone X (Area of Minimal Flood Hazard).



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, Eric P. & Ronda D. Wells are the owners of a tract of land situated in the S.M Durrett Survey, Abstract No. 272, City of Waxahachie, Ellis County, Texas, and being all of Lot 1A and 1B, the Replat of Lot 1, Lindmark Estates Revised as recorded in Warranty Deed No. 1726551 of the Deed Records of Ellis County, Texas, and being more particularly described by metes and Bounds as follows:

BEGINNING at a capped 1/2" iron rod found for corner at the west corner of said Lot 1A;

THENCE N 45°59'27" E following the northwest line of said Lot 1A a distance of 666.77' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the southwest ROW line of F.M. No. 877;

THENCE S 64°05'39" E following the southwest ROW line of said F.M. No. 877 a distance of 383.92' to a 1/2" iron rod found for corner;

THENCE along said curve to the right following the southwest ROW line of said F.M. No. 877 through a central angle of 16°48'58", a radius of 563.11', an arc length of 165.27', with a chord bearing of S 55°41'10" E, and a chord length of 164.68' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the east corner of said Lot 1B,

THENCE S 58°57'55" W following the southeast line of said Lot 1B a distance of 929.41' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner to the south corner of said Lot B;

THENCE N 30°45'39" W following the southwest line of said Lot 1A & 1B a distance of 321.74' to the POINT OF BEGINNING and containing 328,776 Square Feet or 7.548 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eric P. & Ronda D. Wells does hereby adopt this Replat designating the herein above described property as Whiskey Creek Addition, Block A, Lot 1, being an addition to the City of Waxahachie, Texas, Ellis County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the mutual use and accommodation of the City of Waxahachie and all public utilities desiring to use or using same. All and any public utility and the City of desiring to use or using same. All and any public utility and the City of Waxahachie shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and the City of Waxahachie and all and all public utilities shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone.

Witness my hand, this the _____ day of _____, 2018.

Eric P. Wells
Owner

Ronda D. Wells
Owner

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 Eric P. & Ronda D. Wells, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for
the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas.



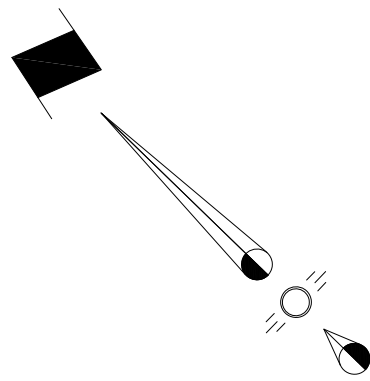
David J. Surdukan
Registered Professional Land Surveyor
Texas Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

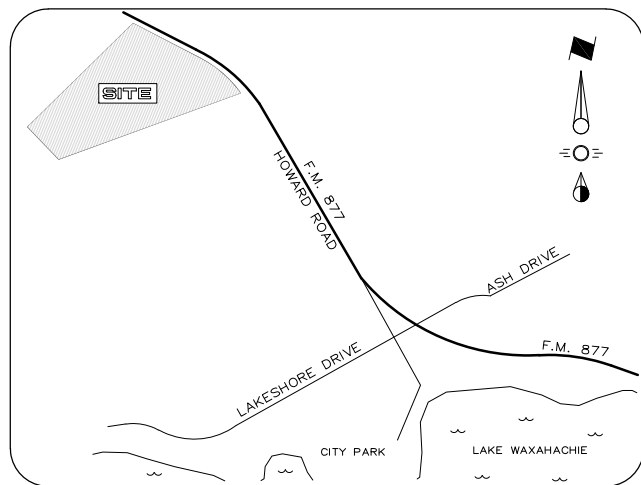
BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared DAVID J. SURDUKAN, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and For the State of Texas



0 60 100
GRAPHIC SCALE
1"=60'



Vicinity Map
Scale: 1"=1000'

WHISKEY CREEK
ADDITION
BLOCK A, LOT 1

BEING A REPLAT OF
LOTS 1A & 1B
OF THE
LINDMARK ESTATES
REVISED ADDITION
AN ADDITION TO THE
CITY OF WAXAHACHIE, TEXAS, AS
RECORDED IN CABINET I, SLIDE 123
OF THE PLAT RECORDS OF
ELLIS COUNTY, TEXAS

Owner
Eric P. & Ronda D. Wells
107 Trinity Lane
Waxahachie, Texas 75165
Telephone 469 742-4100

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0018



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Michael Yarborough for a **Replat** of Lot 15 and 16, to create Lot 15R and Lot 16R, Brookbend Grove Phase 2, 2.124 acres (Property ID 208078 and 208079) – Owner: YARBOROUGH MICHAEL W & LOIS JANE and JOYCE S BRIDGES REVOCABLE LIVING TRUST (RP-18-0018).

CASE INFORMATION

Applicant: Michael Yarborough

Property Owner(s): Michael W & Lois Jane Yarborough and Joyce S Bridges
Revocable Living Trust

Site Acreage: 2.124 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

SUBJECT PROPERTY

General Location: 140 Brookbend and 150 Brookbend

Parcel ID Number(s): 208078 and 208079

Current Zoning: Single Family-1

Existing Use: Single family residences

Platting History: The final plat for Brookbend Grove, Phase II, was approved by City Council on January 19, 1998.

Site Aerial:



STAFF CONCERNS

1. Need a separate notary statement for each owner.

APPLICANT RESPONSE TO CONCERNS

1. Applicant was notified of the remaining change that needs to be made, and is working with her surveyor to get it corrected and resubmitted.

RECOMMENDATION

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

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Need a separate notary statement for each owner.

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 I
kdent@waxahachie.com

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

STATE OF TEXAS §
COUNTY OF ELLIS §

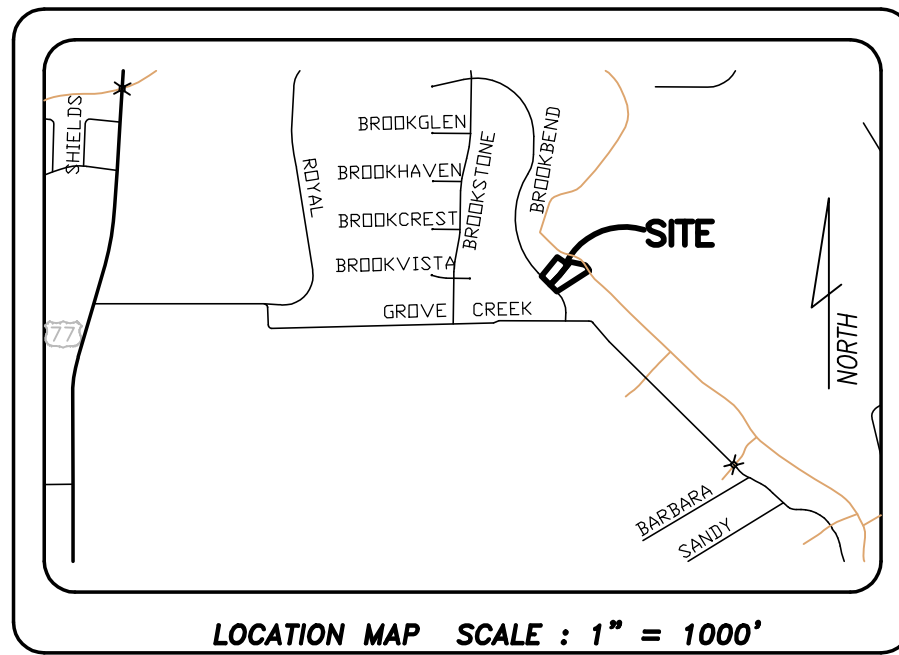
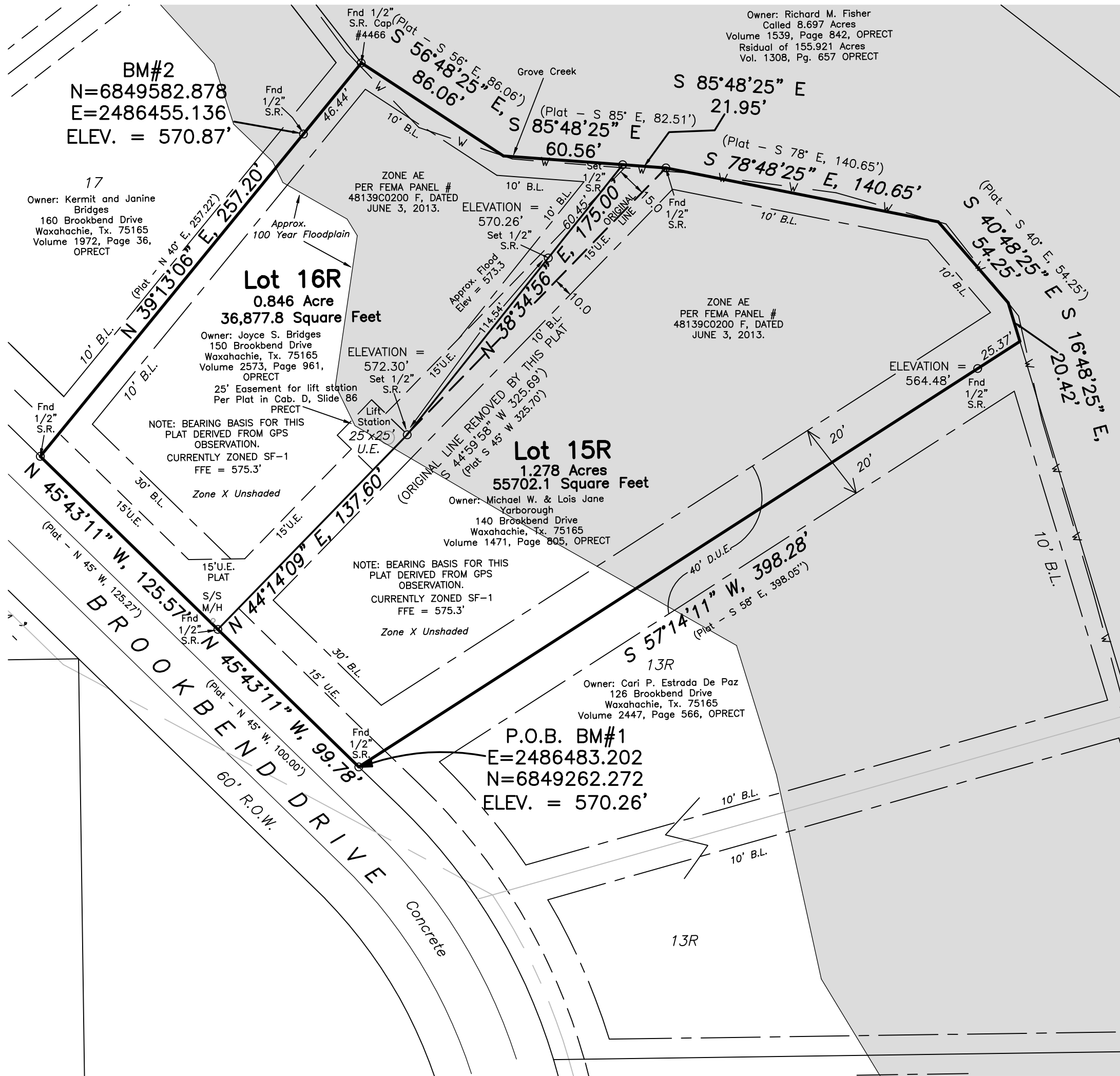
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared representation for Joyce S. Bridges Revocable Living Trust, known to me to be the person whose name is associated with the foregoing instrument and acknowledged to me that he executed 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:

Authorized Signature of Trustee
Joyce S. Bridges Revocable Living Trust
Phone No. 972-937-1204



NOTE:
ALL PROPERTY AND LOT CORNERS ARE
SET 1/2" STEEL RODS UNLESS
OTHERWISE SPECIFIED ON THE PLAT

FLOODPLAIN NOTE:
100 YEAR FLOODPLAIN
PER FIRM MAP # 48139C0200 F
ZONE: X UNSHADED AS SHOWN

LEGEND
○ - Property Corner Symbol
Fnd. - Found
S.R. - Steel Rod
U.E. - Utility Easement
R.O.W. - Right of Way
P.O.B. - Point of Beginning
C/L - Centerline
Acre Net - acres net of
floodplain easement
MIN. F.F. - Minimum Finish Floor
FH - Fire Hydrant
E.T.J. - Extra Territorial
Jurisdiction
H.O.A. - Homeowners Association

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

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

Stuart G. Hamilton
Registered Professional
Land Surveyor #4480

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS We, Joyce S. Bridges Trust, Michael Yarborough, and Lois Yarborough, are the Owners of 2 tracts of land situated in the City of Waxahachie, Ellis County, Texas and being more particularly described as follows:

BEING all of Lots 15 and 16, Brookbend Grove, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slide 86, Plat Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows;

BEGINNING at a 1/2 inch steel rod found on the northeasterly line of Brookbend Drive, at the common west corner of said Lot 15 and Lot 14 of said addition;

THENCE N 45°43'11" W, with the northeasterly line of Brookbend Drive and the westerly line of said Lots 15 and 16 for 225.35 feet (call N 45° W, 225.27 feet) to a 1/2 inch steel rod found at the common west corner of said Lot 16 and Lot 17 of said addition;

THENCE N 39°13'06" E, with the common line of said Lots 16 and 17, passing a 1/2 inch steel rod found at 210.76 feet, in all 257.20 feet (call N 40° E, 257.22 feet) to a 1/2 inch steel rod with plastic cap stamped RPLS 4466 found in Grove Creek, at the common east corner of said Lots 16 and 17 and on the westerly line of the 8.697 acre tract described in deed from Jerry R. and Sherry L. Potter to Richard M. Fisher recorded in Volume 1539, Page 842, Official Public Records, Ellis County, Texas;

THENCE with the centerline of Grove Creek, the easterly line of Lots 15 and 16 and the westerly line of said Fisher tract, the following courses and distances:
S 56°48'25" E, 86.06 feet (call S 56° E, 86.06 feet) to a point; S 85°48'25" E, 82.51 feet (call S 85° E, 82.51 feet) to a 1/2 inch steel rod found; S 78°48'25" E, 140.65 feet (S 78° E, 140.65 feet) to a point;
S 40°48'25" E, 54.25 feet (call S 40° E, 54.25 feet) to a point; and S 16°48'25" E, 20.42 feet to a point at the southeast corner of said Lot 15 and the northeast corner of Lot 14 of said subdivision;

THENCE S 57°14'11" W, with the common line of said Lots 14 and 15, passing at 25.37 feet a 1/2 inch steel rod found, in all 398.28 feet (call S 58° W, 398.05 feet) to the point of beginning and containing approximately 2.125 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Michael Yarborough and wife Lois Yarborough (owners of original Lot 15), and Joyce S. Bridges Living Trust Trustee (owners of original Lot 16), do hereby adopt this plat designating the herein above described property as a REPLAT of LOTS 15 and 16, of BROOKBEND GROVE, PHASE 2, 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
Michael Yarborough
214-952-3303

Authorized Signature of Owner
Lois Yarborough
972-849-2074

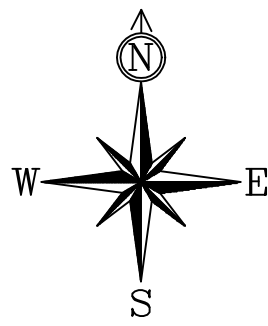
STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Yarborough and Lois Yarborough, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

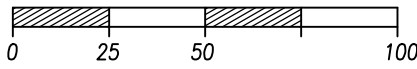
Given under my hand and seal of office, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:



1" = 50'



CITY OF WAXAHACHIE, TEXAS FINAL PLAT APPROVAL

APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____ Date: _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____
Mayor

Attest _____ Date: _____

BROOKBEND GROVE, PHASE 2 Lot 15R and Lot 16R

Being a Replat of Lots 15 and 16, Brookbend Grove, Ph. 2
as recorded in Cabinet D, Slide 86 of the Plat Records, Ellis County, Texas
in the City of Waxahachie
Ellis County, Texas
2 RESIDENTIAL LOTS

ELLIS ASSOCIATES
SURVEYORS

212 North College Tel. 972-937-7474
Waxahachie, Texas 75165
TBPLS License No. 10067100

Drawn by: DWH Scale: 1" = 50' Date: March 15, 2018 Job no: 17323

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0024



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Danny Scroggins for a **Replat** of Lot 9 to create Lot 9A and Lot 9B, Buena Vista Heights, 9.98 acres (Property ID 207864) – Owner: SCROGGINS DANNY E & JUDY A (RP-18-0024).

CASE INFORMATION

Applicant: Danny Scroggins

Property Owner(s): Danny E & Judy A Scroggins

Site Acreage: 9.98 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

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

SUBJECT PROPERTY

General Location: FM 1446 near Hoyt Road

Parcel ID Number(s): 207864

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: The final plat for Buena Vista Heights was approved by City Council on April 21, 2008.

Site Aerial:



RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

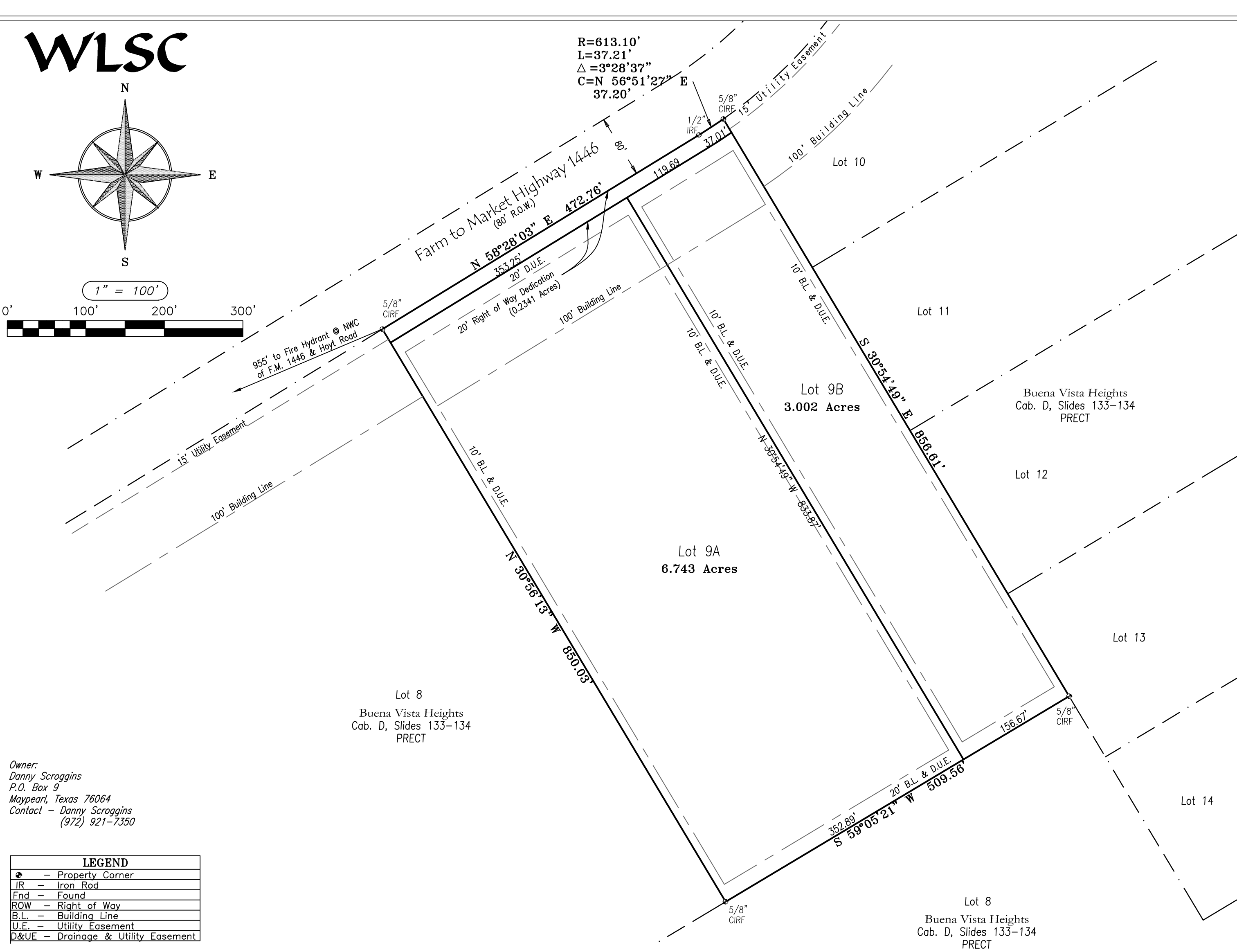
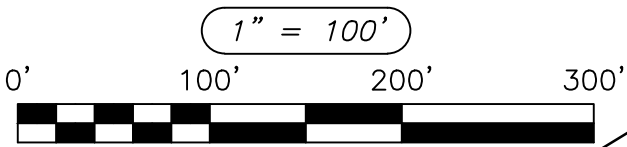
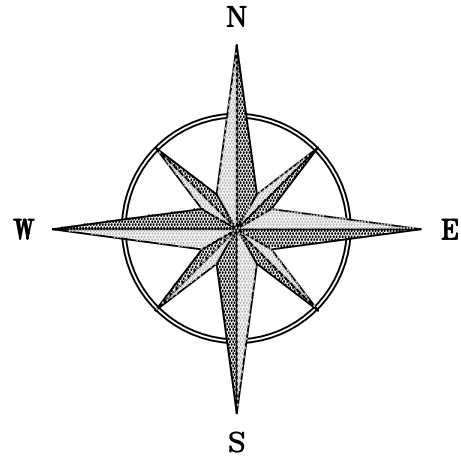
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then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

STAFF CONTACT INFORMATION

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

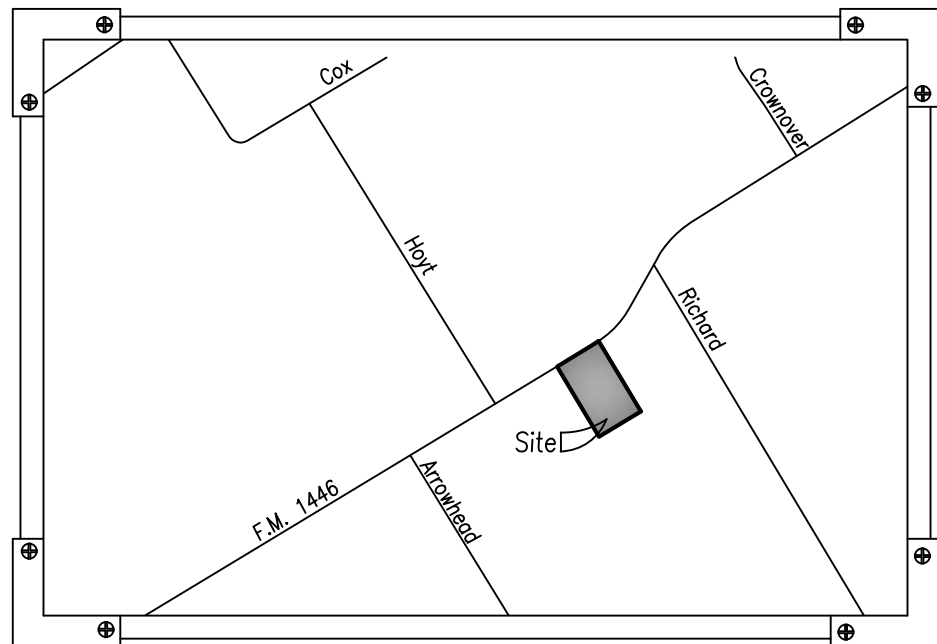
Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

WLSC



Owner:
Danny Scroggins
P.O. Box 9
Maypearl, Texas 76064
Contact - Danny Scroggins
(972) 921-7350

LEGEND	
⊕	- Property Corner
IR	- Iron Rod
Fnd	- Found
ROW	- Right of Way
B.L.	- Building Line
U.E.	- Utility Easement
D&UE	- Drainage & Utility Easement



LOCATION MAP SCALE : 1"=2000'

Walker Land Surveying Company

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

NOTES:

1. No building shall be constructed until Final Plat is accepted and field with Ellis County and infrastructure is completed and accepted by Ellis County (fire hydrants, ditchwork and drainage).
2. No portion of this property lies within a 100 year floodplain according to the Flood Insurance Rate Map for Ellis County Map# 48139C0325 F, dated June 3, 2013. Zone X, unshaded.
3. Total Subdivision Acreage - 9.980 Acres
4. Basis of Bearings: GPS observation, Texas Coordinate System, North Central Zone. Northeast Corner coordinate - Northing=6818869.27 Easting=2451053.61

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

STATE OF TEXAS
COUNTY OF ELLIS:

Certificate of Approval by the Commissioners Court of Ellis County, Texas.

Approved this date, the _____ day of _____, 2018.

Honorable Carol Bush, County Judge

Randy Stinson
Commissioner Precinct #1

Paul Perry
Commissioner Precinct #3

This plat has approval 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.

Department of Development

Layne Grayson
Commissioner Precinct #2

Kyle Butler
Commissioner Precinct #4

Date

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, Danny E. and Judy A. Scroggins are the owners of that certain parcel of land being Lot 9 of Buena Vista Heights, an addition in Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slides 133 and 134 of the Plat Records of Ellis County, Texas (PRECT) and being the tract of land conveyed to Danny E. and Judy A. Scroggins by General Warranty Deed recorded in Instrument Number 1722627 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with cap in the south line of Farm to Market Highway 1446 (80' Right of Way) for the northwest corner of Lot 9;

THENCE N 58°28'03" E, along the north line of Lot 9 and the south line of F.M. 1446, a distance of 472.76 feet to a 1/2" iron rod found at the beginning of a curve top the left having a radius of 613.10 feet and a central angle of 03°28'37";

THENCE in a northeasterly direction along the arc of said curve and continuing along the north line of Lot 9 and the south line of F.M. 1446, a distance of 37.21 feet (Long Chord - N 56°51'27" E, 37.20 feet) to a 5/8" iron rod found with cap for the northeast corner of Lot 9

THENCE S 30°54'49" E, along the east line of Lot 9, a distance of 856.61 feet to a 5/8" iron rod found with cap for the southeast corner of Lot 9;

Thence S 59°05'21" W, along the south line of Lot 9, a distance of 509.56 feet to a 5/8" iron rod found with cap for the southwest corner of Lot 9;

THENCE N 30°56'13" W, along the west line of Lot 9, a distance of 850.03 feet to the PLACE OF BEGINNING, and containing 9.980 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Danny E. and Judy A. Scroggins, do hereby adopt this plat designating the herein above described property as the Final Plat of Lots 9A and 9B of Buena Vista Heights (being a replat of Lot 9 of Buena Vista Heights), an addition to Ellis County, 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 and Ellis County. 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, City of Waxahachie's and Ellis County's use thereof. The City of Waxahachie, Ellis County 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, Ellis County, 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 and of Ellis County, Texas.

WITNESS, my hand, this the _____ day of _____, 2018.

Danny E. Scroggins, Owner

Judy A. Scroggins, Owner

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 Danny E. Scroggins, known to me to be the person whose name are subscribed to the foregoing instrument and 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

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 Judy A. Scroggins, known to me to be the person whose name are subscribed to the foregoing instrument and 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

Replat
LOTS 9A & 9B
BUENA VISTA HEIGHTS

Being a Replat of Lot 9
Buena Vista Heights
An Addition in the ETJ of the City of Waxahachie,
Ellis County, Texas
As Recorded in Cabinet D, Slides 133 & 134
of the Plat Records of Ellis County, Texas
March, 2018

Planning & Zoning Department

Zoning Staff Report

Case: PD-18-0022



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Public Hearing on a request by Todd Wintters, Engineering Concepts Design LP, for a Zoning Change from a Planned Development-75-General Retail and General Retail (PD-75-GR and GR) zoning district to **Planned Development-General Retail District (PD-2FGR) with Concept Plan**, located at US Highway 287 at Meagan Street, being 235 W C CALDER 5.793 ACRES and 13 6 KARSEN HEIGHTS ADDN PH II 1.349 ACRES (Property ID 181707 and 230390) - Owner: KARSEN HEIGHTS LLC (PD-18-0022).

CASE INFORMATION

Applicant: Todd Wintters, Engineering Concepts Design LP

Property Owner(s): Karsen Heights LLC

Site Acreage: 7.219 acres

Current Zoning: Planned Development-75-General Retail and General Retail

Requested Zoning: Planned Development-_____

SUBJECT PROPERTY

General Location: US Highway 287 at Meagan Street

Parcel ID Number(s): 181707 and 230390

Existing Use: Currently undeveloped

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-GR	Currently undeveloped
East	GR	Single family residential neighborhood
South	GR	Currently undeveloped
West	GR	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:

The site is accessed via E US Highway 287 Bypass and Meagan Street. The Thoroughfare Plan shows a proposed Secondary Thoroughfare D (80' ROW) along the northeastern edge of the property, connecting with the currently stubbed access point leading from the Showbiz Cinema.



Site Image:

PLANNING ANALYSIS

The City would prefer that this commercially-zoned property be developed as a commercial property. As a result, City support to avoid GR zoning requirements to aid in the placement of non-commercial development would not be forthcoming. The applicant has the option of meeting the GR zoning requirements. A rezone from a GR zone to a 2F zone would not be supported by the City.

PD DEVELOPMENT STANDARDS

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

Requirement	Base Zoning (GR)	Proposed
Maximum Building Height	Two (2) Stories	Two (2) Stories
Minimum Lot Area	7,000 Sq. Ft.	7,000 Sq. Ft.
Minimum Lot Width	60'	60'
Minimum Lot Depth	100'	100'
Minimum Front Setback	40'	25'
Minimum Rear Setback	20'	15'
Minimum Side Setback - Internal Lot	20'/0'	5'
Minimum Side Setback - Abutting Street	20'	15'
Maximum Building Coverage	40%	40%
Minimum Number of Parking Spaces	Varies by Lot Size	4

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 23 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 03/09/2018.

STAFF CONCERNS

1. The City would prefer that this commercially-zoned property be developed as a commercial property. As a result, City support to avoid GR zoning requirements to aid in the placement of non-commercial development would not be forthcoming. The applicant has the option of meeting the GR zoning requirements. A rezone from a GR zone to a 2F zone would not be supported by the City.
2. Did the original stormwater design account for this site as commercial or was downstream designed to handle the fully-developed condition?
3. Reviewed: cul de sac must have 96' diameter.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has not responded.

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. Written request

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

February 14, 2018

Ms. Kelly L. Dent, MPA
Planner
401 S. Rogers Street
Waxahachie, Texas 75165

**RE: Karsen Heights Addition
PD Amendment Request**

Dear Ms. Dent:

As you are aware, we have submitted a Preliminary Plat for the remainder of the land in the Karsen Heights PD (PD-75-GR) for residential duplex use. During review of the preliminary plat, the setbacks on the existing zoning were found to be significant hindrance for the proposed use. We are requesting an amendment to the existing PD to change the setbacks to be more consistent with residential and be similar to the surrounding neighborhood. Our proposed plan would provide 24 residential lots for duplex units on 7.219 Acres for a density of 3.32 lots per acre. Below you will find a table illustrating the proposed amendments to the current PD:

KARSEN HEIGHTS, PD-75-GR		
Characteristic	Existing-GR	Proposed PD
Maximum Building Height	<i>Two (2) Stories</i>	<i>Two (2) Stories</i>
Minimum Lot Area	<i>7,000 Sq. Ft.</i>	<i>7,000 Sq. Ft.</i>
Minimum Lot Width	<i>60'</i>	<i>60'</i>
Minimum Lot Depth	<i>100'</i>	<i>100'</i>
Minimum Front Setback	<i>40'</i>	<i>25'</i>
Minimum Rear Setback	<i>20'</i>	<i>15'</i>
Minimum Side Setback - Internal Lot	<i>20'/0'</i>	<i>5'</i>
Minimum Side Setback - Abutting Street	<i>20'</i>	<i>15'</i>
Maximum Building Coverage	<i>40%</i>	<i>40%</i>
Minimum Number of Parking Spaces	<i>Varies by Lot Size</i>	<i>4</i>

Please accept the above information and the attached exhibits, application and fee as our submittal for a PD amendment for PD-75-GR and place us on the next available zoning schedule.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8400 or by email at matt@ecdip.com

Thank you,

Matt Atkins, P.E.
Engineering Concepts & Design, L.P.

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0004



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Consider request by Todd Wintters, for a **Preliminary Plat** of Karsen Heights Addition Phase 4 for 24 residential lots, being 7.219 acres out of the W.C. Calder Survey, Abstract No. 235 (Property ID 181707 and 230390) – Owner: KARSEN HEIGHTS LLC (PP-18-0004)

CASE INFORMATION

Applicant: Todd Wintters, Engineering Concepts Design, LP

Property Owner(s): Karsen Heights, LLC

Site Acreage: 7.219 acres

Number of Lots: 24 lots

Number of Dwelling Units: 48 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$19,200.00** (48 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development would be on City water and sewer.

SUBJECT PROPERTY

General Location: U.S. 287 at Meagan Street

Parcel ID Number(s): 181707 and 230390

Current Zoning: Planned Development-75-General Retail and General Retail

Existing Use: Currently undeveloped

Platting History: W.C. Calder Survey, Abstract No. 235

Site Aerial:



STAFF CONCERNS

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

1. This development would need a different name than Karsen Heights Phase Four.
2. Preliminary Plat
 - a. Please relocate the applicant information so that it's in the same column as the information for the owner/developer and surveyor.
 - b. Property zoning for the subject site is missing.
 - c. Approximate acreage for all non-residential uses needs to be provided, preferably in a table.
 - d. For GR zoning, the setbacks are 40 ft (front), 20 ft (side), and 20 ft or 25 ft (rear, and rear backing onto residential, respectively).
 - e. Wall easement is not shown, but is required between the development and the residential zoning on the back.
 - f. Along 287, a landscape buffer of 15 ft in width is required but not shown. Additionally, a screening wall between the residences and 287 is required, along with the corresponding wall easement.
3. Landscape
 - a. You show some of the easement information here, but not on the plat drawing itself. It will need to be on the plat as well.
 - b. Consult the requirements in Development Standards, Section 36.4.0 for the full requirements for a landscape plan. The current plan doesn't include enough information.

CITY ENGINEER – James Gaertner (469) 309-4293

1. Preliminary Plat
 - a. The fire truck needs a minimum of 42.5' radius. The cul-de-sac radius of the ROW needs to be adjusted to avoid having sidewalk in the property.
 - b. 54' ROW
 - c. Show the recording information for all the easement along this property line.
2. Drainage
 - a. In the original plan does it show this area as commercial or fully developed draining towards Meagan Street?

- b. Drainage divide for the inlets
- c. How much flow is coming from the subdivision to the inlet? Does the inlet have capacity for the additional flow?
- d. We don't allow lot to lot drainage. Will there be fences that would block the flow between these lots?
- 3. Water and Sanitary Sewer
 - a. Keep the water line outside of the pavement. Have separate service lines and not the bull head services.
 - b. Have separate taps but in a manner that reduces the amount of concrete panel replacement. The water services need to be closer to the property line since it may be in conflict with driveways at this location. Do something similar along Street A.
- 4. Paving
 - a. for the Fire trucks the city has the autoturn is 42.5' radius
 - b. Need to replace full concrete panels and not just the trench
 - c. 3,600 psi NCTCOG Class "C"
 - d. Need parabolic cross section and can be 30' B-B. The section shown is roof top.
 - e. Refer to detail provided by City. Need 54' ROW.
 - f. #3 at 18" O.C.E.W or #4 at 24" O.C.E.W

APPLICANT RESPONSE TO CONCERNS

- 1. Applicant contacted staff about comments and submitted a Planned Development application to address setbacks. The outstanding comments are above. Applicant has not resubmitted either a plat drawing, or responded to comments from the Planned Development.

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 outstanding comments detailed above.

ATTACHED EXHIBITS

- 1. Ordinance No. 2259
- 2. Ordinance No. 2242
- 3. Plat drawings
- 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 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

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT FOR 8.29 ACRES OF LAND ON THE HIGHWAY 287 FRONTAGE ROAD, SOUTHEAST OF BROADHEAD ROAD, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING A PLANNED DEVELOPMENT-75 GENERAL RETAIL (PD-75-GR) TO PLANNED DEVELOPMENT-75 GENERAL RETAIL (PD-75-GR) WITH SPECIFIC USE PERMIT (SUP), TO ALLOW THE OPERATION OF A FAMILY ENTERTAINMENT CENTER WITH AN ARCADE, AND AN ALL ELECTRIC, ONLY, GO-KART TRACK, WITH NO GASOLINE ENGINE KARTS ALLOWED.

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

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

WHEREAS, the hereinbelow described property is classified in said ordinance and any amendments thereto as Planned Development-75 General Retail (PD-75-GR); 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, a Specific Use Permit to allow the operation of a family entertainment center with an arcade, and an all-electric, only, go-kart track, with no gasoline engine karts allowed, is hereby authorized on the following property:

Being 8.29 Acres of Land, as described in Exhibit "A" attached hereto.

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

PASSED, APPROVED AND ADOPTED on this 7th day of September, 2004.

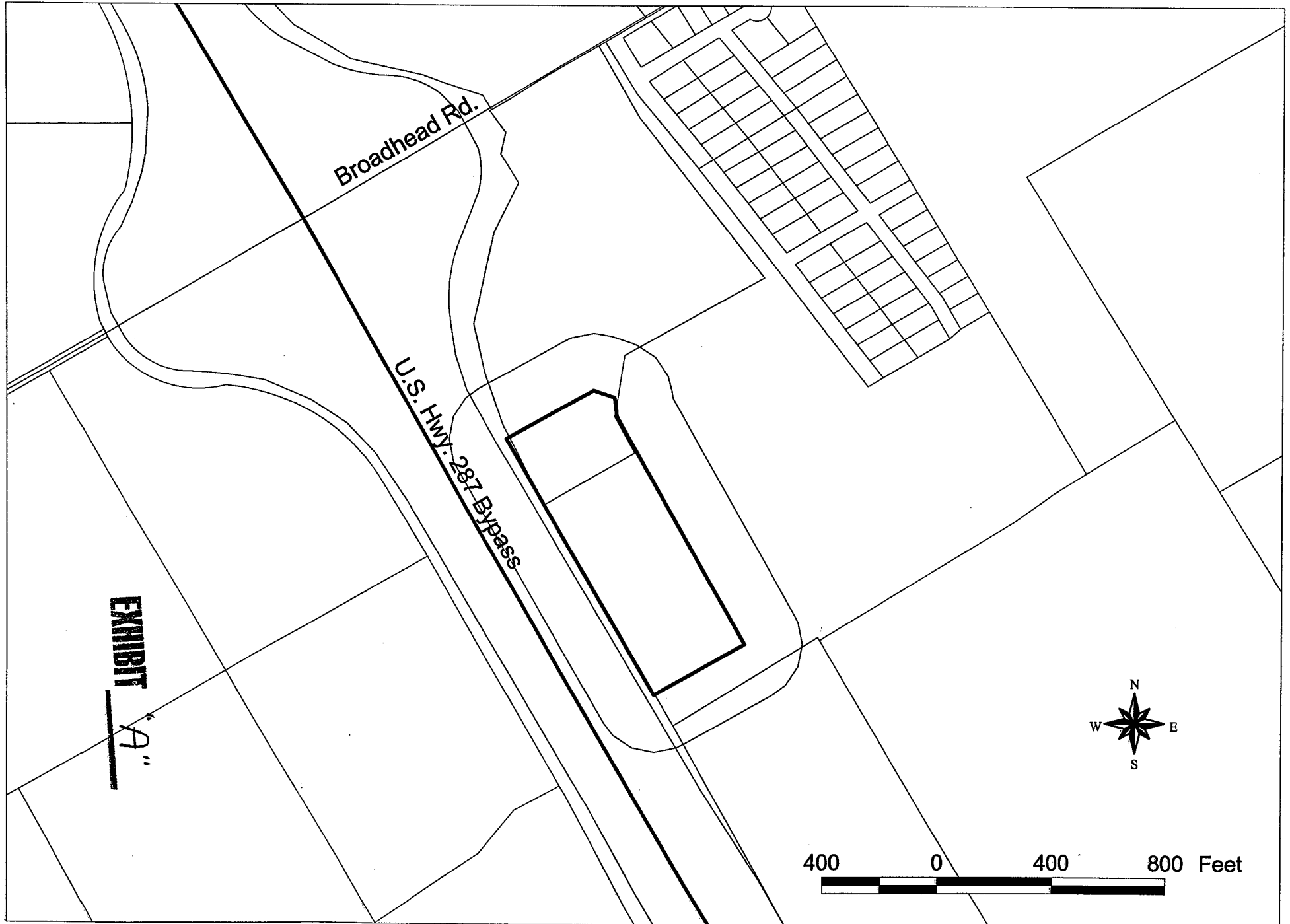


ATTEST:

Joe Jenkins
MAYOR

Nancy Ross
City Secretary

ZA2004-39



.....



Texas Twister SUP

Reference Ordinance # 2242: An SUP is requested for the property recently changed to PD-75-GR located on Hwy 287, 1,100 ft. Southeast of Broadhead and Hwy 287 having 973 ft. of frontage along Hwy 287, North of intersection at Hwy 287 and Megan Street. The 3 elements of a family entertainment center requiring an SUP are listed.

- 1) To operate an Electric Go-kart track which will not be offensive to the surrounding properties according to a sound study previously submitted. The sound level is favorable to operate the go-karts and will go beyond city standards once a barrier wall will be built on the East side of the property.**
- 2) To operate a family entertainment center with an arcade consisting of redemption (ticket) games, skill/sports games and video games. The games will be the same played in commercially operated family game rooms throughout Texas.**
- 3) To allow a variance for the building height to be from 24' 2" on the East side of the property to 30' on the West side closest to Hwy 287. The barrier wall and trees along the East side of the property will shield any view of the building from the Karson Heights housing addition.**

ORDINANCE NO. 2242

AN ORDINANCE CHANGING THE ZONING ON 8.29 ACRES IN THE W. C. CALDER SURVEY, LOCATED ON HWY. 287 FRONTAGE ROAD, 1,100 FT. SOUTHEAST OF BROADHEAD AND HWY. 287, AND HAVING 973 FT. FRONTAGE ALONG HWY. 287 NORTH OF INTERSECTION AT HWY. 287 AND MEGAN STREET, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY SHOWN ON EXHIBIT "A," FROM GENERAL RETAIL (GR) TO PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR), AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

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

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

WHEREAS, proper 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 be changed from General Retail (GR) to Planned Development-General Retail (PD-GR); and,

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

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning from General Retail (GR) to Planned Development-General Retail (PD-GR), or Planned Development-Commercial (PD-C), and the City Council having determined that Planned Development-General Retail will be the best zoning for the property;

NOW, THEREFORE, the following described property is rezoned as follows:

8.29 acres in the W. C. Calder Survey, located on Hwy. 287 Frontage Road, 1,100 ft. Southeast of Broadhead and Hwy. 287, and having 973 ft. frontage along Hwy. 287 North of intersection at Hwy. 287 and Megan Street, in the City of Waxahachie, Ellis County, Texas, and being more particularly shown on Exhibit "A" attached hereto. Property is subject to the following provisions:

Planned Development-General Retail (PD-GR).

Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas, for the GR, General Retail 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. It is specifically provided a go-kart track is permitted for ELECTRIC karts only, not for gasoline karts, if placed in accordance with any restrictions required at time of platting, and an amusement arcade, IF AND WHEN specific use permits are granted by the City for amusement arcade and/or a go-kart track. Such site plan shall set forth the building areas, off-street parking, points of access, screening walls as required by the City, open areas, building setbacks, curbs, sidewalks, drainage facilities indicated as necessary by the location, suitable water and sewer facilities, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site and for safe access thereto.

The density, coverage, height, parking and off-street loading standards shall be set forth on the site plan or as specified for the GR, General Retail District.

The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangements of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

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

PASSED, APPROVED AND ADOPTED on this 7th day of June, 2004.



Nancy Ross
City Secretary

Joe Jenkins
MAYOR

GENERAL PROPERTY DESCRIPTION

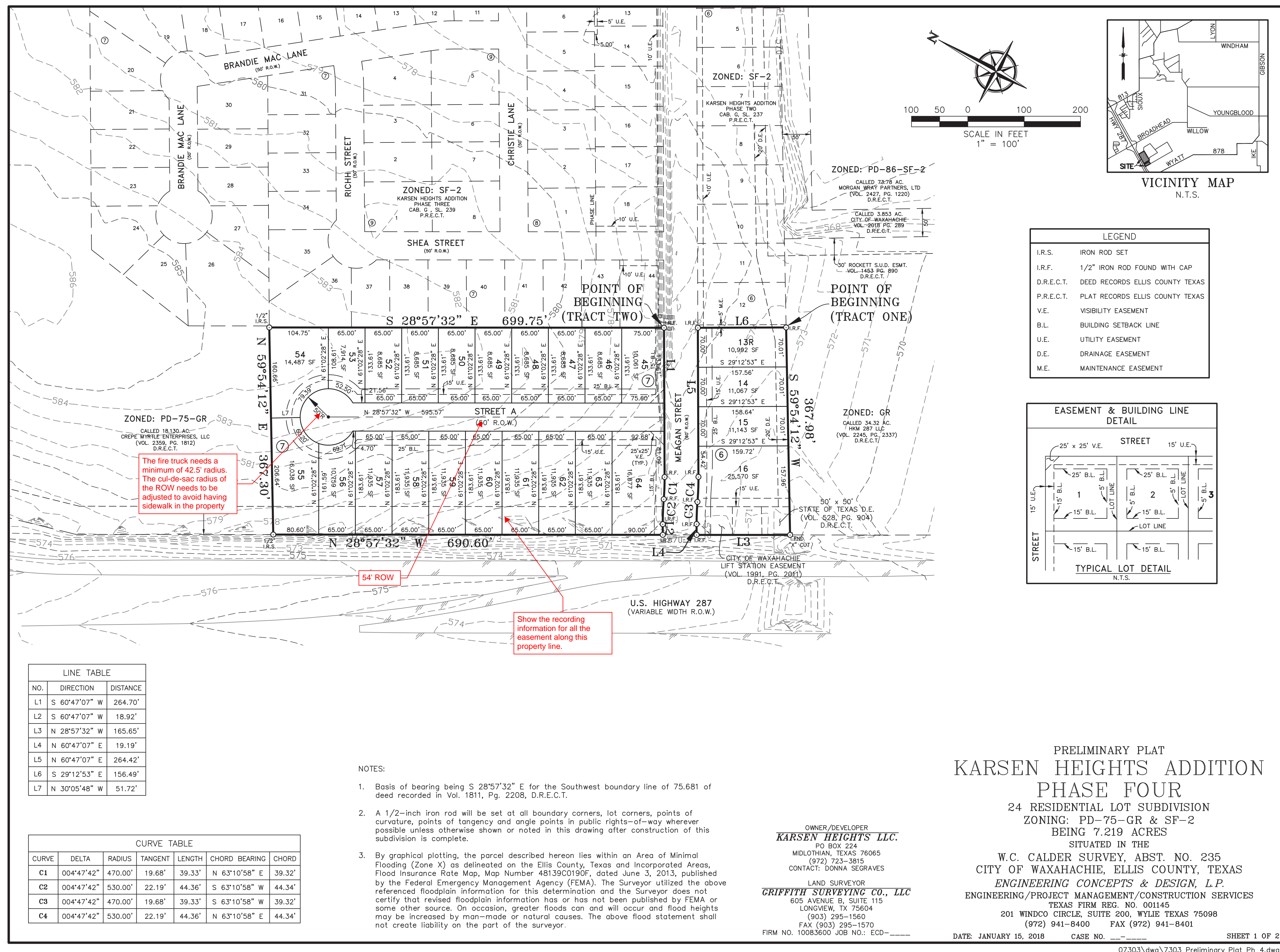
Texas Twister

To: Sanford Smith

The Texas Twister site will consist of approximately 8.29 acres located on the N.E. corner of Broadhead Road and Highway 287 frontage Road, west bound. The site will be composed of a current un-platted parcel of approximately 5.87 acres out of Karsen Heights subdivision and approximately 2.42 acres out of the Lyons American Securities site. The new site will be generally described as beginning at the North West corner of Meagan Street and Highway 287 frontage extending West approximately 978.14', then North approximately 390.0', then N.E. approximately 102.0', then S.E. approximately 124.55', then East approximately 839.81', then South approximately 367.28', to beginning point.

EXHIBIT

A



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, KARSEN HEIGHTS, LLC, BEING the owner of 7.219 acres of land situated in the W.C. Calder Survey, Abstract 235, City of Waxahachie, Ellis County, Texas, and being all of Lot 13, Block 6, Karsen Heights, Phase Two, an addition to the City of Waxahachie, as recorded in Cabinet G, Slide 237, Plat Records, Ellis County, Texas and part of a called 75.681 acre tract of land described in deed to Karsen Heights, LLC, as recorded in Volume 1811, Page 2208, Deed Records, Ellis County, Texas, said 7.219 acres being comprised of a 1.349 acre tract (Tract One) and a 5.870 acre tract (Tract Two) more particularly described by metes and bounds as follows:

TRACT ONE

BEING a 1.349 acre tract of land situated in the W.C. Calder Survey, Abstract 235, City of Waxahachie, Ellis County, Texas, and being all of Lot 13, Block 6, Karsen Heights, Phase Two, an addition to the City of Waxahachie, as recorded in Cabinet G, Slide 237, Plat Records, Ellis County, Texas, said 1.349 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with cap found for the common south corner of said Lot 13 and Lot 12 of said Block 6, said corner being in the common boundary line of said Phase Two and a called 34.32 acre tract described in deed to HKM 287, LLC, as recorded in Volume 2245, Page 2337 of said Deed Records;

THENCE South 59 degrees 54 minutes 12 seconds West, with the common boundary line of said Lot 13 and said 34.32 acre tract, a distance of 367.98 feet to an X cut found for the south corner of said Lot 13 in the northwest right–of–way line of US Highway 287 (US 287), a variable width right–of–way;

THENCE North 28 degrees 57 minutes 32 seconds West, with the common boundary line of said US 287 and said Lot 13, a distance of 165.65 feet to a 1/2–inch iron rod with cap found for the west corner of said Lot 13 and the south corner of Meagan Street, a 60 ft. right–of–way;

THENCE Northeasterly, with the common boundary line of said US 287 and said Lot 13, the following courses:

North 60 degrees 47 minutes 07 seconds East, , a distance of 19.19 feet to a 1/2–inch iron rod with cap found for the beginning of a tangent curve to the right having a radius of 470.00 feet whose chord bears North 63 degrees 10 minutes 58 seconds East, a distance of 39.32 feet;

Northeasterly, with said curve to the right, through a central angle of 04 degrees 47 minutes 42 seconds, an arc distance of 39.33 feet o a 1/2–inch iron rod with cap found for the beginning of a reverse curve having a radius of 530.00 feet whose chord bears North 63 degrees 10 minutes 58 seconds East, a distance of 44.34 feet;

Northeasterly, with said reverse curve to the left, through a central angle of 04 degrees 47 minutes 42 seconds, an arc distance of 44.36 feet to a 1/2–inch iron rod with cap found for the end of said curve;

North 60 degrees 47 minutes 07 seconds East, a distance of 264.42 feet to a 1/2–inch iron rod with cap found for the common north corner of said Lot 12 and said Lot 13;

THENCE South 29 degrees 12 minutes 53 seconds East, with the common boundary line of said Lot 12 and said Lot 13, a distance of 156.49 feet to the POINT OF BEGINNING AND CONTAINING 58,771 square feet or 1.349 acres of land.

TRACT TWO

BEING a 5.870 acre tract of land situated in the W.C. Calder Survey, Abstract 235, City of Waxahachie, Ellis County, Texas, and being part of a called 75.681 acre tract of land described in deed to Karsen Heights, LLC, as recorded in Volume 1811, Page 2208, Deed Records, Ellis County, Texas, said 5.870 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with cap found for the south corner of Lot 44, Block 7, Karsen Heights, Phase Two, an addition to the City of Waxahachie, as recorded in Cabinet G, Slide 237, Plat Records, Ellis County, Texas, said corner being in the north right–of–way line of Meagan Street, a 60 ft. right–of–way;

THENCE Southwesterly, with the north right–of–way lines of said Meagan Street, the following courses:

South 60 degrees 47 minutes 07 seconds West, a distance of 264.70 feet to a 1/2–inch iron rod with cap found for the beginning of a tangent curve to the right having a radius of 470.00 feet whose chord bears South 63 degrees 10 minutes 58 seconds West, a distance of 39.32 feet;

Southwesterly, with said curve to the right, through a central angle of 04 degrees 47 minutes 42 seconds, an arc distance of 39.33 feet to a 1/2–inch iron rod with cap found for the beginning of a reverse curve having a radius of 530.00 feet whose chord bears South 63 degrees 10 minutes 58 seconds West, a distance of 44.34 feet;

Southwesterly, with said reverse curve to the left, through a central angle of 04 degrees 47 minutes 42 seconds, an arc distance of 44.36 feet to a 1/2–inch iron rod with cap found for the end of said curve;

South 60 degrees 47 minutes 07 seconds West, a distance of 18.92 feet to a 1/2–inch iron rod with cap found for the west corner of said Meagan Street in the common boundary line of said 75.681 acre tract and US Highway 287 (US 287), a variable width right–of–way;

THENCE North 28 degrees 57 minutes 32 seconds West, with the common boundary line of said US 287 and said 75.681 acre tract, a distance of 690.60 feet to a 1/2–inch iron rod set for the south corner of a called 18.130 acre tract of land described in deed to Crepe Myrtle Enterprises, LLC, as recorded in Volume 2359, Page 1812 of said Deed Records;

THENCE North 59 degrees 54 minutes 12 seconds East, with the most southerly southeast boundary line of said 18.130 acre tract, a distance of 367.30 feet to a 1/2–inch iron rod set for the most southerly east corner of said 18.130 acre tract, said corner being in the southwest boundary line of Block 7, Karsen Heights, Phase Three, an addition to the City of Waxahachie, as recorded in Cabinet G, Slide 239 of said Plat Records;

THENCE South 28 degrees 57 minutes 32 seconds East, with the southwest boundary line of said Block 7, a distance of 699.75 feet to the POINT OF BEGINNING AND CONTAINING 255,715 square feet or 5.870 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KARSEN HEIGHTS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KARSEN HEIGHTS, PHASE FOUR, 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.

FOR: KARSEN HEIGHTS, LLC

BY: _____
NAME:
TITLE

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 _____, 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:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Given under my hand and seal of office, this 16th day of January, 2018.

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



STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

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

OWNER/DEVELOPER
KARSEN HEIGHTS LLC.
PO BOX 224
MIDLOTHIAN, TEXAS 76065
(972) 723–3815
CONTACT: DONNA SEGRAVES
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295–1560
FAX (903) 295–1570
FIRM NO. 10083600 JOB NO.: ECD–_____

APPROVAL CERTIFICATE

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

By: _____
Chairperson Date

APPROVED BY: City Council
City of Waxahachie, Texas

By: _____
Mayor

Attest Date

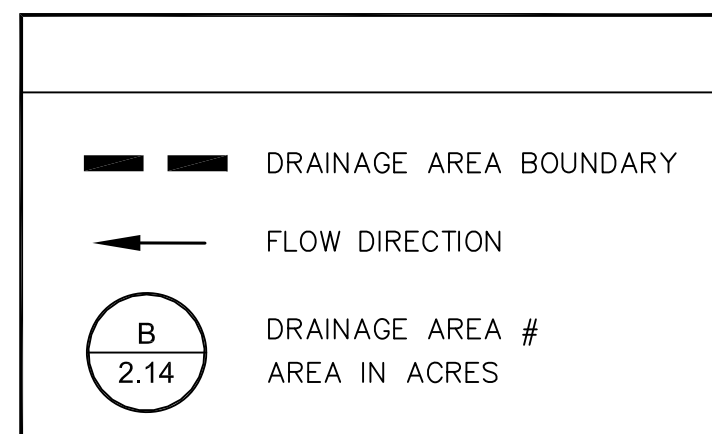
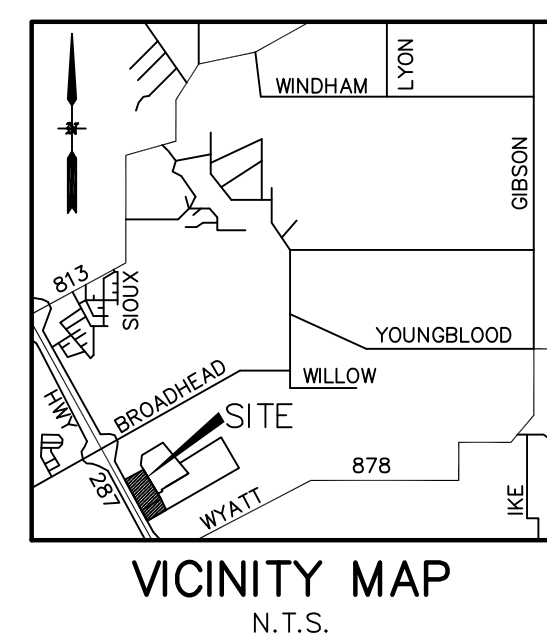
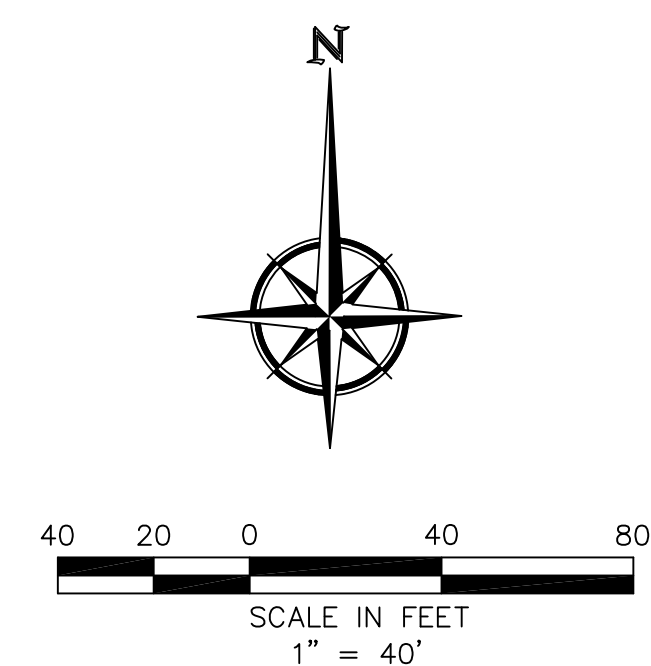
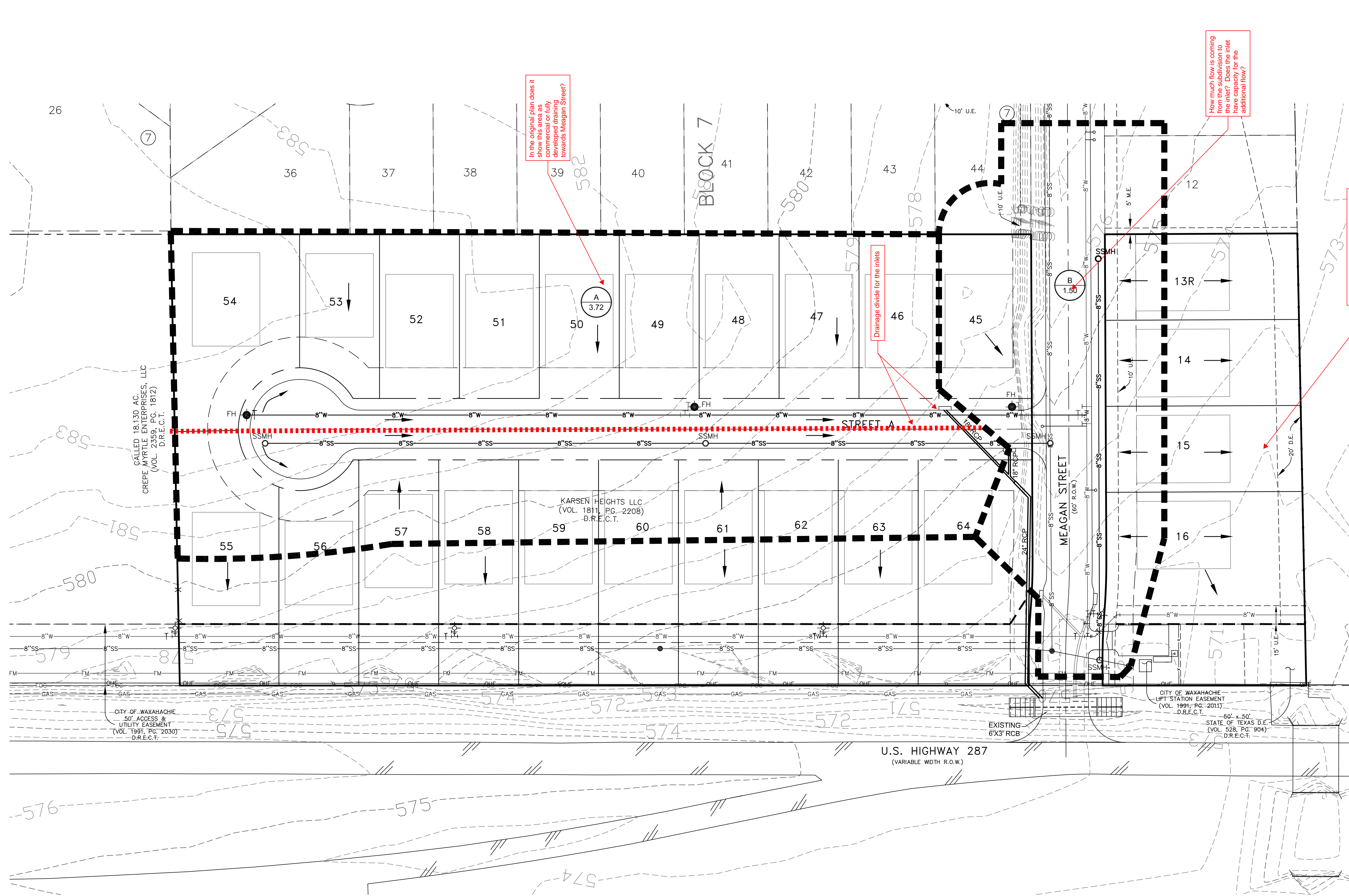
PRELIMINARY PLAT
KARSEN HEIGHTS ADDITION
PHASE FOUR

24 RESIDENTIAL LOT SUBDIVISION
ZONING: PD–75–GR & SF–2

BEING 7.219 ACRES

SITUATED IN THE
W.C. CALDER SURVEY, ABST. NO. 235
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: JANUARY 15, 2018 CASE NO. ____–_____ SHEET 2 OF 2



DRAINAGE AREA DATA						
Area ID	Area (acres)	C	CA	T _c (min.)	I ₁₀₀	Q ₁₀₀ (cfs)
A	3.72	0.80	2.98	15	7.50	22.32
B	1.50	0.80	1.20	15	7.50	9.00

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

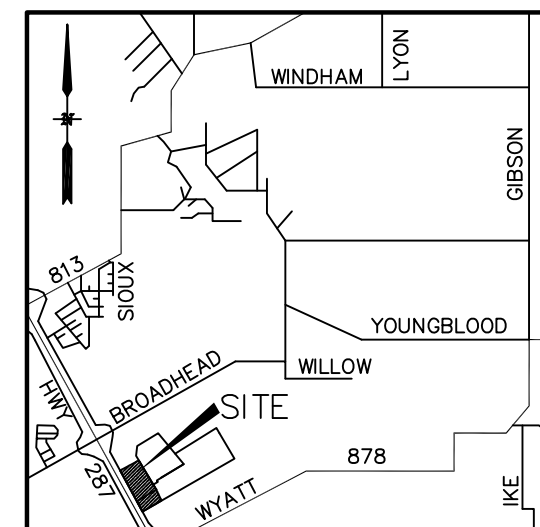
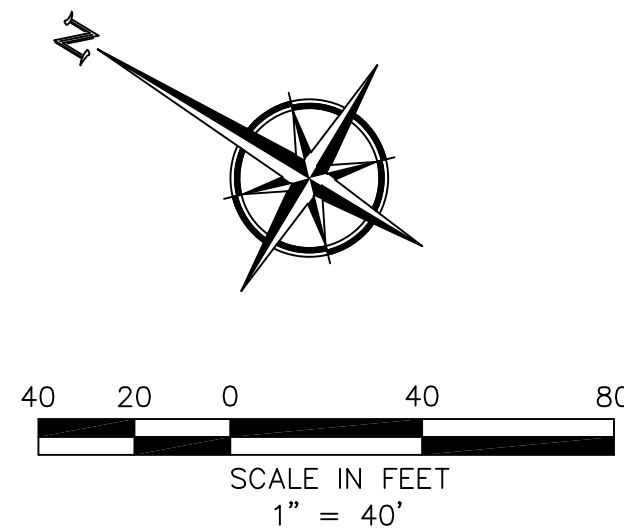
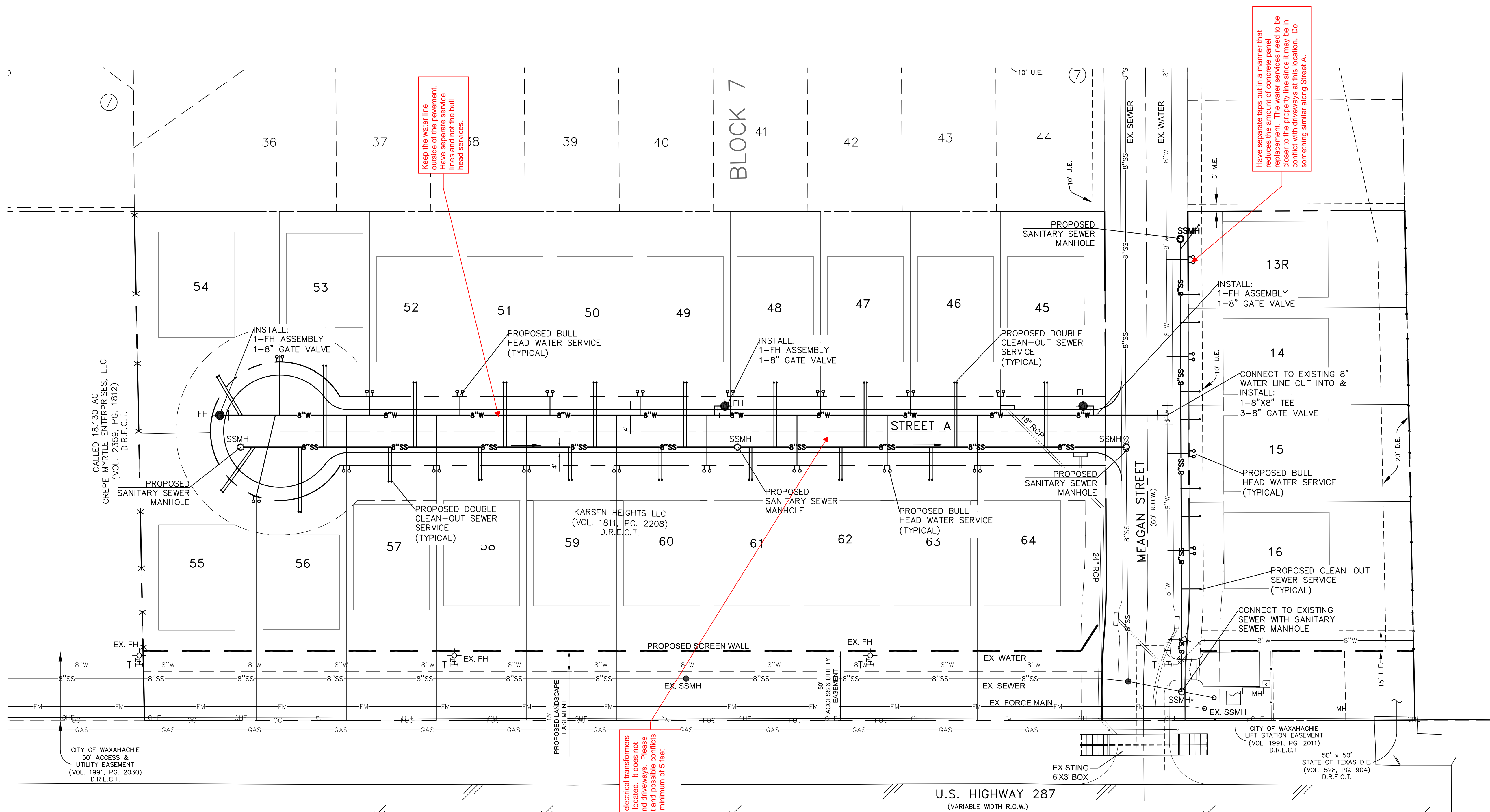
ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: JD	DATE:
CHECKED: M.A.	DATE: JANUARY 2018
PROJECT NO.: 07303	
DWG FILE NAME: 03 PRELIMINARY DRAINAGE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW AND BIDDING
ONLY.



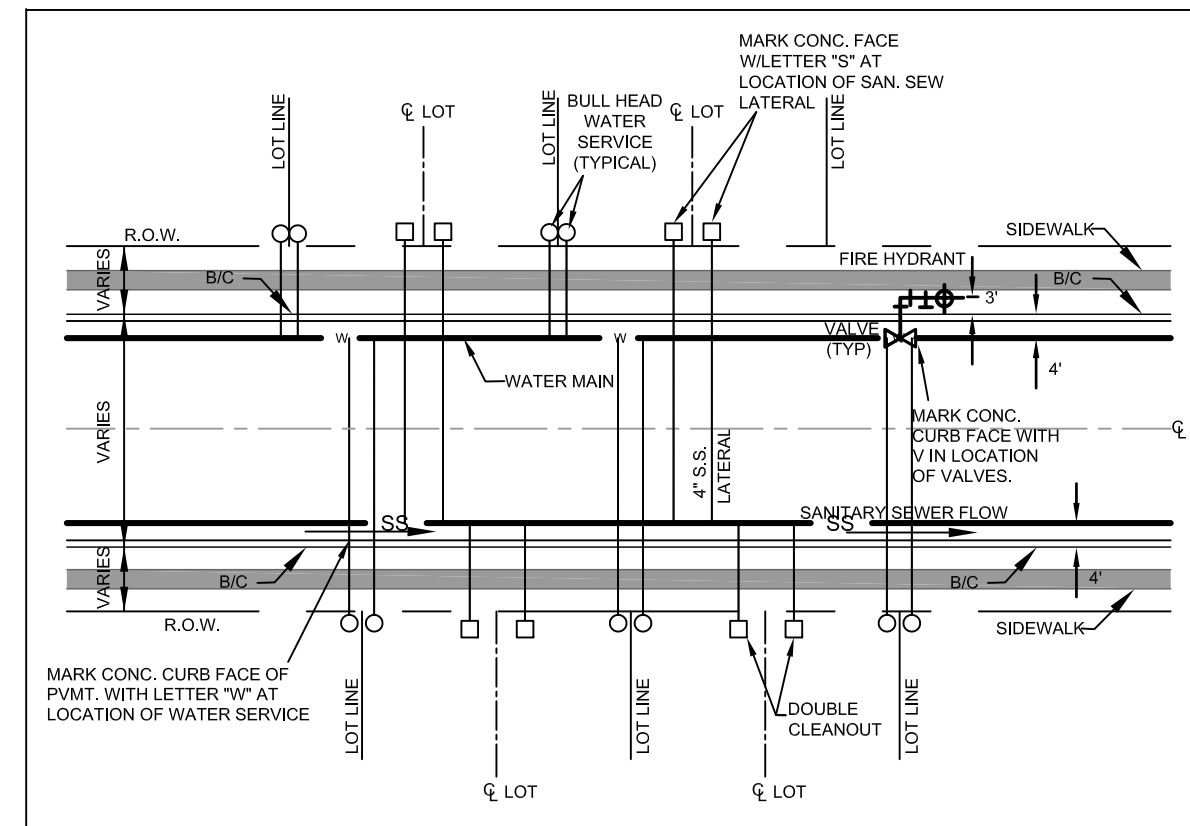
PRELIMINARY DRAINAGE PLAN
KARSEN HEIGHTS ADDITION PHASE 4
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS



VICINITY MAP
N.T.S.

LEGEND	
	DIRECTION OF FLOW
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT

TYPICAL WATER AND SANITARY
SEWER SERVICE LOCATION



CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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& DESIGN, L.P.

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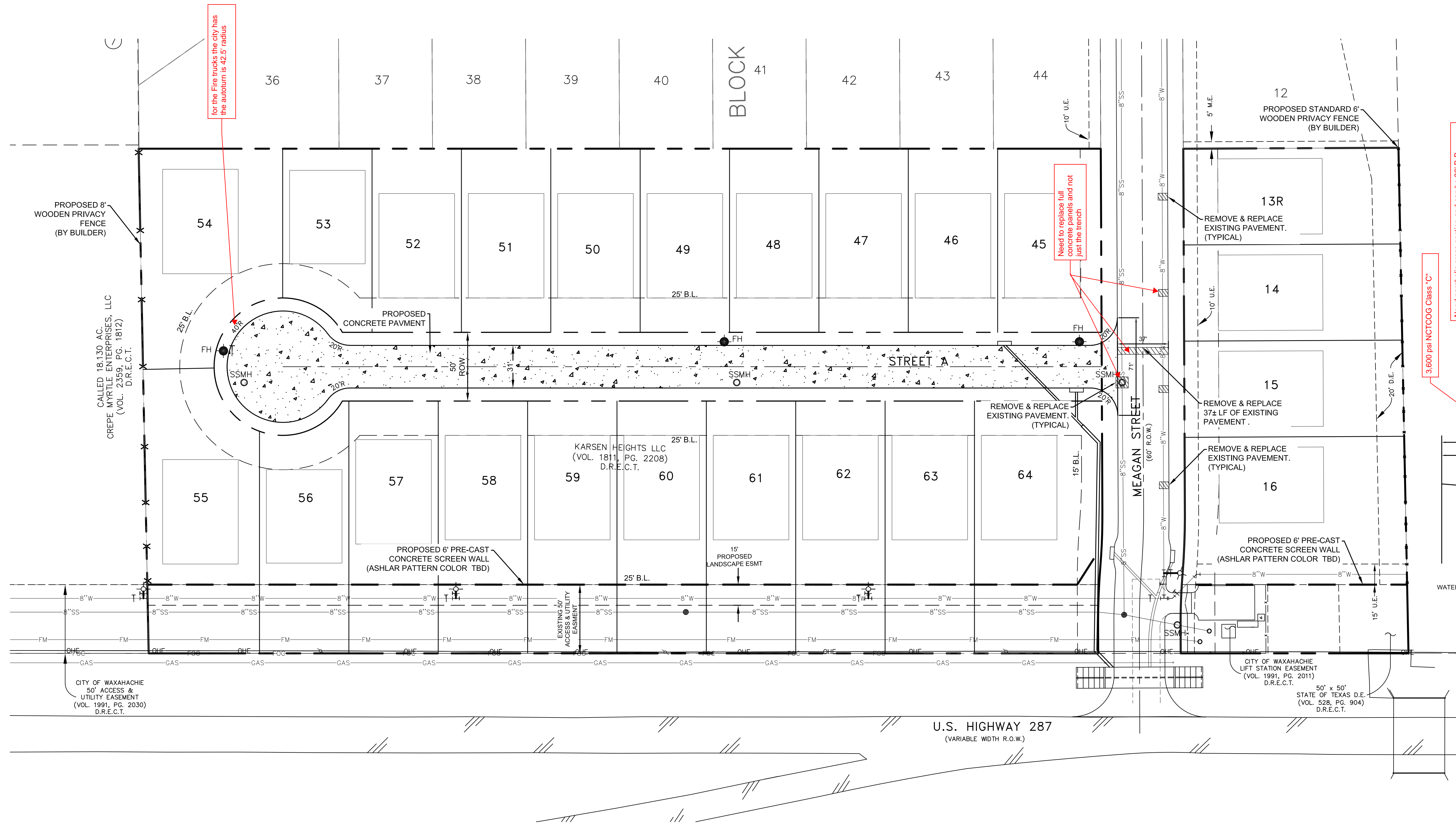
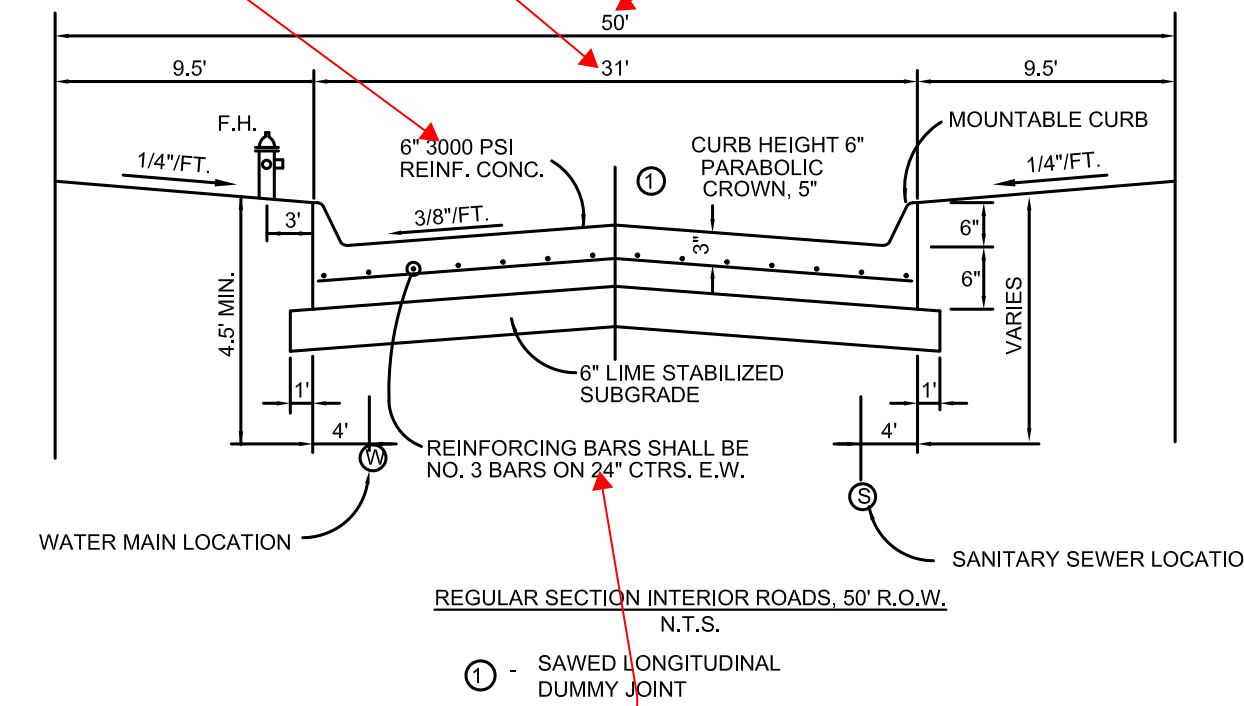
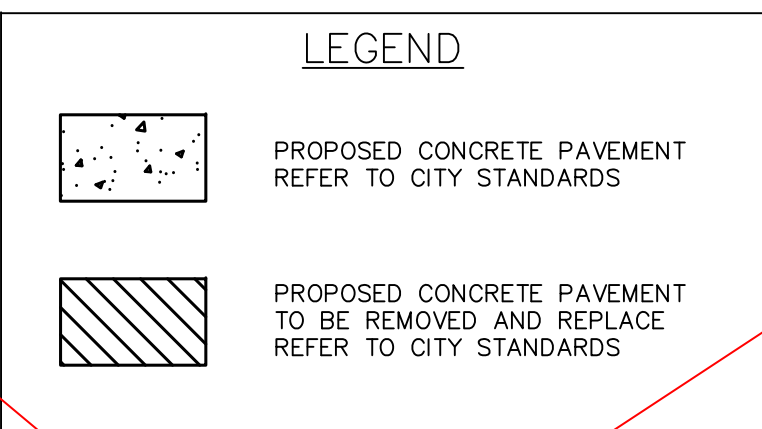
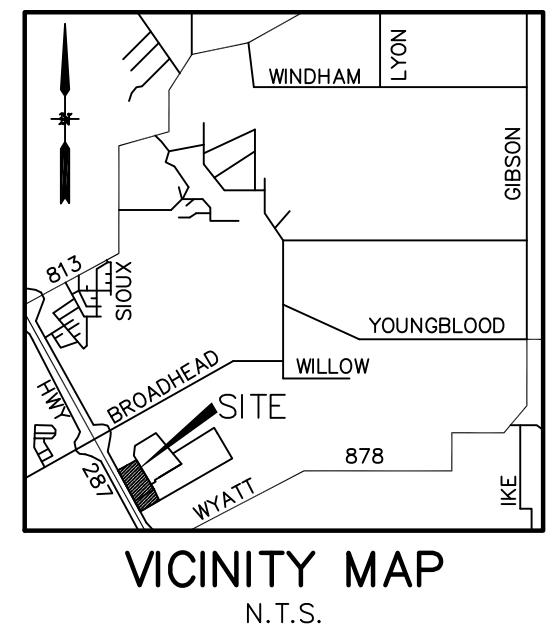
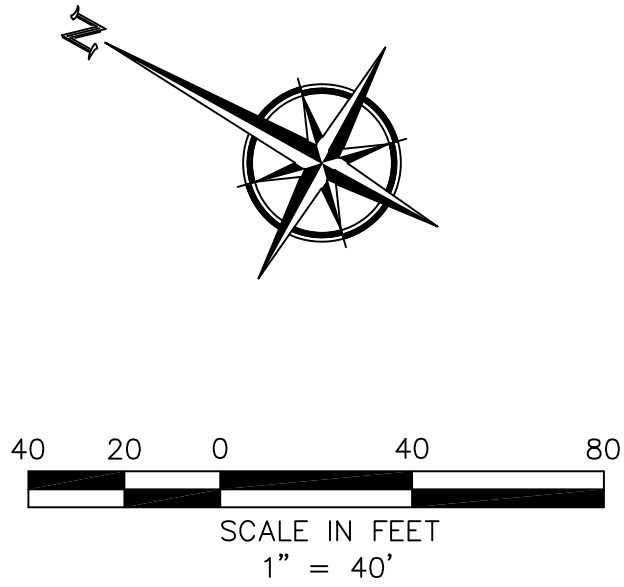
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PROJECT NO.: 07303	
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PRELIMINARY WATER & SANITARY SEWER
KARSEN HEIGHTS ADDITION PHASE 4
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SHEET
02
OF
04



CAUTION! EXISTING UTILITIES
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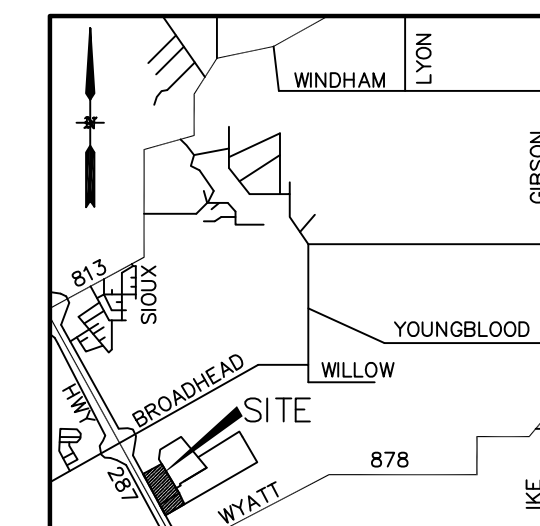
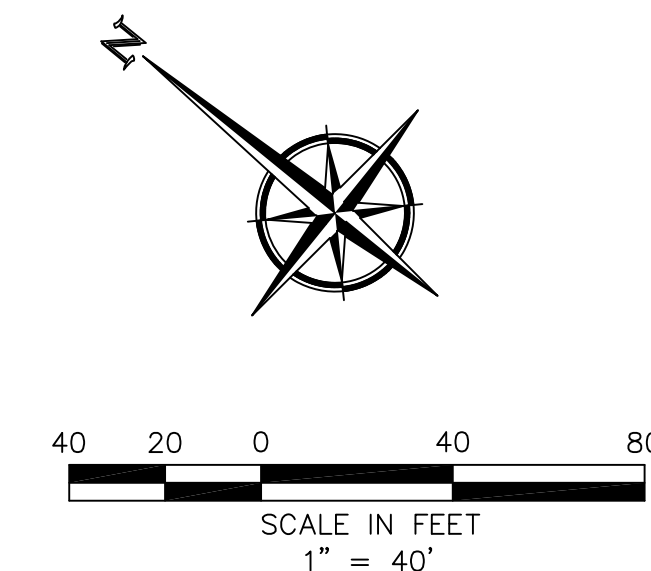
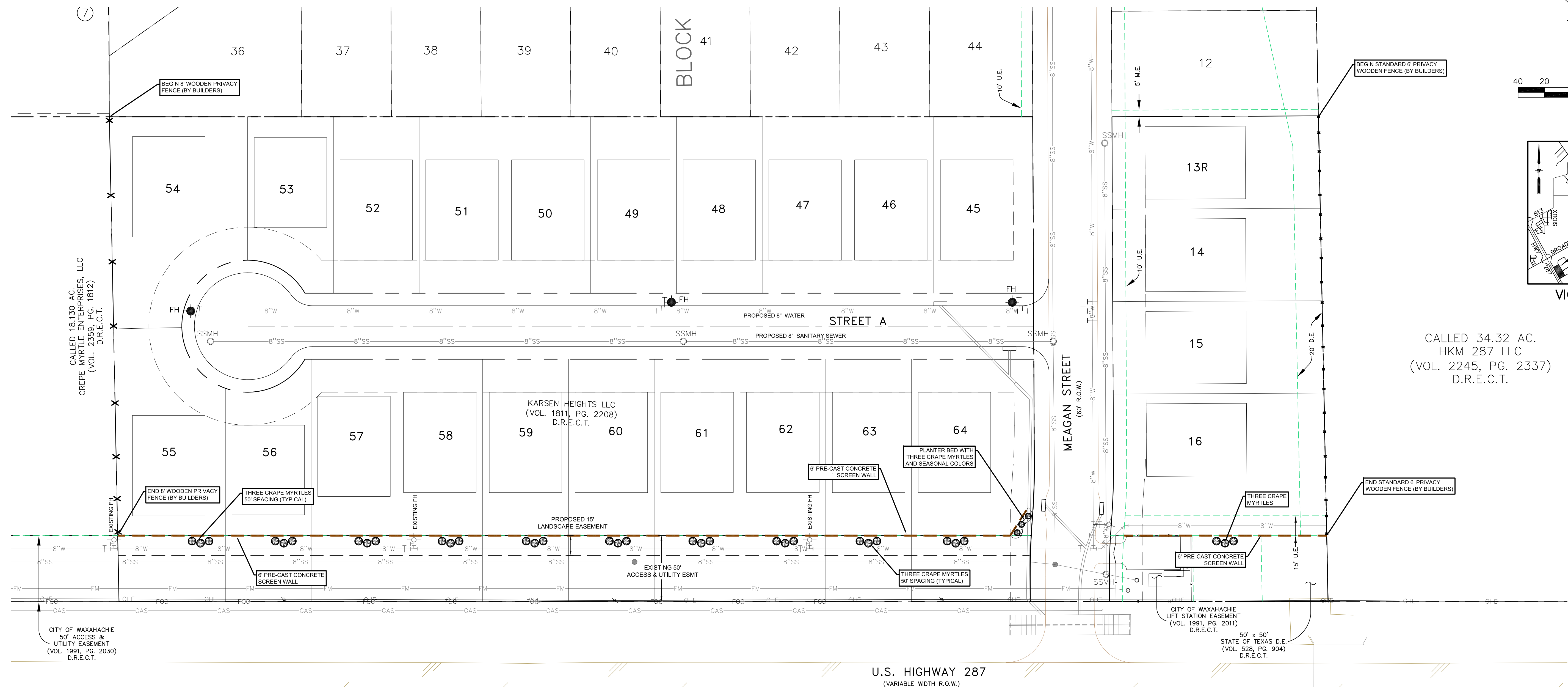
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PRELIMINARY PAVING PLAN
KARSEN HEIGHTS ADDITION PHASE 4
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS



VICINITY MAP
N.T.S.

CALLLED 34.32 AC.
HKM 287 LLC
(VOL. 2245, PG. 2337)
D.R.E.C.T.

TYPICAL SCREEN WALL



NOTE:
SHRUBS TO BE IRRIGATED BY DRIP SYSTEM.
15' LANDSCAPE AREA TO BE IRRIGATED WITH
SPRAY ROTORS FOR GRASS.

CAUTION! EXISTING UTILITIES
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PRELIMINARY LANDSCAPE PLAN
KARSEN HEIGHTS ADDITION PHASE 4
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

SHEET
04
OF
04

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0023



MEETING DATE(S)

Planning & Zoning Commission: March 27, 2018

City Council: April 2, 2018

CAPTION

Public Hearing on a request by Reginald Coulsell for a Specific Use Permit (SUP) to allow a **Private Stables** use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: TAYLOR CRYSTAL & REGINALD COULSELL II (SU-18-0023).

CASE INFORMATION

Applicant: Reginald Coulsell

Property Owner(s): Crystal Taylor and Reginald Coulsell II

Site Acreage: 17.329 acres

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

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

SUBJECT PROPERTY

General Location: North of Hunter Pass on FM 877

Parcel ID Number(s): 183557

Existing Use: Currently undeveloped

Development History:

Case No.	Direction from Site	Request	Result
PD-17-0133	Site	PD	Denied

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-23-SF-1	Lake Waxahachie
East	PD-23-SF-1	Currently undeveloped
South	PD-23-SF-1	Currently undeveloped
West	PD-23-SF-1	Single family residence

Future Land Use Plan: Estate Residential

Comprehensive Plan:

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

Thoroughfare Plan:

Identify the ingress and egress point and state the roadway classification, include traffic counts if known.



Site Image:

PLANNING ANALYSIS

The applicant seeks to erect a private stable on this property. This is a large property, situated south of the lake, near larger lot homes. The establishment of a stable on this property would be in keeping with the character of the surrounding neighborhood. The only concern staff has is the erection of an accessory building without a primary structure on the property. A method of addressing this could be the withholding of a building permit for the proposed structure until the primary structure (the residence) is constructed and has received its final inspection from the Building and Community Services Department. This would require the extension of the SUP approval. Staff recommends that the SUP approval for this proposal be extended to two years from the date of Ordinance passage.

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.

Requirement	Base Zoning	Proposed
Minimum roof pitch	7:12	3:12 to avoid an excessively tall roof line on a single span building (34 ft vs. 60 ft)
Accessory building location	Must be behind the front building plane of the main structure on the lot	Because of the shape of the property, stable will be closer than the main building. Main building will be located closer to water frontage.
Accessory building size	Over 700 SF need SUP	Will be larger than 700 SF

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 8 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property on 03/09/2018.

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 staff comments:
- ☒ Additional considerations may need to be taken into account.

There is currently no primary structure on the lot. A method of addressing this could be the withholding of a building permit for the proposed structure until the primary structure (the residence) is constructed and has received its final inspection from the Building and Community Services Department. This would require the extension of the SUP approval. Staff recommends that the SUP approval for this proposal be extended to two years from the date of Ordinance passage.

ATTACHED EXHIBITS

1. Packet

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

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Planner I

kdent@waxahachie.com

Reviewed by:

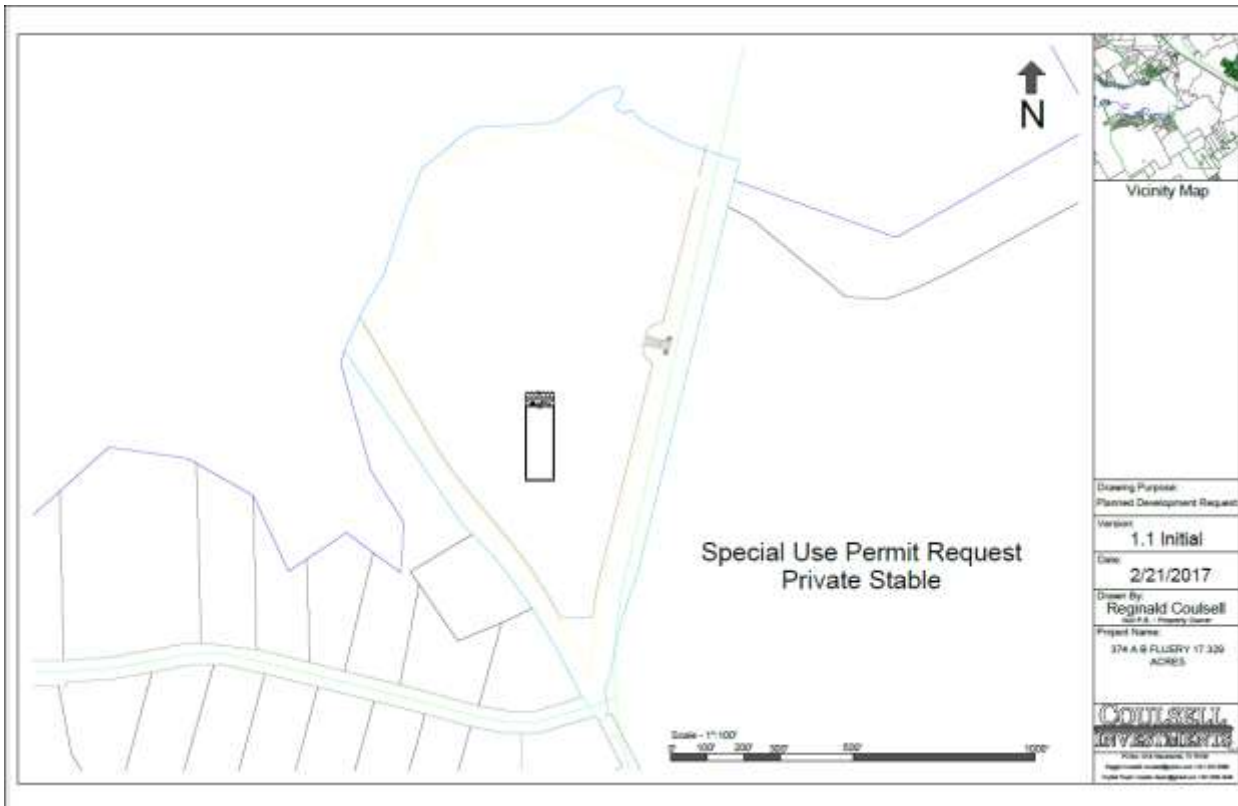
Shon Brooks, AICP

Director of Planning

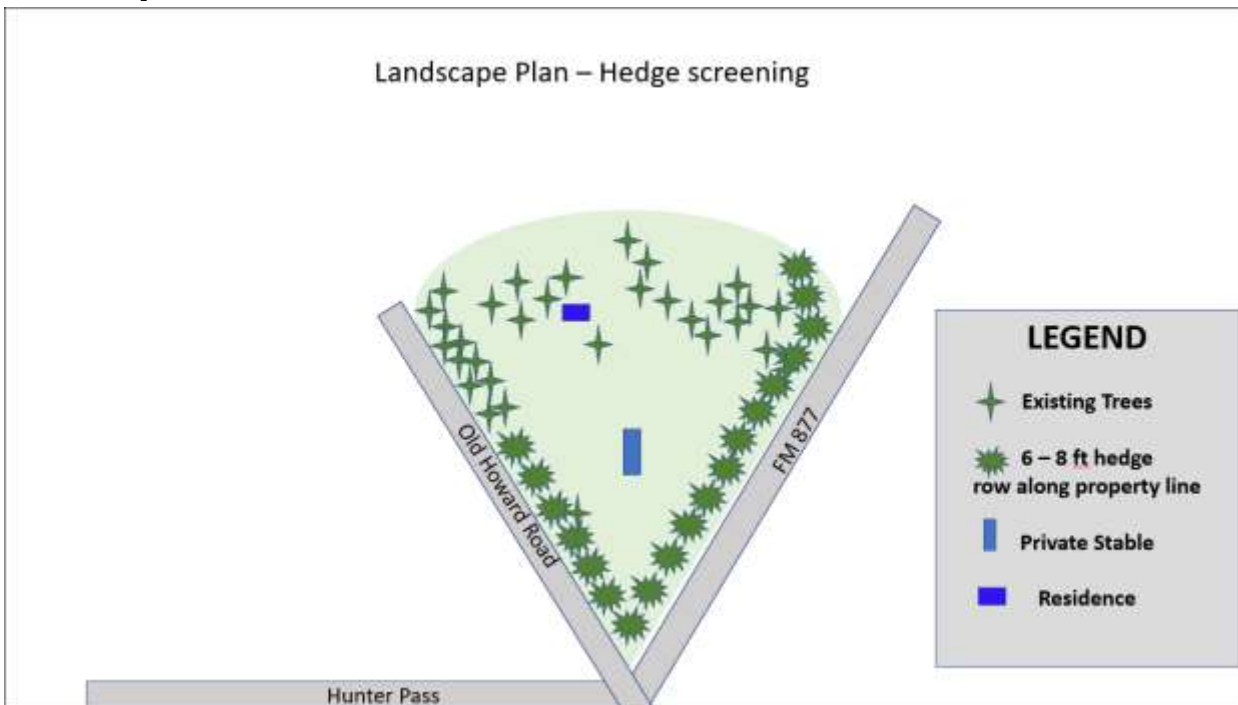
sbrooks@waxahachie.com

Site Drawing Layout

Approximate Dimensions: 78'W x 240'L x 34'H



Landscape Plan



Building Elevations

Private stable final design and dimensions are pending SUP approval.

Wall height is anticipated to be 15 to 20 feet with a 3/12 roof pitch to allow for an unobtrusive roof line offering reduced visibility above property screening hedge.

The following picture depict similar projects done by Morton Buildings, a company being strongly considered for this project based on reputation, vast experience, and a local presence.

