

A G E N D A

The Waxahachie Planning & Zoning Commission will hold a regular meeting on ***Wednesday, May 24, 2023 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
 David Hudgins
 Erik Test
 Ron Ansell

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. ***Consider*** minutes of the regular Planning & Zoning Commission meeting of May 10, 2023
5. ***Consider*** a request by Naveen Khammampati, Turnkey Tract, for a Plat of Dominion Park, 213 lots, being 78.22 acres, located directly west of 312 Ovilla Road, situated in the E. Horton Survey, Abstract 466, and the Elijah Bellow Survey, Abstract 101, an addition to the City of Waxahachie (Property ID: 180391) – Owner: WAXAHACHIE ONE DEVELOPMENT (SUB-183-2023) Staff: Zack King
6. ***Public Hearing*** on a request by Matthew Kepler, for a Replat of Lots 32R and 34R, Block 181 of the Town Addition, to create Lot 32R-R, Block 181 of the Town Addition, 1 residential lot, being 0.2595 acres, located at 111 Griffin Street, (Property ID: 226134) – Owner: MATTHEW KEPLER (SUB-18-2023) Staff: Zack King
7. ***Consider*** recommendation of SUB-18-2023
8. ***Public Hearing*** on a request by Cody Crannell, CCM Engineering, for a Plat of Bison Meadows, ninety-five (91) single family residential lots & two (2) open space lots, being 111.936 acres, located north of the intersection of Gibson Road & FM 813, situated in the N. Newsome Survey, Abstract 801, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 188545) – Owner – BISON MEADOWS 137 LLC (SUB-71-2022) Staff: Zack King
9. ***Consider*** recommendation of SUB-71-2022
10. Adjourn

The Planning and Zoning Commission reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. 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 469-309-4006 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
May 10, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, May 10, 2023 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
David Hudgins
Erik Test
Ron Ansell

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Eleana Tuley, Senior Planner
Oanh Vu, Planner
Amber Villarreal, City Secretary
Chris Wright, Council Representative

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

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

- 3. **Public Comments**

None.

- 4. **Consider minutes of the regular Planning & Zoning Commission meeting of April 26, 2023**

Action:

Melissa Ballard moved to approve the minutes of the regular Planning & Zoning Commission meeting of April 26, 2023. Ron Ansell seconded, All Ayes.

- 5. **Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Sagebrush Iroquois, lots 1 and 2, Block A, being 1.195 acres, located at 175 Sagebrush Lane, situated in the J.B. & A. Adams Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID 216173) – Owner: RICARDO SCHACK (SUB-156-2022) Staff: Eleana Tuley**

Eleana Tuley, Senior Planner, presented the case noting the applicant requests to plat a 1.195-acre tract into two lots for non-residential use. The property owner’s medical practice currently exists on Lot 1, and he plans to sell Lot 2. There is no prospective user or project for Lot 2 at this time. The subject property is zoned Planned Development-General Retail (PD-GR), and both lots comply with the minimum lot size requirements and have adequate water and wastewater services. Before filing the plat with the County, the applicant must install water service to Lot 2. Based on

the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat request.

Action:

Ron Ansell moved to approve SUB-156-2022 for a Plat of Sagebrush Iroquois, Lots 1 and 2, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Betty Square Coleman seconded, All Ayes.

- 6. Public Hearing on a request by Brenden Determann, 1002 MLK, a Series of B&B Managing & Consulting, LLC, for a Replat of Block 9, Nowlin Addition, to create Lot 1R, Block 9, Nowlin Addition, 1 residential lot, being 0.2307 acres, located at 1002 Dr. Martin Luther King Jr. Blvd., (Property ID: 202130) – Owner: 1002 MLK, A SERIES OF B&B MANAGING & CONSULTING, LLC (SUB-10-2023) Staff: Zack King**

Zack King, Senior Planner, presented the case noting the applicant proposes to Replat the subject property into one (1) lot for single-family residential use. The applicant proposes providing approximately 22’ of right-of-way (ROW) dedication for MLK Jr. Boulevard and approximately 6.5’ of ROW for Oneida Street, in conformance with the City of Waxahachie Thoroughfare Plan. The proposed lot meets the minimum lot size and dimension requirements of the Infill Overlay District. He noted one letter of opposition and five letters of support were received. Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat request.

Chairman Keeler opened the Public Hearing.

Brendan Determann, asked for clarification if a sidewalk will be required on the property and Mr. King stated a sidewalk is required to be installed along all right-of-ways. Mr. Determann noted he would comply with the requirement.

There being no others to speak for or against SUB-10-2023, Chairman Keeler closed the Public Hearing.

Ms. Betty Square Coleman expressed her support for enforcing the sidewalk requirement as lots are developed or re-developed.

- 7. Consider approval of SUB-10-2023**

Action:

Betty Square Coleman moved to approve SUB-10-2023, a Replat of a portion of Block 9 of the Nowlin Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.

- 8. Public Hearing on a request by David Riley, for a Replat of Lot A-1 and A-2 of Lake Shore Acres, to create Lots A-1R and A-2R of Lake Shore Acres, two residential lots, being 1.881 acres, located at 104 & 106 Shoreway Circle, (Property ID 174617 & 174618) – Owner: DAVID RILEY & DEANNE RILEY (SUB-19-2023) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to Replat the subject property into two (2) lots for single-family residential use. Specifically, the applicant is pursuing a Replat to adjust the shared internal lot line between Lots A-1 and A-2, approximately 12' to the west. The current shared property line is within a few feet of the existing pool on Lot A-1. This change will result in the internal lot line moving farther away from the existing swimming pool, eliminating concerns regarding setbacks in the event of a future sale of the property. He noted one letter of support was received. Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat request.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-19-2023, Chairman Keeler closed the Public Hearing.

9. Consider approval of SUB-19-2023

Action:

Bonney Ramsey moved to approve SUB-19-2023, a Replat of Lot A-1 and A-2 of Lake Shore Acres, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. David Hudgins seconded, All Ayes.

10. Consider a request by Anna Carrillo, Carrillo Engineering, for a Plat of the North Grove Center Addition, being 20.01 acres, located at the northeast corner of US Highway 77 and E North Grove Boulevard, situated in the Henri Sange Survey, Abstract 1009, and the Allen W. Brown Survey, Abstract 102, an addition to the City of Waxahachie (Property ID: 191121, 262125, & 262126) – Owner: HIGH FIVE TRUST – BJA (Mark) (SUB-15-2023) Staff: Zack King

Mr. King presented the case noting the applicant proposes to Plat the subject property into ten (10) lots for commercial use as part of the North Grove Center Planned Development (Ord. 3365). The proposed lots are in conformance with the zoning for the property, as well as the 2023 Waxahachie Thoroughfare Plan. With this plat, the applicant is proposing a variable-width Public Access Easement to allow for connectivity between all lots.

The applicant is seeking a variance from Section 3.6(b) of the Waxahachie Subdivision Ordinance; which requires each proposed lot to front onto a dedicated, improved public street. The applicant is seeking this variance to allow proposed Lot 1 & Lot 10 to have no frontage on a dedicated, improved public street. The location of Lot 1 & Lot 10 on the proposed Plat does conform with the concept plan for the development approved with Ordinance 3365. Lot 10 is proposed to front onto the Public Access Easement as opposed to a dedicated, improved public street. Lot 1 is proposed to serve only as a storm water detention lot and is required to be owned and maintained in perpetuity by the owner of Lot 9. Due to this, it will be possible to access the proposed Lot 1 through the internal drives of Lot 9. Considering all proposed lots will have reasonable access, staff is supportive of this variance request. Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the plat with the associated variance request.

The Commission inquired about the access easement and addressing for Lot 1 and Lot 10. Mr. King explained the access easement will be established with the approval of the Plat in perpetuity. He noted Staff worked with the Police and Fire Departments to determine addressing.

Action:

Melissa Ballard moved to recommend approval of SUB-15-2023, a Plat of the North Grove Center Addition and the associated variance request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.

11. Adjourn

There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

Planning & Zoning Department

Plat Staff Report

Case: SUB-183-2023



MEETING DATE(S)

Planning & Zoning Commission: May 24, 2023

CAPTION

Consider request by Naveen Khammampati, Turnkey Tract, for a **Plat** of Dominion Park, 213 lots, being 78.22 acres, located directly west of 312 Ovilla Road, situated in the E. Horton Survey, Abstract 466, and the Elijah Bellow Survey, Abstract 101, an addition to the City of Waxahachie (Property ID: 180391) – Owner: Waxahachie One Development (SUB-183-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to approve SUB-183-2023, a Plat of Dominion Park, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into 206 residential lots and 7 open-space HOA lots as part of the Dominion Park subdivision.

CASE INFORMATION

<i>Applicant:</i>	Naveen Khammampati, Turnkey Tract
<i>Property Owner(s):</i>	Waxahachie One Development
<i>Site Acreage:</i>	78.22 acres
<i>Number of Lots:</i>	213 lots
<i>Number of Dwelling Units:</i>	206 units
<i>Park Land Dedication:</i>	The cash in lieu of park land dedication for this case is estimated at \$82,400.00 (206 residential dwellings at \$400.00 per dwelling).
<i>Adequate Public Facilities:</i>	Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

<i>General Location:</i>	Directly west of 312 Ovilla Road
<i>Parcel ID Number(s):</i>	180391
<i>Current Zoning:</i>	Planned Development-Single Family-3 (PD-SF-3)
<i>Existing Use:</i>	The subject property is currently undeveloped.
<i>Platting History:</i>	The subject property is a portion of the E. Horton Survey, Abstract 466, and the Elijah Bellow Survey, Abstract 101.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to plat the subject property into 206 residential lots and 7 open-space HOA lots as part of the Dominion Park subdivision. The proposed plat includes a 15’ right-of-way (ROW) dedication along Ovilla Road, in conformance with the City of Waxahachie Thoroughfare Plan. The plat includes three (3) residential lot types; which can be referenced in the table below. The layout of the proposed plat adheres to the approved Planned Development zoning (Ord. 3301) and the development agreement for the subject property.

Lot Type	Min. Size (sq.ft.)	Min. Width	Min. Depth	Min. Front Setback	Min. Rear Setback	Min. Side Setback
Type 1	7,200	60’	100’	20’	20’	5’ (10’ corner)
Type 2	8,400	70’	100’	20’	20’	10’ (15’ corner)
Type 3	10,000	80’	100’	20’	20’	10’ (15’ corner)

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Plat request.

ATTACHED EXHIBITS

1. Plat

APPLICANT REQUIREMENTS

1. If approved by the Planning and Zoning Commission, 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 the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com

SEE SHEET 2 OF 3

LOT 1X DETAIL
1" = 40'

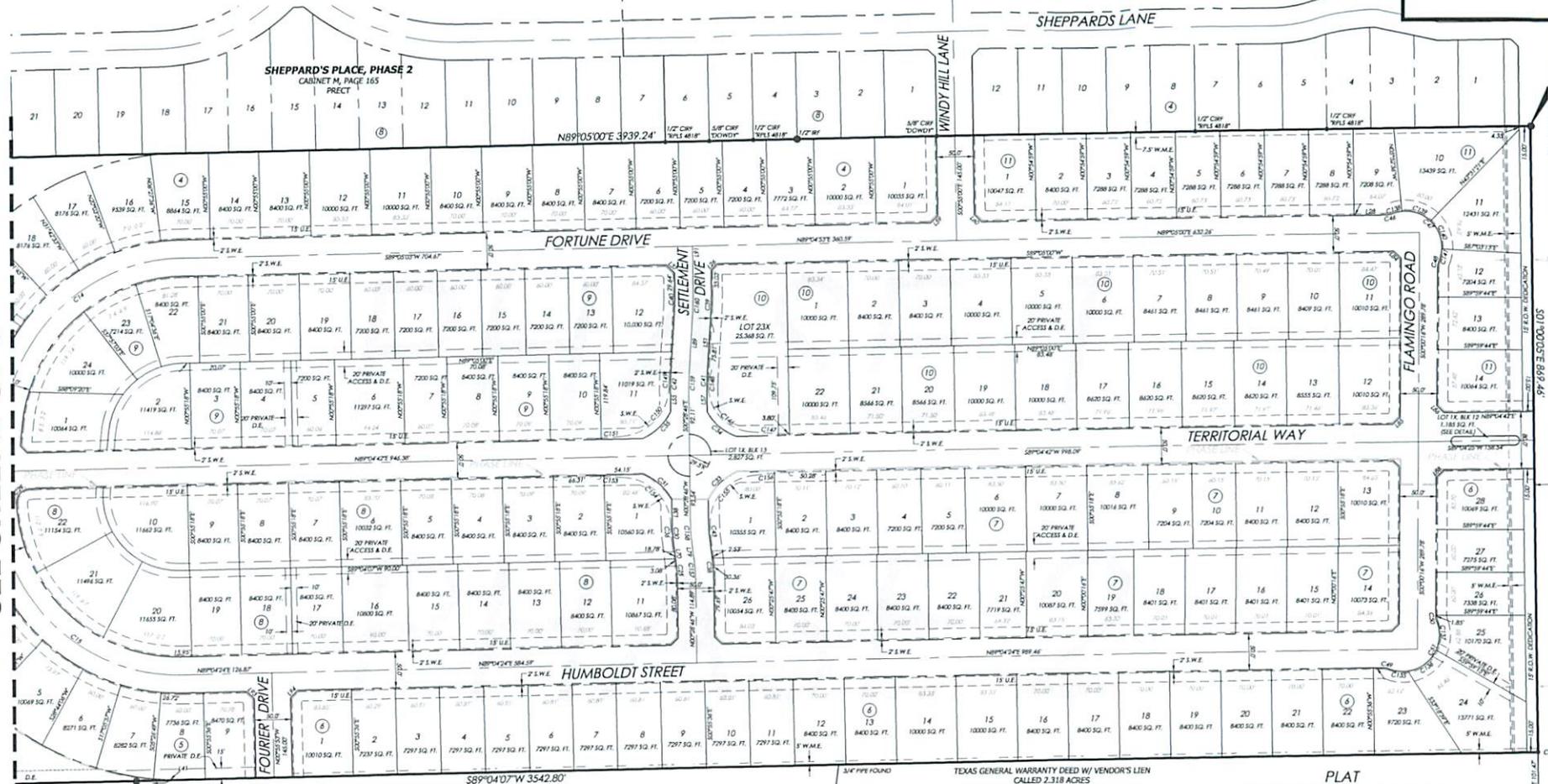


SHEPPARD'S PLACE, PHASE 1
CABINET K, PAGE 181
PRECT

SHEPPARDS LANE

SHEPPARD'S PLACE, PHASE 2
CABINET M, PAGE 165
PRECT

POINT OF BEGINNING
C&G
M&S (G&D)
N. 683642.54
E. 240331.03
1/2" IR BEARS
N89°05'00" E 3939.24'



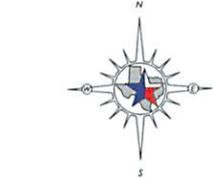
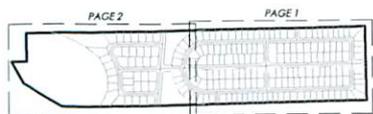
GENERAL WARRANTY DEED W/ VENDOR'S LIEN
CALLED 20,000 ACRES
D. WAYNE BOZE AND MARIA M.
BOZE, HUSBAND AND WIFE
CC# 1420472
OPRECT

WARRANTY DEED W/ VENDOR'S LIEN
CALLED 31.107 ACRES
MARTINEK & ASSOCIATES, LP
VOLUME 2140, PAGE 1979
DRECT

TEXAS GENERAL WARRANTY DEED W/ VENDOR'S LIEN
CALLED 2.818 ACRES
OSCAR A FLORES, SINGLE MAN AND
ELVIRA MELENDEZ, SINGLE WOMAN
CC# 2136023
OPRECT

PLAT
DOMINION PARK
BLOCK 1, LOTS 1-21X; BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-8; BLOCK 4, LOTS 1-23X
BLOCK 5, LOTS 1-10X; BLOCK 6, LOTS 1-28
BLOCK 7, LOTS 1-26; BLOCK 8, LOTS 1-22
BLOCK 9, LOTS 1-24; BLOCK 10, LOTS 1-23X;
BLOCK 11, LOTS 1-14; BLOCK 12, LOTS 1X;
BLOCK 13, LOTS 1X; BLOCK 14, LOTS 1X;
BEING 78.220 ACRES OF LAND SITUATED IN THE E.
HORTON SURVEY, ABSTRACT NO. 466, AND THE
ELIJAH BELLOW SURVEY, ABSTRACT NO. 101, IN
THE CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

206 RESIDENTIAL LOTS
7 OPEN SPACE HOA LOTS
MAY, 2023
ZONING: PD-SF-3
CASE NUMBER SUB-183-2022
PAGE 1 OF 3



ENGINEER:
TURNKEY TRACT
2770 MAIN ST., #171
FRISCO, TX 75033
CONTACT: NAYEN KHAMMAMPATI
NKCVLENGINEER@GMAIL.COM

SURVEYOR OF RECORD:
MARSHALL MILLER, RPLS
LICENSE NO. 6802
OWNER/DEVELOPER:
E8 DEVELOPMENTS, LLC
WAXACHIE ONE DEVELOPMENT
6350 N. 35E. SERVICE ROAD
WAXAHACHIE, TX 75145
CONTACT: GEORGE SALVADOR
INFO@ELLIANCUSTOMHOMES.COM



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD. STE A
JOSHUA, TX 76058
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

THE PURPOSE OF THIS PLAT IS TO
CREATE A 213 LOT SUBDIVISION

(5)



SPECIAL WARRANTY DEED W/ VENDOR'S LIEN (REMAINDER) CALLED 54.929 ACRES SHEPPARD'S PLACE HOLDING COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY CCA 1515913 OPRCT

SHEPPARD'S PLACE, PHASE 2 CABINET M, PAGE 165 PRECT

SPECIAL WARRANTY DEED CALLED 222.271 ACRES WAXAHACHIE INDEPENDENT SUBDIVISION PROJECT CCA 1509862 OPRCT

CORRECTION GENERAL WARRANTY DEED CALLED 78.220 ACRES WAXAHACHIE ONE DEVELOPMENT, A SERIES OF EIS DEVELOPMENT II, LLC CCA 2240584 OPRCT

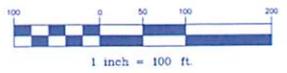
1/2" BEAR 128°00'15"W 294.80'
 1/2" BEAR 128°00'15"W 294.80'

SCALED MAP LOCATION OF ZONE "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, HAZRD NO. 48139C175F, DATED: JUNE 3, 2013

1" UTILITY EASEMENT
 2' SIDEWALK EASEMENT

FRONT
 20' B.L.
 LOT
 20' B.L.
 LOT
 SIDE YARD SETBACKS VARY BASED ON THE LOT TYPE (SEE SIDE YARD SETBACK TABLE)
 BACK

	TYPE 1 (67' WIDE)	TYPE 2 (70' WIDE)	TYPE 3 (80' WIDE)
REGULAR LOT SIDE SETBACK	5	10	10
CORNER LOT SIDE SETBACK	10	15	15



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

PRELIMINARY
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER DATE: _____, 2023
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6882 STATE OF TEXAS

CITY OF WAXAHACHIE APPROVALS
 APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF WAXAHACHIE

CHAIRPERSON _____ DATE _____
 ATTIST _____ DATE _____

THE PURPOSE OF THIS PLAT IS TO CREATE A 213 LOT SUBDIVISION

SURVEYOR OF RECORD:
 MARSHALL MILLER, RPLS LICENSE NO. 6882

ENGINEER:
 TURNKEY TRACT 2770 MAIN ST., #171 FRODO, TX 75033 CONTACT: NAVEEN KHANNAKAMPATI NCK@ENGINEER4GMAIL.COM

OWNER/DEVELOPER:
 EIS DEVELOPMENT II, LLC, WAXAHACHIE ONE DEVELOPMENT 6300 N. I. 35E, SERVICE ROAD WAXAHACHIE, TX 75165 CONTACT: GEORGE SALVADOR INFO@ELLIANCUSTODIOMMS.COM



-LONESTAR-
 LAND SURVEYING, LLC
 TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD. STE A JOSHUA, TX 76058
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PLAT DOMINION PARK

**BLOCK 1, LOTS 1-21X; BLOCK 2, LOTS 1-11
 BLOCK 3, LOTS 1-8; BLOCK 4, LOTS 1-23X
 BLOCK 5, LOTS 1-10X; BLOCK 6, LOTS 1-28
 BLOCK 7, LOTS 1-26; BLOCK 8, LOTS 1-22
 BLOCK 9, LOTS 1-24; BLOCK 10, LOTS 1-23X;
 BLOCK 11, LOTS 1-14; BLOCK 12, LOTS 1X;
 BLOCK 13, LOTS 1X; BLOCK 14, LOTS 1X;**
 BEING 78.220 ACRES OF LAND SITUATED IN THE E. HORTON SURVEY, ABSTRACT NO. 466, AND THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

206 RESIDENTIAL LOTS
 7 OPEN SPACE HOA LOTS
 MAY, 2023
 ZONING: PD-SF-3
 CASE NUMBER SUB-183-2022
 PAGE 2 OF 3

SEE SHEET 1 OF 3

(5)

(4+7)

Planning & Zoning Department

Plat Staff Report

Case: SUB-18-2023



MEETING DATE(S)

Planning & Zoning Commission: May 24, 2023

City Council: June 5, 2023

CAPTION

Public Hearing on a request by Matthew Kepler, for a **Replat** of Lots 32R and 34R, Block 181 of the Town Addition, to create Lot 32R-R, Block 181 of the Town Addition, 1 residential lot, being 0.2595 acres, located at 111 Griffin Street, (Property ID: 226134) – Owner: Matthew Kepler (SUB-18-2023) Staff: Zack King

RECOMMENDED MOTION

"I move to recommend approval of SUB-18-2023, a Replat of Lots 32R and 34R, Block 181 of the Town Addition and the associated variance request, subject to the conditions the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to replat the subject property into one (1) lot for single-family residential use.

CASE INFORMATION

Applicant: Matthew Kepler

Property Owner(s): Matthew Kepler

Site Acreage: 0.2995 acres

Number of Lots: 1 lot

Number of Dwelling Units: 1 unit

Park Land Dedication: N/A

Adequate Public Facilities: Adequate public facilities are available to the subject property.

SUBJECT PROPERTY

General Location: 111 Griffin Street

Parcel ID Number(s): 226134

Current Zoning: Single Family-3 (SF-3)

Existing Use: A single-family home currently occupies the subject property.

Platting History: The subject property was previously platted as Lots 32R & 34R, Block 181 of the Town Addition.

Site Aerial:



PLANNING ANALYSIS

The applicant proposes to replat the subject property into one (1) lot for single-family residential use. The applicant proposes to dedicate approximately 10' of right-of-way (ROW) for Griffin Street. The proposed lot does adhere to the minimum size and dimension requirements of the Infill Overlay District after taking this ROW dedication into account.

The applicant seeks a variance (Petition for Hardship Waiver) to allow for a 10' utility easement along Griffin Street. The applicant is seeking this variance because the existing home on the subject property is situated closer to the property line than 15' after considering the ROW dedication. The typical utility easement requirement along the public right-of-way (ROW) is 15'. If the applicant were to adhere to this requirement, a portion of the existing home would have to be demolished. Staff is supportive of the variance request for the 10' utility easement because the applicant has provided ROW dedication for Griffin Street, and City utility infrastructure is located within the Bryson Street ROW. However, as a condition of approval, the Applicant must provide documentation from franchise utility providers in the area (Oncor, AT&T, Charter, and Atmos) stating that they have no objection to the proposed easements before the recordation of the replat.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 42 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. At the time of this report, no letters of support or opposition have been received by staff.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Replat request with the conditions noted below.

Conditions:

1. The Applicant shall provide written documentation from franchise utility providers (Atmos, AT&T, and Oncor) to confirm whether existing franchise utilities are located on the subject property. The letters will also confirm that franchise utility providers have no objection to a 10' utility easement along Griffin Street as opposed to the typical 15' utility easement. The Applicant shall provide this documentation to Staff before the recordation of the replat.

ATTACHED EXHIBITS

1. Replat
2. Existing Site Exhibit

APPLICANT REQUIREMENTS

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

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

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

1. The Applicant shall provide written documentation from franchise utility providers (Atmos, AT&T, and Oncor) to confirm whether existing franchise utilities are located on the subject property. The letters will also confirm that franchise utility providers have no objection to a 10' utility easement along Griffin Street as opposed to the typical 15' utility easement. The Applicant shall provide this documentation to Staff before the recordation of the replat.

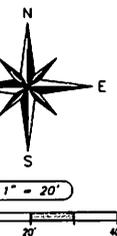
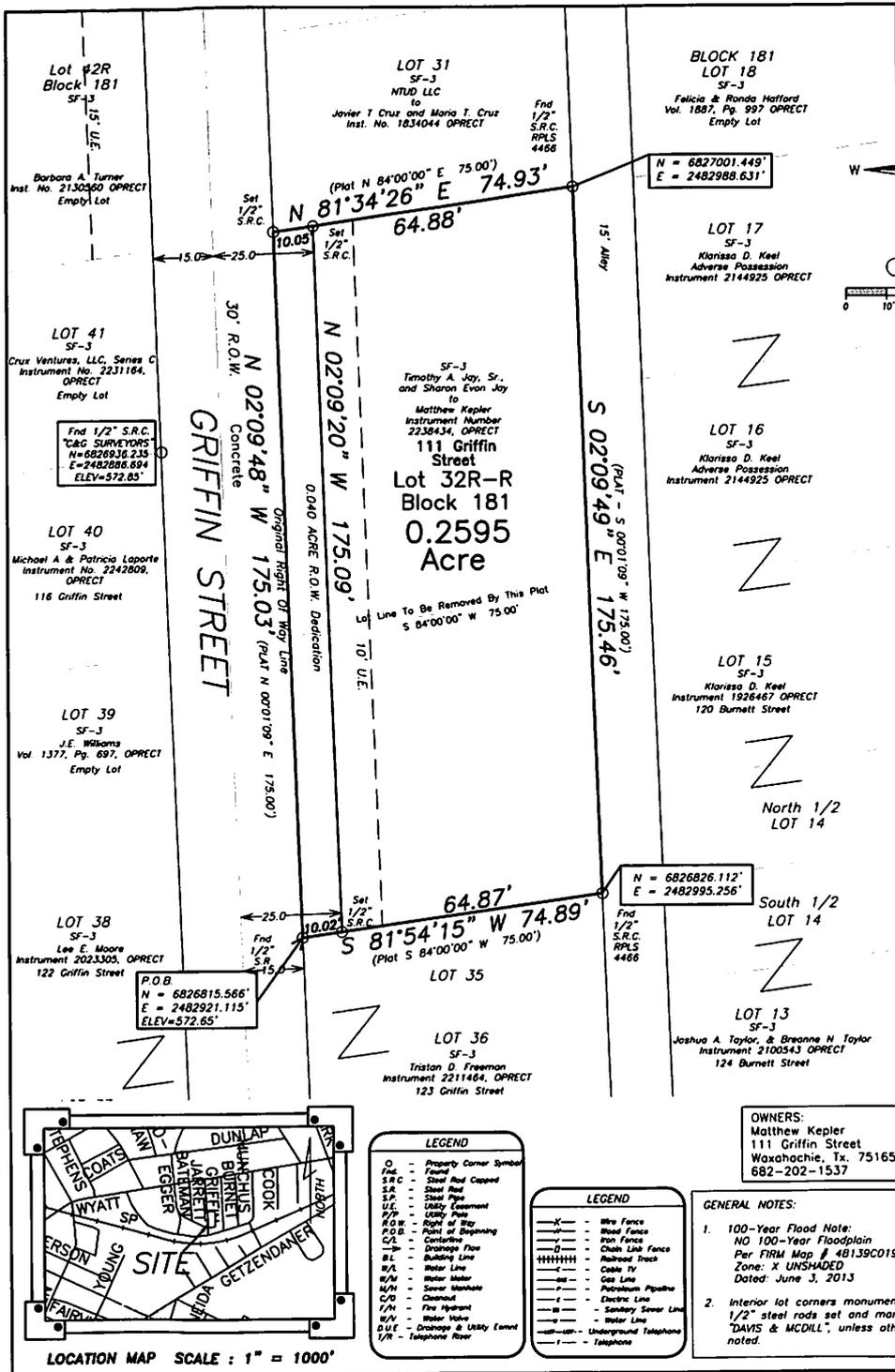
STAFF CONTACT INFORMATION

Prepared by:

Zack King
Senior Planner
zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com



OWNER'S CERTIFICATE:
STATE OF TEXAS §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS I, MATTHEW KEPLER, am the owner of a tract of land situated in the A. M. Keen Survey, Abstract No. 596, Ellis County, Texas and being Lots 32R and 34R, Block 181, Town Addition, an addition to the City of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet G, Side 127, Plat Records, Ellis County, Texas (PRECT) and described in deed from Timothy A. Jay, Sr., and Sharon Ewan Jay to Matthew Kepler, recorded in Instrument Number 2238434, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a point on the east right of way line of Griffin Street, at the southwest corner of said Lot 34R and the northwest corner of Lot 35, Block 181, Town Addition, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Volume 168, Page 207, Deed Records, Ellis County, Texas (DRECT), 1/2 inch steel rod found, having surface coordinate values of North = 6826815.566 feet and East = 2482921.115 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

THENCE N 02°09'48" W, with said Griffin Street right of way line and the west line said Lots 34R and 32 R, 175.03 feet (PLAT - N 00°01'09" E, 175.00 feet) to the northwest corner of said Lot 32R and the southeast corner of Lot 31 of said Block 181, Town Addition, recorded in Volume 168, Page 207, DRECT, described in deed from NTUD LLC to Javier T. Cruz and Maria T. Cruz, recorded in Instrument Number 1834044 OPRECT, a 1/2 inch steel rod, with plastic cap stamped "Davis & McDill" set;

THENCE N 81°34'26" E, with the northwest line of said Lot 32R and the southeast line of said Lot 31 a distance of 74.93 feet (PLAT - N 84°00'00" E, 75.00 feet) to the northeast corner of said Lot 32R and the southeast corner of said Lot 31, on the west right of way line of a 15 foot Alley, a 1/2 inch steel rod, with plastic cap stamped "RPLS 4466" found;

THENCE S 02°09'48" E, with the east line of said Lots 32R and 34R and said Alley right of way line, 175.46 feet (PLAT - S 00°01'09" W, 175.00 feet) to the southeast corner of said Lot 34R and the northeast corner of said Lot 35, a 1/2 inch steel rod, with plastic cap stamped "RPLS 4466" found;

THENCE S 81°54'15" W, with the southeast line of said Lot 34R and the northwest line of said Lot 35, a distance of 74.89 feet (PLAT - S 84°00'00" W, 75.00 feet) to the point of beginning and containing approximately 0.2995 acre of land which 0.040 acre is dedicated for Griffin Street.

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:
That I, Stuart G. Hamilton, RPLS 4480, do hereby certify that I prepared this plan from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie and Texas Local Government Code Chapter 212.

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RED INK

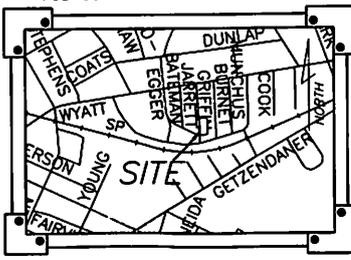
REPLAT
LOT 32R-R, BLOCK 181
TOWN ADDITION
Being a Replat of Lots 32R and 34R, Block 181 of TOWN ADDITION, a 0.2995 acre addition to the City of Waxahachie, Ellis County, Texas
1 Single Family Lot
Zoning: SF-3
Case Number: SUB-18-2023

OWNERS:
Matthew Kepler
111 Griffin Street
Waxahachie, Tx. 75165
682-202-1537

GENERAL NOTES:
1. 100-Year Flood Note:
NO 100-Year Floodplain
Per FIRM Map # 48139C0190 F
Zone: X UNSHADED
Dated: June 3, 2013
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

LEGEND	
○	Property Corner Symbol
○	Flag
S.R.C.	Steel Rod Capped
S.R.	Steel Rod
S.P.	Steel Pipe
U.P.	Utility Pole
U.P.P.	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C.B.	Centerline
D.T.	Drainage Pipe
B.L.	Building Line
M/L	Water Line
M/W	Water Meter
M/N	Water Meter
C/O	Ceiling
F/N	Fire Hydrant
M/W	Water Valve
D.U.E.	Drainage & Utility Easement
T/R	Telephone Pole
T	Telephone

LEGEND	
---	Mis Fence
---	Wood Fence
---	Iron Fence
---	Chain Link Fence
---	Railroad Track
---	Cable TV
---	Gas Line
---	Petroleum Pipeline
---	Electric Line
---	Fire Hydrant
---	Sanitary Sewer Line
---	Water Line
---	Underground Telephone
---	Telephone



Revisions	By

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 817-538-1185
A Texas licensed surveying firm # 10194851



Date: 05/01/2023
Scale: 1" = 20'
Drawn: D. McCutt
Job: 223-0007
Sheet 1 of 2 sheets.

(L&M)

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Matthew Kepler, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as REPLAT - LOT 32R-R, BLOCK 181, TOWN ADDITION, an addition to the City of Waxahachie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

By:

"Preliminary, this document shall not be recorded for any purpose."

Matthew Kepler, Owner

STATE OF TEXAS §
COUNTY OF ELLIS §

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

Given under my hand and seat of office, this _____ day of _____, 20_____.

"Preliminary, this document shall not be recorded for any purpose."

Notary _____ My Commission Expires On: _____

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

DRAINAGE NOTES:

- (1) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- (2) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- (3) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- (4) CITY OF WAXAHACHIE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: Planning and Zoning Commission City of Waxahachie

By: "Preliminary, this document shall not be recorded for any purpose."
Chairperson _____ Date _____

STATE OF TEXAS:
COUNTY OF ELLIS:

APPROVED BY: City Council City of Waxahachie

By: "Preliminary, this document shall not be recorded for any purpose."
Mayor _____ Date _____

ATTEST: _____ Date _____

City of Waxahachie Planning and Zoning Department
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290
www.waxahachie.com/Departments/PlanningandZoning

NOTE:
PROPERTY IS IN THE JURISDICTION OF THE CITY OF WAXAHACHIE, TEXAS AND IS SUBJECT TO THEIR PLATTING RULES AND REGULATIONS.

OWNERS:
Matthew Kepler
111 Griffin Street
Waxahachie, Tx. 75165
682-202-1537

Revisions	By

Davis & McDill, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681



Date: 05/01/2023
Scale: N/A
Drawn: D. Hocutt
Job: 223-0007
Sheet 2
of 2 sheets.

(L+M)

SURVEYOR'S CERTIFICATE

This is to certify that I, Stuart G. Hamilton, a Registered Public Land Surveyor of the State of Texas, have platted the subdivision hereon from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton _____ Date _____
Registered Professional Land Surveyor
Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RED INK

REPLAT
LOT 32R-R, BLOCK 181
TOWN ADDITION
 Being a Replat of Lots 32R and 34R, Block 181
 of TOWN ADDITION, a 0.2995 acre addition to the
 City of Waxahachie,
 Ellis County, Texas
 1 Single Family Lot
 Zoning: SF-3
 Case Number: SUB-18-2023

(6+7)

LOT 52
Andra F. Vera
Inst. No. 2009832,
OPRECT
LOT 53
SF-3

LOT 45
Charles Scranton, ETAL
Volume 2477, Page 1493,
OPRECT
LOT 44
SF-3

LOT 29
Aproach Investments LLC
Inst. No. 2039423 OPRECT
105 Griffin Avenue

LOT 30
Tristan D. Freeman
Inst. No. 2210455 OPRECT
107 Griffin Street

LOT 31
SF-3
NTUD LLC
Javier T. Cruz and Maria T. Cruz
Inst. No. 1834044 OPRECT

BLOCK 181
LOT 18
SF-3
Felicia & Ronda Hafford
Vol. 1887, Pg. 997 OPRECT
Empty Lot

LOT 54
Barbara Ann Turner
Instrument Number
2130560,
OPRECT

Proposed Lot 54R
Block 181

LOT 55
Barbara Ann Turner
Instrument Number
2130560,
OPRECT

Block Development Inc
Instrument No. 2044800,
OPRECT

LOT 56
11 Jarrell Avenue
SF-3

Barbara A. Turner
Inst. No. 2130360 OPRECT
Empty Lot

LOT 41
SF-3
Cruz Ventures, LLC, Series C
Instrument No. 2231164,
OPRECT
Empty Lot

LOT 40
SF-3
Michael A. & Patricia Laporte
Instrument No. 2242809,
OPRECT
116 Griffin Street

LOT 39
SF-3
J.E. Williams
Vol. 1377, Pg. 697, OPRECT
Empty Lot

LOT 38
SF-3
Lee E. Moore
Instrument 2023305, OPRECT
122 Griffin Street

LOT 32R-R
Block 181
0.2595
Acre
111 Griffin Street
Matthew Kepler
Instrument Number
2228434, OPRECT

LOT 17
SF-3
Klarissa D. Keel
Adverse Possession
Instrument 2144925 OPRECT

LOT 16
SF-3
Klarissa D. Keel
Adverse Possession
Instrument 2144925 OPRECT

LOT 15
SF-3
Klarissa D. Keel
Instrument 1926467 OPRECT
120 Burnett Street

South 1/2
LOT 14

LOT 13
SF-3
Joshua A. Taylor, & Breanne N. Taylor
Instrument 2100543 OPRECT
124 Burnett Street

LOT 36
SF-3
Tristan D. Freeman
Instrument 2211464, OPRECT
123 Griffin Street

LOT 37

15' Alley

GRIFFIN STREET

BURNETT STREET

15' UNIMPROVED ALLEY

84-2
Concrete Pad
Corner
Elevation = 573.0'

Lot #2R
Block 181
SF-3

S 78°34'11" E
1.00'

Set
1/2"
C.S.R.
"DAVIS & McDELL"

N 02°15'20" W 50.13'

Set
1/2"
S.R.C.

30' R.O.W.
Concrete

N 02°09'48" W 175.03' (PLAT N 00°01'09" E 175.00')

N 02°09'20" W 175.09'

Set
1/2"
S.R.C.

10.09'

10.09'

10.09'

10.09'

10.09'

10.09'

10.09'

10.09'

10.09'

Set
1/2"
S.R.C.

64.88'

64.88'

64.88'

64.88'

64.88'

64.88'

64.88'

64.88'

64.88'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

74.93'

Set
1/2"
S.R.C.

74.93'

74.93'

74.93'

74.93'

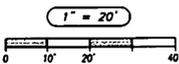
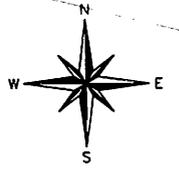
74.93'

74.93'

74.93'

74.93'

74.93'



AS-BUILT EXHIBIT

(8+9)

Planning & Zoning Department

Plat Staff Report

Case: SUB-71-2022



MEETING DATE(S)

Planning & Zoning Commission: May 24, 2023

CAPTION

Public Hearing on a request by Cody Crannell, CCM Engineering, for a Plat of Bison Meadows, ninety-one (91) single family residential lots & two (2) open space lots, being 111.936 acres, located north of the intersection of Gibson Road & FM 813, situated in the N. Newsome Survey, Abstract 801, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 188545) – Owner – Bison Meadows 137 LLC (SUB-71-2022) Staff: Zack King.

RECOMMENDED MOTION

"I move to approve SUB-71-2022, a Plat of the Bison Meadows, and the associated variance request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly."

APPLICANT REQUEST

The applicant requests to plat the subject property into ninety-one (91) single-family residential lots and two (2) open space lots as part of the Bison Meadow subdivision.

CASE INFORMATION

<i>Applicant:</i>	Cody Crannell, CCM Engineering
<i>Property Owner(s):</i>	Bison Meadows 137 LLC
<i>Site Acreage:</i>	111.936 acres
<i>Number of Lots:</i>	93 lots
<i>Number of Dwelling Units:</i>	91 units
<i>Park Land Dedication:</i>	N/A (ETJ)
<i>Adequate Public Facilities:</i>	Adequate public facilities are available via Rockett SUD and on-site wastewater services.

SUBJECT PROPERTY

<i>General Location:</i>	North of the intersection of Gibson Road and FM 813.
<i>Parcel ID Number(s):</i>	188545
<i>Current Zoning:</i>	N/A (ETJ)
<i>Existing Use:</i>	The subject property is currently undeveloped.

APPLICANT REQUIREMENTS

1. If approved by the Planning and Zoning Commission, within 30 days the applicant shall provide the Planning Department with 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 the applicant will be notified to make corrections.
 - b. If all comments were satisfied, then the applicant shall provide five signed, hard-copy plats.

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:

Zack King

Senior Planner

zking@waxahachie.com

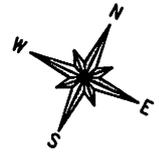
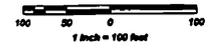
Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

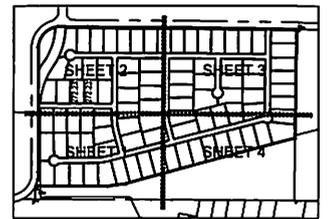
jennifer.pruitt@waxahachie.com

BL-BUILDING LINE
 L&D-UTILITY & DRAINAGE
 RR-ROAD FOUND
 CR-CAPPED IRON ROD SET
 CR-CAPPED IRON ROD FOUND
 R.W.-ROCKET WATER



Detail Line Table			Detail Line Table			Detail Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	49.45	S75°12'00"E	L4	80.11	N78°43'37"W	L7	80.27	N68°21'34"W
L2	30.30	S14°47'56"W	L5	20.09	S11°18'22"W	L8	20.07	S21°38'29"W
L3	41.38	S75°12'00"E	L6	82.37	N78°43'37"W	L9	87.11	S88°21'34"E

CLAY H ESTES
 VOLUME 1716, PAGE 576
 O.P.R.E.C.T.



KEY MAP
 1"=1000'

Detail Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	308.88	720.00	31.5831	N12°24'28"W	301.88
C2	136.88	850.00	8.1875	S2°42'02"E	136.72
C3	280.80	840.00	19.1529	S17°28'49"E	278.47
C4	165.88	840.00	11.5144	S2°18'24"E	165.81
C5	122.58	840.00	8.3616	N0°47'40"W	122.48
C6	340.48	840.00	23.2214	N16°30'19"W	336.12
C7	170.80	800.00	182.9154	S37°57'41"W	118.87
C8	88.83	800.00	85.5381	S74°00'47"E	84.89
C9	77.12	800.00	73.8487	N38°14'37"E	71.82
C10	84.34	800.00	81.4300	S87°54'47"W	81.30
C11	92.74	800.00	88.5620	S12°34'48"W	83.78
C12	84.29	800.00	80.0200	S78°19'29"E	84.85
C13	82.88	800.00	80.0432	N28°38'14"E	80.04
C14	22.85	800.00	21.8200	S18°38'15"W	22.51
C15	138.08	800.00	129.8288	S37°10'27"E	108.79
C16	155.85	800.00	148.4434	N18°21'39"W	115.88
C17	48.18	800.00	44.0837	N82°33'24"E	45.01
C18	204.38	800.00	195.1703	N0°00'12"E	118.85
C19	117.21	800.00	111.9209	N34°37'08"W	86.44
C20	54.09	220.00	14.0800	N51°37'50"E	53.95
C21	61.47	250.00	14.0809	N51°37'50"E	61.31
C22	68.84	280.00	14.0800	N51°37'50"E	68.67
C23	15.43	328.48	2.7074	N3°51'42"W	15.43
C24	55.85	215.00	14.8200	S37°58'49"E	55.87
C25	204.38	800.00	195.1703	N0°00'12"E	118.85
C26	314.18	800.00	300.0000	S31°22'04"E	80.00
C27	207.00	800.00	14.8200	S37°58'49"E	206.47
C28	314.18	800.00	300.0000	S30°34'51"E	80.00
C29	429.89	780.00	31.5831	N12°24'28"W	424.54
C30	273.41	800.00	17.4058	S5°19'02"E	272.38
C31	314.18	800.00	300.0000	N58°25'00"E	80.00

BISON MEADOWS

BEING LOTS 1-36, BLOCK A, LOTS 1-24, BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-19, BLOCK D & 2 OPEN SPACE/HOA LOTS (LOT 29-X, BLOCK A & LOT 1-X, BLOCK E)

111.936 ACRES
 SITUATED IN THE
 N. NEWSOME SURVEY,
 ABSTRACT NO. 801
 IN THE
 CITY OF WAXAHACHIE - ETJ
 ELLIS COUNTY, TEXAS

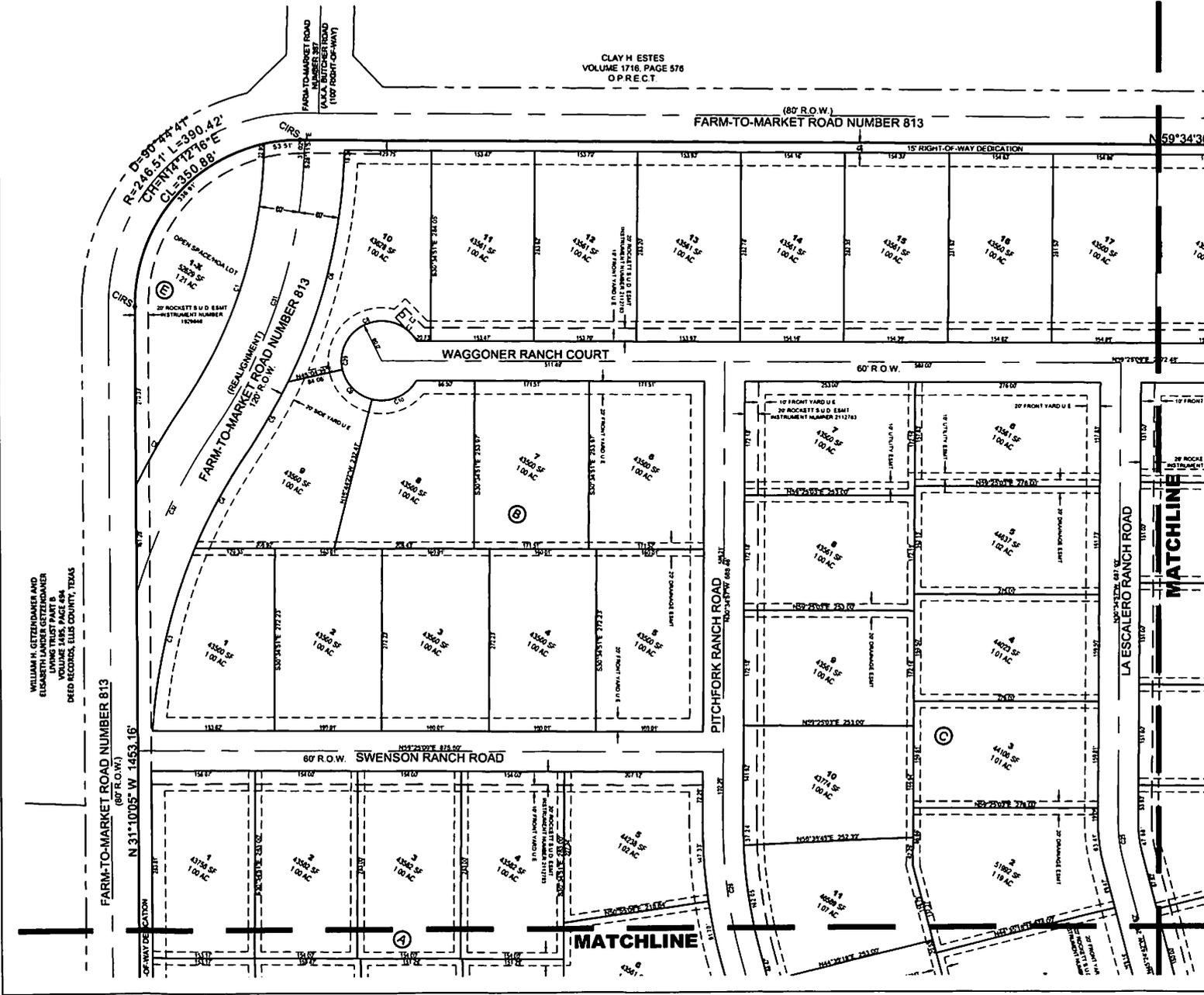
MAY 2023

CASE No "SUB-71-2022"

OWNER
 BISON MEADOWS 137 LLC
 12201 N. CENTRAL EXPRESSWAY,
 SUITE 1050
 DALLAS, TX 75243
 469-571-3650

CCM ENGINEERING
 2570 JUSTIN ROAD #200
 HIGHLAND VILLAGE, TX 75077
 (972) 691-8833
 TYPIC FIRM #6025
 TBL FIRM #10194794

(b7d)



WILLIAM H. GETZENBANDER AND
 ELSIE ANN GETZENBANDER
 LIVING TRUST PART B
 VOLUME 1485, PAGE 494
 DEED RECORDS, ELLIS COUNTY, TEXAS

FARM-TO-MARKET ROAD NUMBER 813
 (60' R.O.W.)
 N 31°10'05" W 1453.16'

FARM-TO-MARKET ROAD
 (100' RIGHT-OF-WAY)
 (A.L.A. NUMBER SET)

(80' R.O.W.)
 FARM-TO-MARKET ROAD NUMBER 813

WAGGONER RANCH COURT

FARM-TO-MARKET ROAD NUMBER 813
 (REPLACEMENT)
 (60' R.O.W.)

60' R.O.W. SWENSON RANCH ROAD

PITCHFORK RANCH ROAD
 (60' R.O.W.)

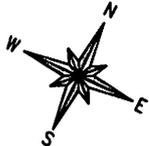
LA ESCALERO RANCH ROAD
 (60' R.O.W.)

MATCHLINE

MATCHLINE

BL-BUILDING LINE
 UAD-UTILITY & DRAINAGE
 RF-RICH ROD FOUND
 CR-CAPPED IRON ROD SET
 CR-CAPPED IRON ROD FOUND
 R.W.-ROCKET WATER

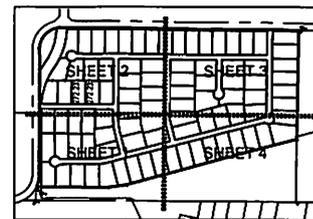
Detail Line Table			Detail Line Table			Detail Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	48.47	S75°12'05"E	L4	80.11	N79°43'37"W	L7	80.27	N68°21'34"W
L2	30.37	S14°47'05"W	L5	20.07	S11°42'27"W	L8	20.07	S21°38'20"W
L3	41.39	S75°12'05"E	L6	82.31	N79°43'37"W	L8	87.11	S68°21'34"E



CLAY H. ESTES
 VOLUME 1716, PAGE 576
 O.P.R.E.C.T.

(80' R.O.W.)
 FARM-TO-MARKET ROAD NUMBER 813

NAD 83
 N: 6852082.07
 E: 2496925.54



KEY MAP
 1"=1000'

Detail Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	366.88	720.00	31.5831	H12°24'22"W	361.88
C2	136.80	800.00	6.1475	S7°42'02"E	136.73
C3	290.87	840.00	19.1528	S17°28'48"E	279.42
C4	165.88	840.00	11.3144	S2°18'24"E	165.81
C5	122.59	840.00	8.3818	H0°47'48"W	122.48
C6	340.44	840.00	25.2214	N16°35'19"W	336.12
C8	170.07	60.00	182.8154	S37°57'41"W	118.87
C9	68.63	60.00	63.5381	S74°08'47"E	64.95
C10	77.12	60.00	79.8487	N58°14'37"E	71.82
C11	64.34	60.00	61.4380	S67°54'47"W	61.30
C12	62.74	60.00	68.5620	S12°54'48"W	63.78
C13	84.25	60.00	80.0000	S78°18'22"E	84.80
C14	62.88	60.00	60.0432	H28°39'14"E	60.04
C15	22.65	60.00	21.4280	S18°38'15"W	22.51
C16	136.09	60.00	129.8286	S37°10'27"E	108.73
C17	155.45	60.00	148.4434	N18°21'30"W	115.48
C18	48.14	60.00	44.0657	N62°33'24"E	45.01
C18	204.38	60.00	195.1703	N7°00'12"E	118.89
C20	117.21	60.00	111.8289	H34°37'08"W	86.44
C21	54.09	220.00	14.0888	H61°37'55"E	53.90
C22	61.47	250.00	14.0888	H61°37'55"E	61.31
C23	68.84	280.00	14.0888	H61°37'55"E	68.67
C24	15.43	328.48	2.7074	H0°51'42"W	15.43
C25	55.82	215.00	14.8290	S37°58'47"E	56.47
C26	204.38	60.00	195.1703	N7°00'12"E	118.89
C27	314.16	60.00	300.0000	S31°22'04"E	60.00
C28	207.05	800.00	14.8290	S37°58'47"E	206.47
C29	314.16	60.00	300.0000	S30°34'51"E	60.00
C31	428.88	780.00	31.5831	N12°24'22"W	424.54
C32	273.41	800.00	17.4058	S5°19'09"E	272.38
C34	314.16	60.00	300.0000	N68°23'08"E	60.00

BISON MEADOWS

BEING LOTS 1-36, BLOCK A, LOTS 1-24, BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-19, BLOCK D & 2 OPEN SPACE/HOA LOTS (LOT 29-X, BLOCK A & LOT 1-X, BLOCK E)

111.936 ACRES
 SITUATED IN THE
 N. NEWSOME SURVEY,
 ABSTRACT NO. 801
 IN THE
 CITY OF WAXAHACHIE - ETJ
 ELLIS COUNTY, TEXAS

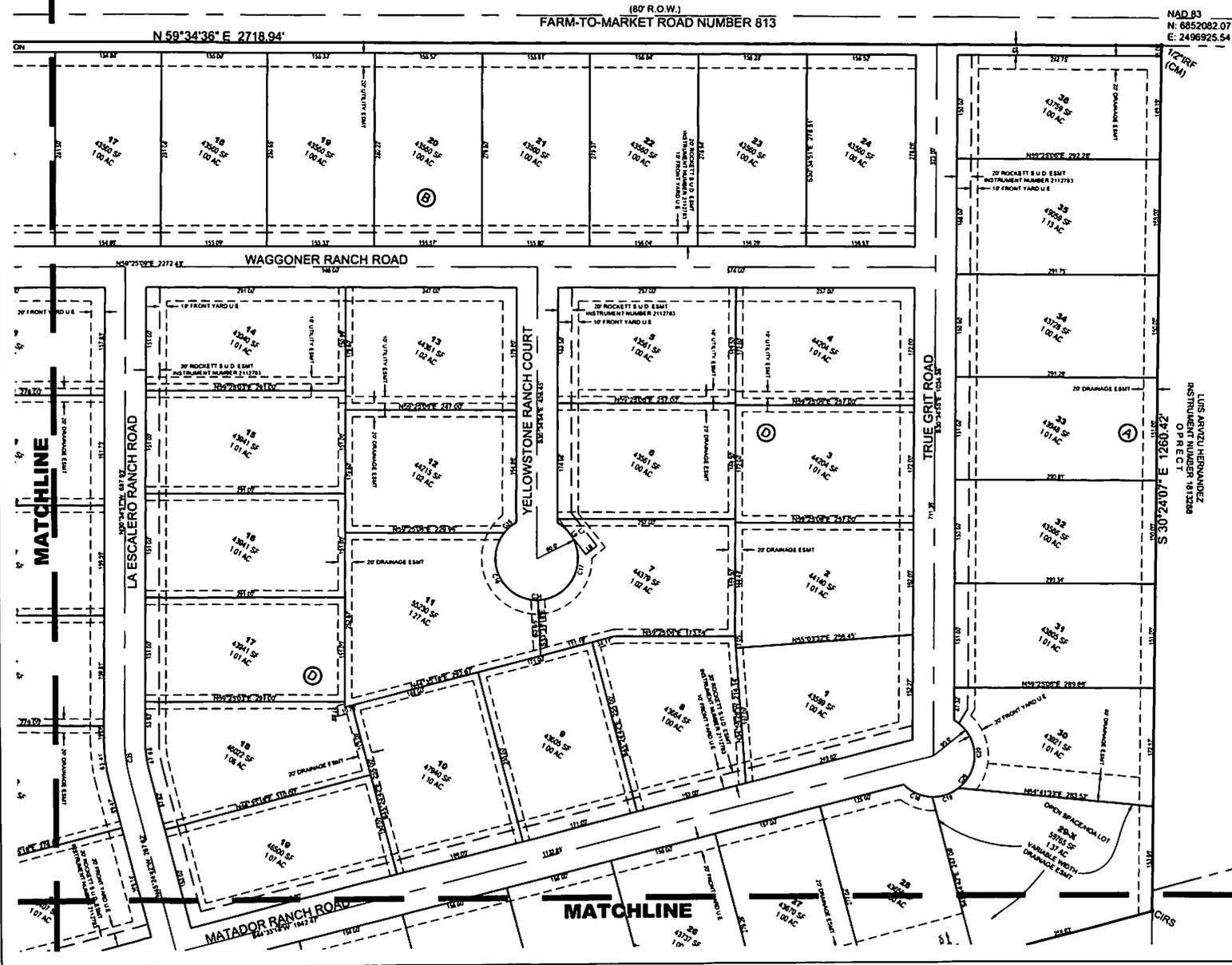
MAY 2023

CASE No "SUB-71-2022"

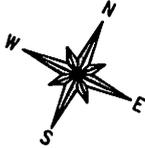
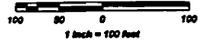
OWNER
 BISON MEADOWS 137 LLC
 12201 N. CENTRAL EXPRESSWAY,
 SUITE 1650
 DALLAS, TX 75243
 469-571-3620

CCM ENGINEERING
 2370 JUSTIN ROAD #200
 HIGHLAND VILLAGE, TX 75077
 (872) 691-0633
 TYPE: FIRM #025
 TEL: FIRM #01084784

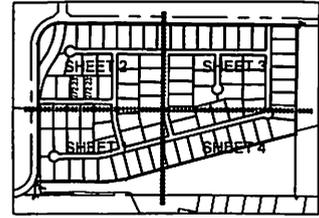
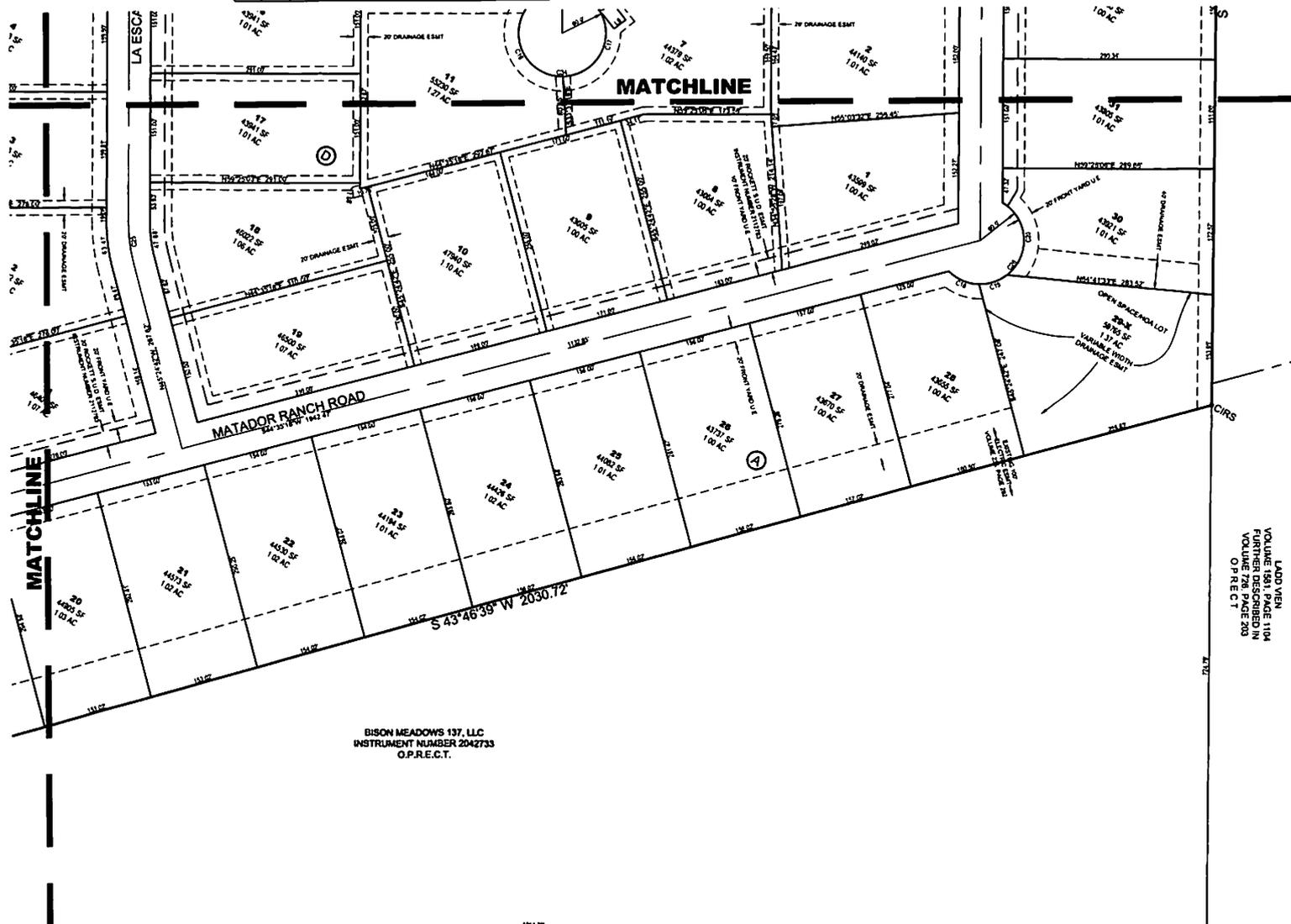
(lots)



BL-BUILDING LINE
 U&D-UTILITY & DRAINAGE
 IR-IRON ROD FOUND
 CR-CAPPED IRON ROD FOUND
 CR-CAPPED IRON ROD FOUND
 R.W.-ROCKET WATER



Detail Line Table			Detail Line Table			Detail Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	69.47	S75°12'05"E	L4	80.11	N78°43'37"W	L7	80.37	N68°21'34"W
L2	30.30	S14°47'55"W	L5	20.00	S11°16'23"W	L8	20.00	S21°38'28"W
L3	41.39	S75°12'05"E	L6	82.31	N78°43'37"W	L9	87.11	S68°21'34"E



KEY MAP
1"=1000'

Detail Curve Table					
Curve #	Length	Radius	Data	Chord Bearing	Chord Length
C1	305.88	730.00	31.5831	N12°22'29"W	301.08
C2	136.85	860.00	6.1675	S0°42'00"E	136.73
C3	280.80	840.00	19.1529	S17°29'49"E	279.49
C4	165.88	840.00	11.3144	S2°18'24"E	165.61
C5	122.98	840.00	6.3818	N0°47'48"W	122.48
C6	340.44	840.00	23.2214	N18°30'18"W	338.12
C8	170.00	60.00	182.9154	S37°57'41"W	114.87
C9	68.83	60.00	65.5381	S74°08'47"E	64.89
C10	77.12	60.00	73.8487	N38°14'27"E	71.82
C11	84.34	60.00	81.4380	S47°54'47"W	81.30
C12	82.14	60.00	88.5620	S12°54'48"W	83.78
C13	84.25	60.00	80.0000	S78°18'28"E	84.80
C14	82.88	60.00	80.0432	N28°39'14"E	80.04
C15	22.85	60.00	21.6280	S18°38'15"W	22.51
C16	138.00	60.00	129.9298	S57°02'27"E	106.73
C17	155.40	60.00	148.4434	N18°21'38"W	115.48
C18	48.16	60.00	44.0537	N82°33'24"E	45.01
C19	204.38	60.00	195.1703	N7°02'12"E	118.80
C20	117.21	60.00	111.8288	N04°37'08"W	88.44
C21	54.00	230.00	14.0888	N61°37'50"E	53.80
C22	81.47	250.00	14.0889	N51°37'50"E	81.31
C23	88.84	280.00	14.0889	N51°37'50"E	68.87
C24	15.43	328.48	3.7074	N3°51'42"W	15.43
C25	55.80	215.00	14.8290	S37°58'42"E	55.49
C26	204.38	60.00	195.1703	N7°02'12"E	118.80
C27	314.18	60.00	300.0000	S31°22'04"E	60.00
C28	207.00	800.00	14.8290	S37°58'42"E	200.47
C29	314.18	60.00	300.0000	S30°45'51"E	60.00
C31	429.88	780.00	31.5831	N12°24'28"W	424.54
C32	275.41	600.00	17.4058	S3°19'08"E	272.38
C34	314.18	60.00	300.0000	N58°23'08"E	60.00

(VPS)

LOAD VIEW
 VOLUME 181, PAGE 1104
 FURTHER DESCRIBED IN
 VOLUME 181, PAGE 208
 OF THE C.T.

BISON MEADOWS 137, LLC
 INSTRUMENT NUMBER 2042733
 O.P.R.E.C.T.

BISON MEADOWS

BEING LOTS 1-36, BLOCK A, LOTS 1-24,
 BLOCK B, LOTS 1-12, BLOCK C,
 LOTS 1-19, BLOCK D &
 2 OPEN SPACE/HOA LOTS (LOT 28-X,
 BLOCK A & LOT 1-X, BLOCK E)

111.936 ACRES
 SITUATED IN THE
 N. NEWSOME SURVEY,
 ABSTRACT NO. 801
 IN THE
 CITY OF WAXAHACHIE - ETJ
 ELLIS COUNTY, TEXAS

MAY 2023

Case No "SUB-71-2022"

OWNER
 BISON MEADOWS 137, LLC
 12201 N. CENTRAL EXPRESSWAY,
 SUITE 1050
 DALLAS, TX 75243
 469-571-3650

CCM ENGINEERING
 2570 JUSTIN ROAD #700
 HIGHLAND VILLAGE, TX 75077
 (972) 691-0033
 TSP# FIRM #003
 TBL# FIRM #10194794

LOT 1 ADDITION T.O. PAGE 88 R.E.C.T.	JOHN E. HODGE AND WIFE, GLORIA HODGE INSTRUMENT NUMBER 9402006 O.P.R.E.C.T.	TRACT 1 JOHN E. HODGE AND WIFE, GLORIA HODGE INSTRUMENT NUMBER 0301488 O.P.R.E.C.T.	TRACT 2 RODNEY ROSE AND VONDA ROSE INSTRUMENT NUMBER 0319478 O.P.R.E.C.T.	TRACT 3 ROY L. HEDGEPEETH AND WIFE, DEANA J. HEDGEPEETH INSTRUMENT NUMBER 0325071 O.P.R.E.C.T.	TRACT 4 ROY L. HEDGEPEETH AND WIFE, DEANA J. HEDGEPEETH INSTRUMENT NUMBER 0625915 O.P.R.E.C.T.	TRACT 5 DAVID PEPE AND WIFE, KAREN PEPE INSTRUMENT NUMBER 1725689 O.P.R.E.C.T.	TRACT 6 DAMIAN GARCIA AND WIFE, YOLANDA M. GARCIA VOLUME 1802, PAGE 369 O.P.R.E.C.T.	GOLDEN MEADOWS, UNIT 1 CABINET D, SLIDE 428 P.R.E.C.T.
---	--	--	--	---	---	---	--	--

STATE OF TEXAS §
COUNTY OF ELLIS §

THAT WE, Bison Meadows 137 LLC, being the owners of that certain tract of land hereinafter described as follows:

BEING that certain tract of parcel of land situated in the Nathan M Newsome Survey, Abstract Number 801, in Ellis County, Texas, being a portion of that certain tract of land described in deed to George Lowell Nelson and Elizabeth Nelson Forbes, as recorded in Volume 779, Page 179 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.) and being more particularly described as follows:

COMMENCING at a "PK" nail found for the most southerly corner of said Nelson tract and the most easterly corner of that certain tract of land described in deed to Sterling B. Shaver and wife, Deborah L. Shaver, recorded in Volume 657, Page 637, O.P.R.E.C.T., said point also being in the north line of that certain tract of land described in deed to Mary C. Lyon, by probate recorded under Instrument Number 18E-2208, of the Probate Records of Ellis County, Texas, said point also being in the approximate center of Gibson Road (an unrecorded right-of-way) and in the approximate center of an unnamed county road,

THENCE North 31 degrees 10 minutes 05 seconds West, along the southwest line of said Nelson tract and the northeast line of said Shaver tract, a distance of 139.76 feet to a "PK" nail set for corner in the northeast right-of-way line of Farm-to-Market Road Number 813 (having a called 80 foot right-of-way), said point also being at the beginning of a non-tangent curve to the left, having a radius of 326.48 feet,

THENCE Along said curve to the left, whose chord bears North 03 degrees 51 minutes 42 seconds West, a chord length of 15.43 feet and having an arc length of 15.43 feet to a 1/2" iron rod with cap stamped "CCM" set for POINT OF BEGINNING,

THENCE along the common line of said Nelson tract and said Farm-to-Market Road Number 813, the followings four (4) courses:

- Continuing along said curve to the left, whose chord bears North 18 degrees 11 minutes 30 seconds West, a chord length of 146.62 feet and having an arc length of 147.88 feet to a 1/2" iron rod with cap stamped "CCM" set for corner,
- North 31 degrees 10 minutes 05 seconds East, a distance of 1453.16 feet to a 1/2" iron rod with cap stamped "CCM" set at the beginning of a non-tangent curve to the right, having a radius of 246.51 feet,
- Along said curve to the right, whose chord bears North 14 degrees 12 minutes 16 seconds East, a chord length of 350.88 feet and having an arc length of 390.42 feet to a 1/2" iron rod with cap stamped "CCM" set for corner,
- North 59 degrees 34 minutes 36 seconds East, a distance of 2718.94 feet to a 1/2" iron rod with cap stamped "CCM" set for most northerly corner said Nelson tract and, the northwest corner of that certain tract of land described in deed to Luis Arvizu Hernandez, as recorded in Instrument Number 1813288, O.P.R.E.C.T., said point also being in the south row line of said Farm-to-Market Road Number 813,

THENCE South 30 degrees 24 minutes 07 seconds East, with the east line of said Nelson tract and the west line of said Hernandez tract, passing at a distance of 1232.40 feet a 1/2" iron rod found for the southwest corner of said Hernandez tract and the northwest corner of the that certain tract of land described in deed to Ladd Vien, as recorded in Volume 1581, Page 1104, as described in Volume 726, Page 203, O.P.R.E.C.T., continuing a total distance of 1260.42 feet to a 1/2" iron rod with cap stamped "CCM" set for corner,

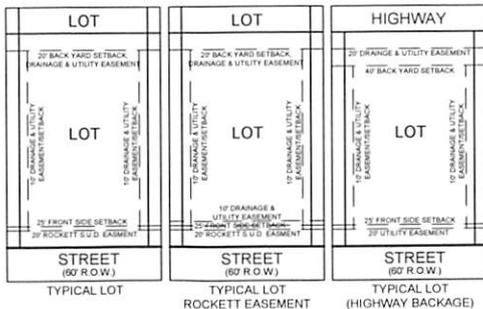
THENCE over and across said Nelson tract, the following three (3) courses

- South 43 degrees 46 minutes 39 seconds West, a distance of 2030.72 feet to a 1/2" iron rod with cap stamped "CCM" set for corner,
- South 51 degrees 30 minutes 26 seconds West, a distance of 198.18 feet to a 1/2" iron rod with cap stamped "CCM" set for corner,
- South 59 degrees 14 minutes 12 seconds West, a distance of 826.92 feet to the POINT OF BEGINNING and containing 111.936 acres of land

SURVEYOR'S CERTIFICATE:

This is to certify that I, Crystal Robertson, a Registered Professional Land Surveyor for the State of Texas, the above subdivision was prepared from an actual survey on the ground and that all lot corners, angle points and points of curve have been properly marked on the ground, and that this plat correctly represents that survey performed under my supervision.

Crystal Robertson
Registered Professional Land Surveyor #5447



OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOWALL MEN BY THESE PRESENTS THAT BISON MEADOWS 137 LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BISON MEADOWS**, an addition to Ellis County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Bison Meadows 137 LLC does herein certify the following:

- The streets are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be clear of all debt, liens and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown.
- Ellis County is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Ellis County's use thereof.
- Ellis County and/or public utilities 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 the easements.
- Ellis County and public utilities shall at all times have the full right of ingress and egress to and 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.
- All modifications to this document shall be by means of plat and approval by Ellis County.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of Ellis County, Texas

WITNESS, BY MY HAND, THIS THE ____ DAY OF _____, 2023.

SIGNED: TED ZEDAH, President of Bison Meadows 137 LLC

PRINTED NAME: Ted Zedah, President of Bison Meadows 137 LLC

NOTARY STATEMENT

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TED ZEDAH known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023

Notary Public in and for the State of Texas

FLOODPLAIN STATEMENT:

No portion of this plat is within Federal Emergency Management Agency's (FEMA) 100-year floodplain as defined by the Flood Insurance Rate Map Number 480798, Panel 0200, effective date June 2013.

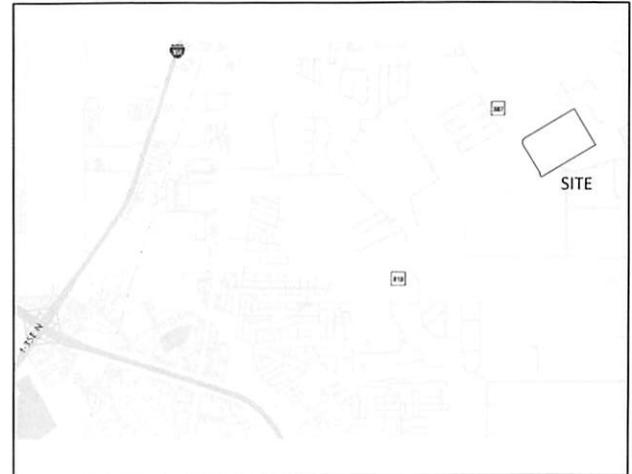
ON-SITE SEWAGE FACILITY STATEMENT

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

Department of Development Approval date

GENERAL NOTES

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983.
- Coordinates shown hereon are State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 on grid coordinate values, no scale and no projection.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data on this plat.
- Ellis County and the City of Waxahachie will not be responsible for the maintenance of drainage easements or detention areas.
- HOA will be responsible for the maintenance of drainage easements and all HOA lots.



VICINITY-MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ELLIS §

Certificate of approval by the Commissioner's Court of Ellis County, Texas:
Approved this date, the ____ day of _____, 2023.

Todd Little, County Judge

Randy Stinson
Commissioner, Precinct No. 1

Lane Grayson
Commissioner, Precinct No. 2

Paul Perry
Commissioner, Precinct No. 3

Kyle Butler
Commissioner, Precinct No. 4

Attest:

Krystal Valdez, County Clerk

APPROVED BY: Planning and Zoning Commission City of Waxahachie

Chairperson Date

Attest: Date

BISON MEADOWS

BEING LOTS 1-36, BLOCK A, LOTS 1-24, BLOCK B, LOTS 1-12, BLOCK C, LOTS 1-19, BLOCK D & 2 OPEN SPACE/HOA LOTS (LOT 29-X, BLOCK A & LOT 1-X, BLOCK E)

111.936 ACRES
SITUATED IN THE
N. NEWSOME SURVEY,
ABSTRACT NO. 801
IN THE
CITY OF WAXAHACHIE - ETJ
ELLIS COUNTY, TEXAS

MAY 2023

CASE No. "SUB-71-2022"

OWNER:
BISON MEADOWS 137 LLC
18201 N. CENTRAL EXPRESSWAY,
SUITE 1650
DALLAS, TX 75243
469.571.3650



CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBE FIRM #605
TBL FIRM #0104794
SHEET 5 of 5

(848)

(8+9)



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



WATER UTILITY PROVIDER'S ENDORSEMENT

Applicant Name: CCM ENGINEERING **Parcel ID #:** 188545
Subdivision Name: BISON MEADOW

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

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

Contact Information:

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

To be completed by the water utility provider:

Taps made no meters set.

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

Jacob morales (Asst. operations manager)
Print Name of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

Jacob Morales
Signature of General Manager of water provider or Designee

4/11/23
Date