

# **A G E N D A**

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, November 19, 2019 at 7:00 p.m.*** in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

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

4. ***Consent Agenda***

All matters listed under Item 4, 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 November 12, 2019
  - b. Minutes of the Planning and Zoning Commission briefing of November 12, 2019
5. ***Public Hearing*** on a request by Brian Shaw, Blue Bonnet Trail LLC, for a Zoning Change from a Planned Development-11-Multiple Family-1 zoning district to Planned Development-Multiple Family-1, with Concept Plan, located at the SW corner of Northgate Drive at Stadium Drive (Property ID 239255) - Owner: Blue Bonnet Trail LLC (PD-19-0135)
6. ***Consider*** recommendation of Zoning Change No. PD-19-0135
7. ***Consider*** request by John Ed Justice, BKG Legacy Ranch 1 LLC, for a **Replat** of Lots 2 and 3, Block A, Legacy Ranch Phase One, to create Lots 2R-A, 2R-B, 3R-A and 3R-B Block A, Legacy Ranch Phase One, 2.540 acres (Property ID 267510 and 267509) – Owner: BKG Legacy Ranch 1 LLC (RP-19-0136)

8. **Consider** request by Ricardo Doi, Pettitt & Associates, for a **Replat** of Springside Estates Phase 1 to re-configure the easements along the dedicated Rights of Way, 88.651 acres (Property ID 273522, 273517, 273563, 273568, 273554, 273544, 273540, 273549, 273552, 273570, 273518, 273547, 273532, 273539, 273527, 273546, 273560, 273537, 273542, 273565, 273551, 273536, 273525, 273553, 273579, 273528, 273529, 273548, 273533, 273557, 273581, 273573, 273523, 273531, 273555, 273530, 273564, 273558, 273574, 273521, 273541, 273534, 273567, 273571, 273543, 273566, 273580, 273524, 273516, 273519, 273572, 273561, 273556, 273526, 273550, 273569, 273535, 273520, 273538 and 273559) in the Extra Territorial Jurisdiction - Owner: AKP Stillwater Partnership (RP-19-0138)
9. **Consider** request by Adam C Ridgway for a **Plat** of Ridgway Addition for 1 lot being 2.052 acres situated in the James Barker Survey, Abstract 40 (Property ID 179527) in the Extra Territorial Jurisdiction - Owner: Nelson C Ridgway (PL-19-0134)
10. **Public Hearing** on a request by Brandon Edgley, Sunrpo Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 227 Equestrian Drive (Property ID 236368) – Owner: Christina and Dan R Orona III (SU-19-0137)
11. **Consider** recommendation of Zoning Change No. SU-19-0137
12. **Public Hearing** on a request by Toby Fitzgerald, Bulldog Electrical Contractors, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-3 zoning district, located at 204 Frierson (Property ID 171323) – Owner: Stephen D Hale & Sherayah Dillaha (SU-19-0139)
13. **Consider** recommendation of Zoning Change No. SU-19-0139
14. Adjourn

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

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

***Notice of Potential Quorum***

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

(4a)

Planning and Zoning Commission  
November 12, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, November 12, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineering  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Acting City Secretary  
Mary Lou Shipley, Council Representative

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

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

3. **Public Comments**

Ms. Judy Huff, 94 Elmwood Trail, spoke in opposition of the proposed apartment complex adjacent to her home (PD-19-0132).

4. **Reorganize the Commission**

**Action:**

*Ms. Bonney Ramsey moved to nominate Mr. Rick Keeler as Chairman and Ms. Melissa Ballard as Vice Chairman. Mr. David Hudgins seconded, All Ayes.*

5. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of October 29, 2019
- b. Minutes of the Planning and Zoning Commission briefing of October 29, 2019

**Action:**

*Vice Chairman Melissa Ballard moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.*

6. **Public Hearing on a request by James Pool, Cross Development, for a Specific Use Permit (SUP) for Auto Repair (Major) use within a Commercial zoning district,**

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**located at 2001 Corporate Parkway (Property ID 273977) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0133)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue the request to the December 17, 2019 Planning and Zoning Commission meeting.

**7. Consider recommendation of Zoning Change No. SU-19-0133**

**Action:**

*Vice Chairman Melissa Ballard moved to continue a Public Hearing on a request by James Pool, Cross Development, for a Specific Use Permit (SUP) for Auto Repair (Major) use within a Commercial zoning district, located at 2001 Corporate Parkway (Property ID 273977) – Owner: LEDBETTER REAL ESTATE LTD (SU-19-0133) to the December 17, 2019 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.*

**8. Public Hearing on a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 403 Johnston Blvd (Property ID 174966) – Owner: GLYNNIE J & BILLY R STONE (SU-19-0129)**

Chairman Keeler opened the Public Hearing.

Planner Chris Webb reviewed the case noting the solar panels will not face the right-of-way and staff recommended approval as presented.

There being no others to speak for or against SU-19-0129, Chairman Keeler closed the Public Hearing.

**9. Consider recommendation of Zoning Change No. SU-19-0129**

**Action:**

*Mr. David Hudgins moved to approve a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 403 Johnston Blvd (Property ID 174966) – Owner: GLYNNIE J & BILLY R STONE (SU-19-0129). Mr. Erik Test seconded, All Ayes.*

**10. Public Hearing on a request by Brandon Edgley, Marc Jones Construction LLC DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 128 Garden Grove Drive (Property ID 272737) – Owner: ROLAND F & MARSHA L MAHARRY (SU-19-0130)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reviewed the case noting the solar panels will not face the right-of-way and staff recommended approval as presented.

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There being no others to speak for or against SU-19-0130, Chairman Keeler closed the Public Hearing.

**11. Consider recommendation of Zoning Change No. SU-19-0130**

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Brandon Edgley, Marc Jones Construction LLC DBA Sunpro Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-Single Family-3 zoning district, located at 128 Garden Grove Drive (Property ID 272737) – Owner: ROLAND F & MARSHA L MAHARRY (SU-19-0130) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.*

**12. Public Hearing on a request by Keri Blalock, My Own Power, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 305 Richmond Lane (Property ID 172239) – Owner: AVAMAE B & VAUGHN FRANKS (SU-19-0131)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reviewed the case noting the solar panels will not face the right-of-way and staff recommended approval as presented.

There being no others to speak for or against SU-19-0131, Chairman Keeler closed the Public Hearing.

**13. Consider recommendation of Zoning Change No. SU-19-0131**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Keri Blalock, My Own Power, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 305 Richmond Lane (Property ID 172239) – Owner: AVAMAE B & VAUGHN FRANKS (SU-19-0131) subject to staff comments. Mr. David Hudgins seconded, All Ayes.*

**14. Continue Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)**

Chairman Keeler continued the Public Hearing.

Senior Planner Colby Collins reviewed the case noting the applicant is requesting approval for a zoning change to accommodate development of 127 (70 patio home lots and 57 single-family) mixed residential uses on 24.76 acres. He explained the applicant is not meeting all of the required development standards for the existing zoning. The Concept Plan includes elements such as

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walking trail and outdoor common area. Mr. Collins reviewed the following staff concerns noting staff recommended denial:

1. Lot Sizes

Within the development, the applicant is proposing a minimum lot area of 7,200 sq. ft. for the proposed Single-Family-3 housing. Per the City of Waxahachie Zoning Ordinance, the minimum lot area for the Single-Family-3 zoning district is 10,000 sq. ft.

2. Use of Property

Staff believes that the proposed development, specifically the proposed patio homes, is not the highest and best use for the property.

Mr. Jeff Crannell, CCM Engineering, noted the applicant is proposing blended zoning on the property due to the challenges of the property. He explained the patio homes would allow for property ownership as opposed to rental property through the current multi-family zoning.

Chairman Keeler noted he understands the challenges with the property but the development standards are not being met.

Mr. Jim Phillips noted non-compliance with single-family-3 zoning standards is not an improvement to the area or beneficial to the city.

There being no others to speak for or against PD-19-0124, Chairman Keeler closed the Public Hearing.

**15. Consider recommendation of Zoning Change No. PD-19-0124**

**Action:**

*Mr. Jim Phillips moved to deny a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124). Vice Chairman Melissa Ballard seconded, All Ayes.*

**16. Public Hearing on a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0132)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed the applicant's request to develop Cypress Creek Apartment homes, a 168 unit multi-family residential development within a Planned Development zoning district. The applicant seeks to extend the multi-family zoning northwest approximately 125 feet to allow for the construction of the road on the existing site. The Concept Plan depicts a residential

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development that includes elements such as sports court/field, laundry room, fitness center, and conference/business center.

Mr. Collins reviewed the following staff concerns noting staff recommended denial:

1. Attached Garages:

The proposed development requires a minimum of 50% of the parking to be attached garages. Per the plan, the applicant is not providing any attached garage parking. As an alternative, the applicant is providing five separate structures, which include two garage spaces and storage space in each. The applicant is also proposing nine separate structures that will serve as carport space.

2. Wood Fence:

Screening adjacent to single-family zoning requires masonry. Per the plan, the applicant is requesting to provide a wood fence adjacent to the single-family zoning.

Mr. Stuart Shaw, Bonner Carrington, explained the property is already zoned multi-family and it is the design of the project to connect people and provide a good neighbor to the adjacent residential neighborhood. He expressed his opposition for bottom floor garages due to the safety concerns of the residents living above.

Mr. Shaw and the Commission discussed the following variances to the project to meet the needs of the city and the applicant:

- Trail connectivity to Brown-Singleton Park
- 8 foot masonry wall adjacent to residential homes
- Ornamental iron for all remaining fences
- 70% masonry on all buildings
- 100 attached garages
- With approval of the Development Agreement

The applicant concurred with the requests of the Commission.

Vice Chairman Melissa Ballard inquired about crape myrtle trees on the landscape plan and Mr. Shaw noted he will exceed the city's minimum standards to provide adequate landscaping for the property.

There being no others to speak for or against PD-19-0132, Chairman Keeler closed the Public Hearing.

Mr. Erik Test asked if the property will use tax credit funding that was previously sought and Mr. Shaw explained this is no longer a tax credit project.

**17. Consider recommendation of Zoning Change No. PD-19-0132**

**Action:**

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Planning and Zoning Commission  
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*Vice Chairman Melissa Ballard moved to approve a request by Stuart Shaw, Cypress Creek Waxahachie LP, for a Zoning Change from a Single Family-2 and Planned Development District-49-General Retail, Multi-Family-Two Family zoning district to Planned Development-Multiple Family-2, with Concept Plan, located NW of Post Oak Drive at Highway 287 (Property ID 184249) - Owner: AMERITAI PARTNERSHIP (PD-19-0132) subject to the following: trail connectivity to Brown-Singleton Park, 8 foot masonry wall adjacent to residential homes, ornamental iron for all remaining fences, 70% masonry on all buildings, 100 attached garages, and with approval of the Development Agreement. Ms. Bonney Ramsey seconded, the vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, Jim Phillips, and David Hudgins. Noes: Erik Test. The motion carried.*

#### **18. Adjourn**

There being no further business, the meeting adjourned at 8:41 p.m.

Respectfully submitted,

Amber Villarreal  
Acting City Secretary



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Planning and Zoning Commission  
November 12, 2019

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 12, 2019 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, Acting City Secretary  
Mary Lou Shipley, Council Representative

**1. Call to Order**

Chairman Rick Keeler called the meeting to order.

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

Planning Director Shon Brooks announced November 13, 2019 is GIS Day and invited the Commission to attend the event from 9 a.m.-11 a.m. at City Hall.

Mr. Brooks noted the applicant for SU-19-0133 requested a continuance.

Planner Chris Webb reviewed the following cases:

- SU-19-0129, request for solar panels that do not face the right-of-way and staff recommended approval.
- SU-19-0130, request for solar panels that do not face the right-of-way and staff recommended approval.
- SU-19-0131, request for solar panels that do not face the right-of-way and staff recommended approval.

Senior Planner Colby Collins reviewed the following cases:

- PD-19-0124, request is to create a residential planned development that allows for patio homes and single-family residential uses. Staff concerns include small lot sizes and the use of the property for patio homes. Staff recommended denial.
- PD-19-0132, request is to create a 168 unit multi-family residential development within a Planned Development zoning district. He explained the applicant is not in compliance with

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Planning and Zoning Commission  
November 12, 2019  
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city standards for minimum side yard, attached garages, and masonry screening. Staff recommended denial. Mr. Brooks noted there is an option for a development agreement to comply with masonry recommendation.

**3. Adjourn**

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


Respectfully submitted,

Amber Villarreal  
Acting City Secretary

(5 + 6)



## Memorandum

To: Honorable Mayor and City Council  
From: Shon Brooks, Director of Planning  
Thru: Michael Scott, City Manager   
Date: November 12, 2019  
Re: PD-19-0135 – The Park at Northgate

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On November 12, 2019, the applicant requested to continue case no. PD-19-0135 to the December 10, 2019 Planning and Zoning meeting and the December 16, 2019 City Council meeting agenda.

(7)

## Planning & Zoning Department Plat Staff Report

**Case: RP-19-0136 (SUB-000003-2019)**



### MEETING DATE(S)

*Planning & Zoning Commission:*

November 19, 2019

### CAPTION

*Consider* request by John Ed Justice, BKG Legacy Ranch 1 LLC, for a Replat of Lots 2 and 3, Block A, Legacy Ranch Phase One, to create Lots 2R-A, 2R-B, 3R-A and 3R-B Block A, Legacy Ranch Phase One, 2.540 acres (Property ID 267510 and 267509) – Owner: BKG Legacy Ranch 1 LLC (RP-19-0136)

### APPLICANT REQUEST

The applicant is requesting a replat to divide property into four lots to allow for more storefronts for businesses.

### CASE INFORMATION

*Applicant:*

John Ed Justice, BKG Legacy Ranch 1 LLC

*Property Owner(s):*

BKG Legacy Ranch 1 LLC

*Site Acreage:*

2.540 acres

*Number of Lots:*

4 lots

*Number of Dwelling Units:*

0 units

*Park Land Dedication:*

N/A

*Adequate Public Facilities:*

Adequate public facilities are available for this property.

### SUBJECT PROPERTY

*General Location:*

1002 and 1004 Legacy Ranch Road

*Parcel ID Number(s):*

267510 and 267509

*Current Zoning:*

Planned Development-General Retail

*Existing Use:*

ROW paved to allow for office/general retail.

*Platting History:*

Final Plat FP2016-34 was approved on September 19, 2016 for this property.

(7)

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:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

#### **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.

#### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

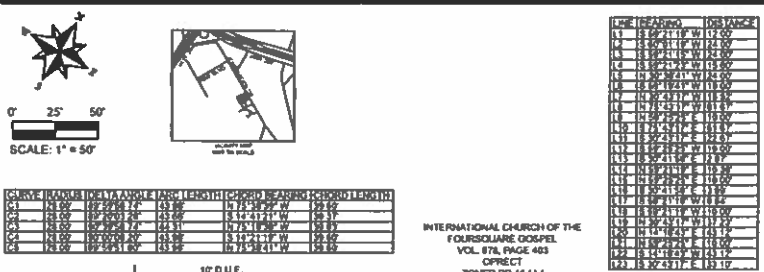
A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted;
3. A traffic impact analysis has been conducted and the requirements of said study have been met, as required by the City's subdivision ordinance.

#### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

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



STATE OF TEXAS  
COUNTY OF ELLIS

OWNER'S CERTIFICATE

WHEREAS, BIG LEGACY RANCH 1, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. PRINCE SURVEY, ABSTRACT NO. 844, ELLIS COUNTY, TEXAS AND BEING ALL OF LOT 3 AND LOT 2, BLOCK A OF LEGACY RANCH, PHASE ONE, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, SLIDE 737, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, (CORRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4488" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3.

THENCE N 30°38'43" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 310.36 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3, IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BREKENGLENN LTD., RECORDED IN VOLUME 1713, PAGE 198, CORRECT.

THENCE IN S 69°21'19" E, ALONG THE NORTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID LOT 2 AND THE COMMON SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, RECORDED IN VOLUME 878, PAGE 483, CORRECT, A DISTANCE OF 357.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE COMMON NORTHWEST CORNER OF LOT 1, OF SAID LEGACY RANCH PHASE ONE.

THENCE S 30°38'41" E ALONG THE EAST LINE OF SAID LOT 3 AND THE COMMON WEST LINE OF SAID LOT 1, A DISTANCE OF 308.51 FEET TO AN X-CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 1.

THENCE S 89°21'19" W, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 357.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.540 ACRES OF LAND MORE OR LESS.

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ARTIST

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

THAT BIG LEGACY RANCH 1, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS: REPLAT LOTS 2R-A, 2R-B AND 3R-A, 3R-B, BLOCK A, LEGACY RANCH, PHASE ONE, AN ADDITION TO THE CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF WAXAHACHE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE UTILITY USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE'S USE THEREOF. THE CITY OF WAXAHACHE 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 WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS 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 WAXAHACHE, TEXAS.

WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

BY

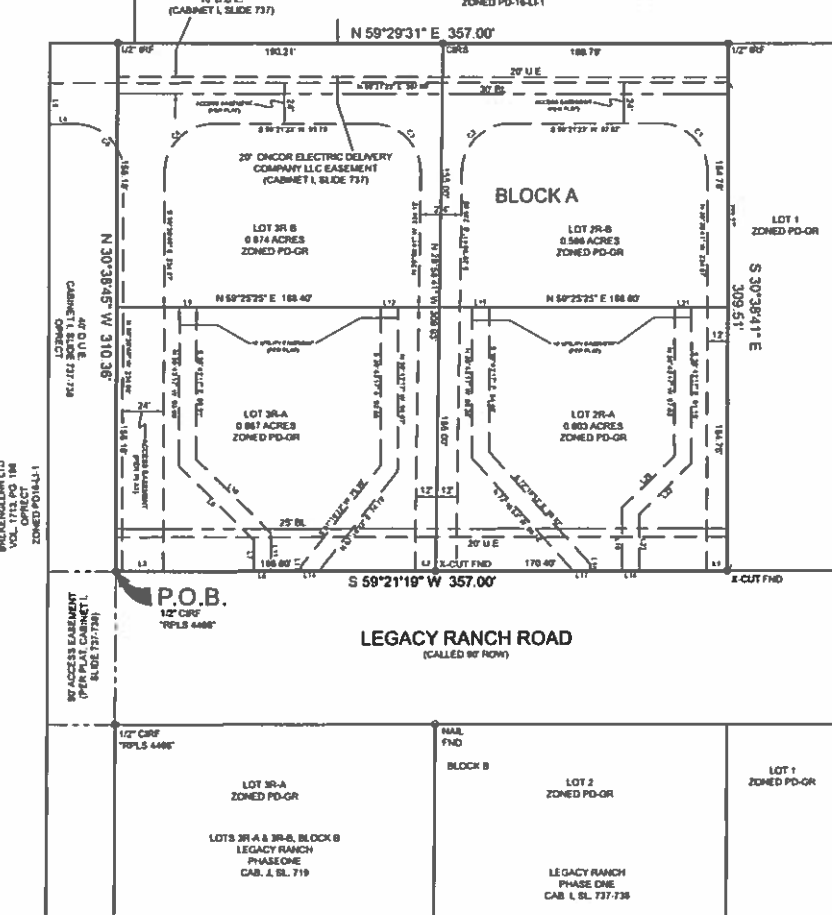
JOHN ED JUSTICE  
BIG LEGACY RANCH 1, LLC

STATE OF TEXAS  
COUNTY OF ELLIS

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

GIVEN UNDER MY HAND AND SEAL THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS



LEGEND

CRF = CAPPED IRON ROD FOUND

IRF = IRON ROD FOUND

FND = FOUND

OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS

BL = BUILDING LINE

DUE = UTILITY EASEMENT

NOTES

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

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48190C0190F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

TIMOTHY L. JACKSON  
REGISTRATION NUMBER 8444

OWNER  
BIG LEGACY RANCH 1, LLC  
238 KATY LAKE DR  
WAXAHACHE, TX 75185  
214-678-3873

SURVEYOR  
TEXAS REALTY CAPTURE & SURVEYS, LLC  
P.O. BOX 252  
WAXAHACHE, TEXAS 75186  
988-519-8058  
TRPLS FIRM NO 10184359

REPLAT

LOTS 2R-A, 2R-B  
& 3R-A, 3R-B,  
BLOCK A  
LEGACY RANCH  
PHASE ONE

BEING A REPLAT OF LOTS 2 AND 3, BLOCK A, LEGACY RANCH, PHASE ONE, 2.540 ACRES

SITUATED IN THE  
J. PRINCE SURVEY, ABSTRACT NO. 844  
CITY OF WAXAHACHE, ELLIS COUNTY, TEXAS  
2 PD-GR LOTS  
CASE NO. RP-19-0138

(8)

## Planning & Zoning Department Plat Staff Report

**Case: RP-19-0138 (SUB-000005-2019)**



### MEETING DATE(S)

*Planning & Zoning Commission:*

November 19, 2019

### CAPTION

*Consider* request by Ricardo Doi, Petitt & Associates, for a Replat of Springside Estates Phase 1 to re-configure the easements along the dedicated Rights of Way, 88.651 acres (Property ID: 138304, 138712, 138303) in the Extra Territorial Jurisdiction - Owner: AKP Stillwater Partnership (RP-19-0138)

### APPLICANT REQUEST

The applicant is requesting a replat to update utility easements running through a portion of the property, and to update location for monument signs.

### CASE INFORMATION

<i>Applicant:</i>	Ricardo Doi, Petitt & Associates
<i>Property Owner(s):</i>	AKP Stillwater Partnership
<i>Site Acreage:</i>	88.651 acres
<i>Number of Lots:</i>	Re-configuring easements along the dedicated Rights of Way
<i>Number of Dwelling Units:</i>	58 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Rockett SUD provided staff with a water letter stating that adequate public facilities are available to these properties and that adequate fire flow could be established.

### SUBJECT PROPERTY

<i>General Location:</i>	Gibson Road, North of Broadhead Road
<i>Parcel ID Number(s):</i>	138304, 138712, 138303 (2018 tax year)
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	Residential Neighborhood
<i>Platting History:</i>	PP-18-0094 and FP-18-0080 Springside Estates Phase 1 was approved by City Council on July 2, 2018.

(8)

*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:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

**ATTACHED EXHIBITS**

1. Plat drawing
2. Water letter

**APPLICANT REQUIREMENTS**

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

**CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

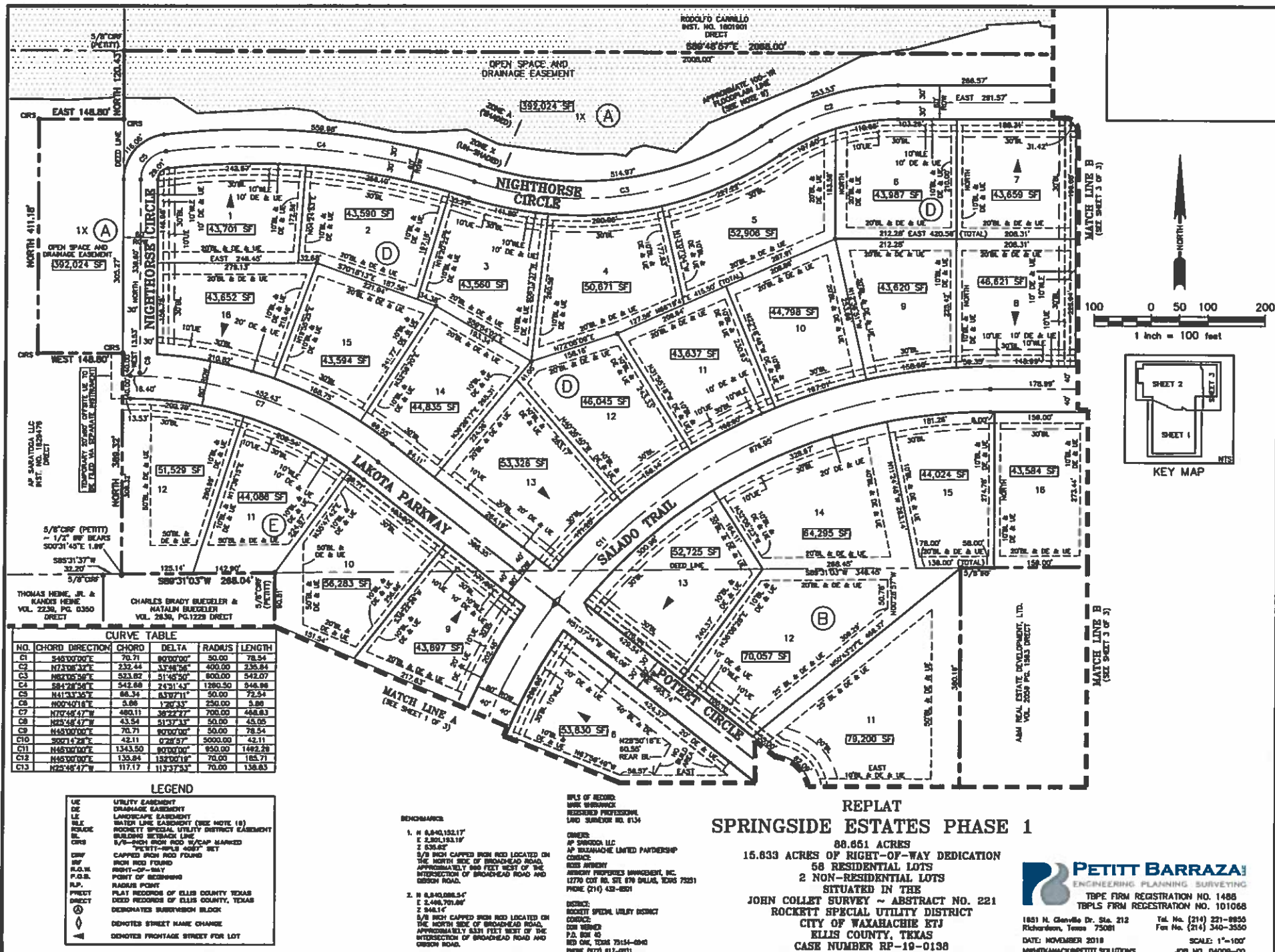
**STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

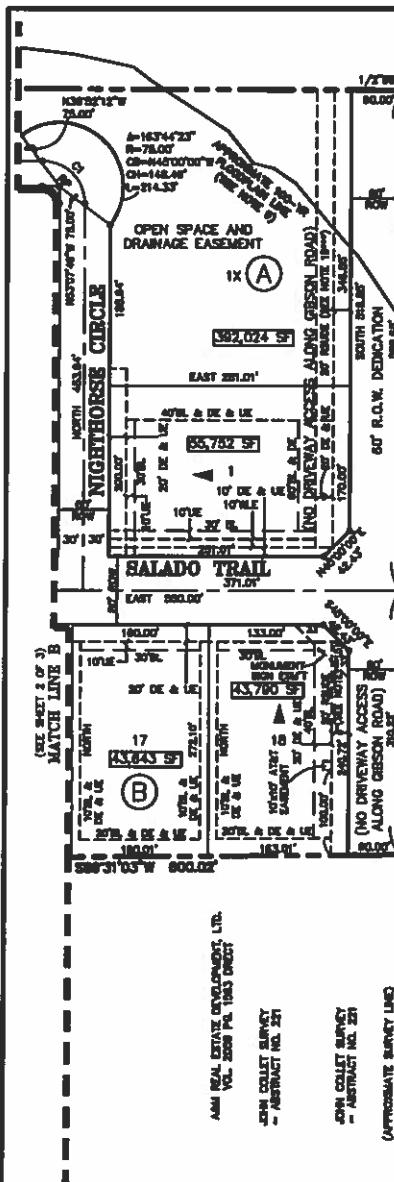
*Reviewed by:*  
Shon Brooks, AICP  
Director of Planning  
[sbrooks@waxahachie.com](mailto:sbrooks@waxahachie.com)







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# OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF ELLIS

WHEREAS, AP SARATOGA LLC F.K.A. AP LAND DEVELOPMENT LLC, AND AP WAXAHACHE LIMITED PARTNERSHIP, ARE THE OWNERS OF THAT CERTAIN TRACT OF LAND SITUATED IN THE JOHN COLLET SURVEY, ABSTRACT NO. 221, ELLIS COUNTY, TEXAS, SAID TRACT BEING ALL OF SPRINGSIDE ESTATES PHASE 1, AN ADDITION TO ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO ELLIS COUNTY (THE COUNTY), AND THE CITY OF WAXAHACHE (THE CITY) IN FEE SIMPLE, THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY CERTIFY THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO THE EXCLUSIVE USE AND BENEFIT OF THE COUNTY AND CITY, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON, NO BUILDINGS, FENCES, WALLS, SHEDS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT, AT THE DISCRETION OF THE COUNTY/CITY AND SUBJECT TO ITS/ THEIR APPROVAL. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND BENEFIT OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE COUNTY/CITY USE THEREOF. ANY PUBLIC UTILITY OWEN THE RIGHT BY THE EASEMENT TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND REPAIR ANYTHING ALL OR PART OF ANY BUILDINGS, FENCES, WALLS, SHEDS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY IMPEDER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCESS TO FOREVER IMPROVE AND OBTAIN ALL AND SHOULD THE ABOVE DESCRIBED STREET EASEMENTS AND RIGHTS UPON THE COUNTY/CITY AGAINST EVERY PERSON WHOSEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF WAXAHACHE. THIS PLAT APPROVAL IS SUBJECT TO ALL PLATTING ORDINANCES, RULES AND REGULATIONS OF ELLIS COUNTY, TEXAS AND THE CITY OF WAXAHACHE, TEXAS.

## OWNER'S DESIGNATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AP SARATOGA LLC F.K.A. AP LAND DEVELOPMENT LLC, AND AP WAXAHACHE LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DEDICATING THE HEREIN ABOVE DESCRIBED PROPERTY AS A REPLAT OF SPRINGSIDE ESTATES PHASE 1, AN ADDITION TO ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO ELLIS COUNTY (THE COUNTY), AND THE CITY OF WAXAHACHE (THE CITY) IN FEE SIMPLE, THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY CERTIFY THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO THE EXCLUSIVE USE AND BENEFIT OF THE COUNTY AND CITY, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON, NO BUILDINGS, FENCES, WALLS, SHEDS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT, AT THE DISCRETION OF THE COUNTY/CITY AND SUBJECT TO ITS/ THEIR APPROVAL. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND BENEFIT OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE COUNTY/CITY USE THEREOF. ANY PUBLIC UTILITY OWEN THE RIGHT BY THE EASEMENT TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND REPAIR ANYTHING ALL OR PART OF ANY BUILDINGS, FENCES, WALLS, SHEDS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY IMPEDER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCESS TO FOREVER IMPROVE AND OBTAIN ALL AND SHOULD THE ABOVE DESCRIBED STREET EASEMENTS AND RIGHTS UPON THE COUNTY/CITY AGAINST EVERY PERSON WHOSEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF WAXAHACHE. THIS PLAT APPROVAL IS SUBJECT TO ALL PLATTING ORDINANCES, RULES AND REGULATIONS OF ELLIS COUNTY, TEXAS AND THE CITY OF WAXAHACHE, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

AP SARATOGA LLC

BY: ANTHONY PROPERTIES MANAGEMENT, INC., ITS MANAGER

REBA OLIGHE, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED REBA OLIGHE, KNOWN TO ME TO BE THE PERSON AND OFFICER 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

AP WAXAHACHE LIMITED PARTNERSHIP

BY: ANTHONY PROPERTIES MANAGEMENT, INC., ITS GENERAL PARTNER

REBA OLIGHE, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

AP SARATOGA LLC

BY: ANTHONY PROPERTIES MANAGEMENT, INC., ITS MANAGER

REBA OLIGHE, VICE PRESIDENT

## CITY APPROVAL OF FINAL PLAT

REPLAT OF SPRINGSIDE ESTATES PHASE 1:

APPROVED BY: PLANNING AND ZONING COMMISSION:

CHAIRPERSON \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE: \_\_\_\_\_

## COUNTY APPROVAL OF FINAL PLAT

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT, FOR THE ON-SITE SEWAGE FACILITIES PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS

COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS.

APPROVED THIS DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

TODD LITTLE, COUNTY JUDGE

RANDY STINSON, COMMISSIONER PRECINCT NO. 1

PAUL PERRY, COMMISSIONER PRECINCT NO. 3

ATTEST: \_\_\_\_\_

KRYSTAL VALDEZ, COUNTY CLERK

LANE GRAYSON, COMMISSIONER PRECINCT NO. 2

KYLE BUTLER, COMMISSIONER PRECINCT NO. 4

ATTEST: \_\_\_\_\_

KRYSTAL VALDEZ, COUNTY CLERK

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KRYSTAL VALDEZ, COUNTY CLERK



(8)



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



## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: AP Sara toga LLC Parcel ID #: 138304, 38712 and part of 138303  
Subdivision Name: Springside Estates Phase 1

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

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

### Contact Information:

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

### To be completed by the water utility provider:

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

Robert Woodall, Operations Manager

Print Name of General Manager of water provider or Designee

Rockett SUD

Name of water provider company

[Signature]

Signature of General Manager of water provider or Designee

10-09-19

Date

(9)

## Planning & Zoning Department Plat Staff Report

**Case: PL-19-0134 (SUB-000001-2019)**



### MEETING DATE(S)

*Planning & Zoning Commission:* November 19, 2019

### CAPTION

**Consider** request by Adam C Ridgway for a Plat of Ridgway Addition for 1 lot being 2.000 acres situated in the James Barker Survey, Abstract 40 (Property ID 179527) in the Extra Territorial Jurisdiction - Owner: Nelson C Ridgway (PL-19-0134)

### APPLICANT REQUEST

The applicant is requesting a plat to create a 2.000 acre tract of property from an existing 18.815 acres, and leaving a remainder of 16.763 acres.

### CASE INFORMATION

*Applicant:* Adam C Ridgway

*Property Owner(s):* Nelson C Ridgway

*Site Acreage:* 2.052 acres (0.052 acres being dedicated for ROW)

*Number of Lots:* 1 lot

*Number of Dwelling Units:* 1 unit

*Park Land Dedication:* N/A (ETJ)

*Adequate Public Facilities:* Sardis Lone Elm SUD provided staff with a water letter stating that adequate public facilities are available for this property and that proper fire flow could be established.

### SUBJECT PROPERTY

*General Location:* 5204 E FM 875

*Parcel ID Number(s):* 179527

*Current Zoning:* N/A (ETJ)

*Existing Use:* Undeveloped land with single family residence

*Platting History:* 40 J BARKER Survey

*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:

- ☐ Disapproval
- ☒ Approval, as presented.
- ☐ Approval, per the following conditions:

#### **ATTACHED EXHIBITS**

1. Plat drawing
2. Water letter

#### **APPLICANT REQUIREMENTS**

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

#### **CITY REQUIREMENTS FOR PLAT RECORDING AND FILING**

A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

#### **STAFF CONTACT INFORMATION**

*Prepared by:*  
Chris Webb  
Planner  
[cwebb@waxahachie.com](mailto:cwebb@waxahachie.com)

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

### FARM-TO-MARKET HIGHWAY NO. 875 (80' RIGHT-OF-WAY)

**POINT OF BEGINNING**  
N 88° 32' 13" E 150.98' U.S. 1/4

**BO FAMILY TRUST**  
INST. NO. 107,840  
R.F.E.C.T.  
(CALLED: 0.2823 ACRES)

**TOMAS CRUBB AND ROSE CRUBB**  
VOL. 111, PG. 464  
D.R.E.C.T.  
(CALLED: 0.481 ACRES)

**PAUL HUGHWOOD AND BRENDAN D. HUGHWOOD**  
VOL. 111, PG. 464  
D.R.E.C.T.  
(CALLED: 0.481 ACRES)

**NELSON C. RIDGWAY**  
VOL. 111B, PG. 464  
D.R.E.C.T.  
(CALLED: 5.0242 ACRES)

**CHARLES EDWARD DOBBS AND WIFE REBECCA LYNN DOBBS**  
VOL. 1093, PG. 542  
D.R.E.C.T.  
(CALLED: 0.3278 ACRES)

**NELSON C. RIDGWAY**  
VOL. 111B, PG. 464  
D.R.E.C.T.  
(CALLED: 5.0242 ACRES)

**RAPEPAT UNARUT**  
VOL. 2517, PG. 1086  
D.R.E.C.T.  
(CALLED: 10.168 ACRES)

**LOT 1, BLOCK 1**  
(2,000 ACRES / 87,120 SQUARE FEET)

**NELSON C. RIDGWAY**  
VOL. 111B, PG. 464  
D.R.E.C.T.  
(CALLED: 5.0242 ACRES)

### GRAPHIC SCALE

(IN FEET)  
1 inch = 50 ft

### LOCATION MAP

"NOT TO SCALE"

WAXAHACHIE, TEXAS

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- BUILDING LINE SETBACK
- UTILITY EASEMENT
- VOLUME
- PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.E.C.T. DEED RECORDS ELLIS COUNTY, TEXAS
- R.F.E.C.T. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS

### STATE OF TEXAS

COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS,

WITNESSETH Nelson C. Ridgway, the owner of all of that parcel of land located in the City of Waxahachie, Texas, and being a part of the James Barker Survey, Abstract No. 40, being a part of that called 5.0242 acre tract of land described in deed to Nelson C. Ridgway recorded in Volume 111B, Page 464, Deed Records Ellis County, Texas and being further described as follows:

**BEGINNING** at a one-half inch iron rod found at the most northerly west corner of said 5.0242 acre tract of land, and point being the north corner of that called 0.481 acre tract of land described in deed to Paul Hupwood and Brenda D. Hupwood recorded in County Clerk's Instrument Number 1917640, Real Property Records Ellis County, Texas and said point being in the southeasterly right-of-way line of Farm-to-Market Highway No. 875 (a 80' right-of-way);

**THENCE** North 78 degrees 30 minutes 21 seconds East, 150.98 feet along the northeasterly right-of-way line of Farm-to-Market Highway No. 875 to a one-half inch iron rod with cap stamped "31" set for corner;

**THENCE** South 12 degrees 27 minutes 20 seconds East, 351.97 feet to a one-half inch iron rod with cap stamped "31" set for corner;

**THENCE** South 73 degrees 16 minutes 11 seconds West, 314.19 feet to a one-half inch iron rod with cap stamped "31" set for corner;

**THENCE** North 16 degrees 19 minutes 31 seconds West, 218.77 feet to a three-eighths inch iron rod found in the northeasterly line of said 5.0242 acre tract of land and being the south corner of that tract of land described in deed to Tomas Crubb and Rose Crubb recorded in Volume 2713, Page 660, Deed Records Ellis County, Texas;

**THENCE** North 77 degrees 49 minutes 57 seconds East, 187.63 feet along the northeasterly line of said 5.0242 acre tract of land to a three-eighths inch iron rod found at the east corner of said 0.481 acre tract of land;

**THENCE** North 16 degrees 10 minutes 30 seconds West, 161.81 feet along the northeasterly line of said 5.0242 acre tract of land and along the northeasterly line of said 0.481 acre tract of land to the POINT OF BEGINNING and containing 99,377 square feet or 2.052 acres of land

Mass of bearing is derived from GPS observations relative to the Texas WGS 84 Network - Texas State Plane Coordinate System, North Central Zone (4203), NAD83

**FLUDD STATEMENT:** According to Community Panel No. 48139C0173F, dated June 3, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplains, which is not a special flood hazard area. If the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

### SURVEY CERTIFICATION

This is to certify that I, Edward Scott Bock, a Registered Public Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all bearings, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

**"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."**

Edward Scott Bock, R.P.L.S. No. 6349

### GENERAL NOTES

- A drainage / utility easement (1) U.E. is under required, as necessary, to show any existing / future easements or drainage easements to help with the flow of water or placement of easements.
- Ellis County will not be responsible for the maintenance of drainage easements or detention areas.
- All bearings and Coordinates shown herein are relative to the Texas State Plane Coordinate system, North Central Zone (4203). All distances shown herein are surface distances.

### EASEMENT NOTE:

Easement and Right-of-way to Magnolia Pipe Line Company recorded in Volume 430, Page 570, Deed Records Ellis County, Texas is blanket in nature and affects the subject tract.

### ON-SITE SEWAGE FACILITY STATEMENT

This Plat has been approved by the Department of Development of Ellis County, Texas for on-site sewage disposal facilities and meets or exceeds the minimum requirements established by TCEQ and the Ellis County Septic Order, pending any and all information as may be required by the Ellis County Department of Development.

Department of Development Director \_\_\_\_\_ Approval Date: \_\_\_\_\_

### STATE OF TEXAS

COUNTY OF ELLIS

Certificate of approval by the Commissioners' Court of Ellis County, Texas

Approved this date, the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Todd Little, County Judge \_\_\_\_\_

Randy Stinson, Precinct No. 1 \_\_\_\_\_

Paul Perry, Precinct No. 3 \_\_\_\_\_

ATTEST:

Kristal Valdez, County Clerk \_\_\_\_\_

Loise Grayson, Precinct No. 2 \_\_\_\_\_

Kyle Butler, Precinct No. 4 \_\_\_\_\_

### NOTARY PUBLIC

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 Nelson C. Ridgway, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein GIVEN under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas \_\_\_\_\_

### CASE NUMBER: PL-19-0134

### PLAT

### LOT 1, BLOCK 1

### RIDGWAY ADDITION

### 1 RESIDENTIAL LOTS

BEING A 2.052 ACRE RESIDENTIAL ADDITION OUT OF THE JAMES BARKER SURVEY, ABSTRACT NO. 40

CITY OF WAXAHACHIE ETJ, ELLIS COUNTY, TEXAS

**NELSON C. RIDGWAY** **OWNER/DEVELOPER**  
5204 E. F.M. 875 (469) 245-8744  
Waxahachie, Texas 75167  
Contact: Adam Ridgway  
3B LAND SURVEYING, INC. **SURVEYOR**  
656 Bacak Rd (972) 825-7949  
Ennis, Texas 75119  
Contact: Edward Scott Bock  
TBPLS No. 10184480

Revised: November 01, 2019  
Dated: October 07, 2019

Sheet 1 of 1

(9)



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



## WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: \_\_\_\_\_ Parcel ID #: \_\_\_\_\_  
Subdivision Name: Lot 1, Block 1 Ridgeway Addition 2.0 acres

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

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

**Contact Information:**

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

**To be completed by the water utility provider:**

	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>8</u> inches.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Paul Fischer

Print Name of General Manager of water provider or Designee

[Signature]

Signature of General Manager of water provider or Designee

Sardis Lone Elm

Name of water provider company

10-7-19

Date



## Planning & Zoning Department

### Zoning Staff Report

**Case: SU-19-0137 (ZDC-000004-2019)**



#### MEETING DATE(S)

*Planning & Zoning Commission:* November 19, 2019

*City Council:* December 2, 2019

#### CAPTION

**Public Hearing** on a request by Brandon Edgley, Sunpro Solar, for a Specific Use Permit (SUP) for **Rooftop Solar Panel System** use within a Single Family-2 zoning district, located at 227 Equestrian Drive (Property ID 236368) – Owner: Christina and Dan R Orona III (SU-19-0137)

#### APPLICANT REQUEST

The purpose of this request is to permit the use of residential solar panels.

#### CASE INFORMATION

*Applicant:* Brandon Edgley, Sunpro Solar

*Property Owner(s):* Christina and Dan R Orona III

*Site Acreage:* .19 acres

*Current Zoning:* Single Family-2

*Requested Zoning:* Specific Use Permit for Rooftop Solar Panel System

#### SUBJECT PROPERTY

*General Location:* 227 Equestrian Drive

*Parcel ID Number(s):* 236368

*Existing Use:* Single Family Residence

#### Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-2	Single Family Residence
East	SF-2	Single Family Residence
South	SF-1	Single Family Residence
West	SF-2	Single Family Residence

*Future Land Use Plan:* Low Density Residential

*Comprehensive Plan:* This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current

(10)

development is of a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

*Thoroughfare Plan:*

This property is accessible via Equestrian Dr.

*Site Image:*



#### **PLANNING ANALYSIS**

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

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 31 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

#### **RECOMMENDATION**

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

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

#### **ATTACHED EXHIBITS**

1. Site Plan

#### **APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Chris Webb

Planner

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

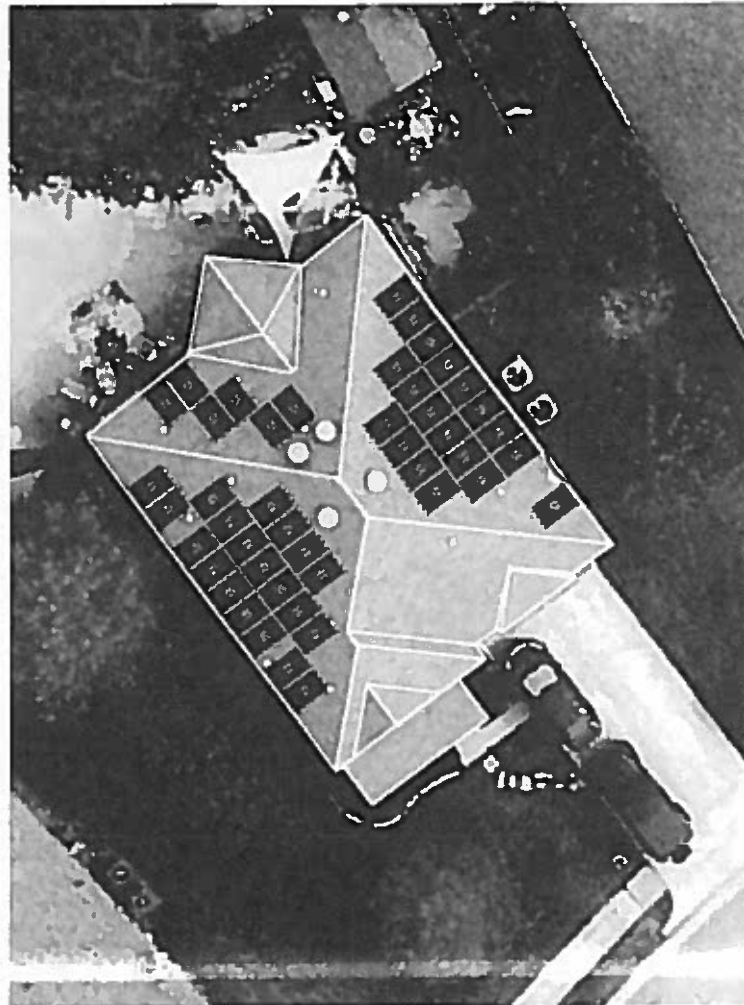
*Reviewed by:*

Shon Brooks, AICP

Director of Planning

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

# Install Map - Dan Orona III



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MINOR CHANGES DUE TO UNIFORMITY IN CONSTRUCTIONS OR SIZE RESTRICTIONS TO BE APPROVED BY THE HOA/OWNER



Quantity: 45  
Panel: LG 335N1C-V5  
Inverter: Enphase IQ7-60-2-US (240V)

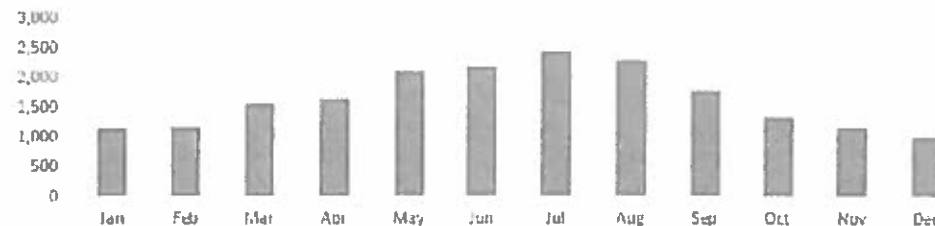
## Estimated Energy Savings

Annual Results	19,919 kWh per Year*	
	Low	High
Estimated Solar Energy Production (kWh)	19,619	20,219
Estimated Energypro Efficiency Savings (kWh)	2,000	6,000
Solar + Energypro Estimated Annual Benefit (kWh)	21,619	26,219
Monthly Estimates (kWh)	995	2,448

\*The solar energy production provided here is only an estimate and does not take into account any pre-existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

\*\*Results from the energy efficiency work conducted by Energypro are estimates only and cannot be guaranteed as every home utilizes different construction methods.

## Estimated Monthly Production



I, \_\_\_\_\_, APPROVE THE PROPOSED DESIGN AND  
ESTIMATED\* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

X \_\_\_\_\_

**MARCJONES**  
CONSTRUCTION  
residential • commercial • solar

**SUNPRO**  
SOLAR HOME SPECIALISTS

227 Equestrian Drive, Waxahachie TX 75165

Install:	15.08 kW Solar Panel System
Jurisdiction:	City of Waxahachie
Utility:	ONCOR ESI: 10443720008498633
Designer:	J. Cruz
Date:	10.03.19 REV: 1 Sheet: 1 of 1

(10)

(12)

## Planning & Zoning Department Zoning Staff Report

**Case: SU-19-0139 (ZDC-000006-2019)**



### MEETING DATE(S)

*Planning & Zoning Commission:* November 19, 2019

*City Council:* December 2, 2019

### CAPTION

Public Hearing on a request by Toby Fitzgerald, Bulldog Electrical Contractors, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-3 zoning district, located at 204 Frierson (Property ID 171323) – Owner: Stephen D Hale & Sherayah Dillaha (SU-19-0139)

### APPLICANT REQUEST

The purpose of this request is to permit the use of residential solar panels.

### CASE INFORMATION

*Applicant:* Toby Fitzgerald, Bulldog Electrical Contractors

*Property Owner(s):* Stephen D Hale and Sterayah Dillaha

*Site Acreage:* .33 acres

*Current Zoning:* Single Family-3

*Requested Zoning:* Specific Use Permit for Rooftop Solar Panel System

### SUBJECT PROPERTY

*General Location:* 204 Frierson

*Parcel ID Number(s):* 171323

*Existing Use:* Single Family Residence

### Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	SF-3	Joshua Chapel A.M.E. Church
East	SF-3	Single Family Residence
South	SF-3	Single Family Residence
West	SF-3	Single Family Residence

*Future Land Use Plan:* Low Density Residential

*Comprehensive Plan:* This category is representative of smaller single family homes and some duplex units. The majority of Waxahachie's current

(12)

development is of a similar density. It is appropriate to have approximately 3.5 dwelling units per acre.

*Thoroughfare Plan:*

This property is accessible via Frierson Street.

*Site Image:*



#### **PLANNING ANALYSIS**

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

#### **PUBLIC NOTIFICATIONS**

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 32 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

#### **PROPERTY OWNER NOTIFICATION RESPONSES**

Staff received one (1) letter of support for the proposed rooftop solar panel system.

#### **RECOMMENDATION**

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

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

#### **ATTACHED EXHIBITS**

1. Site plan
2. PON Responses
  - a. 1 support | 0 oppose

(12)

**APPLICANT REQUIREMENTS**

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

**STAFF CONTACT INFORMATION**

*Prepared by:*

Chris Webb

Planner

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

*Reviewed by:*

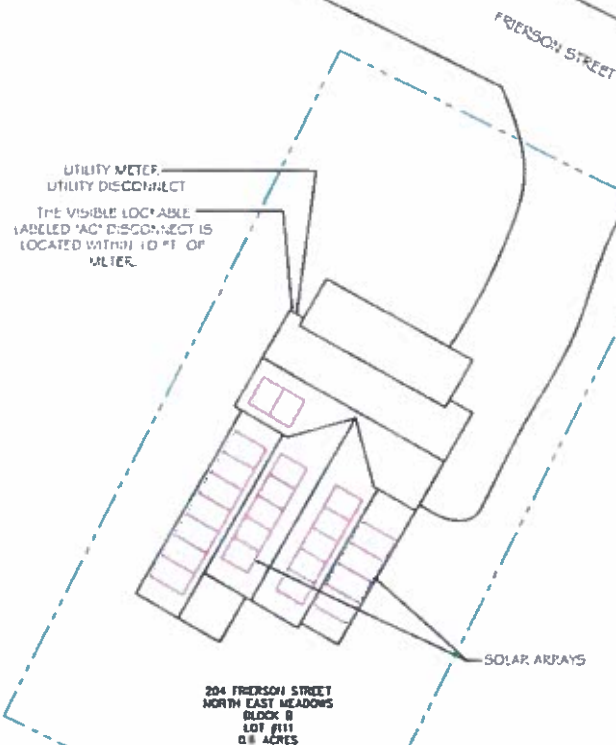
Shon Brooks, AICP

Director of Planning

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

## GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE



ESID: 10443720004617300  
 STC: 23 x 310 = 7.13kW  
 (23) JINKO JUM3 10M-G0-V (33V)  
 (23) LMPHASE INVERTER 10.7 (240VAC)  
 (1) ENPHASE COMBINER BOX (240VAC)  
 (1) FATCH DG222URB 240V 40A DISCONNECT  
 (2) EDISON TIME-DELAY ECNP, 30A 240VAC FUSES



A  
A-101

SITE PLAN

1/16" = 1'-0"



## CONTRACTOR

JC SOLAR LLC

PHONE 940-368-3740

ADDRESS 1630 N MAY ST  
DOWNEY, TX 75230

LIC. NO.

REG. NO.

ELE. NO.

NEW PV SYSTEM 7.13 kWp

HALE  
RESIDENCE

204 FRIERSON STREET  
WAXAHACHIE, TX 75105

ENGINEER OF  
RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

DATE: 09.03.2018

DESIGN BY: FDA

CHECKED BY: JT

REVISIONS

A-101.00

(12)



Case Number: **SU-19-0139**

City Reference: 240427

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **Wednesday, November 13, 2019** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to [Planning@Waxahachie.com](mailto:Planning@Waxahachie.com).



SUPPORT



OPPOSE

RECEIVED  
11/13/19

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

Barbara McPart  
Signature

Nov 5, 2019  
Date

BARBARA McPARTY - Homeowner  
Printed Name and Title

211 Frierson St. WAXAHACHIE, TX 75765  
Address

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

*If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.*

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Case SU-19-0139  
Responses Received Inside Required 200' Notification Area  
Support: 1 Oppose: 0

Property ID	Owner's Name	Acres	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
171257	WHITTED APRIL	0.105	LOT 11A BLK 159 TOWN .105 AC	1117 BORDEAUX AVE	DESOTO	TX	75115	107 N AIKEN ST WAXAHACHIE TX 75165
171258	MAHDI NIMR A	0.117	LOT 11B BLK 159 TOWN .117 AC	PO BOX 1	FORRESTON	TX	76041	817 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171278	RICHARDSON BETTIE	0.431	7A 158 TOWN 0.431 ACRES	5824 S VAN NESS AVE	LOS ANGELES	CA	90047	122 GARDNER ST WAXAHACHIE TX 75165
171282	KING ERICA A	0.113	PT 4 158 TOWN 0.113 ACRES	2050 WILD CREEK CT	DALLAS	TX	75253	114 N AIKEN ST WAXAHACHIE TX 75165
171286	SARGENT BRODERICK L	0.5135	6C 158 TOWN 0.5135 ACRES	224 FRIERSON ST	WAXAHACHIE	TX	75165	224 FRIERSON ST WAXAHACHIE TX 75165
171317	BULLOCK SALLY S	0.104	LOT 4F BLK 176 TOWN .104 AC	7880 ST RT 79	WHITNEY POINT	NY	13862	310 FRIERSON ST WAXAHACHIE TX 75165
171323	HALE STEPHEN D & SHERAYAH DILLAHA	0.33	LOT 4B BLK 176 TOWN .33 AC	204 FRIERSON ST	WAXAHACHIE	TX	75165	204 FRIERSON ST WAXAHACHIE TX 75165
171324	DAVIS LEONARD CARROLL	0.222	LOT 4C BLK 176 TOWN .222 AC	3936 WEDGWAY DR	FORT WORTH	TX	76133	709 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171325	LOREN GRAY INVESTMENTS LLC	0.233	LOT 4D BLK 176 TOWN .233 AC	PO BOX 2868	WAXAHACHIE	TX	75166	707 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171326	LOREN GRAY INVESTMENTS LLC	0.112	LOT 4E BLK 176 TOWN .112 AC	PO BOX 2868	WAXAHACHIE	TX	75166	705 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171327	JACKSON VINCENT G	0.307	LOT 2; 2F BLK 175 TOWN 0.307 AC	1412 DR MARTIN LUTHER KING JR	WAXAHACHIE	TX	75165	312 FRIERSON ST WAXAHACHIE TX 75165
171328	SCOTT RONALD W & KIMBERLY R	0.098	LOT 2J BLK 175 TOWN .098 AC	305 FRIERSON ST	WAXAHACHIE	TX	75165	305 FRIERSON ST WAXAHACHIE TX 75165
171329	KOVAL AUSTIN	0.131	LOT 1 BLK 176 TOWN .131 AC	106 N AIKEN	WAXAHACHIE	TX	75165	106 N AIKEN ST WAXAHACHIE TX 75165
171330	WILLIAMS HELEN	0.11	LOT 2 BLK 176 TOWN .11 AC	803 WYATT ST	WAXAHACHIE	TX	75165	701 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171331	BENNETT ALICE	0.135	LOT 3 BLK 176 TOWN .135 AC	116 DRIFTWOOD LN	WAXAHACHIE	TX	75165	703 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171333	JACKSON VINCENT G	0.158	LOT 2E BLK 175 TOWN 0.158 AC	1412 DR MARTIN LUTHER KING JR	WAXAHACHIE	TX	75165	717 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171335	FOUR POINT INVESTMENTS GROUP LLC	0.206	LOT 2G BLK 175 TOWN .206 AC	1411 SYCAMORE ST	WAXAHACHIE	TX	75165	719 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171336	JACKSON VINCENT G	0.188	LOT 2H BLK 175 TOWN .188 AC	1412 DR MARTIN LUTHER KING JR	WAXAHACHIE	TX	75165	711 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
171339	SCOTT RONALD W & KIMBERLY R	0.603	LOT 1 & 2A BLK 175 TOWN .603 AC	305 FRIERSON ST	WAXAHACHIE	TX	75165	200 YOUNG ST WAXAHACHIE TX 75165
171340	SCOTT RONALD W & KIMBERLY R	0.098	LOT 2B BLK 175 TOWN .098 AC	305 FRIERSON ST	WAXAHACHIE	TX	75165	201 YOUNG ST WAXAHACHIE TX 75165
173186	SPEER JOHN	0.115	4 FAIRVIEW 0.115 ACRES	414 GINGERBREAD LN	WAXAHACHIE	TX	75165	710 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
173169	STEGEER PROPERTIES LTD	0.115	5 FAIRVIEW 0.115 ACRES	PO BOX 505	RED OAK	TX	75164	712 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
173170	GIBSON BYRON W, GIBSON & GIBSON LLC	0.115	LOT 6 FAIRVIEW .115 AC	105 CRYSTAL COVE	WAXAHACHIE	TX	75165	714 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
173173	FLEMING DAVID EST C/O DAVID FLEMING JR	0.528	1 FAIRVIEW 0.528 ACRES	6936 WOODWICK DR	DALLAS	TX	75232	701 S AIKEN ST WAXAHACHIE TX 75165
173174	FLEMING DAVID EST C/O DAVID FLEMING JR	0.258	2A FAIRVIEW 0.258 ACRES	6936 WOODWICK DR	DALLAS	TX	75232	700 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
173175	MENDOZA MARTHA MARTINEZ	0.241	LOT 2B FAIRVIEW 0.241 AC	5640 MISSION CT	MIDLOTHIAN	TX	76065	706 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
173178	IBRAHIM UMAR	0.23	LOT 3 FAIRVIEW 0.23 AC	3010 RED RIVER CT	WAXAHACHIE	TX	75167	708 DR MARTIN LUTHER KING JR BLVD WAXAHACHIE TX 75165
193606	JOSHUA CHAPEL AME CHURCH	0.7579	ALL BLK 157 & LOTS 5 8A AND 8B BLK 158 TOWN .7579 AC	110 N AIKEN ST	WAXAHACHIE	TX	75165	110 N AIKEN ST WAXAHACHIE TX 75165
193607	JOSHUA CHAPEL AME CHURCH	1.586	LOT B & C & D & E BLK 154 & ALL BLK 156 TOWN 1.586 AC	110 N AIKEN ST	WAXAHACHIE	TX	75165	108 N AIKEN ST WAXAHACHIE TX 75165
219989	SARGENT BRODERICK	0.069	LOT PT 2D BLK 175 TOWN 0.069 AC	224 FRIERSON ST	WAXAHACHIE	TX	75168	FRIERSON ST WAXAHACHIE TX 75165
220622	LAMBERT TERESA A	0.109	PT 4 158 TOWN 0.109 ACRES	114 1/2 N AIKEN ST	WAXAHACHIE	TX	75165	114 1/2 N AIKEN ST WAXAHACHIE TX 75165
240427	MULTIPLE OWNERS	0.134	LOT 4A BLK 176 TOWN .134 AC					

(12)