A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Tuesday, June 29, 2021 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 June 15, 2021
   b. Minutes of the Planning and Zoning Commission briefing of June 15, 2021

5. ***Public Hearing*** on a request by Jackie Coffey, Four Point Investments & General Construction, LLC., for a for a Zoning Change from Single Family Residential-2 zoning district to Planned Development-Multi Family-2, located at 502 W. Parks Avenue (Property ID 173327) - Owner: FOUR POINT INVESTMENT GROUP, LLC (ZDC-88-2021)

6. ***Consider*** recommendation of Zoning Change No. ZDC-88-2021

7. ***Continue Public Hearing*** on a request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)

8. ***Consider*** recommendation of Zoning Change No. ZDC-58-2021

9. ***Public Hearing*** on a request by Mark Gundert, for a Specific Use Permit (SUP) to allow an Accessory Building (Residential), Greater than or Equal to 700 SF use within a Single-Family Residential-2 zoning district located at 124 Kaufman Street (Property ID 170849) - Owner: RICHARD T STOCK (ZDC-83-2021)

10. ***Consider*** recommendation of Zoning Change No. ZDC-83-2021

11. ***Consider*** request by Phillip Fisher, Macatee Engineering, LLC, for a Plat of Saddlebrook Estates N.E.C.E. for 2,973 lots, being 1,263.275 acres situated in the Benjamin Collier Survey, Abstract 216; Jonathan Johnson Survey, Abstract 557; George Carpenter Survey, Abstract 190; Robert M. Berry Survey, Abstract No. 96 & 97; Salis M. Durrett Survey, Abstract 272; McKinney & Williams Survey, Abstract 750; Guadalupe Garcia Survey, Abstract 418 (Property ID 180365 and 180362) – Owner: HW Waxahachie LP (SUB-80-2021)

12. ***Public Hearing*** on a request by Brian Ballard, Ballard and Braughton Engineering, for a detailed Site Plan Review for proposed Retail Stores and Shops uses within a Planned Development-18-General Retail zoning district, located at 509 N Highway 77 (Property ID 180833) – Owner: CLEAR LINK TELEPHONE CORP (SP-85-2021)

13. ***Consider*** recommendation of Zoning Change No. SP-85-2021

14. ***Public Hearing*** request by Don Merchant, DC Texas Construction, LLC, for an Amendment to Ordinance No. 3167 to allow for Accessory Buildings (Residential), Greater than or Equal to 700 SF within an approved residential planned development located at the corner of N Rogers Street and McMillan Street (Property IDs 282960, 282961, 282962, 282963, 282964) - Owner: DC CONSTRUCTION, LLC (ZDC-87-2021)

15. ***Consider*** recommendation of Zoning Change No. ZDC-87-2021

16. ***Public Hearing*** on a request by George Salvador, Waxahachie One, LLC, for a Zoning Change from a Single Family-1 to Single Family-3, located at 401 Ovilla Road (being Property ID 180391) - Owner: EIS DEVELOPMENT II, LLC (ZDC-84-2021)

17. ***Consider*** recommendation of Zoning Change No. ZDC-84-2021

18. ***Public Hearing*** on a request by Keegan Amos, DAE, for a Specific Use Permit (SUP) to allow Heavy Machinery and Equipment, Rental, Sales or Storage at an existing industrial business use within a Light Industrial-1 zoning district located at 507 N. Interstate Highway 35 (Property ID 174768 and 174769) - Owner: WIDRICK HOLDINGS LTD (ZDC-81-2021)

19. ***Consider*** recommendation of Zoning Change No. ZDC-81-2021

20. 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.

Planning and Zoning Commission
June 15, 2021

(4a)

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 15, 2021 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Betty Square Coleman Bonney Ramsey Jim Phillips David Hudgins
Member Absent:	Erik Test
Others Present:	Shon Brooks, Director of Planning Colby Collins, Planning Manager Chris Webb, Planner Macey Martinez, Graduate Engineer Tommy Ludwig, Assistant City Manager Amber Villarreal, City Secretary

1. Call to Order
2. Invocation

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

3. Public Comments

None

4. Consent Agenda

a. Minutes of the regular Planning & Zoning Commission meeting of May 25, 2021
b. Minutes of the Planning and Zoning Commission briefing of May 25, 2021

Action:
Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, ***All Ayes****.*

5. Continue Public Hearing on a request by Ross Graves, Triten Real Estate Partners, for a Specific Use Permit (SUP) for Auto Parking Lot, Trucks and Trailers & Outdoor Storage use within a Light Industrial-1 zoning district located at 7240 N I35 (Property ID 186924) - Owner: TPRF V/TREP ISF WAXA, LLC (ZDC-60-2021)

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-60-2021 to the July 13, 2021 Planning and Zoning Commission meeting.

6. Consider recommendation of Zoning Change No. ZDC-60-2021

Action:

(4a)

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Ross Graves, Triten Real Estate Partners, for a Specific Use Permit (SUP) for Auto Parking Lot, Trucks and Trailers & Outdoor Storage use within a Light Industrial-1 zoning district located at 7240 N 135 (Property ID 186924) - Owner: TPRF V/TREP ISF WAXA, LLC (ZDC-60-2021) to the July 13, 2021 Planning and Zoning Commission meeting. Mr. Jim Phillips seconded, ***All Ayes****.*

7. Public Hearing on a request by Jackie Junger, for a Replat of Cerfs Addition, Lot 1, Block 2 to create Lots 1A-R and 1B-R, Block 2, Cerfs Addition, two residential lots, being 0.390 acres (Property ID 172579) – Owner: VZMZ PROPERTIES LLC & JACKIE JUNGER BIDDY (SUB-66-2021)

Chairman Keeler opened the Public Hearing.

Planner Chris Webb presented the case noting the applicant is requesting to replat the subject property from one lot into two lots for residential use and staff recommended approval as presented.

There being no others to speak for or against SUB-66-2021, Chairman Keeler closed the Public Hearing.

8. Consider approving SUB-66-2021

Action:
Mr. Jim Phillips moved to approve a request by Jackie Junger, for a Replat of Cerfs Addition, Lot 1, Block 2 to create Lots 1A-R and 1B-R, Block 2, Cerfs Addition, two residential lots, being 0.390 acres (Property ID 172579) – Owner: VZMZ PROPERTIES LLC & JACKIE JUNGER BIDDY (SUB-66-2021). Mr. David Hudgins seconded, ***All Ayes****.*

9. Public Hearing on a request by Shawn Graham, Jones & Carter, for a Specific Use Permit (SUP) for Drive Through Establishment (Bank) use within a Planned Development-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (ZDC-67-2021)

Chairman Keeler opened the Public Hearing.

Planning Manager Colby Collins reviewed the case noting the applicant is requesting approval to allow a Neighborhood Credit Union (bank) on 1.55 acres and staff recommended approval per the following staff comment:

1. A mutually agreed upon Development Agreement will be required for the development.

Mr. Jim Phillips inquired about signage.

Mr. David Lapp, 536 Orchard Street, Wyandotte, Michigan, explained there will be wall signage and a monument sign in compliance with city standards.

(4A)

There being no others to speak for or against ZDC-67-2021, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-67-2021

Action:
Vice Chairman Melissa Ballard moved to approve a request by Shawn Graham, Jones & Carter, for a Specific Use Permit (SUP) for Drive Through Establishment (Bank) use within a Planned Development-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (ZDC-67-2021) as presented. Ms. Betty Square Coleman seconded, ***All Ayes****.*

11. Public Hearing on a request by Michael Alturk, ADTM Engineering & Construction, for an Amendment to Ordinance No. 3258 to allow for an additional retail building within an approved retail development located at the SE corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-68-2021)

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting to amend Ordinance No. 3258 to allow for an additional 2,000 sq. ft. retail building within an approved retail planned development on 3.52 acres. Mr. Collins explained the applicant revised the site plan removing the drive-thru on the proposed new building and staff updated their recommendation to approval with the following staff comment:

1. A mutually agreed upon Development Agreement will be required for the development.

There being no others to speak for or against ZDC-68-2021, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. ZDC-68-2021

Action:
Vice Chairman Melissa Ballard moved to approve a request by Michael Alturk, ADTM Engineering & Construction, for an Amendment to Ordinance No. 3258 to allow for an additional retail building within an approved retail development located at the SE corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-68-2021) subject to staff comments. Ms. Bonney Ramsey seconded, ***All Ayes****.*

13. Adjourn

Planning Director Shon Brooks announced Colby Collins was promoted to Planning Manager.

Ms. Betty Square Coleman congratulated Amber Villarreal on her promotion to City Secretary. Ms. Coleman also announced Juneteenth festivities are planned for Saturday, June 19th, including a parade and celebration at the Ellis County African American Hall of Fame Museum and Library in Waxahachie.

(4a)

There being no further business, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning and Zoning Commission (4b)
June 15, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 15, 2021 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present:	Rick Keeler, Chairman Melissa Ballard, Vice Chairman Betty Square Coleman Bonney Ramsey Jim Phillips David Hudgins
Member Absent:	Erik Test
Others Present:	Shon Brooks, Director of Planning Colby Collins, Planning Manager Chris Webb, Planner Macey Martinez, Graduate Engineer Tommy Ludwig, Assistant City Manager Amber Villarreal, City Secretary

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

Planner Chris Webb reviewed the following case:

- SUB-66-2021, staff recommended approval of plat as presented.

Ms. Betty Square Coleman noted the condition of Rosa Street needs attention.

Planning Manager Colby Collins reviewed the following cases:

- ZDC-60-2021, the applicant requested to continue to the July 13, 2021 Planning & Zoning Commission meeting.
- ZDC-67-2021, staff recommended approval with a Development Agreement.
- ZDC-68-2021, Mr. Collins explained the applicant is requesting to revise the approved Planned Development to allow for an additional 2,000 sq. ft. retail building. Staff updated their recommendation from denial to approval, with a Development Agreement, due to the applicant removing the proposed drive-thru at the additional retail building. Mr. Collins also noted the dumpsters will be relocated from the easements on the property.

3. Adjourn

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

Respectfully submitted,
Amber Villarreal, City Secretary

(5&6)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: June 21, 2021

Re: ZDC-88-2021 – 502 W. Park Ave. (Quadplex)

On June 21, 2021, the applicant requested to withdraw case number ZDC-88-2021 from the June 29, 2021 Planning and Zoning Commission meeting agenda, and the July 6, 2021 City Council meeting agenda.

(7+8)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: June 22, 2021

Re: ZDC-58-2021 – Sandstone Industrial Development

On June 22, 2021, the applicant requested to continue case number ZDC-58-2021 from the June 29, 2021 Planning and Zoning Commission meeting agenda and the July 6, 2021 City Council meeting agenda to the July 27, 2021 Planning and Zoning Commission meeting agenda, and the August 2, 2021 City Council meeting agenda.

(9+10)

Memorandum

To: Honorable Mayor and City Council

From: Shon Brooks, Director of Planning

Thru: Michael Scott, City Manager

Date: June 22, 2021

Re: ZDC-83-2021 – +700 Accessory Structure – 124 Kaufman

On June 22, 2021, the applicant requested to continue case number ZDC-83-2021 from the June 29, 2021 Planning and Zoning Commission meeting agenda and the July 6, 2021 City Council meeting agenda to the September 14, 2021 Planning and Zoning Commission meeting agenda, and the September 20, 2021 City Council meeting agenda.

(11)

Planning & Zoning Department

Plat Staff Report

Case: SUB-80-2021

MEETING DATE(S)

Planning & Zoning Commission: June 29, 2021

City Council: July 6, 2021

CAPTION

Consider request by Phillip Fisher, Macatee Engineering, LLC, for a **Plat** of Saddlebrook Estates N.E.C.E. for 2,973 lots, being 1,263.275 acres situated in the Benjamin Collier Survey, Abstract 216; Jonathan Johnson Survey, Abstract 557; George Carpenter Survey, Abstract 190; Robert M. Berry Survey, Abstract No. 96 & 97; Silas M. Durrett Survey, Abstract 272; McKinney & Williams Survey, Abstract 750; Guadalupe Garcia Survey, Abstract 418 (Property ID 180365 and 180362) – Owner: HW Waxahachie LP (SUB-80-2021)

APPLICANT REQUEST

The applicant is requesting to plat the subject property into single family lots, duplex lots, general retail/commercial lots, a multi-family lot, and two (2) school sites. These lot types are in compliance with Planned Development Ordinance 2302.

CASE INFORMATION

Applicant:	Phillip Fisher, Macatee Engineering, LLC
Property Owner(s):	HW Waxahachie LP
Site Acreage:	1,263.275 acres
Number of Lots:	2,973 lots
Number of Dwelling Units:	2,829 units
Park Land Dedication:	The applicant is providing three (3) 7-acre tracts of land for park land dedication as required in the PD.
Adequate Public Facilities:	Adequate facilities are available to this site.

SUBJECT PROPERTY

General Location:	The proposed subdivision is located southeast of the intersection of US Hwy 287 Bypass and Parks School House Road.
Parcel ID Number(s):	180365 and 180362
Current Zoning:	Planned Development – Single Family – 1 (Ord. 2302)

Existing Use: The subject property is currently undeveloped.

Platting History: The subject property is located in the Benjamin Collier Survey, Abstract 216; Jonathan Johnson Survey, Abstract 557; George Carpenter Survey, Abstract 190; Robert M. Berry Survey, Abstract No. 96 & 97; Silas M. Durrett Survey, Abstract 272; McKinney & Williams Survey, Abstract 750; Guadalupe Garcia Survey, Abstract 418.

Site Aerial:

PLAT ANALYSIS

Overview:

The applicant is requesting to plat the subject property in order to obtain vested rights for development. The plat consists of two thousand eight hundred twenty-nine (2,829) single family lots, sixty-six (66) duplex lots, five (5) general retail/commercial lots, one (1) multifamily lot, and two (2) school sites.

The Planned Development zoning (approved 4/8/2005) breaks the entire Saddlebrook tract into four (4) sub-districts. These are the North, East, Central, and South sub-districts. This proposed plat will be for all of the North and East sub-districts and approximately half of the Central Sub-District. Each sub-district has its own requirement for what single family lot types are allowed and how many of each lot type is allowed. The tiers for lot sizes are SF-1 (12,500 sq. feet), SF-2 (8,000 sq. feet), and SF-3 (6,600 sq. feet) and are broken into the following:

North Sub-District

Lot Type	Percent of Lots
SF-1 (12,500 sq. feet)	Minimum of 11%
SF-2 (8,000 sq. feet)	Minimum of 58%
SF-3 (6,600 sq. feet)	Maximum of 31%

East Sub-District

Lot Type	Percent of Lots
SF-1 (12,500 sq. feet)	Minimum of 50%
SF-2 (8,000 sq. feet)	Maximum of 50%

Central Sub-District

Lot Type	Percent of Lots
SF-2 (8,000 sq. feet)	Minimum of 60%
SF-3 (6,600 sq. feet)	Maximum of 40%

There are allowances for Commercial/General Retail (C/GR), Duplex (2F), and Multi-Family (MF) lot types within the Saddlebrook PD zoning as well. Similar to the breakdown of allowable single family lots, the PD breaks down allowed land use (in acres) within each sub-district for C/GR, 2F, and MF lots.

Approximate Land Use Area by Sub-District

Land Use Classification	North (acres)	East (acres)	Central (acres)
Commercial (C/GR)	38	-0-	43
Multi-Family (MF and 2 F)	39	-0-	34

Parks:
In addition to the platted lots for residential and commercial uses, the applicant has included three (3) 7-acre parks to be dedicated to the City of Waxahachie. Per the PD, the developer is required to provide two (2) large HOA parks that will each include an Amenity Center as well as numerous pocket parks to be maintained by the HOA.

Streets & Thoroughfare:
The proposed roadway network throughout the subdivision provides adequate circulation and connection while also limiting the amount of dead end streets. The proposed street layout will make connections to the ongoing Saddlebrook development to the south. With the exception of the subject ROW in the petition of relief waiver request (referenced later in this report), the proposed roadway layout aligns with the City of Waxahachie thoroughfare plan including the addition of a 120' thoroughfare connection to US Hwy 287 Bypass and the improvement of the so-called Parks School House Road on the east side of 287. It should be noted that by this plat, the Parks School House Road name will be abandoned within this subdivision.

School Sites:
Per the PD, the developer is required to provide two (2) school sites for Waxahachie ISD. One of these will be located in the North sub-district and the other will be located in the Central sub-district.

Note:
While this plat is for an expansive area, and includes a large number of lots, this plat drawing should be thought of as a master plat that will be broken up into multiple phases. Ordinarily, due to the City's one plat process, in order for the developer to have vested rights for the entire development, an approval of this plat will be needed from the Planning and Zoning Commission. However, with a petition of relief waiver being requested, City Council will need to take final action on the plat.

If approved, the developer will be responsible for developing phases of this subdivision. The Planning Department will be responsible for reviewing all phased plat drawings to ensure they align with the approved plat for the overall development. Infrastructure for each phase will be subject to inspection and approval from the Public Works and Engineering Department.

As long as the proposed phase aligns with the approved plat, and the Planning Department receives a Letter of Acceptance from the Public Works & Engineering department approving civil plans and

infrastructure installation, each phase can be signed and filed with the Ellis County Clerk without requiring an additional approval from the Planning and Zoning Commission.

Should a phase layout deviate from the approved plat, the applicant will be required to either submit an amended plat or proceed through the replat process depending on the significance of the deviation.

PETITION OF RELIEF WAIVER REQUEST

Waiver Request:

The applicant is requesting relief from the 80' right-of-way (ROW) requirement that is shown in the City of Waxahachie thoroughfare plan along the southern boundary of the subject property. In its place, the applicant is proposing a 60' ROW (shown as Fall Creek Ave) along the southern property boundary.

In reviewing this request, staff determined that this ROW will provide the same connections that the 80' thoroughfare provides, and allow connection to undeveloped property to the south that would otherwise become landlocked. It is staff's belief that the applicant's proposal will be an acceptable alternative to the 80' thoroughfare requirement in the Thoroughfare Plan.

Required Planning & Zoning Commission Action

Due to this case having a petition for relief waiver associated with it, the Planning and Zoning Commission must make a recommendation on two separate items:

1. Provide a vote of approval or denial of the petition of relief waiver.
2. Provide a vote for approval or disapproval of the plat.

PETITION OF RELIEF WAIVER 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.**

PLAT RECOMMENDATION

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

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

ATTACHED EXHIBITS

1. Plat Drawing
2. Park Land Dedication

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:

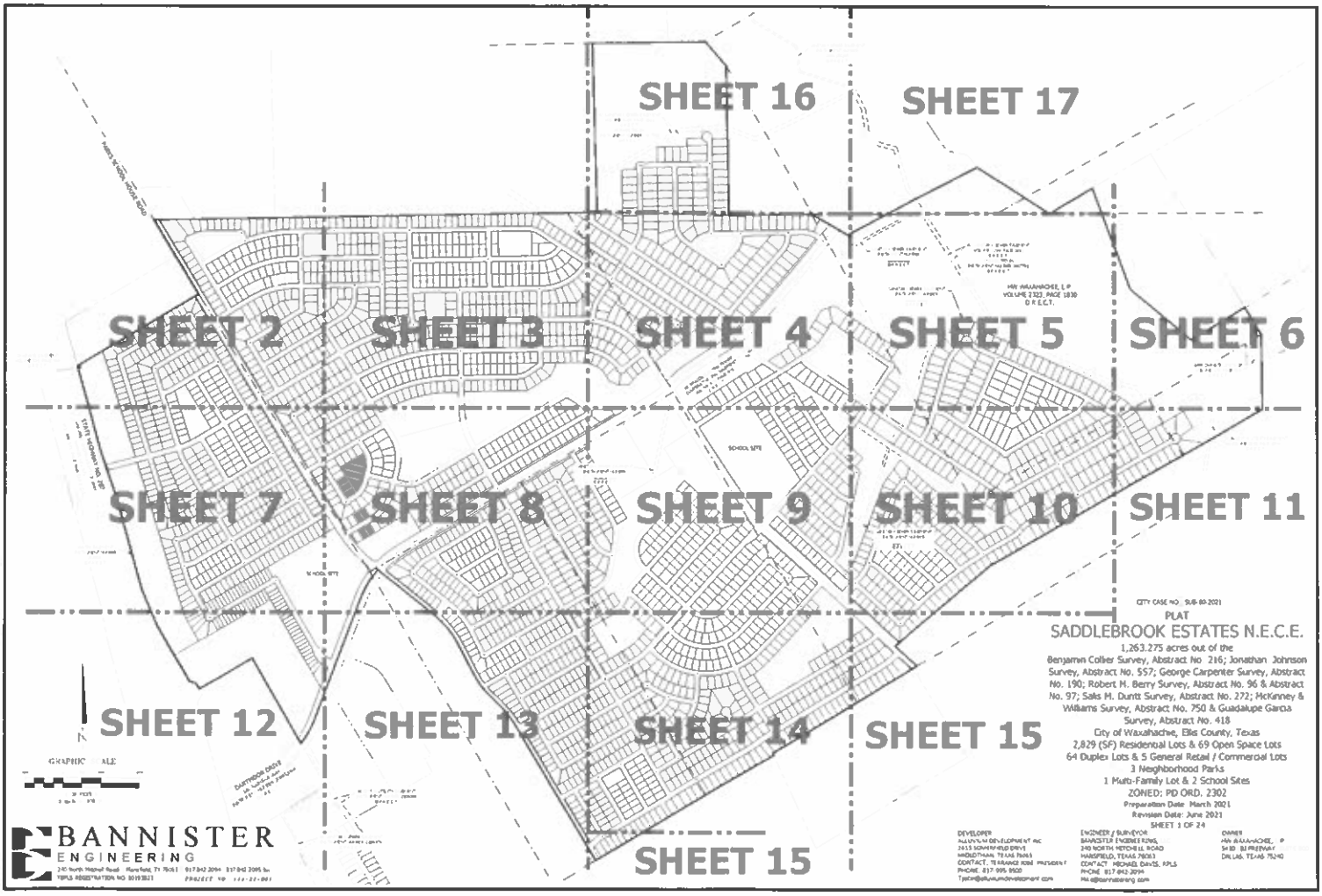
1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has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

STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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

(11)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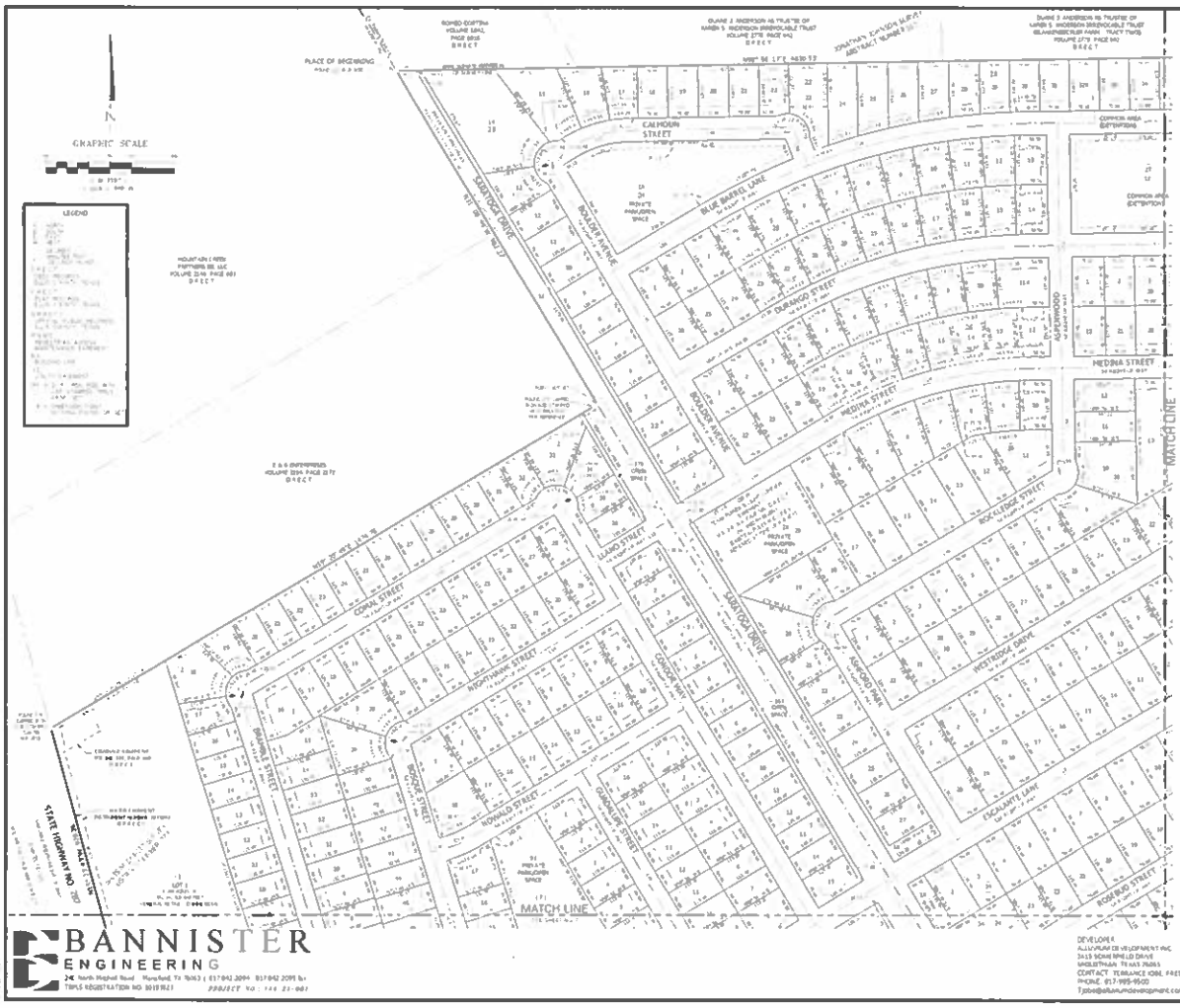
SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 15
CITY CASE NO. SUB-00-2021
PLAT
SADDLEBROOK ESTATES N.E.C.E.
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 1 OF 24
DEVELOPER
ALLVIUM DEVELOPMENT INC
2613 SOMERFIELD DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE KIRK PRESIDENT
PHONE: 817 995 9500
ENGINEER / SURVEYOR
BANNISTER ENGINEERING
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817 842 2094
OWNER
HW WAXAHACHIE, LP
5430 BLUFFMEAD
DALLAS, TEXAS 75240
BANNISTER
ENGINEERING

(11)



VICINITY MAP
WAXAHACHIE, TEXAS

GENERAL NOTES

1. All bearings shown hereon are in State Plane Coordinate System, NAD83 (2001), Texas North Central Zone. All distances shown hereon are surface distances.

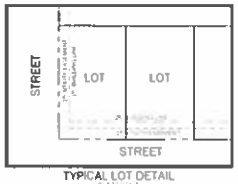
2. According to current interpretation of information shown on the Federal Flood Insurance Program (FIFP) Flood Insurance Rate Map (FIRM), Community Panel No. 48139C0195F and 48139C0200F dated June 3, 2013. The property appears to be within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" Zone and within Zone "A", defined as "No Base Flood Elevations Determined" Zone as defined by the U. Department of Housing and Urban Development Federal Insurance Administration, or the Federal Emergency Management Agency.

3. All lot corners (Engineer Measurements) shall be iron rods set (FIR) are 1/2-inch with a red plastic cap stamped "RPLS 4818".

4. Legend: Owner's Association will maintain all open spaces lots.

5. All lots have a 10' utility Easement along all street frontages.

6. All private Open Lots & Parks shall be conveyed to and maintained by the HOA.



TYPICAL LOT DETAIL
NOT TO SCALE
CITY CASE NO.: SUB-00-021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Sales M. Durrit Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418

City of Waxahachie, Ellis County, Texas

2,829 (SF) Residential Lots & 69 Open Space Lots

64 Duplex Lots & 5 General Retail / Commercial Lots

3 Neighborhood Parks

1 Multi-Family Lot & 2 School Sites

ZONED: PD ORD. 2302

Preparation Date: March 2021

Revision Date: June 2021

SHEET 2 OF 24

DEVELOPER
ALLIANCE DEVELOPMENT INC
3413 SOUTH MIDLOTHIAN DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE JOBE, PRESIDENT
PHONE: 817-995-9500
Tjobe@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
242 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817 842 2094
Mike@bannistereng.com

OWNER
MW WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)


MATCH LINE
BLUE BARREL LANE
CORNSTORE STREET
WABASH AVENUE
ESCALANTE LANE
ROSEBUD STREET
ORCHARD LANE
FRESTONE TRAIL
MATCH LINE
PLAT
SADDLEBROOK ESTATES
N.E.C.E.
1,251.275 acres out of the
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& Williams Survey, Abstract No. 750 & Guadalupe
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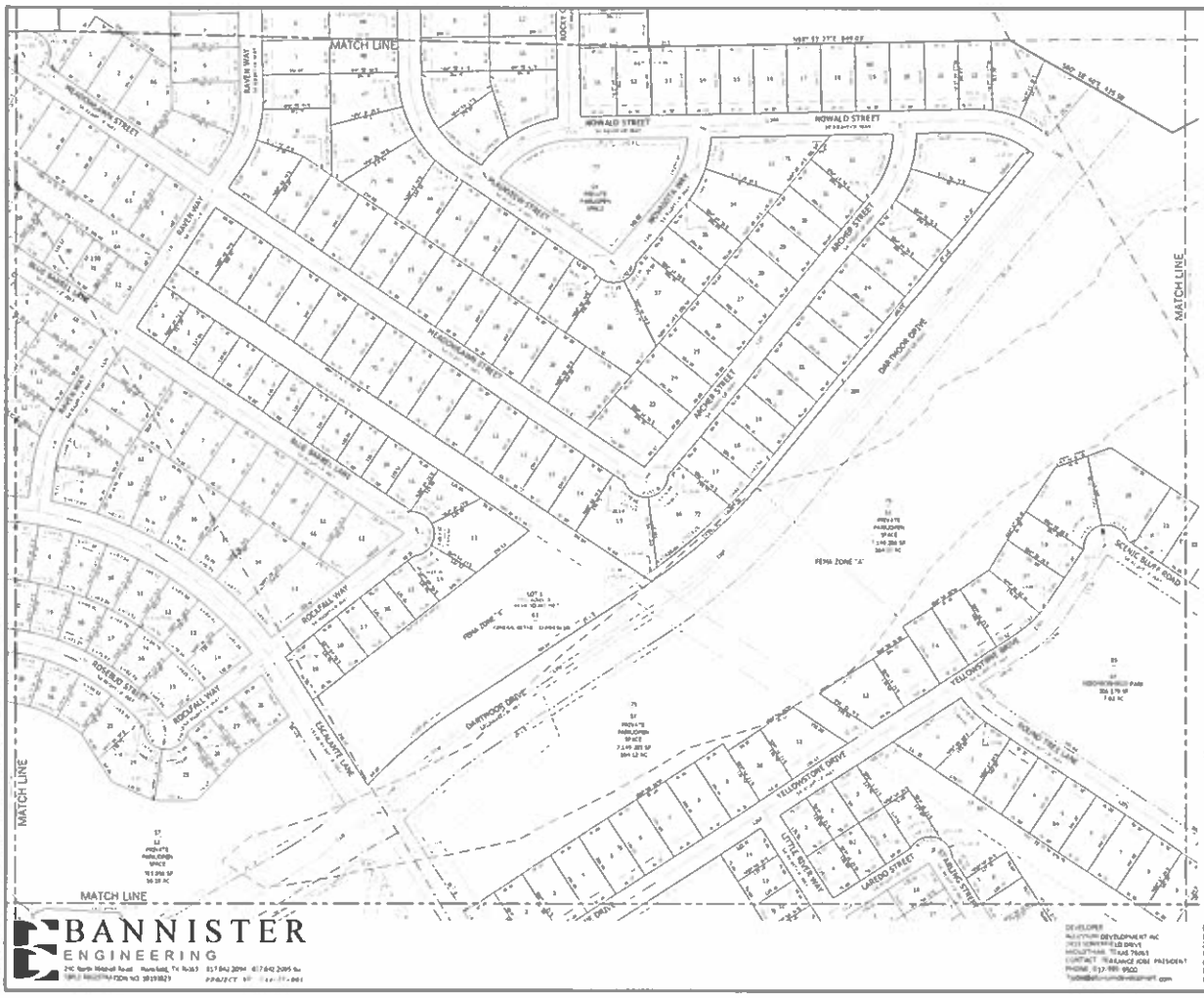
SHEET 1 OF 24
BANNISTER
ENGINEERING

(11)



CITY CASE NO. SUB-60-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

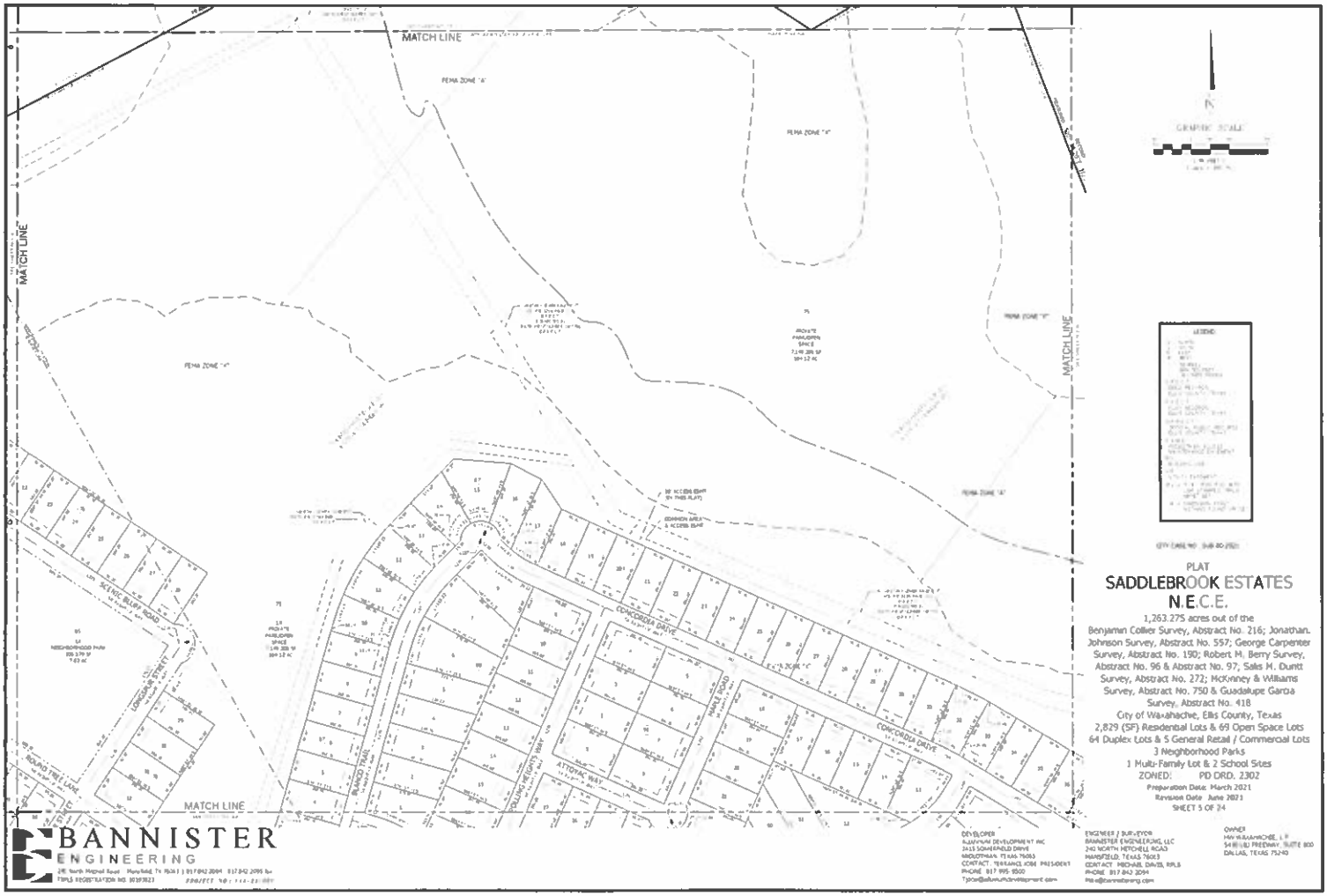
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert H. Berry Survey, Abstract No. 96 & Abstract No. 97; Sais H. Duett Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 4 OF 24

DEVELOPER
[illegible] DEVELOPMENT INC
[illegible] LED DRIVE
MOUTHAIN TEXAS 76063
CONTACT: BALANCE JOBE PRESIDENT
PHONE: 817-991-9500
[illegible]@[illegible].com

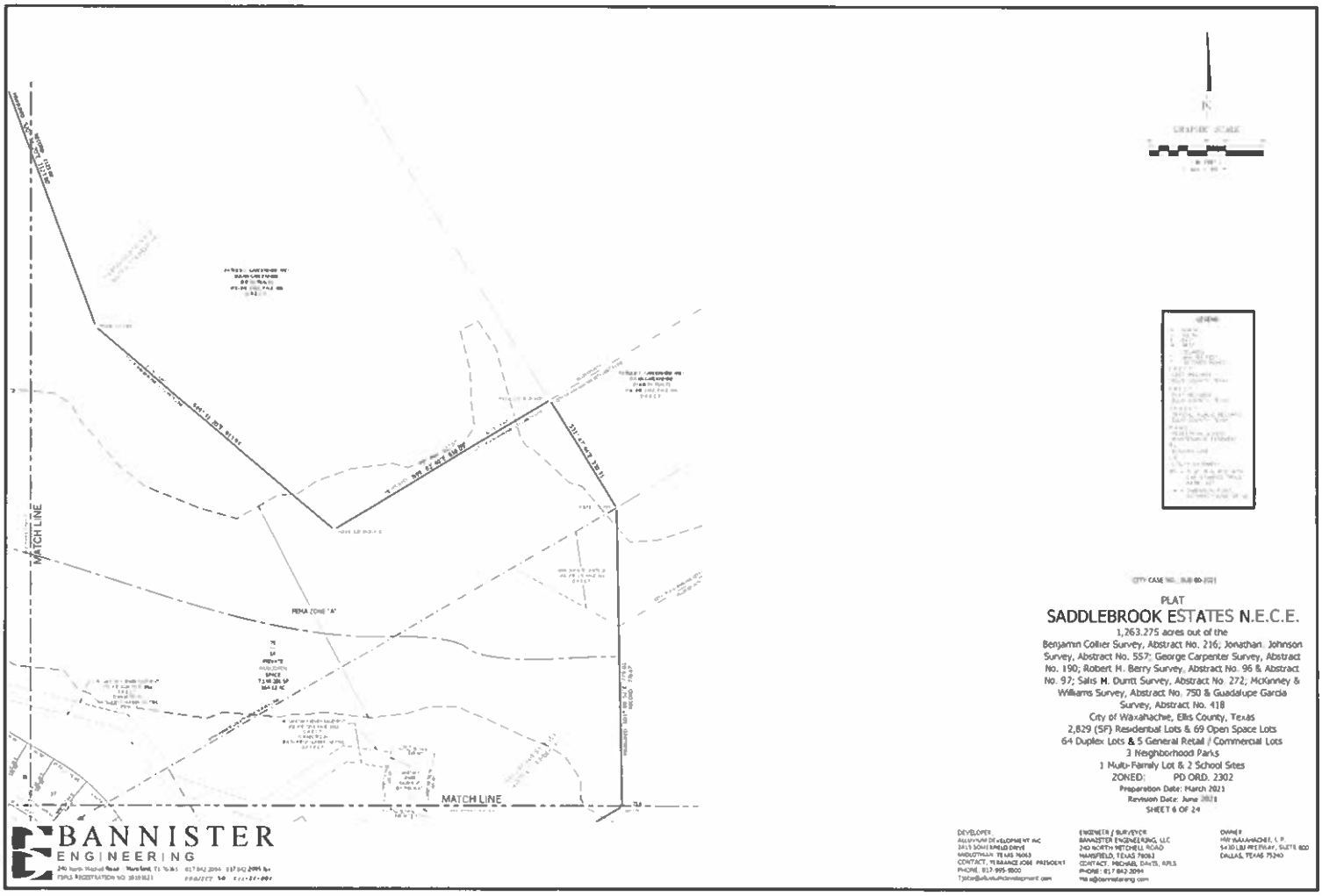
ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
MD@bannistereng.com

OWNER
MB WAXAHACHIE, L.P.
9430 LBJ FREEWAY, SUITE 600
DALLAS, TEXAS 75240

(11)


MATCH LINE
FEMA ZONE "A"
FEMA ZONE "X"
PRIVATE PARKLAND SPACE
SCENIC BLUFF ROAD
LONGSHORE STREET
ROUND TREE LANE
NEIGHBORHOOD PARK
BLUFFWOOD TRAIL
YOUNG HEIGHTS WAY
ATTOPAC WAY
HAWK ROAD
CONCORDIA DRIVE
COMMON AREA & ACCESS EASE
GRAPHIC SCALE
LEGEND
PLAT
SADDLEBROOK ESTATES
N.E.C.E.
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Dunitt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 5 OF 24
BANNISTER
ENGINEERING
DEVELOPER
ENGINEER / SURVEYOR
OWNER

(11)


MATCH LINE
FEMA ZONE 'A'
MATCH LINE
N
GRAPHIC SCALE
LEGEND
CITY CASE NO. SUB 00-2021
PLAT
SADDLEBROOK ESTATES N.E.C.E.
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert H. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 6 OF 24
BANNISTER
ENGINEERING
DEVELOPER
ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
2400 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
OWNER
HW WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)

CITY CASE NO. SUB 40-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216;
Jonathan Johnson Survey, Abstract No. 557;
George Carpenter Survey, Abstract No. 190; Robert H. Berry Survey, Abstract No. 96 & Abstract No. 97;
Salis M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 7 OF 24

BANNISTER ENGINEERING
[illegible] North Mitchell Road Mansfield, TX 76063 817-842-2094 817-842-2095 fax
TBPLS REGISTRATION NO. 10193821 PROJECT NO. 14-11-001

DEVELOPER
MUNYKAM DEVELOPMENT INC
2613 SOUTH HOLLIDAY DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: FERRANCE JOBE PRESIDENT
PHONE 817-995-9500
Tjobe@[illegible]development.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, PPLS
PHONE 817-842-2094
Mdavis@bannistereng.com

OWNER
MW WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

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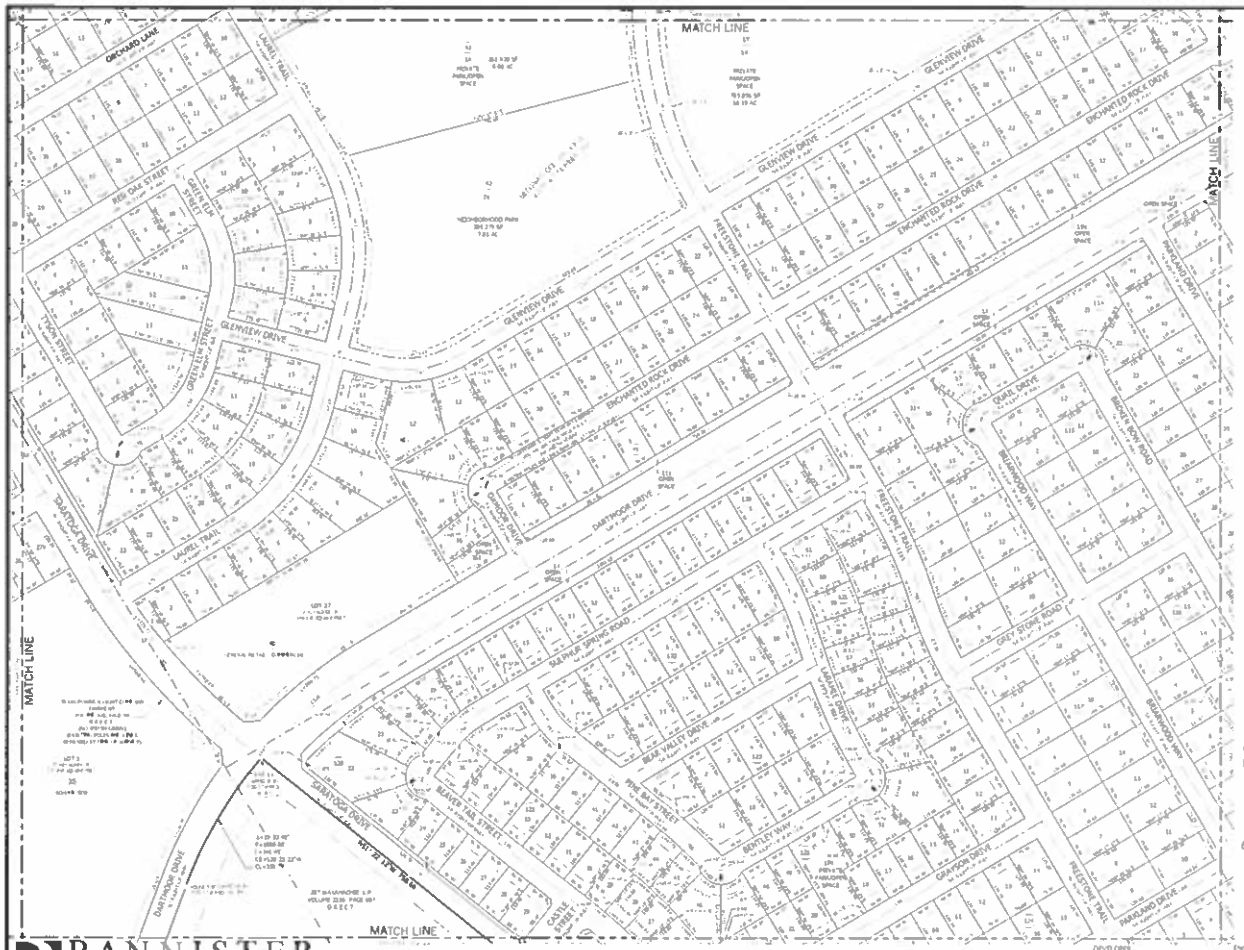


CITY CASE NO.: SUB-80-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216;
Jonathan. Johnson Survey, Abstract No. 557;
George Carpenter Survey, Abstract No. 190; Robert
M. Berry Survey, Abstract No. 96 & Abstract No. 97;
Sales M. Duntt Survey, Abstract No. 272; McKinney
& Williams Survey, Abstract No. 750 & Guadalupe
Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 8 OF 24

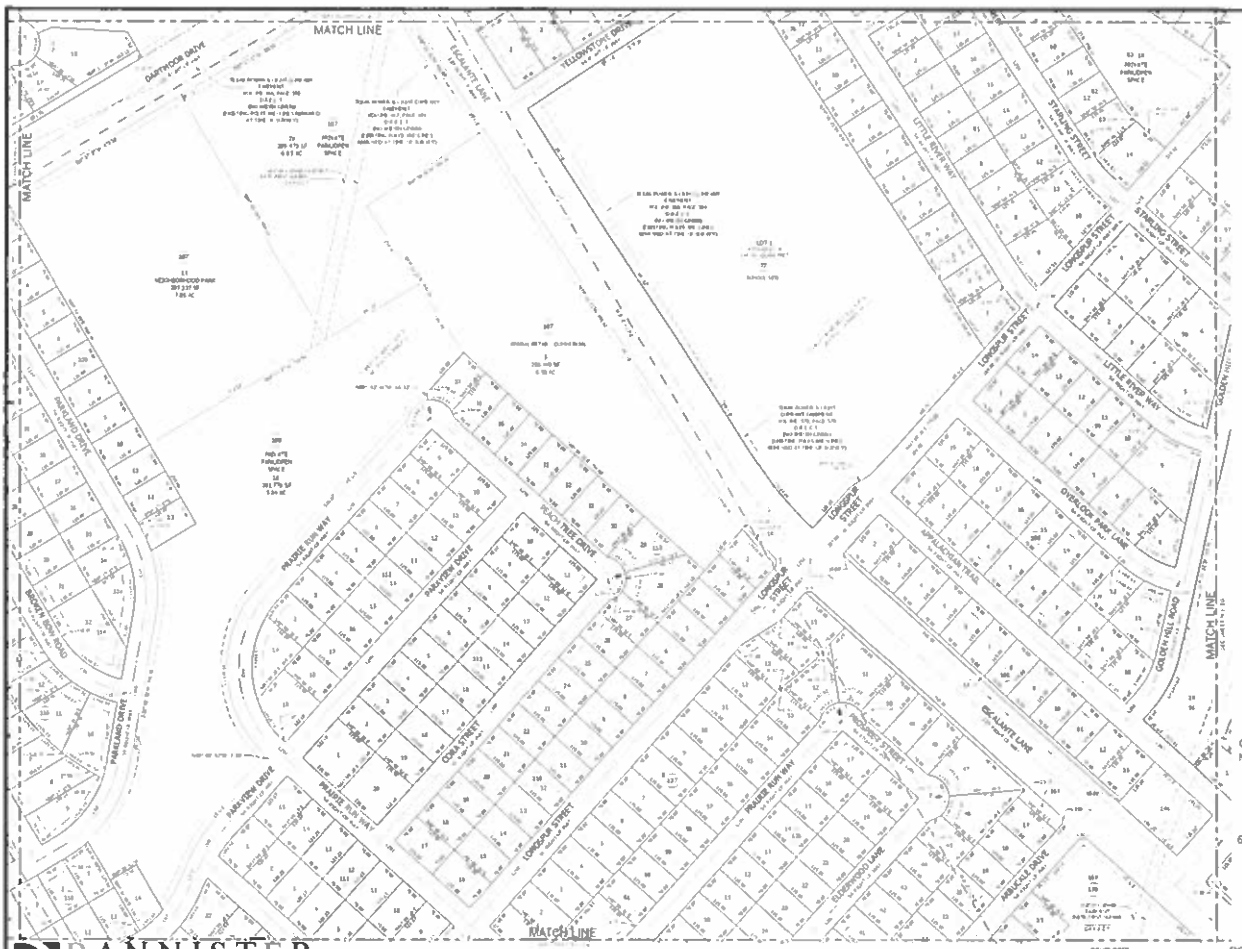
BANNISTER ENGINEERING
240 North Mitchell Road Mansfield, TX 76063 817.842.2094 817.842.2095 fax
TBPLS REGISTRATION NO. 10018811 PROJECT NO. 144-21-001

DEVELOPER
ALLEYNAR DEVELOPMENT INC
2419 SOMERFIELD DRIVE
ARLINGTON, TEXAS 76013
CONTACT: TERRANCE JONES PRESIDENT
PHONE: 817.995.9500
Tjones@alleynardevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817.842.2094
Mike@bannistereng.com

OWNER
HBR WAXAHACHIE, L.P.
5410 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)



N

GRAPHIC SCALE

LEGEND

CITY CASE NO.

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216;
Jonathan. Johnson Survey, Abstract No. 557;
George Carpenter Survey, Abstract No. 190; Robert
M. Berry Survey, Abstract No. 96 & Abstract No. 97;
Saks M. Duritt Survey, Abstract No. 272; McKinney
& Williams Survey, Abstract No. 750 & Guadalupe
Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 9 OF 24

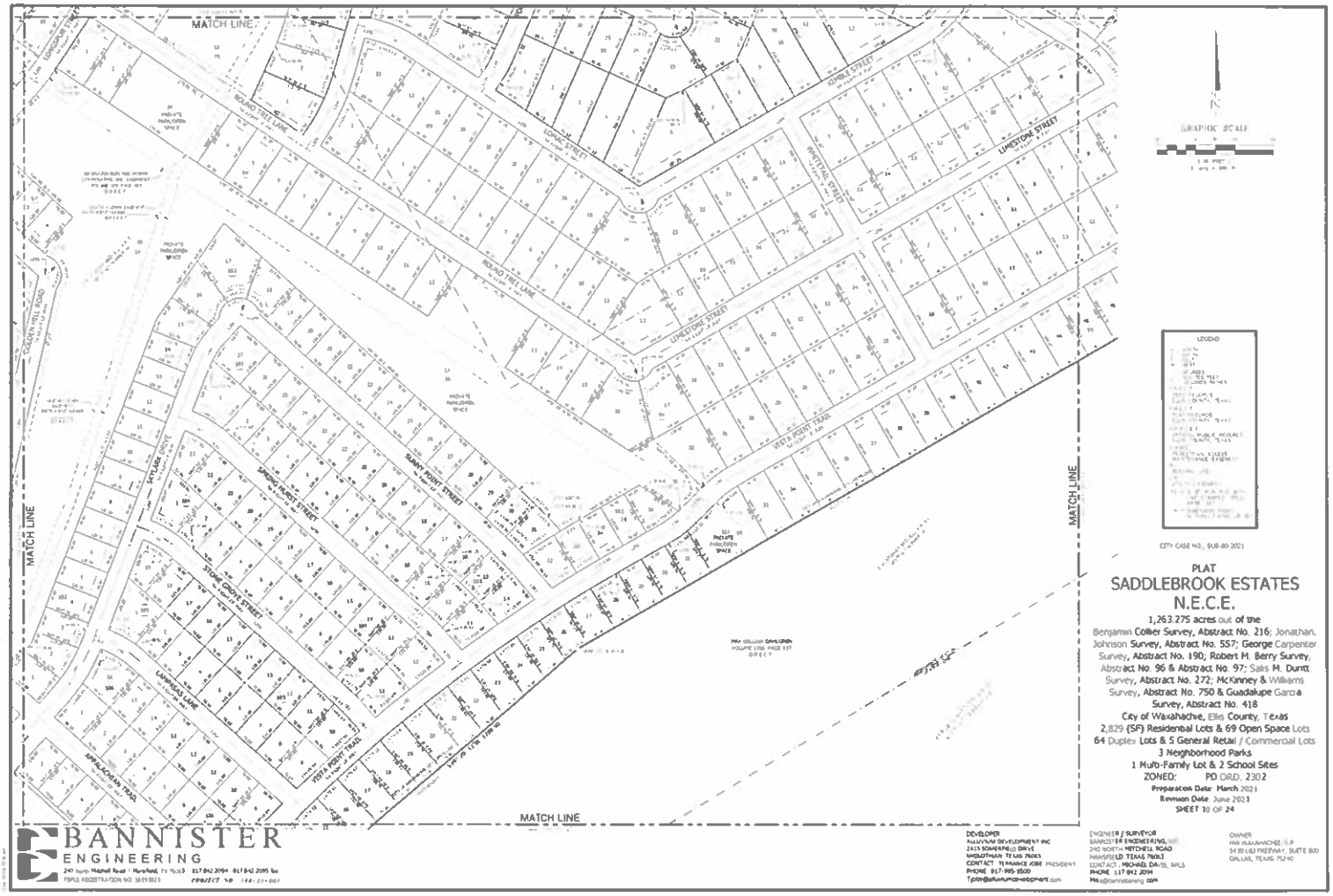
BANNISTER ENGINEERING
240 North Mitchell Road Mansfield, TX 76063 817.842.2094 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO. 161-21-001

DEVELOPER
ALLIANCE DEVELOPMENT INC
2415 SOUTHFIELD DRIVE
MIDLOTHIAN, TX 76065
CONTACT: TERRANCE KIM, PRESIDENT
PHONE: 817.995.9500
Tjohn@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817.842.2094
Mik@bannisteneng.com

OWNER
HW WAXAHACHIE, LP
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)



PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Durritt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418

City of Waxahachie, Ellis County, Texas

2,829 (SF) Residential Lots & 69 Open Space Lots

64 Duplex Lots & 5 General Retail / Commercial Lots

3 Neighborhood Parks

1 Multi-Family Lot & 2 School Sites

ZONED: PD ORD. 2302

Preparation Date: March 2021

Revision Date: June 2021

SHEET 10 OF 24

BANNISTER ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 817 842 2094 817 842 2095 fax

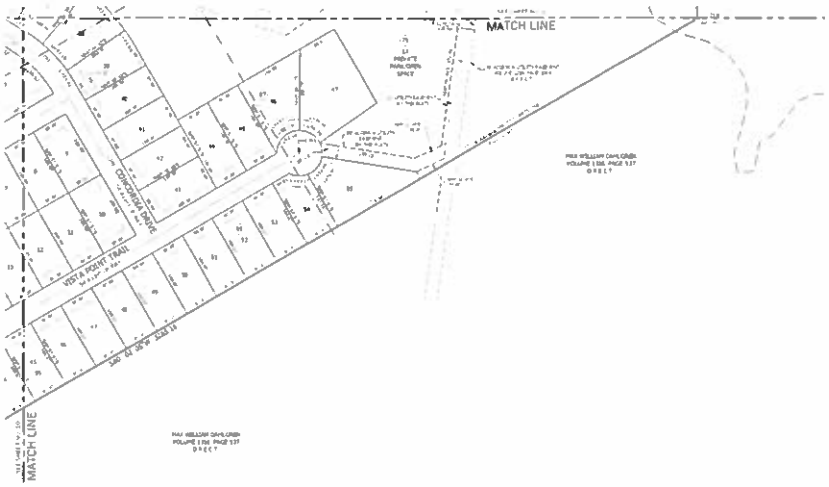
TBPLS REGISTRATION NO 10194823 PROJECT NO 144-21-001

DEVELOPER
ALLVIVIAN DEVELOPMENT INC
2415 HOMESTEAD DRIVE
MIDLOTHIAN, TX 76065
CONTACT: TY PARKER JOBE PRESIDENT
PHONE: 817-995-9500
Tjobe@allvivianhomedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER
HW WAXAHACHIE, LLP
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)



CITY CASE NO : SUB RD 2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Durritt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garoa Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date March 2021
Revision Date June 2021
SHEET 11 OF 24

BANNISTER ENGINEERING
North Mitchell Road Mansfield, TX 76063 817 842 2094 817 842 2095 fax
TBPLS REGISTRATION NO 10018823 PROJECT NO 20-21-001

DEVELOPER
MAN-WAXAHACHIE DEVELOPMENT INC
2415 SOMERFIELD DRIVE
MIDLOTHIAN TEXAS 76065
CONTACT TIJUANA JOBE PRESIDENT
PHONE 817-995-9520
TJobe@MANWAXAHACHIEDEVELOPMENT.COM

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
2400 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT MICHAEL CAVES, RPLS
PHONE 817 842 2094
Mike@bannistereng.com

OWNER
MW WAXAHACHIE, L.P.
5410 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

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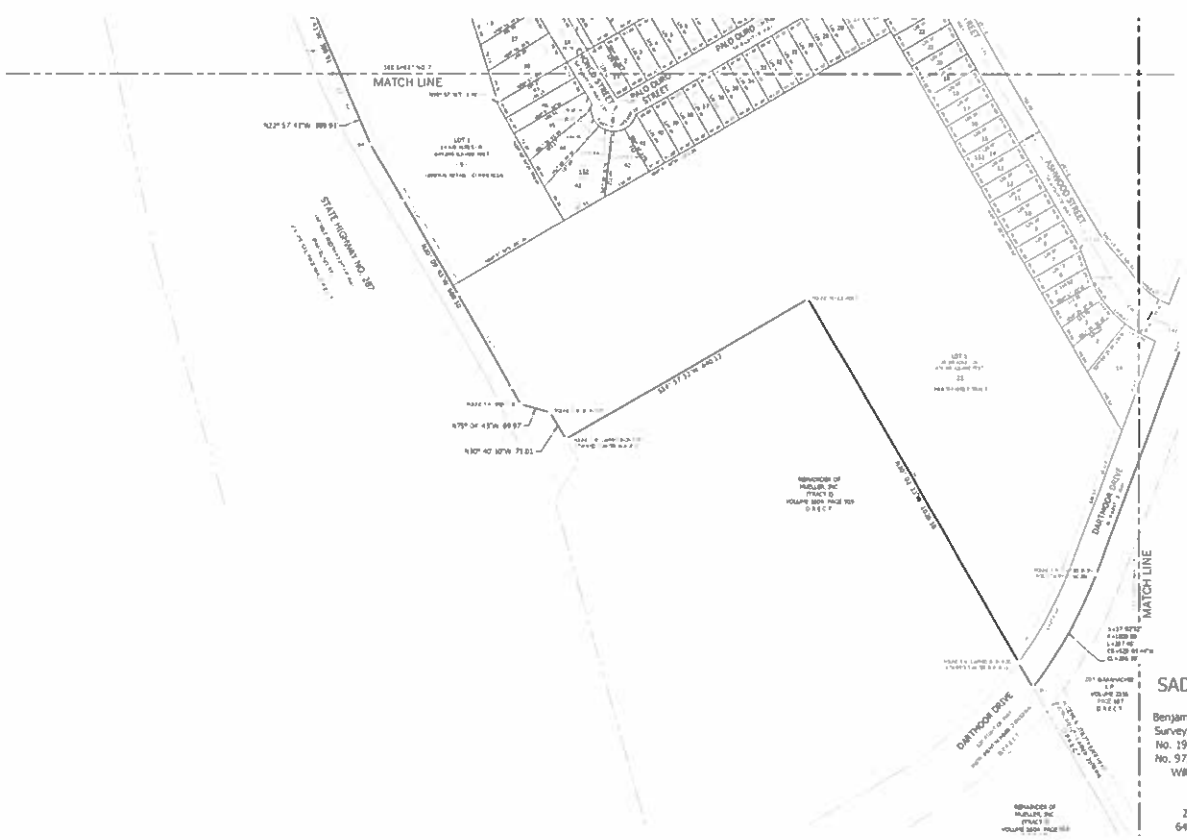

CITY CASE NO.: SUB-60-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

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Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert H. Berry Survey, Abstract No. 96 & Abstract No. 97; Sains M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 12 OF 24

DEVELOPER:
ALLIANCE DEVELOPMENT INC
2415 MOORE FIELD DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE JOBE PRESIDENT
PHONE: 817-995-9500
TJobe@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mdavis@bannistering.com

OWNER
HW WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

BANNISTER ENGINEERING
240 North Mitchell Road · Mansfield, TX 76063 · P 817 842 2094 · 817 842 2095 fax

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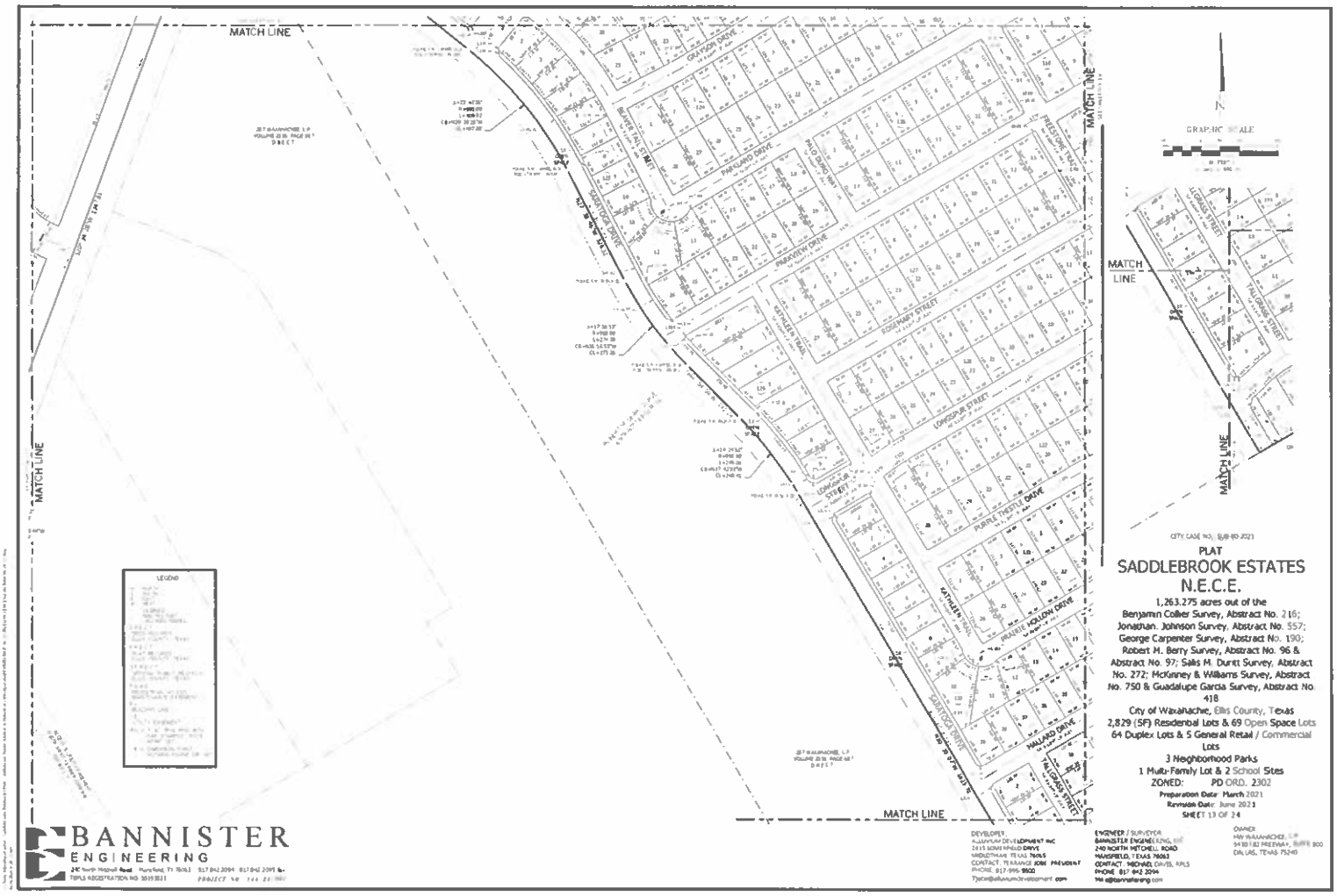
MATCH LINE
GRAPHIC SCALE
CITY CASE NO. SUB-RD-2021
PLAT
SADDLEBROOK ESTATES
N.E.C.E.
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216;
Jonathan. Johnson Survey, Abstract No. 557;
George Carpenter Survey, Abstract No. 190;
Robert H. Berry Survey, Abstract No. 96 &
Abstract No. 97; Salis M. Durett Survey, Abstract
No. 272; McKinney & Williams Survey, Abstract
No. 750 & Guadalupe Garcia Survey, Abstract No.
418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial
Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 13 OF 24
BANNISTER
ENGINEERING
DEVELOPER
ENGINEER / SURVEYOR
OWNER

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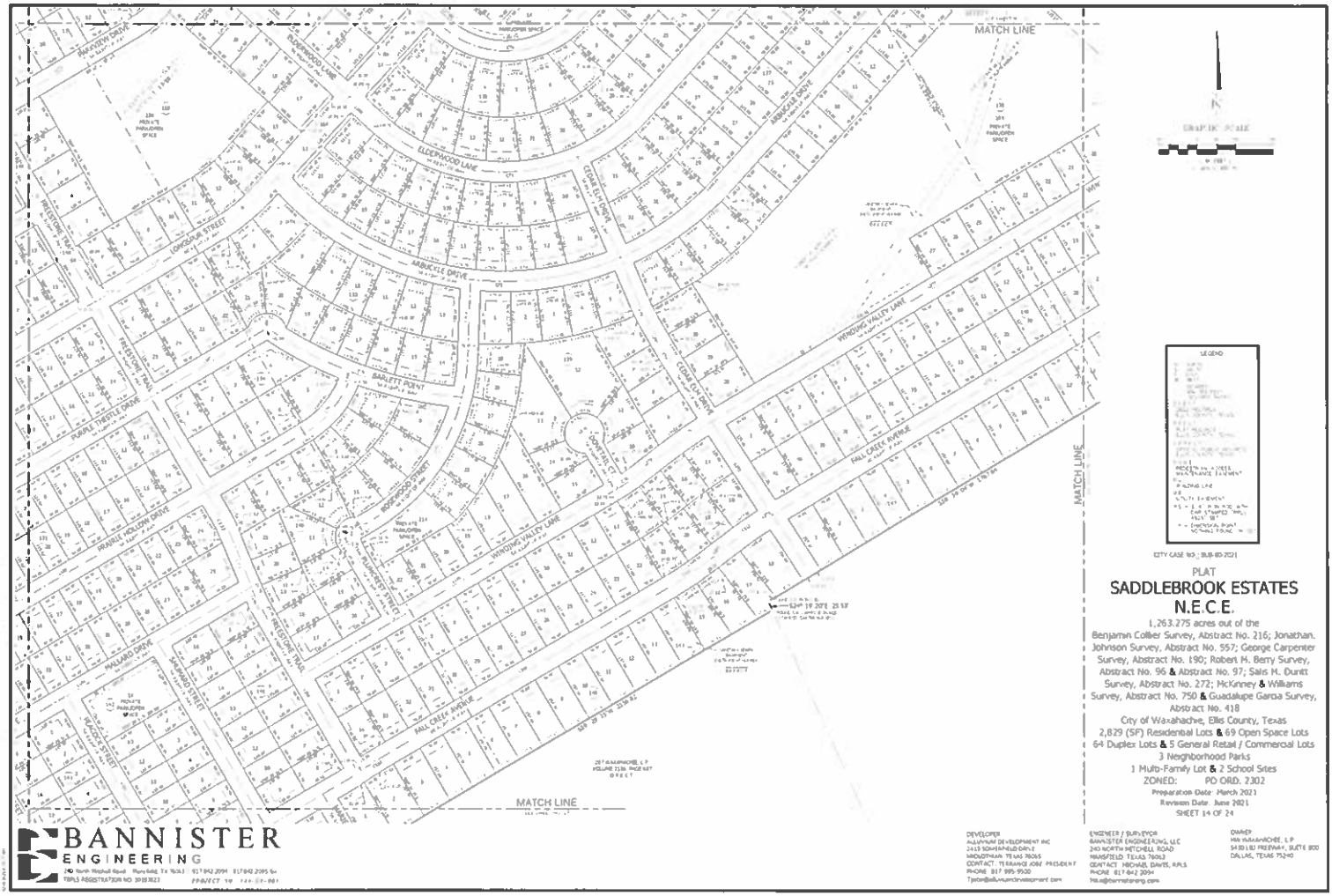
MATCH LINE
HARVESTER DRIVE
ELDERWOOD LANE
ARBUCKLE DRIVE
LONGHORN STREET
PRAIRIE THISTLE DRIVE
PRAIRIE HOLLOW DRIVE
BARLETT POINT
ROSEWOOD STREET
WINDING VALLEY LANE
FALL CREEK AVENUE
MALLARD DRIVE
MALLARD STREET
PLUCKER STREET
PRESTONE TRAIL
CLOVER LEAF DRIVE
CLOVER LEAF COURT
MATCH LINE
MATCH LINE
N
GRAPHIC SCALE
LEGEND
CITY CASE NO.: SUB-03-2021
PLAT
SADDLEBROOK ESTATES
N.E.C.E.
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert H. Berry Survey, Abstract No. 96 & Abstract No. 97; Sais M. Durett Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 14 OF 24
BANNISTER
ENGINEERING
DEVELOPER
ALLVIVIAN DEVELOPMENT INC
2413 SOUTHFIELD DRIVE
MIDLOTHIAN TEXAS 76065
CONTACT: TERRANCE JOBE PRESIDENT
PHONE 817 995-9500
ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.LS
PHONE 817 842 2094
OWNER
MW WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

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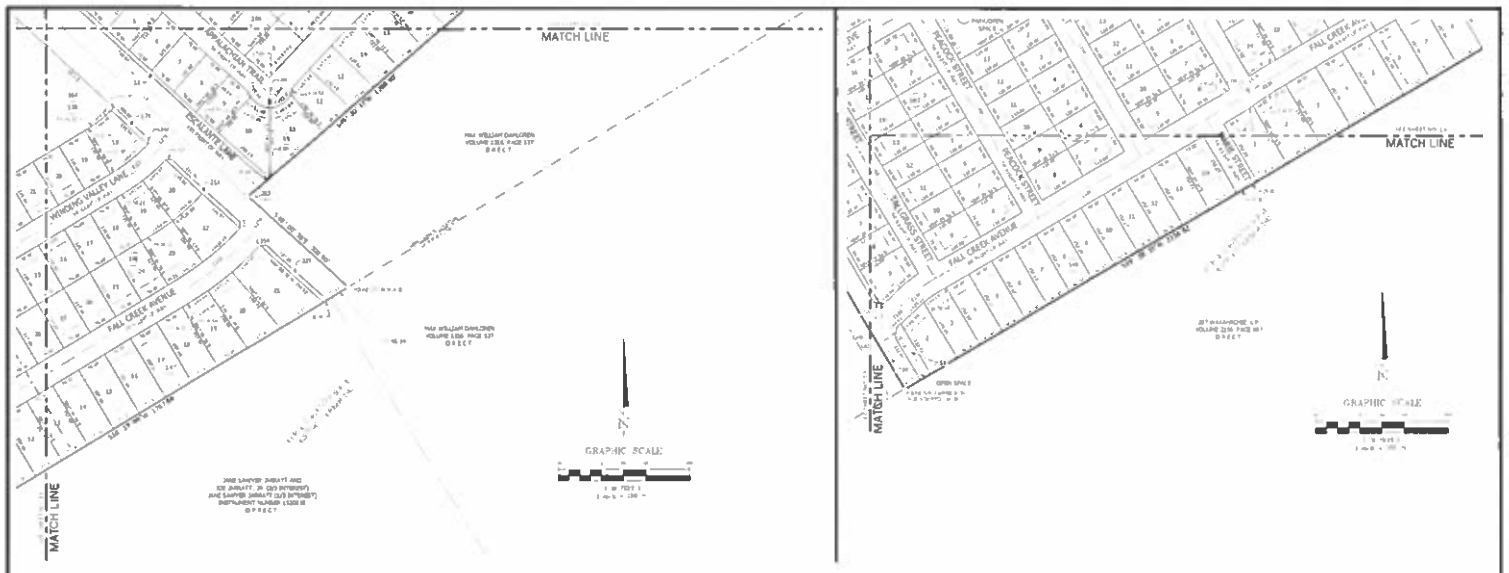

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Sais H. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 15 OF 24

BANNISTER ENGINEERING
240 North Mitchell Road Mansfield, TX 76063 | 817.842.2094 817.842.2095 fax
TBPELS REGISTRATION NO. 10193821 PROJECT NO. 120-27-001

DEVELOPER
ALLYNHAM DEVELOPMENT INC
7415 SOMERFIELD DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE JOBE PRESIDENT
PHONE: 817.995.9900
TJobe@allynhamdevelopment.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, INC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, P.E.
PHONE: 817.842.2094
mad@bannisteeng.com

OWNER
HW WAXAHACHIE, L.P
5410 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

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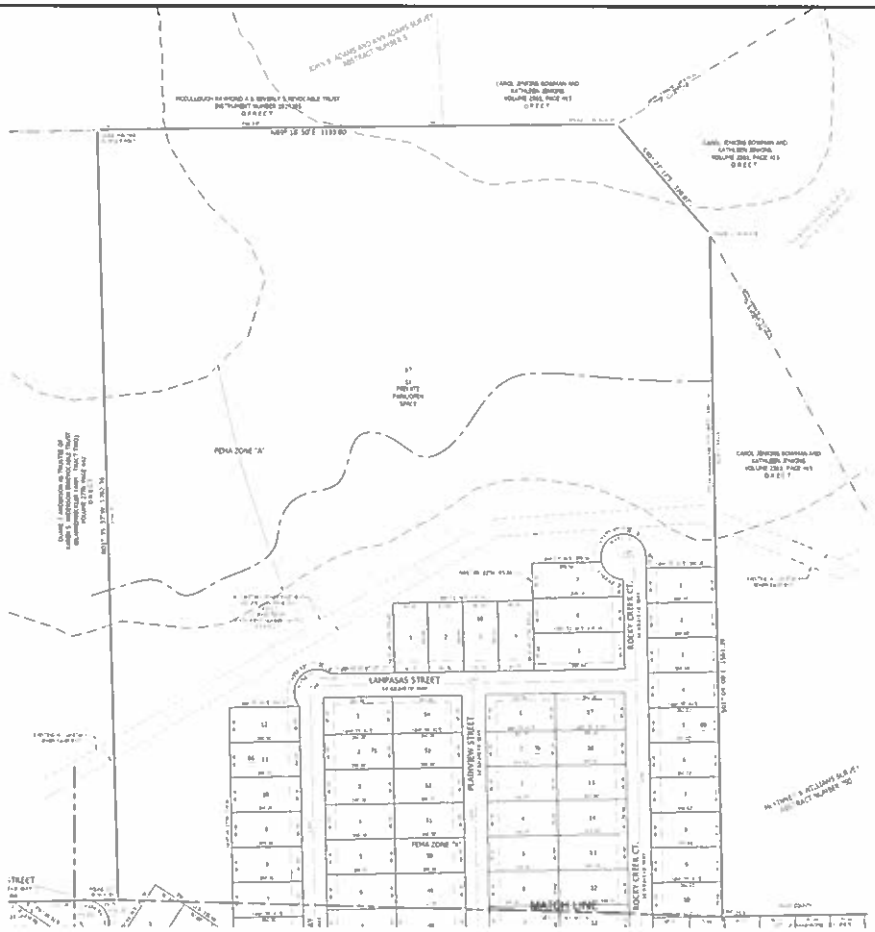

GRAPHIC SCALE

CITY CASE NO.

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert H. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis H. Dunitt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
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3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date March 2021
Revision Date June 2021
SHEET 16 OF 24

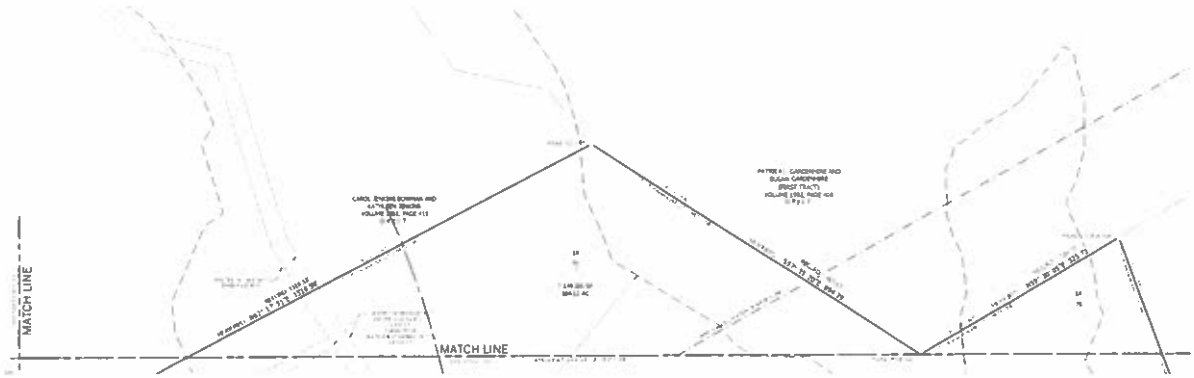
BANNISTER ENGINEERING
340 North Mitchell Road Mansfield, TX 76063 817.842.2094 817.842.2095 fax
TBPLS REGISTRATION NO. 10193933 PROJECT NO. 144-21-001

DEVELOPER
ALLIANCE DEVELOPMENT INC
2415 SOMERFIELD DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE KORE, PRESIDENT
PHONE: 817.995.9500
Tjore@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
340 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, AIA
PHONE: 817.842.2094
Ma@bannisteraing.com

OWNER
HW WAXAHACHIE, LP
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)



LEGEND

N

GRAPHIC SCALE

CITY CASE NO.: SUB-00-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Sales M. Durett Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 17 OF 24

BANNISTER ENGINEERING
240 North Mitchell Road Mansfield, TX 76063 817.842.2094 817.842.2095 fax
TBPLS REGISTRATION NO. 10193822 PROJECT NO. 120.21-001

DEVELOPER
AVALON DEVELOPMENT INC
3413 SOMERFIELD DRIVE
ARLINGTON, TEXAS 76015
CONTACT: FERNANDO JOSE PRESIDENT
PHONE: 817-995-9500
fjose@avalondevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Ma@bannisteeng.com

OWNER
MA WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Line Table	
Line #	Length
[illegible]	[illegible]

Line Table	
Line #	Length
[illegible]	[illegible]

Line Table	
Line #	Length
[illegible]	[illegible]

Line Table	
Line #	Length
[illegible]	[illegible]

Line Table	
Line #	Length
[illegible]	[illegible]

CITY CASE NO. SUB-00-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Durrit Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 18 OF 24

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817-842-2094 817-842-2095 fax
FIRM REGISTRATION NO. 10193833 PROJECT NO. 143-21-001

DEVELOPER
ALLIANCE DEVELOPMENT INC
2413 BOND WHEELER DRIVE
MIDLOTHIAN TEXAS 76065
CONTACT: TERRANCE JOBE PRESIDENT
PHONE: 817 995-9500
Tjobe@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DALAS, RPLS
PHONE: 817 842 2094
Mdalas@bannisteraeng.com

OWNER
MR WAXAHACHIE LLP
5400 LBJ FREEWAY, SUITE 400
DALLAS, TEXAS 75240

(11)

BLOCK 1
Lot Area Table

BLOCK 2
Lot Area Table

BLOCK 3
Lot Area Table

BLOCK 4
Lot Area Table

BLOCK 5
Lot Area Table

BLOCK 6
Lot Area Table

BLOCK 7
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BLOCK 8
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BLOCK 11
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BLOCK 20
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BLOCK 23
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BLOCK 9
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BLOCK 31
Lot Area Table

BLOCK 32
Lot Area Table

BLOCK 25
Lot Area Table

BLOCK 33
Lot Area Table

BLOCK 34
Lot Area Table

BLOCK 35
Lot Area Table

CITY CASE NO. SUB-80-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salis M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 19 OF 24

BLOCKS PER DISTRICT

NORTH DISTRICT	CENTRAL DISTRICT	EAST DISTRICT
BLOCKS 1 TO 19 BLOCKS 20 TO 24	BLOCKS 25 TO 34	BLOCKS 35 TO 36

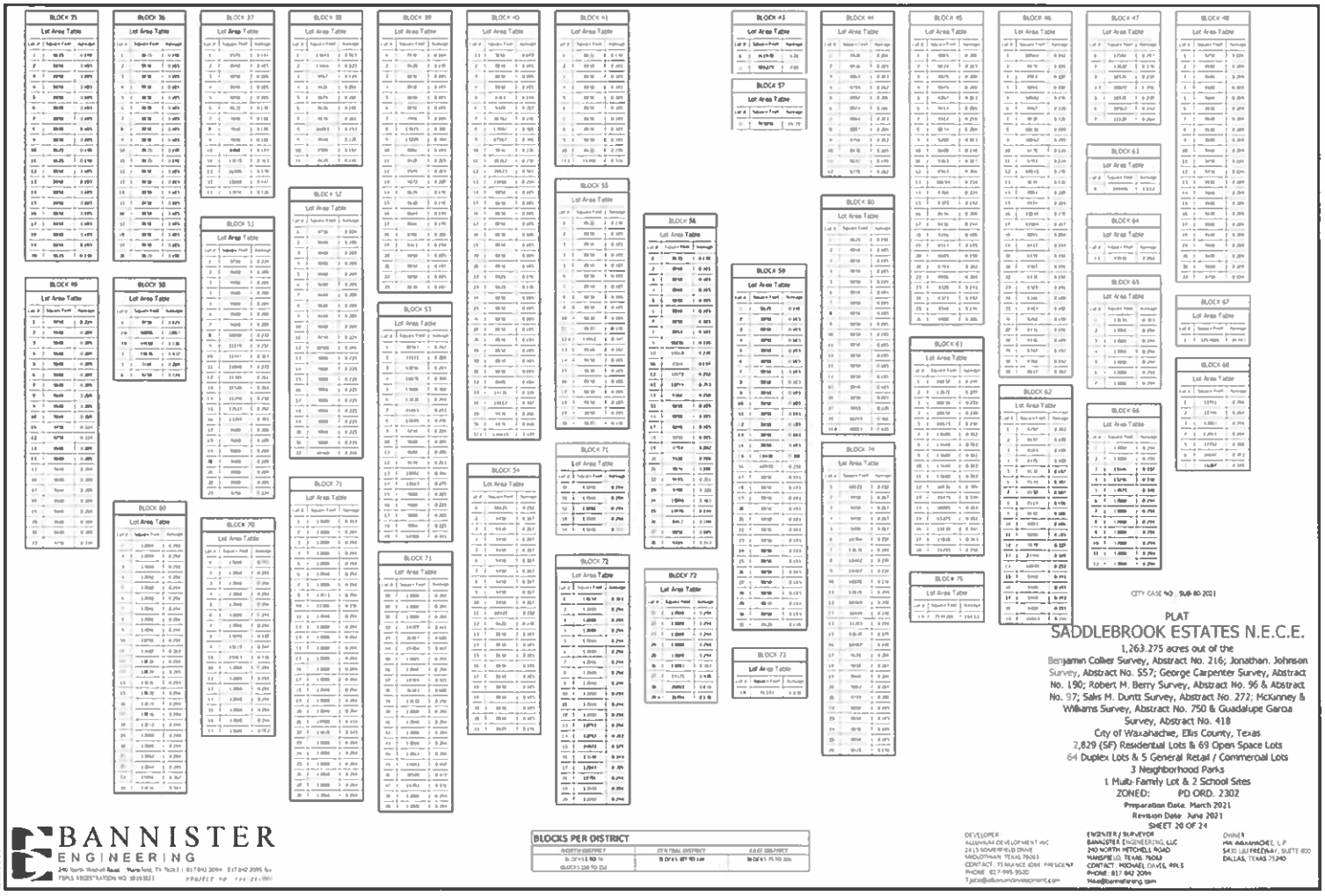
DEVELOPER
ALLIANCE DEVELOPMENT INC
2413 SOMERFIELD DRIVE
SOUTHLAKE, TEXAS 76092
CONTACT: TERRANCE JOBE / PRESIDENT
PHONE: 817 995-9520
TJobe@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, INC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817 842 2094
Mike@bannisteeng.com

OWNER
MN WAXAHACHIE, LP
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

BANNISTER ENGINEERING
240 North Mitchell Road · Mansfield, TX 76063 · 817.842.2094 · 817.842.2095 fax
TBPELS REGISTRATION NO. 10193823 · PROJECT NO. 2021-001

(11)


CITY CASE NO. SUB-80 2021
PLAT
SADDLEBROOK ESTATES N.E.C.E.
1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Salvs M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 20 OF 24
BANNISTER ENGINEERING
BLOCKS PER DISTRICT
DEVELOPER
ENGINEER / SURVEYOR
OWNER

(11)

BLOCK 76 — Lot Area Table

BLOCK 77 — Lot Area Table

BLOCK 79 — Lot Area Table

BLOCK 81 — Lot Area Table

BLOCK 83 — Lot Area Table

BLOCK 93 — Lot Area Table

BLOCK 84 — Lot Area Table

BLOCK 94 — Lot Area Table

BLOCK 91 — Lot Area Table

BLOCK 95 — Lot Area Table

BLOCK 99 — Lot Area Table

BLOCK 101 — Lot Area Table

BLOCK 108 — Lot Area Table

BLOCK 104 — Lot Area Table

BLOCK 109 — Lot Area Table

BLOCK 97 — Lot Area Table

BLOCK 89 — Lot Area Table

BLOCK 99 — Lot Area Table

BLOCK 90 — Lot Area Table

BLOCK 111 — Lot Area Table

BLOCK 92 — Lot Area Table

BLOCK 95 — Lot Area Table

BLOCK 96 — Lot Area Table

BLOCK 97 — Lot Area Table

BLOCK 96 — Lot Area Table

BLOCK 100 — Lot Area Table

BLOCK 107 — Lot Area Table

BLOCK 106 — Lot Area Table

BLOCK 105 — Lot Area Table

BLOCK 110 — Lot Area Table

BLOCKS PER DISTRICT		
NORTH DISTRICT	CENTRAL DISTRICT	EAST DISTRICT
BLOCK 1 TO 76	BLOCKS 88 TO 149	BLOCKS 150 TO 188
BLOCKS 189 TO 124		

CITY CASE NO. SUB-80-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the

Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Sais M. Durrit Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418

City of Waxahachie, Ellis County, Texas

2,829 (SF) Residential Lots & 69 Open Space Lots

64 Duplex Lots & 5 General Retail / Commercial Lots

3 Neighborhood Parks

1 Multi-Family Lot & 2 School Sites

ZONED: PD ORD. 2302

Preparation Date: March 2021

Revision Date: June 2021

SHEET 21 OF 24

BANNISTER ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 817.842.2096 fax

TBPLS REGISTRATION NO. 10193822 PROJECT NO. 19-21-001

DEVELOPER
ALLIANCE DEVELOPMENT INC
2119 SOMERVILLE DR.
WAXAHACHIE, TEXAS 75165
CONTACT: FINANCE DEPARTMENT
PHONE: 817 995-8500
T.jones@alliancedevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817 842 2094
Mike@bannisteneng.com

OWNER
MW WAXAHACHIE, LLP
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

(11)

BLOCK 112

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 126

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 113

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 127

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 114

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 115

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 128

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 116

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 129

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 117

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 130

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 118

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 131

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 119

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 132

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 120

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 133

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 121

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 122

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 134

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 136

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 123

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 135

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 124

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 125

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCKS PER DISTRICT

NORTH DISTRICT	CENTRAL DISTRICT	EAST DISTRICT
BLOCKS [illegible] BLOCKS [illegible]	BLOCKS [illegible]	BLOCKS [illegible]

CITY CASE NO.: SUB-[illegible]-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Saks M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
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1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 22 OF 24

DEVELOPER:
ALLUVIUM DEVELOPMENT INC
[illegible] DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE [illegible], PRESIDENT
PHONE: 817 [illegible]
[illegible]@alluviumdevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817 842 2094
[illegible]@bannistereng.com

OWNER
MM WAXAHACHIE, LP
[illegible] LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817 842 2094 | 817 842 2095 fax
TBPLS REGISTRATION NO. 10193823
PROJECT No. [illegible]

(11)

BLOCK 137

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 138

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 139

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 140

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 151

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 141

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 152

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 142

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 143

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 144

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 145

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 146

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 147

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 148

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCK 149

Lot Area Table

Lot #	Square Feet	Acreage
[illegible]	[illegible]	[illegible]

BLOCKS PER DISTRICT

NORTH DISTRICT	CENTRAL DISTRICT	EAST DISTRICT
BLOCKS 1 TO 74 BLOCKS 150 TO 152	BLOCKS 107 TO 149	BLOCKS 75 TO 106

CITY CASE NO. SUB-40-2021

PLAT

SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan. Johnson
Survey, Abstract No. 557; George Carpenter Survey, Abstract
No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract
No. 97; Sails M. Durrit Survey, Abstract No. 272; McKinney &
Williams Survey, Abstract No. 750 & Guadalupe Garcia
Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date March 2021
Revision Date June 2021
SHEET 23 OF 24

DEVELOPER
ALLUVIUM DEVELOPMENT INC
2413 SOMERFIELD DRIVE
MIDLOTHIAN, TEXAS 76065
CONTACT: TERRANCE JOBE, PRESIDENT
PHONE: 817-995-9500
tjobe@alluviumdevelopment.com

ENGINEER / SURVEYOR
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
mike@bannistereng.com

OWNER
NM WAXAHACHIE, L.P.
5430 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75240

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPELS REGISTRATION NO. 10193823
PROJECT NO. [illegible]

(11)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS HAY WAXAHACHIE, L.P. is the owner of a [illegible] acres (10,828,282 square feet) of land in the Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. [illegible]; George Carpenter Survey, Abstract No. 557; Robert M. Berry Survey, Abstract No. 96; Abstract M. Burns Survey, Abstract No. 97; John M. Duntt Survey, Abstract No. [illegible]; McKinney & Williams Survey, Abstract No. 750 and Guadalupe Garcia Survey, Abstract No. 418, City of Waxahachie, Ellis County, Texas, and [illegible] acres (10,828,282 square feet) of land being all of that certain tract of land described in a special warranty deed to HW Waxahachie, L.P. (hereinafter referred to as HW Waxahachie tract), as recorded in Volume [illegible], Page [illegible], Deed Records, Ellis County, Texas (D.R.E.C.T.) and [illegible] acres (10,828,282 square feet) of land being more particularly described by metes and bounds as follows:

BEGINNING at a iron half inch iron rod found for the Northeasterly corner of said HW Waxahachie tract, same being the Southeast corner of that certain tract of land described as a Warranty Deed to Harrison Company (hereinafter referred to as Carlino tract), as recorded in Volume [illegible], Page [illegible] D.R.E.C.T., same being the Northwesterly line of that certain tract of land described as a Warranty Deed to Mountain Creek Partners [illegible] (hereinafter referred to as Mountain Creek Partners [illegible] tract), as recorded in Volume [illegible], Page [illegible] D.R.E.C.T., same also being a Ferris School House Road;

THENCE North 88 degrees 56 minutes 17 seconds East, departing the Northeasterly line of said Mountain Creek Partners [illegible] tract and departing said Ferris School House Road, with the common line between said HW Waxahachie tract and said Carlino tract and with the common line between said Benjamin Collier Survey, Abstract Number 216 and said Jonathan Johnson Survey, Abstract Number 187, pass at a distance of 1,181.31 feet, the Southeast corner of said Carlino tract, same being the Southwest Southeast corner of that certain tract of land described in a Special Warranty Deed to Duane L. Anderson as Trustee of the Anton S. Anderson Irrevocable Trust (hereinafter referred to as Anderson tract), as recorded in Volume [illegible], Page [illegible] D.R.E.C.T., continue with said course, with the common line between said HW Waxahachie tract and said Anderson tract and with the common line between said Benjamin Collier Survey, Abstract Number 216 and said Jonathan Johnson Survey, Abstract Number 187 for a total distance of 48.00 feet to a iron half inch iron rod found for corner, same being the Southeast corner of said Anderson tract;

THENCE North 01 degree 15 minutes [illegible] seconds West, continue with the common line between said HW Waxahachie tract and said Anderson tract, a distance of 1,741.35 feet to a 1/2" iron found or nail found for corner, same being the Northeast corner of said Anderson tract, same being the South line of that certain tract of land described in a deed to Paul Joseph Ray Hamel A & Beverly B Revocable Trust (hereinafter referred to as Hamel tract), as recorded in Instrument Number [illegible], Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);

THENCE North 89 degrees 18 minutes 55 seconds East with the common line between said HW Waxahachie tract and said McCullough tract and with the common line between said Jonathan Johnson Survey, Abstract Number 187 and said John G. Adams and Ann Adams Survey, Abstract Number 1, pass at a distance of 796.13 feet, the Southeast corner of said McCullough tract, same being the Westerly Southwest corner of the Hamel tract of that certain tract of land described in a Warranty Deed to Carol Jordan Bowman and Kathleen Jordan (hereinafter referred to as Jordan tract), as recorded in Volume [illegible], Page [illegible] D.R.E.C.T., continue with said course, with the common line between said HW Waxahachie tract and said Jordan tract, continue with the common line between said Jonathan Johnson Survey, Abstract Number 187 and said John G. Adams and Ann Adams Survey, Abstract Number 1 for a total distance of 1,011.00 feet to a iron half inch iron rod found for corner;

THENCE South 41 degrees 27 minutes 17 seconds East, continue with the common line between said HW Waxahachie tract and said Jordan tract and with the common line between said Jonathan Johnson Survey, Abstract Number 187 and said McKinney & Williams Survey, Abstract Number [illegible], a distance of 2,2[illegible].7 feet to a iron half inch iron rod found for corner;

THENCE South 81 degrees 14 minutes 00 seconds East, continue with the common line between said HW Waxahachie tract and said Jordan tract, a distance of 1,863.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4038" set for corner;

THENCE North 08 degrees 53 minutes [illegible] seconds East, continue with the common line between said HW Waxahachie tract and said Jordan tract and with the common line between said Benjamin Collier Survey, Abstract Number 216 and said Jonathan Johnson Survey, Abstract Number [illegible], a distance of 848.23 feet to a iron rod found for corner;

THENCE North 00 degrees 10 minutes 40 seconds East, continue with the common line between said HW Waxahachie tract and said Jordan tract, a distance of 1,[illegible].[illegible] feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4038" set for corner;

THENCE North 63 degrees 17 minutes 53 seconds East, continue with the common line between said HW Waxahachie tract and said Jordan tract, a distance of 1,862.39 feet to a iron half inch pipe found for corner, same being the Southeasterly corner of said Jordan tract, same being the Southwesterly line of that certain tract of land described as Tract 1 in a Quitclaim Deed to Patrick L. Cardenhaire and Susan Cardenhaire (hereinafter referred to as Pate Tract), as recorded in Volume [illegible], Page [illegible], D.R.E.C.T.;

THENCE South 17 degrees 35 minutes 28 seconds East with the common line between said HW Waxahachie tract and said Pate Tract, a distance of 894.39 feet to a iron pipe found for corner;

THENCE North 89 degrees 38 minutes 05 seconds East, continue with the common line between said HW Waxahachie tract and said Pate Tract, a distance of 520.71 feet to a iron half inch iron rod found for corner, same being the Northeasterly corner of said Jordan tract, same being the Northwesterly corner of that certain tract of land described as Tract 2 in a Quitclaim Deed to Patrick L. Cardenhaire and Susan Cardenhaire (hereinafter referred to as Pate Tract), as recorded in Volume [illegible], Page [illegible], D.R.E.C.T.;

THENCE South 00 degrees 34 minutes 33 seconds East with the common line between said HW Waxahachie tract and said Pate Tract, a distance of 1,123.09 feet to a iron half inch pipe found for corner;

THENCE North 89 degrees 42 minutes 32 seconds East, continue with the common line between said HW Waxahachie tract and said Pate Tract, a distance of 812.94 feet to a iron half inch iron rod found for corner;

THENCE North 00 degrees 02 minutes 42 seconds East, continue with the common line between said HW Waxahachie tract and said Pate Tract, a distance of 1,156.20 feet to a iron half inch iron rod found for corner, same being the Southeasterly corner of said Pate Tract, same being the Southwesterly line of that certain tract of land described as Fourth Tract in a Quitclaim Deed to Patrick L. Cardenhaire and Susan Cardenhaire (hereinafter referred to as Fourth Tract), as recorded in Volume [illegible], Page [illegible], D.R.E.C.T.;

THENCE South 21 degrees 47 minutes 44 seconds East with the common line between said HW Waxahachie tract and said Fourth Tract, a distance of 230.21 feet to a iron half inch pipe found for corner, same being the Southeasterly corner of said Fourth Tract, same being the Northerly Northeast corner of that certain tract of land described as a Warranty Deed with vendor's lien to Max William Dunigan (hereinafter referred to as Dunigan tract), as recorded in Volume [illegible], Page [illegible] D.R.E.C.T.;

THENCE South 89 degrees 55 minutes 51 seconds East, continue with the common line between said HW Waxahachie tract and said Dunigan tract, a distance of 1,265.[illegible] feet to a iron half inch iron rod found for corner;

THENCE South 45 degrees 39 minutes 41 seconds East, continue with the common line between said HW Waxahachie tract and said Dunigan tract, a distance of 1,288.59 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4038" set for corner in the aforesaid Ferris School House Road;

THENCE South 45 degrees 39 minutes 41 seconds East, continue with the common line between said HW Waxahachie tract and said Dunigan tract and with said Ferris School House Road, a distance of 309.93 feet to a iron half inch iron rod found for corner;

THENCE South 89 degrees 39 minutes 34 seconds East, departing said Ferris School House Road, continue with the common line between said HW Waxahachie tract and said Dunigan tract, pass at a distance of 44.34 feet, a Northeasterly corner of said Dunigan tract, same being the Northerly corner of that certain tract of land described in a Warranty Deed to Jack Lawson Jordan and Joe Jordan (J.J.J.) (hereinafter referred to as Jordan tract), as recorded in Instrument Number [illegible], D.R.E.C.T., continue with said course, with the common line between said HW Waxahachie tract and said Jordan tract for a total distance of 1,767.44 feet to a iron half inch iron rod found for corner, same being the Northeasterly corner of said Jordan tract;

THENCE South 24 degrees 19 minutes 20 seconds East, continue with the common line between said HW Waxahachie tract and said Jordan tract, a distance of 2,111.[illegible] feet to a five-eighths inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner, same being the Easterly Northeast corner of that certain tract of land described in a Warranty Deed to 287 Waxahachie, LP (hereinafter referred to as 287 Waxahachie tract), as recorded in Volume [illegible], Page 287 D.R.E.C.T.

THENCE South 89 degrees 28 minutes 35 seconds East, departing the Southeasterly line of said Jordan tract, with the common line between said HW Waxahachie tract and said 287 Waxahachie tract, a distance of 2,[illegible].82 feet to a five-eighths inch iron rod with plastic cap stamped "ACCES" found for corner;

THENCE South 00 degrees 31 minutes 25 seconds West, continue with the common line between said HW Waxahachie tract and said 287 Waxahachie tract, a distance of 1,[illegible].[illegible] feet to a five-eighths inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner, same being the Southeasterly corner of said HW Waxahachie tract, same being the Northeasterly corner of said 287 Waxahachie tract, same also being the Northwesterly Northeast corner of that certain tract of land described as a Warranty Deed to 287 Waxahachie, LP (hereinafter referred to as 287 Waxahachie tract), as recorded in Volume [illegible], Page 287 D.R.E.C.T.

THENCE South 89 degrees 28 minutes 35 seconds East, departing the common line between said HW Waxahachie tract and said 287 Waxahachie tract, with the common line between said HW Waxahachie tract and said 287 Waxahachie tract, a distance of 2,[illegible].82 feet to a five-eighths inch iron rod with plastic cap stamped "ACCES" found for corner;

THENCE South 00 degrees 31 minutes 25 seconds West, continue with the common line between said HW Waxahachie tract and said 287 Waxahachie tract, a distance of 1,[illegible].[illegible] feet to a five-eighths inch iron rod with plastic cap stamped "ACCES" found for corner;

THENCE Northwesterly, continue with the common line between said HW Waxahachie tract and said 287 Waxahachie tract, with said curve to the right having a radius of 1,[illegible].00 feet, through a central angle of 17 degrees 31 minutes 31 seconds, for an arc distance of 297.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4038" set for corner, same being the Northeasterly line of that certain tract of land described as Tract 1 in a Warranty Deed to Hunter Inc. (hereinafter referred to as Tract 1), as recorded in Volume [illegible], Page [illegible], D.R.E.C.T.;

THENCE North 38 degrees 51 minutes [illegible] seconds West, departing the Northeasterly line of said Tract 1, with the common line between said HW Waxahachie tract and said Tract 1, a distance of 262.[illegible] feet to a iron pipe found for corner, same being the Northerly corner of said Tract 1;

THENCE South 38 degrees 51 minutes 32 seconds West, continue with the common line between said HW Waxahachie tract and said Tract 1, a distance of 640.[illegible] feet to a five-eighths inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner, same being the Southwesterly corner of said HW Waxahachie tract, same being the existing Northeasterly right-of-way line of State Highway No. 287 (variable width right-of-way) as recorded in Volume [illegible], Page 640, D.R.E.C.T.;

THENCE North 51 degrees 18 minutes 28 seconds West, departing the Northeasterly line of said Tract 1, with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 1,[illegible].82 feet to a five-eighths inch iron rod found for corner;

THENCE North 79 degrees 54 minutes 47 seconds West, continue with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 69.57 feet to a five-eighths inch iron rod found for corner;

THENCE North 38 degrees 09 minutes 43 seconds West, continue with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 640.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4038" set for corner;

THENCE North 51 degrees [illegible] minutes 43 seconds West, continue with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 309.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4038" set for corner;

THENCE North 13 degrees [illegible] minutes 43 seconds West, continue with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 1,[illegible].30 feet to a five-eighths inch iron rod found for corner;

THENCE North 18 degrees 49 minutes 32 seconds West, continue with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 520.19 feet to a five-eighths inch iron rod found for corner;

THENCE North 18 degrees 33 minutes 42 seconds West, continue with the common line between said HW Waxahachie tract and the existing Northeasterly right-of-way line of said State Highway No. 287, a distance of 1,20.26 feet to a five-eighths inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner, same being the Southwesterly corner of that certain tract of land described in a Warranty Deed with vendor's lien to B & B Enterprises (hereinafter referred to as B & B Enterprises tract), as recorded in Volume [illegible], Page [illegible], D.R.E.C.T.;

THENCE North 30 degrees 20 minutes 49 seconds East, departing the existing Northeasterly right-of-way line of said State Highway No. 287, with the common line between said HW Waxahachie tract and said B & B Enterprises tract, pass at a distance of [illegible].[illegible] feet, a iron half inch iron rod with plastic cap stamped "MILK RPLS 3315" found for reference, continue with said course, continue with the common line between said HW Waxahachie tract and said B & B Enterprises tract for a total distance of [illegible].[illegible] feet to a point for corner, same being the Southeasterly corner of said B & B Enterprises tract;

THENCE North 38 degrees 39 minutes 15 seconds West, continue with the common line between said HW Waxahachie tract and said B & B Enterprises tract, a distance of 162.17 feet to the PLACE OF BEGINNING and containing a gross area of 1,263.275 acres (55,028,282 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HW WAXAHACHIE, LP acting herein by and through its duly authorized officers does hereby adopt this plat designating the herein above described property as SADDLEBROOK ESTATES N.E.C., an addition to the City of Waxahachie, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. These Easements and public use areas as shown are dedicated to 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. 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 zoning ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas.

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

HW WAXAHACHIE, LP

By: _____
Name

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this or caused and accurate survey of the land and that the corner monuments shown thereon were set 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

_____
Registered Professional Land Surveyor
No. _____
State of Texas

APPROVED BY: Planning and Zoning Commission Chairman

By: _____ Date: _____
Chairperson

Attest:

By: _____ Date: _____

CITY CASE NO. SUB-20[illegible]

PLAT
SADDLEBROOK ESTATES N.E.C.E.

1,263.275 acres out of the
Benjamin Collier Survey, Abstract No. 216; Jonathan Johnson Survey, Abstract No. 557; George Carpenter Survey, Abstract No. 190; Robert M. Berry Survey, Abstract No. 96 & Abstract No. 97; Sahs M. Duntt Survey, Abstract No. 272; McKinney & Williams Survey, Abstract No. 750 & Guadalupe Garcia Survey, Abstract No. 418
City of Waxahachie, Ellis County, Texas
2,829 (SF) Residential Lots & 69 Open Space Lots
64 Duplex Lots & 5 General Retail / Commercial Lots
3 Neighborhood Parks
1 Multi-Family Lot & 2 School Sites
ZONED: PD ORD. 2302
Preparation Date: March 2021
Revision Date: June 2021
SHEET 24 OF 24

BANNISTER ENGINEERING
[illegible] North Hampton Road Suite [illegible] DeSoto, TX 75115 972.842.2094 972.842.2095 fax
TBPLS REGISTRATION NO. 10193207 PROJECT NO. 1[illegible]21-001

DEVELOPER:
ALLIANCE DEVELOPMENT INC
2415 SOME SPELLD DRIVE
MIDLOTHIAN, TX 76065
CONTACT: TRUMAN C. FOSTER, PRESIDENT
PHONE: 817-995-9502
Tjobs@allianceDevelopment.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
340 NORTH MITCHELL ROAD
MANSFIELD, TX 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817 842 2094
Mike@bannisterengineering.com

OWNER:
HW WAXAHACHIE, L.P.
5410 LBJ FREEWAY, SUITE 900
DALLAS, TEXAS 75240

(11)


HORIZONTAL SCALE 1" = 500'
NEIGHBORHOOD PARK
LOCATION OF AMENITY CENTER
NEIGHBORHOOD PARK
NEIGHBORHOOD PARK
COMMERCIAL TRACT
LOCATION OF AMENITY CENTER
LOCATION OF AMENITY CENTER
PRIVATE PARKS
NEIGHBORHOOD PARKS
SCHOOL SITES
PARK AND OPEN SPACE LOCATIONS
SADDLEBROOK ESTATES N E C E
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS
MACATEE
CIVIL ENGINEERING
DESIGN & CONSULTING

(12)

Planning & Zoning Department

Zoning Staff Report

Case: SP-85-2021

MEETING DATE(S)

Planning & Zoning Commission: June 29, 2021

City Council: July 6, 2021

CAPTION

Public Hearing on a request by Brian Ballard, Ballard and Braughton Engineering, for a detailed **Site Plan Review** for proposed Retail Stores and Shops uses within a Planned Development-18-General Retail zoning district, located at 509 N Highway 77 (Property ID 180833) – Owner: CLEAR LINK TELEPHONE CORP (SP-85-2021)

APPLICANT REQUEST

The applicant is proposing to construct a multi-tenant retail building on 0.368 acres.

CASE INFORMATION

Applicant: Brian Ballard, Ballard and Braughton Engineering

Property Owner(s): Clear Link Telephone

Site Acreage: 0.368 acres

Current Zoning: Planned Development-18-General Retail

Requested Zoning: Planned Development-18-General Retail

SUBJECT PROPERTY

General Location: 509 N Highway 77

Parcel ID Number(s): 180833

Existing Use: Texas Quitters Club (Vapor and CBD)

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-18-GR	Applebee's Restaurant
East	PD-19-GR	Retail Strip Center
South	PD-18-GR	Retail Strip Center
West	PD-18-GR	Retail Strip Center

Future Land Use Plan: Retail

Comprehensive Plan: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan: The subject property is accessible via N. US Highway 77.

Site Image:

PLANNING ANALYSIS

Purpose of Request:

The applicant is proposing to construct a multi-tenant retail building on 0.368 acres.

Note: Site Plans are typically reviewed administratively by the Planning Department. However, the zoning for the property, Planned Development-18-General Retail, requires that any development on the tract shall be reviewed by the Planning and Zoning Commission and City Council.

Proposed Use:

The applicant is requesting approval to construct a multi-tenant retail building on 0.368 acres. The proposed project will consist of a 3,655 sq. ft. retail building that will be divided into 3 tenant spaces. The existing building (Texas Quitters Club (Vapor and CBD)) and existing asphalt paving will be demolished, if the project proposal is approved by City Council. A new concrete parking lot is proposed to be constructed in place of the existing asphalt paving. The existing concrete drive approach from North US Highway 77 is proposed to remain. Additional landscaping and parking lot lighting will also be included by the applicant.

Table 2: Proposed Development Standards (General Retail)
*****Items highlighted in bold do not meet the City of Waxahachie requirements***

Standard	City of Waxahachie	Northgate Plaza	Meets Y/N
Min. Lot Width	60	138	Yes
Min. Lot Depth	100	127	Yes
Min. Front Yard (Ft.)	40	40	Yes
Min. Side Yard (Ft.)	0	5 (southern boundary); 20 (northern boundary)	Yes
Min. Rear Yard (Ft.)	**20**	**5**	**No**
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40	22.8	Yes
Parking 1 space per 200 sq. ft.	18	19	Yes

**Additional Note: The building is proposed to be primarily constructed of stone veneer, stucco, and metal.*

SPECIAL EXCEPTION/VARIANCE REQUEST

Setback

Per the City of Waxahachie Zoning Ordinance, the rear yard setback requirement for General Retail zoning is 20 ft.

- The applicant is requesting a 5ft. setback

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 7 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:**

1. A mutually agreed upon Development Agreement must be signed by the applicant.
2. Any new pavement for the site shall be concrete.

ATTACHED EXHIBITS

1. Site Plan
2. Landscape Plan
3. Elevation/Façade Plan

APPLICANT REQUIREMENTS

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

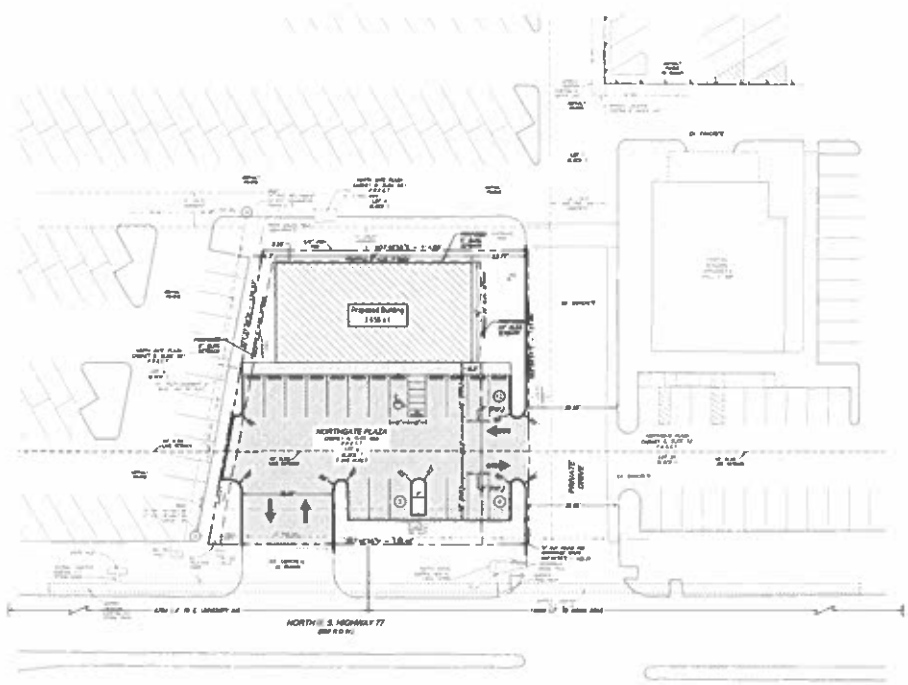
(12)

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Planning Manager
ccollins@waxahachie.com

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

(12)



OWNER: CLEAR LAKE TELEPHONE CORP
MIKE WELLINGER
3000 ALAMEDA BLVD
FORT WORTH, TX 76133
(817) 821-9200

ENGINEER/APPLICANT: BALLARD & BRAUGHTON ENGINEERING
BRIAN BALLARD, P.E.
3615 OLD BULLARD ROAD
TYLER, TX 75701
(903) 531-9000

SITE DATA SUMMARY

A	ZONING	PD-16-CR
B	PROPOSED USE	GENERAL RETAIL
C	BUILDING AREA	3,636 S.F.
D	BUILDING HEIGHT	26' TO 30'
E	IMPERVIOUS COVER	0.26 ACRES
F	TOTAL PARKING	18 REQ'D/18 PROVIDED
G	HANDICAP PARKING	1 PROVIDED

LOT DIMENSIONS: WIDTH – 158.68' FRONT, 114.00' REAR
DEPTH – 127.00' NORTH, 129.33' SOUTH

SETBACKS: 40' FRONT
20' NORTH SIDE
5' SOUTH SIDE (PROPOSED)*
5' REAR (PROPOSED)*

LOT COVERAGE: 3,636 BUILDING AREA/10,030 LOT AREA
=23.6% LOT COVERAGE

ADJACENT ZONING: PD-16-CR

ADJACENT LAND USE: RETAIL/RESTAURANT

*PROPOSED SETBACKS BASED ATTACHED ON CONFIRM CLASSES

GRAPHIC SCALE

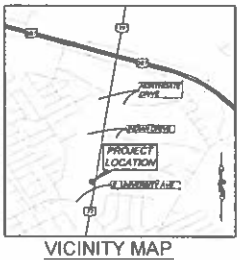
SCALE: 1" = 20'

LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE SIDEWALK

NUMBER OF PARKING SPACES



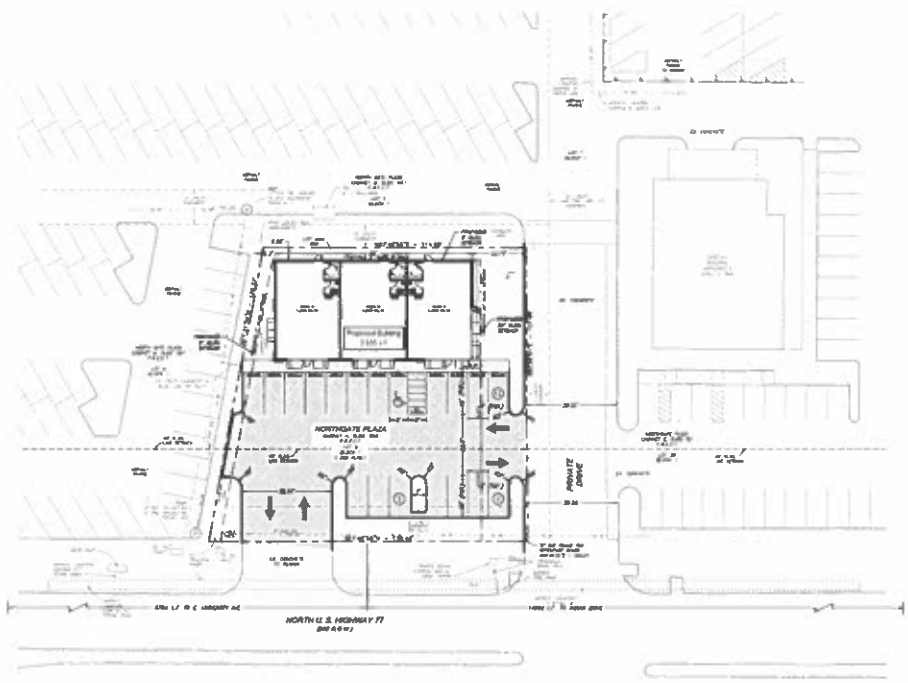
VICINITY MAP
NOT TO SCALE

SITE PLAN

BALLARD & BRAUGHTON

SP-1

(12)



OWNER: CLEAR LAKE TELEPHONE CORP
MAX MELLINGER
3000 ALAMEDA BLVD
FORT WORTH, TX 76133
(817) 921-9200

ENGINEER/APPLICANT: BALLARD & BRAUGHTON ENGINEERING
BRIAN BALLARD, P.E.
3615 OLD BULLARD ROAD
TYLER, TX 75701
(903) 531-9600

SITE DATA SUMMARY

A.	ZONING	PD-18-GR
B.	PROPOSED USE	GENERAL RETAIL
C.	BUILDING AREA	3,555 S.F.
D.	BUILDING HEIGHT:	26' TO 30'
E.	IMPERVIOUS COVER	0.29 ACRES
F.	TOTAL PARKING	18 REQ/18 PROVIDED
G.	HANDICAP PARKING	1 PROVIDED

LOT DIMENSIONS: WIDTH – 136.46' FRONT, 114.00' REAR
DEPTH – 127.05' NORTH, 139.33 SOUTH

SETBACKS: 40' FRONT
20' NORTH SIDE
5' SOUTH SIDE (PROPOSED)*
5' REAR (PROPOSED)*

LOT COVERAGE: 3,555 BUILDING AREA/16,030 LOT AREA
=22.8% LOT COVERAGE

ADJACENT ZONING: PD-18-GR
ADJACENT LAND USE: RETAIL/RESTAURANT
*PROPOSED SETBACKS MATCH SETBACKS OF EXISTING BUILDING

GRAPHIC SCALE
SCALE: 1" = 20'

LEGEND
PROPOSED CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
NUMBER OF PARKING SPACES

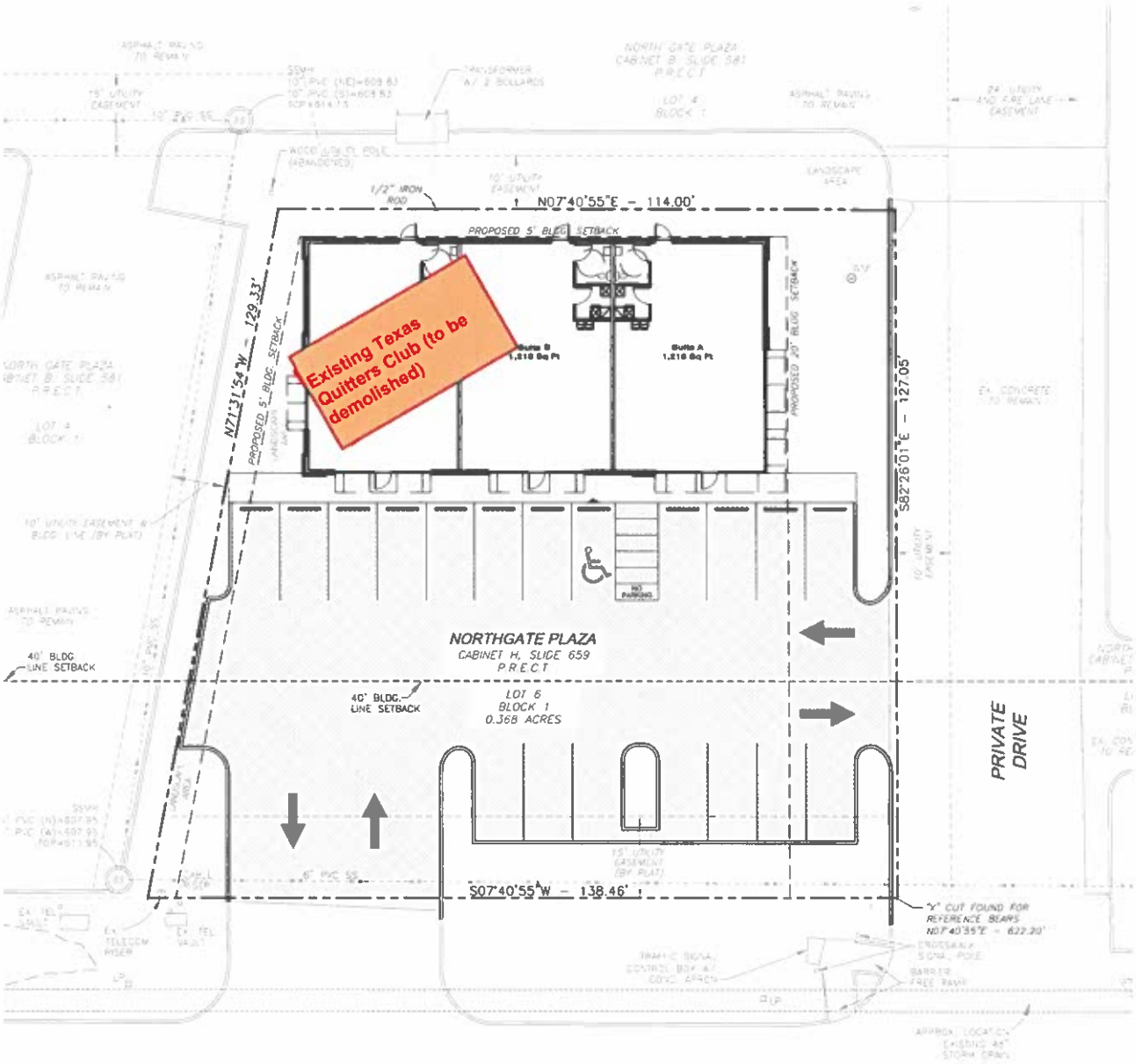
VICINITY MAP
NOT TO SCALE

SITE PLAN w/ FOOTPRINT

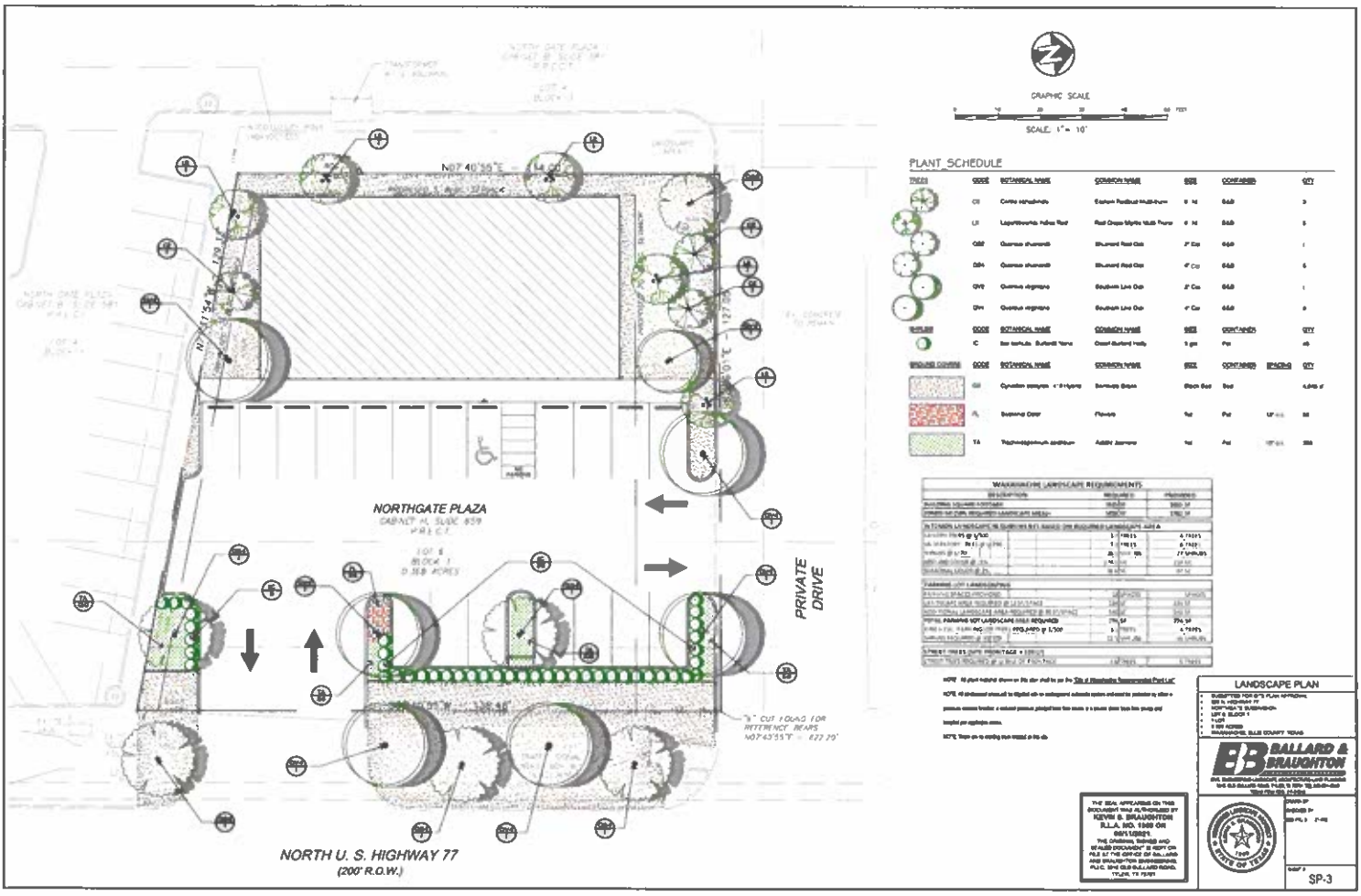
BALLARD & BRAUGHTON

SP-1A

(12)

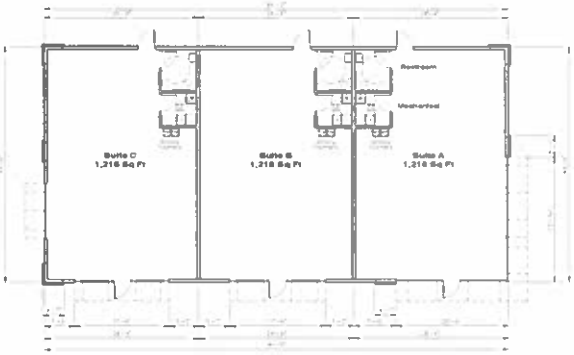

N07°40'55"E – 114.00'
PROPOSED 5' BLDG SETBACK
N71°31'54"W – 129.33'
PROPOSED 5' BLDG SETBACK
Existing Texas Quitters Club (to be demolished)
Suite B 1,218 Sq Ft
Suite A 1,218 Sq Ft
PROPOSED 20' BLDG SETBACK
S82°26'01"E – 127.05'
NORTHGATE PLAZA
CABINET H, SLIDE 659
P.R.E.C.T.
40' BLDG LINE SETBACK
40' BLDG. LINE SETBACK
LOT 6
BLOCK 1
0.368 ACRES
PRIVATE DRIVE
S07°40'55"W – 138.46'
"X" CUT FOUND FOR REFERENCE BEARS N07°40'55"E – 622.20'
NORTH U. S. HIGHWAY 77
(200' R.O.W.)

121


NORTHGATE PLAZA
PRIVATE DRIVE
NORTH U. S. HIGHWAY 77
(200' R.O.W.)
GRAPHIC SCALE
SCALE: 1" = 10'
PLANT SCHEDULE
LANDSCAPE PLAN
BALLARD & BRAUGHTON
SP-3

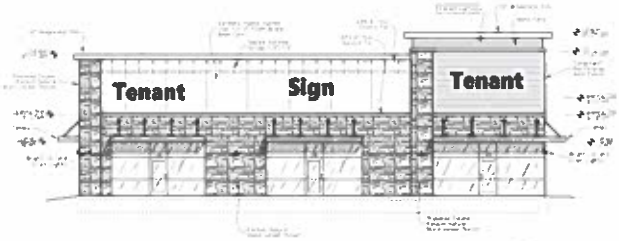
(12)

Existing Sign
Picture 5
Scale: 1/8" = 1'-0"

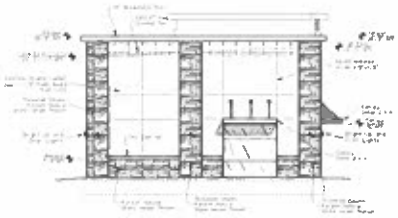


Preliminary
Floor Plan 2
Scale: 1/8" = 1'-0"

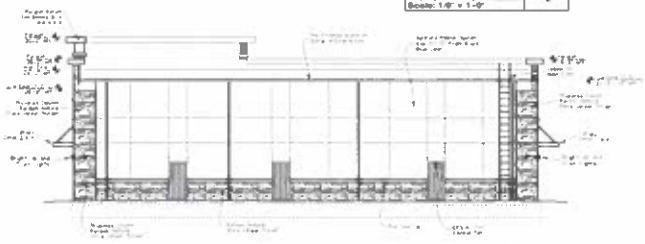
Side North Building
Elevation 2
Scale: 1/8" = 1'-0"



East Front Building
Elevation 1
Scale: 1/8" = 1'-0"



Side South Building
Elevation 4
Scale: 1/8" = 1'-0"



West Rear Building
Elevation 2
Scale: 1/8" = 1'-0"

Project Analysis:

Proposed Building 3,666 Sq Ft
Existing Sign Will be Used and Re-Paneled

Elevation East 2,317 Sq Ft
Window Glazing 563 Sq Ft of 24%
EIFS 587 Sq FT 25%
Random Natural Stone 740 Sq Ft 32%
Longboard Metal Siding 232 Sq Ft 10%
Corrugated Metal Panel 48 Sq Ft 2%
166 Sq Ft Trim and Breakmetal 7%

Elevation North 1,225 Sq Ft
Window Glazing 299 Sq Ft of 24%
EIFS 266 Sq FT 21%
Random Natural Stone 337 Sq Ft 27%
Longboard Metal Siding 180 Sq Ft 15%
Corrugated Metal Panel 51 Sq Ft 4%
109 Sq Ft Trim and Breakmetal 9%

Elevation West 1,096 Sq Ft
Doors 72 Sq Ft of 6%
EIFS 1,330 Sq FT 70%
Random Natural Stone 412 Sq Ft 22%
81 Sq Ft Trim and Breakmetal 4%

Elevation South 1,116 Sq Ft
Window Glazing 100 Sq Ft of 9%
EIFS 583 Sq FT 52%
Random Natural Stone 374 Sq Ft 33%
61 Sq Ft Trim and Breakmetal 5%

Preliminary Only
Not for regulatory approval, permitting, or construction.

Floor Plan and Elevations

A10

(14)

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-87-2021

MEETING DATE(S)

Planning & Zoning Commission: June 29, 2021

City Council: July 6, 2021

CAPTION

Public Hearing request by Don Merchant, DC Texas Construction, LLC, for an **Amendment to Ordinance No. 3167** to allow for **Accessory Buildings (Residential), Greater than or Equal to 700 SF** within an approved residential planned development located at the corner of N Rogers Street and McMillan Street (Property IDs 282960, 282961, 282962, 282963, 282964) - Owner: DC CONSTRUCTION, LLC (ZDC-87-2021)

APPLICANT REQUEST

The applicant is requesting to amend Ordinance No. 3167 to allow for accessory buildings within the Planned Development exceed 700 sq. ft. (max. 1,800 sq. ft.). *Per Ord. 3167, the accessory buildings currently cannot exceed 700 sq. ft.*

CASE INFORMATION

Applicant:	Don Merchant, DC Texas Construction LLC
Property Owner(s):	Don Merchant, DC Texas Construction LLC
Site Acreage:	2.477 acres
Current Zoning:	Planned Development-Single Family-3
Requested Zoning:	Planned Development-Single Family-3 (w/ amendment to Ord. 3167)

SUBJECT PROPERTY

General Location:	located at the corner of N Rogers Street and McMillan Street
Parcel ID Number(s):	282960, 282961, 282962, 282963, 282964
Existing Use:	Currently Undeveloped (Ord. 3167)
Development History:	At the January 6, 2020 City Council meeting, City Council approved case number PD-19-0147 (Ord. 3167).

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	SF1	Single Family Residences
East	PD-O	Single Family Residences
South	GR and C	First Baptist Church
West	PD-GR and GR	Residential and Retail Uses

Future Land Use Plan: Low Density Residential

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

Thoroughfare Plan: The subject property is accessible via N. Rogers St.

Site Image:

PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting to amend Ordinance No. 3167 to allow for accessory buildings within the Planned Development exceed 700 sq. ft. (max. 1,800 sq. ft.). *Per Ord. 3167, the accessory buildings currently cannot exceed 700 sq. ft.*

Case History/Proposed Use:

At the City Council meeting, held January 6, 2020, City Council voted 5-0 to recommend approval of case number PD-19-0147.

Per the originally approved plans (Ord. 3167), the applicant requested to construct five (5) single family homes on 2.477 acres. The applicant is requesting to revise the approved plan to allow for accessory

buildings within the Planned Development to exceed 700 sq. ft. Due to the homes within the Planned Development being 3,000 to 3,200 sq. ft., the applicant intends to offer larger accessory buildings with additional flex space. The proposed structures shall be allowed within the Planned Development district, and are to consist of two stories as described below:

- Lower level - 3 car oversized garage, with room for stairs to second floor and lawn equipment (max 900 sf)
- Upper level – sold as unfinished storage area, but ready for owner to finish out as desired; office, movie room, work out space, mother-in-law, guest room, etc. (max 900 sf)

Staff believes that the proposed amendment will remain consistent with the intent of the previously approved Ordinance (Ord. 3167).

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **21** notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie 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:**

1. A mutually agreed upon Development Agreement must be signed by the applicant.
2. Accessory buildings shall not be used for residence by a non-family member (or to be rented out).
3. Any revisions not included in the Planned Development Amendment shall meet the Ordinance 3167 requirements.

ATTACHED EXHIBITS

1. Site Layout Plan
2. Ordinance 3167

APPLICANT REQUIREMENTS

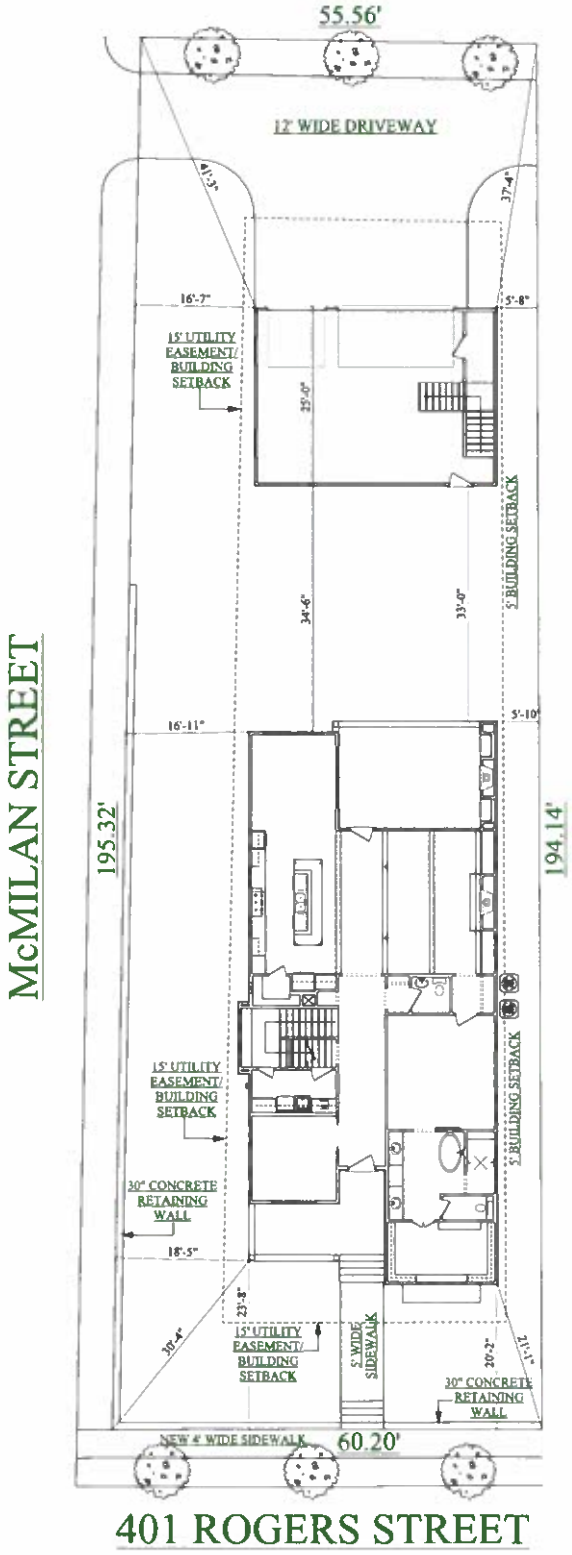
1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
    a. If comments were not satisfied,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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Planning Manager
ccollins@waxahachie.com

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

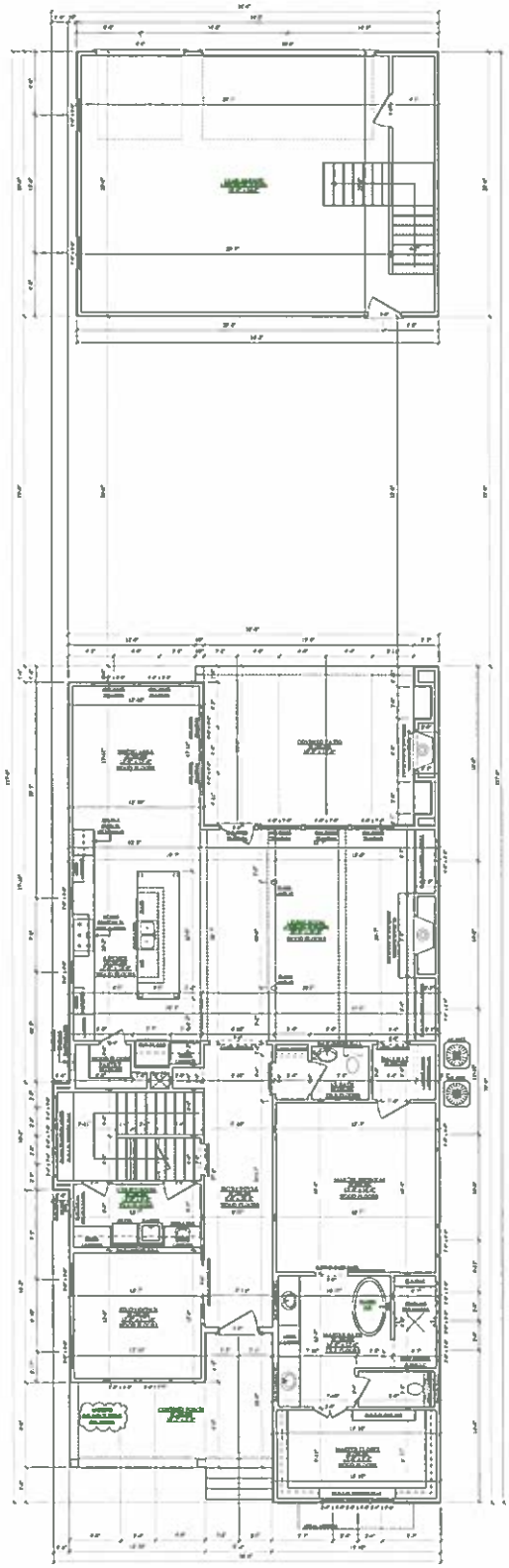
(14)



SITE PLAN

SCALE: 1/8" = 1'-0"

(14)



ALL INTERIOR DOORS TO BE 8' TALL

GARAGE AREA TOTALS
2 CAR GARAGE 854
ATTIC STORAGE 616
TOTAL FOUNDATION 854
TOTAL UNDER ROOF 1,470

HOUSE AREA TOTALS
LOWER AREA 2,160
UPPER AREA 1,040
TOTAL LIVING AREA 3200
COVERED PORCH 183
COVERED PATIO 334
TOTAL FOUNDATION 2,677
TOTAL UNDER ROOF 3,717

LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

FINAL PLANS

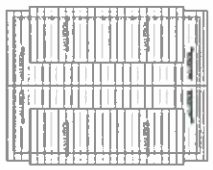
A NEW SINGLE FAMILY RESIDENCE TO BE LOCATED @ LOT 6 BLOCK 23
401 NORTH ROGERS STREET
WAXAHACHIE, TEXAS

DC TEXAS DESIGNS
115 PARK PLACE BLVD. SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558 or 972-921-7306

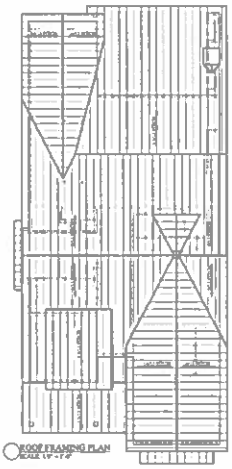
DC TEXAS CUSTOM HOMES
115 PARK PLACE BLVD. SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558

DATE:
JULY 30th, 2020

(14)



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN OWNERSHIP, OPERATIONS AND LIABILITY

These plans are copyrighted and the exclusive property of DC Texas Custom Homes and/or DC Texas Designs and/or Jacques Jackson and/or Jackson Design Group (hereinafter "Designer") and the use of these plans or designs either in whole or in part including any floor and/or programmed or manual works thereof for any reason without prior written permission is strictly prohibited. Any purchase of a set of these plans or any modifications thereto, or other ownership interest in these plans or designs, shall not be deemed to be a sale or transfer of the copyrights and/or ownership of these plans or designs. The permanent retention of any copies in the overall form as well as the preparation and arrangement of manual and automated of the design, these plans are the property of DC Texas Customs.

DC Texas Customs assumes no liability for any structural inadequacies from this plan. It is the responsibility of the purchaser of this plan to perform the following before any construction starts:

1. Verify dimensions and all angles of plans for compliance with all local codes and ordinances where home is to be constructed
2. Verify all structural for design, size and reinforcement with local engineer or architect
3. Plans without contractor only engineering approval should not proceed except sign and conditions.

Lack of designer liability is not a second year for years. DC Texas Designs no assumes no liability for errors, omissions, or inadequacies in the plans, or any other plans or specifications contained in the plans, if errors from the page DC Texas Customs is not a registered architects.

NOTES

- These plans are intended to provide the basic construction information required for a typical residential structure. These plans must be verified and detailed completely by the builder. Any discrepancy, error and/or omission in these or in the sample in the absence of the Designer before any construction work or purchase has been made
- Both Contractor and Homeowner to be responsible compliance with local codes, ordinances, and regulations. Contractor shall verify all dimensions and angles
- Contractor shall verify all dimensions and angles
- All wall with an embankment of masonry must 8" grade line with 2" minimum
- Provide 1/8" crown line to drainage
- Provide 1/8" crown line to drainage
- Air conditioner condenser unit to 8" above grade
- In absence of ceiling attached designed to building official see Table R301.2 in the International Residential Code
- Footer to separate drainage for all foundations
- Soil drainage is strictly left for homeowner Residential Code
- Building area is in absence of all homes and not separation
- Contractor shall verify all dimensions and angles of Valley Trusses
- Check plans along hand designs from author and plumbing figure locations.

DATE:
JULY 30th, 2020

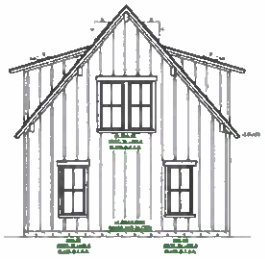
DC TEXAS CUSTOM HOMES
115 PARK PLACE BLVD, SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558

DC TEXAS DESIGNS
115 PARK PLACE BLVD, SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558 or 972-921-2306

A NEW SINGLE FAMILY RESIDENCE
TO BE LOCATED @ LOT 6 BLOCK 23
401 NORTH ROGERS STREET
WAXAHACHIE, TEXAS

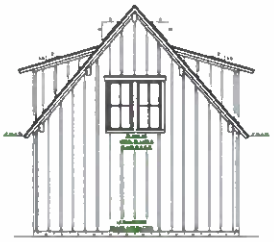
FINAL PLANS

(14)



LEFT ELEVATION
SCALE: 1/16" = 1'-0"

RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



PLAN OWNERSHIP, INSTRUMENT AND LIABILITY

[illegible]

DATE:
JULY 30th, 2020

DC TEXAS CUSTOM HOMES
115 PARK PLACE BLVD. SUITE 500
WAXAHACHIE, TEXAS 75165
PHONE # 972-351-4558

DC TEXAS DESIGNS
115 PARK PLACE BLVD. SUITE 500
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PHONE # 972-351-4558 or 972-921-7306

A NEW SINGLE FAMILY RESIDENCE
TO BE LOCATED @ LOT 6 BLOCK 23
401 NORTH ROGERS STREET
WAXAHACHIE, TEXAS

FINAL PLANS

(14)

ORDINANCE NO. 3167

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-OFFICE (PD-O) TO PLANNED DEVELOPMENT-SINGLE FAMILY-3 (PD-SF-3), WITH CONCEPT PLAN LOCATED AT 315 NORTH ROGERS STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 2.477 ACRES KNOWN AS PROPERTY ID 193492, LOT 1-9, BLOCK 23 OF THE TOWN SUBDIVISION, 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, a proper application for a PD, with Concept Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number PD-19-0147. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-O to PD-SF3, with Concept Plan; 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 zoning amendment;

NOW, THEREFORE, this property is rezoned from PD-O to PD-SF3, with Concept Plan in order to construct five (5) single family home structures on the following property: a portion of Property ID 193492, Lots 1-9, Block 23, of the Town subdivision, which is shown on Exhibit A, in accordance with the Planned Development Provisions attached as Exhibit B, and the Concept Plan attached as Exhibit C.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to create a single family residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Concept Plan (Exhibit C).

Development Regulations

1. The Site Plan shall conform as approved by the City Council under case number PD-19-0147.
2. Any zoning, land use requirement, or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibits C – Concept Plan. Where regulations are not specified in Exhibit C or in this ordinance, the regulations of Single Family-3 zoning district of the City of Waxahachie Zoning Ordinance shall apply to this development.
3. A detailed Site Plan packet shall be administratively reviewed and can be approved in accordance with the Concept Plan.

4. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

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 6th day of January, 2020.

David Hill
MAYOR

ATTEST:

Amber Villarreal
Acting City Secretary

(14)

Exhibit A - Location Exhibit

(14)

Exhibit B - Planned Development Provisions

PD-19-0147

Bradbury Planned Development

Purpose and Intent

The purpose and intent of this Planned Development (PD) is to allow for the development of five single family homes.

Key Design Features: The residential architectural style for this development will consist mainly of southern farm house and Texas regional architecture that lends itself to large front porches and homes opening directly on both public and privates spaces. Features that Promote a Unique Identity and Quality of Life. Payton's Place is designed to evoke a neo-classical feel. The architecture within the community is one of similarity and continuity, but with a variety of design options. The main design idea is to mimic the existing Waxahachie "original town" and downtown areas that were constructed in the later 1800s and to mid-1900s.

Sustainability of Site Location: Within walking distance to Downtown Waxahachie and ¼ mile of mile to hike and bike trail. All residential development will be Green Built and Energy Star certified. All lots will have a 2 car enclosed garages. No garage doors will be visible from the street. Strategies for Healthy Communities and Indoor Environments: Existing walkable streets and sidewalks provide connections from the development to the nearby hike and bike trail as well as downtown Waxahachie and the Amphitheater.

Any conditions found within the Single Family Residential District-3 (SF-3) zoning district or Zoning Ordinance that are not written herein, shall default to the City of Waxahachie's Code of Ordinances, as amended.

Compliance with the City's Comprehensive Plan

Zoning District (SF-3) is the intended base zoning classification underlying this PD. The SF-3, Single Family Residential District-3, is a residential district intended to provide the highest residential density of four (4) dwelling units per acre. The principal permitted land uses will include single family dwellings, residential areas are permitted in this District.

PD District Development Standards

Description of Request

- We intend to modify the existing zoning general retail requirements under a Planned Development which will allow for the development of FIVE single family homes and leave the existing concrete parking lot on lot 1 as it currently is.

Proposed Use of Property

- The proposed development is compiled of 5 new single family homes. The development will create a common look that will serve as a model for future development in the surrounding area. The development will feature large front porches and exterior vintage style lighting.

- **Elevations**: 100% fiber-cement exterior.

- **Density**: 5 dwelling units per 1.15 acres (5 units total)

- **landscaping**: Landscaping will be to City of Waxahachie SF3 Standards.

- **Façade Materials**: All exterior materials will be Fibercementatious siding to match the existing neighborhood.

- **Parking**: 2 enclosed parking spaces will be detached from each dwelling unit and an additional 1 car parking space will be provided behind the front build line.
- **Height**: A maximum of 2 stories above grade.
- **Screening**: A 6' wood privacy fence shall screen all lots from the existing parking lot on lot 1.
- **Phasing**: Construction shall begin as soon as the plat has been approved.
- **Property management Association**: No property management association will be provided.

- Sec. 3.06 - Single-Family Residential-3 (SF3).

(a)

General purpose and description: The Single-Family Residential-3 (SF3) Zoning District is intended to be similar to the SF2 except composed of detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

(b)

SF-3 Standards

Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	10,000 SF
Minimum Lot Width	80'
Minimum Lot Depth	100'
Minimum Front Yard	30'
Minimum Side Yard	10'; 15' on corner lots adjacent to a street
Minimum Rear Yard	25'
Maximum Lot Coverage	50% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,200 SF

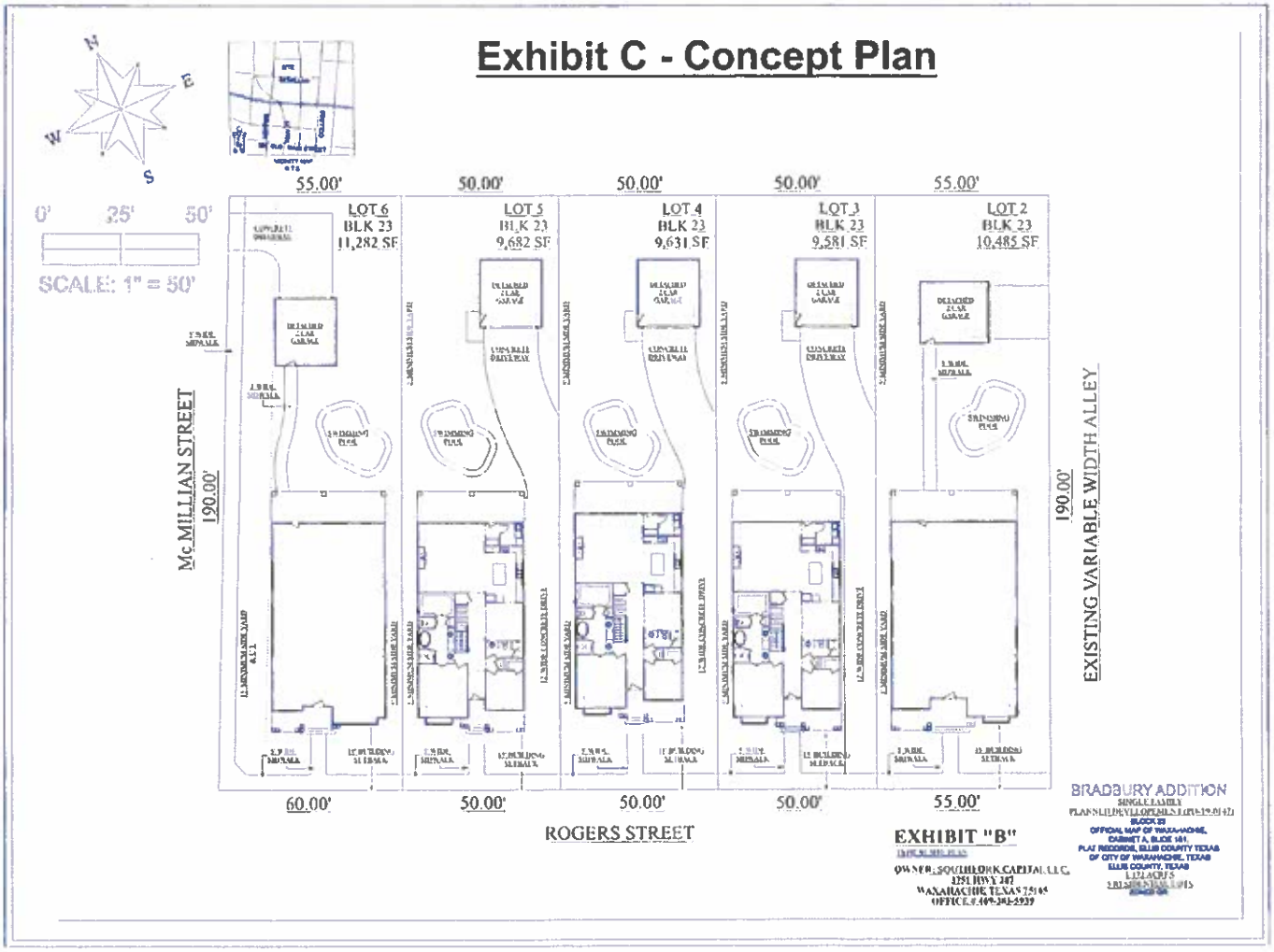
- **Proposed Planned Development Single-Family Residential 3**

Planned Development Standards

Height Regulations	
	2 stories for the main building. 1 story for accessory buildings without garages
Area Regulations	
Minimum Lot Area	9,500 SF
Minimum Lot Width	50'
Minimum Lot Depth	190.00'
Minimum Front Yard	15'
Minimum Side Yard	5'; 15' on corner lots adjacent to a street
Minimum Rear Yard	25'
Maximum Lot Coverage	60% by main and accessory buildings
Parking Regulations	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure
Minimum DUA	1,600 SF
Exterior Facade	100 percent fiber-cement exterior façade

(14)

Exhibit C - Concept Plan



Planning & Zoning Department

Zoning Staff Report

Case: ZDC-84-2021

MEETING DATE(S)

Planning & Zoning Commission: June 29, 2021

City Council: July 6, 2021

CAPTION

Public Hearing on a request by George Salvador, Waxahachie One, LLC, for a **Zoning Change** from a Single Family-1 to Single Family-3, located at 401 Ovilla Road (being Property ID 180391) - Owner: EIS DEVELOPMENT II, LLC (ZDC-84-2021)

APPLICANT REQUEST

The applicant is requesting a zoning change from Single Family-1 (SF1) to Single Family-3 (SF3) to construct a single family residential development.

CASE INFORMATION

Applicant: George Salvador, Lillian Custom Homes

Property Owner(s): George Salvador, Lillian Custom Homes

Site Acreage: 78.2 acres

Current Zoning: Single Family-1

Requested Zoning: Single Family-3

SUBJECT PROPERTY

General Location: 401 Ovilla Rd.

Parcel ID Number(s): 180391

Existing Use: Currently Undeveloped

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	PD-SF2	Sheppard's Place Subdivision
East	C and GR	Single Family Residences
South	SF1	Currently Undeveloped
West	SF1	Currently Undeveloped

Future Land Use Plan: Low Density Residential and Mixed Use Non-Residential

Comprehensive Plan:

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

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

Thoroughfare Plan:

The subject property is accessible via Ovilla Rd.

Site Image:

PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting a zoning change from Single Family-1 (SF1) to Single Family-3 (SF3) to construct a single family residential development.

Case History/Proposed Use:
The applicant is requesting a zoning change from Single Family-1 (SF1) to Single Family-3 (SF3) to construct a single family residential development.

At the May 17, 2021 City Council meeting, City Council voted 4-1 to deny case number ZDC-35-2021. Per the plans reviewed at the May 17, 2021 City Council meeting, the applicant proposed a zoning change request from a Single Family-1 (SF1) zoning district to Planned Development-Single Family-3. The proposed development consisted of 209 single family lots and three lot types (Type 1: 60' wide lots, Type 2: 70' wide lots, and Type 3: 80' wide lots) on 78.22 acres. 6.41 acres of the development was proposed to be used as park space/open space. The park area was proposed to include a kid's soccer play area and multi-purpose sports court.

Note: The applicant had a previous zoning change proposal (SF1 to PD-SF3) for the subject property consisting of 221 single family lots. Due to over half of the development being below the SF3 minimum lot size requirement (10,000 sq. ft.), staff recommended denial for the proposed development. The applicant ultimately requested to withdraw the development request from the February 22, 2021 City Council meeting agenda.

Table 2: Single Family Comparison Chart
**The second column depicts the standards for the current zoning (Single Family-1) of the property.*
***The third column depicts the Single Family-3 zoning standards (what applicant is requesting)*

Standard	**City of Waxahachie (Existing SF1 Standards)**	**City of Waxahachie SF3 Standards (Dominion Park proposing)**
Min. Lot Area	16,000 sq. ft.	10,000 sq. ft.
Min. Lot Width	90 ft.	80 ft.
Min. Lot Depth	140 ft.	100 ft.
Min. Front Setback	40 ft.	30 ft.
Min. Interior Setback	15 ft.; 20 ft. (ROW)	10 ft.; 15 ft. (ROW)
Min. Rear Setback	25 ft.	25 ft.
Min. Dwelling Size	2,200 sq. ft.	1,200 sq. ft.
Max. Lot Coverage	50%	50%
Parking	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure	Minimum of 2 enclosed parking spaces behind the front building line on the same lot as the main structure

STAFF ANALYSIS
Staff believes that the subject property is a valuable piece of property to the City of Waxahachie. If the zoning change request is approved, the minimum lot size requirement would decrease from 16,000 sq. ft. (SF1) to 10,000 sq. ft. (SF3). Staff suggests that any requested zoning change made to any existing zoning shall only be granted when an applicant demonstrates that the alternative zoning, design or measure, provides an equal or greater level of quality and standard of development as that is mandated by the existing regulations. Staff does not believe that rezoning the subject property from SF1 to SF3 would be the best use for the site. Staff suggests that the applicant construct the development that is consistent with Single Family-1 zoning.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, **46** 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. Location Exhibit

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Planning Manager
ccollins@waxahachie.com

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

(16)


HIGH PLAIN LN
WINDY HILL LN
GREEN HILL DR
BURNING BUSH LN
SHEPPARDS LN
WRANGLER WAY
OVILLA RD
W US HWY 287 BUS
E FWB IH 35
HILLCREST CEMETERY PARK
GATEWAY MEMORIAL PARK
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E SERVICE RD
GINGERBREAD LN
VILLAGE GATE DR
N I-35 E (NB) RAMP
N I-35 E (SB) RAMP
ZDC-84-2021 (ZC)
City Limits
0
400
800
1,600
2,400
3,200
Feet

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-81-2021

MEETING DATE(S)

Planning & Zoning Commission: June 29, 2021

City Council: July 6, 2021

CAPTION

Public Hearing on a request by Keegan Amos, DAE, for a **Specific Use Permit (SUP)** to allow **Heavy Machinery and Equipment, Rental, Sales or Storage** at an existing industrial business use within a Light Industrial-1 zoning district located at 507 N. Interstate Highway 35 (Property ID 174768 and 174769) - Owner: WIDRICK HOLDINGS LTD (ZDC-81-2021)

APPLICANT REQUEST

The applicant is requesting approval of a Specific Use Permit at an existing industrial business (Central Kubota) to allow Heavy Machinery and Equipment, Rental, Sales or Storage, and construct a new 12,000 sq. ft. dealership at the northern portion of the property on 2.996 acres.

CASE INFORMATION

Applicant: Keegan Amos, DAE (Davidson Architecture and Engineering)

Property Owner(s): Widrick Holdings LTD

Site Acreage: 2.996 acres

Current Zoning: Light Industrial-1

Requested Zoning: Light Industrial-1 with SUP

SUBJECT PROPERTY

General Location: 507 N. Interstate Highway 35

Parcel ID Number(s): 174768 and 174769

Existing Use: Central Kubota, LLC

Development History: N/A

Table 1: Adjoining Zoning & Uses

Direction	Zoning	Current Use
North	LI1	Buffalo Creek Millwork, Inc.
East	N/A	Interstate Highway 35
South	N/A	Undeveloped Land
West	SF1 and LI1	Undeveloped Land and TIMCO Logistics

Future Land Use Plan: Mixed Use Non-Residential

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

Thoroughfare Plan: The subject property is accessible via N. Interstate Highway 35 (East) service road.

Site Image:

PLANNING ANALYSIS

Purpose of Request:

The applicant is requesting approval of a Specific Use Permit at an existing industrial business (Central Kubota) to allow Outside Storage and Outside Display, and construct a new 12,000 sq. ft. dealership at the northern portion of the property on 2.996 acres.

Proposed Use:

Central Kubota, LLC is proposing to construct a new 12,000 sq. ft. dealership at the northern portion of their property. The existing office building on the south portion of the site will be retained and utilized as a storage building. The two existing metal buildings on the northern portion of the site along with the existing utilities and pavement will be demolished and replaced with the new dealership. The existing pipe railing fence that surrounds the site and three existing drive entrances are proposed to remain.

An access drive will be provided to the south of the proposed building, allowing traffic to access the building from the streets on the east and west side of the site. Customer parking with landscape beds will be provided on the east side of the property adjacent to the main entrance of the building. The proposed landscaping will provide trees and shrubs to a site that currently has no vegetation within the property boundaries. All existing parking, equipment displays, site lighting and pavement south of the new drive are to remain.

The elevations of the proposed building which are visible from I-35E are proposed to be constructed with a 22' tall curtain wall glass system to allow for visibility into the office/retail portion of the dealership. The materials for the remainder of the building is proposed to be composed of metal. Additionally, the applicant intends to relocate the existing pole sign from the northern portion of the property to southern portion of the property. The applicant intends to keep the current operational hours for the property of 8am-5pm Monday through Friday, 8am-2pm on Saturday, and closed on Sundays.

Table 2: Proposed Development Standards (Light Industrial-1)

Items highlighted in bold do not meet the City of Waxahachie requirements

Standard	City of Waxahachie	Central Kubota	Meets Y/N
Min. Lot Area (Sq. Ft.)	7,000	130,506 (2.996 acres)	Yes
Min. Lot Width (Ft.)	70	198	Yes
Min. Lot Depth (Ft.)	100	554	Yes
Min. Front Yard (Ft.)	40	40	Yes
Min. Side Yard (Ft.)	30	30	Yes
Min. Rear Yard (Ft.)	30	30	Yes
Max. Height	6 stories	2 stories	Yes
Parking 1 space per 500 sq. ft.	24	29	Yes

**Additional Note: The building is proposed to be constructed of metal panel.*

SPECIAL EXCEPTION/VARIANCE REQUEST

Sidewalk

Per the City of Waxahachie Subdivision Ordinance, sidewalks not less than six feet (6') shall be provided within all non-residential developments. *Though Central Kubota is an existing business, proposed changes to the site require the applicant come into compliance with current City standards.*

- The applicant requests that the City consider a variance for this requirement.

Applicant Response: The site is within an industrially zoned area of the city where the primary model transportation is by an automobile. Currently the property contains no existing sidewalks nor are there any existing sidewalks within the surrounding areas. The site is also adjacent to I-35E on the east side with high-speed traffic exiting down onto an interchange that directly bounds the property. TxDOT is improving I-35E and the interchange that bounds the site on the east side and Ovilla Rd. on the west side with no plans of improving public sidewalks depicted.

STAFF CONCERNS

Masonry

Staff suggests that the applicant incorporate some masonry material (min. 60% for total building) for the proposed building (specifically along the north and south elevations of the building). Currently, the applicant is proposing metal panel material for the building.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 6 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 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 following comments:**
  1. A mutually agreed upon Development Agreement will be required for the development.
  2. Any new pavement for the site shall be concrete.
  3. Staff suggests that the applicant incorporate some masonry material (min. 60% for total building) for the proposed building (specifically along the north and south elevations of the building). Currently, the applicant is proposing metal panel material for the building.
  4. Ingress/egress for 18-wheeler trucks shall only be used along N. Interstate Highway 35 (East) service road.
  5. Truck traffic exiting the facility shall be restricted to left turn only access onto North Interstate Highway 35 (East). Trucks exiting the facility may not have egress to Ovilla Rd. in the direction of West US Highway 287. The property owner will be required to install appropriate signage indicating ingress and egress restriction to and from the site.

ATTACHED EXHIBITS

1. Property Owner Notification Responses
2. Site Plan
3. Landscape Plan
4. Elevation/Façade Plan
5. Fire Truck Diagram
6. Truck Traffic Exhibit
7. Signage

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Colby Collins
Planning Manager
ccollins@waxahachie.com

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

(18)

PropertyID	Owner's Name	Acreage	Legal Description	Owner's Address	Owner's City	Owner's State	Owner's ZIP	Physical Address
174768	WIDRICK HOLDINGS LTD	1.127	LOT 1R MC EWEN 1.127 AC	501 N I35	WAXAHACHIE	TX	75165	507 N INTERSTATE 35 WAXAHACHIE TX 75165
174769	CENTRAL KUBOTA LLC	1.87	LOT 2R MC EWEN 1.87 AC	501 N INTERSTATE 35	WAXAHACHIE	TX	75165	501 N INTERSTATE 35 WAXAHACHIE TX 75165
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	WAXAHACHIE	TX	[illegible]	[illegible]
180382	MALACHI MINISTRIES OF WAXAHACHIE	1.19	101 TR 7 E BELLOW 1.19 ACRES	503 N INTERSTATE HIGHWAY 35 E	WAXAHACHIE	TX	75165	207 OVILLA RD WAXAHACHIE TX 75167
180383	MARTINEK & ASSOC. LP	31.107	101 E BELLOW 31.107 ACRES	2256 BELLS CHAPEL RD	WAXAHACHIE	TX	75165	HIGHWAY 287 WAXAHACHIE TX 75165
180388	MYTI PROPERTIES LLC	12.227	101 E BELLOW 12.227 ACRES	197 OVILLA RD	WAXAHACHIE	TX	75167	197 OVILLA RD WAXAHACHIE TX 75167

(18)

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-81-2021

KOUTROS SONIA W & DEMETRE
2547 FM 1446
WAXAHACHIE, TX 75167

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, June 29, 2021 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, July 6, 2021 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

1. Request by Keegan Amos, DAE, for a **Specific Use Permit (SUP)** to allow Outside Storage and Outside Display at an existing industrial business use within a Light Industrial-1 zoning district located at 507 Interstate 35 (Property ID 174768) - Owner: WIDRICK HOLDINGS LTD (ZDC-81-2021)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: ZDC-81-2021 **City Reference: 179572**

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on *Tuesday, June 22, 2021* to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☑ SUPPORT ☐ OPPOSE

Comments:

Signature

Date: 6-16-21

Demetre Koutros
Printed Name and Title

Address: 509 N IH 35E

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.

(18)

Local Benchmarks

BM-1 East side of site ½" iron Rod Set with cap stamped "Trans Texas Surveying Control Point"

Elevation 582.77
N 6837149.56
E 2470735.29

BM-2 West side of site ½" iron Rod Set with cap stamped "Trans Texas Surveying Control Point"

Elevation 576.72
N 6837108.03
E 2470436.34

Floodplain Note

By graphic plotting only this property is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) of the Flood Insurance Rate Map Community Panel No 48139C0180F, which bears an effective date of June 3 2013 and is not located in a special flood hazard area No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency

Fire Protection Notes

a Plans and specifications in accordance with NFPA 24 for the private fire line shall be submitted for review and approval prior to installation
b underground fire line installation including thrust blocks shall be inspected prior to being backfilled
c hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

existing
proposed

Linetypes

sanitary main
sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
storm sewer (solid wall, proposed)
storm sewer (perforated proposed)
water main
water service (fire)
water service (domestic)
water service (irrigation)
natural gas main
natural gas service entrance
underground primary electric
underground secondary electric
overhead electric
underground cable/phone/data
underground cable/phone/data service
fence-chainlink
fence-wood
fence-barbed wire
treeline

Symbols

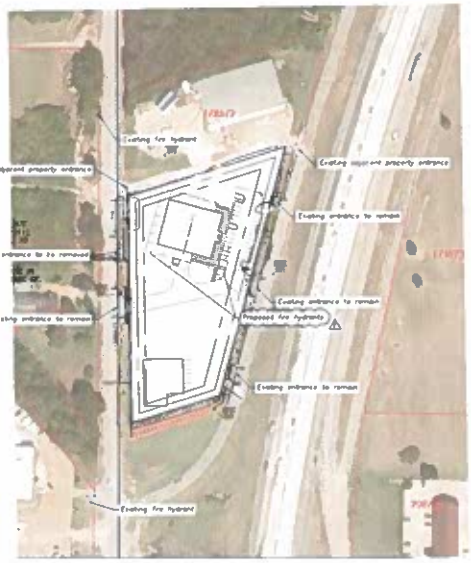
sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Construction Legend

concrete pavement
concrete pavers
standard curb & gutter
standard dry curb & gutter

Property Legend

right of way
property lines
easements
setbacks



2 Driveway Plan
scale 1" = 100'
north 0 50 100 200

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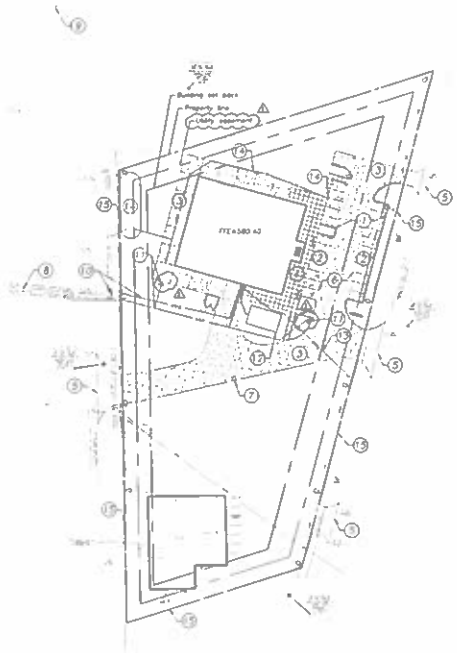


1 Civil Site Plan
scale 1" = 50'
north 0 25 50 100
Refer to A1.1 for remainder plan

Construction/Utility Notes

1 Construct standard set of dry concrete curb & gutter where indicated (see legend)
2 Construct light duty concrete pavement where indicated (see legend) per Geotech report
3 Construct standard duty concrete pavement where indicated (see legend) per Geotech report
4 Construct concrete sidewalk where indicated (see legend) per pavement section detail
5 Existing entrance to remain
6 Proposed changing ADA Parking sign (reserved symbol parking only) typ See architectural plans
7 Site lighting typ Refer to photometric plan
8 Existing 24" water main
9 Existing fire hydrant
10 Existing water service line connection to be reused if possible
11 Proposed 6" water fire line and fire hydrant
12 Proposed sanitary septic tank with removal of (2) existing systems on site
13 Proposed electrical service with pad mounted transformer
14 Proposed detention basin & 13" storm system to reduce runoff
15 Existing pipe rail fencing to remain

Texas 811 Dig Safely

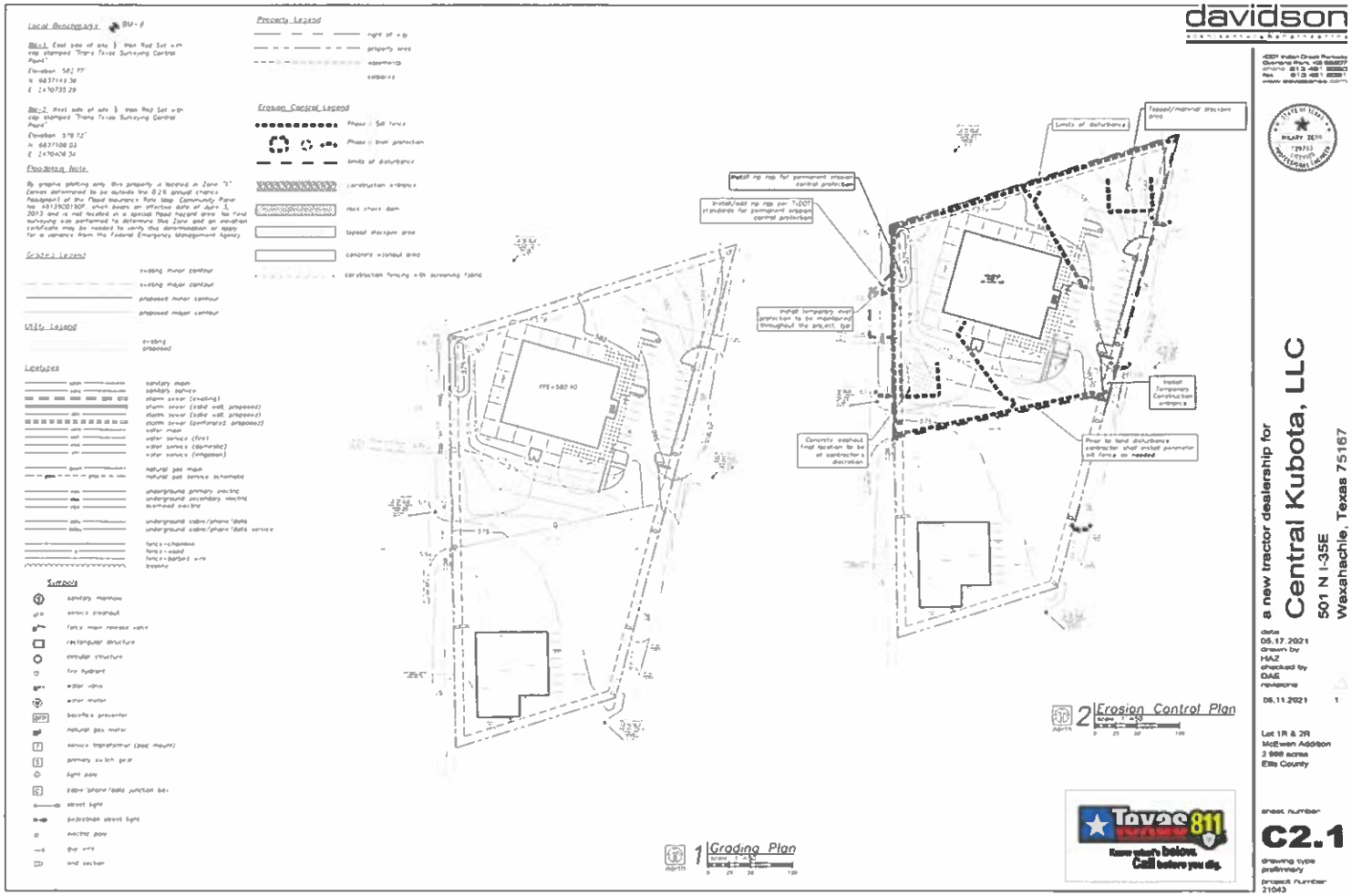
a new tractor dealership for
Central Kubota, LLC
501 N I-35E
Waxahachie, Texas 75167

date
05 17 2021
drawn by
DAE
checked by
DAE
revisions
08 11 2021 1

Lot 1R & 2R
McEwen Addition
2.996 acres
Ellis County

sheet number
C1.2
drawing type
preliminary
project number
21043

(18)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Local Benchmarks
Property Legend
Erosion Control Legend
Flooding Note
Contour Legend
Utility Legend
Linetypes
Symbols
Install rip rap for permanent erosion control protection
Install/add rip rap per TxDOT standards for permanent erosion control protection
Install temporary erosion protection to be maintained throughout the project, typ.
Limits of disturbance
Topsoil/material stockpile area
Install Temporary Construction entrance
Concrete asphalt final location to be at contractor's discretion
Prior to land disturbance contractor shall install perimeter silt fence as needed
FFE=580.40
1 Grading Plan
2 Erosion Control Plan
Texas811
Know what's below. Call before you dig.
a new tractor dealership for
Central Kubota, LLC
501 N I-35E
Waxahachie, Texas 75167
Lot 1R & 2R
McEwen Addition
2.988 acres
Ellis County
C2.1
drawing type
preliminary
project number
21043

(48)

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Plant Schedule:

key	qty	botanical name	common name	size	remarks
shade - ornamental medium trees					
cs	4	Cercis Canadensis	Eastern Redbud	7' ht	as per
ms	2	Magnolia grandiflora	Southern Magnolia	8' ht	as per
ph	4	Prunus caroliniana	Carolina Cherry Laurel	7' ht	as per
ornamental shrubs					
ab	32	Buxus sinica var. insularis 'Winter Gem'	Winter Gem Boxwood	1 gal.	as per
sb	5	Ilex Sugar Ball	Sugar Ball Holly	1 gal.	as per

Landscape Calculations:

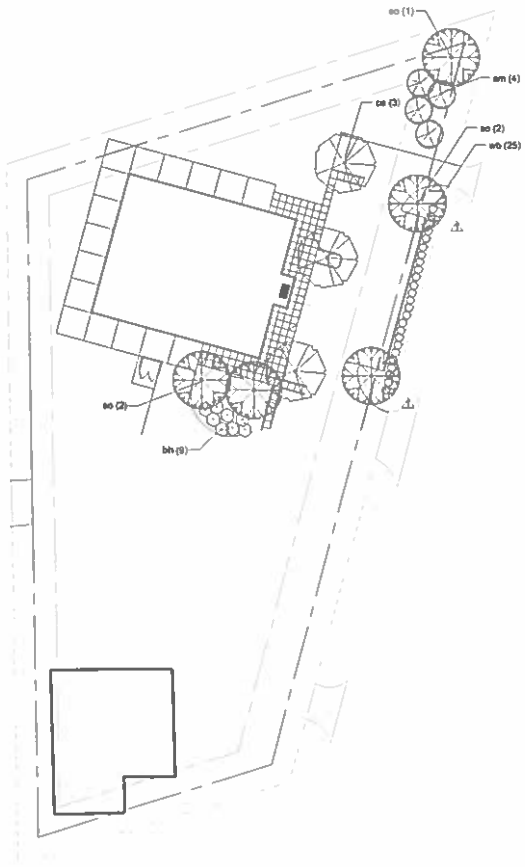
[illegible]

Landscape Notes:

[illegible]

Irrigation Notes:

[illegible]



1 Landscape Plan
scale: 1" = 30'-0"

VSM

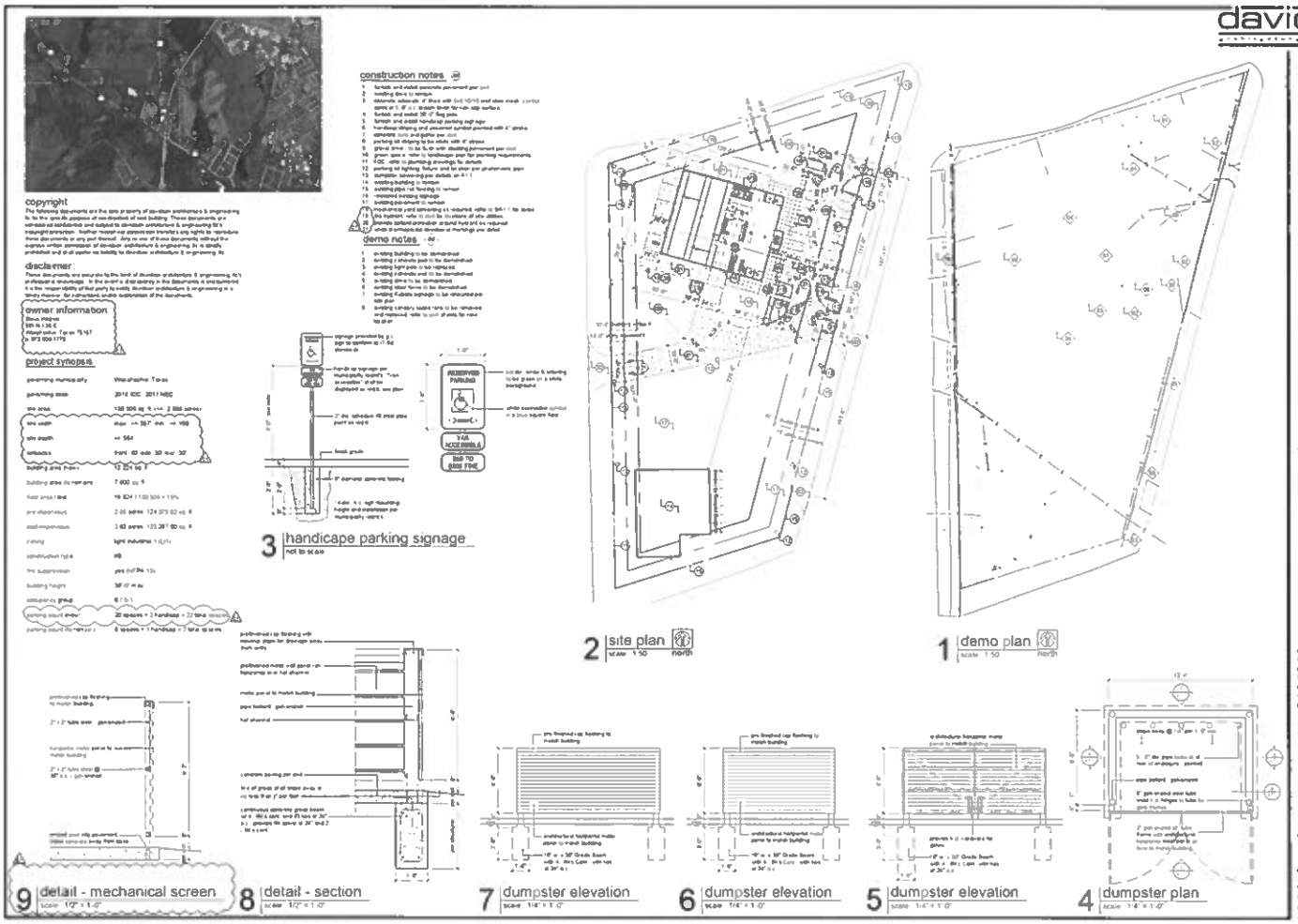
08.11.2021

a proposed new building for
Central Kubota, LLC
507 N I-35
Waxahachie, Texas 75167

date 06.17.2021
drawn by tjv
checked by vsm
revisions
06.11.2021

sheet number
L1.1
drawing type preliminary
project number 1-0000

(18)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copyright
disclaimer
owner information
project synopsis
construction notes
demo notes
3 handicape parking signage
not to scale
2 site plan
1 demo plan
9 detail - mechanical screen
8 detail - section
7 dumpster elevation
6 dumpster elevation
5 dumpster elevation
4 dumpster plan
a proposed new building for
Central Kubota, LLC
507 N I-35
Waxahachie, Texas 75167
sheet number
A1.1
drawing type
preliminary
project number
21043

(18)

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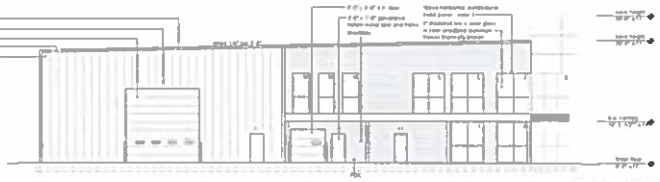
exterior materials and finishes

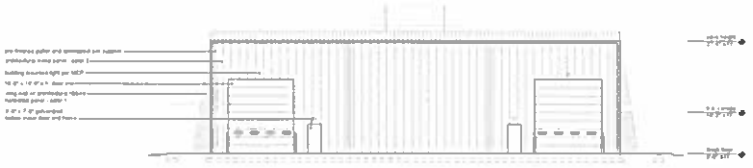
material percentages

1 east elevation
scale 1/32" = 1'-0"



2 south elevation
scale 1/32" = 1'-0"

3 north elevation
scale 1/32" = 1'-0"



4 west elevation
scale 1/32" = 1'-0"

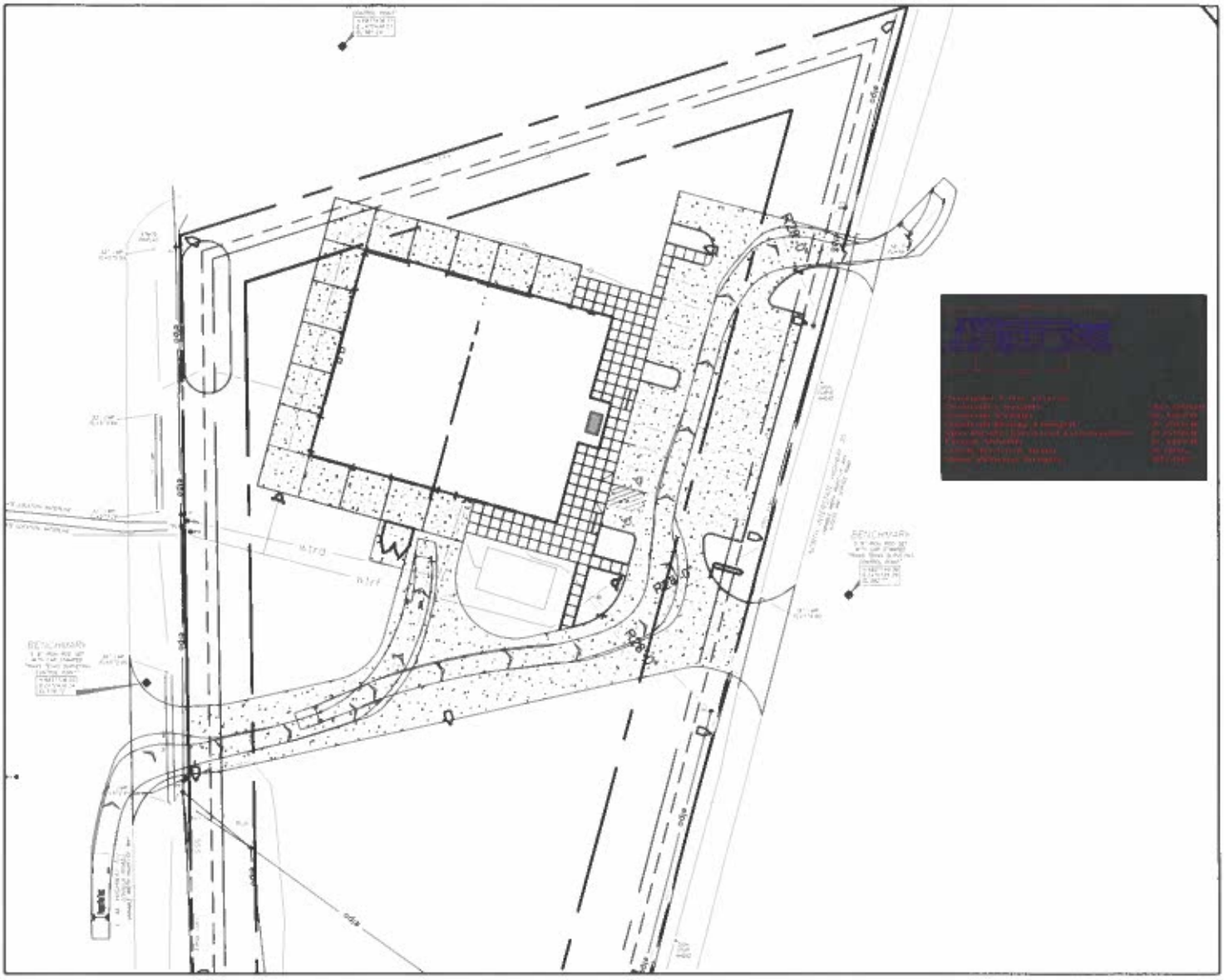
HASTCO CONSTRUCTION
785.235.8718

a proposed new building for
Central Kubota, LLC
507 N I-25
Waxahachie, Texas 75167

date
drawn by
checked by
revisions

A3.1

drawing type
preliminary
project number
21043



(18)

davidson
ARCHITECTURE + ENGINEERING
celebrating 25 years
1995-2020

June 21, 2021

City of Waxahachie, Planning Department
401 S. Rogers St.
Waxahachie, Texas 75168

Re: Central Kubota, LLC
507 N I-35E, Waxahachie, Texas 75167
Case: ZDC-81-2021

The below description is the anticipated vehicular path for large trucks entering and exiting the site.

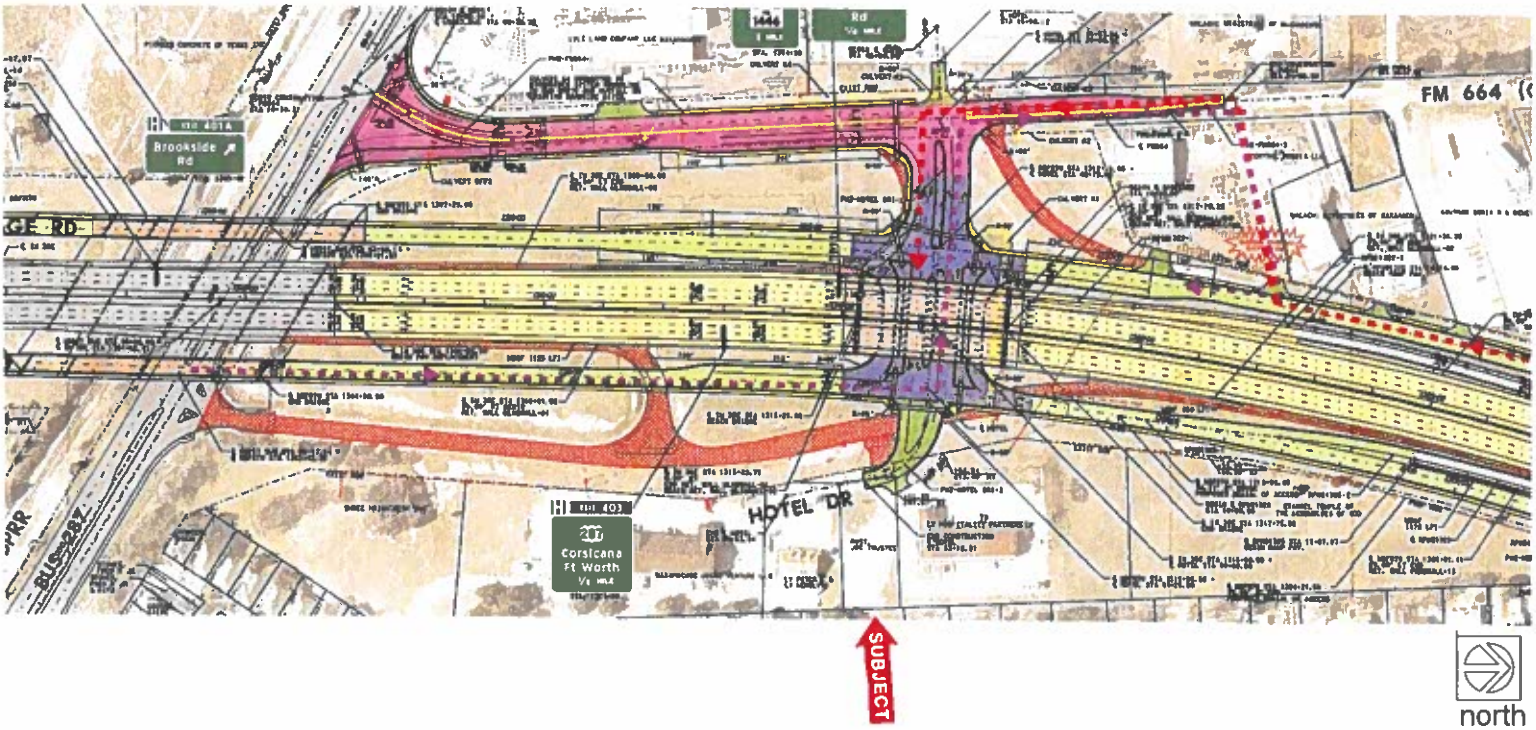
Coming from the north off of I-35 E down onto the new interchange being constructed by TXDot, a semi will enter from the East side of the site and exit on the west side of the site onto Ovilla Rd. and take a left to enter back onto I-35 from the new intersection.

Coming from the south off of I-35 E a semi will exit down to approach the new intersection on the left. After they cross the new intersection that will take a right onto Ovilla Rd. and take another right to enter the site from the west side and exit from the east back south to the new intersection.

See attached exhibit. Red dashed line represents a truck coming from the north, magenta line represents truck coming from the south.

(18)

Future Intersection As Shown At TXDOT Public Meeting
May 2019



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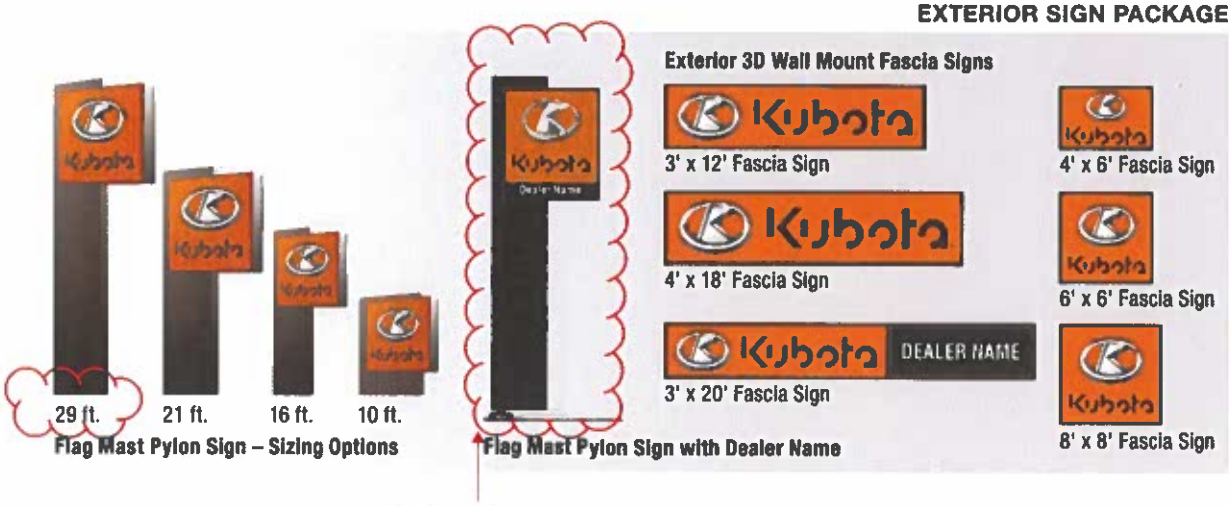
EXTERIOR SIGN PACKAGE



Existing signage to be relocated
per Site Plan on A1.1.